

MINUTES
REGULAR PLANNING COMMISSION MEETING

November 6, 1985

7:00 P.M.

I. CALL TO ORDER

Chairman Appel called the meeting to order at 7:00 P.M.

II. ROLL CALL

Commission Members Present: Chairman Leo Appel II, Vice Chairman Jim Izett, Commissioner's Earl Breuer, Lonny Draheim, Elgin Gunderson, Jean Hagen

Commission Member Absent: Mary Jane Brimm

Staff Present: City Manager Lynn Stuart, Planning Director Chuck Rhodaback, Executive Secretary Donna Van Nest

III. APPROVAL OF MINUTES

October 1, 1985 Regular Planning Commission Meeting

Commissioner Hagen made a MOTION, seconded by Commissioner Breuer, to approve the October 1, 1985 Regular Planning Commission meeting minutes; MOTION carried with 3 ayes, 0 nays and 2 abstaining.

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel reported that the school levy had passed. Chairman Appel also welcomed those attending the meeting and went over the Public Hearing Procedures to be followed by those attending. Chairman Appel stated that he was pleased with the effort each Planning Commission member was putting into the "Operation Bootstrap" program.

V. PUBLIC HEARING - VARIANCE

VAR-4-85 John and Paula Beres
Tax Lot 3901, Assessor's Parcel Map 41-13-6 CB; property is located at the extreme West end of Iris Street; request variance in a Residential Low Density Zone (R-LD) to allow required rear yard setback to be reduced from 15 feet to 11 feet for construction of proposed roof for motor home coverage.

Chairman Appel declared the public hearing open and asked for the staff report. Mr. Rhodaback briefly explained the proposed rear yard setback variance request and outlined the land use decision criteria that needed to be addressed by the Planning Commission, by reading the entire report into the record. Mr. Rhodaback also read into the Record, two letters of approval by Mr. and Mrs. Arthur Low, 127 Norwich Drive, Gulf Breeze, Florida and Mr. and

Mrs. James Elmo Williams, 956 Covsica Drive, Pacific Palisades, California; and, one letter of disapproval, Mr. and Mrs. Homer Buck, 1251 Hub Street, Brookings, Oregon. The Pastor of the Church of the Nazarene, by telephone on November 6, 1985, indicated no objections to the proposed variance. Based on preliminary review of the findings, the staff recommended to the Planning Commission that the request be approved. Chairman Appel called for questions from the Commission members. Commissioner Hagen asked the staff if the owners were parking the motor home along the West side of the house at the present time and staff said yes. Commissioner Gunderson asked staff if the issue has been addressed in the proposed Development Code and the staff stated that it was in the form of dealing with front and side yard setback requirements to accomodate Motor Homes and other Recreational type vehicles. Commissioner Gunderson asked staff if the Planning Commission could require the owner to provide screening and the staff said that the Planning Commission could require screening as a condition for approval. Vice Chairman Izett asked staff if the proposed Motor Home roof cover would be the same as a normal carport structure and the staff stated that it would be the same basic concept. There being no further questions by Commission members, Chairman Appel asked for public testimony. Mr. John Beres, 1247 Iris Street, owner of the subject property, stated that the motor home cover was needed and that the structure would be compatible with the existing house. Commissioner Gunderson asked Mr. Beres if he felt the covered structure would detract from his property value and Mr. Beres stated that he thought it would be an asset. There being no further comments or testimony, Chairman Appel closed the Public Hearing. Commissioner Breuer made a MOTION, seconded by Vice Chairman Izett, to approve the variance request; MOTION carried with 5 ayes and 1 abstaining.

VI. OTHER SCHEDULED COMMISSION ACTION

A. Adoption of Land Use Decision Findings of Fact Documents

M3-4-85 Gerald Ross

Commissioner Gunderson made a MOTION, seconded by Commissioner Hagen to approve the Findings of Fact Document M3-4-85; MOTION carried unanimously.

M1-1-85 James M. and Crystal R. Cole

Commissioner Hagen made a MOTION, seconded by Vice Chairman Izett to approve the Findings of Fact Document M1-1-85 subject to a condition; MOTION carried unanimously.

VII. ADJOURNMENT

Commissioner Hagen made a MOTION, seconded by Vice Chairman Izett to adjourn the meeting; MOTION carried unanimously.

Chairman Appel adjourned the meeting at 7:25 P.M.



Leo Appel II
Chairman

ATTEST:



Judy Pectol
Recorder