

agenda
City of Brookings
Common Council Meeting
City Hall Council Chambers
898 Elk Drive
Brookings, OR 97415 - 7:00 PM
March 8, 1999



Can ya b'lieve
our pot'a'gold



THE CITY OF BROOKINGS

agenda

CITY OF BROOKINGS
COMMON COUNCIL MEETING
Brookings City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
March 8, 1999
7:00 p.m.

I. CALL TO ORDER (cream)

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. CEREMONIES/APPOINTMENTS/ANNOUNCEMENTS (blue)

- A. Police Department - Soroptimist International Award to Officer Barbara Palicki
- B. Fire Department - Brookings Firefighters Appreciation Week Proclamation

V. PUBLIC HEARING (purple)

- A. VAC-1-99, Application to vacate a segment of Center St., specifically the section extending west from the easterly boundary of Tax Lot 500, for a distance of approximately 1,000 feet to a point where the extension of Wharf St. connects with Center St.
 - 1. Final Order of File No. VAC-1-99
- B. LDC-1-99, Application for zone change from the existing R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential) to the SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) on 71 acres located in the northeast corner of the City limits
 - 1. Final Order of File No. LDC-1-99

VI. SCHEDULED PUBLIC APPEARANCES

VII. ORAL REQUESTS AND COMMUNICATIONS FROM THE AUDIENCE

- A. Committee and Liaison reports
 - 1. Chamber of Commerce

2. Businesses for a Better Brookings
 3. Parks & Recreation Commission
 4. Planning Commission
 5. Council Liaisons
- B. *Unscheduled*

VIII. STAFF REPORTS

IX. CONSENT CALENDAR

- A. Approval of Council Meeting Minutes (yellow)
 1. Minutes of February 22, 1999, Regular Council Meeting
 2. Minutes of March 1, 1999, Special Council Meeting
- B. Approval of Commission/Committee Minutes (green)
 1. Minutes of February 2, 1999, Regular Planning Commission Meeting
- C. Approval of Vouchers (\$167,138.68) (white)
- D. Acceptance of grant from Transportation Growth management Program (\$20,138) (green)

(end Consent Calendar)

X. ORDINANCES/RESOLUTIONS/FINAL ORDERS (salmon)

- A. Ordinances
 1. Approval of Ordinance No. 99-O-530, for change of zone, City initiated
- B. Resolutions
 1. Approval of Resolution No. 99-R-651 - Authorizing extension of Bud Cross Park lease agreement and authorizing negotiations

XI. REMARKS FROM MAYOR AND COUNCILORS

- A. Mayor
- B. Council

XII. ADJOURNMENT

MARCH 1999

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<u>9:00am CC-VIPS</u> <u>12:00pm CC-Specl Council Mtg</u> <u>1:45pm CC-Bid Opng Dawson WWtr Pmp#1 Remodel</u>	<u>7:00pm CC-Planning Commission regular meeting</u>	<u>12:00pm CC-Community Agencies mtg</u> <u>7:00pm FH-Reserves</u>	<u>8:15am FH-CDD Staff mtg</u> <u>9:00am CC-Crime Stoppers</u>		
	<u>10:00am CC-EventsPlnng/BPalicki</u> <u>7:00pm CC-Council Mtg</u>	<u>12:00pm CC-Elections Office Ballot Box</u>	<u>2:30pm FH-Safety Com.Mtg</u>	<u>8:15am CC-CDD Staff mtg</u> <u>4:00pm CC-HOPE Mtg</u> <u>7:00pm CC-Joint PC/CC Mtg</u>		
	<u>9:00am CC-VIPS</u> <u>12:00pm</u> <u>2:00pm CC- Muni Court</u>	<u>10:00am CC=Senior Action Team/B.Palicki</u>		<u>8:15am CC-CDD Staff mtg</u> <u>7:00pm PROUD Mtg@Library</u> <u>6:30pm CC-Seatbelt Class-PD / B.Palicki</u>		
	<u>7:00pm CC-Council Mtg</u>		<u>6:00pm CC-Victims Impact Panel, Mary Lou Randal 247-0271</u>	<u>8:15am CC-CDD Staff mtg</u> <u>2:00pm CC-TW/ClaronGlen et al</u> <u>7:00pm CC-Parks & Rec Comm</u>		

Ken Lewis
Chief of Police

POLICE DEPARTMENT
City of Brookings
898 Elk Drive
Brookings, Oregon 97415
(541) 469-3118 - Fax (541) 412-0253



Memorandum/03-04-99

From: Chief Ken Lewis
To: Brookings City Council
Thru Tom Weldon
Re: Soroptimist Award, Officer
Barbara Palicki

On February 24, I attended the Brookings - Harbor Soroptimist Club's luncheon meeting.

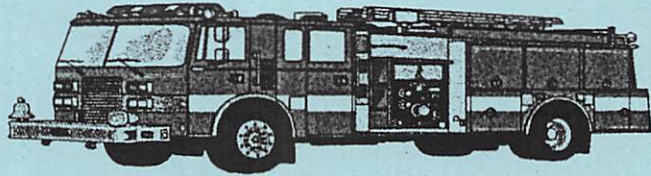
During the meeting Officer Barbara Palicki was presented with the "Woman Of Distinction Award" by Soroptimist International and was given a very nice certificate.

The award is a yearly recognition of a woman in the community who has "contributed to the improvement and development of women" in both her professional and volunteer endeavors.

Please join me in also recognizing Officer Palicki for her outstanding efforts in her role as Community Police Officer and as an exemplary employee for the City of Brookings.

PROCLAMATION

WHEREAS, the City of Brookings is served by a volunteer fire department; and



WHEREAS, these volunteers devote thousands of hours of their time to insure the safety of the residents of our city; and

WHEREAS, these volunteers perform their duties with devotion and self determination as a motive and accomplishment and self satisfaction as a reward; and

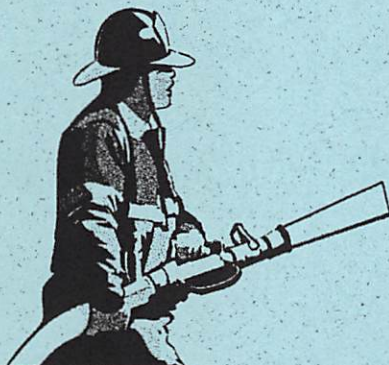
WHEREAS, the City of Brookings wishes to express its sincerest appreciation for the efforts of all those involved;

NOW, THEREFORE, I, Bob Hagbom, Council President of the City of Brookings, do hereby proclaim the week of March 8th through 14th, 1999, as

"BROOKINGS FIREFIGHTERS APPRECIATION WEEK"

and urge the residents of the City of Brookings to show appreciation and support for the Brookings Volunteer Fire Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Brookings to be affixed this 8th day of March, 1999.



Bob Hagbom
Council President

CITY OF BROOKINGS CITY COUNCIL
STAFF AGENDA REPORT

SUBJECT: Street Vacation
FILE NO: VAC-1-99
HEARING DATE: March 8, 1999

REPORT DATE: February 22, 1999
ITEM NO: V.1

GENERAL INFORMATION

APPLICANT: City Initiated.

REPRESENTATIVE: City Staff.

REQUEST: To vacate a segment of Center St. Specifically the section that extends west from the easterly boundary of Tax Lot 500, for a distance of approximately 1,000 feet to a point where the extension of Wharf St. will connect with Center St.

TOTAL LAND AREA: Approximately 1,000 feet of street segment with a 50 foot wide right-of-way.

LOCATION: Beginning at a point approximately 350 feet southwest of the intersection of Center St. and Railroad St. and extending west for approximately 1,000 feet.

ASSESSOR'S NUMBER: 41-13-6D, Tax Lot 323 and 500.

ZONING / COMPREHENSIVE PLAN INFORMATION

EXISTING: M-2 (General Industrial).

PROPOSED: Same.

SURROUNDING: North, East and South-M-2, West-R-2 (Two Family Residential)

COMP. PLAN: Industrial.

PROPOSED: Same.

LAND USE INFORMATION

EXISTING: North-Plywood mill; South-Vacant.

PROPOSED: Same.

SURROUNDING: North-Plywood mill; East-Light industrial uses; South and West-Vacant

PUBLIC NOTICE: Mailed to all property owners within the area designated by law, posted on each end of the street segment to be vacated and published in local news paper.

BACKGROUND

The city recently changed the zone on the parcel of land located on the south side of Center St., Tax Lot 500, from R-3 (Multiple-Family Residential) to M-2 (General Industrial). At that time, at the request of Pacific Wood Laminates, the vacation of a portion of Center St. was also discussed and the extension of Wharf St. to connect to the westerly most end of Center St. During this process it was agreed that once the extension of Wharf St. was completed, there would be no industrial traffic on Wharf St.

At its February 2, 1999 hearing the Planning Commission heard the request for the vacation of that portion of Center St. Specifically the portion extending west from the easterly boundary of Tax Lot 500, for a distance of approximately 1,000 feet to the point where the extension of Wharf St. will intersect Center St. At the Planning Commission hearing there was no opposition to the proposed vacation and the Commission is making a favorable recommendation to the City Council with the condition that the vacation will not be recorded with the County Recorder or Assessor's Office until the extension of Wharf St. is completed and open for traffic.

A copy of the Planning Commission's Staff Report is attached to this document as well as a Final Order.

CITY OF BROOKINGS PLANNING COMMISSION
STAFF AGENDA REPORT

SUBJECT: Street Vacation
FILE NO: VAC-1-99
HEARING DATE: February 2, 1999

REPORT DATE: January 25, 1999
ITEM NO: V.A.1

GENERAL INFORMATION

APPLICANT: City Initiated.

REPRESENTATIVE: City Staff.

REQUEST: To vacate a segment of Center St. Specifically the section that extends west from the easterly boundary of Tax Lot 500, for a distance of approximately 1,000 feet to a point where the extension of Wharf St. will connect with Center St.

TOTAL LAND AREA: Approximately 1,000 feet of street segment with a 50 foot wide right-of-way.

LOCATION: Beginning at a point approximately 350 feet southwest of the intersection of Center St. and Railroad St. and extending west for approximately 1,000 feet.

ASSESSOR'S NUMBER: 41-13-6D, Tax Lot 323 and 500.

ZONING / COMPREHENSIVE PLAN INFORMATION

EXISTING: M-2 (General Industrial).

PROPOSED: Same.

SURROUNDING: North, East and South-M-2, West-R-2 (Two Family Residential)

COMP. PLAN: Industrial.

PROPOSED: Same.

LAND USE INFORMATION

EXISTING: North-Plywood mill; South-Vacant.

PROPOSED: Same.

SURROUNDING: North-Plywood mill; East-Light industrial uses; South and West-Vacant

PUBLIC NOTICE: Mailed to all property owners within the area designated by law, posted on each end of the street segment to be vacated and published in local news paper.

BACKGROUND INFORMATION

The portion of center street subject to the proposed vacation is located on the south side of Railroad St. and currently serves as the main truck access for the plywood mill and also as access to three residential lots located at the westerly most end of the street. The first section of Center St. extends approximately 190 feet southwest of Railroad St. and provides frontage for four lots, all of which have frontage on another street. King St. which is a private street, also intersects Center St. in this section. The second section of the street extends approximately 1,000 ft. through property owned on both sides of the street by Pacific Wood Laminates (South Coast Lumber Co.). The last section of Center street extends approximate 900 feet to the westerly most end. The street curves at the end into a shallow "U" shape wit the top of the "U" facing the ocean or south. Except for the three lots on the south side at the very end, the land on both sides of this section is also owned by Pacific Wood Laminates. Center St. dead ends at the west end.

The topography of the street area is generally flat except for the west end where it begins to drop into the ravine that is formed by the outfall of the mill pond to the north. Center St. has a 50 foot wide right-of-way for its full length and is paved from Railroad to the end of the second section, however this pavement is in poor condition through section two. The plywood mill is located on the north side of the second section as described above. The south side is of the second section is vacant.

Conditions along Center St., particularly the second section, is very congested with heavy trucks, fork lifts and other equipment related to the mill activity. This congestion causes delays for through traffic and presents a hazardous condition to all traffic. The residents have stated that the Post Office will not deliver mail to their houses because of congestion on Center St.

