

MINUTES

JOINT MEETING OF PLANNING COMMISSION AND CITY COUNCIL

DRAFT LAND DEVELOPMENT CODE PUBLIC HEARING

AUGUST 3, 1988
7:00 P.M.

The first public hearing conducted by the Planning Commission and City Council on the draft Land Development Code was called to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members, Council members and staff in attendance.

Councilors

Bob Kerr, Mayor
Gil Baty, Vice Mayor
Doug Peterson

Commissioners

Leo Appel II, Chair.
Ted Freeman, Jr., V-Chair
Doug Nidiffer
Jean Hagen
Mary Jane Brimm
Earl Breuer
Lonny Draheim

Staff

Roy G. Rainey, City Manager
Richard A. Ullian, Planning Director
Nancy Corrigan, Secretary

Councilors Ray Nidiffer and Kathy Hoselton were absent.

INTRODUCTION

Commission Chairman Appel and Mayor Kerr opened the meeting with introductory comments regarding the origins and purpose of the draft Land Development Code.

The Planning Director presented a brief statement indicating that the draft Code represented the culmination of an enormous undertaking and effort by the Citizens Advisory Committee (CAC) which commenced in November 1986. Seventeen meetings were held to review and comment on draft segments of the code from which consensus was formulated by members of the CAC. The five major segments of the code are as follows:

1. Zoning classifications and standards for each.
2. Provisions applying to special uses and development alternatives.
 - (a) Home occupations
 - (b) Dwelling groups
 - (c) Rearlot developments
3. Special review processes and procedures
 - (a) Off-street parking
 - (b) Solar access
 - (c) Hazardous building site protection
 - (d) Sign regulations
 - (e) Site plan approval
 - (f) Architectural review approval
 - (g) Planned unit development approval
 - (h) Nonconforming uses
 - (i) Variances
 - (j) Conditional use permits
 - (k) Amendments
 - (l) Vacations
 - (m) Annexations
 - (n) Development permits
4. Public facilities improvement standards & criteria
5. Land divisions

PUBLIC HEARING

The following persons spoke offering comments, expressing concerns and/or asking questions:

1. Christina Bozzone, 734 First Street, Brookings
 - (a) R-2 zone density allowances
 - (b) Bad meeting night due to conflict with other important meetings scheduled
 - (c) Conditional uses in residential zones
 - (d) Building development increases - need for building moratorium

2. Fred Hummel, 202 Alder, Brookings
 - (a) Listed and commended CAC members participation in preparation and review process.
 - (b) Suggested numbering pages of draft
 - (c) MA zone inconsistency
 - (d) Section 152.020, E., Mailing list master sheets should be changed to be provided by city staff (and not applicant)
 - (e) Propane tank locations re: distances from adjoining property
 - (f) Section 144.040: Findings should include and address conflicting evidence and why decision making body arrives at a decision on an issue
 - (g) Duplex parking re: frontyard setback area

3. Nancy Brendlinger, 925 Marina Heights Road, Brookings
 - (a) Wording in certain sections should be changed
 - (b) Remodeling should be exempt from development permit requirements
 - (c) Concerns on "parent parcel" definition
 - (d) Define "Developer"
 - (e) Desision of Planning Commission, appeal from Site Plan Committee - should not be final but appealable to City Council

4. John Zia, 97848 Titus Lane, Brookings
 - (a) "Haven't read it in detail, but don't agree with a lot of things in it."
 - (b) Blind spots
 - (c) Encouraging things we don't really want
 - (d) Density in multi-family residential areas
 - (5) Marine activity zone

5. Frank Cembellin, 17503 Highway 101, Brookings
 - (a) Need more than 30' (height) for R-3 zone
 - (b) Oregon Specialty Code - definition of basement

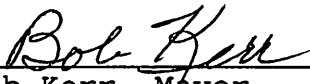
6. Richard Barton, 515 Pine, Brookings
 - (a) Responds to question of how builders can deal with proposed height requirements
 - (b) Rear lot development questions

The next public hearing meeting on the draft Land Development Code was tentatively set for September 7, 1988.

There being no further business before the joint meeting of the Planning Commission and City Council, the meeting was adjourned at 9:30 p.m.


Respectfully submitted,

BROOKINGS CITY COUNCIL



Bob Kerr, Mayor

BROOKINGS PLANNING COMMISSION



Leo Appel II, Chairman

MINUTES
SPECIAL BROOKINGS COMMON COUNCIL MEETING
August 1, 1988
2:00 P.M.

The City Council of the City of Brookings, Curry County, Oregon, convened the Council Meeting of August 1, 1988, at 2:00 p.m., in the council chambers of Brookings City Hall.

I. CALL TO ORDER - Mayor Kerr convened the meeting at 2:07 p.m.

II. ROLL CALL

Council Present: Mayor Bob Kerr, Councilors Ray Nidiffer, Kathy Hoselton, Doug Peterson

Council Absent: Vice Mayor Gil Batty

Staff Present: City Manager Roy Rainey, Executive Secretary Donna Van Nest

Media Present: Marge Barrett, KURY

III. RESOLUTION NO. 434 - A resolution to assure economic stability and promote the general health and welfare of the people and of the Klamath River chinook salmon populations.

Executive Secretary Donna Van Nest read Resolution No. 434 into the record.

Following discussion, Councilor Hoselton moved for adoption of Resolution No. 434, which motion was duly seconded by Councilor Nidiffer. A vote was taken with the following results:

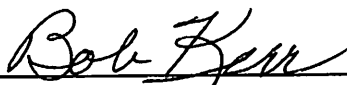
Ayes: Councilors Nidiffer, Peterson, Hoselton

Nays: None

Mayor Kerr declared Resolution No. 434 adopted.

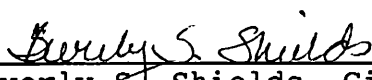
IV. ADJOURNMENT

There being no further business, Mayor Kerr adjourned the meeting at 2:25 p.m.



Bob Kerr, Mayor

ATTEST:



Beverly S. Shields, City Recorder