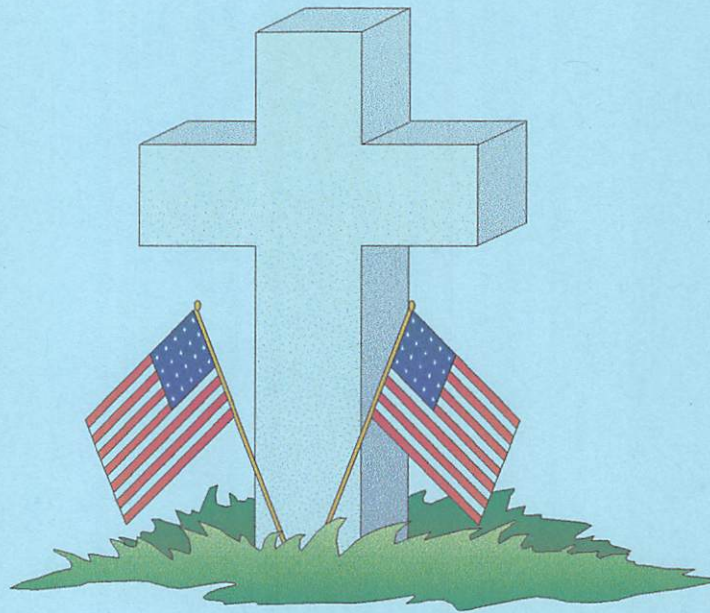


*agenda*  
*City of Brookings*  
*Common Council Meeting*  
*City Hall Council Chambers*  
*898 Elk Drive*  
*Brookings, Oregon, 97415 - 7:00 p.m.*  
*May 26, 1998*



Memorial Day  
Monday - May 25, 1998



agenda  
City of Brookings  
Common Council Meeting  
City Hall Council Chambers  
898 Elk Drive  
Brookings, Oregon, 97415 - 7:00 p.m.  
May 26, 1998



Monday - May 25, 1998  
Memorial Day

# agenda

CITY OF BROOKINGS  
COMMON COUNCIL MEETING  
Brookings City Hall Council Chambers  
898 Elk Drive, Brookings, Oregon  
May 26, 1998  
7:00 pm

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. CEREMONIES/APPOINTMENTS/ANNOUNCEMENTS

V. PUBLIC HEARING

- A. 1998/99 Fiscal Year Budget and proposed use of State Revenue  
Sharing funds (yellow)
- B. LDC-1-98 - recommendations for infill and redevelopment  
strategies from the Transportation Growth Management  
Committee and the Planning Commission's recommendations  
(green)

VI. SCHEDULED PUBLIC APPEARANCES

- A. Canopy Project - George Ciapusci and Don Mitchell (no handout)

VII. ORAL REQUESTS AND COMMUNICATIONS FROM THE AUDIENCE

- A. Committee and liaison reports
  - 1. Chamber of Commerce
  - 2. Council liaisons
- B. Unscheduled

VIII. STAFF REPORTS

- A. City Manager
  - 1. School District request for support for Harris Beach  
Wayside as location of new high school (pink)
  - 2. CVAT requests (blue)



IX. CONSENT CALENDAR

- A. Approval of Council Meeting Minutes
  - 1. Minutes of May 11, 1998 Regular Council Meeting (purple)
- B. Acceptance of Commission/Committee Minutes
  - 1. Minutes of April 7, 1998 Regular Planning Commission Meeting (gold)
- C. Approval of Vouchers (\$520,849.86) (cream)

(end Consent Calendar)

X. ORDINANCES/RESOLUTIONS/FINAL ORDERS

- A. Ordinance No. 98-0-528 - An ordinance amending the Comprehensive Plan and Zoning Map of the City of Brookings by redesignating from Residential to Industrial and rezoning from R-2 (Two family residential) and R-3 (Multiple-family residential) to M-2 (General Industrial) upon that certain real property, described below (orange)
- B. Final ORDER and Findings of Fact for File No. CPZ-1-98 (blue)

XI. REMARKS FROM MAYOR AND COUNCILORS

- A. Mayor
- B. Council

XII. ADJOURNMENT



# Memorandum



TO: Mayor & Council

THRU: Tom Weldon, City Manager *Tom*

FROM: Bev Adams, Finance Director/Recorder *BA*

DATE: May 21, 1998

RE: Public Hearing on Approved 1998/99 budget &  
the proposed use of State Revenue Sharing funds

**Issue:** Public hearing for approved budget & proposed use of State Revenue Sharing funds - 1998/99 fiscal year

## **Synopsis**

Local budget law requires that a public hearing be held on the approved budget and the proposed use of the State Revenue Sharing funds.

## **Recommendation**

That Council hold a public hearing stating that the public hearing is for both issues as listed above.



**CITY OF BROOKINGS CITY COUNCIL**  
**STAFF AGENDA REPORT**

SUBJECT: Land Development Code Change  
FILE NO: LDC-1-98  
HEARING DATE: January 6, 1998

REPORT DATE: December 10, 1997  
ITEM NO: 8.2

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**GENERAL INFORMATION**

APPLICANT: City Initiated.

REPRESENTATIVE: Staff.

REQUEST: A public hearing to consider the recommendations for infill and redevelopment strategies from the Transportation Growth Management Committee and the Planning Commission's recommendations on this matter

TOTAL LAND AREA: City Wide.

PUBLIC NOTICE: Published in local news paper.

**BACKGROUND INFORMATION**

The city, through its consultant, has recently completed the In-fill and Redevelopment Study that was undertaken with a grant from the State Transportation Growth Management (TGM) program. The TGM program is operated jointly by the Oregon Department of Transportation and the Department of Land Conservation and Development and has several specific categories of grants including in-fill and redevelopment.

The purpose of the In-fill and Redevelopment Study was to do a physical study of the developed area of the old urban growth boundary to determine what the potential for in-fill development was and what areas were candidates for redevelopment. The study included a study of the existing water and sewer systems to determine if upgrades were required to support in-fill and redevelopment and the consultant also examined the city and county zoning and development ordinances to determine if and where changes could be made to encourage in-fill and redevelopment. For the purpose of this study, "in-fill development" was primarily considered to be large lots that currently contained a house but could be divided further according to the underlying zone. "Redevelopment" was considered to be the upgrading and rejuvenation of commercial and industrial areas. The study generated several recommended Comprehensive Plan and ordinance changes to encourage in-fill and redevelopment as follows:

**In-fill Recommendations.**

Comprehensive Plan Amendments

1. A policy stating "The City of Brookings and Curry County shall encourage in-fill and redevelopment to promote a more efficient use of land within the urban growth boundary and reduce pressure to expand the boundary."



2. A policy stating “At each periodic review, the City of Brookings and Curry county shall review plan and ordinance policies and standards to reduce or remove plan and ordinance barriers to in fill and redevelopment.”
3. A policy stating “When preparing capital improvement plans for public facilities, the City of Brookings and Curry County shall place a higher priority on capital improvement projects that will promote in-fill and redevelopment relative to projects that promote new development at the fringe of the Urban Growth Boundary.”

#### Land Development Code Amendments

1. Amend codes to permit the partitioning of two rear lots (“flag lots”) under current standards within the R-1-6 Zone. See Exhibit 1.
2. Amend codes to permit construction of “granny flats” – separate accessory living quarters on the same single-family, owner-occupied unit with minimum kitchen facilities. See Exhibit 2.
3. Amend the Land Development Code to allow a duplex on corner lots within the R-1-6 zone on lots of 7,500 sq. ft. or greater and with each entrance facing a different street. See Exhibit 3.
4. Amend the Land Development Code to allow row houses. See Exhibit 4.
5. Amend the Land Development Code to restrict the R-3 (Multiple-Family Residential) zone to either duplex or multi-family residential development.
6. Amend the Land Development Code to encourage in-fill development by the use of shadow plating when development occurs on large lots.

### **Redevelopment Recommendations**

#### Comprehensive Plan Amendments

1. A policy stating “The city of Brookings will encourage higher density, mixed use development in the Downtown Central Business District. Reduced off-site parking requirements and options for shared parking will be encouraged to support more intensive development in the Downtown CBD.”

#### Land Development Code Amendments

1. An amendment of the Land Development Code to increase the maximum building height in the C-3 (General Commercial) zone from 40 feet to 45 feet.
2. An amendment to the Land Development Code to provide for two additional parking options as follows:



- A. Development within the C-3 zone that includes street frontage improvements shall be allowed to credit the number of on-street parking spaces provided along the lot frontage toward off-street parking requirements.
- B. If a public parking district is established in downtown Brookings, development within the C-3 zone may pay an in-lieu fee established by the City to support public parking lots as a substitute for providing off-street parking on the individual lot.
3. An amendment to the Land Development Code to allow residential uses in conjunction with an allowed commercial use on the same lot. The residential unit may be located above or behind the retail use.
4. An amendment to the Land Development Code to allow special use housing (for seniors or disabled) in the C-3 zone.

## PROPOSED AMENDMENTS

The consultant's recommendations were presented to the Council in a work study session which was held on April 20, 1998. At the work study session staff recommended that no action be taken on the recommended Comprehensive Plan amendments until the city updates the policy document of the Comprehensive Plan as the last task in the city's periodic review work program. Staff also recommended that the recommended changes to encourage redevelopment of the old commercial area be set aside until the city and the community has a chance to generate a overall plan for the redevelopment of the area, particularly with the potential of the couplet being funded at some point in the future.

## ANALYSIS

The following is staff's analysis of each of these recommended code amendments to encourage in-fill development:

1. Amend codes to permit the partitioning of two rear lots ("flag lots") under current standards within the R-1-6 Zone. See Exhibit 1.

The TGM Committee *recommended* this amendment.

The disadvantages of flag lots and particularly tandem flag lots, is that they present a problem for emergency response if the address is not well displayed and it is not possible to effectively enforce the display of the address. Another concern for flag lots, although maybe not so much in this area, is that they tend to be isolated from view and thus make desirable targets for burglars and other types of crimes.

Although it is staff's opinion that flag lots are a poor planning practice, it is evident that there are many lots within the city that could be used more efficiently through the flag lot configuration. There are also some lots that could be used even more efficiently with tandem flag lots as proposed by this recommendation.

The Planning Commission *rejected* this recommendation on the grounds that currently there were not enough lots that would benefit from this change to make it worthwhile.



2. Amend codes to permit construction of “granny flats” – separate accessory living quarters on the same single-family, owner-occupied unit with minimum kitchen facilities. See Exhibit 2.

The TGM Committee *recommended* this amendment.

