

**CITY OF BROOKINGS
SPECIAL COMMON COUNCIL/PLANNING COMMISSION STUDY SESSION
MINUTES**

**898 Elk Drive, Brookings, OR 97415
April 7, 2003 7:00 p.m.**

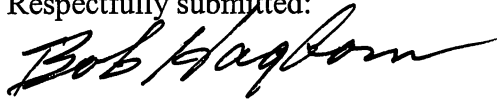
Mayor Bob Hagbom called the meeting to order at 7:05 p.m. After the Pledge of Allegiance those present introduced themselves. Attending the meeting were: Mayor Bob Hagbom, City Councilors Rick Dentino, Larry Curry, Frances Johns Kern, and Craig Mickelson; Planning Commission Chair Randy Gorman, Commissioners Bill Smith, Russ Fritz, Jim Collis, Ernest Cofrances, Bruce Nishioka; Curry County Planner Grant Young; City Staff: City Manager Leroy Blodgett, Planning Director John Bischoff, Community Development Director Leo Lightle, and Administrative Secretary Linda Barker and approximately 10 citizens. Representing Oregon States Parks and Recreation Department were Cary Sutter, Kristin Stallman, and Andrew LaTomme.

LaTomme gave a PowerPoint presentation showing the history of Harris Beach State Park. Then Stallman proceeded with a more technical presentation outlining the goals of the Masterplan process and 20-year goals for Harris Beach State Park in particular. Several questions were raised about the stated goals and process. Clarity was given over the City Ordinance for transient businesses and the need for permanent foundations on all buildings as pertaining to a proposed concession area at the lower day use area. There was discussion on an emergency exit from the Dawson Tract area.

Planning Commission Chair Gorman suggested a special meeting of the Planning Commission to take public input on this subject. State Parks Department personnel will work with City Staff to set a date for this meeting. After the special Planning Commission meeting the Commissioners will give a recommendation to the City Council who will act on the request at a regular Council meeting.

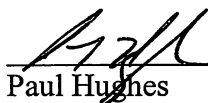
By mutual agreement the City Council/Planning Commission joint work session adjourned at 8:20 p.m.

Respectfully submitted:



Bob Hagbom
Mayor

ATTEST by City Recorder this 16 day of April, 2003.



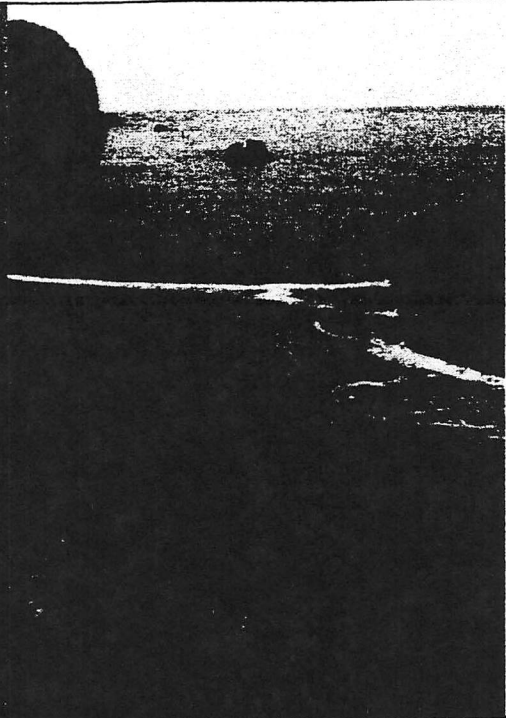
Paul Hughes
Finance Director/City Recorder



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Harris Beach
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Nature
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Harris Beach State Recreation Area Master Plan



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Oregon Parks and Recreation Department's Mission

Provide and protect outstanding
natural, scenic, cultural, historic
recreational sites for the enjoyment
and education of present and
future generations.



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What's in a name?

- Named for George Scott Harris, a native of Perth, Scotland
- Prior to coming to Curry County served in the British Army in India, Africa and New Zealand
- Arrived in San Francisco in 1860
- Involved in railroads and mining
- Obtained this area now the park in 1871
- Raised cattle and sheep on the property
- Passed his property onto his nephew, James in 1925



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Advent of the State Park

- Originally acquired by State Highway Commission in 1926 (17.58 acres)
- Early day use development were made by the Civilian Conservation Corps
- Adjoining 123-acre tract of azalea fields was purchased in 1941
- Today the park totals over 172 Acres



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“It is a park of the future, that will be fully utilized when the crowds in the recreation areas nearer the populous centers, shall have pushed farther afield, those who find greater enjoyment in the quiet isolation of a charming environment, where restful peace prevails.”

