



City Hall, PO Box 708, Garibaldi, OR 97118  
Office: (503) 322-3327 | Fax: (503) 322-3737  
City Manager email: john@ci.garibaldi.or.us

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## **PLANNING COMMISSION MEETING AND AGENDA**

**Monday, October 23, 2017 – 6:30 p.m.**

Council Chambers, Garibaldi City Hall, 107 6<sup>th</sup> Street, Garibaldi OR, 97118

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
  - A. Planning Commission Meeting and Public Hearing Minutes – July 31, 2017
- III. NEW BUSINESS
  - A. Minor Partition – Paul and Tina Dillenburg
- IV. ADJOURNMENT

-###-



## PLANNING COMMISSION MEETING AGENDA NOTES

### Monday, October 23, 2017 – 6:30 p.m.

Council Chambers, Garibaldi City Hall  
107 6<sup>th</sup> Street, Garibaldi OR, 97118

Below this section you'll find a step-by-step process for the meeting. This is just relevant to the planning commission hearing. Within this packet you'll find the application and exhibits all relevant to the application by Paul and Tina Dillenburg for a minor land partition for your approval and July meeting's minutes to be approved. Here's what's in the packet:

- Regular Planning Commission Meeting Minutes – July 31, 2017..... 1
- Minor Partition – Toby Taylor .....2

#### I. CALL TO ORDER

Commission Chair Joe Wrabek should call the meeting to order. Please note time for the record.

- II. **Approval of the Regular Planning Commission Meeting Minutes from July 31, 2017:** I would suggest a MOTION to approve the minutes with a second to the motion and asking all in favor...opposed?

- III. **Minor Land Partition – Paul and Tina Dillenburg:** The commission must approve the partition as there is nothing in the municipal code to cite for non-approval. The applicant is creating parcel 1 and 2 out of lot 4, Block 4 of the Garibaldi Heights. Staff has reviewed applicable State Laws and Rules and found the partition to be in compliance.

If a member wishes to make a motion approving the application, I would suggest a MOTION to approve the request for the Partition with a second to the motion and asking all in favor...opposed?

#### IV. ADJOURNMENT

No motion is necessary, simply adjourn and state the time for the record.

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Website: [www.ci.garibald.or.us](http://www.ci.garibald.or.us)

*The City of Garibaldi is an equal opportunity employer and provider*

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## SPECIAL PLANNING COMMISSION MINUTES

Monday, July 31, 2017- 6:30 p.m.

Council Chambers, Garibaldi Meeting Hall

### I. CALL TO ORDER

Planning Commission Chair Joe Wrabek called the Regular Planning Commission Meeting to order at 6:30 P.M. Present were Commissioners Wendy Brown, Jeff Walters, Christy Zerfing and City Engineer Blake Lettenmaier, City Manager John O'Leary, Administrative Assistant 2 Kylie Poklikuha. Roll was called.

### II. APPROVAL OF MINUTES

Minutes of the Regular Planning Commission Meeting and Public Hearing – May 22, 2017

**MOTION Made by Cm Walters to approve the May 22, 2017 Regular Planning Commission Meeting minutes as presented. Seconded by Cm Brown. AYES: Brown, Walters, Wrabek, Zerfing. NAYS: None. MOTION PASSED.**

### III. NEW BUSINESS

A. PUBLIC MEETING TO CONSIDER A REQUEST FOR APPROVAL OF THE PHASE 2 AND 3 ENGINEERING PLANS FOR THE ARBORVIEW HEIGHTS PLANNED UNIT DEVELOPMENT SUBDIVISION (CU-2017-03):

**MOTION made by Cm Zerfing to approve the request for approval of the Phase 2 and 3 engineering plans for the Arborview Heights Planned Unit Development Subdivision (CU-2017-03) with the conditions described in the Conditions of Approval section of Planner's staff report, and direct staff to prepare a Final Order for this approval to be signed by the Planning Commission Chair. Seconded by Cm Walters. AYES: Brown, Walters, Wrabek, Zerfing. NAYS: None. MOTION PASSED.**

### IV. ADJOURNMENT

Meeting adjourned by Chair Wrabek at 6:47 p.m.

