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## PLANNING COMMISSION PUBLIC HEARING MINUTES

Tuesday, May 28, 2019, 6:30 p.m.

Council Chambers, Garibaldi Meeting Hall

### I. CALL TO ORDER

Planning Commission Interim Chair Christy Zerfing called the regular Planning Commission meeting to order and opened the Public Hearing for an application for conditional use for multi-family development in the R-1 Zone by Paul Daniels 6:30 p.m. Present were Commissioners Karna Inman, Judith Parker, and Jeff Walters, City Manager Geoff Wullschlager, City Engineer/Planner Pro-Tem Blake Lettenmaier, Administrative Assistant II Kylie Poklikuha and Patricia Baldock, Randy Baldock, Betty Bloom, Nick Bloom, Paul Daniels, Tim Hall, Norm Shattuck, David Mattison, Carolee North, Mark Payne, and Star Popplewell. Roll was called.

### II. PUBLIC HEARING - CONDITIONAL USE FOR MULTI-FAMILY DEVELOPMENT IN THE R-1 ZONE BY PAUL DANIELS

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

Chair Zerfing 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. 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 May 21, 2019, 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 May 8, 2019, and through public posting at various locations in town on May 3, 2019. Notice was provided to property owners within 250 feet of the location of the proposed use by posted mail in conformance with the City's municipal code on May 3, 2019.

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."

Chair Zerfing asked if there were any objections to the jurisdiction of the Planning Commission or its members to hear the matter at this time. Hearing no objections, Chair Zerfing asked if any commissioners declared conflict of interest or bias. Hearing none, Chair Zerfing asked if any commissioner had ex-parte contacts to declare. Chair

Zerfing noted that she knows Paul Daniels but has never discussed this issue. Cm Inman noted that she knows Paul Daniels but has never discussed this issue.

Chair Zerfing read 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."

Wullschlager reported on the request, noting there were two written testimonials, one from Randy Baldock and from Linda Bade. He then described the project and noted that it is for a multi-family housing development in an R-1 Medium Density Residential use zone, therefore a conditional use application is needed. Wullschlager stated that staff has measured the application against the criteria. He then reviewed all the definitions in the application and noted that the Hillside Overlay Zone criteria needs to be considered in any conditions of approval as it is an applicable part of the code with criteria that has not been met. Wullschlager noted that a traffic study/sight distance and a geo-tech study will be required if the conditional use application gets approved.

Wullschlager summarized the Planner's staff report and read aloud relevant sections of the Garibaldi Municipal Code. Wullschlager commented that it is a complete, approvable application and it is the recommendation of staff is to approve the conditional use application with the conditions that have been identified plus any conditions of the planning commission.

Chair Zerfing 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 Recorder 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?"

When asked how interested parties could be notified, Wullschlager said he would accept email addresses for those interested in being notified. There were no further questions from the commissioners or public.

Presentation by David Mattison representing Paul Daniels. He discussed the need for more housing in the community, referenced State Goal 10, and their efforts to screen the property with trees and fencing. No questions to Mr. Mattison from the commissioners.

Chair Zerfing then opened the floor to public testimony.

Chair Zerfing 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: None.

Opponent testimony:

Patricia Baldock, 116 Arizona Way - Comments and opposition to the application, no relevant criteria cited.

Star Popplewell, 606 Driftwood Avenue - No relevant criteria cited.

Mark Payne, 606 Driftwood -No relevant criteria cited.

Tim Hall, 205 Cypress - No relevant criteria cited.

Nick Bloom, 107, 114 & 112 Arizona Way - Comments and opposition to the application, no relevant criteria cited.

Betty Bloom, 107, 114 & 112 Arizona Way - Comments and opposition to the application, no relevant criteria cited.

Randy Baldock, 116 Arizona Way - Comments and opposition to the application, no relevant criteria cited.

Carolee North, 108 Martin Smith Drive - Comments and opposition to the application, no relevant criteria cited.

Wullschlager read aloud testimonials submitted by Randy Baldock and from Linda Bade. It was noted that the testimonial from Linda Bade was submitted before the Staff Report was completed and made available.

Chair Zerfing asked the audience if anyone would like to request the record be held open for at least seven days. Record requested to be kept open for the seven days. Chair Zerfing stated that the public hearing would be continued at the June 24<sup>th</sup> meeting and then closed the Public Hearing at 8:27 p.m.

Chair Zerfing reconvened the regular meeting at 8:27 p.m.

### III. APPROVAL OF MINUTES

A. Approval of Minutes for the Regular Planning Commission Meeting for April 22, 2019

**MOTION Made by Cm Walters to approve the Minutes of the April 22, 2019 Regular Planning Commission Meeting as presented. Seconded by Cm Inman. AYES: Inman, Parker, Walters, and Zerfing. NAYS: None. Motion Passed.**

### IV. ADJOURNMENT

Meeting adjourned by Chair Zerfing at 8:29 p.m.

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Christy Zerfing, Interim Chair

ATTEST:

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Geoff Wullschlager, City Manager