

Garibaldi City Council Regular Meeting Minutes
Monday, December 15, 2025 – 5:30 p.m.

CONVENING OF MEETING/PLEDGE OF ALLEGIANCE

The meeting of the Garibaldi City Council was called to order at 5:30 p.m. In attendance were Mayor Findling, Council Members Cheryl Gierga, Sandy Tyrer, Bud Shattuck, and Linda Bade. Staff in attendance were City Manager Jake Boone, Finance Officer Becca Harth, City Recorder Amy Cram, Public Works Superintendent Nick Theoharis, and Fire Chief Tad Pedersen. The Pledge of Allegiance was duly recited.

ITEMS TO BE ADDED TO THE AGENDA

A request was made to adjust the agenda by moving the Middle Housing Code update presentation to coincide with the public hearing on that topic.

Motion to push the Middle Housing Code update presentation to coincide with the public hearing.

- **Moved by:** Councilor Bade
- **Seconded by:** Councilor Gierga
- **Motion passed unanimously**

Motion to move the Tillamook String of Pearls enterprise zone expansion presentation to after the Urban Renewal Agency meeting

- **Moved by:** Councilor Bade
- **Seconded by:** Councilor Shattuck
- **Motion passed unanimously**

At 5:37 p.m., the council recessed into a joint meeting with the Garibaldi Urban Renewal Agency (GURA)The GURA meeting adjourned at 6:03 p.m., and the regular City Council meeting resumed.

PRESENTATIONS

Tillamook String of Pearls Enterprise Zone Expansion

Terry Cooper, director of the economic development council in Tillamook County and enterprise zone manager for the Tillamook String of Pearls, presented information about the proposed expansion.

Ms. Cooper explained that the Enterprise Zone program has existed since the 1980s and provides property tax exemptions to businesses. The program offers a three-year automatic exemption for qualifying businesses (primarily manufacturing and traded sector businesses, not retail or restaurants) that invest at least \$50,000 in new equipment or buildings. A fourth- and fifth-year exemption is possible if businesses meet certain wage requirements.

The Enterprise Zone currently covers the Port of Tillamook Bay, the cities of Tillamook, Bay City, Garibaldi, and Rockaway Beach. The proposed expansion would include Jacobson Salt's property to accommodate their planned \$2 million expansion. The expansion would also involve renaming the zone from "String of Pearls Enterprise Zone" to "Tillamook County Enterprise Zone."

Ms. Cooper requested council approval for the expansion as all sponsored cities must approve any changes to the zone. She clarified that the expansion would not affect existing tax rolls, as only new development would be exempt.

PUBLIC HEARINGS

Middle Housing Code Update

Mayor Findling opened the public hearing at 6:14 PM on Ordinance No. 335, amending the Garibaldi

Comprehensive Plan and Municipal Code to comply with state requirements regarding middle housing.

Scott Fregonese, City Planner, presented the staff report. He explained that Senate Bill 406, passed in the 2023 legislative session, required Tillamook County and all jurisdictions within it to allow a range of "middle housing" within single-family zones. The state provided funding for consultant teams to help each city update their codes, which is the work being presented.

Mr. Fregonese highlighted the key changes proposed:

For Accessory Dwelling Units (ADUs):

- Removing the requirement for an additional parking space
- Maintaining existing size requirements (33% of main dwelling or 600 sq. ft. maximum)
- Keeping existing setback standards
- Requiring owner occupancy only if used as a short-term rental

For duplexes, triplexes, quadplexes, and townhomes:

- Allowing detached duplexes
- Requiring sufficient infrastructure for triplexes and quadplexes
- Including design standards for entries, windows, garages, and driveways
- Allowing conversion of existing dwellings into multi-unit buildings
- For townhomes, allowing 20-foot minimum lot width and up to 75% lot coverage

For cottage clusters:

- Allowing 3-8 small homes sharing a common lot
- Setting maximum floor area at 1,400 sq. ft. and maximum footprint at 900 sq. ft.

Mr. Fregonese noted that the code update would only apply to R-1 and C-1 zones and would also include a streamlined middle housing land division process. He emphasized that the city is currently out of compliance with state law since the requirements went into effect in June 2025, and without adopting these changes, the city would default to the state's model code.

During public testimony, Heidi Parker expressed concerns about duplex requirements and potential impacts on water runoff from creative property configurations.

After the testimony concluded, council members expressed a desire for more time to review the proposed changes.

Motion to continue the public hearing to the January 26, 2026 meeting.

- **Moved by:** Councilor Bade
- **Seconded by:** Councilor Shattuck.
- **Motion passed unanimously**

CONSENT CALENDAR

Councilor Bade noted that the November 24, 2025 meeting minutes contained two paragraphs under the financial policy update that appeared to be added and were not part of the actual meeting discussion. City Manager Jake Boone recommended deleting these paragraphs.