PROPOSED VACATION

The section of Center St. subject to this vacation begins at the easterly property line of Tax Lot 500, Assessor's Map 4-13-6D which is approximately 190 feet southwest of the intersection of Center St. and Railroad St. From this point of beginning the section to be vacated extends southwest approximately 1,000 feet to a point where the extension of Wharf St. will connect with Center St. (See Exhibit 1). The vacation will not be filed with the County Recorder until Wharf St. has been extended and is complete.

During the recent process of changing the zone on Tax Lot 500 from R-2 to M-2, it was agreed that there would be no industrial traffic on Wharf St. other than maintenance trucks, etc that serve the wastewater treatment plant. City staff and the City Attorney are presently working on a letter of agreement between the city and Pacific Wood Laminates to keep industrial traffic off of Wharf St. and to provide access to Tax Lot 500 from the Railroad St. portion of Center St. This agreement will be presented to the City Council when they hear the vacation.

The proposed vacation will provide a less congested and safer access to the residential properties located at the very west end of Center St. and will allow the mill to use the vacated portion of the street without worry of holding up traffic.

ANALYSIS

Section 152, Vacations, Subsection .030, Vacation Criteria, provides that request to vacate will be considered by the Planning Commission for recommendation to the City Council following a

determination based upon the findings prepared and submitted by the petitioner(s), which shall address the following criteria:

1. Compliance with the comprehensive plan, circulation element or other applicable sections of the document.
2. If initiated by petition pursuant to ORS 271.080, the council shall make the determinations pursuant to ORS 271.120 based upon evidence provided by the petitioner(s) in the written findings.
3. If initiated upon a recommendation of the Planning Commission and/or by the City Council on its own motion pursuant to ORS 271.130, a determination shall be made that the vacation will not substantially affect the market value of all such abutting property to the area proposed to be vacated, unless the City Council proposes to provide for paying such damages.

The following is staff's analysis of the proposed vacation in relation to the criteria cited above.

Criterion 1, Compliance with the Comprehensive Plan. The proposed street vacation will not have any particular affect on the goals and policies of the Comprehensive Plan. The mill site will still have access from the remaining portion of Center St. south west of Railroad St. Since Tax Lot 500 is a separate lot from the rest of the mill site it potentially can be sold to another party. If this is the case, the letter of agreement will ensure that access to Tax Lot 500 is granted from the remaining portion of Center St. either through easement or the rededication of a portion of Center St. to provide adequate access.

Criterion 2, Petitioner Initiated. Although Pacific Wood Laminates has agreed to the proposed vacation, the city has initiated the process.

Criterion 3, City Initiated. The proposed vacation is city initiated and as such the city must make a determination that the abutting property owners will not be adversely affected by the vacation. In this case the vacation will be a benefit to the abutting property owners, Pacific Wood Laminates, because it will remove the residential traffic from the congested area around the mill. The vacation will also be of benefit to the property owners on the west end of Center St. because the extension of Wharf St. will provide them with a safer, less congested, and somewhat more pleasing route into their property. In the case of the mill property the value will at least stay the same and the value property at the end of Center St. should increase with a safer, less congested access street.

A letter explaining the proposed street vacation was mailed to all property owners within the area prescribed by the ORS. All of these property owners has returned a notarized "Letter of Authorization" agreeing to the vacation.

FINDINGS

1. The city has initiated a vacation of a section of Center St. that extends from a point approximately 190 feet southwest from the intersection of Center St. and Railroad St., and extending approximately 1,000 feet to the southwest to a point where the extension of Wharf St. will connect Center St.

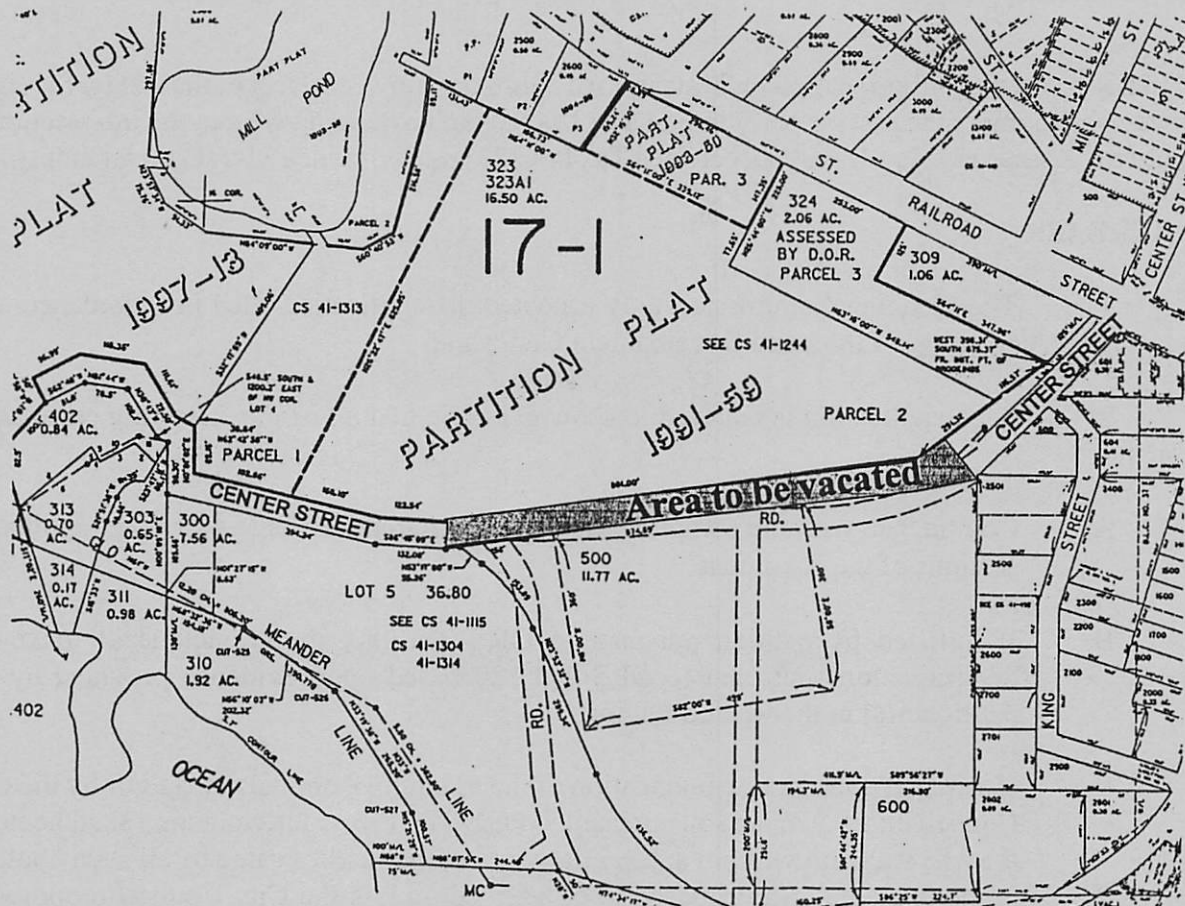
2. The property on the north side of the section to be vacated is owned by Pacific Wood Laminates. The property on the south side of the section to be vacated is owned by Real Estate Exchange which is holding the land for Pacific Wood Laminates.
3. There are three residential lots zoned R-2 (Two Family Residential) at the westerly most end of Center St. Otherwise the property surrounding the remaining non-vacated westerly portion of the street is also owned by Pacific Wood Laminates and Real Estate Exchange.
4. There are four lots with frontage on the of Center St. 190 feet southwest from Railroad St. All of these lots also have frontage on another street.
5. Currently Center St. serves both traffic for the plywood mill and for the residents at the westerly end.
6. Large trucks are loaded and off-loaded in the Center St. right-of-way in the vicinity of the mill.
7. The pavement in Center St. extends from Railroad St. to the end of the vacated section of the street and there are no other improvements. The pavement in the vicinity of the mill is in poor condition.
8. Wharf St. will be extended to connect with Center St. at the westerly end of the vacated section.

CONCLUSIONS

1. The current conditions on Center street create a very congested and hazardous condition in the vicinity of the plywood mill. The proposed street vacation will mitigate these conditions by providing an alternate route around the mill site for residential traffic while maintaining the existing access for traffic generated by the mill. The only property that abuts the section of Center street to be vacated is owned, in effect, by Pacific Wood Laminates who operate the mill and fully supports the proposed vacation. The proposed vacation will not have a detrimental impact on the value of any of the property abutting the street section to be vacated and improving the access should have a positive impact no the residential property at the west end of Center St.
2. The proposed street vacation will have no impact on the goals and policies of the Comprehensive Plan. No property will lose access and the street vacation will be of benefit for all property owners in the vicinity.

RECOMMENDATION

Staff recommends **APPROVAL** of Case File No. VAC-1-99, based on the findings and conclusions stated in the staff report.



APPLICANT: City of Brookings

ASSESSOR'S NO: Map No. 41-13-6D

LOCATION: Center St. south of the intersection with King St. extending 1,000 ft. westerly

SIZE:

ZONE: M-2 (General Industrial)



**BEFORE THE COMMON COUNCIL
CITY OF BROOKINGS, COUNTY OF CURRY
STATE OF OREGON**

In the matter of Planning Commission File No.)	Final ORDER
VAC-1-99; application for approval of a right-of-way)	and Findings of
vacation City Initiated.)	Fact
)	

ORDER approving an application for a vacation of approximately 1000 feet of the Center St. right-of-way beginning at the east property line of Tax Lot 500 and extending west to the intersection of Wharf St.; Assessor's Map 41-13-6D, between Tax Lot 323 and 500; zoned M-2 (General Industrial).

WHEREAS:

1. The Planning Commission duly accepted the application filed in accordance with Section 152, Vacations, of the Land Development Code; and,
2. Such application is required to show evidence that all of the following criteria has been met:
 - A. Compliance with the comprehensive plan, circulation element or other applicable sections of the document.
 - B. If initiated by petition pursuant to ORS 271.080, the council shall make the determinations pursuant to ORS 271.120 based upon evidence provided by the petitioner(s) in the written findings.
 - C. If initiated upon a recommendation of the Planning Commission and/or by the City Council on its own motion pursuant to ORS 271.130, a determination shall be made that the vacation will not substantially affect the market value of all such abutting property to the area proposed to be vacated, unless the City Council proposes to provide for paying such damages.
3. The Brookings Planning Commission duly considered the above described application on the agenda of its regularly scheduled public hearing on February 2, 1999; and
4. Recommendations were presented by the Planning Director in the form of a written Staff Agenda Report dated January 25, 1999, and by oral presentation, and evidence and testimony was presented by the applicant and the public at the public hearing; and,
5. At the conclusion of said public hearing, after consideration and discussion of testimony and evidence presented in the public hearing, the Planning Commission, upon a motion duly seconded, accepted the Staff Agenda Report and recommended that the City Council approve the request, and
6. The Brookings City Council duly considered the above described application in a public hearing at a regularly scheduled public meeting held on March 8, 1999, and is a matter of record; and

Memo



To: Mayor, City Council
From: Tom Weldon, City Manager *TW*
Date: February 23, 1999 *by sr*
Subject: Hillside Ordinance/Zone Change

Please find attached copies of all the documents involved with the Hillside Ordinance change, which you will also find in your March 8th Council Packet. I felt you might appreciate receiving them for an early viewing.

CITY OF BROOKINGS CITY COUNCIL
STAFF AGENDA REPORT

SUBJECT: Zone Change
FILE NO: LDC-1-99
HEARING DATE: March 8, 1999

REPORT DATE: February 5, 1999
ITEM NO: V.2

GENERAL INFORMATION

APPLICANT: City Initiated.

REPRESENTATIVE: City Staff.

REQUEST: A change of zone from the existing R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential) to the SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size).

TOTAL LAND AREA: Approximately 71 acres.

LOCATION: The area between Old County Rd. on the west to the city limits on the east and between the northerly city limits to a line following property boundaries south of Marine Dr. Excluding the Tax Lot located in the southeast corner of Old County Rd. and Marine Dr.

ASSESSOR'S NUMBER: Portions of 40-13-32C, 40-13-32CD, 40-13-32D, 40-13-32DC, and 41-13-5B,

ZONING / COMPREHENSIVE PLAN INFORMATION

EXISTING: R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential).