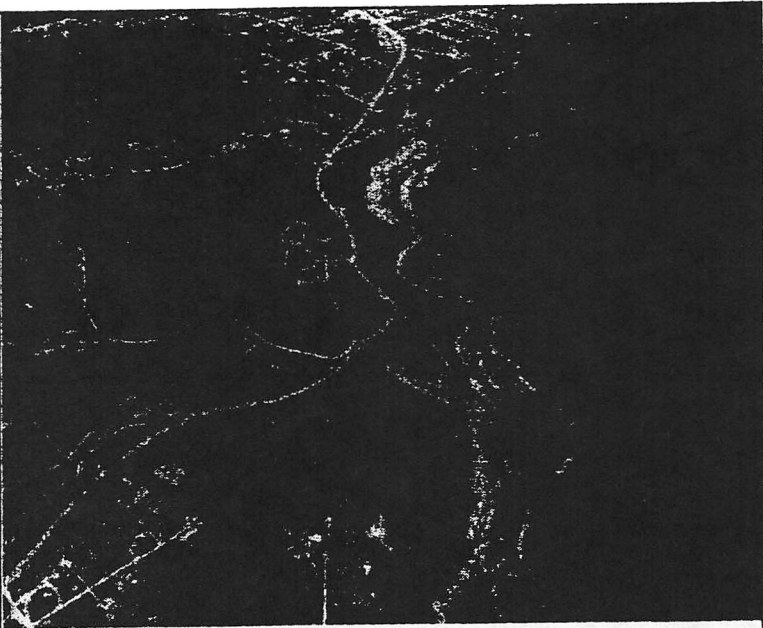
**Samuel H Boardman
1943**



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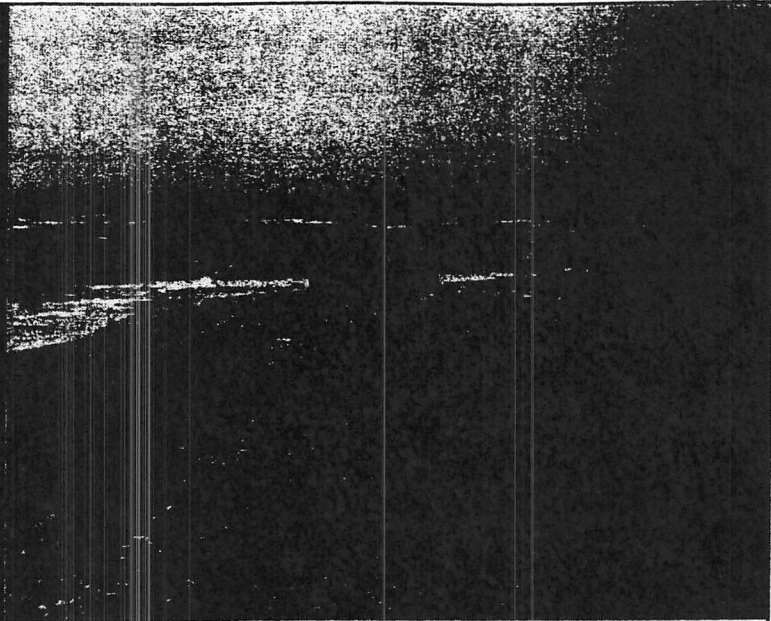
Harris Beach State Recreation Area 1957



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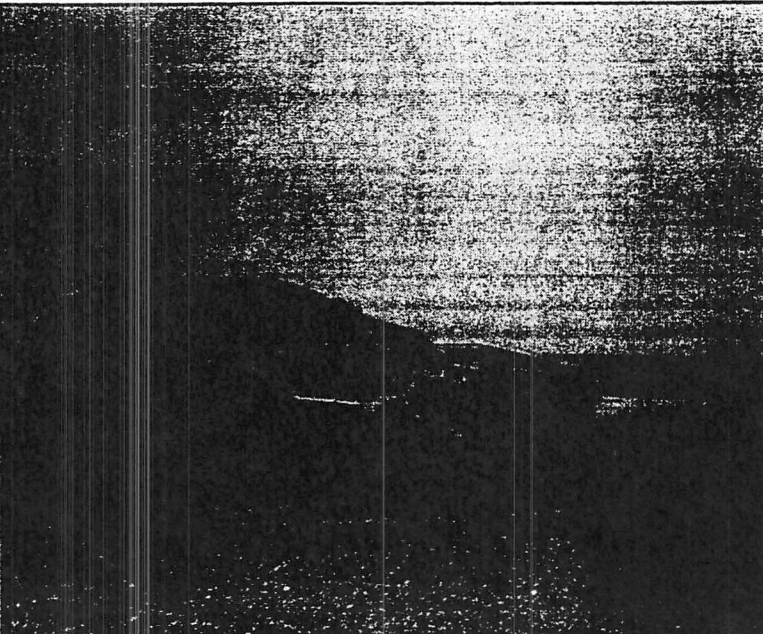
Harris Beach State Recreation Area 1957
Entrance Road



