

MINUTES

REGULAR PLANNING COMMISSION MEETING

April 1, 1986

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 Jean Hagen, Lonny Draheim, Mary Jane Brimm, Earl Breuer, Elgin Gunderson

Staff Present: Planning Director Chuck Rhodaback, Executive Secretary Donna Van Nest, Engineering Technician Leo Lightle.

III. APPROVAL OF MINUTES

March 4, 1986 Regular Planning Commission Meeting

Vice Chairman Izett made a MOTION, seconded by Commissioner Hagen, to approve the March 4, 1986 Regular Planning Commission Meeting Minutes; MOTION carried with 5 ayes and 2 absentions. (ayes Draheim, Izett, Brimm, Hagen, Appel, absentions Gunderson, Breuer)

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel welcomed those attending the meeting, and went over the guidelines to be followed.

V. OTHER SCHEDULED COMMISSION ACTION

A. Acceptance of Public Right-of-Way for Fifth Street

Southcoast Lumber Company

Vice Chairman Izett declared a conflict of interest. Chairman Appel asked for the staff report.

Planning Director Chuck Rhodaback gave the staff report stating that Southcoast Lumber Company has dedicated ten

feet of public right-of-way along Fifth Street.

Commissioner Gunderson asked staff how wide that would make the street.

Mr. Rhodaback stated that the street would be a total of 50 feet.

Commissioner Brimm asked what side of the road the ten feet of right-of-way would be on.

Mr. Rhodaback stated that it would be on the East side.

Commissioner Breuer made a MOTION, seconded by Commissioner Brimm, to accept the ten feet. MOTION carried with 6 ayes and 1 absention. (ayes Gunderson, Breuer, Hagen, Appel, Brimm, Draheim, absention Izett)

B. Planning Commission Interpretation of Zoning Ordinance to allow Convenience Market in Commercial Tourist Zone.

David Hodge

Chairman Appel asked for the staff report.

Mr. Rhodaback stated that Mr. David Hodge desires to utilize an existing business to put in a convenience market and gift shop. The property is presently zoned commercial tourist. A gift shop is an allowable use in that zone, a convenience market is not. Property across the highway is zoned commercial general. The staff's review of the issue is consistent with other recommendations that have been made to the Planning Commission in that rather than take the approach of periodic implementation of the zoning ordinance, the Planning Commission take a look at making modifications to the commercial zoning districts in particular the use sections. The staff's recommendation would be that the Planning Commission direct the staff to study the feasibility of amending certain portions of those zones to allow a wider range of retail services.

Commissioner Breuer asked if the ordinance provided to the Planning Commission was the ordinance pertaining to the commercial tourist zone.

Mr. Rhodaback stated that the copies provided were for the commercial tourist zone and commercial general zone and the provision used before, having to do with allowing similar uses within a different zone.

Commissioner Breuer pointed out a section in the ordinance pertaining to food stores, and the amount of parking and building requirements.

Mr. Rhodaback stated that they were probably looking at a minimum of 5 parking spaces and a maximum of 7 spaces.

Commissioner Gunderson asked what was the purpose of the area not for parking.

Mr. Rhodaback stated that it was a grass/gravel area used for access by the previous owner. Mr. Hodge would prefer to keep the parking further to the side of the building where there is additional land area for adequate parking and access, rather than have it right in the front of the building which is the closest point to the state highway.

Commissioner Gunderson asked if Mr. Hodge was anticipating putting in a gas station.

Mr. Rhodaback stated that he was not aware of any plans to put in a gas station, but that Mr. Hodge was at the meeting and was available to answer questions.

Commissioner Gunderson asked the purpose of the commercial tourist zone, as opposed to a commercial general zone.

Mr. Rhodaback stated that normally a commercial tourist area is designated just for that purpose and there are specific commercial tourist attractions that a community wants to cluster in one area. In this City there is a strip commercial area from one end of the town to the other. Rather than have a commercial tourist zone, you should have a highway commercial oriented type service that will catch everybody that comes through the community and then a commercial classification that would allow a core commercial shopping area for the community, and then a commercial classification that would address the commercial needs on a convenience basis for your neighborhoods.

Commissioner Breuer asked if the existing shop was commercial or commercial tourist.

Mr. Rhodaback said a repair shop of that nature is usually more suited for an industrial park or a light industrial area.

Commissioner Breuer stated that with the McKay's store moving, he felt there was a need in that area for a store

of that kind, but had a concern about parking.

Commissioner Gunderson asked how much time would be involved if the Commission was to adopt the staff recommendation.

Mr. Rhodaback stated that it would take two to three months.

Commissioner Gunderson asked what other alternatives were available.

Mr. Rhodaback stated that one alternative would be to interpret the use as established by the zoning ordinance. Mr. Hodge has indicated that he wants to have two types of retail services. One of the services is an outright use within a commercial tourist zone, the souvenir shop. It could be established as a primary use and then the ordinance itself states that all permitted uses are allowed to have accessory uses.

Chairman Appel asked Mr. Hodge to come forward to answer questions. Chairman Appel asked about highway access.

Mr. Hodge said at the present time there is no curb cut, it's all open.

Dave Slaton, current owner of the subject property addressed the chair. Mr. Slaton said he's never had a state permit, but that the width of access is 106 feet.

Chairman Appel asked if any provisions have been made for RV parking.

Mr. Hodge said that they could park from the side of the highway, from the white line on the edge of the road, over to the property line, which is approximately 10-12 feet.

Vice Chairman Izett said there might be a problem because that might be designated as a bike lane.

Chairman Appel asked how much of the store is going to be used for selling groceries out of the 1,000 square feet.

Mr. Hodge said it would be about 50% or more.

Vice Chairman Izett asked if there was room to expand

behind the present building.

Mr. Hodge said there was another 32 feet back from the Southwest corner.

Commissioner Breuer asked if the apartment upstairs would stay there.

Mr. Hodge said the apartment would stay there.

Commissioner Gunderson asked what was involved with adding it as a permitted use to the commercial tourist zone.

Mr. Rhodaback said that in order to make a change within the zoning districts, you have to go through a formal hearing process to amend the ordinance which requires reports and finding documents, it's a public hearing process.

Commissioner Breuer asked if it would be ethical to grant a conditional use until such time that we could do all this.

Mr. Rhodaback stated that you cannot, based on the existing zoning ordinance, grant a conditional use permit or a variance.

Chairman Appel asked about the bike path designation and the problem it might cause with parking.

Mr. Rhodaback said he did not know the exact location of the state highway bike path. He said there is a section that runs to Harris Beach Park.

Chairman Appel asked if there had been any comments from anyone in the community with regards to this issue.

Mr. Rhodaback said there had been no comments for or against.

Chairman Appel asked for any comments.

Commissioner Breuer made a MOTION, seconded by Commissioner Brimm, to follow the staff recommendation to amend the zoning ordinance to allow a convenience market in a commercial tourist zone; MOTION carried unanimously. ( ayes Brimm, Hagen, Appel, Izett, Draheim, Gunderson, Breuer)

VI.

ADJOURNMENT

Commissioner Breuer made a MOTION, seconded by Vice

Chairman Izett, to adjourn the meeting; MOTION carried  
unanimously. (ayes, Izett, Draheim, Brimm, Appel, Hagen,  
Breuer, Gunderson)

Chairman Appel adjourned the meeting at 7:37 P.M.



---

Leo Appel II  
Chairman

ATTEST:



---

Judy Pectol  
Recorder/Treasurer