Although recommended by the TGM Committee, staff has a great deal concern for this proposed amendment. The obvious disadvantage to allowing “granny flats” as rental units in the R-1 districts is that they have the potential to create a crowded, and cluttered streetscape. Adding this type of unit to the single family residential zones will also weaken the integrity of the single family zone – or why not just make it all R-2.

The advantage of course, is that it provides affordable housing which is much needed in our area.

Staff does not support this recommendation.

The Planning Commission *rejected* this recommendation on the grounds that it would cause crowding of the single family zone and could lead to a trashy appearance.

3. Amend the Land Development Code to allow a duplex on corner lots within the R-1-6 zone on lots of 7,500 sq. ft. or greater and with each entrance facing a different street. See Exhibit 3.

The TGM Committee *recommended* this amendment.

The only disadvantage that staff finds with this is that it allows a duplex in the single family zones but this is minor and is a way of providing lower cost housing.

The advantage of this amendment is that it does provide efficient use of the land and lower cost housing. It also provides an incentive for a developer to create 7,500 sq. ft. lots on the street corners to gain the extra unit.

Staff has no particular opinion on this recommendation.

The Planning Commission *rejected* this recommendation on the grounds that it eroded the single family residential zone.

4. Amend the Land Development Code to allow row houses. See Exhibit 4.

The TGM Committee *recommended* this recommendation.

Row houses are just that – common wall houses in rows of three or more with each house owning a small lot of land to provide some front and rear yards.

The disadvantage of these is that they provide for a crowded appearance.

The advantage is that they do provide for lower cost housing.



Staff does not believe that this type of housing is suitable for the single family residential zones in Brookings.

The Planning Commission *rejected* this recommendation for use in the residential zones, however, would like to consider it as a redevelopment tool in a mixed use zone for the old commercial area.

5. Amend the Land Development Code to restrict the R-3 (Multiple-Family Residential) zone to either duplex or multi-family residential development. *Or amend to allow only multiple-family.* (Italics added by staff) See Exhibit 5.

This recommendation was *rejected* by the TGM Committee.

The only disadvantage to this recommendation is the fact that some of the existing R-3 lots may have been purchased by people with the intent of placing a single family home on it at some time in the future. This recommendation would nullify that purchase.

On the other hand the city has very little vacant R-3 zoned land (the area around the lot pond will probably not remain as R-3) and this amendment would help preserve what little is left and what ever may be created in the future. The R-3 zone is currently the only practical way of providing affordable housing without some sort of subsidy.

Although the TGM Committee *rejected* this recommendation, staff is in support of it and strongly recommends that it be considered. Any amendment to the Land Development Code could apply to lots purchased or created after the date of the amendment.

The Planning Commission *recommended* that this recommendation be adopted with the provision that if the owner wished to place a single family house on an R-3 lot, he/she must show that the lot was purchased by a close family member prior to the date the ordinance change went into effect. See attached Planning Commission Staff Report.

6. Amend the Land Development Code to encourage in-fill development by the use of shadow platting when development occurs on large lots. See Exhibit 6

The TGM Committee *rejected* this recommendation.

This program would be complicated and difficult to implement and to administer if it were to be adopted. Shadow platting is currently an element of the Dawson Neighborhood Circulation Plan but there is no need to implement it further. If a developer or property owner is interested in shadow platting, there is nothing in the ordinance to prevent them from doing so. To require it on larger lot would result in confusion and headaches. Staff also recommends that this amendment be rejected.

The Planning Commission *rejected* this recommendation as being unnecessary.

## RECOMMENDATION

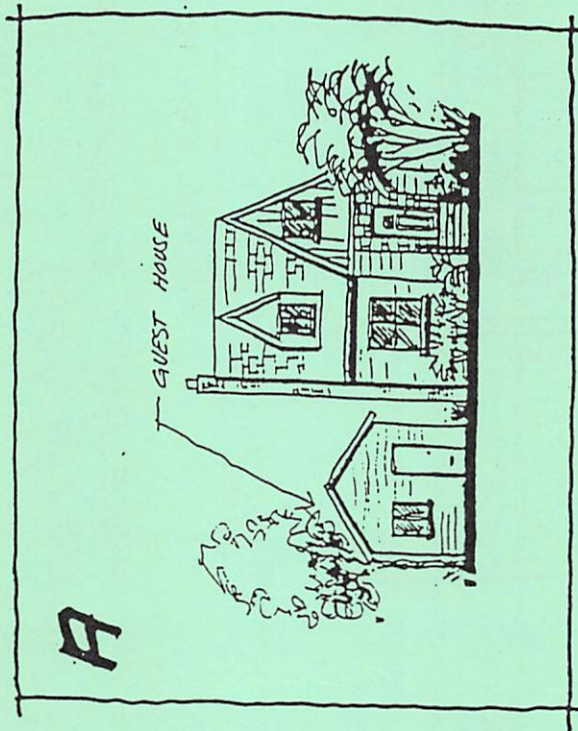
The Planning Commission voted to recommend that the Land Development Code be amended to incorporate Recommendation Number 5.





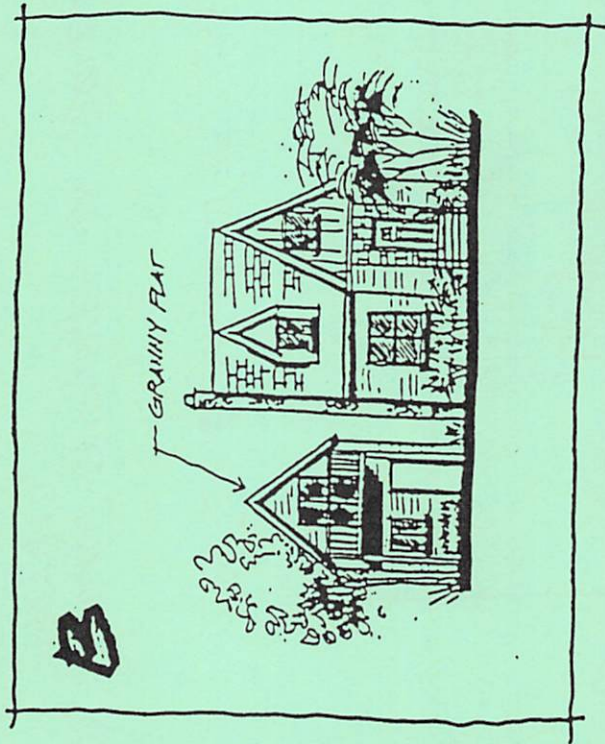


# ACCESSORY LIVING UNITS



## EXISTING CODE (SINGLE FAMILY ZONES)

- GUEST HOUSE :
  - LIVING AREA WITHOUT KITCHEN FACILITIES; RENTAL NOT PERMITTED.



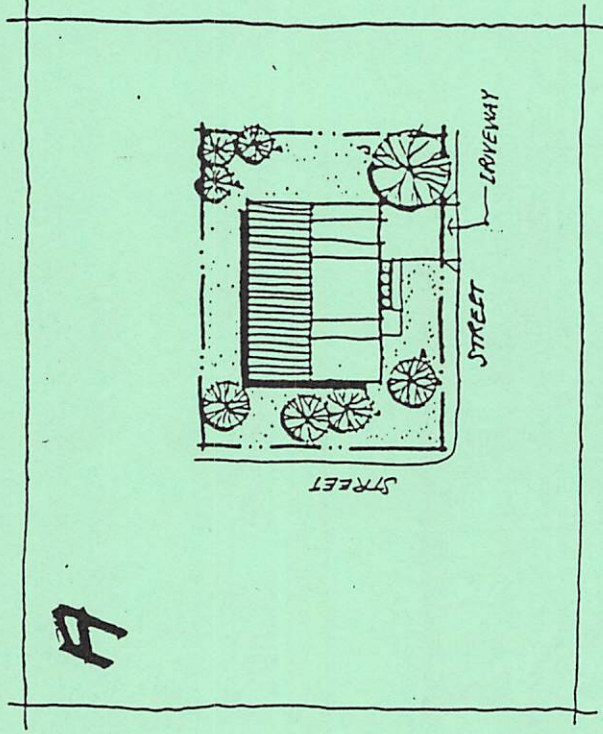
## POSSIBLE CODE CHANGE

(SINGLE FAMILY ZONES)

- GRANNY FLAT :
  - LIVING AREA WITH MINIMUM KITCHEN FACILITIES
  - ALLOW RENTAL IF PRIMARY DWELLING UNIT IS OWNER OCCUPIED



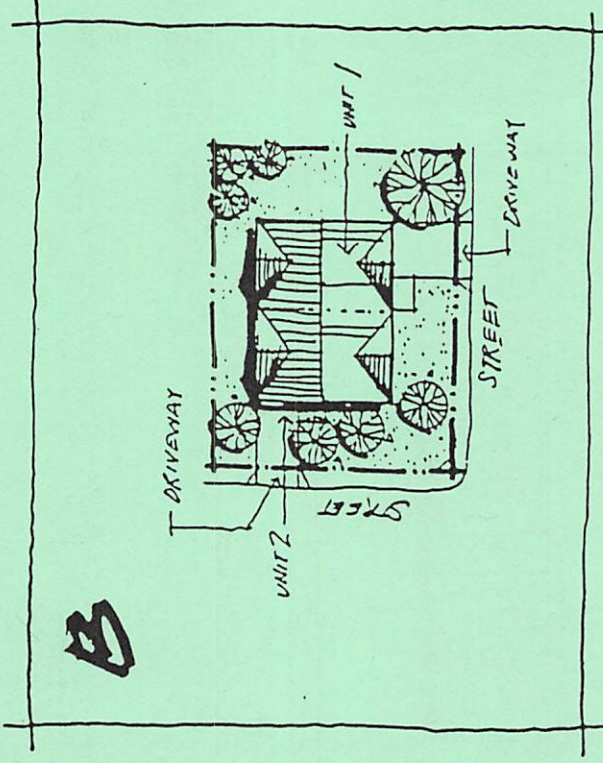
# DUPLEX ON CORNER LOT



EXISTING CODE

(EXAMPLE: R-1-G ZONE)

SINGLE FAMILY DWELLINGS PERMITTED  
(NO DUPLEXES)



