

M I N U T E S  
REGULAR PLANNING COMMISSION MEETING  
April 2, 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, Commissioners Jean Hagen, Mary Jane Brimm, Earl Breuer, Lonny Draheim, Elgin Gunderson, Jim Izett.

STAFF PRESENT: City Manager Lynn Stuart, Planning Director Chuck Rhodaback, Executive Secretary Donna Van Nest.

III. APPROVAL OF MINUTES

February 5, 1985 Planning Commission Meeting Minutes

There was a MOTION by Commissioner Breuer, seconded by Commissioner Izett, to approve the February 5, 1985 Regular Planning Commission Meeting Minutes. Commissioner Gunderson abstained due to not being present at the February 5, 1985 meeting. MOTION carried with five ayes, zero nays and one abstention. Commissioner Draheim arrived just after the vote.

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

A. Introduction of New and Reappointed Planning Commission Members

Chairman Appel introduced the new Planning Commission member, Elgin Gunderson. Chairman Appel read the rest of the Commission members names and terms of appointment.

B. Chairman Appel noted Commissioner Earl Breuer's appointment to the Citizen Involvement Advisory Committee, part of the Land Conservation and Development Commission structure.

C. Chairman Appel briefed the audience on the format of the meeting

V. OTHER SCHEDULED COMMISSION ACTION

A. Curry County Comprehensive Plan Amendment - Zone Change - Conditional Use Permit Request Located Within the Brookings Urban Growth Boundary - Bud and Kathy Rider

Planning Director Chuck Rhodaback gave a staff report on the issue. Mr. Rhodaback briefly explained that Curry County had the responsibility of making a land use decision, but the Brookings Planning Commission was to forward to the County Planning Commission their recommendation.

Commissioner Gunderson asked for clarification on the present zoning of the property, and the proposed zoning.

Commissioner Draheim asked if there were any objections from adjacent property owners.

City Manager Lynn Stuart pointed out that there were people in the audience representing the project, who might be able to answer any questions.

John Spicer, attorney, representing the requesting party, gave a brief description of the project.

Fred Hummel had a question on the dock and the bank and the possibility of riprap. Mr. Spicer addressed the questions. Val Perry said that from the studies they had made, there did not seem a need for riprap. The dock would be primarily used May through August; with a Guide service operating the rest of the year.

Commissioner Breuer made a MOTION to advise the Curry County Planning Commission that the Brookings Planning Commission has no objection to the zone change; Commissioner Brimm seconded the MOTION; MOTION carried unanimously.

B. Special Request by Chetco Inn for an Off-Premise Sign

Planning Director Chuck Rhodaback gave a staff report on the issue.

Bill Roberts, owner of the property in question, stated that they have applied for historical standing, but noted that it is a long process.

Commissioner Brimm wanted to know where the sign would be placed. Mr. Roberts stated that it would be on Lorings Sporting Goods store on Chetco Avenue.

Commissioner Gunderson wanted to know why a sign for tourists wouldn't be more effective outside of town on the roadway. Mr. Roberts stated that there were no permits available for outside of town, and that there were only two State permits left available for signs in the City.

Commissioner Breuer asked staff if it was possible to grant approval on a temporary basis contingent on the establishment of the historical standing.

City Manager Lynn Stuart said he believed that it was possible to grant approval for a specified period of time.

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Mr. Rhodaback discussed off-premise sign regulations and directional signs.

Chairman Appel stated that he thought we needed an amendment to our sign ordinance.

Mr. Stuart stated that in discussing the new Development Code, sign ordinances would be addressed.

Commissioner Breuer made a MOTION to grant Mr. Roberts request for the sign, stipulating that he pursue historical status for the Chetco Inn and that the sign permit be given for 12 months. Commissioner Hagen seconded the MOTION; MOTION carried with 6 ayes and 1 no.

C. U.S. Corps of Engineers Public Notice of Application for Gravel Removal Permit on Chetco River (Tidewater Contractors)

Mr. Rhodaback gave a staff report on the issue. A hearing will be required by Curry County to issue a conditional use permit.

Commissioner Brimm asked if staff was aware of any complaints in the three years that Tidewater has had the permit. There were no complaints that staff was aware of. Commissioner Breuer asked if the State stipulated given times for gravel removal because of the effect it may have on salmon. Mr. Rhodaback reported that the State does in fact address all of the environmental issues.

Commissioner Gunderson wondered if the public was allowed access to fish along that property. Staff stated that it is private property.

Commissioner Brimm made a MOTION to recommend approval. Commissioner Izett seconded the MOTION; MOTION carried unanimously.

VI. OTHER MATTERS

- A. Planning Director Chuck Rhodaback gave a status report on the proposed closure of Curry County beach areas to off-road vehicles. At this point, because of the areas that have been identified by the environmentalists, the City of Brookings is not part of it other than the entire Curry coastal area.

VII. BUSINESS FROM COMMISSION MEMBERS

A. Election of Planning Commission Vice Chairman for 1985

Commissioner Breuer nominated Commissioner Izett for Vice Chairman. Commissioner Draheim seconded the nomination. Commissioner Hagen made a MOTION to close the nominations. Commissioner Izett was elected Vice Chairman of the Planning Commission for 1985 unanimously.

B. Development Code

Chairman Appel discussed the preparation by staff of a new Development Code. Chairman Appel mentioned establishing dates for workshops. The first and third Thursday of each month will be tentatively set for workshops on specific areas of the Development Code.

VIII. ADJOURNMENT

Commissioner Brimm made a MOTION to adjourn the meeting. Commissioner Breuer seconded the MOTION; MOTION carried unanimously.

Chairman Appel adjourned the meeting at 8:00 p.m.

  
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Leo Appel II  
Chairman

ATTEST:

  
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Judy Pectol  
City Recorder