

## PLANNING COMMISSION HEARING

**Tuesday, March 15, 2022 6:30 p.m.**

To attend by Zoom:

- 1 - Go to <https://zoom.us/join>
- 2 - Optional call-in phone number: (253) 215-8782
- 3 - Meeting ID: 503 322 3327
- 4 - Meeting Password: 97118

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- a. Approval of the February 7, 2022 regular meeting and February 23, 2022 work session minutes is postponed, pending conclusion of these hearings.

III. Discussion of sanitary sewer and domestic fire/flow water capacity (REUs)

- a. Garibaldi Fire & Rescue Division Chief Blake Paulsen
- b. Garibaldi Public Works Director Kelly West

IV. Discussion of preliminary versus final plat approval processes

- a. Chris Janigo, Civil West Engineering

V. PUBLIC HEARING -Subdivision Application - (SUB-2022-01), continued from March 7, 2022

A. Application for subdivision from Coastal Housing Solutions, LLC

- a. Exhibit 1: Applicant form for a subdivision
- b. Exhibit 2: Applicant's narrative for the subdivision application
- c. Exhibit 3: Site Plan
  - i. Cover sheet.....
  - ii. Site plan & elevations.....
- d. Exhibit 4: Maps Assessor's Map.....
  - i. Google Earth map.....

B. City of Garibaldi Staff Report.....

C. City of Garibaldi Staff Report Appendix.....

VI. PUBLIC HEARING -Conditional Use Application - (CU-2022-01)

A. Application for conditional use from Coastal Housing Solutions, LLC

- a. Exhibit 1: Applicant form for a conditional use application
- b. Exhibit 2: Applicant's narrative for the conditional use application
- c. Exhibit 3: Site Plan

- i Cover sheet.....
    - ii Site plan & elevations.....
  - d. Exhibit 4: Maps
    - i Assessor’s map.....
    - ii Google Earth map.....
- D. City of Garibaldi Staff Report.....
- E. City of Garibaldi Staff Report Appendix.....

VII. PUBLIC COMMENT -- General Meeting

VIII. OLD BUSINESS: NONE

IX. NEW BUSINESS

- a. Consideration of subdivision application – (SUB-2022-01)
- b. Consideration of conditional use application – (CU-2022-01)

X. ADJOURNMENT

+ Supporting documents for this agenda are available at City Hall.

## 2.20.090 Powers and Duties

Except as otherwise provided by law, the powers and duties of the commission shall be as follows:

<p>A. Recommend and make suggestions to the city council and to all other public authorities concerning laying out, widening, extending, parking and locating of streets, sidewalks and boulevards, relief of traffic congestion, betterment of housing and sanitation conditions and establishment of zones and districts limiting the use, height, area and bulk of buildings or structures.</p>	<p>B. Recommend to the city council and all other public authorities plans for regulation of the future growth, development and beautification of the city in respect to its public and private buildings and works, streets, parks, grounds and vacant lots; and plans consistent with future growth and development of the city in order to secure to the city and its inhabitants' sanitation, proper service of all public utilities, harbor, shipping and transportation facilities.</p>
<p>C. Recommend to the city council and all other public authorities plans for promotion, development and regulation of industrial and economic needs of the city in respect to private and public enterprises engaged in industrial pursuits.</p>	<p>D. Advertise the industrial advantages and opportunities of the city and availability of real estate within the city for industrial settlement.</p>
<p>E. Encourage industrial settlement within the city.</p>	<p>F. Make an economic survey of present and potential possibilities of the city with a view to ascertaining its industrial needs.</p>
<p>G. Study needs of existing local industries with a view to strengthening and developing local industries and stabilizing employment conditions.</p>	<p>H. Study and propose in general such measures as may be advisable for promotion of the public interest, health, morals, safety, comfort, convenience and welfare of persons residing within the city and an area two miles adjacent thereto. [Ord. 285 § 9, 2005; Ord. 144 § 8, 1987.]</p>

For more information regarding the Planning Commission's role within the City of Garibaldi, please visit:

<https://www.codepublishing.com/OR/Garibaldi/#!/html/Garibaldi02/Garibaldi0220.html>

## Fw: Garibaldi Grading

Juliet Hyams

Thu 3/10/2022 1:45 PM

To: Juliet Hyams <juliet@ci.garibaldi.or.us>;

---

**From:** Jennifer Arnold <jarnold@emeriodesign.com>  
**Sent:** Wednesday, March 9, 2022 11:09 AM  
**To:** Scott Fregonese <scott.fregonese@3j-consulting.com>  
**Subject:** FW: Garibaldi Grading

Hi Scott,

This is the correspondence we had with the Geotech regarding the plan set we proposed at the Planning Commission hearing on Monday night. It's not in memo format and I thought this was included in the original submittal.