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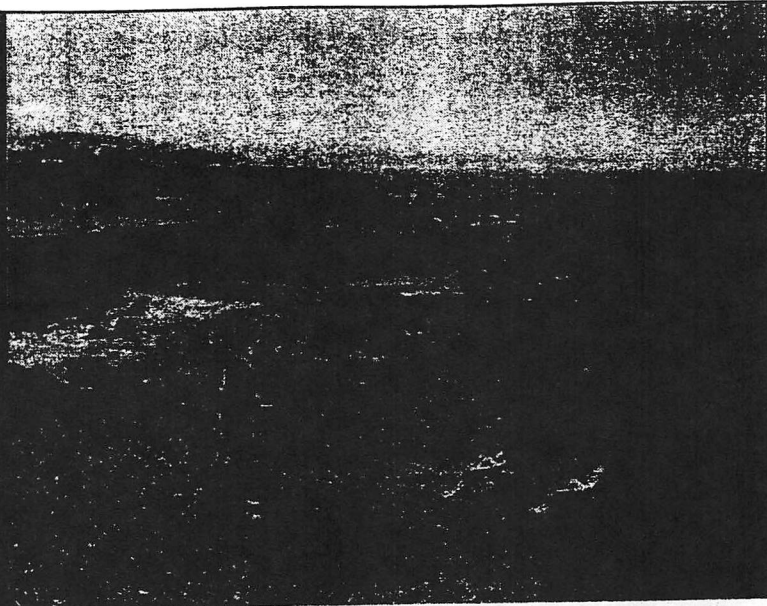
Harris Beach State Recreation Area 1957
Early Restroom in Day Use Area



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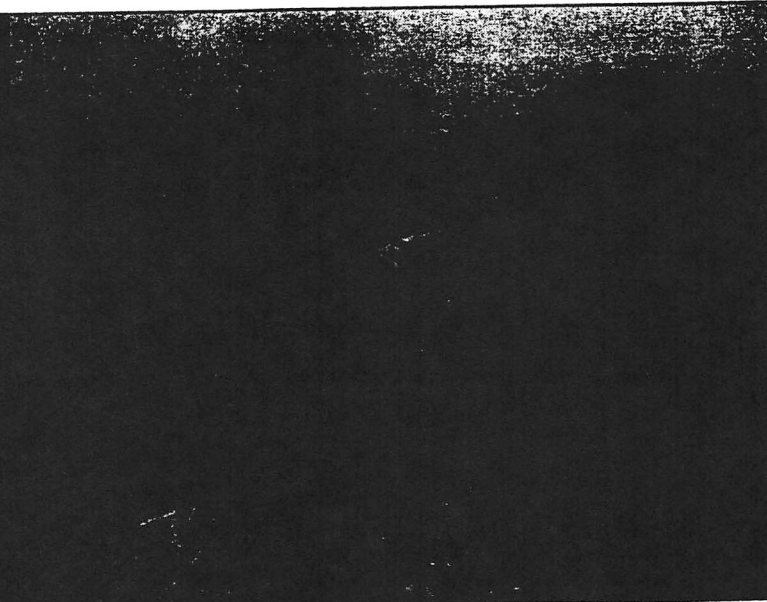
Visitors



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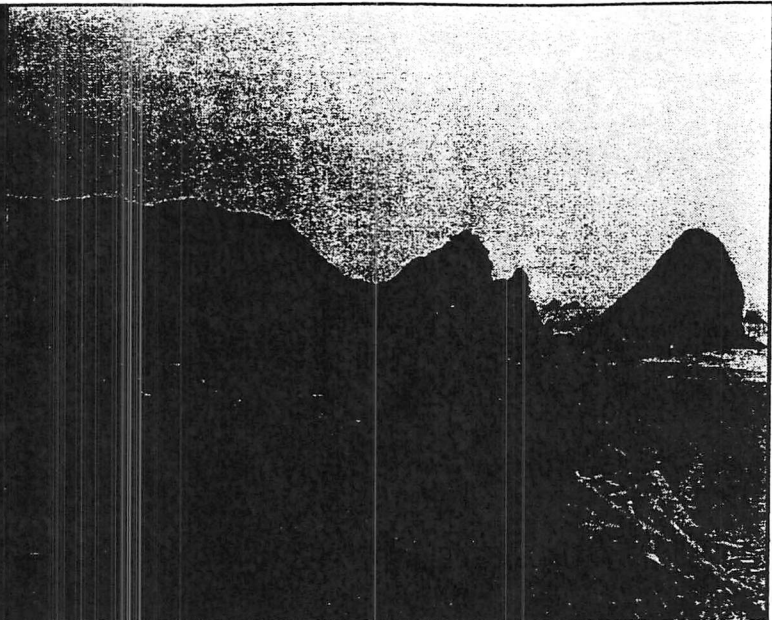
Old Highway - Current Access Road



