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REGULAR PLANNING COMMISSION MEETING MINUTES

Monday, April 26, 2010, 7:00 p.m.
Council Chambers, Garibaldi Meeting Hall

I. CALL TO ORDER

Regular Planning Commission meeting called to order at 7:00 p.m. by Planning Commission Chair Bil Luth. Present were Planning Commission Vice Chair Herb Dorn, Commissioners Emmy Lou Orahood, Everett Brown, Nick Stumpf, City Administrator John O'Leary and City Planner Jay Sennewald.

II. MINUTES -REGULAR PLANNING COMMISSION MEETING - FEBRUARY 22, 2010.

MOTION made by Dorn to accept the minutes from the February 22, 2010 regular Planning Commission meeting as presented. Seconded by Orahood. AYES - Luth, Dorn, Orahood, Brown, Stumpf. NAYS - None. MOTION PASSED.

III. ACCESSORY STRUCTURE STANDARDS

Mr. Sennewald gave a summary of his staff report. Sennewald noted that his report gives examples of code regulating accessory structures in other communities. Sennewald further noted that his recommendation for Garibaldi is to limit the size of an accessory structure to 75% of the residential square footage associated with the accessory use. Sennewald explained that the City's current code regulating accessory structures is very restrictive, and limits the footprint size to 120 square feet and a height of 10 feet. Chair Luth asked O'Leary to explain how structures larger than this are allowed. O'Leary noted that GMC 18.135.010(C) states that all other accessory structures must meet the standards of the code, and identifies detached garages as one of these "other" structures. O'Leary explained that this statement is easily interpreted as allowing a detached garage of any size as long as it meets the minimum standards of the zone. O'Leary continued to explain that if a permit application identifies a structure as a detached garage, which simply requires a garage door adequate to create a parking space in the structure, then the structure can be as large as the zoning would allow for a residential structure. The Commission and staff discussed this interpretation and the characteristics used to define an accessory use verses a residential use. Cm. Brown noted that Sennewald's recommendation limited accessory structure size to 75% of residential floor space and not residential structure footprint. The Commission and staff discussed this and the Commission agreed that this should be related to the residential footprint. The Commission agreed that the maximum

height of accessory structures should be 15 feet. The Commission and staff discussed the provisions for conditional uses in the language and agreed that taller structures and increased square footage could be allowed through a conditional use. The Commission and staff reviewed the difference between accessory structures and accessory dwellings. The Commission and staff discussed metal siding, and the Commission directed staff to add language that would prohibit metal siding on accessory structures. **MOTION made by Cm. Brown to accept the revisions to the City's accessory structure standards as proposed by the Planner and as amended tonight by the Commission, to be recommended to the City Council for consideration, and to request permission to schedule a public hearing to consider these standards. Seconded by Cm. Orahood. AYES - Luth, Dorn, Orahood, Brown, Stumpf. NAYS - None. MOTION PASSED.**

IV. OTHER BUSINESS

Planned Unit Development for Michael Duncan: O'Leary asked the Chair if staff could schedule Planning Commission consideration of an extension for Michael Duncan's PUD application. Chair Luth directed O'Leary to schedule that item for the regular meeting in May. Toby Taylor Land Use Application: O'Leary reported that the PUD application by Toby Taylor is void as of last Saturday. O'Leary explained that the applicant had not submitted any of the material that staff indicated was necessary to complete the application, nor had the applicant informed the City that he would not be submitting anything further. O'Leary noted that he is sending out a letter explaining this to the applicant that his application is now void, and that the Administrator would be giving him a one year credit on his application fee to allow him to resubmit. O'Leary explained to the Commission that he is encouraging the applicant to resubmit and is hoping that the City will receive a complete and approvable application within the next year. Chair Luth confirmed with staff that it would be at least 90 days before the Planning Commission would hear or act on the next application. Planning Commission Training: O'Leary asked if the Commission would be interested in a focused training session that would cover basic land use and planning concepts as they pertain to the Planning Commissions. The Commission expressed interest and Chair Luth directed O'Leary to schedule this training.

V. ADJOURNMENT

Meeting adjourned by Chair Luth at 8:25 p.m.

William Luth, Chair

ATTEST:

John O'Leary, City Administrator