



REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, April 26, 2021 – 6:30 p.m. to 7:30 p.m.

ZOOM MEETING

- * Go to zoom.us / join.
- * Enter the meeting ID: **503 322 3327** / Required meeting password: **97118**
- * Optional call-in phone number: (253) 215-8782: enter meeting ID and password when prompted.

- I. CALL TO ORDER
- II. PUBLIC HEARING: NONE
- III. CONSENT CALDENDAR:
 - A. Approval of Minutes: March 22, 2021.....1
- IV. PUBLIC COMMENT
- V. PRESENTATIONS: NONE
- VI. OLD BUSINESS:
 - A. Training for Comprehensive Plan – Update and Discussion
- VII. NEW BUSINESS:
 - A. CAC Liaison – Planning Commission Nomination
 - B. Planning Commission Chair and Vice Chair Nomination
- VIII. ADJOURNMENT



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PLANNING COMMISSION PUBLIC HEARING AND MEETING MINUTES

March 22, 2021 – 6:30 p.m.

ZOOM MEETING

- I. PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER

Pro-tem Chair Roger Cooper called the Planning Commission Meeting to order at 6:30 p.m. Present were Commissioners Nathan Findling, James Buker, Judith Parker, Roy Hamilton and Roger Cooper. Assistant City Manager Lori Longfellow and City Administrative Assistant 2 Laura Schmidt and City Engineer/Public Works Director/Project Manager/Planner was also present. Applicants Jubal and Erin Ince were present.

- III. PUBLIC HEARING: Conditional Use Application – Jubal and Erin Ince (CU-2021-01)

Chair Cooper opened the hearing at 6:31 and began to read the hearing script. There were no objections to the jurisdiction of the commission or its members. Chair Cooper asked if any members of the Commission had any conflict of interest or bias regarding the matter before the commission tonight.

Chair Cooper recused himself as he had a business relationship with the applicants, discussion was had regarding Cm. Hamilton recusing himself but was decided he did not need to, Cm. Findling recused himself pursuant to 18.210.050 Public hearing procedure and requirements, Section (B)(1)(a)(ii):

- (B) Procedural Entitlements. The following procedural entitlements shall be provided at the public hearings:

- (1) An impartial review as free from potential conflicts of interest and prehearing ex parte contact as is reasonably possible:

- (a) No member of a hearing body shall participate in a discussion of the proposal or vote on the proposal



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when any of the following conditions exist:

- (ii) The member owns property within the area entitled to receive notice of the public hearing.

Chair Cooper stated at this time in the hearing he would turn it to the City's Engineer who was functioning as a city planner Pro Tem, for this application, to summarize the staff report. Blake Lettenmaier summarized his staff report. Upon completion Chair Cooper asked if there were any questions. There were none.

Chair Cooper continued with hearing script and asked for public testimony. There was no public comment. Chair Cooper asked if there was a request to keep the record open, there was not.

Chair Cooper asked the Applicants to make comments on their application. Mr. Ince said he echoed what Mr. Lettenmaier said in his report and that the house is a residential property and he thought it best to keep it that.

Cm. Parker questioned if there were any other particular reasons for the requested change. Mr. Ince explained that when they attempted to sell the property it did not close because of zoning and that was a catalyst for the application.

Cm. Parker asked for further explanation on how it affected the sale. Cm. Cooper stated that at the final week of underwriting of a loan, they check and double check zoning, and when they saw the zoning, they saw the C-1. They went to the Garibaldi code and it said just exactly what Blake said that it showed that if the home burned down as a residence, it would have to be rebuilt as a commercial.

Cm. Parker asked if this would affect any residents in the commercial zone in Garibaldi at this point in time. Chair Cooper stated if there's a residence in a dedicated commercial zone, the answer would be the same as what we're facing here tonight.

There was no further comment. Chair Cooper called for a motion.



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Cm. Parker made a **MOTION** to approve the request for the conditional use of the zone change for from C-1 to R-1. Cm. Hamilton seconded it. **AYES: Parker, Hamilton and Buker; NAYS: None; RESCUSAL: Cooper and Findling. Motion PASSED 3-0-2.**

Chair Cooper closed the hearing at 6:57pm.

IV. CONSENT CALENDAR:

A. Approval of Minutes - January 25, 2021

Commissioner Findling made a **MOTION** to approve the 1/25/2021 meeting minutes as amended. Chair Cooper seconded. **AYES: Cooper, Findling, Parker, Buker and Hamilton. NAYS: None. Motion PASSED 5-0.**

V. OLD BUSINESS: NONE

Discussion was had regarding the CAC by the request of Cm. Parker. She was informed a mailer had gone out to community members and that Linda Bade had been appointed by council to the CAC. Cm. Parker asked if they wanted to have a workshop on what they were going to focus on, instead of spur of the moment things. She stated they have talked and talk about the code but questioned what needed to happen to get things kickstarted. Chair Cooper stated it goes back to the CAC and the City Council's direction. Cm. Findling questioned that since council voted to put someone on the CAC, would that mean they could start addressing the comp plan. Chair Cooper stated he had not received in direction from the Mayor on that.

Cm. Parker proposed that they correspond with the Mayor with a request for something to go forward with, so they feel they are making some kind of progress. Assistant City Manager Longfellow stated they did not have a full committee to be able to start work and that they had not even chosen the liaison from the Planning Commission and the City Council hadn't chosen a liaison. In order to move forward and work on the comp plan a full committee is necessary.

Cm. Findling suggested they could start training and picking liaisons.



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Cm. Parker questioned where the direction was coming from or what document stated that no action could be taken by the CAC with just one person. She also questioned when the vote was made, and stated she did not know the mailing went out to the citizens of Garibaldi and that communication has gotten bad. Assistant City Manager Longfellow stated there was an email that Cm. Findling had said he would forward. Cm. Findling apologized to Cm. Parker for not passing on the information and that he had thought he called to tell her. Cm. Parker noted she does not live in Garibaldi full time and she does not get local postal mailings. She went on to say that because she's not here every day she does not know what goes on in the City. She expressed her concerns regarding lack of communication and stated all she receives is Planning Commission meeting documents. She is hoping there will be more interest by citizen in joining the CAC, but she felt they could go on with just the one person and stated she would think the Mayor would be okay with that.

Administrative Assistant Schmidt noted that all information coming from the City is posted online, on both the website and Facebook page, as well as on the bulletin boards at both City Hall and the Post Office.

Cm. Findling suggested emails be sent to the Commissioners when it has to do with land use and commission related material. Cm. Parker agreed with this.

Chair Cooper suggested they all read the city council meeting minutes every month because there's a lot of information that gets posted there that is not required to be sent out and it is there for public information for everybody to review.

Cm. Findling suggested they come up with agenda items and email them in the next few weeks for the next meeting.

Cm. Parker suggested the Mayor give some suggestions/feedback to the Commission.



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VI. ADJOURNMENT

Pro-tem Chair Cooper adjourned the meeting at 7:12 p.m.

Roger Cooper
Pro-Tem Planning Commission Chair

ATTEST:

Lori Longfellow, Assistant City Manager

DRAFT