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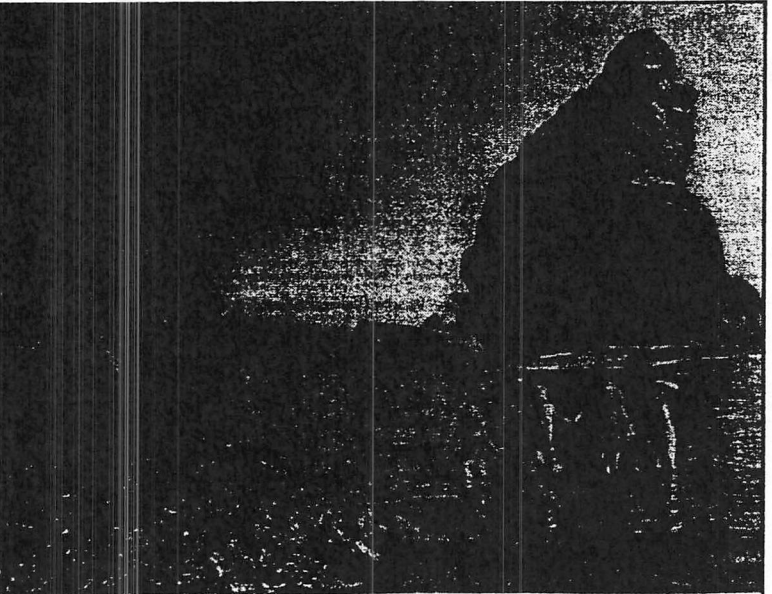
Harris Beach State Recreation Area 1957
Picnic Area



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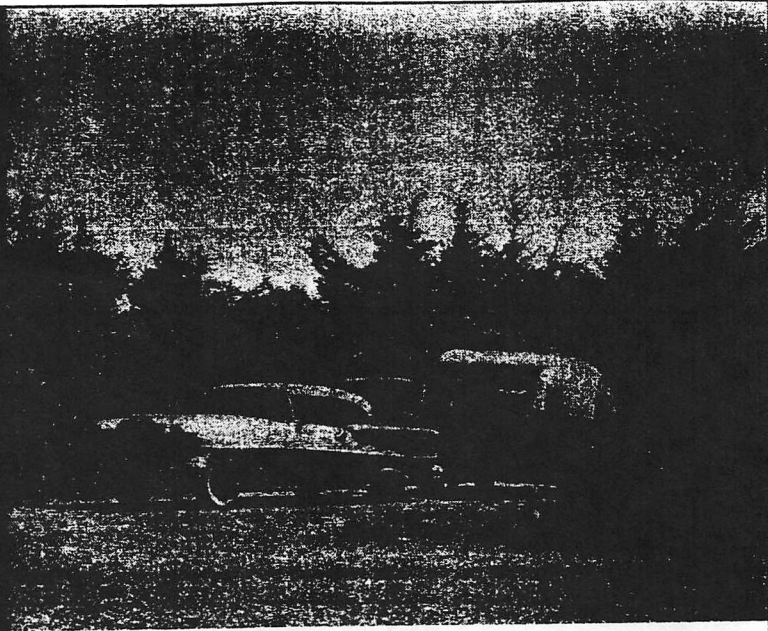
Harris Beach State Recreation Area 1957



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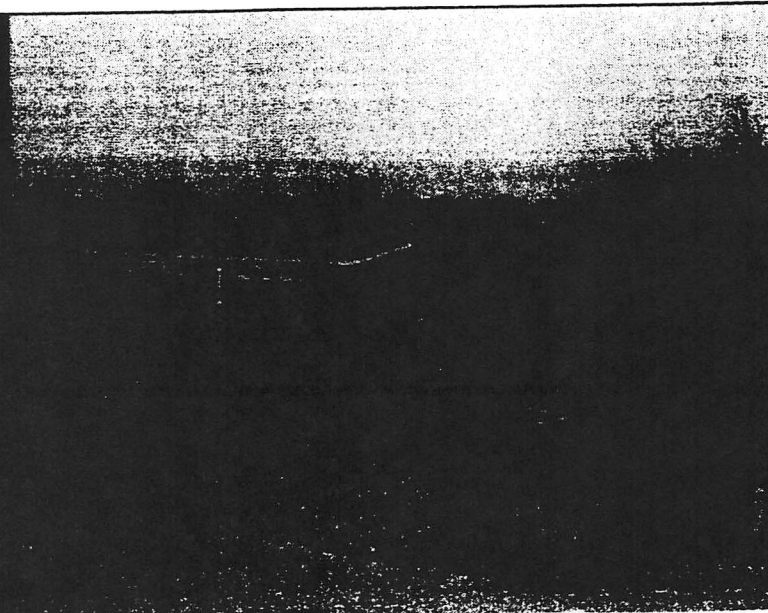
Early Campers



