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REGULAR GARIBALDI CITY COUNCIL MEETING

Monday, May 17, 2010

Council Chambers, 7:00 P.M.

I. CALL TO ORDER

Mayor Suzanne McCarthy called to order the regular meeting of the Garibaldi City Council at 7:08 pm. Present were Council President Terry Kandle, Council members Jerry Bartolomucci, Roberta Bettis, Betty Thomas, City Administrator John O'Leary, Public Works Director Wayne Schultz, Fire Chief Jay Marugg, City Attorney Joan Kelsey, Joe Happ of NW Media Consultants, Planning Commission Chair Bil Luth, GURA members Everett Brown and Bill Fouste.

II. CONSENT CALENDAR

Mayor McCarthy asked if any council member would like to add or remove a topic from the consent calendar.

- A. Approval of Minutes from April 19, 2010 Regular City Council Meeting
- B. Approval of Minutes from the May 3, 2010 Budget Committee Meeting
- C. Acknowledgment of April 2010 City Wide Financial Reports and Payment of Bills
- D. Approval of Liquor License Application for El Capitan Mexican Restaurant
- E. Resolution to expend from contingencies in the General, Street, Wastewater and Water funds

MOTION made by Cn. Bettis to approve the consent calendar as presented.

Seconded by Cn. Bartolomucci. AYES: McCarthy, Kandle, Bartolomucci, Bettis, Thomas. None opposed. MOTION PASSED.

III. PUBLIC COMMENT

[None]

IV. CORRESPONDENCE

- A. *Grey's Harbor Historical Seaport Authority*: the Mayor noted the letter to Grey's Harbor Historical Seaport Authority thanking them for the visit of the Hawaiian Chieftain.

V. COMMUNITY REPORTS

VI. OLD BUSINESS

- A. *Discussion of Accessory Structure Language Amendment*: Mayor McCarthy started the discussion by noting that she did not agree with the recommendations of the Planning Commission and didn't feel that the proposed language was consistent with the current and historical relationship of accessory use structures to residential-living use structures. Cn. Bettis and Cn. Thomas agreed with the Mayor, and Cn. Thomas asked O'Leary to explain the reasons why these structures needed to be regulated further than what the existing code requires. O'Leary explained that there

were two issues. First, the current code presented an inconsistency between sections. This creates one standard for an actual accessory structure as defined in section A of the zoning code, and another standard for a “detached garage” as defined in section C. Planning staff have interrupted the vague reference to detached garages as described in the code to be limited in height and size only by the restrictions of the zone. This would mean that a detached garage could be 24 feet tall, two stories, and limited in square footage only by the restrictions of the property and requirements of the zone itself. O’Leary further explained that staff would like to have the code clearly state what is allowed by defining what a detached garage is, and identifying the parameters these structures can be built within. The second issue was that of allowed height and square footage of accessory structures in general. O’Leary commented that this issue was a legislative matter and would need to be deliberated between the City Council and Planning Commission. O’Leary noted that the recommendations of the Planning Commission were consistent with other communities along the coast. Mayor McCarthy commented that Garibaldi was not, and did not have to be, similar to any other community along the coast. Planning Commission Chair Luth explained the reasons for the recommendations of the Planning Commission, and also noted that the Commission wanted to revise section C of the existing code to clearly state the intention of the code. Chair Luth and the Council discussed issues of height and square footage relating to the impact on neighboring properties. Chair Luth and the Council discussed the conditional use process as it would relate to accessory structures. Mayor McCarthy expressed apprehension about cost to the applicants and the consistency of what would be allowed through this process. Luth noted that this process would allow a forum for neighbors to comment on potential accessory structures that were not permitted outright. The Council and Chair Luth also discussed the possibility of regulating corrugated metal siding. The Council directed O’Leary and Chair Luth to schedule a workshop session between the Planning Commission and the Council on June 28, 2010, to deliberate this matter further.

VI. NEW BUSINESS

- A. *Discussion of Charter Amendment:* City Attorney Kelsey went over the background of this topic, noting that Council has adopted ordinances and policies that move the City towards a manager-based governmental structure. Kelsey noted that the reason for updating the City’s Charter would be to solidify the current practices and clearly state the roles of the City Administrator and the Council within the Charter. The Council and staff discussed this and the Council directed staff to prepare a draft amendment and resolution to refer this matter to the voters for the next meeting.
- B. *Scheduling of Land Use Training for Council/Planning Commission:* O’Leary reported the details of the training to the Council and said that he planned on scheduling the training for July 10, 2010. There were no objections from the Council.
- C. *Tillamook Economic Development Solicitation for Board Member Nominations:* No nominations were made by the Council.

VII. STAFF REPORTS

Legal: Attorney Kelsey noted that she would be presenting a draft ordinance that regulated water distribution out of the City limits in the future.

Fire: The Council congratulated the Chief again for his recent grant award. Chief Marugg also asked for permission to apply for a seismic grant through Oregon Emergency Management – the Council gave their permission. The Council and staff discussed tsunami and earthquake preparedness. Chief Marugg commented on the North Jetty project and noted that he was working with the contractor to coordinate on possible emergencies in the construction area. The Council and the Fire Chief discussed correspondence between the City and Insurance Services Organization regarding the City’s fire insurance rating. Chief Marugg commented on the difficulty in communications, and noted that he would do what he could to retain the City’s current rating.

Police: The Council acknowledged Deputy Pippenger’s report, and noted the increase in activity from prior months.

Public Works: Public Works Director Schultz summarized his staff report and commented on some of the recent system repairs.

Planning: Cn. Kandle asked about the permits issued, and noted that the City has not received any System Development Charges. O’Leary noted that there have not been any new homes or structures built recently that required SDC’s.

Admin: O’Leary asked if there were any questions on his written report. Cn. Bartolomucci commented that he had not heard any complaints from the public regarding the Administrator being out of the office frequently, and did comment that he would like to see staff focus on grant acquisition. O’Leary noted that he would be working on a Transportation Enhancement grant, and he and Schultz would be working a Small Cities Allotment grant to be reviewed by the Council in June. O’Leary and the Council discussed scheduling a goal-setting, and the Mayor specifically wanted to see this done by late September.

VIII. COUNCIL REPORTS

Cn. Bartolomucci said that he had received some citizen comments about the length of time it was taking to repair streets that had been marked for patching. Schultz noted that a combination of weather, equipment breakdown and other work had pushed the patching off. Schultz said they would be patching soon.

IX. ADJOURNMENT

Mayor McCarthy adjourned the meeting at 8:23 p.m.

Hon. Suzanne McCarthy, Mayor

ATTEST:

John O’Leary, City Administrator