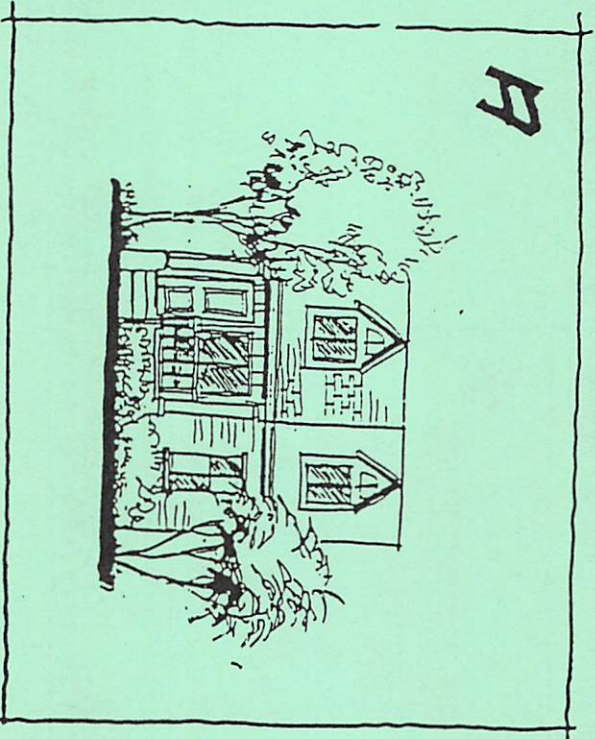
POSSIBLE CODE CHANGE

ALLOW DUPLEXES ON CORNER LOTS  
WITH:

- DRIVEWAY OFF EACH STREET
- MINIMUM OF 7,500 SQ. FT. LOT SIZE

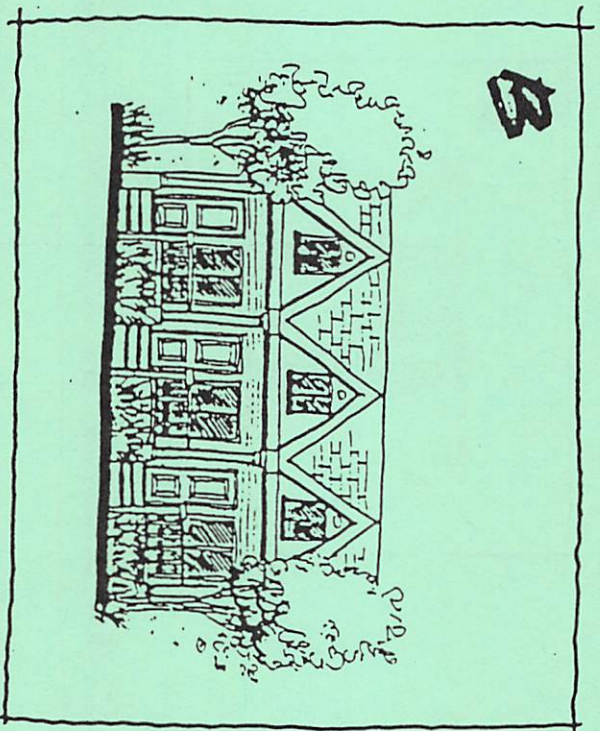


# ROW HOUSES



EXISTING CODE (SINGLE FAMILY ZONES)

◆ NOT PERMITTED

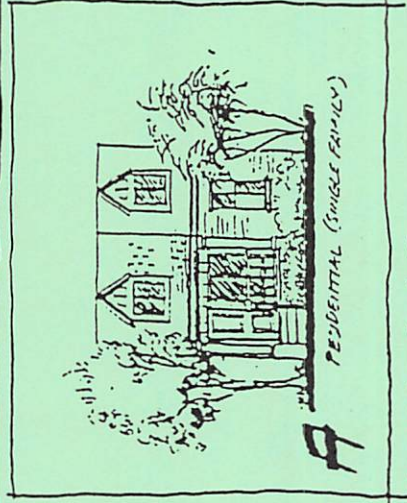


POSSIBLE CODE CHANGE (R-1-6 ZONE)

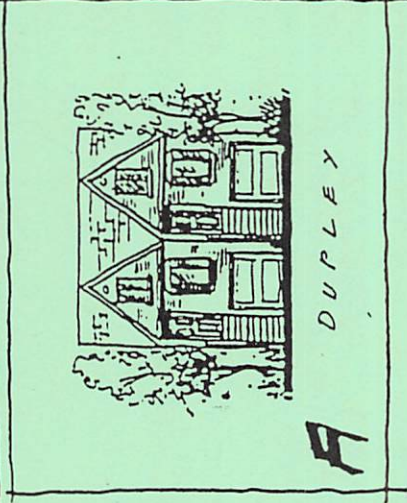
- ◆ ALLOW ROW HOUSES BY CONDITIONAL USE WITH 4000 SQ. FT. LOTS (PER UNIT) WITH FOLLOWING CONDITIONS:
  - FRONTAGE ON ARTERIAL OR COLLECTOR STREET
  - MAXIMUM 1 BLOCK PER DEVELOPMENT
  - 40' MINIMUM LOT WIDTH
  - COMMON WALL CONSTRUCTION PERMITTED



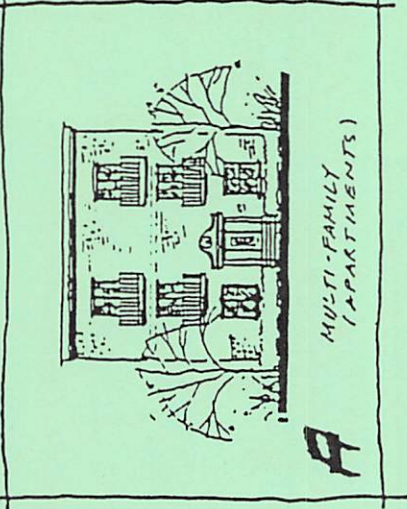
# MULTI-FAMILY RESIDENTIAL



RESIDENTIAL (SINGLE FAMILY)



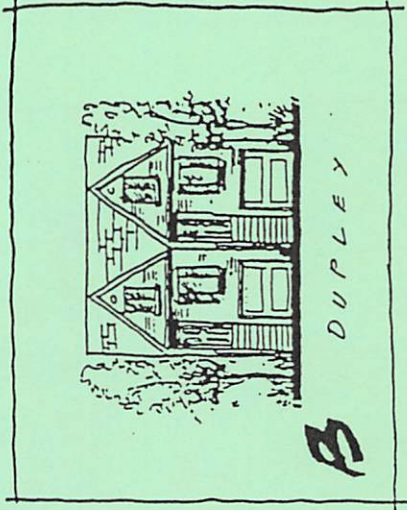
DUPLEX



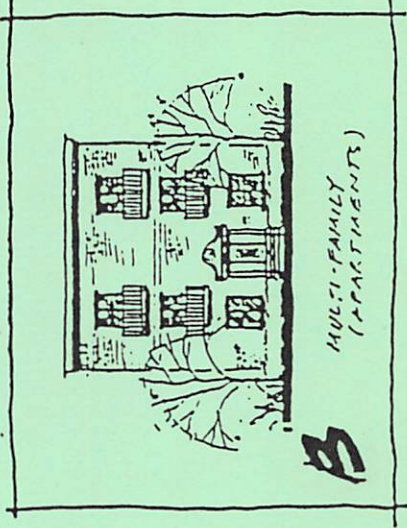
MULTI-FAMILY (APARTMENTS)

## EXISTING CODE

- THIS ZONE ALLOWS SINGLE FAMILY HOMES & DUPLEXES AS WELL AS MULTIPLE FAMILY DWELLINGS



DUPLEX



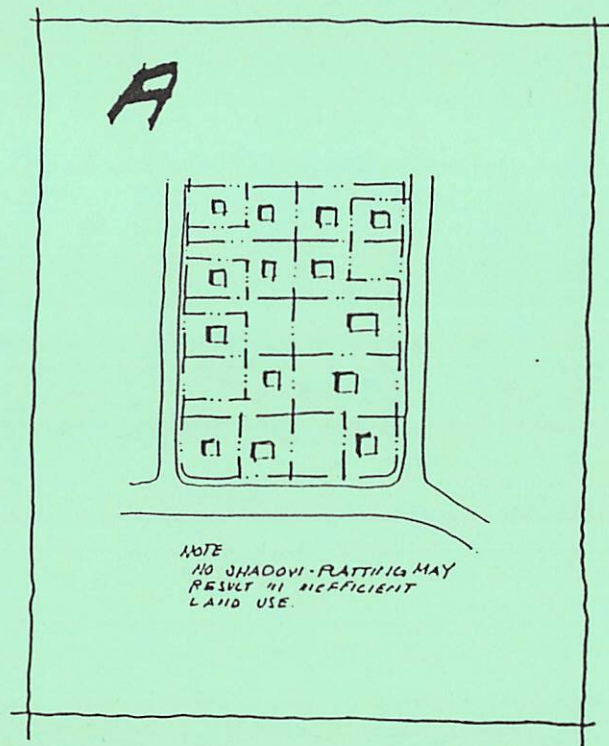
MULTI-FAMILY (APARTMENTS)

## POSSIBLE CODE CHANGE

- LIMIT USE OF MULTIPLE FAMILY ZONE TO MULTIPLE FAMILY & DUPLEX UNITS ONLY; PROHIBIT SINGLE FAMILY.

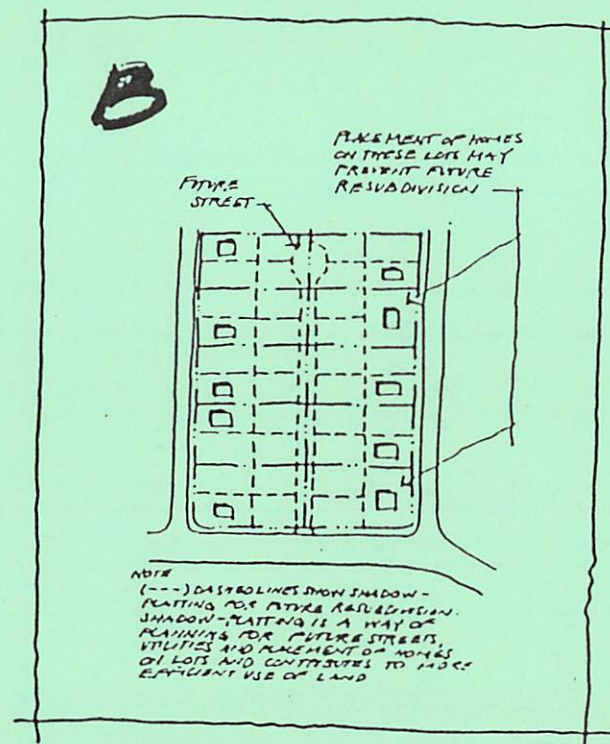


# SHADOW PLATTING



## EXISTING CODE

- APPLIES ONLY TO DAWSON TRACT



## POSSIBLE CODE CHANGE

- TO ENCOURAGE OR REQUIRE WHEREVER  
PROPOSED DENSITY IS SIGNIFICANTLY  
LESS THAN PLANNED DENSITY



# Memorandum

**TO:** Mayor, City Council

**FROM:** City Manager Tom Weldon *Tom*

**DATE:** May 21, 1998



Issue: School District request for support for Harris Beach Wayside as location of new high school

Background:

1. Attached is a memo from School Superintendent Dr. Prevenas on this subject.
2. The School District has put considerable time and effort into reviewing possible new high school sites and have officially selected the Harris Beach Wayside site as the best site.
3. The SWOCC Board of Directors Monday night also passed a motion related to this issue and it is attached.

