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## **PUBLIC HEARING AND PLANNING COMMISSION MEETING MINUTES**

Tuesday, February 25, 2014, 6:30 p.m.  
Council Chambers, Garibaldi Meeting Hall

### **I. CALL TO ORDER**

A Public Hearing called to order at 6:30 p.m. by Chair Emmy Lou Orahood. Present were Commissioners Herb Dorn, Joe Wrabek, Eugene Tish, and Christie Zerfing, City Planner Jay Sennewald, City Manager John O’Leary, Assistant City Manager Mary DeLoria.

### **II. PUBLIC HEARING OF AN APPLICATION FOR CONDITIONAL USE BY THE CITY OF GARIBALDI FOR A STORAGE BUILDING**

Chair Orahood read the following statement: *“This is a quasi-judicial hearing regarding the request by the City of Garibaldi for approval of a conditional use request allowing the City to erect a storage building for emergency preparation use on 1N 10 21 AB Tax Lot 00100, located at 805 Ginger Avenue.”*

Chair Orahood 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 Orahood asked if any commissioners declared conflict of interest or bias. Hearing none, Chair Orahood asked if any commissioner had ex parte contacts to declare. Cm Wrabek reported that he had talked with DeLoria earlier on the meeting date.

Chair Orahood asked for the planner’s staff report. Sennewald discussed the location of the proposed work and summarized the application and his staff report, noting that the application was prepared by the City Manager and addresses each of the required criteria. Chair Orahood asked if any commissioners had any questions for the city planner. Cm Dorn asked if the building will be under 24 feet in height and was told that the building would be 12 or 13 feet in height. Discussion of siding type and color. Cm Zerfing asked about earthquake readiness. O’Leary discussed that the structure is very small and will be built to existing code. Cm Wrabek asked whether the command center on the site has water and sewer, noting that he thought the new structure needed to be accessory to another structure on the site. Sennewald noted that this was not a requirement. O’Leary noted that the application was submitted to answer the question of the structure being an accessory building.

No correspondence was received.

Chair Orahood read aloud: *"The pertinent criteria are contained in the staff report. Testimony and evidence must be directed toward those criteria. Material produced during testimony must be submitted to the recorder. Failure to address a criterion precludes appeal based on that criterion. Any party may request that the hearing record remain open for at least seven days. This must be requested prior to the closing of the public hearing. Persons who testify shall first receive recognition from the Chair, state their full name and address, and if appearing in a representative capacity, identify whom they represent."*

Proponent of the application, City Manager O'Leary, noted that the planner's staff report stands as his presentation.

No opponents appeared to give testimony.

Having no further public comment, Chair Orahood asked the commissioners if they had any further questions. None heard, Chair Orahood asked the audience if the record needs to be held open for seven days. Hearing no affirmative response, other comments or questions from the commissioners or the public, Chair Orahood closed the Public Hearing at 6:42 p.m.

Chair Orahood convened the regular monthly meeting of the Planning Commission at 6:42 pm.

## II. NEW BUSINESS

Conditional Use Request for City of Garibaldi - Case File CU-2014-02.

**MOTION Made by Cm Tish to approve the request for conditional use by the City of Garibaldi at 805 Ginger Avenue based on the proposed findings in the city planner's staff report, subject to the conditions listed therein, and authorize Chair Emmy Lou Orahood to sign the Final Order on behalf of the Garibaldi Planning Commission. Seconded by Cm Wrabek. AYES: Orahood, Dorn, Wrabek, Tish, Zerfing. NAYS: None. Motion passed.**

## III. MINUTES

A. Approval of the Minutes of the Regular Planning Commission Meeting - 27 January 2014.

**MOTION Made by Cm Wrabek to approve the minutes of the regular Planning Commission meeting of 27 January 2014 as presented. Seconded by Cm Dorn. AYES: Orahood, Dorn, Wrabek, Tish, Zerfing. NAYS: None. Motion passed.**

## IV. PUBLIC COMMENT

None.

V. CORRESPONDENCE

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

O'Leary discussed a request for an amendment of the sign code from Cm Tish and Mayor McCarthy for off-premise signs, or signs placed on property on which the related business is not located. O'Leary requested feedback from the commissioners on this matter for possible inclusion in the zone code amendment currently set for public hearing on March 24, 2014.

Cm Tish discussed ongoing projects at Port and by Old Mill, using Old Mill's non-conforming use sign at the corner of S. 3<sup>rd</sup> Street and Garibaldi Avenue as an example of signage that would fall under the amendment. Sennewald clarified that the code does not allow signs on undeveloped lots nor does it regulate content. O'Leary noted that the sign code regulates the sign's purpose. Discussion of off-premise signs, potentially setting a maximum size. O'Leary clarified the change as implementing a conditional use process in the sign code to allow for off-premise signage.

Cm Dorn and Cm Wrabek supported handling this request as a separate zone code amendment. Cm Tish spoke in favor of bundling the change into the zone code amendment to be heard at public hearing in March, describing the subject proposed sign in question. Cm Wrabek noted his concerns about sign size and spot zoning. Consensus to consider the amendment at the March 24 public hearing after discussing the potential amendment at a workshop set for Tuesday, March 4, at 6:00 p.m.

VIII. ADJOURNMENT

Meeting adjourned by Chair Orahood at 7:25 p.m.

  
Emmy Lou Orahood, Chair

ATTEST:

  
John O'Leary, City Manager