PROPOSED: SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size).

SURROUNDING: West and South—City R-1-6 and R-3 (Multiple Family Residential); North and East—County R-1 (Residential One) and R-2 (Residential Two).

COMP. PLAN: Residential.

LAND USE INFORMATION

EXISTING: Residential uses with scattered vacant lots and one 13 acres vacant parcel

PROPOSED: Residential

SURROUNDING: Residential on all sides except for the southeast corner of Marine Dr. and Old County Rd. which contains a church.

PUBLIC NOTICE: Mailed to all property owners within 250 feet of subject property and published in local news paper.

BACKGROUND INFORMATION

The Planning Commission heard this change of zone at their meeting of February 2, 1999. At this meeting there was no verbal testimony in opposition to this change of zone, however the staff did receive one letter in opposition to the change (attached). After staff presentations and oral testimony from members of the audience, the Commission voted to send a favorable recommendation to the City Council on the proposed zone change.

Attached is a copy of the Planning Commission's Staff Report, and a copy of Section 100, Hazardous Building Site Protection/Hillside Development Standards, of the Land Development Code, showing the textual changes to the Code requirements. The textual changes will be brought to you soon.

CITY OF BROOKINGS PLANNING COMMISSION
STAFF AGENDA REPORT

SUBJECT: Zone Change
FILE NO: LDC-1-99
HEARING DATE: February 2, 1999

REPORT DATE: January 19, 1999
ITEM NO: V.B.1

GENERAL INFORMATION

APPLICANT: City Initiated.

REPRESENTATIVE: City Staff.

REQUEST: A change of zone from the existing R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential) to the SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size).

TOTAL LAND AREA: Approximately 71 acres.

LOCATION: The area between Old County Rd. on the west to the city limits on the east and between the northerly city limits to a line following property boundaries south of Marine Dr. Excluding the Tax Lot located in the southeast corner of Old County Rd. and Marine Dr.

ASSESSOR'S NUMBER: Portions of 40-13-32C, 40-13-32CD, 40-13-32D, 40-13-32DC, and 41-13-5B,

ZONING / COMPREHENSIVE PLAN INFORMATION

EXISTING: R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential).

PROPOSED: SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size).

SURROUNDING: West and South-City R-1-6 and R-3 (Multiple Family Residential); North and East-County R-1 (Residential One) and R-2 (Residential Two).

COMP. PLAN: Residential.

LAND USE INFORMATION

EXISTING: Residential uses with scattered vacant lots and one 13 acres vacant parcel

PROPOSED: Residential

SURROUNDING: Residential on all sides except for the southeast corner of Marine Dr. and Old County Rd. which contains a church.

PUBLIC NOTICE: Mailed to all property owners within 250 feet of subject property and published in local news paper.

BACKGROUND INFORMATION

The area subject to this proposed zone change is located between Old County Rd. on the west and the city limits on the east and between the northerly city limits and a line following property lines south of Marine Dr. The southerly boundary of the area is described as: on Exhibit 2, starting at the intersection of Old County Rd. and Marine Dr., then following the center line of Marine Dr. east to a point where the west boundary of Tax Lot 301 would meet the center line of Marine Dr.; then following the west boundary of Tax Lot 301, south, to the south boundary of Tax Lot 700; then following the south boundary of Tax Lot 700 and the southeasterly boundary of Tax Lots 800, 900, 901, 1000, and 100 to the easterly city limits. This area contains approximately 71 acres and is currently zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) except for a 5 acre portion which is zoned R-MH (Mobile Home Residential).

The topography of the area within these boundaries predominately slopes of 15% or greater and many areas of slopes greater than 30%. The southerly boundary of the proposed zone change is the general topography break between the flatter area to the south and these steeper slopes. The area west of Old County Rd. is also somewhat flatter than the subject area.

In 1998, the city received complaints that the existing zoning, R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size), within the subject area and the requirements Section 100, Hazardous Building Site Protection/Hillside Development Standards, of the Land Development Code, were conflicting, confusing and in some ways misleading. In response to these complaints the city convened a committee to examine the provisions of the Section 100 to determine where the conflicts existed and, if found to be necessary, to make recommendations on how to resolve them. The committee determined that the primary problem within Section 100 was that although the underlying zoning on a parcel of land may be R-1-6, allowing a lot of 6,000 sq. ft., the hillside development provisions require no less than ½ acre on parcels with average slopes of greater than 15% and no less than one acre if the average slopes is greater than 30%. This was determined to be misleading, particularly to a person seeking to purchase property for partitioning or subdividing based on the underlying zoning. Other provisions considered to be confusing was the method of determining the average slope across a parcel of land and also with the interpretation of the built in exceptions to the slope to lot size requirements.

The committee determined that the easiest way to solve these problems would be to change the zoning on all areas of the city with slopes consistently over 15% from the existing residential zone to the (Suburban Residential, 20,000 sq. ft. minimum lot size) and do away with the slope to size provisions. This would allow lots of slightly less than ½ acre (21,780 sq. ft.) on the steeper hillsides. The subject area is the only area of the city that has slopes consistently greater than 15%. The committee's recommendations also include changes to Section 100 which would required that a geological study be completed prior to a partition or subdivision application, to ensure that each proposed lot can support a building site and driveway. The geological report may determine that individual lots must be larger than 20,000 sq. ft. to provide a secure building site. Since the recommended changes to Section 100 refer specifically to the SR-20 Zone, it is necessary to change the zone of the subject area before the textual changes to the hillside development standards. The textual changes to Section 100 will be brought to the Commission at a later date.

PROPOSED ZONE CHANGE

The Hillside Development Standards Review Committee recommends that the area described above be changed from the existing R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) to the SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) Zone. This change does not constitute a change in the Comprehensive Plan designation of the land since the designation will remain as Residential. This would clarify to the property owner what development potential of his property and clarifies the intent of Section 100, Hazardous Building Site Protection/Hillside Development Standards, of the Land Development Code.

The reason that the proposed zone change is being brought to the Commission prior to the proposed amendments to Section 100, is that the amendments refer directly to the SR-20 Zone. If the ordinance is amended prior to the zone change being complete, there is a chance that the ordinance would be in affect with out land being zoned SR-20. This would in effect allow lots on the hillsides to be divided to 6,000 sq. ft.

There are, however, other aspects of the proposed amendments to Section 100 that apply to sites other than steep hillsides. For clarification and to reduce confusion, a copy of the recommended changes to Section 100 are included with this report for review.

ANALYSIS

The Land Development Code does not contain specific criteria to be considered when deciding a change of zone. However, in the process of making such a decision the Commission must consider the different uses allowed as permitted in the requested new zone and the compatibility of those uses with, and the impact they may have on, existing uses in the surrounding area. The Commission must also consider how the requested change affects the goals and policies of the City's Comprehensive Plan, compatibility with existing uses and traffic impacts. The following is staff's analysis of the subject zone change in regard to these issues.

Allowed Uses. The uses allowed under the proposed SR-20 Zone are essentially the same as under the exiting R-1-6 Zone—residential. Because the area subject to the proposed zone change falls under the current hillside development standards because of the slopes involved, the density of development will change to a great extent. Most of the lots within the subject area are already less than one acre in size and thus cannot be divided again either under the current hillside standards or under the proposed new zone and amendment to the hillside standards. Many of the lots that are greater than an acre in size are either developed in such a manner as to preclude further division or do not have sufficient access to support division. Of those lots that appear to qualify for further division under the new SR-20 Zone, an analysis shows that a maximum of 46 new lots can potentially be created. There is one large vacant parcel of 12.72 acres which has a raw number potential of 26 new lot. This analysis does not take into account such factors as new streets, geology, topography or the property owners desire to partition further, all of which will act to reduce the total number of potential lots. This analysis is attached to this report.

Compatibility of Allowed Uses. Since the permitted uses in both the existing and proposed zone are identical, there will be no compatibility issue.

Traffic Impacts. Although the streets within the area subject to this proposed zone change are narrow and contain tight turns, the density generated by the proposed zone change will not be significantly greater than that allowed under the current zoning and hillside development standards. Most of the lots that currently take access from either Marine Dr. or Marina Heights Rd. are divided to the fullest extent under either zone, developed in such a way as to prevent further division or do not have sufficient frontage to support further division. The vacant 12.72 acre parcel has frontage on both Old County Rd. and Marina Heights Rd., however, any major division of this property will require streets to be placed through the property. Due to the topography of the site these streets are more likely to intersect with Old County Rd. rather than Marina Heights. If development on this property did result in more traffic on Marina Heights Rd., it may well be in the form of a one way loop through the area. With out a topographical analysis of this 12.72 acre parcel, it cannot be determined if the proposed zone would allow more density or how much more, however, and development on the property could affect traffic patterns in the same manner regardless of the underlying zone.

If, for some reason, the proposed zone change is approved and the text of Section 100 is not changed, there would be no noticeable change. The size of the lot would remain a factor of slope steepness and would be held to either ½ or one acre.

FINDINGS

1. The city has initiated a change of zone from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) to SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) over a 71 acre area in the northeast corner of the city limits.
2. The area subject to the proposed zone change consists of the side of a ridge with slopes consistently over 15% grade.
3. The current hillside development standards in Section 100, Hazardous Building Site Protection/Hillside Development Standards, of the Land Development Code, require a minimum lot size of ½ acre on slopes with an average grade of greater than 15% and a minimum size of one acre on slopes with an average grade of greater than 30%.
4. The city has received complaints that the current zoning on the hillsides and the relation to the hillside development standards in Section 100 were conflicting, confusing and in some ways misleading.
5. The city established a committee to review the provisions of Section 100 and to make any recommendations it deemed necessary to clarify the hillside development standards
6. The proposed change of zone is a recommendation of the committee established to review the city's current hillside develop standards.

CONCLUSIONS

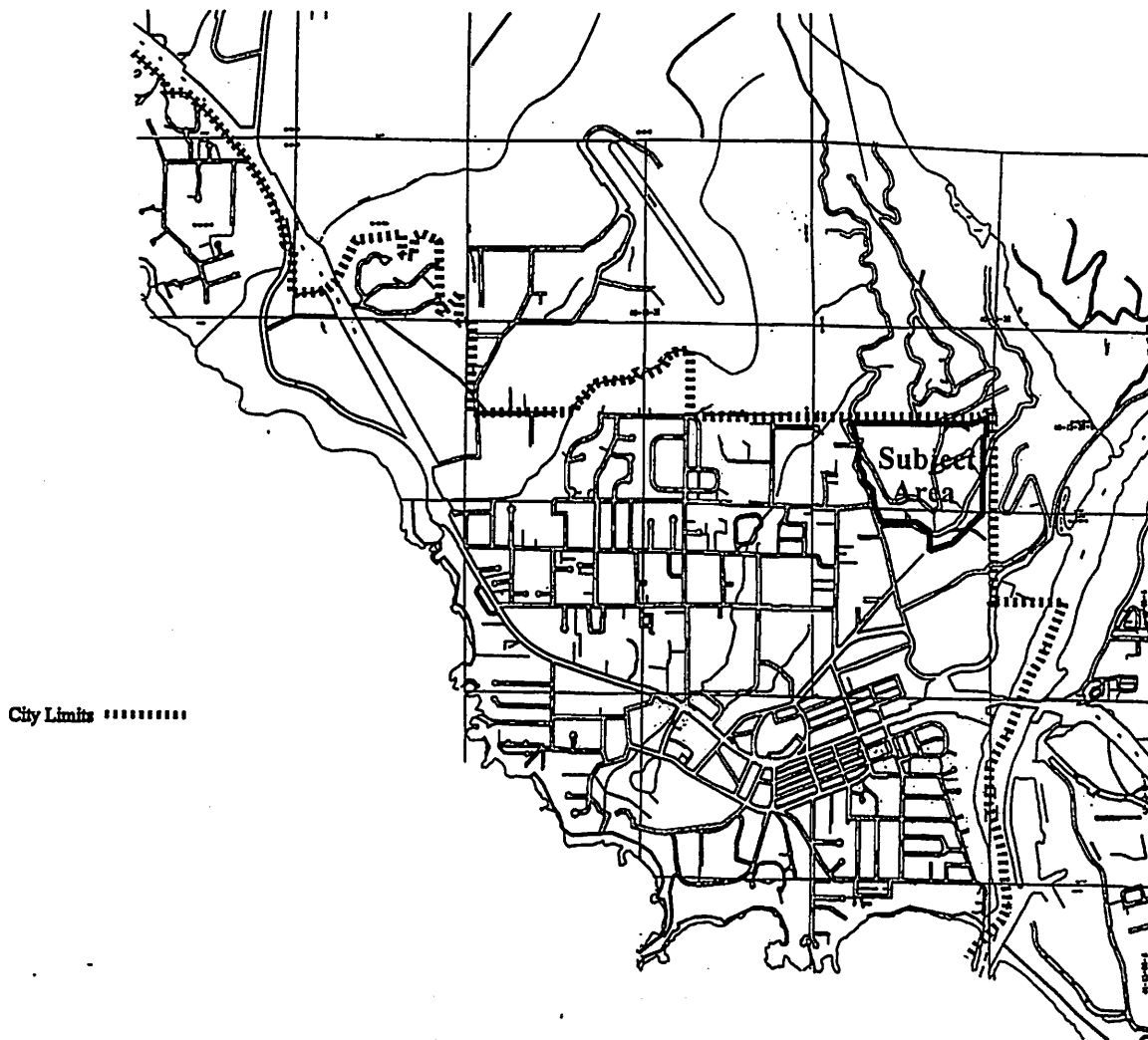
1. After reviewing the provisions of Section 100, the committee has recommended several amendments to clarify the intent of the hillside development standards and to reduce the