Recommendation: City Council pass a motion with similar wording to motions #1 and 4 that the School District Board passed last Monday night.

Options: Listed below are options we have reviewed and are not recommending.

The City not get involved with this issue.



**Brookings-Harbor School District 17-C**  
**Administrative Office - 564 Fern Avenue**  
**Brookings, Oregon 97415**  
541-469-7443 - Fax: 541-469-6599

"Good Schools Are a Wise Investment"

## MEMORANDUM

**Date:** May 19, 1998  
**To:** Tom Weldon, City Manager  
**From:** Dr. Paul Prevenas, Superintendent  
**Re:** Request for City Council Support of Harris Beach Wayside School Site Proposal

As you know, our School District has recently established a Vision Team to develop a comprehensive plan for the construction of a new high school and for the re-modeling of our existing school facilities. This Vision Team has recommended that the new high school be co-located with a new community college facility at the present Harris Beach wayside area. Earlier this week, the District 17-C School Board formally approved that recommendation. The four specific motions adopted by the School Board are as follows:

- 1) The District 17-C Board of Education hereby accepts the recommendation from the Vision Team regarding the selection of the Harris Beach wayside area as the preferred location for the construction of a new high school and community college facility on a common campus site.
- 2) The District 17-C Board of Education hereby directs the administration to work in cooperation with representatives from Southwestern Oregon Community College (SWOCC) to enter into formal negotiations with the Oregon Parks and Recreation Department (OPRD) for the acquisition of the Harris Beach wayside area, subject to the successful passage of a school bond levy in November 1998.
- 3) The District 17-C Board of Education hereby directs the administration to work in cooperation with representatives from Southwestern Oregon Community College (SWOCC) to enter into formal discussions with the Oregon Department of Transportation (ODOT) for access to the Harris Beach wayside area from Highway 101 in a manner that provides a reasonable balance in addressing the issues of safety and overall project cost.
- 4) The District 17-C Board of Education recognizes its responsibility to the property taxpayers of the community, and therefore supports the least cost option for the development of the Harris Beach wayside area in a manner that is consistent with addressing reasonable safety and environmental considerations.

District 17-C respectfully requests the support of the Brookings City Council for the Harris Beach site as the preferred location as a common campus for both a new high school and community college facility. We also ask for your support in terms of the selection of the least cost option for providing access to that site from Highway 101.

Your cooperation in this endeavor is very much appreciated. Please contact me if you should need any additional information about this issue.



# **CURRENT CAMPUS SITE**

## **COSTS (Purchase and Off-site Improvements)**

- \$2,500,000

## **SITE CONSTRAINTS**

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- Existing Site Too Small
- Adjacent Properties Require Purchase
- Possible Lack of "Willing Sellers" = Condemnation
- Zone Change or Conditional Use Requirements
- Previous Neighborhood Opposition to Expansion
- Traffic Congestion Increased / Traffic Safety Decreased
- Ground Water Impacts
- Storm System Upgrade
- Safety / Security Impacts
- Partnership with SWOCC Not Possible
- Athletic Fields

## **SITE OPPORTUNITIES**

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- Maintain Contiguous Site With Elementary and Middle School



# HARRIS BEACH SITE

## COSTS (Purchase and Off-site Improvements)

- \$1,800,000

## SITE CONSTRAINTS

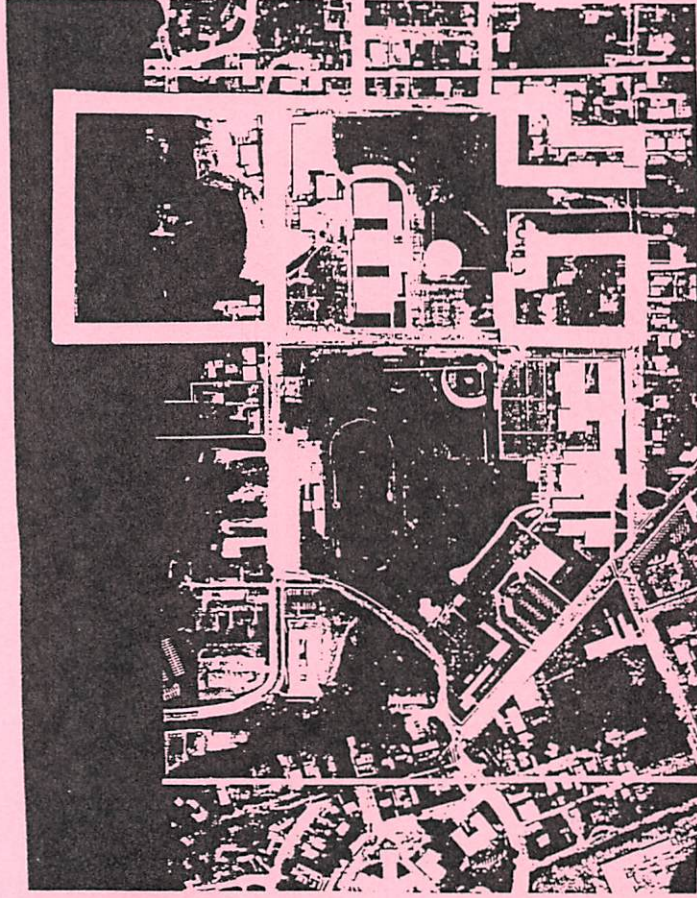
- ODOT Requirements / Cost to Address ODOT
- Sanitary Sewer Upgrade
- Unique Vegetation Impacts

## SITE OPPORTUNITIES

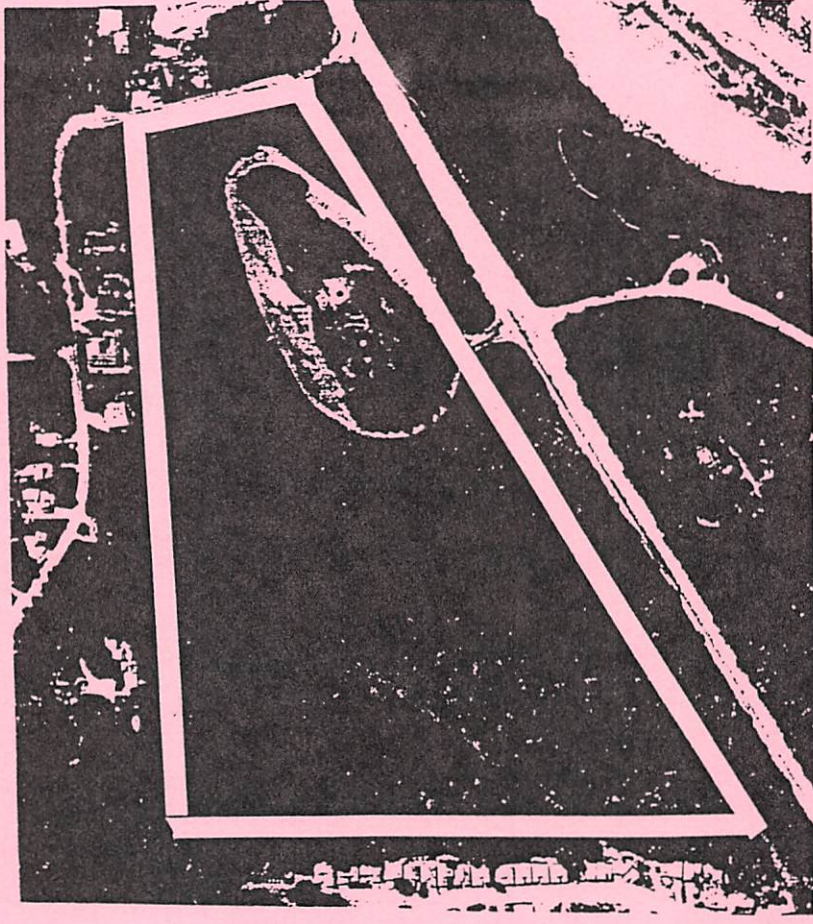
- Adequate Site Size
- Long Term Growth / Expansion Possible
- Partnership With SWOCC Possible
- Athletic Field Requirements Accommodated
- Properly Zoned
- Safety / Security Improved
- "Willing Seller"
- Ability to Disburse School Generated Traffic



**“Same Scale” Aerial Photographs Comparing the  
Available Land Areas for a New School at both the Harris  
Beach Wayside and the Existing Campus**



**CURRENT CAMPUS**



**HARRIS BEACH**





**SOUTHWESTERN  
OREGON  
COMMUNITY  
COLLEGE**

**Office of the President**  
541 888-7400 Fax 541 888-3258  
E-MAIL: s.kridelbaugh@swocc.co.or.us

TO: Tom Weldon, City Manager  
City of Brookings  
FROM: Steve Kridelbaugh *Steve*  
DATE: May 21, 1998  
SUBJECT: Curry County Campus for Southwestern

FAX: 541-469-3650

FAX: 541-888-3258

The following resolutions were passed by the Southwestern Board of Education on Monday, May 18, 1998:

- BE IT RESOLVED, that the Board of Education, Southwestern Oregon Community College District, hereby states its intent to construct a Curry County facility in Brookings, Oregon at the Harris Beach Wayside site.
- BE IT RESOLVED, that the Board of Education, Southwestern Oregon Community College District, hereby states its intent to continue in partnership with the Brookings-Harbor School District to pursue joint planning of the Harris Beach Wayside.
- BE IT RESOLVED, that the Board of Education, Southwestern Oregon Community College District, supports the Brookings-Harbor School District's efforts to reach an agreement with the Oregon Department of Transportation to provide a safe and cost effective entrance into the Harris Beach Wayside for both a high school and community college.

C: Board of Education  
Peggy Goergen, Associate Dean / Curry County

SJK/cas



# Memo



**To:** Mayor and City Council *Tom*  
**From:** Tom Weldon, City Manager  
**Date:** May 21, 1998

Issue: Chetco Vision Action Team's (CVAT) requests

Background:

1. Please review attached letter from CVAT
2. It would be good to have a Brookings-Harbor area economic development plan that all the local governments had accepted.
3. It could help all of us in grant writing to have our projects listed in such a plan.

