

## REGULAR PLANNING COMMISSION MEETING AGENDA

Thursday, July 7, 2022 - 6:30 p.m. *(postponed due to the July 4 holiday)*

Community Hall, Garibaldi City Hall, 107 6th Street, Garibaldi, OR 97118 and via Zoom

### To attend by Zoom:

1. Go to <https://zoom.us/j/5033223327>
2. Meeting ID: 503 322 3327
3. Meeting Password: 97118
4. *OPTIONAL: Call-in phone number: (253) 215-8782*

### I. CALL TO ORDER

- A. Pledge of Allegiance

### II. CONSENT CALENDAR (*APPROVAL OF MINUTES*)

- A. Regular Planning Commission minutes from June 6, 2022
- B. Planning Commission Work Session minutes for June 22, 2022

### III. PUBLIC HEARING

### IV. PUBLIC COMMENT

### V. PRESENTATIONS

### VI. CORRESPONDENCE

### VII. STAFF REPORT

### VIII. OLD BUSINESS

- A. Small City Allotment paving grant
- B. Design review & code update
- C. US Hwy 101 utilities

### IX. NEW BUSINESS

- A. Tourist housing code updates

### X. COMMISSIONER COMMENTS

### XI. ADJOURNMENT

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>

## REGULAR PLANNING COMMISSION MEETING MINUTES

Monday, June 6, 2022 – 6:30 p.m.

Meeting Via Zoom

### I. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

Chair Nathan Findling called the Planning Commission Meeting to order at 6:58 p.m. Present were Commissioners Nathan Findling, Carolee North, Judith Parker, and Norman Shattuck, as well as City Manager Juliet Hyams, AA2 Kylie Poklikuha, Mike Anderson and Roger Cooper.

### II. CONSENT CALENDAR

A. Approval of Minutes: April 4, 2022 Regular Planning Commission Regular Meeting

**Motion by Cm Shattuck to approve the consent calendar as amended. Seconded Cm North. All for the vote, 4-0. Motion Passed.**

III. PUBLIC HEARING: None

IV. PUBLIC COMMENT: None

V. PRESENTATIONS: None

VI. CORRESPONDENCE: None

VII. OLD BUSINESS:

A. TGM Grant Preapplication

Discussion of the DLCD and ODOT collaboration and the difference in the two types of grants. Hyams will contact Michael Dunken from ODOT to invite him to attend a workshop. She will email the link to the commission.

B. Design Review; Schedule Work Session and Update

Mike Anderson, former chair of the City of Wheeler Planning Commission, discussed Wheeler's design review. He recommended the industrial zone be dealt with separately as it has very different needs than the other zones and a lot of the design standards wouldn't be applicable. He noted that as Garibaldi has more zones than Wheeler, he recommended looking at outright and conditional uses for each zone, then group the ones together that would need design review. This way it is not so complicated by having design standards for the projects, not the areas.

Anderson recommended looking at other cities that have design standards, what they have done, and if they would be a better fit for Garibaldi. Wheeler, Astoria, McMinnville, and Warrenton all have design review. Commission scheduled a follow up work session

for Wednesday June 22nd at 5:30pm in person and via Zoom.

Chair Findling updated commission on receiving council approval for recent motions submitted at the May council meeting.

VIII. NEW BUSINESS:

A. Paving Schedule

City Manager Hyams updated commission on the new software for Public Works called iWorks that has the ability to inventory road conditions and curbs and schedule replacement. She reported that ODOT has grant money to give for road paving, though there are conditions that must be met, such as number of houses or citizens on the road. Hyams noted that the software will make it much easier to document road conditions for grants. Commission discussed how involved they should be. Cn Parker recommended letting Public Works take the lead while the commission focuses on the one thing at a time.

Cn North would like the crosswalks painted immediately, thought the weather has been very bad, the crosswalks are very dangerous, and she is very concerned. Hyams noted the crosswalks are on the Public Works Director's list and thought it was scheduled to be done last week.

B. Salmonberry Trail

Commission discussed updates to the Salmonberry Trail, noting they are focusing on the Barview corridor as a safety project and looking into putting a trail between the rail and the bay.

C. GIS

Hyams informed the commission that Jerry Goodwin will like to provide the GIS program service for free for but not after he has it set up. Hyams noted that iWorks has a GIS function so she will look into comparing those systems and costs associated with each.

D. Schedule Work Sessions

Topic tabled for one month due to budget season.

E. Food Cart Code Update

Consensus decision by commission

IX. COMMISSIONER REPORTS:

Cm Parker - Would like to keep on top of short-term vacation (STV) rentals. Noted that Lincoln County has a moratorium on STV rentals, voted it in and already has lawsuits pending. Manzanita is trying it too. Commission discussion on the need to update the city municipal code for STV rentals terminology.

Cm North - Would like an update on the Paul Daniels project. Hyams reported she is waiting on ODOT.

Cm Shattuck - None

Chair Findling - Thanked Mr. Anderson and Cooper for their feedback as it is very appreciated. Noted that Mr. Hamilton will not be back as a commissioner. Will talk to city council about making Cm Parker the Vice Chair officially.

X. ADJOURNMENT

Chair Findling adjourned the meeting at 8:17 p.m.