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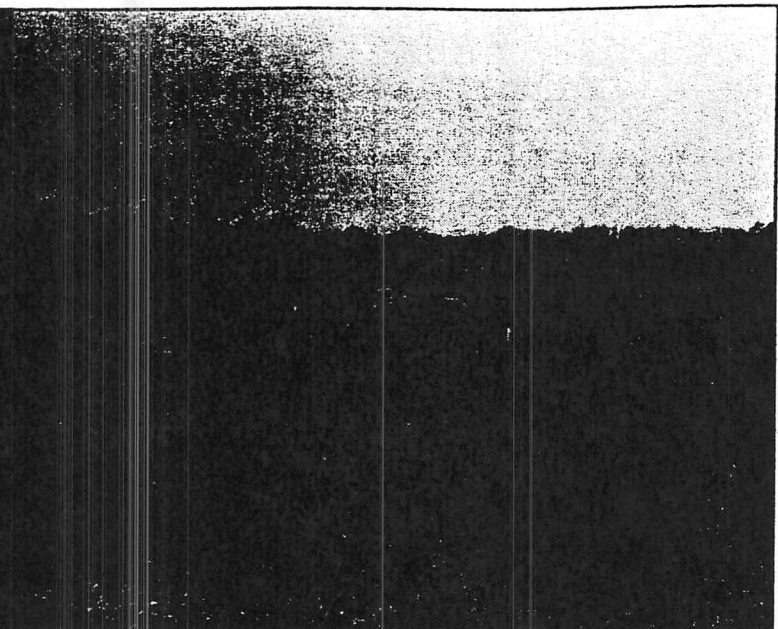
Shower Building



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Harris Beach State Recreation Area 1957
Campground



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Harris Beach Today

Campground

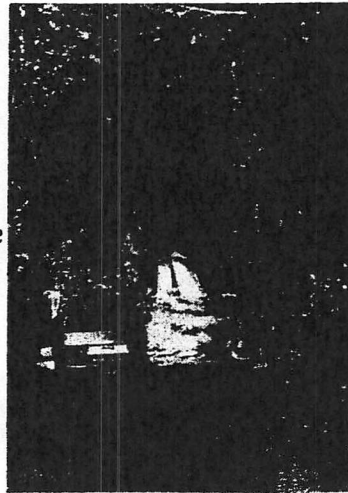
- 34 full hook ups
- 52 electrical
- 63 tent sites
- 6 yurts
- Hiker/biker camp
- Maintenance yard and office
- Caretaker's residence

Welcome Center

- Restrooms
- Picnic Tables

Day Use Area

- Parking Area
- Picnic tables
- Beach Access





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Harris Beach Today

Over 60,000 camper
nights during the
prime season in
2002

One of OPRD's most
popular coastal
destinations

One of OPRD's most
"urban" parks



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Goal of tonight's workshop:

- Review process of completing the Draft Master Plan
- Overview of the master planning adoption process- "Not your typical process"
- Discuss elements of the Draft Master Plan
- Describe OPRD's pending land use application request
- Determine appropriate next steps



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Overview of the Master Planning Process to date

- Harris beach SRA Master Plan developed as a component of the Curry County State Parks Master Plan
- Curry County State Park Master Planning commenced in 1999
- Draft Master Plan included 17 state park properties totaling over 9265 acres
- Over 20 county-wide meetings including a meeting with our neighbors along West Harris Heights Road in August 2003
- Harris Beach is the only property included in the draft master plan not under County Jurisdiction. Requires separate land use application



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OPRD Master Plan Completion





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Park Master Plan Rules:

- OAR 736 Division 18 - OPRD State Park Master Planning
- OAR 660 Division 24 - LCD Park and Local Park Planning



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OAR 736 Division 18

State Park Master Planning

- Establishes a process for the development of master plans for each state park. Including public participation and coordination with affected local governments
- OPRD must establish a master plan for each state park.
- Lists approved Master Plans



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OAR 660 Division 24

LCDC State Park and Local Park Planning

- Establishes policies and procedures for planning and zoning parks
- Defines park uses allowable on agricultural and forest land



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Two Separate But Concurrent Processes:

- Land use application:
 - What is proposed on the ground
 - The Development Concepts
- State Rule:
 - The complete master plan, comments on recreation needs, goals, issues, natural and scenic management guidelines etc....

