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## PLANNING COMMISSION PUBLIC HEARING AND REGULAR PLANNING COMMISSION MINUTES

Tuesday, March 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 Jeremy Coon of Tillamook Bay Seafoods 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, Jeremy Coon and Mike Saindon (Port of Garibaldi) Roll was called; Cm Jean Watts was excused.

### II. A. PUBLIC HEARING - CONDITIONAL USE PERMIT BY JEREMY COON OF TILLAMOOK BAY SEAFOOD

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 WD Zone within the City of Garibaldi, and to request that a 7000-square foot mixed-use building 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 March 1, 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 March 1, 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."

"At this time I'll have the City Manager, who is functioning as the planner pro tem

for this application, summarize his staff report and relay any correspondence or inquiry received to date.”

O’Leary summarized the Planner’s staff report and reviewed the conditions recommended with approval, which include no substantial changes made to the application. O’Leary noted the property is in a WD Zone, which is very restrictive and recommended that non WD activities be approved administratively. O’Leary noted that parking issues will be addressed at a further date but at this time, there is adequate parking for Coon’s proposed usage.

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.

Presentation by co-applicants Mike Saindon, Manager, Port of Garibaldi and Jeremy Coon of Tillamook Bay Seafoods. Saindon discussed the need for new businesses at the Port and future improvements to make the Port more supportive for businesses and tourism. Coon informed council of his plans for the property noting with the crane that they received a grant for, they had estimated transferring 200,000 lbs. of crab for the season but had already done over 300,000 lbs. Coon would eventually like to open a small local seafood restaurant with views of the boats being unloaded. No questions from the commissioners.

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.”

Hearing no public testimony, Chair Wrabek read aloud, “Are there any questions from the commission about comments received at this time?” Hearing 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 6:44p.m.

III. NEW BUSINESS

A. Conditional Use Application – Jeremy Coon of Tillamook Bay Seafoods

**MOTION made by Cm Walters to approve the request for the conditional use for a 7000-square foot mixed-use building by Jeremy Coons of Tillamook Bay Seafoods, 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 Brown. AYES: Brown, Wrabek, Walters, Zerfing. NAYS: None. Motion passed.**

B. Approval of minutes from the Special Panning Commission Workshop Minutes from December 20, 2017 and the Regular Planning Commission Meeting Minutes from February 27, 2017.

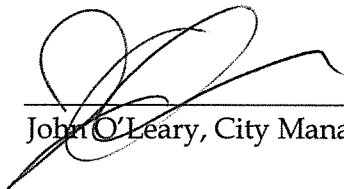
**Motion made by Cm Zerfing to approve the Special Panning Commission Workshop Minutes from December 20, 2017 and the Regular Planning Commission Meeting Minutes from February 27, 2017: Seconded by Cm Walters. AYES: Brown, Wrabek, Walters, Zerfing. NAYS: None. Motion passed.**

IV. ADJOURNMENT

Meeting adjourned by Chair Wrabek at 6:46 p.m.

  
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Joe Wrabek, Chair

ATTEST:

  
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John O'Leary, City Manager