

INFORMATION MEETING - MARCH 22, 1977

Present: Council	Mayor Kerr Tony Leeds Ray Lockman
Planning Commission	Mary Jane Brimm Ralph Renn William Robinson
Parks & Recreation	Ellis Watkins, President Bruce Kent Del Oliver
Staff	Wendell Bartholomew Al R. Hooten

Discussion - 1972 - Swagg Rock Subdivision - Approved August 1973.

Concern at this time by those involved over the right of way to the beach.

This was settled at this time.

September 1974 - Request for Zone Change.

At this point in meeting discussion upon the topography arose with a concern over the steepness of the property.

Cembellin's sketches were looked at and then he was asked about the original drawings and he stated that he had presented drawings to the Planning Commission and City Building Inspector.

He explained the theory of pile driving into the soil and this would prevent erosion and soil movement.

Mayor Kerr explained that the issue was not whether it was structurally feasible to build; the issue is the change of zone.

He then explained that LCDC staff had met with he and Al Hooten and had the Coastal Goals explained. It was determined that this would be a local decision and the Commission would not be involved unless it would be appealed by a citizen or a group.

The City Zoning Ordinance was then questioned by Hutchinson and Mrs. Allen that Mr. Cembellin has not presented all the materials at this point.

Mayor Kerr explained that the City is concerned about the tax base and that this questioned project does represent a certain amount of this evaluation.

The Attorney General's Office response to the ownership situation was reported by Al Hooten.

The meeting with Brook-Ply officials was discussed with the Mayor stating his feelings were much different than Brook-Ply in that he did not feel that the people who would own this property would create any more problems for the Mill than those who will be owning the single family residences in the area.

Further discussion arose concerning the Comprehensive Plan for the City and area.

Question as to why the PUD method was not followed with all the specific criteria followed. It was stated that one needed five acres for a PUD.

Mr. Cembellin explained that he made the zone request to allow for high density residential use to be utilized only for the small area on the shorelands portion of the property.


Mr. Cembellin asked if an answer would be forthcoming soon and Mayor Kerr stated that a public hearing would be set at a later date.

Different situations were identified as being the reason that no development had occurred on the Cembellin's Subdivision up to this time;

- (a) Not sufficient water
- (b) No sewers
- (c) Question of access

The meeting was adjourned at 9:25 p.m.

Notes taken by:

  
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Al R. Hooten, City Manager

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