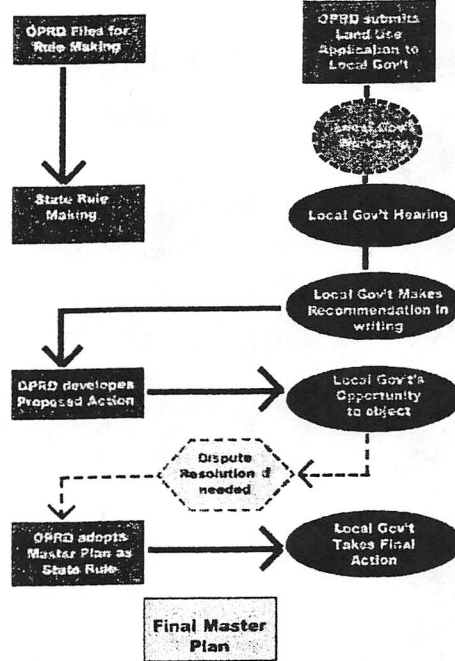


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State and Local Adoption Process



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What is a Master Plan and Why is it Needed?

- Resource and Facility Mapping
- Development Concepts
"Blueprint for the next 20 years"
- Written and illustrated document
- Good reference material
- Public forum



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Heritage Assessment

Includes Detailed Mapping

- Floodplains
- Active Dunes
- Beaches
- Shrub Topography
- Tsunami inundation
- Cultural resources

- Water Features
- Wetlands
- Wildlife
- Protected Species
- Geology/
topography



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Resource Suitability

A GIS based mapping exercise

- Level 1- Not suitable for development
 - Excellent quality plant or wildlife habitat, wetlands, cultural resources
- Level 2 – Limited development potential
 - Good quality plant and wildlife habitats. (mostly trails, roads, and utility corridors)



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Resource Suitability

A GIS based mapping exercise

- **Level 3 – Moderate Development Potential**
 - Plant and wildlife communities have moderate disturbance, Forests in poor or moderate condition
- **Level 4 – Suitable for intensive development**
 - Plant and wildlife habitats in poor condition, Unvegetated or existing development



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Recreation Needs Assessment

- State Comprehensive Outdoor Recreation Plan (SCORP)
- Statewide Questionnaires
- OPRD Manager Information
- Review of Existing Recreation Opportunities



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Harris Beach Issues

- Improve or relocate group camp
- Improve camper registration Area
- Maintenance yard is located in the middle of the campground
- Some did not want to see the Welcome Center move
- Safe pedestrian crossing
- Many did not like the idea of providing sales or store within the park unless run by volunteers or local business group
- Expand beach access parking
- Open up views along entrance road
- Yurts and Cabins – some people did not support
- Lilly management needed
- Concern for impacts to the neighboring wetlands due to development north of the Welcome Center



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The Importance of Design Concept Drawings

- Shows proposed uses
- Shows maximum size
- Shows general location
- Shows relationships between uses



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Design Parameters

- Avoiding conflicts with existing park uses and facilities
- Providing good access and circulation for vehicular and non-motorized travel within the park
- Placing facilities, roads, and trails in a manner which is understandable by the public to help them find facilities they are interested in
- Avoid significant impacts to important natural or cultural resources in or adjacent to the park
- Present an appearance that is harmonious to the setting of the park and the region and the state