Recommendation:

1. Authorize the Mayor, a Council member or the City Manager to be the City's representative to CVAT.
2. Direct City Manager to submit a list of upcoming city projects/needs to CVAT for their area wide economic and community development plan.
3. Discuss CVAT "Vision" and, if appropriate, direct City Manager to write CVAT suggesting changes.

Options: Listed below are options we have reviewed and are not recommending:

Take no action regarding these requests





**“The Chetco Vision Action Team is a diverse group of citizens who pro-actively consider, sponsor, develop and promote activities leading toward a shared vision for Brookings-Harbor.”**

With that simple mission statement, CVAT has worked for several years to develop a vision of the future for this community, compile a list of specific projects that help move toward that vision, and sponsor community discussions that promote that progress.

Our format has been very informal; anyone is welcome at the table. We believe, however, that CVAT - and the community - can be more successful if several steps are taken to change our role from that of “flamekeeper” of a vision to a “sparkplug” for action.

To do that, your agency should get involved through four simple actions:

1) Review the Vision

Enclosed is the Vision for Brookings-Harbor in 2010, which was developed after a series of well-attended public sessions in 1994. Some of the dreams in this Vision have already come true, some are on the way, and some may need to be amended or discarded. It's time for an update, and we want to know what you think should be changed.

2) Include your projects

Your agency may have specific projects in either your immediate or long-range plans that will help make this Vision come true. As we learned at the Futures Forum in February, it helps everyone to know the status of progress on every front. We want to maintain that networking by publishing a more complete list of activities, and we want your projects to be on that list. We hope to develop this into an area-wide economic and community development plan.

3) Acknowledge the Vision

Once the Vision has been updated, and the list of projects from a myriad of agencies has been compiled, we will send it back to you for acknowledgment. We are not looking for an endorsement of every detail in every project, but recognition of a broad agenda for the community in which your plans are included. We want every agency to be able to use those community acknowledgments as they search for support for their efforts.



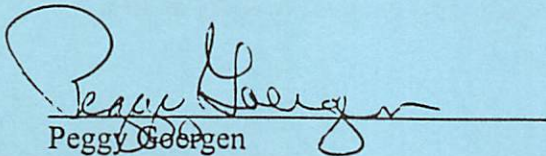
4)

Appoint a Representative

CVAT meetings and discussions will remain open to anyone who attends. We believe, however, that there is commitment and strength to be found in formal representatives from key agencies. Your representative would keep us apprised of your projects, and report back to you on the progress of other projects in the community.

We hope to have all this done by the end of the summer. To do that, we need your list of projects by June 1, and we need your representative to attend our CVAT meeting on June 23. If you have questions about our request, please call CVAT Co-Chair Peggy Goergen (SWOCC Associate Dean) at 469-5017 or Brookings City Manager Tom Weldon at 469-2163.

Thanks for taking these steps toward helping all of us create a better community.



Peggy Goergen  
Co-Chair



# Community Vision

## Overview

Members of the Community Response Team and other residents of Brookings-Harbor collaborated during the planning process to formulate a vision of the community for 2010. They considered the unique aspects of Brookings-Harbor, their hopes and wishes for the community, preferences for how the town would look in 15 years, how big it would be and who would live there. The Community Response Team created a comprehensive vision statement which describes all aspects of life in Brookings-Harbor in 2010, including job and educational opportunities, physical infrastructure and appearance, and general quality of life.

## A Vision for Brookings-Harbor in 2010

*The community of Brookings-Harbor blends a thriving economy with a quality of life that is truly outstanding. The beauty of its location on the southern Oregon coast is matched by the community's ability to balance the needs of all its citizens.*

*The mild climate and attractive scenery draws tourists to Brookings-Harbor year-round, with many of them choosing to live in Brookings-Harbor to escape urban life or enjoy their retirement. While tourism is a major factor in the Brookings-Harbor economy, the community also supports a remarkably diversified business environment. Small manufacturing facilities, cottage industries and home-grown small businesses provide family wage jobs and a stable economic base. Natural resource industries, such as fishing, horticulture and timber, continue to employ local residents, but the growth of a wide variety of new businesses has led to year-round employment for most citizens of the Brookings-Harbor community.*

*At the heart of the community's diverse economic growth, is the investment Brookings-Harbor has made in its infrastructure. Efficient sewer and water systems meets the needs of the expanding business and is designed for a population approaching 25,000. Despite the strong growth of the area, care has been taken to protect the quality of the Chetco watershed and the health of the river. The effects of steady growth in the Brookings-Harbor area have been moderated by thoughtful planning that takes into account the carrying capacity of the local resources, the demand for public services, and the public's willingness to pay for those services.*



*Commercial and retail development in and around the port facility not only attract tourists, but serve local residents as well. The port is alive with various activities. The commercial fishing industry, as well as sports fishing, is strong and healthy. The commercial and industrial fishing enterprises complement the retail commercial and tourist-related enterprises along the boardwalk. The port's boardwalk leads visitors and residents to a variety of shops and eateries making the port a thriving center of commerce. The airport has a commercial provider offering scheduled flights to major urban centers up and down the West Coast. The improvements at the airport have begun attracting aviation-related businesses. An advanced fiber optic telecommunications system gives businesses, large and small, access to national and international markets and increases business opportunities.*

*The growing need of business for highly skilled, educated employees is matched by the excellent educational opportunities available in Brookings-Harbor. The public schools are supported by the community and have upgraded their facilities. The Southwestern Oregon Community College (SWOCC) has an educational center in Brookings-Harbor that meets residents' needs for retraining, career development and continuing education. Residents no longer have to leave the area to gain access to higher education. The improved communications system brings university-level classes to the local center, giving everyone the opportunity to continue their education right in Brookings-Harbor.*

*Enhanced traffic flow through downtown Brookings-Harbor has created better traffic movement and ample parking throughout the business district. The attractive downtown serves tourists and local residents alike. The retail community has blended visitor-oriented shops with stores that provide the necessities of everyday life. The downtown is a vital retail hub which reflects a "small town" atmosphere that is enjoyed by everyone.*

*Recreational opportunities abound. The new community center is the gathering place for special events and performances, as well as civic meetings and activities for young people. It is also the home of the annual art show, an outgrowth of the thriving arts and crafts community in Brookings-Harbor. The swimming pool, now covered, is open year-round and the new golf course draws tourists and local residents. Always proud of its beaches and harbor, Brookings has increased public access to the beach within town. An outstanding conference center has diversified Brookings-Harbor tourism industry by providing additional lodging and facilities for conventions.*

*There is a feeling of security throughout Brookings-Harbor. A new medical facility provides services to area residents, making health care accessible to all. Emergency medical services are available, and police and fire services are some of the finest in the state. Brookings-Harbor has a comfortable, friendly feel, where people know their neighbors, their postal carrier and their local police officer.*



*Housing is available for people and families at all economic levels because Brookings-Harbor has an economically diverse population and made a decision, as a community, to ensure availability of quality housing at all income levels. Growth has been steady but has been carefully guided through zoning and community development that takes into account the needs of the entire community.*

*By working together, the community has established good communication between all groups within Brookings-Harbor and community goals reflect that consensus. Residents respect one another and work toward a common vision of the future. A coordinating council has been established to lead the community into the next century. Brookings-Harbor has built upon the strengths of its past and is prepared to prosper into the future.*



**CITY OF BROOKINGS**  
**COUNCIL MEETING MINUTES**  
**City Hall Council Chambers**  
**898 Elk Drive, Brookings, Oregon**  
**May 11, 1998**  
**7:00 pm**

**I.           CALL TO ORDER**

Mayor Brendlinger called the meeting to order at 7:03 pm.

**II.           PLEDGE OF ALLEGIANCE**

**III.          ROLL CALL**

Council Present: Mayor Nancy Brendlinger, Councilors Larry Curry, Bob Hagbom, Dave Ham, Ex-officio Shiloh Thom

Council Absent: Councilor Keith Pepper

Staff Present: City Manager Tom Weldon, City Attorney Martin Stone, Community Development Director Leo Lightle, Planning Director John Bischoff, Acting Police Chief Wayne Sheffel, Police Sergeant Mike Cooper, Secretary Denise Bottoms

Media Present: Chuck Hayward, Curry Coastal Pilot; Joyce Tromblee, KURY; Martin Kelley, KCRE

**IV.          CEREMONIES/APPOINTMENTS/ANNOUNCEMENTS**

A.        "Emergency Medical Services Week" Proclamation

Mayor Brendlinger proclaimed the week of May 17-23, 1998 as "Emergency Medical Services Week" and presented a proclamation to Bill Roberts, Chair of South Coast EMS Board of Directors.

**V.           PUBLIC HEARINGS**

A.        Changes to Systems Development Charge Report - "Parks" and Capital Improvement/Expenditures Plan

City Attorney John Trew explained the procedures necessary for this Public Hearing and City Manager Tom Weldon gave a short summary on the proposed changes.

Questions or comments regarding this issue were heard from the following people:

Steve Wilson



Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to authorize the changes in the Capital Improvements/Expenditures Plan 1996-2001 and the "Report on Systems Development Charges July 1991" as presented.

- B. A request for a Comprehensive Plan Change and zone change on two separate parcels of land

City Attorney John Trew outlined the requirements of this Public Hearing. The Public Hearing was opened at 7:33 pm. Planning Director John Bischoff gave an overview of the issue. Woody Davis of David Evans and Associates of Portland (the engineering firm for the applicant) gave a presentation. Frank Hilton (851 SW 6<sup>th</sup>, Portland), attorney for South Coast Lumber (the applicant), also presented information. Rod Nichols (414 Hillside, Brookings) presented samples to the Council. Also presented were Exhibit I and Exhibit II (attached).

Questions or comments regarding this issue were heard from the following proponents:

Richard Brookfield	209 Kindel Street, Brookings
Robin Marrington	223 Cypress Street, Brookings
Harold Ruebush	19091 Barnacle Rock Road, Brookings

Questions or comments regarding this issue were heard from the following opponents:

Warren Sturtevant	223 Schooner Bay Drive, Brookings
Steve Wilson	Iris Street, Brookings
George Ciapusci	285 Allen Lane, Brookings
Don Kern	102 Schooner Bay Drive, Brookings
Jack Scott	208 Schooner Bay Drive, Brookings
Sherri Scott	208 Schooner Bay Drive, Brookings

Woody Davis answered questions from the Council.

