

MINUTES

JOINT MEETING OF PLANNING COMMISSION AND CITY COUNCIL

DRAFT LAND DEVELOPMENT CODE PUBLIC HEARING

SEPTEMBER 7, 1988  
7:00 P.M.

The second 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 Batty, Vice Mayor  
Doug Peterson  
Kathy Hoselton

**Commissioners**

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

**Staff**

Richard A. Ullian, Planning Director  
Nancy Corrigan, Secretary

Councilor Ray Nidiffer and Planning Commissioners Earl Breuer and Jean Hagen were absent.

## INTRODUCTION

Planning Director Richard Ullian presented the map exhibit pertaining to redesignating properties throughout the city from the existing zoning classifications to equivalent proposed new classifications. In addition, areas were identified which were proposed to be rezoned from a higher density to a lower density based upon existing land use characteristics of the neighborhoods involved.

It was indicated that all such property owners involved in the rezoning proposal in the Myrtle Street, Pine Street, Fir Street, Redwood Street and Azalea Park Road neighborhood had been sent a notice of the public hearing which included a map exhibit.

It was also presented that several business people and city staff met to discuss the draft segment dealing with signs and the business representatives had prepared an alternative proposal that would be presented by a spokesman.

## PUBLIC HEARING

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

1. Richard Barton, 515 Pine, Brookings
  - (a) Concerned that with population growth, won't be enough vacant lots available zoned for multiple-family dwellings.
  - (b) Questions utility of solar access regulations in Brookings.
2. Mike Frazier, District Ranger, Chetco Ranger District, 555 Fifth Street, Brookings
  - (a) No current plans for use of lots proposed for rezoning.
  - (b) Concerned that in future may need multiple dwellings for employees.
  - (c) Rezoning to single family of lots owned by Forest Service would adversely affect potential use.

3. Phyllis Cottingham, 1307 English Court, Brookings

- (a) Questioned whether this was a public hearing and property owners notified that would be affected by rezoning.

Planning Director Richard Ullian then introduced the sign segment of the draft code and indicated a spokesman for certain businesses would present an alternative proposal.

1. Ken Trautman, First Interstate Bank, Brookings, presented alternative for sign regulations pertaining to:

- (a) Size or allowable area (making almost all signs in commercial/industrial zones conforming).
- (b) Abandonment and termination of non-conforming signs changes. (from 30 days to 90 days and 10-year amortization respectively)
- (c) Change proposed for professional office/ multiple family complexes' signs (10 square feet to 20 square feet and 4 ft. height to 5 ft. height)
- (d) Exempt sign changes.

2. Mahesh Amin, Spindrift Motel, Brookings

- (a) Objects to limitation of only one freestanding sign for each business as proposed in draft and merchants' redraft.
- (b) Does not want to have to remove one of his two freestanding signs.

3. Phyllis Cottingham, 1307 English Court, Brookings

- (a) Objects to use of florescent lighting.
- (b) Likes the lighting outlining the Central Building.

4. Sara Laurence, Winchuck River Road, Brookings

- (a) Wants off-premise signs to be allowed.
- (b) Need to direct traffic from Chetco Avenue to businesses along Spruce, Hemlock and Railroad.

Planning Director Richard Ullian presented general comments as related to solar access regulations as proposed in draft code.

5. Mary Schamehorn, Bandon
  - (a) Offered comments on Bandon's experience with solar access ordinance regulations.
  - (b) General comments on requirements for infrastructure improvements and LIDs, against development permit requirements for building permits.
6. Fred Hummel, 202 Alder Street, Brookings
  - (a) Question regarding development permit procedure as relates to building permits.
7. Nancy Brendlinger, 925 Marina Heights Road, Brookings
  - (a) Development permit process - concerns on remodeling being subject to same.
  - (b) Why necessary to sign deferred improvement agreements.
  - (c) Concerns relative to architectural commission appoints. Should be appointed by Mayor and ratified by Council.
  - (d) Concerned about discretionary authority of architectural commission.
  - (e) Appeals process - feels 5 days too short of period to file.
  - (f) Rear lot development questions relative to not allowing same if capable of being subdivided with adjoining parcel.
  - (g) Questions regarding satellite receiving dishes.
  - (h) Questions whether a fee should be required to file an appeal.
  - (i) Concerns that wading pool construction would require a development permit approval.

9. Councilman Doug Peterson made a motion to incorporate language of Ordinance No. 427 into the Land Development Code, exempting remodeling of buildings from the requirements of development permit process.
10. John Faust, representing George Lee of Cave Junction, remodeling building at southeast corner of Cottage and Pacific Avenue.
  - (a) Question regarding improvement requirements.
11. Shirley Beaman, Evergreen Savings and Loan, Brookings
  - (a) Pleased with the sign segment redraft specifically allowing time and temperature signs.
  - (b) Bothered that lot sizes would be lowered.
  - (c) Objects to rezoning area along north side Chetco Avenue from Rubio's to Easy Street from CG (Commercial General) to C-4 (Tourist Commercial).
  - (d) Floor covering business would become non-conforming.
  - (e) Feels zoning of area should be left as is.

The next public hearing meeting on the draft Land Development Code was tentatively set for October 5, 1988.

There being no further business before the joint meeting of the Planning Commission and City Council, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

BROOKINGS CITY COUNCIL

  
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Bob Kerr, Mayor

BROOKINGS PLANNING COMMISSION

  
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Leo Appel II, Chairman

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