

MINUTES

**CITY COUNCIL CHAMBERS, CITY HALL
29592 ELLENSBURG AVE
GOLD BEACH OR 97444
THURSDAY, JUNE 21, 2007
SPECIAL MEETING: 12:00 NOON**

CALLED TO ORDER BY MAYOR POPOFF AT 12:00 NOON

THE PLEDGE OF ALLEGIANCE:

ROLL CALL:

	<u>PRESENT</u>	<u>ABSENT</u>
Mayor Karl Popoff	X	_____
Council Position #1 Sue Johnson	X	_____
Council Position #2 Don Flynn	X	_____
Council Position #3 Peter Peterson	X	_____
Council Position #4 Vacant	_____	_____
Council Position #5 David Alexander	X	_____
City Planner Jodi Ferrin	X	_____
County Planner David Pratt	X	_____

ORDINANCES AND RESOLUTIONS:

ORDINANCE # 610

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE

POPOFF STATED: This proposed ordinance amendment is for discussion purposes only today. Depending upon what the council decides to do, a first reading of Ordinance # 610 will be prepared for the 7/9/07 agenda reflecting the councils decision of today.

CHOICES:

1. Vote to amend the zoning ordinance pursuant to the Planning Commission's recommendation to allow RV parks ancillary to community or event centers as a **CONDITIONAL USE** in the 7-PF zone.
2. Vote to amend the zoning ordinance and allow RV parks ancillary to community or event centers as an **OUTRIGHT USE** in the 7-PF zone.
3. Do neither and the zone stays as it is.

REPORT FROM PLANNING COMMISSION: (A)

FERRIN: Explained the request from the Event Center on The Beach (Curry County Fairgrounds) involves a text amendment to the Zoning Ordinance of the City of Gold Beach regarding RV

Parks in the 7-PF Zone. The planning commission recommended the conditional use in the zone two weeks ago.

PRATT: The conditional use gives the city and planners control, whereas an outright use does not. A conditional use permit does not sunset unless it is stipulated or if the conditions are violated.

Lucie LaBonte: (Speaking as a member of the fair board) stated they want to legalize the existing use of the lower part of the fairgrounds and legally allow dry camping where it has existed for years, against city ordinance. There are two issues before the council. There are two issues before the council, one is to allow RV camping in the paved area in the upper part of the grounds, and the other is to legalize the dry camping in the lower part. The fair board is not asking for expansion of the current space in the upper part and the number of RVs allowed would be determined by the health department and planning departments. They only want to use the area as a marketing tool so that when they solicit events, they can include a few RV spots to be available during the events.

Following Discussion and Questions of LaBonte:

LaBonte: The fairgrounds could make a little money by charging for the spaces, but the best advantage would be in marketing. There would be no expansion, no sewers, just continuation of the existing 16 electrical hookups or less, depending upon how much space is available.

Richard Turner: General Manager of the fair-the fair board would like to know by fair time. They have a dog show in August which will last through the first week of September, some people would only be there on weekends.

Geri Lee: Representing Gene Pranger of Pacific Reef Hotel Resort (old Spada's and Sand 'n Sea) read a letter setting out several objections to allow camping at the fairgrounds. (B)

Ron Adams: Hunter Creek Trailer Park-expressed his opposition to the plan because there is no business plan and with changing boards, things change. The fairgrounds should be on the same footing as any other organization who comes before the planning commission or city council.

Lucie LaBonte: Assured him they were not seeking any expansion now or in the future.

Johnson: Expressed concern that any motion that is made should include verbiage that the RV spaces and camping spaces would only be used during events at the event center, not all year.

Further discussion followed:

MOTION: Alexander moved to approve "Choice # 1", A VOTE TO AMEND THE ZONING ORDINANCE, PURSUANT TO THE PLANNING COMMISSION'S RECOMMENDATION TO ALLOW RV PARKS ANCILLARY TO EVENTS HELD AT COMMUNITY OR EVENT CENTERS AS A CONDITIONAL USE IN THE 7-PF ZONE, second by Peterson. Johnson, Flynn, Peterson and Alexander voted "AYE". VOTE 4 AYES 1 VACANT

PLANNING COMMISSION REQUEST FOR DETERMINATION OF LEGAL NON-CONFORMING USE

POPOFF:->The Planner(s) will give us a brief report on this issue.

REPORT FROM PLANNING COMMISSION:

PRATT: Regarding the lower part of the fairgrounds, the City of Gold Beach's first zoning ordinances were passed in April, 1979. Any use before that time that conforms to ordinances and laws as they were then would be a nonconforming use. If the council agrees with the testimony and aerial photographs, it is apparent the property was used for camping. Any change of use (expansion, etc.) would only be allowed through the Conditional Use Process (CUP). It appears there is room for 22 sites and the area has been traditionally used as a dry camping area.

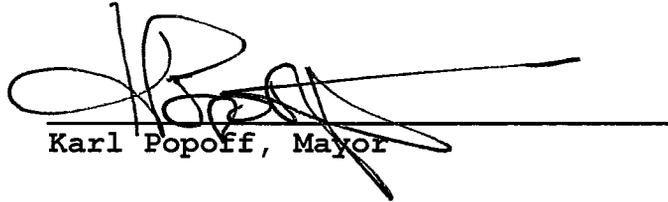
A brief discussion ensued confirming that fires and barbecues would not be allowed.

MOTION: Johnson moved to adopt the facts and findings of the planning commission regarding the legal nonconforming use of dry camping/RV parking within the Beaches and Dunes (8-CN) Conservation Zone on Assessor Map 3715-01 AC Tax Lot # 400, 29392 Ellensburg Avenue, commonly known as the Curry County Fairgrounds, second by Flynn. Johnson, Flynn, Peterson and Alexander voted "AYE". VOTE 4 AYES 1 VACANT

ADJOURNED AT 1:23 P.M.

The location of the hearing/meeting is accessible to the disabled. Advance notice is requested if special accommodations are needed. Call (541) 247-7029 so that appropriate assistance can be provided. The City of Gold Beach is an affirmative action EEOE and complies with section 504 of the rehab act of 1973. Complaints of Discrimination should be sent to: USDA, Director, Office of Civil Rights, Washington, D.C. 20250-9419

Approved by the Gold Beach City Council on July 9, 2007.



A handwritten signature in black ink, appearing to read 'Karl Popoff', is written over a solid horizontal line.

ATTEST:

Karl Popoff, Mayor



A handwritten signature in black ink, appearing to read 'Shirley Walker', is written over a solid horizontal line.

Shirley Walker, Recorder