

REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, August 1, 2022 – 6:30 p.m.

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 July 7, 2022

III. PUBLIC HEARING

IV. PUBLIC COMMENT

V. PRESENTATIONS

VI. CORRESPONDENCE

VII. STAFF REPORT

VIII. OLD BUSINESS

- A. Design review & code update
- B. Food truck code

IX. NEW BUSINESS

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, July 7, 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 6:34 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, David Laine, Kelly West, Val Schumann & Roger Cooper.

II. CONSENT CALENDAR

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

The June 22 minutes were amended to reflect that Librarian June Ekborg attended via Zoom. Motion by Cm North to approve the consent calendar as amended. Seconded Cm Shattuck. All for the vote, 4-0. Motion Passed.

III. PUBLIC HEARING: None

IV. PUBLIC COMMENT: Discussion of squatters and attempts to mitigate the problem.

V. PRESENTATIONS: None

VI. CORRESPONDENCE: The city manager reported a conversation with Michael Duncan of ODOT. She recommends that - rather than pursuing a Transportation & Growth Management grant to update the comp in the near term - that the PC pursue a non-competitive "helper grant," which include code assistance, education and outreach and transportation system plan code assistance.

Education and outreach would consist of an open house to bring elected leadership on board for a given project.

Code assistance could help us with our design review. All must embody the transportation & growth management goals, such as placemaking getting people out of their cars, allowing people to walk to work and back home again, street lighting, more walkability, bike parking, and so forth. All must tie transportation and land use together.

Helper grants aren't really grants, but rather a letter. There's no match and they're on a rolling basis. You can apply whenever you want until the money runs out, and they're non competitive. We actually could get a lot of mileage out of those without the hard deadline at

the end of July.

TSP code assistance is a type of audit that tells you what's good, what's outdated, and identifies goals for an update.

Cm. North noted that our comp plan already contains many of those features.

Chair Findling asked if Scott Fregonese would provide a quote for having his firm update the comp plan for us.

The CM wondered how the US 101 redesign will fit in and should a TGM grant application respond to it?

The Tillamook County Natural Hazard Mitigation Plan open house will be Monday, July 11, from 6-8 pm.

VII. OLD BUSINESS:

A. Small City Allotment paving grant

The commission suggested some candidate streets: 7th Street towards the Port, 13th and Acacia, Evergreen, 6th between Evergreen and Fir, East Cypress, Holly Street, Halverson Lane.

B. Design review & code update

Val Schumann will get the color palette that the City of Tillamook uses. Chair Findling suggested implementing design review in phases by developing a scope we can agree on like a mission and vision statement and start building out the plan. Or start with Wheeler's design review and modify it.

Val and Cooper can and talk to the other businesses they're working with in the business association.

Discussion of a design review work session; should have Warrenton's design review in hand.

C. US Hwy 101 utilities

Need to identify the cost and possible grants.

VIII. NEW BUSINESS:

A. Tourist housing code updates

Received a complaint about 3rd and Acacia. It was approved by Lettenmaier/Wullschlager as *tourist housing*. Should check with the attorney about an enforceable code revision to eliminate tourist housing or least the loophole.

Unfortunately, the approval letter said "tourist housing/apartment."

Other similar definitions include is a facility dwelling with tourist facilities; another is a hotel/motel and the third was the bed and breakfast where someone has to be there every day and the fourth one was a short-term rental.

IX. COMMISSIONER REPORTS:

Question about how progress can be made on the Bayview Apartments without a building permit? They can demolish the house.

Priorities:

1. Design review
2. Food truck
- 3.
4. Housing codes
5. Tourist housing
6. comp plan update

(Finn will finalize this list.)

Tillamook County make sure that the conditional uses that have been listed on the application meet conditions before issuing a building permit.

X. ADJOURNMENT

Chair Findling adjourned the meeting at 8:14 p.m.

Nathan Findling, Chair

ATTEST:

Juliet Hyams, City Manager