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Nathan Findling, Chair

ATTEST:

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Juliet Hyams, City Manager

## PLANNING COMMISSION WORK SESSION MEETING MINUTES

Monday, June 22, 2022 - 5:30 p.m.

Community Hall, Garibaldi City Hall, 107 6th Street, Garibaldi, OR 97118 and via Zoom

### I. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

Chair Nathan Findling called the Planning Commission Meeting to order at 6:58 p.m. Present were Commissioners Nathan Findling, Carolee North, Judith Parker, and Norman Shattuck, as well as City Manager Juliet Hyams, AA2 Kylie Poklikuha, jekborg (Zoom), Roger Cooper, Val Schumann and Mike Anderson.

### II. PUBLIC HEARING: None

### III. CONTINUED DISCUSSION OF DESIGN REVIEW

(Former City of Wheeler Planning Commission Chair) Mike Anderson advised grouping design criteria by type, to avoid duplication within zones. Pick the type, then group across zones and write the design.

Parker: Could it include industrial zones?

Commissioner expectations: Findling: a lot of history. Shattuck: another tool to keep Garibaldi unique. Parker: improved aesthetics. City manager: more specificity in the code. Cooper: Keep it simple to improve the community. North: Simplicity, focus on downtown development in the D1 zone. How do we implement it with existing buildings? Can they be applied by buyers? Consider a fishing village theme. Discussion of D1 zone.

Anderson: Percentages work well, so building size doesn't matter.

Val Schumann: Develop color palette so its coordinated. Will send Tillamook's color palette to Findling. Keep the historic look and honor the coastal village. Actual business feedback will be valuable.

Discussion of ODOT, sidewalks and the Salmonberry Trail. Materials should be discretionary with final PC approval.

Anderson: encourage early submittal of plans, before payment is due. These changes are legislative.

Parker: focus on commercial.

DR only for multifamily dwellings or storefronts. Encourage earth tones, per PC approval. Keep it simple, straightforward, logical, loose. For C1, start with multipurpose and multifamily.

### V. STAFF UPDATE

Juliet mentioned the TGM grant deadline at the end of July. Will follow up with information and examples from ODOT and seek clarification from Michael Duncan.

VI. ADJOURNMENT

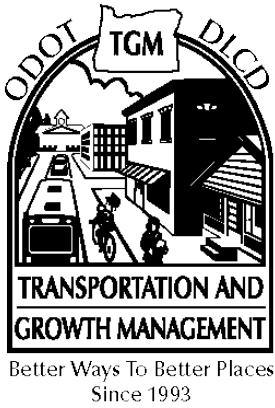
Chair Findling adjourned the meeting at 8:22 p.m.

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Nathan Findling, Planning Commission Chair

ATTEST:

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Juliet Hyams, City Manager

DRAFT



# Transportation & Growth Management Program

## Eligible Grant Projects

### Category 1- Transportation System Planning

#### *Purpose*

To help local governments develop and update transportation system plans (TSPs) and implementing measures that implement the Transportation Planning Rule (OAR 660-012-0045); implement the Oregon Transportation Plan and other statewide modal and topic plans; increase opportunities for walking, biking, and transit; or reduce reliance on the state highway for local travel needs.

#### *Eligible Uses*

Projects in this category will result in a transportation decision. Projects will plan for transportation facilities inside Urban Growth Boundaries (UGB's), in urban unincorporated communities, and along rural highway corridors. Projects proposed for areas being considered in a UGB amendment process may be eligible, but must demonstrate they are timely and reasonably achievable. Category 1 projects typically include preparation and adoption of:

- TSPs, including analysis to determine transportation needs, and planning for such elements as local street networks, bicyclists and pedestrians, safety including safe routes to school, transit, and freight.
- TSP updates, in whole or part, to address new needs, comply with new state or federal regulations, maintain consistency with a regional transportation plan, plan for areas newly brought into the UGB, reduce greenhouse gas emissions, or make the transportation system more resilient to the impacts of natural hazards.
- TSP implementation, such as streetscape plans, cost estimate refinement, capital improvement and other funding plans, and land use regulations required by the Transportation Planning Rule.
- TSP refinement, such as corridor plans, multimodal safety plans, interchange area management plans, or other planning to implement Oregon statewide modal and topic plans.
- Transit Development Plans that provide long term vision and policy for existing and future transit service.
- Other innovative transportation-related planning projects that are consistent with TGM objectives.



## Category 2- Integrated Land Use and Transportation Planning

### *Purpose*

To help local governments develop integrated land use and transportation plans and implementing measures that encourage livable, affordable, and accessible communities for all ages and incomes; promote compact, mixed-use, walkable development to increase walking, biking, and transit; or support physical, social, and economic needs.

### *Eligible Uses*

Projects in this category will result in a land use decision. Projects will combine land use planning with supportive transportation facility planning inside UGBs, urban unincorporated communities, and urban reserve areas. Category 2 projects typically include preparation and adoption of:

- Specific area plans for land uses in a downtown, main street, commercial or employment area, neighborhood, corridor, or interchange.
- Land use and transportation concept plans for areas brought into a UGB.
- Transportation-efficient land use plans for an entire urban area, such as location efficiency of housing and employment or reducing greenhouse gas emissions from transportation.
- Implementing measures, such as code amendments, infill and redevelopment strategies, and intergovernmental agreements.
- Other innovative land use and transportation-related planning projects that are consistent with TGM objectives.