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THE CITY OF GARIBALDI IS AN EQUAL OPPORTUNITY PROVIDER

REGULAR PLANNING COMMISSION MEETING AND SPECIAL WORKSHOP MINUTES

Monday, June 28, 2010, 6:30 p.m.

Community Hall, Garibaldi City Hall

I. CALL TO ORDER

Regular Planning Commission meeting called to order at 6:30 p.m. by Planning Commission Chair Bil Luth. Present were Planning Commission Vice Chair Herb Dorn, Commissioners Emmy Lou Orahoad, Nick Stumpf, Mayor Suzanne McCarthy, City Council members Jerry Bartolomucci, Terry Kandle and Roberta Bettis, City Administrator John O'Leary, City Planner Jay Sennewald, Public Works Director Wayne Schultz and Londa Kandle.

II. MINUTES - REGULAR PLANNING COMMISSION MEETING- MAY 24, 2010.

MOTION made by Cm. Dorn to accept the minutes from the May 24, 2010 regular Planning Commission meeting as presented. Seconded by Cm. Orahoad. AYES - Luth, Dorn, Orahoad, Stumpf. NAYS - None. MOTION PASSED.

SPECIAL WORKSHOP - ACCESSORY STRUCTURE REGULATION

Chair Luth reminded the Commissioners and Councilors that no decisions would be made tonight. Luth reviewed the background of this discussion and explained the Planning Commission's concern over section C. of the Accessory Structure code. The Commission and Council discussed the interpretation problem with this section of code, the standards that should be set for accessory structures, and the impact of various levels of regulation. The issues of protecting scenic view, facilitating large boats and RV's, proportion of accessory use to living use space, and building construction that creates industrial appearance in the residential zone were all discussed and considered. The Council and Planning Commission agreed that accessory structures with a 15 foot sidewall height would satisfy most vehicle storage needs. The group also agreed that a minimum of 960 square feet or 75% of the primary structures footprint square footage would be adequate for most storage needs. The group considered defining attached as sharing a common wall, and restricting vertical corrugated metal siding on accessory structures. The group determined that breezeways and decks would not effectively connect two structures in a way that constitutes "attached" within the zoning code. The group also determined that larger accessory structures could be allowed through the conditional use process. The Planning Commission and Council directed staff to

prepare text amendments based on the discussion tonight and present those amendments to the Council and Planning Commission for review before moving to the public hearing process.

III. ADJOURNMENT

Meeting adjourned by Chair Luth at 7:50 p.m.

William Luth, Chair

ATTEST:

John O'Leary, City Administrator