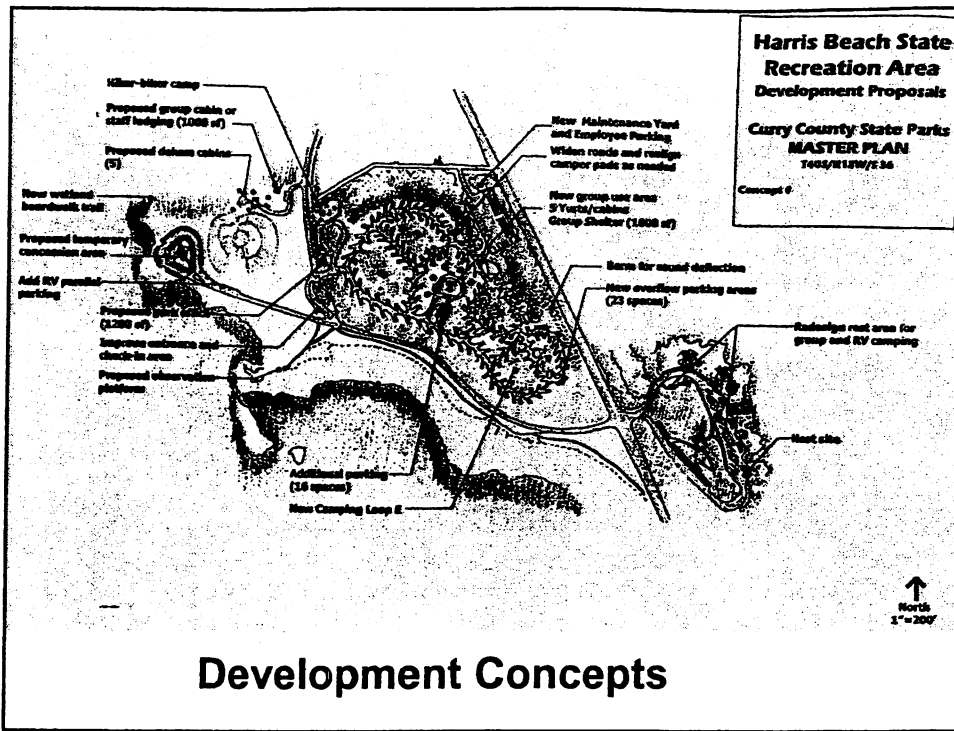
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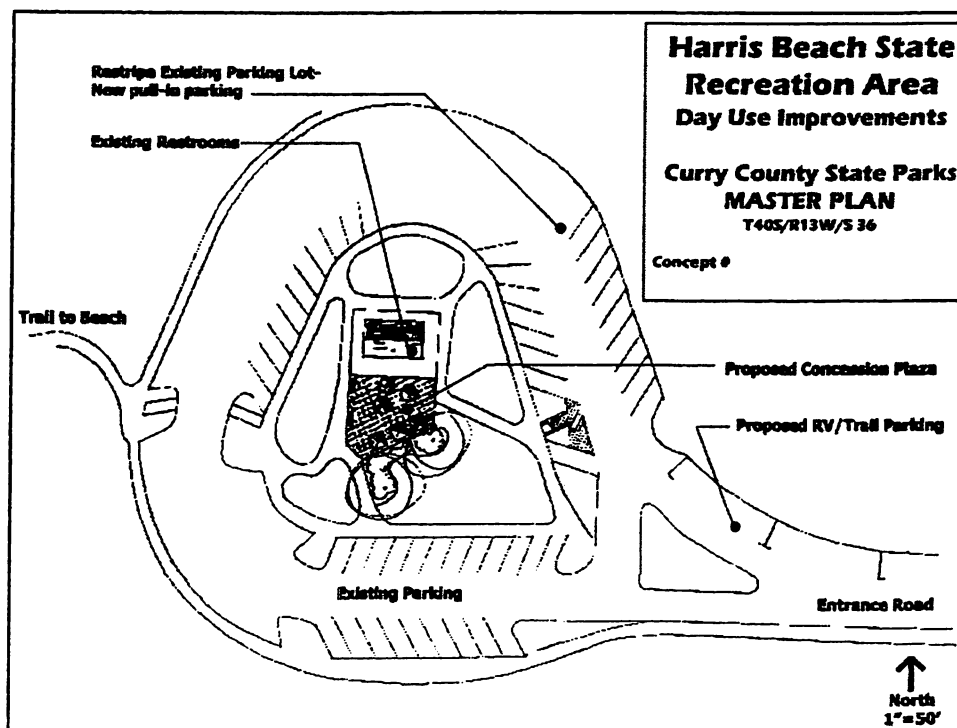
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Design Parameters Cont.

- Providing choices for park visitors who may have different desires for park amenities and settings
- Avoiding or mitigating conflicts with local services or adjacent uses
- Avoiding or mitigating conflicts on the park by adjacent uses
- Achieving compliance with regulatory requirements including the state land use goals, local comprehensive plans, building codes, resource laws, etc....
- Providing opportunities for access by visitors with disabilities or different economic backgrounds



Development Concepts

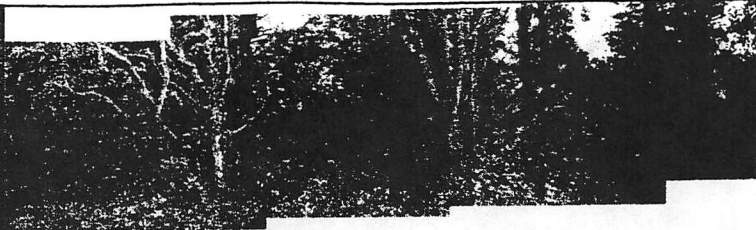




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Proposed Maintenance Yard Area



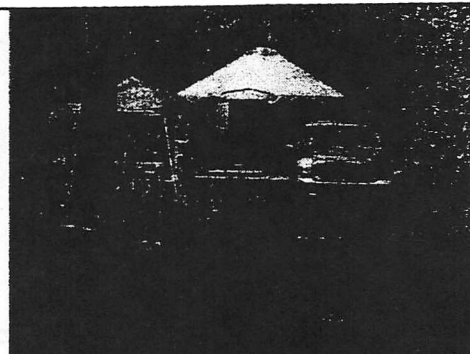
Proposed Cabin Site



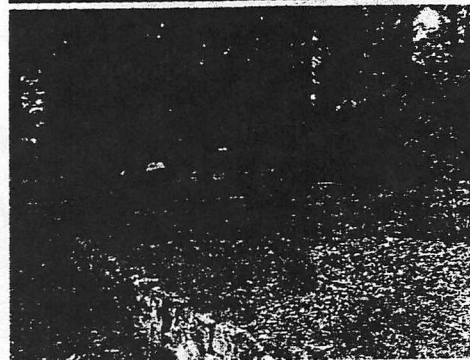
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Yurts