confusion between the underlying zoning which allows 6,000 sq. ft. lots and the lot sizes allowed on hillsides with slopes greater than 15%. One of the recommendations from the committee is to change the zone of the only remaining area within the city that has slopes consistently over 15% in grade to the SR-20 Zone and thus allow a minimum lot size of 20,000 sq. ft. The committee also recommended that the existing provision tying lot size to degree of slope be deleted. Other recommended changes in the language of Section 100 included a requirement for a geological report for proposed partitions or subdivisions to show that each proposed lot has a suitable building site and the provision that larger lots may be required to provide a suitable building site and driveway access. This will reduce the confusion between zoning and development standards.

2. The 20,000 sq. ft. is close to ½ acre in size (21,780 sq. ft.) and an analysis of the area subject to the proposed zone change, has shown that the development potential is not significantly greater than under the exiting hillside standards. The permitted uses in the proposed SR-20 Zone are identical with those of the existing R-1-6 Zone and thus there is no issue of incompatibility between the proposed zone and the surrounding areas. The development potential under the proposed SR-20 Zone is not significantly greater than under the current R-1-6 Zone together with the current hillside development standards and thus traffic generated by future development should not be significantly different. Although the two existing streets that cross through the subject area are substandard, most of the lots that would take access from these streets are currently either too small to divide further, have been developed in such a manner as to prevent further division or do not have sufficient frontage to provide access for further division, thus very little additional traffic will be generated on these streets. The remaining large (12.72 acre) parcel fronts on both Old County Rd. and Marina Heights Rd., however, the topography of the site provides the easiest access from Old County Rd. and this is the most logical place from which new streets to enter the property would originate.

RECOMMENDATION

Staff recommends **Approval** of Case File No. LDC-1-99, based on the findings and conclusions stated in the staff report.



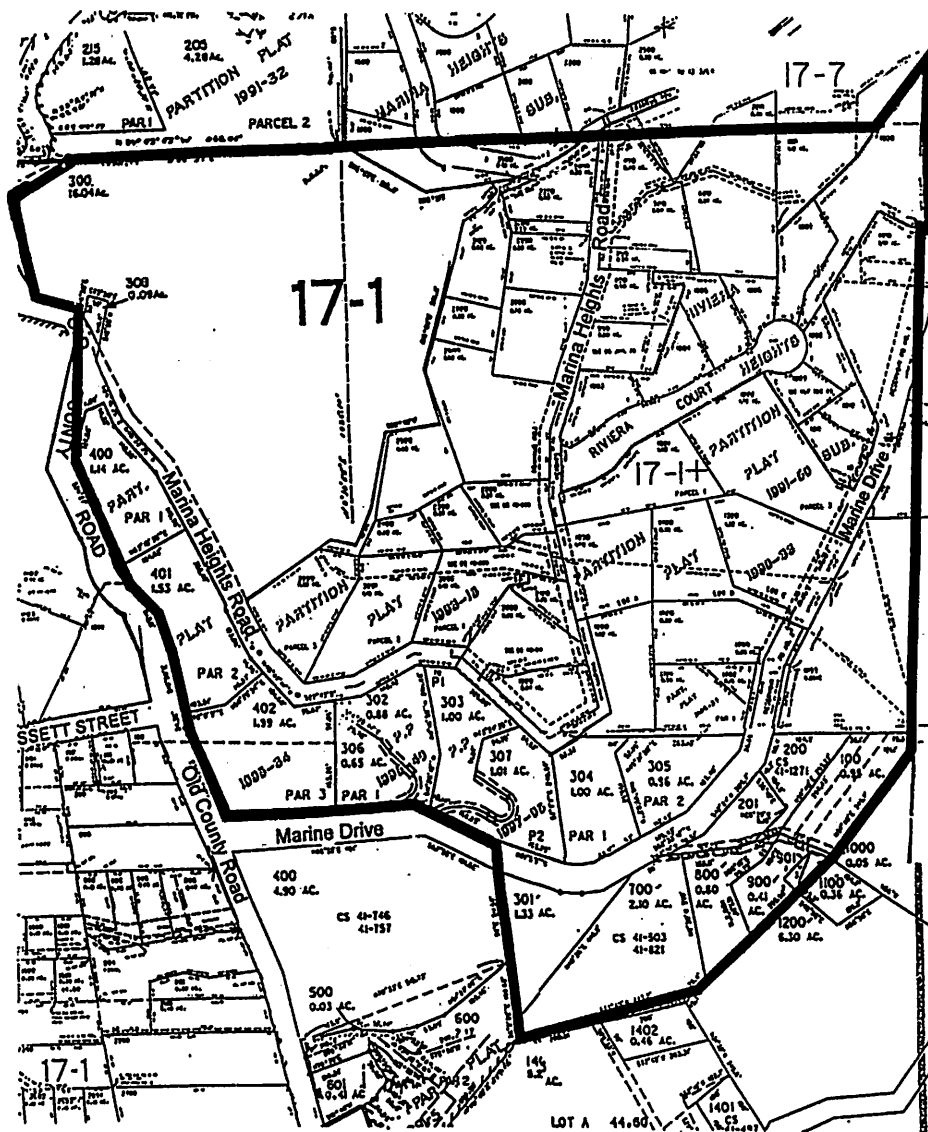
APPLICANT: City of Brookings

LOCATION: east side of Old County Rd to the easterly city limits and from the northerly city limits to south of Marine Drive

SIZE: 71 acres

ZONE: R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size)





APPLICANT: City of Brookings

LOCATION: east side of Old County Rd to the easterly city limits and from the northerly city limits to south of Marine Drive

SIZE: 71 acres

ZONE: R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size)



**BEFORE THE PLANNING COMMISSION
CITY OF BROOKINGS, COUNTY OF CURRY
STATE OF OREGON**

In the matter of Planning Commission File No.)	Final ORDER
LDC-1-99; application for approval of a change of)	and Findings of
zone; City Initiated, applicant.)	Fact
)	

ORDER approving an application for a change of zone from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential) to SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) on approximately 71 acres located between Old County Rd. on the west and the easterly city limits and from the northerly city limits south to a line as follows— beginning at beginning at the center line of Marine Dr. at the intersection of Old County Road; and then east along the center line of Marine Dr. to a point where the west boundary of Tax Lot 301 would intercept the center line of Marine Dr.; then south along the west boundary of Tax Lots 301 and 700 to the south boundary of Tax Lot 700; then along the south boundaries of Tax Lots 700, 800, 900, 1000 and 100 to the easterly city limits. All said Tax Lots are on Assessor's Map 41-13-5B; City of Brookings, applicant.

WHEREAS:

1. The Planning Commission duly accepted the application filed in accordance with Section 144, Amendments, of the Land Development Code; and,
2. The Brookings Planning Commission duly considered the above described application on the agenda of its regularly scheduled public hearing on February 2, 1999; and
3. Recommendations were presented by the Planning Director in the form of a written Staff Agenda Report dated January 19, 1999, and by oral presentation, and evidence and testimony was presented by the applicant and the public at the public hearing; and,
4. At the conclusion of said public hearing, after consideration and discussion of testimony and evidence presented in the public hearing, the Planning Commission, upon a motion duly seconded, accepted the Staff Agenda Report and recommended that the City Council approve the request, and
5. The Brookings City Council duly considered the above described application in a public hearing at a regularly scheduled public meeting held on March 8, 1999, and is a matter of record; and
6. At the conclusion of said public hearing, after consideration and discussion of testimony and evidence presented in the public hearing, the City Council, upon a motion duly seconded, accepted the Planning Commissions recommendation; and

THEREFORE, LET IT BE HEREBY ORDERED that the application for an amendment on the subject parcel is approved. This approval is supported by the following findings and conclusions:

FINDINGS

1. The city has initiated a change of zone from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) to SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) over a 71 acre area in the northeast corner of the city limits.
2. The area subject to the proposed zone change consists of the side of a ridge with slopes consistently over 15% grade.
3. The current hillside development standards in Section 100, Hazardous Building Site Protection/Hillside Development Standards, of the Land Development Code, require a minimum lot size of ½ acre on slopes with an average grade of greater than 15% and a minimum size of one acre on slopes with an average grade of greater than 30%.
4. The city has received complaints that the current zoning on the hillsides and the relation to the hillside development standards in Section 100 were conflicting, confusing and in some ways misleading.
5. The city established a committee to review the provisions of Section 100 and to make any recommendations it deemed necessary to clarify the hillside development standards
6. The proposed change of zone is a recommendation of the committee established to review the city's current hillside develop standards.

CONCLUSIONS

1. After reviewing the provisions of Section 100, the committee has recommended several amendments to clarify the intent of the hillside development standards and to reduce the confusion between the underlying zoning which allows 6,000 sq. ft. lots and the lot sizes allowed on hillsides with slopes greater than 15%. One of the recommendations from the committee is to change the zone of the only remaining area within the city that has slopes consistently over 15% in grade to the SR-20 Zone and thus allow a minimum lot size of 20,000 sq. ft. The committee also recommended that the existing provision tying lot size to degree of slope be deleted. Other recommended changes in the language of Section 100 included a requirement for a geological report for proposed partitions or subdivisions to show that each proposed lot has a suitable building site and the provision that larger lots may be required to provide a suitable building site and driveway access. This will reduce the confusion between zoning and development standards.
2. The 20,000 sq. ft. is close to ½ acre in size (21,780 sq. ft.) and an analysis of the area subject to the proposed zone change, has shown that the development potential is not significantly greater than under the exiting hillside standards. The permitted uses in the proposed SR-20 Zone are identical with those of the existing R-1-6 Zone and thus there is no issue of incompatibility between the proposed zone and the surrounding areas. The development potential under the proposed SR-20 Zone is not significantly greater than under the current R-1-6 Zone together with

the current hillside development standards and thus traffic generated by future development should not be significantly different. Although the two existing streets that cross through the subject area are substandard, most of the lots that would take access from these streets are currently either too small to divide further, have been developed in such a manner as to prevent further division or do not have sufficient frontage to provide access for further division, thus very little additional traffic will be generated on these streets. The remaining large (12.72 acre) parcel fronts on both Old County Rd. and Marina Heights Rd., however, the topography of the site provides the easiest access from Old County Rd. and this is the most logical place from which new streets to enter the property would originate.

Dated this 8th day of March, 1999.

Nancy A. Brendlinger, Mayor

ATTEST:

John C. Bischoff, Planning Director

**CITY OF BROOKINGS
COUNCIL MEETING MINUTES
City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
February 22, 1999
7:00 pm**

I. CALL TO ORDER

Mayor Brendlinger called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Council Present: Mayor Nancy Brendlinger, Councilors Larry Curry, Bob Hagbom, Frances Johns, Keith Pepper

Council Absent: Ex-officio Shiloh Thom

Staff Present: City Manager Tom Weldon, Community Development Director Leo Lightle, Finance Director/Recorder Gail Hedding, and Administrative Secretary Sharon Ridens.

