

MINUTES

REGULAR PLANNING COMMISSION MEETING

December 3, 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, Commissioners Earl Breuer, Lonny Draheim, Jean Hagen, Mary Jane Brimm

Commission Members Absent: Commissioner Elgin Gunderson

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

III. APPROVAL OF MINUTES

November 6, 1985 Regular Planning Commission Meeting

Commissioner Hagen made a MOTION, seconded by Vice Chairman Izett, to approve the November 6, 1985 Regular Planning Commission Meeting Minutes; MOTION carried unanimously.

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel welcomed those attending the meeting and went over the public hearing procedures to be followed.

V. MINOR PARTITION

M3-5-85 Wilson's Distributing Service, Inc.

Legal Description: Assessor's Parcel Map 41-13-6AC  
Number of Parcels: Two  
Land Use Classification: Commercial General (C-G)  
Comprehensive Plan Designation: Commercial  
Location: 928 Chetco Avenue  
Surveyor: B & D Surveys, Ltd.

Chairman Appel called for a report by staff. Mr. Rhodaback briefly explained the minor partition request. Staff recommended that the minor partition be approved. Vice Chairman Izett asked for clarification on the size of the road easement. Mr. Rhodaback explained that there is presently a 15 foot road easement to which they have added 10 feet to create a 25 foot road easement, which is the minimum requirement by the ordinance.

Chairman Appel opened the floor to public testimony. There being no public testimony, Chairman Appel asked for Commission discussion. Chairman Appel voiced some concern with the 25 foot easement due to the steep embankment, and how it might create a problem for vehicle access. Mr. Rhodaback pointed out the relationship between the easement and subject property and its location with Highway 101. Mr. Rhodaback stated that serious consideration should be given to dedication of public right-of-way. Mr. Rhodaback also pointed out that the Planning Commission has the option of approving the minor partition, attaching conditions.

Commissioner Breuer stated that at the point where the minor partition line meets the existing 10 feet, the slope is not so severe.

Commissioner Breuer made a MOTION, seconded by Commissioner Hagen, to approve the minor partition; MOTION carried unanimously.

#### VI. OTHER SCHEDULED COMMISSION ACTION

##### A. Curry County Comprehensive Plan Amendment, Zone Change Request Located Within the Brookings Urban Growth Boundary Area (Robert and Edna Wilcox) CP8506/Z8511

Chairman Appel pointed out that this is just advisory in nature, that the County Planning Commission has the final say. Chairman Appel called for the staff report.

Mr. Rhodaback gave a report, stating that the only information provided by the County was the public notice and vicinity map. Based on the information provided, there is no justification for considering the application. There are no findings of fact, or justifications for action on the request. The staff would recommend that the request be denied.

Chairman Appel asked for comments from the audience. Chairman Appel asked for questions from the Commission. Commissioner Breuer stated that he had no objections to the proposal, but felt the County needed to address some of the issues. Commissioner Draheim concurred with Commissioner Breuer. Chairman Appel stated that it would have been nice to have more information. Commissioner Breuer suggested that as a part of the MOTION, it be recommended that the issues be addressed, and information be provided. Mr. Rhodaback pointed out that the applicant is required to carry the burden of proof.

Commissioner Breuer made a MOTION not to support the request for the Comprehensive Plan Amendment and zone change. Commissioner Breuer then withdrew his MOTION. Commissioner Brimm made a MOTION, seconded by Vice Chairman Izett, to deny the request for the Comprehensive Plan Amendment and Zone Change; MOTION carried with 4 ayes, 1 nay and 1 abstaining.

B. Citizen Involvement Program and Resolution Recommendation

Mr. Rhodaback gave a report on the Citizen Involvement Program and the Resolution. The committee would assist the City Council in developing a Citizen Involvement Program; assist in implementing the program; and evaluate the success of the program. Commissioner Breuer stated that CIAC recognizes that for cities of our size, the Planning Commission as Citizen Involvement Committee is legal, but at the same time they would like to see more involvement than the Planning Commission itself. Commissioner Breuer would like the level of involvement to continue along the lines of the "Operation Bootstrap" program. Commissioner Brimm stated that she thought the program was a good idea. Mr. Stuart stated that staff would like to have a recommendation to take to the City Council from the Planning Commission, supporting or modifying the Resolution. Mr. Stuart added that it is the intention of this Resolution to utilize the Bootstrap committees. Commissioner Breuer made a MOTION, seconded by Commissioner Brimm, to adopt the Resolution as presented. Recommendation carried unanimously.

C. Adoption of Land Use Decision Findings of Fact Documents

VAR-4-85 John and Paula Beres

Commissioner Breuer made a MOTION, seconded by Vice Chairman Izett, to approve the findings of Fact Document for VAR-4-85; MOTION carried unanimously.

D. Election of Planning Commission Officers for 1986

Chairman Appel pointed out that included in the packet was a list of Planning Commission members and their terms.

Commissioner Breuer made a MOTION, seconded by Commissioner Draheim, to elect Leo Appel II as Chairman for 1986; MOTION carried unanimously.

Commissioner Breuer made a MOTION, seconded by Commissioner Brimm, to elect Jim Izett as Vice Chairman for 1986; MOTION carried with 5 ayes and 1 nay.

VII. ADJOURNMENT

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

Chairman Appel adjourned the meeting at 7:44 p.m.

  
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Leo Appel II, Chairman

ATTEST:

  
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Judy Pectol, Recorder/Treasurer