

MINUTES
REGULAR PLANNING COMMISSION MEETING

JUNE 4, 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 Mary Jane Brimm, Jean Hagen, Earl Breuer, Lonny Draheim and Elgin Gunderson.

Staff Present: Planning Director Chuck Rhodaback and Executive Secretary Donna Van Nest

III. APPROVAL OF MINUTES

May 2, 1985 Planning Commission Study Session Minutes

Commissioner Breuer made a MOTION, seconded by Commissioner Brimm, to approve the May 2, 1985 Planning Commission Study Session minutes; MOTION carried with 6 ayes and 0 nays.

May 7, 1985 Regular Planning Commission Meeting Minutes

There was a MOTION by Vice Chairman Izett, seconded by Commissioner Hagen, to approve the May 7, 1985 Regular Planning Commission Meeting; MOTION carried with 6 ayes and 0 nays.

Commissioner Draheim arrived just after the vote.

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

- A. Chairman Appel briefed the audience on the format of the meeting.
- B. Chairman Appel announced to the Commission members that Commissioner Gunderson has been appointed as the Community and Downtown Core Area Revitalization program coordinator.
- C. Chairman Appel announced to the Commission members that the Development Code study sessions have been cancelled until July, to allow staff additional time to better coordinate direction of the proposed document.

V. OTHER SCHEDULED COMMISSION ACTION

A. Adoption of Land Use Decision Findings of Fact Document.

M3-1-85 E.L. & Alice E. Ross

Commissioner Gunderson made a MOTION, seconded by Commissioner Breuer, to adopt the findings of fact document for M3-1-85; MOTION carried unanimously.

B. Senate Bill 53 - Manufactured Homes on Residential Lots.

Chairman Appel asked staff to give a status report. Mr. Rhodaback explained that the proposed Bill is presently in the House of Representatives - House, Environmental and Energy Committee, for further review. Mr. Rhodaback stated that Senate Bill 53 would require City and County Comprehensive Plans and implementing ordinances to allow the siting of manufactured houses meeting specified structural requirements and local development standards on at least some lots zoned for single family dwellings. The Bill would also require local governments to designate lots on which manufactured homes would be allowed. Due to the contents of the Bill, the staff suggested that the City express its concern in letter form and recommend to the City Council that such action be taken.

Chairman Appel indicated that he had discussed the proposed Bill with State Representative Walt Schroeder and that the Bill had been amended to add to line 17, "must meet Single Family Dwelling construction standards under the State Building Code as defined in ORS 456.750. Chairman Appel suggested that the Commission recommend to the City Council that the City forward a letter stating the City's position. Commissioner Gunderson made a MOTION, seconded by Commissioner Breuer, to recommend to the City Council that they send a letter stating that the City objects to Senate Bill 53; MOTION carried unanimously.

C. Designation of Zwagg Island as Wilderness Area by Bureau of Land Management (BLM).

Chairman Appel asked staff to give a status report. Mr. Rhodaback stated that he had contacted the BLM office in Coos Bay and they indicated that Zwagg Island had been selected for wilderness area designation. The Bureau of Land Management is hopeful that responsibility for the Island can be turned over to the Fish and Wildlife Service, such as Goat Island. Mr. Rhodaback stated that BLM would be holding a public hearing in Gold Beach on June 19, 1985. Chairman Appel indicated that he had a conversation with the Mayor about the issue and the Mayor suggested that the Planning Commission need not be involved because Zwagg Island was outside of the City's jurisdiction. Chairman Appel suggested that the Commission take no action on the issue.


Mr. Fred Hummel, 202 Alder Street, suggested that the City's involvement might generate some local interest and short term tourist interest if Zwagg Island were designated as an official wilderness area.

It was the concensus of the Planning Commission that no official action was necessary on the Zwagg Island Wilderness Area designation issue.

VI. ADJOURNMENT

There being no further business, Commissioner Gunderson made a MOTION to adjourn the meeting. Vice Chairman Izett seconded the MOTION; MOTION carried unanimously.

Chairman Appel adjourned the meeting at 7:31 p.m.



Leo Appel
Chairman

ATTEST:



Judy Pectol, Recorder