Campsite



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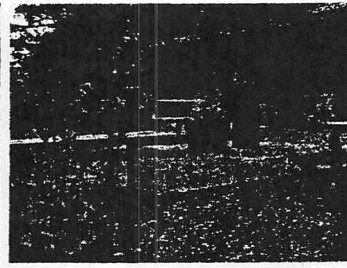
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Day Use Area



Registration Booth



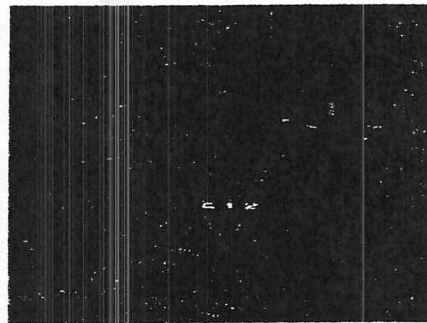
Welcome Center



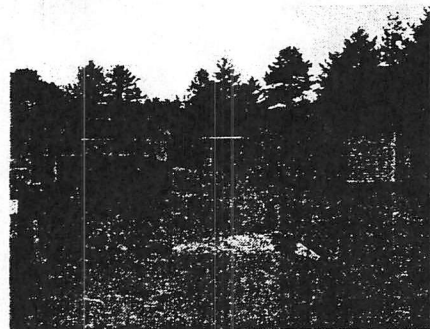
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Hazard Tree Removal



Shop Yard



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Summary of Traffic Impact Study

- V/C ratio and levels of service calculations, Hwy 101 intersection will fail in 2017 with or without the project
- “With Project” traffic volumes will be lower than existing traffic volumes
- Redevelopment of Welcome Center will mitigate condition by generating less traffic



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Land Use Application Request

Text Amendment:

Post Acknowledgement Plan
Amendment to the Goal 8 element of
the Brooking Comprehensive Plan and
the P/OS zoning designation



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Goal 8 Recreational Needs Comp Plan Proposed Text Amendment

3. The City of Brookings adopts the Curry County State Parks Master Plan as it applies to Harris Beach State Recreation Area, to serve as a guide to future use and development of the park. The master plan provides for both protection and public enjoyment of the state park resources and provides for the most appropriate recreation related uses for the park based on resource opportunities and constraints, public recreation needs and the Oregon Parks and Recreation Department's role as a public recreation provider.

Through this process, the development proposals outlined in the Curry County State Parks Master Plan shall be allowed as outright use subject to the development review procedures specified in the adopted master plan and applicable county standards.



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Public/Open Space Zoning Designation – Proposed Amendment

40.020 Permitted Uses. The following uses are permitted:

- A. Publicly owned parks and/or recreation facilities, including recreational parks, swimming pools, tennis courts, playgrounds and picnic areas. Park uses and facilities consistent with a park master plan adopted pursuant OAR 660 Division 34. The master planned uses must comply with the design standards in the master plan and with other applicable standards contained in the ordinance.

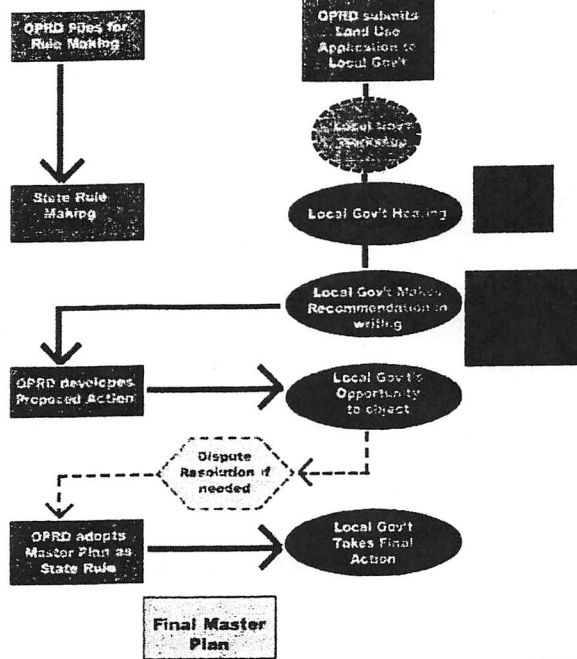


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State and Local Adoption Process



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