Media Present: Chuck Hayward, Curry Coastal Pilot; and William Dwinell from KURY Radio.

Other: Connie Wilson, League of Women Voters;

IV. CEREMONIES/APPOINTMENTS/ANNOUNCEMENTS

A. Budget Committee Appointments

Mayor Brendlinger indicated three individuals had applied for the two Budget Committee positions and recommended the appointments of Lee Rogers, incumbent, and Virginia Byrtus, both three year terms expiring February 1, 2002.

Councilor Curry moved, Councilor Pepper seconded, and the Council unanimously voted to approve the appointments of Lee Rogers and Virginia Byrtus to the two vacant positions on the Budget Committee, each term expiring February 1, 2002.

B. Parks and Recreation Commission Appointments

Mayor Brendlinger indicated two individuals applied for the two vacant positions on the Parks and Recreation Commission. She proceeded to recommend both applicants, Donald Gallian for a four year term expiring February 1, 2003 and Augie Koefet to complete the term from which Gro Lent resigned, which is set to expire on February 1, 2001. City Manager Tom Weldon informed the Council of an applicant having applied one day late. The Council confirmed they would not accept any late applications.

Councilor Johns moved, Councilor Curry seconded, and the Council voted unanimously the appointments of Donald Gallian to the four year term position expiring February 1, 2003, and of A.H. "Augie" Koefet to the remainder of Gro Lent's position expiring on February 1, 2001, to the Parks and Recreation Commission.

C. Pelican Bay State Prison Citizens Advisory Committee - City Representative

Mayor Brendlinger stated until this year, membership of this committee was restricted to California residents. Mayor Brendlinger proposed Councilor Frances Johns be the City's representative. Discussion ensued regarding conditions of membership and an alternate representative.

Councilor Hagbom moved, Councilor Pepper seconded, and the Council voted unanimously to appoint Councilor Frances Johns as the City's Representative to the Pelican Bay State Prison Citizens Advisory Committee.

V. PUBLIC HEARING

A. None

VI. SCHEDULED PUBLIC APPEARANCES

A. None

VII. ORAL REQUESTS AND COMMUNICATIONS FROM THE AUDIENCE

A. Committee and liaison reports

1. Chamber of Commerce

a. Azalea Festival Requests

Les Cohen, Director of the Chamber of Commerce, asked the Council to approve their Azalea Festival requests for use permits of the Azalea Park, Garden Area, and City Hall Parking lot.

Councilor Hagbom asked for clarification of use of the parking lot behind City Hall, of which Les Cohen answered in detail to everyone's satisfaction.

Councilor Pepper moved, Councilor Curry

seconded, and the Council voted unanimously to approve the City's cooperation for the benefits of the Azalea Festival to be held during the Memorial Day weekend of May 28th through the 31th, 1999, outlined as presented by the Chamber of Commerce.

Director Cohen informed the Council the Board of Directors of the Chamber of Commerce approved an expenditure of \$1,000 toward the fixed route transit system as presented by Jim Burfield of the Curry County Public Transit (total of \$4,000 to be raised). He stated \$1000 remained to be secured as commitments from the community and he reported the remaining amount is expected to be raised by local RV park owners.

Director Cohen made reference to his prior annual report regarding the economic development activities of which 37 area business people would be on a business advisory team to assist existing, new, and relocating businesses to get through some of the hurdles for a successful business. Cohen reported he had received 21 affirmative responses, one of which was the City's Planning Director John Bischoff. The Chamber felt his participation was an integral part of the program, dealing with zoning & City government issues. Orientation is to be set within the next several weeks.

Finally, Cohen informed the Council he had been directed by the Board of Directors of the Chamber of Commerce to present the Council with a letter which had been sent to the local post office architect firm of Fletcher Farr Ayotte in Portland, Oregon. Included in his reading, Cohen was encouraged on the prospects of new post office and thanked efforts of Council to make it a reality. The basis of the letter to the architect was to propose changes to the site plan of the postal building to be a flipped mirror image, allowing the opening to the building to face the core of downtown as compared to the back of the building supply property.

Discussion ensued regarding traffic circulation, parking, and property elevation. Director Cohen reiterated the Chamber was extremely pleased with the conceptional drawings presented by the architect firm.

Cohen agreed to poll his board to revise their letter suggestion. Audience dialogue came from Augie Koefet by offering additional options and discussion of the ODDA recommendations for the future city core area. Councilor Pepper recommended the Council investigate a possibility

of tilting the building slightly, rather than a flipped mirroring of the building. Director Cohen agreed with the tilting option. Councilor Pepper recommended handling any suggestions to the architect in a less formal method via a telephone discussion, rather than a letter. Mayor Brendlinger agreed.

Councilor Hagbom suggested Councilor Pepper make contact with the Lynn Hilbert, the architect, regarding the concept of tiling the building.

2. *Businesses for a Better Brookings*
Augie Koefet had no report. Mayor Brendlinger congratulated Mr. Koefet on his appointment to the Parks & Recreation Commission
3. *Council Liaisons*
Councilor Keith Pepper reported on the Canopy Project meeting which had occurred earlier that evening, specifically to add additional public involvement on the board. The next public presentation will be the end of March or the beginning of April, with presenting the final designs for the Canopy Project, involving two days and two nights of presentations.

Councilor Larry Curry informed the Council on February 11th, he had attended a meeting in Gold Beach for the Coos Curry Development Organization for outsourcing Coos, Curry and Douglas Counties. He also attended a quarterly meeting in Sutherlin last Thursday, which resulted in a few appointments being made and much discussion of the outsourcing mentioned above, which was accepted well.

- B. *Unscheduled*
None.

VIII.

STAFF REPORTS

- A. *Community Development*
1. *Awarding of contract for the Wastewater Treatment Plant Improvements*
Mayor Brendlinger advised the Council the award of the contract for the wastewater treatment plant improvements is being postponed due to the necessity of further review.
 2. *Authorization to have plans and specifications prepared and call for bids for the Cushing Court 8" waterline replacement*
Community Development Director Leo Lightle requested the Council authorize HGE, Inc. to design, prepare specifications, and call for bids for the Cushing Court waterline replacement project.

Councilor Pepper moved, Councilor Hagbom seconded, and the Council voted unanimously to authorize HGE, Inc. to design, prepare specifications,

and call for bids for the Cushing Court waterline replacement project.

3. *Authorization to have plans and specifications prepared and call for bids for the Oak Street Improvement project*
Director Lightle detailed and answered questions by Mayor Brendlinger and the Council, asking for authorization for the preparation of plans and specifications for the project and authorize City Staff to call for bids for the project.

Councilor Johns moved, Councilor Pepper seconded, and the Council voted unanimously to authorize City staff to prepare plans and specifications for the Oak Street Improvement project and authorize them to call for bids on same.

IX.

CONSENT CALENDAR

- A. *Approval of Council Meeting Minutes*
 1. Minutes of February 8, 1999, Regular Council Meeting
- B. *Acceptance of Commission/Committee Minutes*
 1. System Development Charge Review Board Minutes of January 19, 1999
 2. System Development Charge Review Board Annual Report for Calendar Year 1998
 3. Parks and Recreation Committee Minutes of January 28, 1999

(end Consent Calendar)

Councilor Johns moved, Councilor Pepper seconded, and the Council voted unanimously to approve the consent calendar.

Councilor Hagbom questioned Mayor Brendlinger regarding the System Development Charge Review (SDC) Board's annual report. Community Development Director Leo Lightle spoke on behalf of the board concerning the Harbor Sanitary District's (HSD) funds which are still being withheld. City Manager Weldon stated the funds were committed, but the issue is the amount of funds being held. A letter will follow within the next three months requesting the monies. Mayor Brendlinger stated SDC would like to meet with the Council this year. Councilor Hagbom agreed these issues need to be brought up in a joint meeting.

X.

ORDINANCES/RESOLUTIONS/FINAL ORDERS

- A. None

XI.

REMARKS FROM MAYOR AND COUNCILORS

- A. *Mayor Brendlinger* - Goals setting session set for March 10th 10AM to 1PM in the City Council Chambers has been canceled and will be rescheduled
- B. *Council*
None

XII.

ADJOURNMENT

Councilor Pepper moved, Councilor Hagbom seconded and the Council voted unanimously to adjourn at 8:08 p.m.

Nancy Brendlinger
Mayor

ATTEST:

Gail Hedding
Finance Director/Recorder

CITY OF BROOKINGS
SPECIAL COUNCIL MEETING MINUTES
City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
March 1, 1999
12:00 NOON

I. CALL TO ORDER

President, Councilor Bob Hagbom called the meeting to order at 12:01PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Council Present: Councilor and President Bob Hagbom, Councilors Larry Curry, Keith Pepper, and Frances Johns

Council Absent: Mayor Nancy Brendlinger and Ex-officio Shiloh Thom

Staff Present: City Manager Tom Weldon, Community Development Director Leo Lightle, Chief Treatment Plant Operator Joe Ingwerson, and Administrative Secretary Sharon Ridens

Media Present: Chuck Hayward, late

IV. AWARDING OF CONTRACT FOR THE WASTEWATER TREATMENT PLANT IMPROVEMENTS

Councilor Hagbom asked Community Development Director Leo Lightle to present the results from the Wastewater Treatment Plant Construction bids.

Lightle explained the process to date and detailed the added costs and time line sensitivity with the contract between the City and Wildish Paving Co., dba: Wildish Building Company.

Councilor Larry Curry corrected the financial amounts stated on record by Community Development Director Lightle to the correct amount per presented documents - \$10,053,000. Further questions ensued regarding the low bidder with Lightle responding positively of past experiences with the Wildish Paving Co. and stated he looked forward to working with them once again.

City Manager Tom Weldon commented to the Council regarding anticipation of any large change orders which would need addressing by the Council. Leo Lightle stated he anticipates approximately April 1, 1999 as the ground breaking date.

Councilor Pepper moved, Councilor Johns seconded and the Council voted unanimously to approve the contract for the Wastewater Treatment Plant Improvements as submitted.

Council Frances Johns mentioned questions received from citizens regarding the City's drinking water. Chief Treatment Plant Operator Joe Ingwersen addressed Councilor Johns questions and City Manager Tom Weldon substantiated.

V.

ADJOURNMENT

Councilor Pepper moved, Councilor Curry seconded and the Council voted unanimously to adjourn at 12: 23PM.

Bob Hagbom
Councilor President

ATTEST:

Gail Hedding
Finance Director/Recorder

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
February 2, 1999

The regular meeting of the Brookings Planning Commission was called to order by Chair Marv Lindsey at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Leo Lightle, Community Development Director
Rick Dentino	Linda Barker, Secretary
Judi Krebs	Ken Lewis, Chief of Police
George Ciapusci	Mike Cooper, Police Sergeant
Earl Breuer	Tom Weldon, City Manager

Commissioner Hislop and Ex Officio Commissioner Ball were not present.

CHAIRPERSON ANNOUNCEMENTS

None

MINUTES

By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer; Commissioner Ciapusci abstained) the Planning Commission approved the minutes of the January 5, 1999 meeting as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATIONS

None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission voted to send a favorable recommendation to the City Council on (File No. LDC-1-99) a request for a zone change for approximately 71 acres from the existing R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) and R-MH (Mobile Home Residential) to the SR-20 (Suburban Residential, 20,000 sq. ft. minimum lot size) Zone; located in the area between Old County Road on the west to the city limits on the east and between the northerly city limits to a line following property boundaries south of Marine Drive, excluding the tax lot located in the southeast corner of Old Country Road and Marine Drive; city initiated.

Before the hearing began Commissioner Freeman declared ex parte contact as a result of a site visit. No member of the audience challenged any Commissioner for bias or conflict of interest.