Anyway, please include this exchange into the record for this project. Let me know if you have any questions.

Jennifer



**Jennifer Arnold | Senior Land Use Planner**  
1500 Valley River Drive Suite 100, Eugene, OR 97401  
503.746.8812-Main | 541.263.0933-Cell [www.emeriodesign.com](http://www.emeriodesign.com)



---

**From:** Eric Evans <[eric@emeriodesign.com](mailto:eric@emeriodesign.com)>  
**Sent:** Monday, December 13, 2021 9:40 AM  
**To:** Daniel M. Redmond <[redmondgeotechnicalservices@gmail.com](mailto:redmondgeotechnicalservices@gmail.com)>  
**Cc:** Jennifer Arnold <[jarnold@emeriodesign.com](mailto:jarnold@emeriodesign.com)>; David Burnett <[dave@emeriodesign.com](mailto:dave@emeriodesign.com)>  
**Subject:** RE: Garibaldi Grading

There will be all the usual utilities. We can use CDF anti seepage collars if this helps the cause.



**Eric D. Evans, PE | Engineering Manager**  
6445 SW Fallbrook Place, Suite 100, Beaverton, OR 97008  
503.746.8812-Main | 503.853.1910-Cell [www.emeriodesign.com](http://www.emeriodesign.com)

---

**From:** Daniel M. Redmond <[redmondgeotechnicalservices@gmail.com](mailto:redmondgeotechnicalservices@gmail.com)>  
**Sent:** Monday, December 13, 2021 9:07 AM  
**To:** Eric Evans <[eric@emeriodesign.com](mailto:eric@emeriodesign.com)>  
**Cc:** Jennifer Arnold <[jarnold@emeriodesign.com](mailto:jarnold@emeriodesign.com)>; David Burnett <[dave@emeriodesign.com](mailto:dave@emeriodesign.com)>  
**Subject:** Re: Garibaldi Grading

**[External Sender]**

As long as you control surface water runoff from the road to prevent it from impacting the existing slope, not sure what else I would recommend. I assume you have lowered the surface grades as much as possible and the access road is as far to the west away from the top of the easterly slope as you can put it. Are there any underground utility services in the access road that might act as a conduit to transmit subsurface water?

Daniel M. Redmond, P.E., G.E.

**Redmond Geotechnical Services, LLC**

P.O. Box 20547

Portland, Oregon 97294

Phone: 503-285-0598

Fax: 503-286-7176

Cell: 503-545-9055

[RedmondGeotechnicalServices@gmail.com](mailto:RedmondGeotechnicalServices@gmail.com)

On Mon, Dec 13, 2021 at 8:45 AM Eric Evans <[eric@emeriodesign.com](mailto:eric@emeriodesign.com)> wrote:

Dan,

That said do you have any requested revisions to this design?



**Eric D. Evans, PE | Engineering Manager**  
6445 SW Fallbrook Place, Suite 100, Beaverton, OR 97008  
503.746.8812-Main | 503.853.1910-Cell [www.emeriodesign.com](http://www.emeriodesign.com)

---

**From:** Daniel M. Redmond <[redmondgeotechnicalservices@gmail.com](mailto:redmondgeotechnicalservices@gmail.com)>  
**Sent:** Monday, December 13, 2021 8:13 AM  
**To:** Eric Evans <[eric@emeriodesign.com](mailto:eric@emeriodesign.com)>  
**Subject:** Re: Garibaldi Grading

**[External Sender]**

Reducing the weight at the top of the slope helps with regard to global stability. What won't change is any impact along the creek corridor resulting in erosion and instability of the existing slope surface. Probably not much you can do about that.

Daniel M. Redmond, P.E., G.E.

**Redmond Geotechnical Services, LLC**

P.O. Box 20547

Portland, Oregon 97294

Phone: 503-285-0598

Fax: 503-286-7176

Cell: 503-545-9055

[RedmondGeotechnicalServices@gmail.com](mailto:RedmondGeotechnicalServices@gmail.com)

On Fri, Dec 10, 2021 at 1:28 PM Eric Evans <[eric@emeriodesign.com](mailto:eric@emeriodesign.com)> wrote:

Dan,

After taking a second look at this I don't see much in the way of challenging grading above the existing slope.

Please take a look and let me know your thoughts. What I see is the cut is reducing the weight on the slope. What are your thoughts, as I am not a geotechnical engineer?

Eric



**Eric D. Evans, PE | Engineering Manager**  
6445 SW Fallbrook Place, Suite 100, Beaverton, OR 97008