

CITY OF GARIBALDI
ORDINANCE NO. 240

**AN ORDINANCE AMENDING THE GARIBALDI COMPREHENSIVE
PLAN TO INCLUDE AN INVENTORY OF WATER DEPENDENT SITES
IN GARIBALDI.**

THE CITY OF GARIBALDI ORDAINS AS FOLLOWS:

Section 1. The City of Garibaldi amends its currently adopted Comprehensive Plan by adding the following to the end of the section of the Comprehensive Plan entitled "Estuary and Shoreland Policies":

"INVENTORY OF WATER DEPENDENT SITES IN GARIBALDI

Site 1. The Old Mill Marina and Resort.

It is located on the site of the old Oregon-Washington Plywood Hill. The Old Mill Marina and Resort has occupied the entire plywood mill site for over fifteen years. None of the infrastructure for shipping of logs and plywood currently exists. The property consists of 42 acres. It is zoned Water Dependent 2. Uses include: The site consists of a Marina, Restaurant, RV Park and other support facilities for users of the Marina.

The area that is Water Dependent is that area that provides support services for the Marina. It does not include the Restaurant. The tackle sales, charter and fish cleaning facilities which were closed at the time the inventory was done have been included. The inventory does include the parking lot for the Marina, which is 175 ft. X 245 ft. , and the parking south of the Restaurant building that is not required for Restaurant parking. The total water-dependent acreage at Old Mill Marina is 1.5 acres.

Site 2. The Old Coast Guard Boathouse parking and support services.

The Old Coast Guard Boathouse is located in the Bay within the Estuary Conservation Zone. The support services are in the Residential Zone and are considered water dependent. The property for the support services consists of a parking lot that is 150 feet by 90 feet. This is the area that is graveled and it is .31 acres in size.

Site 3. Port of Garibaldi Dredge Material Disposal Site.

The property is zoned Water Dependent 1 with a Dredge Material Disposal Site Overlay Zone. The area that is being used for dredge material disposal is 6.22 acres.

Site 4. *Port of Garibaldi Shipyards and Dry Dock.*

The property is zoned Water Dependent 1. The property consists of 2.6 acres.

Site 5. *Port of Garibaldi Marina Support Facilities.*

This property is zoned Water Dependent 1. It includes the boat launch ramp and parking to serve it and the dock area which houses fish processing plants and warehousing. The boat launch ramp is 100 feet by 65 feet , or 6,500 sq. ft . The market and charter area adjoining is 90 ft. X 70 ft. or 6,300 square feet. The parking lot serving the marina is 80 feet by 250 feet or 20,000 square feet. The dock with fish processing, warehousing, and markets is 250 feet by 450 feet or 112,500 square feet. There is 145,300 square feet or 3.35 acres of water dependent uses.

Site 6. *Port of Garibaldi Fish Cleaning Station.*

The property is zoned Water Dependent 1. The property measures 12 ft. X 14 ft., or .004 acres.

TOTAL LANDS DEVOTED TO WATER DEPENDENT USES:

<i>Site 1</i>	<i>1.5 acres</i>
<i>Site 2</i>	<i>.31 acres</i>
<i>Site 3</i>	<i>6.22 acres</i>
<i>Site 4</i>	<i>2.6 acres</i>
<i>Site 5</i>	<i>3.35 acres</i>
<i>Site 6</i>	<i>.004 acres</i>
<i>Total</i>	<i>13.984 acres</i>

PROPERTY ZONED FOR WATER DEPENDENT USES:

<i>Water Dependent 1</i>	<i>23.45 acres</i>
<i>Water Dependent 2</i>	<i>46.8 acres</i>
<i>Total</i>	<i>70.25 acres</i>

The Port of Garibaldi is holding a 4.8 acre site in reserve for a Cargo Handling Dock. This site is zoned Water Dependent 1.

PROPERTY THAT COULD BE DESIGNATED FOR OTHER USES:

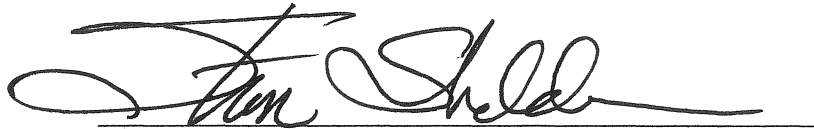
Property zoned Water Dependent 1	23.45 acres
Existing Water Dependent Uses	13.984 acres
Property held for future cargo	4.8 acres

Surplus acreage

4.666 acres

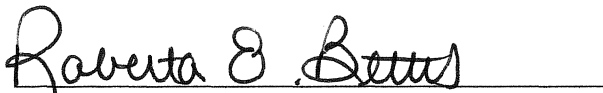
Property to be protected will remain in the Water Dependent 1 zone, except for the parking lot for the Old Coast Guard Boathouse which will remain R-1, Residential. The minimum area to be protected will be 18.784 acres."

Passed by the Common Council and approved by the Mayor, this 16th day of January, 2001.



Mayor

ATTEST:



City Recorder

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