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PLANNING COMMISSION MEETING AND PUBLIC HEARING AGENDA Monday, April 24, 2017 - 6:30 P.M.

Council Chambers, Garibaldi City Hall, 107 6th Street, Garibaldi, Oregon

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
 - A. Planning Commission Meeting and Public Hearing Minutes – March 27, 2017
- III. NEW BUSINESS
 - A. Review of Conditional Use for Conditional Use Application – Joseph L. Taylor – Arborview Heights – Public Hearing
- IV. ADJOURNMENT

+ Supporting documents for this agenda are available at City Hall

+ This notice has been posted at City Hall, City Reader Board, Post Office and Library

CITY OF GARIBALDI, OREGON PUBLIC HEARING NOTICE

The Garibaldi Planning Commission will hold a public hearing on Monday, April 24th, 2017, beginning at 6:30 pm at the Garibaldi Community Hall.

The Planning Commission will consider a request from Joseph Taylor and his agent Ed Greer, for a Residential Subdivision and Planned Unit Development Conditional Use. As proposed, the applicant is requesting to subdivide the subject property into 36 lots on 6.67 acres including 1.70 acres of Open Space. The property is also identified on Tillamook County Assessor's map 1N-10-21AA as Tax Lots 15200, 15300, 15400, 15500, 15600, 15700, 15800 and 15900, Garibaldi, Oregon. Applicable criteria is as follows: Garibaldi Comprehensive Plan, Housing Policies (b) and (e), Garibaldi Zoning Ordinance Section 18.15 Medium Density Residential Zone, Section 18.80 Hillside Overlay Zone, Section 18.90.010 Access Requirements; Section 18.95.010 Clear Vision Areas; Section 18.185 Conditional Use Permit; Section 18.190 Variances; Section 18.205 Planned Unit Development; Section 18.210.110 Traffic Impact Study; Garibaldi Municipal Code Section 17.10 Subdivision of Land Tentative Plan; Section 17.25 General Regulations and Design Standards; Section 17.35.010 Variances; Section 17.35.020 Public Hearings.

A copy of the application materials and supplemental information is available for inspection at no cost during regular business hours at Garibaldi City Hall located at 107 6th Street in the City of Garibaldi, Oregon 97118. A staff report will be available for inspection at least seven (7) days before the hearing and may be obtained at a reasonable cost. All interested parties are invited attend the public hearing and to provide testimony on the matter. The Garibaldi Community Hall is handicapped accessible. Any person requiring special accommodations to attend the meeting should contact the Recorder's Office by April 17, 2017. Written testimony may also be addressed to the Garibaldi Planning Commission, Garibaldi City Hall, at 107 6th Street, Garibaldi, Oregon 97118. In raising an issue, the relevant Garibaldi Municipal Code, Comprehensive Plan, or other relevant criteria to which the issue is directed must be specified. Failure to raise an issue in person or by letter precludes appeal to the Oregon Land Use Board of Appeals on that issue. The Garibaldi Planning Commission reserves the right to continue the public hearing to another date and time. If the hearing is continued, no further public notice will be provided. For additional information concerning this conditional use request you may contact City Hall staff at (503) 322-3327.

Blake Lettenmaier, Garibaldi City Planner Pro Tem