Questions or comments regarding this issue were also heard from the following people:

Martin Kelley	125 Barker Street, Crescent City, CA
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The Public Hearing was closed at 9:22 pm. The Mayor announced a break at 9:23 pm. The meeting reconvened at 9:34 pm.

The Public Hearing was again opened at 9:35 pm to allow Council to ask questions of staff, as the opportunity was not given when the hearing was open.

The Public Hearing was closed at 9:42 pm.

Councilor Hagbom moved, Councilor Ham seconded and the Council voted unanimously to approve Case File No. CPZ-1-98 based on the findings and conclusions stated in the staff report.



Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to instruct staff to prepare the Final ORDER and Ordinance for Case File No. CPZ-1-98.

**VI. SCHEDULED PUBLIC APPEARANCES**

None

**VII. ORAL REQUESTS AND COMMUNICATIONS FROM THE AUDIENCE**

A. Committee and Liaison Reports

1. Parks and Recreation Commission - None
2. Chamber of Commerce - None
3. Council Liaisons - None

B. Unscheduled

**VIII. STAFF REPORTS**

A. City Manager

1. Police Agreement

Councilor Curry moved, Councilor Ham seconded and the Council voted unanimously to authorize the City Manager to sign the labor agreement with the changes outlined as presented and that Council authorize the City Manager to implement a similar pay increase and certification pay plan for Police Management employees.

2. Public Works certification pay

Councilor moved, Councilor seconded and the Council voted unanimously to accept staff's recommendation to authorize certification pay for Public Works employees, including Management employees.

3. Selling City property near existing Post Office

Councilor Ham moved, Councilor Curry seconded and the Council voted unanimously to authorize City Manager, City Attorney and Mayor to take necessary actions to offer the City owned property on Railroad Avenue (Map No. 41-13-600, Tax Lot 400) to the U.S. Postal Service at a "bona fide, arms length MAI appraised value".



B. Community Development

1. Award of bid on the Crissey Circle to Parkview Drive Waterline project

Councilor Hagbom moved, Mayor Brendlinger seconded and the Council voted unanimously to award the contract for Schedule A: Basic bid, Alternate No. 1 and Alternate No. 2 to B&B Excavation in the amount of \$70,206.09.

2. Award of bid on the Hemlock and Mill Street Waterline project

Councilor Ham moved, Mayor Brendlinger seconded and the Council voted unanimously to accept the recommendation of staff to award the contract for Schedule B-Mill Street between Cottage Street and Highway 101 and Hemlock between Oak and Fern to Johnson Rock Products in the amount of \$59,609.64, and for staff to work with the City Attorney to research a possible way to award bids locally, in the future, when the local bidder is not low but is almost low.

3. Award of bid on the exterior painting for the 1.5 million gallon reservoir

Councilor Hagbom moved, Councilor Ham seconded and the Council voted unanimously to award the contract for Exterior Reconditioning of the 1.5 million gallon steel water storage reservoir to S.K. Painting, Inc. in the amount of \$51,000 if no lead is contained in the existing paint, and in the amount of \$85,250 if lead is contained in the existing paint; and grant authority to the City Manager to sign the contract.

IX.

**CONSENT CALENDAR**

- A. Approval of Council Meeting Minutes
  1. Minutes of April 20, 1998 Study Session Meeting
  2. Minutes of April 27, 1998 Regular Council Meeting

(end Consent Calendar)

Councilor Hagbom moved, Councilor Curry seconded and the Council voted unanimously to approve the consent calendar.

X.

**ORDINANCES/RESOLUTIONS/FINAL ORDERS**

None



XI.

REMARKS FROM MAYOR AND COUNCILORS

A. Mayor

Mayor Brendlinger asked about the Ordinance regarding Council Rules. Tom reported that it will be coming to the Council for review in the near future.

B. Council - None

XII.

ADJOURNMENT

Councilor Ham moved, Councilor Hagbom seconded and the Council voted unanimously to adjourn at 10:40 pm.

ATTEST:

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Nancy Brendlinger  
Mayor

---

Beverly Adams  
Finance Director/Recorder



May 8, 1998

City of Brookings  
Mayor Brendlinger and City Council Members  
898 Elk Drive  
Brookings, OR 97415

SUBJECT COMPREHENSIVE PLAN/ZONE CHANGE  
FILE NO. CPZ-1-98  
SOUTH COAST LUMBER CO.  
REAL ESTATE EXCHANGE, INC.

Dear Mayor and Council Members:

We the following individuals and businesses would like to state our support for the approval of the Comprehensive Plan change and Zone change on the two parcels of land referenced in the notice of public hearing for File No. CPZ-1-98.

Individual/Business	Address
<u>Horton Bros Inc.</u> <u>Donald W. Horton</u> <u>Scendipity</u> <u>Susan Colapinto</u>	<u>211 King St. Brookings</u>
<u>Phil's Auto Recycling</u> <u>Russ Suter</u>	<u>222 King St Brookings</u> <u>207 King St.</u>
<u>Dayle F. Niemie / Niemie Auto Repair</u> <u>Charles &amp; Neely</u> <u>Duane Zeckman</u> <u>Russ F. Penbourn</u> <u>Elenwood Cabinets</u> <u>Leah Blum</u>	<u>229 King St.</u> <u>295 King St,</u> <u>224 King St</u> <u>221 King St,</u> <u>209 King St.</u> <u>207 King St</u>

Thank you for your consideration of our support and desire for approval of the above referenced Comprehensive Plan and Zone change.

EXHIBIT I



## **SOUTH COAST LUMBER CO.**

Application for Zone Change and Comprehensive Plan Designation Change – Mill Expansion.

Assessor's Map No. 41-13-6D, Tax lots 323, 500, 600

Applicants: South Coast Lumber Co.; Real Estate Exchange, Inc.

### **SOME FACTS AND FIGURES**

#### **Goal 9 – Economy of the State**

##### **I. Planning for the future.**

South Coast started business in this community in the early 1950's. In 1979, it acquired the plywood mill from Brookings Plywood Corp. and the operations of the plywood mill and lumber mill were integrated.

In the forest products industry, if you stand still, you die. To survive, a company must keep ahead of changes in resource supply, customer needs and changes in technology. Today's new mills are "high tech".

For the last 10 years, companies in the business have been faced with a diminishing supply of raw materials. Many companies have been forced to close.

South Coast has maintained an average payroll of close to 500 employees.

It is the goal of the company to maintain this payroll in spite of the reduction in raw materials which the company has experienced and which it anticipates in the future.

Historic log consumption: 100 million board feet per year.

Current log consumption: 60 million board feet per year, a 40% reduction.

The company anticipates a further decline in old growth log supply.

To maintain employment with the 40% reduction of raw materials already experienced required substantial investment and risk. South Coast invested \$8.5 million in the new Laminated Veneer Lumber facility, which is one of the most advanced in the industry. The LVL mill puts a lot more labor into a lot less raw material and employment in the community has been maintained.

The company is now planning for the future. It will have to develop more sophisticated finished products. It will take new facilities to produce these products.

##### **II. The Impact on the Economy.**

The plywood mill, Laminated Veneer Lumber mill and veneer operations currently employ 334 people with an annual payroll of \$14,227,000. Adding in the lumber mill brings the total close to 500 employees.

EXHIBIT II



This figure does not count the independent contractors who work for South Coast and have their own payrolls in this community. In 1997, payments to independent contractors located in Brookings and Harbor totaled \$1,973,000.

### **III. Environmental Concerns.**

South Coast has made some major investments to reduce the impact of its operations on the community.

When South Coast acquired Brookings Plywood in 1979, there was a log yard operation and wigwam waste burner at the plywood mill. The log yard was moved to the north end of town and the wigwam waste burner was torn down. They were replaced with the Fred Meyer Shopping Center, which South Coast developed.

A few years ago, new boilers were installed with new pollution control equipment at the plywood mill, which substantially reduced emissions.

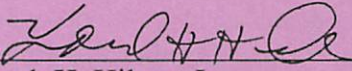
Currently under construction is a plywood mill expansion to replace one of the old dryers with a new dryer. The expansion includes an electrostatic precipitator, which will reduce emissions from all dryers at the plywood mill.

The company recently paved its log yard (the pavement is one foot thick and the rock base is two feet thick...strong enough for a 747 jet to land on). This has reduced the moisture content of the boiler fuel at the plywood mill, resulting in a reduction of emissions.

The company recently completed a new small log barker and chipper at the sawmill which allows it to peel alder. The alder is used in laminated veneer lumber products. Raw materials that were once upon a time considered junk and burned are now replacing Douglas Fir and maintaining jobs. The cost of this facility was \$7 million.

The LVL and high tech products of the future are "clean" operations. They have to be. Dust and dirt do not mix with these products. All dust generated by the LVL is collected by a vacuum system powered by a 400 horsepower motor which sucks up 72,526 cubic feet of air per minute and collects the dust in a bag house. The system evacuates and cleans the entire air volume of the LVL mill building every 12 minutes.

Date May 11, 1998.

  
Frank H. Hilton, Jr.  
Attorney for South Coast Lumber Co.



**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
April 7, 1998**

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

Judi Krebs	Earl Breuer	Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Rick Dentino	George Ciapusci	Linda Barker, Secretary
Mary Ball			

Commissioner Hislop was not in attendance.

**CHAIRPERSON ANNOUNCEMENTS**

**MINUTES**

1. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved the minutes of the March 3, 1998, meeting with corrections.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS**  
None

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

1. By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to the City Council to change the provisions of the Capital Improvements Plan and the Systems Development Charges Plan to transfer funds for the improvement of access trails to Tanbark Point to the improvement of the Chetco Point Park fund.

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

Tom Weldon, City Manager	898 Elk Drive	Brookings OR
Craig Mickelson, Chair	898 Elk Drive	Brookings OR
Parks and Recreation Commission		
Lee Rogers	131 Marine Drive	Brookings OR

2. By a 6-0 vote (motion: Commissioner Ciapusci, second: Commissioner Breuer) the Planning Commission approved (File No. SUB-1-98/FIN) a request for final map approval for the Wood Subdivision consisting of four lots of 7,000, 7255.55, 8,190.88 and 38,530.11 sq. ft. in size; located on the south side of Hassett Street, 96 feet east of Fifth Street; zoned R-2 (Two-family Residential); William and Leslie Wood, applicants. The subdivision was approved January 6, 1998.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. The Planning Commission continued (File No. VAR-2-98) a request for a variance for a 15-foot front yard setback instead of the required 20-foot setback to permit the construction of a single-family dwelling; located on the northeasterly corner of Homestead Road and View Court; zoned



R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Jim Zastrow, applicant; Stan Zastrow, representative.

