

Amended by
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GARIBALDI ORDINANCES

ORDINANCE NO. 110

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 107,
THE COMPREHENSIVE PLAN ORDINANCE NO. 106, AND THE
BACKGROUND REPORT FOR THE COMPREHENSIVE PLAN.

THE CITY OF GARIBALDI DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 107 is amended to read as follows:

1. Revise Zoning Ordinance to allow planned unit developments in appropriate zones as follows:

Section 3.010 Medium Density Residential (R-1).

(2) Conditional Uses Permitted.

(D) Planned unit developments in accordance with Article 10.

Section 3.030 Commercial Zone (C-1)

(2) Conditional Uses Permitted.

(F) Planned unit developments in accordance with Article 10.

Section 3.060 Waterfront Development Support Zone (WD2).

(2) Conditional Uses Permitted.

(F) Planned unit developments in accordance with Article 10.

(3) Standards. In a WD2 Zone, the following standards shall apply:

(A) Lot Size. The minimum lot size shall be the area necessary to support the proposed use, including sufficient area for parking, loading, ingress and egress, and storage of materials. The lot area for multifamily developments shall be the same as the Medium Density Residential (R-1) zone.

Section 2. Ordinance No. 106 is amended to read as follows:

1. Add the following Policy to the Public Facilities Element, Sewage System, page 58:
 7. Extensions of City sewer and water service shall only be within the City limits, except that the City may serve areas outside the city limits which are presently served by the City and are in conformance with the Tillamook County Plan and the Statewide Planning Goals.
2. Add a new section after the Fire Protection Section of the Public Facilities Element, page 58, dealing with Storm Drainage.

STORM DRAINAGE

1. In all new developments, a storm drainage plan shall be included as part of the preliminary plat and installed prior to completion of the final plat. Natural drainages shall be used wherever possible in order to reduce costs and alteration of the landscape.
3. Amend the Urban Growth Boundary to exclude all areas within the City with the Land Use Designation of Resource Open Space (R-O).

Section 3. The background report is amended to read as follows:

1. Revise page 29 of the Background Report, "Projected Land Requirements by Type of Development" to read as follows:

TABLE 7

PROJECTED LAND REQUIREMENTS BY TYPE OF DEVELOPMENT AND NEEDED HOUSING TYPES: 1982-2000

TYPE NEEDED	NO. OF UNITS PER YEAR	NET TOTAL NECESSARY BY 2000
Mobile Homes	4 units per year (8 units per acre net)	8.2 Acres
Conventional Single-Family Houses	4 units per year (8 units per acre net)	8.2 Acres
Multi-family Developments	8 units per year (12 units per acre)	12 acres
LAND NEEDED FOR HOUSING:		28.4 Acres
Commercial Development		30 Acres
Industrial Development (including Port)		20 Acres
Public/Semi-Public Uses		20 Acres
TOTAL LAND NEEDS:		98.4 Acres

The housing requirements are based on net acreages, not taking into account steep slopes, water areas, street and utility needs. It is anticipated that mobile homes, conventional housing and multi-family developments will be needed in approximately equal proportions. Multi-family developments will probably be resort or seasonal condominium projects. Mobile homes will continue to provide housing for low income persons. Commercial development will occur on vacant parcels within the downtown commercial zone, in existing vacant buildings, and in the WD2 Shorelands Zone. Industrial development will likely occur on the Port property which is zoned WD1, on the site north of the Port Office, and on the dredge material disposal site (once filled) east of the Port Marina.

Mobile home and conventional single-family housing acreage is calculated at 8 units per acre because virtually all of the lots in the City are platted

at that density, generally 50' x 100'. New subdivisions will likely use lot sizes larger than 3500 square feet because of market demand. Multi-family dwellings are calculated at 12 units per acre because of development limitations such as steep slopes and wetlands. It is estimated that the City will need approximately 100 acres of land in the next 18 years for all uses.

A comparison of figures in Tables 6 & 7 indicates that the proposed City Urban Growth Boundary provides adequate vacant buildable lands to accommodate projected growth requirements, even excluding the R-O Zone, which has been removed from the urban growth boundary.

2. Amend the Public Facilities Element, page 58, as follows:

STORM DRAINAGE

As can be seen on the City's Slope and Floods Maps, Garibaldi is built on a south-facing hillside cut by several deep natural drainages. Drainage from roofs and paved areas runs in ditches alongside streets until it reaches one of these ravines, and then flows into the Bay through culverts under US 101. Flooding is sometimes caused by a combination of high rainfall and high tides, and the backing up of runoff in these ravines. An unusually high rainfall in 1982 caused flood damage on East Driftwood Street. According to local sources, the normal channel of an intermittent stream became clogged with debris from a recent clearcut upstream and exceeded its banks, removing one house from its foundation and damaging several others.

The Subdivision Ordinance requires that storm drainage systems be included in all new developments. In existing developed areas, property owners may drain into existing ditches or culverts along the streets.

Passed and adopted by the City Council this 11 day
of Oct 1982, and approved by the Mayor this 11
day of Oct, 1982.

Louis A. Home Pres. Pro Tem
Russell Curnutt, Mayor

ATTEST:

Betty Osborne, City Recorder