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PLANNING COMMISSION PUBLIC HEARING AND REGULAR PLANNING COMMISSION MINUTES

Tuesday February 27, 2017, 6:30 p.m.

Council Chambers, Garibaldi Meeting Hall

I. CALL TO ORDER

Planning Commission Chair Joe Wrabek called the public hearing and regular Planning Commission meeting to order and opened the Public Hearing for an application for a conditional use permit for Dawne and Tom Keegan at 6:30 p.m. Present were Commissioners Wendy Brown, Jeff Walters, Christie Zerfing, City Manager John O'Leary, City Engineer Blake Lettenmaier, Administrative Assistant 2 Kylie Poklikuha, Dawne Keegan and Tom Keegan. Roll was called; Cm Christie Watts was excused.

II. A. PUBLIC HEARING - CONDITIONAL USE PERMIT BY DAWNE AND TOM KEEGAN

Chair Wrabek noted that all attendees wishing to speak should sign the attendee sheet and note whether they were speaking for or against the project.

Chair Wrabek read aloud the following statement: "This is a quasi-judicial hearing of the Garibaldi Planning Commission to consider an application for a conditional use in the R-1 Zone within the City of Garibaldi, and to request that a 1200 square foot garage/shop be approved as a conditional use. The decision that will be made here tonight is going to be whether or not the Planning Commission should approve the requested conditional use.

"A copy of the staff report describing the proposed use has been available to the public since February 8, 2017, and City staff has been available for questions and comments regarding the proposed use since that time. Notice of the hearing tonight has been provided to the public through publication in the Headlight Herald on February 8, 2017, and through public posting at various locations in town. Notice was provided to property owners within 200 feet of the location of the proposed use by posted mail in conformance with the City's municipal code.

"This hearing is an opportunity for the public to comment on the proposed use. I would like to ask those present if there is any objection to the jurisdiction of this commission or any of its members? This question is specific to the authority of the Garibaldi City Planning Commission in approving or denying a request for conditional use within the City of Garibaldi."

"Hearing no objections to the jurisdiction of this commission, I would like to ask if any member of this commission has any conflict of interest or bias regarding the

matter before the commission tonight." Hearing none, Chair Wrabek read aloud the following statement: "At this time I'll have the City Manager summarize the Planner's staff report and relay any correspondence or inquiry received to date." O'Leary summarized the Planner's staff report, noting it is a double sized lot, the site is adequate and staff has no concerns.

Chair Wrabek read aloud the following statement: "The decision that will be made tonight is whether or not the Planning Commission will approve of the requested use. The decision to approve or deny the use will be adopted through a final order that staff will prepare after the meeting tonight. Any appeal to the decision made here tonight must be submitted to the City Manager within ten days of the date that the final order is signed. Once staff has prepared the final order and I have signed it, the applicant will be notified along with anyone else that requests or is required to be notified. Notification will be provided within five days of the date that the order is signed. Are there any questions about this process?" There were no questions from the commissioners or public.

Chair Wrabek then opened the floor to public testimony. Chair Wrabek read aloud the following statement: "The Planning Commission will now call for public testimony. If there are any comments on the proposed use, please keep those comments brief and to the point. If there is an objection to a proposed use, the objection needs to address relevant facts or information from the City's municipal code, the City's comprehensive plan, the Planner's staff report or relevant State law. Any material produced in relation to support or opposition to the proposed use must be submitted to the Recorder to be included in the record. Failure to address a pertinent criterion at this hearing will preclude an appeal based on that criterion. Any party may request that the record for this hearing be held open for at least seven days; however, this request must be made prior to the close of this hearing. Comments are limited to three minutes. Persons wishing to speak must first be recognized by the chair, and must state their name and address. If you are representing another person or entity, please state who that is and what your connection to that person or entity is."

Proponent testimony: Letter of support from neighbors Dennis and Donna Latter in favor of the conditional use permit.

Opponent testimony: None.

Chair Wrabek asked if anyone would like to request the record be held open for at least seven days. Hearing no other comments or questions from the commissioners or the public, Chair Wrabek closed the Public Hearing at 6:45 p.m.

III. NEW BUSINESS

A. Conditional Use Application – Dawne and Tom Keegan

MOTION made by Cm Brown to approve the request for the conditional use for a 1200 square foot garage/shop by Dawne and Tom Keegan, with the conditions described in the recommendation section of Planner's staff report, and direct staff to prepare a final order and authorize the Chair to sign that order. Seconded by Cm Walters. AYES: Brown, Wrabek, Walters, Zerfing. NAYS: None. Motion passed.

B. Approval of minutes from November 28, 2016 Planning Commission Meeting

MOTION Made by Cm Walters to approve the November 28, 2016 minutes as presented. Seconded by Cm Brown. AYES: Brown, Wrabek, Walters Zerfing. NAYS: None. Motion passed.

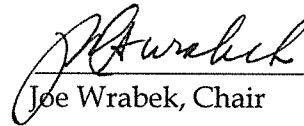
C. Minor Land Partition – Joseph (Toby) Taylor

O’Leary informed the commission that the applicant is creating Parcel 1 and 2 out of Lot 5 of the Arborborview Heights Planned Unit Development. Staff is satisfied. It was noted that following this Mr Taylor must resubmit entirely.

MOTION made by Cm Walters to approve the request for the Minor Land Partition. Seconded by Cm Zerfing. AYES: Brown, Wrabek, Walters, Zerfing. NAYS: None. Motion passed.

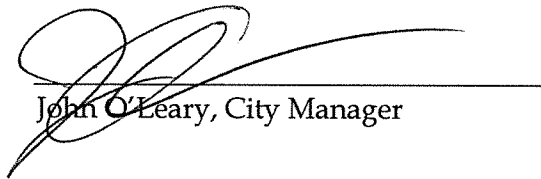
IV. ADJOURNMENT

Meeting adjourned by Chair Wrabek at 6:56 p.m.



Joe Wrabek, Chair

ATTEST:



John O’Leary, City Manager