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

Stan Zastrow	817 Paradise Lane	Brookings OR
Dale Pinkston	1408 View Court	Brookings OR

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Krebs, Ciapusci, Dentino, Ball and Freeman. Commissioner Freeman also declared that he knew the applicant's representative and had done business with him in the past, this caused no conflict and he would hear the request and participate in the decision. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

The applicant exercised his right to seven (7) additional days in which to submit written argument. The application was then continued until the May 5, 1998 Planning Commission meeting.

2. By a 4-2 vote (motion: Commissioner Freeman, second: Commissioner Lindsey; voting for: Commissioners Lindsey, Freeman, Krebs and Dentino; against: Ciapusci and Breuer) the Planning Commission will send a favorable recommendation to the City Council on a request for:

- (1) a zone change on a portion of Tax Lot 323, Map No. 41-13-6D from R-3 (Multiple-family Residential) to M-2 (General Industrial), and a Comprehensive Plan designation change from Residential to Industrial;
- (2) a zone change from R-2 (Two-family Residential) to M-2 (General Industrial) and a Comprehensive Plan designation change from Residential to Industrial on Tax Lots 500 and 600, Map No. 41-13-6D;

Total land area of both areas is 15.94 acres. Tax Lot 323 is located on the north side of Center Street and on east side of the old log pond area; Tax Lots 500 and 600 are located on the north side of Wharf Street, approximately 500 feet west of King Street; South Coast Lumber Co., applicant; Silas W. Davis, David Evans and Associates, representative.

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

Silas Davis	2828 SW Corbett Avenue	Portland OR
Don Kern	102 Schooner Bay Drive	Brookings OR
Richard Miller	222 Schooner Bay Drive	Brookings OR
Gordon Wagner	226 Schooner Bay Drive	Brookings OR
Warren Sturtevant	223 Schooner Bay Drive	Brookings OR
Tom Smith	PO Box 8027	Brookings OR
Sherri Scott	208 Schooner Bay Drive	Brookings OR
Arthur Garnett	PO Box 7696	Brookings OR

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Krebs, Ciapusci, Dentino, Ball and Freeman. Commissioner Ciapusci declared he had received a notice of the hearing as he lives within 250 feet of the site, this caused no conflict and he would hear the request and participate in the decision. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

The applicant waived his right to seven (7) additional days in which to submit written argument.



The Planning Commission recessed for five minutes.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS**  
None

**UNSCHEDULED PUBLIC APPEARANCES**  
None

**REPORT OF THE CITIZENS ADVISORY COMMITTEE**

Director Bischoff reported that the Transportation Systems Plan Committee met on March 24, 1998 and is progressing in its goals.

**MESSAGES AND PAPERS FROM THE CITY MANAGER**

By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation to the City Council to accept the Chetco Point Park General Plan. This action was taken following questions or comments regarding the request from the following people:

Tom Weldon, City Manager	898 Elk Drive	Brookings OR
Craig Mickelson, Chair,	898 Elk Drive	Brookings OR
Parks and Recreation Commission		

**MESSAGES AND PAPERS FROM THE MAYOR**  
None

**REPORT OF THE PLANNING DIRECTOR**

The Planning Director related standards regarding building height and number of stories allowed in a building in the residential zones and asked if the Planning Commission would address an ordinance change limiting the height to 30 feet with no restriction on the number of floors within that height. This will be brought before the Commission at their May 5 meeting.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Chair Krebs asked the Planning Director for updates and received answers on the following items:

- Fern & Pacific (Dr. Chickenell)—the parking lot has been paved but no landscaping is in as yet. The Planning Director will continue to monitor this situation.
- Ron's Fast Gas—the applicant submitted a letter stating he would pay \$1,000 to a nursery and the city could instruct the nursery on what should be planted. City Manager Tom Weldon added that this is an enforcement problem and the staff will take care of it.
- Alder and Railroad—Director Bischoff states that the plastic sheds on the northeast corner do not meet building codes and will check into it.
- "Not a Through Street" sign on Pine Street at Fern St—the sign has been installed.
- Deferred Improvement Committee meeting date—a date has not been set for the meeting. The City Manager will advise when this is set.
- Street lights in Meadow Woods (Olander) Subdivision—Staff will check on this.
- Commissioner Freeman asked about street lighting on the Mahar Subdivision—Staff will pursue this item.

These items will be revisited at each Planning Commission meeting until they are resolved.

Commissioner Ciapusci inquired about the legality of the "Private Road" sign, handicap access and turnaround on Mill Beach Road. Director Bischoff will explore this accessibility. (As corrected by the Planning Commission, May 5, 1998)



Commissioner Dentino inquired about the planning training to be held April 22 in North Bend. Commissioners Ciapusci, Dentino, Breuer and Hislop will attend.

Chair Krebs asked the Commissioners to consider future agenda items for a joint meeting of the City Council and Planning Commission.

Commissioners Lindsey and Dentino were appointed as a sub-committee for the annual Planning Commission report. They will submit a draft report which will be included in the December packet.

A summary of a survey on suggested improvements to Planning Commission meetings was given by Chair Krebs. Items suggested are:

1. More input from ex-officio/student representative.
2. Written input from the Fire Chief and other city officials who have comments on applications.
3. Applicants assuming their full responsibility in presenting their case before the Planning Commission. The city has developed very good guides for applicants to use so they understand their role in the hearing.

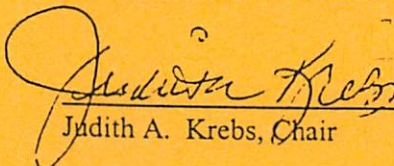
Chair Krebs asked the Commissioners who will be attending the training session in North Bend to listen for input from cities who utilize Facility Adequacy Standards in their land use applications. The Chair had observed a Medford Council meeting on a land use issue where these standards are used and thought the Planning Commission might give them some thought. Chair Krebs asked Director Bischoff to discuss these standards with Jim Eisenhard, Medford City Planning Director.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 10:10 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
\_\_\_\_\_  
Judith A. Krebs, Chair



City of Brookings  
 CHECK REGISTER: CHECK # 31036 THRU 31280  
 For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
 PRINTED: May 6, 1998 15:35:59

PAGE 1

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
31036	Ron Plaster	Investigations	04/02/98	100-106.00	3,000.00	103-680.00	3,000.00
31037	Oregon Department of Revenue	State W/H Tax	04/02/98	100-106.00	3,185.26	100-220.30	3,185.26
31039	Amazing Computers	Inv 1041	04/08/98	100-106.00	2,820.00	103-726.00	380.00
						107-726.00	2,440.00
31040	Doug Bales	Reimbursement	04/08/98	100-106.00	257.26	105-602.00	33.98
						105-606.00	223.28
31041	Bay West Supply Inc	Inv 1529	04/08/98	100-106.00	263.08	109-614.00	102.30
						202-612.00	80.39
						252-612.00	80.39
31042	Becco Inc	Inv 9845	04/08/98	100-106.00	70.25	103-606.00	28.40
						103-664.00	41.85
31043	John Bischoff	Reimbursement	04/08/98	100-106.00	11.50	105-658.00	11.50
31044	Brookings Harbor Chamber	March Motel Tax	04/08/98	100-106.00	1,000.33	109-687.00	1,000.33
31045	Brookings Supply Inc	March Statement	04/08/98	100-106.00	283.12	150-606.00	210.64
						201-606.00	51.49
						252-606.00	20.99
31046	Brookings Vol Firefighters	April Contrib	04/08/98	100-106.00	1,666.67	104-682.00	1,666.67
31047	Robert L Burnett PE	Inv Stout Park	04/08/98	100-106.00	190.00	500-688.00	190.00
31048	Carpenter Auto Center	March Statement	04/08/98	100-106.00	601.79	103-606.00	116.70
						109-606.00	228.32
						201-606.00	128.39
						251-606.00	128.38
31049	Carsonite International	Inv 129057	04/08/98	100-106.00	755.16	201-612.00	755.16
31050	Cascade Machinery & Electric	Inv 70103	04/08/98	100-106.00	4,419.30	252-722.00	4,419.30
31051	Chetco Pharmacy & Gifts	March Statement	04/08/98	100-106.00	17.21	103-614.00	17.21
31052	Colvin Oil	End March & Mis	04/08/98	100-106.00	944.47	103-606.00	415.14
						104-606.00	57.59
						106-612.00	71.75
						150-606.00	119.38
						201-606.00	90.16
						202-606.00	54.56
						202-612.00	55.32
						251-606.00	26.01
						252-606.00	54.56
31053	Contractors Quarry Supply	Inv 180490	04/08/98	100-106.00	58.14	150-606.00	58.14
31054	Coos-Curry Electric	Feb Electric	04/08/98	100-106.00	7,863.82	109-662.00	1,196.05
						109-686.00	46.90
						202-662.00	3,257.05
						252-662.00	3,363.82
31055	CSUS Foundation Inc	Inv 027316	04/08/98	100-106.00	50.00	252-658.00	50.00
31056	Curry Coastal Pilot	March/a5507120	04/08/98	100-106.00	560.45	102-602.00	142.80
						103-614.00	27.65
						105-602.00	140.00
						150-606.00	23.34
						201-602.00	23.33
						201-612.00	180.00
						251-602.00	23.33
31057	Curry Equipment	Inv 38094	04/08/98	100-106.00	45.35	252-606.00	45.35
31058	CTR	123551 & 220000	04/08/98	100-106.00	475.45	109-686.00	153.67
						252-646.00	321.78
31059	Dan's Auto & Marine Electric	March Statement	04/08/98	100-106.00	336.71	104-606.00	193.38
						106-612.00	22.39

(Continued)



City of Brookings  
CHECK REGISTER: CHECK # 31036 THRU 31280  
For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
PRINTED: May 6, 1998 15:35:59