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Joe Wrabek, Chair

ATTEST:

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John O'Leary, City Manager

RRATIVE

IS A DEPENDENT SURVEY OF LOT 1, BLOCK 4, GARIBALDI HEIGHTS, TILLAMOOK COUNTY PLAT RECORDS. SEE MAP C-92, TILLAMOOK COUNTY PLAT RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 1 INTO 2 PARCELS AS SHOWN ON MAP. BLOCK 4 WAS LAID OUT FROM MONUMENT USING RECORD VALUES FROM MAP C-92. A PROPORTIONALITY FACTOR OF 0.999878 WAS APPLIED TO THE DISTANCES ALONG THE NORTH LINE OF BLOCK 4. THIS IS THE SAME METHOD USED ON MAP A-7359.

MONUMENT NOTES

- FOUND 3" BRASS CAP IN CONCRETE WITH CENTERPUNCH, TOP FLUSH WITH GROUND, SEE MAP A-8097 AND F-40-237, HELD FOR INITIAL POINT L.M. ALLEY TRACTS AND BASIS OF BEARINGS.
FOUND 1/2" IRON PIPE, TOP FLUSH WITH GROUND, NOT OF RECORD, OVERTOP OF FOUND 3/4" IRON PIPE, TOP 1' BELOW, SEE MAPS A-148 AND F-40-237, HELD FOR NORTHWEST CORNER OF BLOCK 4.
FOUND 2" IRON PIPE WITH WOOD PLUG AND NAIL ON SW EDGE WOOD PLUG, TOP 1' BELOW GROUND, SEE MAP A-146, NAIL IN WOOD PLUG IS 2.88" NORTH AND 0.67" WEST OF HW CORNER BLOCK 4.
FOUND 1/2" IRON PIPE, TOP FLUSH WITH GROUND, NOT OF RECORD, OVERTOP OF FOUND 3/4" IRON PIPE, TOP 2.8' BELOW GROUND, SEE MAPS A-8097, F-40-237, A-148 AND C-92, HELD FOR SOUTHWEST CORNER BLOCK 4.

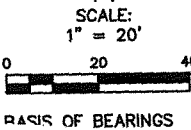
SURVEYOR'S CERTIFICATE

I, TERRY L. JONES, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1 AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 4, GARIBALDI HEIGHTS, TILLAMOOK COUNTY PLAT RECORDS. THE INITIAL POINT OF WHICH IS A 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

TERRY L. JONES

RENEWAL DATE: JUNE 30, 2016



LEGEND

- INDICATES MONUMENT FOUND AS NOTED HEREON USED FOR CONTROL.
INDICATES MONUMENT FOUND AS NOTED HEREON.
INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", AT POSITION, SEE MAP A-7559.
INDICATES RECORD VALUE FROM GARIBALDI HEIGHTS, MAP C-92.
INDICATES RECORD VALUE FROM MAP A-7559.
INDICATES MEASURED VALUE.

PARTITION PLAT 2017 -

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK > S.S.

I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - OF PARTITION PLAT NO. IN PLAT CABINET B - PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. 2017 AT O'CLOCK, AS INSTRUMENT NO.

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK > S.S.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE AND THAT THIS COPY OF PARTITION PLAT NO. IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - OF PARTITION PLAT NO. IN PLAT CABINET B - PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. 2017 AT O'CLOCK, AS INSTRUMENT NO.

TASSI O'NEIL

ACKNOWLEDGMENT

STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK > S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON , 2017 BY (TINA DILLENBURG).

(SIGN) (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES: DAY OF 20.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PAUL DILLENBURG AND TINA DILLENBURG ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS, AS SHOWN ON THE ANNEXED MAP.

APPROVALS

GARIBALDI MAYOR DATE

GARIBALDI PLANNING CHAIR DATE

APPROVED THIS DAY OF , 2017.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2016.

TILLAMOOK COUNTY TAX COLLECTOR

ACKNOWLEDGMENT

STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK > S.S.