Motion to approve the consent calendar with the amendments to remove the two paragraphs identified.

- **Moved by:** Councilor Bade
- **Seconded by:** Councilor Gierga
- **Motion passed unanimously**

PUBLIC COMMENTS ON AGENDA ITEMS

No public comment

NEW BUSINESS

Tillamook "String of Pearls" Enterprise Zone Expansion

Motion to adopt the attached resolution approving the Tillamook String of Pearls Enterprise Zone expansion

- **Moved by:** Councilor Tyrer
- **Seconded by:** Councilor Gierga
- **Motion passed unanimously**

Middle Housing Code

This item was continued to the January 26, 2026 meeting as part of the public hearing.

Savings Account Change

City Manager Jake Boone explained that when the city switched to First Security Bank last year, they were required to place \$15,000 in a savings account for one year as a security deposit. That period has now ended, and staff recommended converting the account to a business money market account to earn interest.

Motion to authorize staff to convert the city's current savings account at First Security Bank to a business money market account at the same institution.

- **Moved by:** Councilor Bade
- **Seconded by:** Councilor Gierga
- **Motion passed unanimously**

Newsletter Discussion

City Manager Jake Boone explained that the city previously produced a regular newsletter mailed to residents but discontinued it due to time and cost constraints. With recent staffing changes, an electronic newsletter is now feasible without adding significant costs.

The council expressed support for restarting a quarterly newsletter (spring, summer, fall, and winter) with an electronic format. Residents could sign up via the city website, and printed copies could be made available at city hall, the library, and council meetings for those without email access. Several council members suggested including content from community partners such as the Port, Railroad, Business Association, Emergency Volunteers, Fire Department, and School.

CITY MANAGER'S REPORT

City Manager Jake Boone introduced new staff members Amy Cram (City Recorder/Utility Clerk) and Tad Pedersen (Fire Chief).

He provided an update on a recent accident where a young driver crashed into a power pole near city hall, which damaged another pole and pulled the weather head off the building. The damage led to water intrusion in the volunteer apartment, which is being addressed by Serv Pro. Insurance will cover the repairs and seek reimbursement from the driver's insurance. The volunteer is temporarily staying at the Garibaldi Hotel.

City Manager Boone also mentioned that the Christmas tree in the park was donated, and Public Works had installed red and green lights on the "G" for the holiday season.

Regarding the audit, City Manager Boone indicated they were working on follow-up items with the auditor and hoped to have information on the 2022-2023 audit by the end of January. The council expressed interest in reviewing the 2021, 2022, and 2023 audits together once the latest audit is completed.

COUNCIL REPORTS AND COMMENTS

Councilor Shattuck inquired whether the city had a state-certified plumber on staff. City Manager Boone confirmed they do not and contract out for those services.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Anne Richards thanked the city for addressing road issues related to construction on her street and a neighboring property. She noted that recent heavy rains had caused muddy conditions, but the city had worked with the developers to mitigate problems and planned to permanently fix the roadway when conditions permit.

Paul Daniels, President of Oregon Coast Scenic Railroad (OCSR), raised four questions for future council

consideration: the status of audits, progress on reserve funds from increased user fees, the remaining time on the fire department levy and contingency plans, and capital improvement projects planned for 2026.

Mr. Daniels also reported on OCSR's successful season, with ridership increasing from 54,000 last year to over 65,000 this year. He noted that 59% of riders travel more than 59 miles to ride the trains. The railroad will operate its final weekend of the season this Saturday and Sunday before beginning maintenance work. He highlighted that many of the railroad operators are under 30 years old and federally certified, and that OCSR continues to add year-round positions.

Connye Corey announced an emergency preparedness class on water and sanitation scheduled for January 24, 2026, with more information to be posted on the post office bulletin board.

Gary Owen expressed concerns about safety issues related to a ditch near his property. He described various drainage problems and disputes with the city regarding culvert installation and related expenses.

EXECUTIVE SESSIONS

The council held two executive sessions:

An executive session pursuant to ORS 192.660(2)(f) to consider information or records that are exempt by law from public inspection.

Upon returning to regular session:

Motion to engage an outside consultant on option 2 and appoint Councilor Tyrer to work with said outside consultant, city attorney, and CIS on the matter was made

- **Moved by:** Councilor Gierga
- **Seconded by:** Councilor Bade
- **Motion passed unanimously**

An executive session pursuant to ORS 192.660(2)(b) to consider the dismissal or discipline of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent who does not request an open hearing.

ADJOURNMENT

Mayor Findling adjourned the meeting at 8:35 PM.

The next regular council meeting will be Monday, January 26, 2026 – 5:30 P.M.


Katie Findling, Mayor

ATTEST:


Jake Boone, City Manager