

NOTICE OF PUBLIC HEARING | CONDITIONAL USE

Location: Meeting Hall, Garibaldi City Hall, 107 6th street, Garibaldi. OR 97118

The City of Garibaldi Planning Commission will hold a meeting on **Tuesday, August 8, 2023** at approximately 5:00 pm during their monthly meeting at Garibaldi City Hall as well as via Zoom:

- Go to zoom.us.
- Enter the meeting ID: 503 322 3327 / Required meeting password: 97118
- Optional call-in phone number: (253) 215-8782: enter meeting ID and password when prompted.

Request: The applicant is requesting an amendment / appendment to subdivision / conditional use permits for CU-2022-01 and SUB-2022-01, an 18-unit multi-family development and multi-lot single-family detached subdivision in the Medium Density Residential (R-1) and General Commercial (C-1) Zones at 501 Garibaldi Ave. (1N1022BB100).

Applicant: Coastal Housing Solutions, LLC. P.O. Box 2810. Wilsonville, OR 97070

Location: 501 E. Garibaldi Avenue, Garibaldi, OR 97118

Assessor's Map: 1N1022BB100

Zoning: C1 and R1 Criteria.

The applicable sections of the Garibaldi Municipal Code include:

- Title 17 Land Use- Chapters 17.10 (Subdivision of Land- Tentative Plan), 17.25 General Regulations and Design Standards) and 17.30 (Improvements)
- Title 18 Zoning- Chapters 18.15 (R-1 Zone), 18.25 (C-1 Zone), 18.80 (Hillside Overlay Zone), 18.90 (Access Requirements), 18.95 (Clear Vision Areas), 18.110 (Multifamily or Apartment Siting Criteria), 18.125 (Automobile Parking Standards) and 18.185 (Conditional Uses)

Anyone interested in the proposal should become involved in the land use decision-making process. You may speak for or against the proposal in person or via a representative at the hearing. Written comments may also be filed with the City of Garibaldi before the hearing. All documents, evidence and staff reports relied upon by the applicant -- including a list of applicable Garibaldi Conditional Use Review Criteria -- are available for inspection by appointment at Garibaldi City Hall at no cost, or copies are available for \$.25 per page.

The planning commission's review is to make a decision regarding the proposal. A decision to approve or deny will be based on the criteria listed in the Code. At the hearing, comments must address the applicable criteria. Any issue not raised at the hearing -- in person or by letter -- or failure to provide sufficient specificity to guide a response precludes an appeal to the Land Use Board of Appeals, based on the issue.

Reminder: City Hall visits are currently appointment-only. Be sure to schedule visits well in advance. A copy of the staff report will be available at City Hall at least seven days before the hearing for on-site review at no cost, or a copy can be obtained for \$.25/page. If you need special accommodation to participate in the hearing please notify at least city hall 24 hours before the meeting. For further information, call Garibaldi City Hall at (503) 322-3327 or write to city@garibaldi.gov. – July 12, 2023