This action was taken following questions or comments regarding the requests from the following people:

Polly Keusink

16883 Marine Drive

Brookings OR

Chuck Brendlinger
Katherine Martin
Darryl Niemi
Jamie Herring

PO Box 6667
PO Box 3298
17225 Mountain Drive
539 Fern Avenue

Brookings OR
Harbor OR
Brookings OR
Brookings OR

2. By a 5-1 vote (motion: Commissioner Krebs, second: Commissioner Breuer; voting for: Commissioners Lindsey, Krebs, Ciapusci, Breuer and Dentino; voting against: Commissioner Freeman) the Planning Commission voted to send an unfavorable recommendation to the City Council on (File No. LDC-2-99) a request for an amendment to the provisions of the C-3 (General Commercial) Zone to allow communications towers up to a height of 150 feet as a conditional use permit and only if they are operated by a public entity; city initiated. The motion included sending a favorable recommendation to the City Council on the wording of the requested amendment with a further recommendation to make a zone change for the city hall property from C-3 (General Commercial) to P/OS (Public Open Space) per Section 40.

Before the hearing began the following Commissioners declared ex parte contact as a result of a site visit: Dentino, Lindsey, Freeman, Krebs, Ciapusci and Breuer. No member of the audience challenged any Commissioner for bias or conflict of interest.

This action was taken following questions or comments regarding the requests from the following people:

Lee Garvin
Dick Keusink
Polly Keusink
Vern Garvin

PO Box 1220
16883 Marine Drive
16883 Marine Drive
PO Box 2282

Brookings OR
Brookings OR
Brookings OR
Harbor OR

In addition to the Planning Director, Police Chief Ken Lewis, Police Sergeant Mike Cooper and Community Development Director Leo Lightle presented the city's staff report.

The Commission took a recess from 8:40 to 8:45 p.m.

3. By a 5-1 vote (motion: Commissioner Freeman, second: Commissioner Ciapusci; voting for: Commissioners Dentino, Krebs, Freeman, Ciapusci and Lindsey; voting against: Commissioner Breuer) the Planning Commission voted to send a favorable recommendation to the City County for (File No. VAC-1-99) a city initiated request to vacate a segment of Center Street, beginning at a point approximately 350 feet southwest of the intersection of Center Street and Railroad Avenue and extending west for approximately 1,000 feet. The motion included special consideration for a turnaround at the point where Center Street will be terminated.

Before the hearing commenced the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Dentino, Krebs, Freeman, Ciapusci and Lindsey. No member of the audience challenged any Commissioner for bias or conflict of interest.

Community Development Director Leo Lightle joined the Planning Director in the staff's presentation.

This action was taken following questions or comments regarding the requests from the following people:

Jim Cole

PO Box 4132

Brookings OR

4. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved (File No. MP-1-99) a city initiated request for a major partition to divide an 11.77-acre parcel of land into two lots of 1.0 acre and 10.77 acres and to dedicate a new street segment which will be the extension of Wharf Street north from its westerly end to intersect with Center Street; located on Assessor's Map No. 41-13-6D, Tax Lot 500 and a portion of Tax Lot 300.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Freeman, Ciapusci, Krebs, Lindsey and Dentino. No member of the audience challenged any commissioner for bias or conflict of interest.

5. By a 6-0 vote (motion: Commissioner Lindsey, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File No. MP-1-99.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

REPORT OF THE PLANNING DIRECTOR

1. Each Commissioner received a copy of a list of publications that are available from the American Planners Association.
2. Dr. Chickenell has begun the landscaping at his dental office on Pacific Avenue. Commissioner Freeman learned Dr. Chickenell has hired a new landscaper who is working around the weather to complete the planting as soon as possible. Staff will continue to monitor this work and report to the Commission at the March meeting.
3. The owner of the Subway Sandwich Shop is still attempting to work with the Chetco Senior Center on the planting strip west of the restaurant. The Senior Center does not believe this planting strip belongs to them and staff will contact them regarding this as the tax rolls indicate this is Senior Center property. Commissioner Krebs asked about the area behind the sandwich shop as this clearly is the shop's property.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

1. Commissioner Krebs asked about the property at Alder and Railroad Streets. Director Bischoff was

not sure if the Building Official had written to the owner and he will check on this. She also asked for an update on the tires at Dornbusch Tire. Staff reported the tires are now covered by a tarp and the pile was quite small so it appears they are being removed. Another area of concern was the portable sign shop on the lot at 600 Chetco Avenue. The Planning Director said this was similar to the portable tent put up in Ray's Food Place parking lot and he did not think the city could regulate this as it clearly is marked that all inquiries for signs must be taken inside the store there. Commissioner Freeman felt there was a difference as the tents are put up on a temporary basis while this trailer has been on site for some time. Director Bischoff will continue to research this.

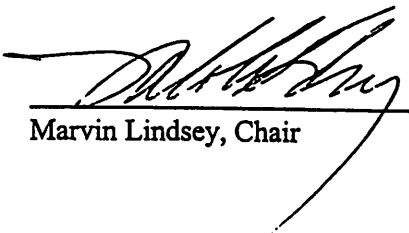
2. Commissioner Krebs thanked the Mayor and City Manager for the volunteer banquet which was held January 29 at the Elks Lodge.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Marvin Lindsey, Chair

City of Brookings
 CHECK REGISTER: CHECK # 33201 THRU 33378
 For The Month Ending: February 28, 1999 ** CLOSED **
 PRINTED: March 1, 1999 11:54:16

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33201	Jay Perkins	Deposit Refund	02/05/99	100-106.00	40.91	200-134.00	40.91
33202	G D Sanders	Deposit Refund	02/05/99	100-106.00	23.82	200-134.00	23.82
33203	Louise Ihde	Deposit Refund	02/05/99	100-106.00	10.80	200-134.00	10.80
33204	Dick & Sharon Leger	Deposit Refund	02/05/99	100-106.00	4.48	200-134.00	4.48
33205	Dick & Sharon Leger	Deposit Refund	02/05/99	100-106.00	4.48	200-134.00	4.48
33206	Dick & Sharon Leger	Deposit Refund	02/05/99	100-106.00	3.40	200-134.00	3.40
33207	Dick & Sharon Leger	Deposit Refund	02/05/99	100-106.00	4.01	200-134.00	4.01
33208	Dick & Sharon Leger	Deposit Refund	02/05/99	100-106.00	4.36	200-134.00	4.36
33209	Dick & Sharon Leger	Deposit Refund	02/05/99	100-106.00	4.49	200-134.00	4.49
33210	Holly Beyer	Deposit Refund	02/05/99	100-106.00	26.77	200-134.00	26.77
33211	Shelley & Patricia Jones	Deposit Refund	02/05/99	100-106.00	14.56	200-134.00	14.56
33212	George H Martindale	Deposit Refund	02/05/99	100-106.00	15.66	200-134.00	15.66
33213	Bruce Baldwin	Deposit Refund	02/05/99	100-106.00	32.68	200-134.00	32.68
33214	John & Anne Littleton	Deposit Refund	02/05/99	100-106.00	21.25	200-134.00	21.25
33215	Lisa & Michael Dollar	Deposit Refund	02/05/99	100-106.00	3.96	200-134.00	3.96
33216	Blake & Jacque Hardwick	Deposit Refund	02/05/99	100-106.00	8.37	200-134.00	8.37
33217	Hugh & Tresse Mills	Deposit Refund	02/05/99	100-106.00	18.99	200-134.00	18.99
33218	Eddie L Wilcher	Deposit Refund	02/05/99	100-106.00	13.36	200-134.00	13.36
33219	Robert Katzakian	Deposit Refund	02/05/99	100-106.00	20.76	200-134.00	20.76
33220	Glen Wegner	Deposit Refund	02/05/99	100-106.00	14.59	200-134.00	14.59
33221	Shae & Melissa Swearingen	Deposit Refund	02/05/99	100-106.00	35.13	200-134.00	35.13
33222	Amazing Computers	Inv 1068 & 1069	02/05/99	100-106.00	9,247.00	103-612.00	2,052.00
						107-612.00	2,035.00
						109-646.00	3,190.00
						201-612.00	320.00
						202-612.00	850.00
						251-646.00	300.00
						252-646.00	280.00
						300-664.00	220.00
33223	American Linen	Inv 349564	02/05/99	100-106.00	40.00	104-606.00	40.00
33224	Anchor Lock & Key	Inv 8054	02/05/99	100-106.00	92.00	103-624.00	92.00
33225	Chuck Arneson	Inv 1023	02/05/99	100-106.00	125.00	150-606.00	125.00
33226	Bay West Supply Inc	Inv 19688/19923	02/05/99	100-106.00	53.70	109-614.00	53.70
33227	Becco Inc	Inv 3020229	02/05/99	100-106.00	41.85	103-664.00	41.85
33228	Best Western Brookings Inn	Jan Stmt	02/05/99	100-106.00	352.16	107-606.00	352.16
33229	Brookings Auto Parts	Jan Stmt	02/05/99	100-106.00	99.80	150-612.00	21.74
						251-606.00	53.34
						252-612.00	24.72
33230	Brookings Elks Lodge	Volunteer Diner	02/05/99	100-106.00	3,057.70	109-686.00	3,057.70
33231	Brookings Elks Lodge	Vol Diner Grat	02/05/99	100-106.00	504.30	109-686.00	504.30
33232	Brookings Harbor Chamber	Jan Motel Tax	02/05/99	100-106.00	866.26	109-687.00	866.26
33233	Brown & Caldwell	Inv 13-3252	02/05/99	100-106.00	49,652.46	480-636.00	49,652.46
33234	Carpenter Auto Center	Jan Stmt	02/05/99	100-106.00	2,076.71	103-606.00	158.07
						202-606.00	306.40
						252-606.00	217.17
						202-612.00	1,395.07
33235	Chetco Pharmacy & Gifts	Jan Stmt	02/05/99	100-106.00	96.38	103-606.00	96.38
33236	Clackamas Communications Inc	Inv 0044847	02/05/99	100-106.00	886.50	103-664.00	886.50
33237	Coastal Coffee Service	Inv 4981	02/05/99	100-106.00	29.50	109-614.00	29.50
33238	Curry Coastal Pilot	Jan Stmt	02/05/99	100-106.00	326.00	102-602.00	116.00
						105-602.00	210.00
33239	Larry Curry	Reimbursement	02/05/99	100-106.00	14.42	102-658.00	14.42

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33240	Dan's Auto & Marine Electric	Jan Stmt	02/05/99	100-106.00	53.92	103-606.00 150-612.00 201-606.00	14.13 20.96 18.83
33241	Dan's Photo & Cameras	Jan Stmt	02/05/99	100-106.00	143.74	103-684.00 251-612.00	109.95 33.79
33242	Delaney's Bakery	Inv 562673	02/05/99	100-106.00	43.00	102-658.00	43.00
33243	D & G Sign & Label	Inv N240464-01	02/05/99	100-106.00	56.65	103-602.00	56.65
33244	DHR Child Support Unit	Garnishment	02/05/99	100-106.00	333.97	100-220.70	333.97
33245	DHR Child Support Unit	Garnishment	02/05/99	100-106.00	243.69	100-220.70	243.69
33246	Dictaphone	Inv M818842	02/05/99	100-106.00	895.00	300-606.00	895.00
33247	Engineered Control Products	Inv 50802	02/05/99	100-106.00	198.10	252-606.00	198.10
33248	Ferrellgas	Jan Stmt	02/05/99	100-106.00	417.14	150-624.00 251-612.00	278.69 138.45
33249	First Impressions	Inv 6582/6623	02/05/99	100-106.00	373.12	102-602.00 103-602.00 104-602.00 105-602.00 107-602.00 150-612.00 201-602.00 251-602.00 252-612.00	140.67 31.26 29.26 62.52 46.89 15.63 15.63 15.63
33250	First Impressions	Inv 6624 & 6625	02/05/99	100-106.00	447.07	109-602.00	447.07
33251	Fred Meyer	Inv 697549	02/05/99	100-106.00	135.12	102-658.00	135.12
33252	Freeman Rock Enterprises Inc	5738,5744,5746	02/05/99	100-106.00	158.68	150-628.00	158.68
33253	Grants Pass Water Lab	Jan Stmt	02/05/99	100-106.00	133.00	201-612.00	133.00
33254	Hagens Cleaners	Jan Stmt	02/05/99	100-106.00	373.40	103-608.00 104-606.00	328.50 44.90
33255	Harbor Logging Supply Inc	Jan Stmt	02/05/99	100-106.00	79.40	103-606.00 150-612.00	58.70 20.70
33256	HGE Inc	Inv 13494,13505	02/05/99	100-106.00	1,262.00	251-646.00 901-730.00	136.00 1,126.00
33257	Kim Hunnicutt Court Reporting	Inv 3402	02/05/99	100-106.00	12.00	103-606.00	12.00
33258	ICMA-RT 457 c/o 1st Ntl Bnk MD	Deferred Comp	02/05/99	100-106.00	960.00	100-220.70	960.00
33259	Industrial Steel & Supply	Inv 42516	02/05/99	100-106.00	319.92	251-612.00	319.92
33260	Internet Technologies	Inv 4396	02/05/99	100-106.00	121.00	109-664.00	121.00
33261	Kah-Nee-Ta Resort	Hotel - Cooper	02/05/99	100-106.00	210.00	300-658.00	210.00
33262	Johnny Cy Kellum	Inv 6520	02/05/99	100-106.00	207.90	103-730.00	207.90
33263	Kerr Hardware	Jan Stmt	02/05/99	100-106.00	254.37	103-614.00 104-606.00 106-626.00 150-612.00 150-606.00 150-628.00	2.97 18.98 125.79 64.82 14.55 27.26
33264	Kerr Hardware	Jan Stmt	02/05/99	100-106.00	344.22	201-612.00 202-612.00 251-612.00 252-606.00 252-612.00 252-650.00	38.57 13.07 68.66 84.23 111.69 28.00
33265	Les Schwab Tire Center	Inv 163601	02/05/99	100-106.00	20.00	103-606.00	20.00
33266	LETN	Inv 981934	02/05/99	100-106.00	288.00	103-658.00	288.00