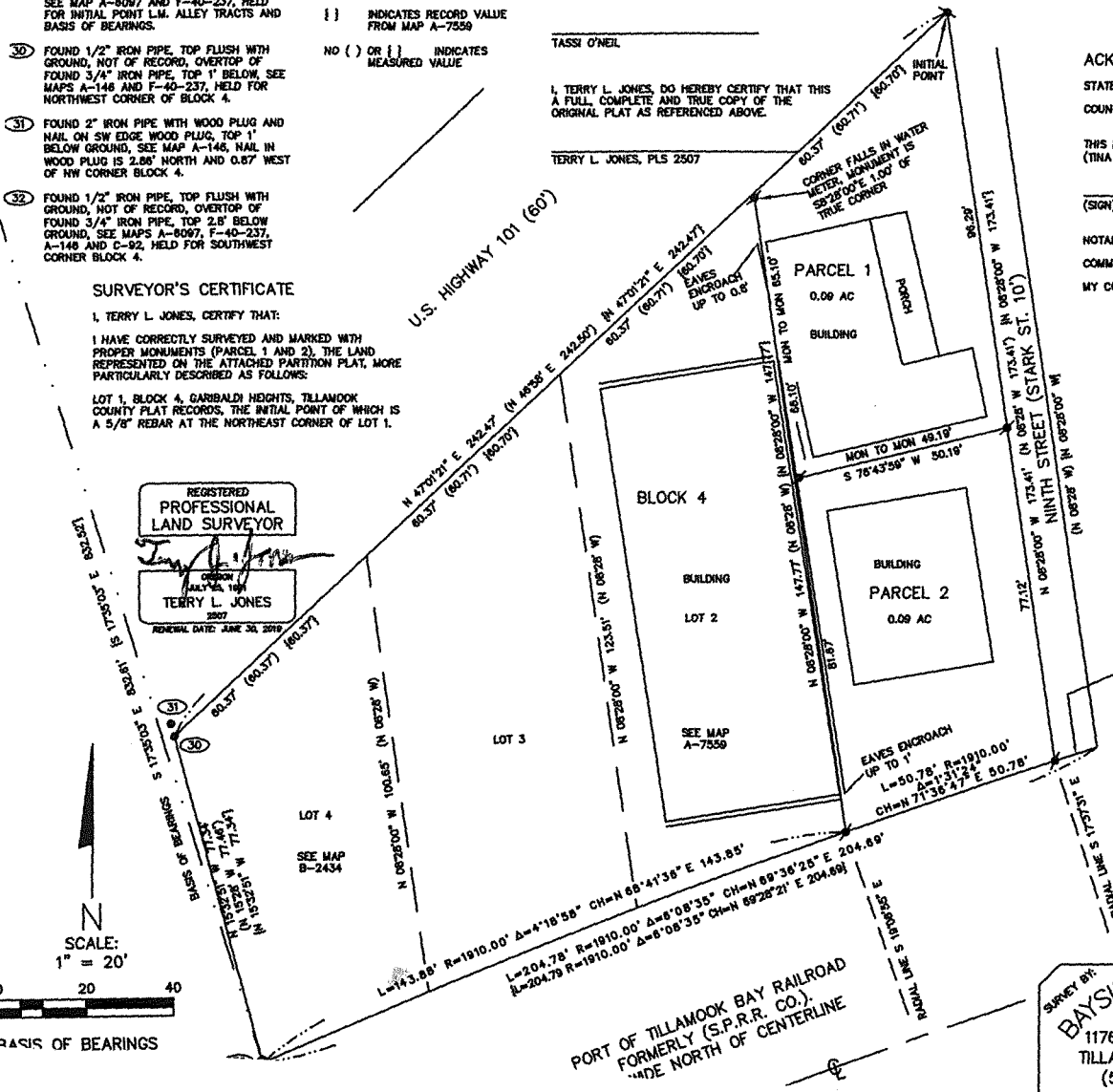
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON , 2017 BY (TINA DILLENBURG).

(SIGN) (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES: DAY OF 20.



BAYSIDE SURVEYING
11765 HWY 101 SOUTH
TILLAMOOK, OR. 97141
(503) 842-5551

PARTITION PLAT FOR: PAUL & TINA DILLENBURG
LOT 1, BLOCK 4, GARIBALDI HEIGHTS
TILLAMOOK COUNTY PLAT RECORDS
SE 1/4 NW 1/4 SEC 21, T1N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

PAR\DLNBRGPT.DWG
BLK4GH.CRS

Table with columns: EQUIPMENT, FIELD, DRAWN, CHECKED, JOB NO.