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33267	Med-Tech Resource Inc	Inv 11446	02/05/99	100-106.00	86.36	103-606.00	86.36
33268	Mory's	Jan Stmt	02/05/99	100-106.00	308.40	102-602.00	5.95
						105-602.00	281.70
						107-602.00	20.75
33269	OBOA	99 Dues - Bales	02/05/99	100-106.00	50.00	105-660.00	50.00
33270	ODDA	Inv 0013	02/05/99	100-106.00	2,500.00	105-646.00	2,500.00
33271	OMFOA	Reg Fee-Hedding	02/05/99	100-106.00	245.00	107-658.00	245.00
33272	ONEA	Reg Fees	02/05/99	100-106.00	170.00	103-684.00	170.00
33273	Oregon APCD	Reg Fee-Cooper	02/05/99	100-106.00	50.00	300-658.00	50.00
33274	Oregon Department of Revenue	Payroll 2-5-99	02/05/99	100-106.00	3,748.50	100-220.30	3,748.50
33275	OR Teamster Employers Trust	Feb Premium	02/05/99	100-106.00	6,004.18	100-220.60	6,004.18
33276	OR Teamster Employers Trust	Feb Premium	02/05/99	100-106.00	12,437.23	100-220.60	12,437.23
33277	PERS - Retirement	Payroll 2/5/99	02/05/99	100-106.00	7,578.15	100-220.70	97.60
						100-220.80	7,480.55
33278	Quality Fast Lube & Oil	Inv 17352	02/05/99	100-106.00	23.95	103-606.00	23.95
33279	Quill Corp	Inv 1236589	02/05/99	100-106.00	237.50	102-602.00	10.99
						103-602.00	10.99
						107-602.00	16.98
						109-602.00	198.54
33280	Ramcell of Oregon	Jan Stmt	02/05/99	100-106.00	169.70	103-664.00	148.95
						104-664.00	20.75
33281	Rays Food Place	Jan Stmt	02/05/99	100-106.00	218.70	102-658.00	65.32
						103-602.00	137.90
						252-612.00	15.48
33282	Ritz's Repair	Inv 1087	02/05/99	100-106.00	40.00	150-606.00	40.00
33283	Roto-Rooter	Jan Stmt/278961	02/05/99	100-106.00	2,892.95	109-686.00	67.20
						252-646.00	2,825.75
33284	Siegrist Ford	FDCS9830/55112	02/05/99	100-106.00	218.91	103-606.00	203.85
						251-606.00	15.06
33285	Stadelman Electric	Inv 4440	02/05/99	100-106.00	37.00	109-624.00	37.00
33286	Taplin Janitorial Services	Inv 1052	02/05/99	100-106.00	50.00	103-624.00	50.00
33287	Teamsters Local Union 223	Feb Dues	02/05/99	100-106.00	527.00	100-220.70	527.00
33288	That Special Touch	Flowers-Hedding	02/05/99	100-106.00	32.00	107-602.00	32.00
33289	Tidewater Contractors Inc	015480/015392	02/05/99	100-106.00	480.88	150-628.00	113.68
						251-612.00	367.20
33290	Transport Logic	Inv 209556	02/05/99	100-106.00	20.00	201-612.00	10.00
						252-612.00	10.00
33291	United Communications	Jan Phone	02/05/99	100-106.00	548.00	109-664.00	548.00
33292	Upbeat, Inc	Inv 00277302	02/05/99	100-106.00	47.69	109-602.00	47.69
33293	Valley River Inn	Hotel - Hedding	02/05/99	100-106.00	213.54	107-658.00	213.54
33294	Water Resources Department	Registrations	02/05/99	100-106.00	50.00	102-658.00	50.00
33295	Wildfire Pacific Inc	Inv 292759	02/05/99	100-106.00	213.02	104-606.00	213.02
33296	WW Grainger Inc	Misc Invoices	02/05/99	100-106.00	280.58	106-612.00	182.70
						251-606.00	97.88
33298	All Pure Chemical Co	Inv 96201	02/11/99	100-106.00	2,175.00	252-652.00	2,175.00
33299	Amazing Computers	Keyboard	02/11/99	100-106.00	36.00	150-612.00	36.00
33300	AWWA	Inv 102554-AR	02/11/99	100-106.00	22.75	252-612.00	22.75
33301	Doug Bales	Reimbursement	02/11/99	100-106.00	229.83	105-606.00	137.83
						105-658.00	92.00
33302	Bay West Supply Inc	Inv 20123	02/11/99	100-106.00	174.10	106-652.00	174.10
33303	Beckwith & Kuffel	Inv 774163	02/11/99	100-106.00	20.52	251-606.00	20.52
33304	Colvin Oil Company	End Jan Stmt	02/11/99	100-106.00	865.94	103-606.00	486.82

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Colvin Oil Company, (Continued)							
						104-606.00	104.06
						106-612.00	30.40
						150-606.00	79.96
						201-606.00	71.86
						202-606.00	31.40
						251-606.00	11.75
						252-606.00	31.40
						252-612.00	18.29
33305	Coos-Curry Electric	Jan Electric	02/11/99	100-106.00	1,083.89	106-662.00	24.72
						201-662.00	1,030.45
						251-662.00	28.72
33306	EBS Trust	March Premium	02/11/99	100-106.00	51.00	103-654.00	27.00
						104-654.00	24.00
33307	Gall's Inc	Misc Invoices	02/11/99	100-106.00	482.69	103-681.00	67.89
						104-606.00	414.80
33308	GTE Northwest	Jan Phone	02/11/99	100-106.00	1,772.35	103-664.00	36.24
						109-664.00	908.86
						201-664.00	108.72
						202-664.00	120.90
						252-664.00	48.32
						300-664.00	549.41
33309	Hach Co	Inv 477698	02/11/99	100-106.00	130.75	202-652.00	130.75
33310	Edward L Hewitt Family Trust	BL Overpayment	02/11/99	100-106.00	30.00	100-422.00	30.00
33311	HGE Inc	Inv 13538	02/11/99	100-106.00	787.00	105-646.00	787.00
33312	Image Supply	Inv 9682	02/11/99	100-106.00	84.00	251-602.00	84.00
33313	Municom	Inv 2808b/2809b	02/11/99	100-106.00	1,058.88	102-646.00	1,058.88
33314	Jim Newman	Inv 8185	02/11/99	100-106.00	52.70	104-624.00	52.70
33315	Newman Signs	Inv TI0020806	02/11/99	100-106.00	615.46	150-648.00	615.46
33316	OSPA	Dues-Sharp	02/11/99	100-106.00	20.00	104-614.00	20.00
33317	Paramount Pest Control Inc	Inv 41156	02/11/99	100-106.00	31.00	103-624.00	31.00
33318	Quality Fast Lube & Oil	Inv 17575	02/11/99	100-106.00	25.95	103-606.00	25.95
33319	Tidewater Contractors Inc	Inv N15133	02/11/99	100-106.00	6,043.88	150-628.00	6,043.88
33320	Town & Country Animal Hospital	Inv 69152	02/11/99	100-106.00	72.30	103-688.00	72.30
33321	Trew & Cyphers	Jan Statement	02/11/99	100-106.00	2,415.00	102-632.00	2,415.00
33322	U S Filter/Pacific Water Works	Inv 2316455	02/11/99	100-106.00	251.48	201-612.00	251.48
33323	Wildfire Pacific Inc	Inv 292794	02/11/99	100-106.00	1,048.74	104-606.00	1,048.74
33324	WW Grainger Inc	Misc Invoices	02/11/99	100-106.00	676.62	106-612.00	133.80
						251-612.00	542.82
33326	American Van Equipment	Inv 005524445	02/19/99	100-106.00	878.50	252-726.00	878.50
33327	AWWA Water & WW Short School	Registrations	02/19/99	100-106.00	270.00	105-658.00	270.00
33328	Azalea Festival Court	Sponsorship	02/19/99	100-106.00	25.00	109-686.00	25.00
33329	Bankcard Services	Jan Stmt	02/19/99	100-106.00	1,251.03	102-658.00	81.69
						103-606.00	22.18
						103-658.00	177.21
						104-606.00	42.63
						104-658.00	46.28
						105-658.00	21.28
						109-686.00	859.76
33330	Coastal Coffee Service	Inv 5006	02/19/99	100-106.00	9.25	109-614.00	9.25
33331	Coos-Curry Electric	Jan Electric	02/19/99	100-106.00	2,651.65	106-662.00	198.09
						150-662.00	1,130.10

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Coos-Curry Electric, (Continued)							
						201-662.00	780.83
						251-662.00	329.83
						252-662.00	212.80
33332	Curry Coastal Pilot	Ref #a5579360	02/19/99	100-106.00	42.40	202-612.00	21.20
						252-612.00	21.20
33333	Curry County Clerk	Recording Fees	02/19/99	100-106.00	20.00	105-602.00	20.00
33334	Day-Timers Inc	Inv 32236743	02/19/99	100-106.00	66.97	102-602.00	66.97
33335	DHR Child Support Unit	Garnishment	02/19/99	100-106.00	243.69	100-220.70	243.69
33336	DHR Child Support Unit	Garnishment	02/19/99	100-106.00	333.97	100-220.70	333.97
33337	Fred Meyer	Inv 697576	02/19/99	100-106.00	102.00	252-612.00	102.00
33338	Hach Co	Inv 48220	02/19/99	100-106.00	141.30	202-652.00	38.75
						252-652.00	102.55
33339	Gail Hedding	Travel Advance	02/19/99	100-106.00	120.00	107-658.00	120.00
33340	ICMA-RT 457 c/o 1st Ntl Bnk MD	Payroll 2-19-99	02/19/99	100-106.00	885.00	100-220.70	885.00
33341	Joe Ingwerson	Travel Advance	02/19/99	100-106.00	104.00	252-658.00	104.00
33342	Law Enforcement Systems Inc	Inv 102917	02/19/99	100-106.00	168.00	103-606.00	168.00
33343	League of Oregon Cities	Reg Fees	02/19/99	100-106.00	160.00	102-658.00	80.00
						107-658.00	80.00
33344	Ken Lewis	Jan Rotary	02/19/99	100-106.00	12.00	103-660.00	12.00
33345	Matt's RV & Marine Supply	Inv 14677	02/19/99	100-106.00	87.70	201-612.00	87.70
33346	Mike Mitchell	Travel Advance	02/19/99	100-106.00	104.00	252-658.00	104.00
33347	National Law Enforcement Inc	Reg Fee-Plaster	02/19/99	100-106.00	160.00	103-680.00	160.00
33348	OBOA	Inv 406	02/19/99	100-106.00	950.00	105-658.00	950.00
33349	OR Dept of Justice	Reg Fees	02/19/99	100-106.00	80.00	103-684.00	80.00
33350	Sec of State, Admin Rules Div	99 OAR Comp	02/19/99	100-106.00	350.00	102-602.00	350.00
33351	OR Department of Revenue	Jan Map Order	02/19/99	100-106.00	10.20	105-602.00	10.20
33352	Oregon Department of Revenue	State W/H Tax	02/19/99	100-106.00	3,611.26	100-220.30	3,611.26
33353	Pacific North Equipment Co	Inv 2333701	02/19/99	100-106.00	1,256.25	251-606.00	1,256.25
33354	PERS - Retirement	2/19/99 Payroll	02/19/99	100-106.00	7,275.05	100-220.80	7,275.05
33355	Pitney Bowes Inc - FAX	Inv X365137	02/19/99	100-106.00	65.00	109-606.00	65.00
33356	Ron Plaster	Travel Advance	02/19/99	100-106.00	120.00	103-680.00	120.00
33357	Ron Plaster	Travel Advance	02/19/99	100-106.00	240.00	103-684.00	240.00
33358	PNPCA Continuing Ed Fund	Reg Fee-Watson	02/19/99	100-106.00	95.00	202-658.00	95.00
33359	Quality Fast Lube & Oil	Inv 17747/17612	02/19/99	100-106.00	102.85	103-606.00	23.95
						104-606.00	78.90
33360	Red Lion Inn - Coos Bay	Hotel	02/19/99	100-106.00	209.72	102-658.00	104.86
						107-658.00	104.86
33361	Superior Lamp & Supply	Inv S1653725	02/19/99	100-106.00	100.62	252-612.00	100.62
33362	SWCCC Attn: Cashier	Inv 10514	02/19/99	100-106.00	28.50	105-658.00	28.50
33363	Technomic Publishing Company	Inv 96822422	02/19/99	100-106.00	154.42	252-612.00	154.42
33364	United Pipe & Supply Co Inc	Misc Invoices	02/19/99	100-106.00	3,054.08	201-612.00	2,296.28
						251-612.00	757.80
33365	Valley River Inn	Hotel	02/19/99	100-106.00	558.48	252-658.00	558.48
33366	Viking Office Products	Misc Invoices	02/19/99	100-106.00	1,840.51	101-602.00	5.05
						102-602.00	421.56
						103-602.00	12.25
						105-602.00	279.88
						107-602.00	48.58
						109-602.00	938.80
						150-612.00	134.39
33367	WCCMA Conference Registration	Reg Fee-Weldon	02/19/99	100-106.00	200.00	102-658.00	200.00

(Continued)

City of Brookings
CHECK REGISTER: CHECK # 33201 THRU 33378
For The Month Ending: February 28, 1999 ** CLOSED **
PRINTED: March 1, 1999 11:54:16

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CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
33368	WW Grainger Inc	Misc Invoices	02/19/99	100-106.00	624.52	252-612.00	624.52
33369	Xerox Corp	Inv 066937334	02/19/99	100-106.00	701.03	109-606.00	701.03
33371	Joe DelGreco	Travel Advance	02/25/99	100-106.00	353.00	103-684.00	353.00
33372	Gail Hedding	Travel Advance	02/25/99	100-106.00	60.00	107-658.00	60.00
33373	Oregon Department of Revenue	State W/H Tax	02/25/99	100-106.00	154.64	100-220.30	154.64
33374	PERS - Retirement	Final-Bottoms	02/25/99	100-106.00	287.03	100-220.80	287.03
33375	Petty Cash	Reimbursement	02/25/99	100-106.00	153.10	102-602.00	19.37
						102-658.00	73.99
						103-602.00	35.69
						104-602.00	14.05
						105-606.00	10.00
33376	Petty Cash	Reimbursement	02/25/99	100-106.00	89.61	106-606.00	19.00
						106-626.00	2.99
						107-602.00	12.00
						107-658.00	11.50
						109-686.00	18.00
						201-612.00	11.68
						252-606.00	7.30
						252-612.00	7.14
33377	Regence Life & Health Ins	March Premium	02/25/99	100-106.00	217.30	100-220.60	217.30
33378	Taplin Janitorial Services	Feb Service	02/25/99	100-106.00	650.00	109-644.00	650.00
					167,138.68		167,138.68

*** END OF REPORT ***

Memorandum

TO: Mayor, City Council
FROM: John Bischoff, Planning Director
THROUGH: Tom Weldon, City Manager
DATE: March 2, 1999



Issue: Acceptance of a grant from the Transportation Growth Management Program.

Background: The city has applied for and received a grant in the amount of \$20,138 to review the city's zoning and land development codes and suggest "smart development" strategies for the downtown area. The PROUD Committee had established a sub-committee to do this task before we knew that there was the possibility of a grant for the same purpose. The sub-committee will act as the advisory committee for the consultant doing the work under the grant. This will be a big step in clearing the Land Development Code of existing redevelopment road blocks and amending it to create incentives for new development. The consultant will also help the city to determine the proper commercial/residential mix is appropriate if the city wants to go with a mixed use scenario and will investigate parking options. The grant contract should be ready to sign within two weeks.

Recommendation: To authorize the city to proceed with and except the grant offer.

Options/Alternatives: Listed Below are the options we have reviewed and do not recommend.

To not accept the grant and let the PROUD sub-committee try to do the code review.

ORDINANCE NO. 99-O-530

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BROOKINGS BY REZONING FROM SINGLE FAMILY RESIDENTIAL, 6,000 SQ. FT. MINIMUM LOT SIZE (R-1-6) AND MOBILE HOME RESIDENTIAL (R-MH) TO SUBURBAN RESIDENTIAL, 20,000 SQ. FT. MINIMUM LOT SIZE (SR-20,000) UPON THAT CERTAIN REAL PROPERTY, DESCRIBED BELOW.

Sections:

Introduction.

Section 1. Zoning Map to designate property as SR-20.

WHEREAS, a public hearing was held on February 2, 1999 before the Brookings Planning Commission for the purpose of considering a request for a rezone from (Single Family Residential, 6,000 Sq. Ft. Minimum Lot Size) R-1-6 and Mobile Home Residential (R-MH) to Suburban Residential, 20,000 Sq. Ft. Minimum Lot Size (SR-20,000) on approximately 71 acres of property located between Old County Road on the west and the easterly city limits, and between the northerly city limits to a line beginning at the center line of Marine Dr. at the intersection of Old County Road; and then east along the center line of Marine Dr. to a point where the west boundary of Tax Lot 301 would intercept the center line of Marine Dr.; then south along the west boundary of Tax Lots 301 and 700 to the south boundary of Tax Lot 700; then along the south boundaries of Tax Lots 700, 800, 900, 1000 and 100 to the easterly city limits. All said Tax Lots are on Assessor's Map 41-13-5B.

WHEREAS, following closure of the public hearing after considerable evidence and testimony was presented by proponents and opponents, the Planning Commission, by a unanimous vote, directed the Planning Director to prepare a recommendation, with findings, to the City Council, for approval of the request for the rezoning from R-1-6 and RM to SR-20; and

WHEREAS, the Brookings City Council, at its regularly scheduled meeting of March 8, 1999 did conduct a public hearing on this matter, during which hearing considerable testimony and

evidence was presented by the applicant's representative, interested parties and recommendations were received from and presented by the Planning Director; and

WHEREAS, at the conclusion of said public hearing, after consideration and discussion, the Brookings City Council, upon a motion duly seconded, did vote in the majority to adopt a Final Order and Findings of Fact document dated March 8, 1999 on its decision to grant the applicant's request;

The city of Brookings ordains as follows:

Section 1. Amendment to the Zoning Map to designate property Suburban Residential (SR-20). The Zoning Map of the City of Brookings is amended to show that the following described property is zoned Suburban Residential (SR-20).

(See Attachment A)

First Reading: _____
Second Reading: _____

Passage: _____
Effective Date: _____

Signed by me in authentication of its passage this _____
day of _____, 1999.

Nancy A. Brendlinger,
Mayor

ATTEST:

Gail L. Hedding,
Finance Director/Recorder

RESOLUTION NO. R-99-651

A RESOLUTION AUTHORIZING AN EXTENSION OF THE BUD CROSS PARK LEASE AGREEMENT AND AUTHORIZING NEGOTIATIONS.

WHEREAS, the City of Brookings, a municipal corporation and Curry County, a political subdivision of the State of Oregon, entered into a lease agreement in which the City leased the premises commonly known as Bud Cross Park, on or about January 31, 1979, for a term of twenty years; and

WHEREAS, the City and County wish to negotiate concerning the future use of Bud Cross Park;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BROOKINGS THAT:

1. The lease agreement between the City and the County for Bud Cross Park be continued under the same Lease Agreement terms and conditions until April 30, 1999.
2. That City staff is authorized to enter into negotiations with the County to determine the future status of Bud Cross Park.
3. That Mayor Nancy Brendlinger is authorized to sign the Lease Extension agreement with Curry County.

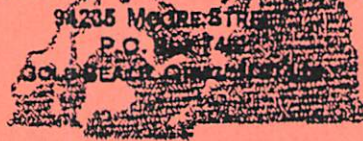
PASSED by the Council and signed by the MAYOR this _____ day of March, 1999.

Nancy Brendlinger
Mayor

ATTEST:

Gail Hedding,
Finance Director/ Recorder

CURRY COUNTY BOARD OF COMMISSIONERS



Lloyd Olds, Chairman

(541) 247-7011, Ext. 222

Cheryl Thorp Vice Chair

Bill Roberts, Commissioner

(541) 247-2718 (FAX)

Lease Extension

It is hereby agreed by and between Curry County, a Political Subdivision of the State of Oregon, and the City of Brookings, a Municipal Corporation, that the twenty (20) year lease agreement between them dated on or about January 31, 1979, for the premises commonly known as Bud Cross Park be continued under the same terms and conditions until April 30, 1999.

Board of Curry County Commissioners

Lloyd Olds, Chairman

Date

Cheryl Thorp, Vice Chair

Date

Bill Roberts, Commissioner

Date

Nancy Brendlinger
Mayor

Date

BUILDING DEPARTMENT ACTIVITIES SUMMARY

For Month of **February, 1999**

No.	Building	Permit Fee	Plan Check Fee	Surcharge	SDF's	Value Current Month	No. to Date	Total to Date	No. Last Yr	Total Last Year
5	Single Family Dwelling	\$2,607.50	\$1,441.33	\$130.38	\$22,335.00	\$674,520.00	7	\$914,907.00	5	\$895,108.85
2	Single Family Addition	\$264.50	\$171.93	\$13.23	\$0.00	\$42,899.68	7	\$154,301.28	7	\$43,106.20
0	Single Family Garage-Carport	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	1	\$12,498.36
0	Two Family Residential	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	1	\$210,000.00
0	Multi-Family Residential Apts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
0	Commercial New	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	3	\$123,003.66
1	Commercial Addition-Change	\$10.00	\$10.50	\$0.50	\$0.00	\$300.00	2	\$6,800.00	4	\$34,747.00
0	Churches	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
0	School Repair-Addition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
0	Building Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
0	Misc.-Retaining Wall-Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1	\$700.00	0	\$0.00
8	Total Building Permits	\$2,882.00	\$1,623.76	\$144.10	\$22,335.00	\$717,719.68	17	\$1,076,708.28	21	\$1,318,464.07
7	Mechanical Permits	\$164.50	N/A	\$8.23		N/A	13	N/A	15	N/A
5	Plumbing Permits	\$238.00		\$11.90	\$0.00	N/A	7	N/A	8	N/A
0	Manufactured Home Permits	\$0.00		\$0.00	\$0.00	N/A	0	N/A	1	N/A
20	TOTAL PERMITS	\$3,284.50	\$1,623.76	\$164.23	\$22,335.00	\$717,719.68	37	\$1,076,708.28	45	\$1,318,464.07
	Total Year to Date Calculated Fees	\$5,211.70	\$2,423.39	\$260.59	\$31,269.00					
	1998 YTD Calculated Fees	\$5,951.05	\$3,478.32	\$297.55	\$22,335.00					

In January 1999 Harbor issued permits for 1.0 EDUs.

During the Month of February, 1999, Brookings issued permits for 5.00 new sewer connections. The City of Brookings now has 289.94 EDU Units connected to the Brookings Wastewater System since the signing of the MAO.