PAGE 2

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
Dan's Auto & Marine Electric, (Continued)							
						150-606.00	120.94
31060	Dan's Photo & Cameras	Inv 11922	04/08/98	100-106.00	13.00	103-614.00	13.00
31061	Davis Finish Products	Inv D08187	04/08/98	100-106.00	302.00	103-730.00	302.00
31062	Del Cur Supply	Inv 61473	04/08/98	100-106.00	215.21	106-626.00	215.21
31063	DHR Child Support Unit	Garnishment	04/08/98	100-106.00	333.97	100-220.70	333.97
31064	DHR Child Support Unit	Garnishment	04/08/98	100-106.00	243.69	100-220.70	243.69
31065	Discount Carpet	Ref BL Overpay	04/08/98	100-106.00	7.50	100-422.00	7.50
31066	Donny Dotson	Reimbursement	04/08/98	100-106.00	182.00	103-658.00	182.00
31067	Federal Express	Inv 4-463-39951	04/08/98	100-106.00	31.75	102-612.00	17.50
						109-686.00	14.25
31068	Marshall Ferg	Inspections	04/08/98	100-106.00	300.00	105-646.00	300.00
31069	Ferrellgas	March Statement	04/08/98	100-106.00	285.23	150-624.00	285.23
31070	Fred Meyer	Inv 578122	04/08/98	100-106.00	189.22	102-612.00	189.22
31071	Freeman Rock Enterprises Inc	Misc Invoices	04/08/98	100-106.00	844.91	109-686.00	237.37
						150-628.00	607.54
31072	Gall's Inc	Misc Invoices	04/08/98	100-106.00	2,338.57	103-608.00	24.97
						103-684.00	2,313.60
31073	GFOA	Inv 539049	04/08/98	100-106.00	120.00	107-660.00	120.00
31074	Grants Pass Water Lab	March Statement	04/08/98	100-106.00	140.00	201-612.00	140.00
31075	GTE Northwest	March Phone	04/08/98	100-106.00	1,701.40	102-664.00	144.60
						103-664.00	533.56
						104-664.00	144.60
						105-664.00	108.45
						201-664.00	132.88
						202-664.00	120.80
						252-664.00	48.32
						300-664.00	468.19
31076	Hach Co	Inv 220819	04/08/98	100-106.00	200.00	252-612.00	200.00
31077	Hagens Cleaners	March Statement	04/08/98	100-106.00	40.50	103-606.00	28.00
						104-606.00	12.50
31078	Richard Harper	April & Reimb	04/08/98	100-106.00	440.50	101-646.00	440.50
31079	1998 IAAI Annual Meeting/Conf	Reg - Sharp	04/08/98	100-106.00	275.00	104-658.00	275.00
31080	ICMA-RT 457 c/o 1st Ntl Bnk MD	Deferred Comp	04/08/98	100-106.00	780.00	100-220.70	780.00
31081	Kerr Hardware	March Statement	04/08/98	100-106.00	500.31	103-614.00	2.48
						103-730.00	34.37
						104-606.00	97.57
						106-626.00	33.04
						150-606.00	21.38
						150-628.00	25.64
						150-648.00	9.96
						201-612.00	82.68
						251-624.00	104.67
						252-612.00	88.52
31082	Gerald Kessler	Reimbursement	04/08/98	100-106.00	182.00	103-658.00	182.00
31083	Mory's	March Statement	04/08/98	100-106.00	352.98	102-602.00	27.95
						102-658.00	39.98
						104-602.00	30.36
						105-602.00	25.70
						107-602.00	95.42
						109-602.00	133.57
31084	National Judicial College	Inv 980368	04/08/98	100-106.00	380.00	101-658.00	380.00

(Continued)



City of Brookings  
CHECK REGISTER: CHECK # 31036 THRU 31280  
For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
PRINTED: May 6, 1998 15:35:59

PAGE 3

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
31085	Newman Signs	Inv TI0002035	04/08/98	100-106.00	184.00	150-648.00	184.00
31086	Oregon APCO	Reg - Cooper	04/08/98	100-106.00	50.00	300-658.00	50.00
31087	The Oregon Connection	Inv 11304	04/08/98	100-106.00	83.75	102-612.00	83.75
31088	OR Teamster Employers Trust	April Premium	04/08/98	100-106.00	10,834.83	100-220.60	10,834.83
31089	OR Teamster Employers Trust	April Premium	04/08/98	100-106.00	6,019.35	100-220.60	6,019.35
31090	Oregonian Publishing Co	Inv 1-680830	04/08/98	100-106.00	443.86	103-614.00	443.86
31091	Paramount Pest Control Inc	Inv 85286	04/08/98	100-106.00	31.00	103-624.00	31.00
31092	PERS - Retirement	4/3/98 Payroll	04/08/98	100-106.00	5,970.70	100-220.70	73.28
						100-220.80	5,897.42
31093	Postmaster	Utility Permit	04/08/98	100-106.00	500.00	201-602.00	250.00
						251-602.00	250.00
31094	Ramcell of Oregon	March Statement	04/08/98	100-106.00	366.41	102-664.00	42.89
						103-664.00	283.89
						104-664.00	39.63
31095	Regence Life & Health Ins	April Premium	04/08/98	100-106.00	222.60	100-220.60	222.60
31096	Roto Rooter Inc	Inv11308/291202	04/08/98	100-106.00	99.10	109-686.00	99.10
31097	R & R Tree Service	Inv 33860	04/08/98	100-106.00	100.00	500-688.00	100.00
31098	Sheldon Fire & Rescue	Inv 4685	04/08/98	100-106.00	652.00	104-606.00	652.00
31099	Sparling Instruments Inc	Inv 4555001	04/08/98	100-106.00	181.28	202-606.00	181.28
31100	Stamper's Tire	Inv 147675	04/08/98	100-106.00	153.60	103-606.00	153.60
31101	Strahm's Sealcoat & Stripping	Misc Invoices	04/08/98	100-106.00	2,578.00	150-646.00	1,406.00
						500-688.00	1,172.00
31102	Teamsters Local Union 223	April Dues	04/08/98	100-106.00	565.00	100-220.70	565.00
31103	Tidewater Contractors Inc	Misc Invoices	04/08/98	100-106.00	5,727.29	150-628.00	1,202.29
						201-612.00	2,360.00
						251-722.00	2,165.00
31104	United Communications	Feb & March	04/08/98	100-106.00	710.48	101-664.00	9.67
						102-664.00	78.54
						103-664.00	622.27
31105	United Communications	Feb & March	04/08/98	100-106.00	529.44	104-664.00	122.48
						105-664.00	160.42
						106-664.00	24.15
						107-664.00	85.99
						150-664.00	39.77
						201-664.00	24.17
						202-664.00	24.15
						251-664.00	24.16
						252-664.00	24.15
31106	United Pipe & Supply Co Inc	Misc Invoices	04/08/98	100-106.00	451.42	201-612.00	451.42
31107	University Inn	Acct 105345M	04/08/98	100-106.00	614.00	101-658.00	614.00
31108	Vietnam Veterans of America	Donation	04/08/98	100-106.00	750.00	109-686.00	750.00
31109	Chris Wallace	Reimbursement	04/08/98	100-106.00	118.91	103-606.00	118.91
31110	Tom Weldon	Reimb/April Car	04/08/98	100-106.00	269.45	102-606.00	200.00
						102-658.00	69.45
31111	LETN	Inv 921963	04/08/98	100-106.00	288.00	103-658.00	288.00
31112	Whitney Equipment Company Inc	Inv 0011959-IN	04/08/98	100-106.00	29.22	202-606.00	29.22
31113	WW Grainger Inc	Misc Invoices	04/08/98	100-106.00	93.10	109-614.00	93.10
31114	Madglyn Yock	Reimbursement	04/08/98	100-106.00	84.95	300-658.00	84.95
31115	Petty Cash	Reimbursement	04/08/98	100-106.00	80.04	102-612.00	43.39
						103-614.00	3.00
						106-606.00	9.69
						109-602.00	10.75

(Continued)



City of Brookings  
 CHECK REGISTER: CHECK # 31036 THRU 31280  
 For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
 PRINTED: May 6, 1998 15:35:59

PAGE 4

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
Petty Cash, (Continued)							
						201-606.00	3.00
						201-612.00	10.21
31117	Marion & Pat Piper	Deposit Refund	04/16/98	100-106.00	37.23	200-134.00	37.23
31118	Peter E Burdess	Deposit Refund	04/16/98	100-106.00	2.44	200-134.00	2.44
31119	Edwin Bruins	Deposit Refund	04/16/98	100-106.00	12.18	200-134.00	12.18
31120	Tracy Atkins	Deposit Refund	04/16/98	100-106.00	6.42	200-134.00	6.42
31121	Mike Mahar	Deposit Refund	04/16/98	100-106.00	27.84	200-134.00	27.84
31122	Mark Dowdy	Deposit Refund	04/16/98	100-106.00	44.06	200-134.00	44.06
31123	Forrest Bong	Deposit Refund	04/16/98	100-106.00	676.97	200-134.00	676.97
31124	Irene Richards	Deposit Refund	04/16/98	100-106.00	37.35	200-134.00	37.35
31125	Roger McMunn	Deposit Refund	04/16/98	100-106.00	25.82	200-134.00	25.82
31126	Aileen P Edington	Deposit Refund	04/16/98	100-106.00	16.61	200-134.00	16.61
31127	Cheri Inman	Deposit Refund	04/16/98	100-106.00	5.67	200-134.00	5.67
31128	Christine Tranchina	Deposit Refund	04/16/98	100-106.00	20.49	200-134.00	20.49
31129	Brian Nolte	Deposit Refund	04/16/98	100-106.00	47.02	200-134.00	47.02
31130	Terry Kinney	Deposit Refund	04/16/98	100-106.00	13.32	200-134.00	13.32
31131	William Hannum	Deposit Refund	04/16/98	100-106.00	30.10	200-134.00	30.10
31132	Norman Sherfield	Deposit Refund	04/16/98	100-106.00	5.22	200-134.00	5.22
31133	Charles Alexander	Deposit Refund	04/16/98	100-106.00	40.44	200-134.00	40.44
31134	Pacific Crest Property Mgmt	Deposit Refund	04/16/98	100-106.00	42.10	200-134.00	42.10
31135	Todd White	Deposit Refund	04/16/98	100-106.00	7.91	200-134.00	7.91
31136	Dale Rettke	Deposit Refund	04/16/98	100-106.00	21.03	200-134.00	21.03
31137	Patricia L Reynolds	Deposit Refund	04/16/98	100-106.00	39.70	200-134.00	39.70
31138	Glenna Pruden	Deposit Refund	04/16/98	100-106.00	2.82	200-134.00	2.82
31139	Roger Haag	Deposit Refund	04/16/98	100-106.00	36.81	200-134.00	36.81
31140	USDA Forest Service	Deposit Refund	04/16/98	100-106.00	27.28	200-134.00	27.28
31141	Robert Orr	Deposit Refund	04/16/98	100-106.00	46.75	200-134.00	46.75
31142	Cheri Inman	Deposit Refund	04/16/98	100-106.00	17.92	200-134.00	17.92
31143	Jim Kemp	Deposit Refund	04/16/98	100-106.00	31.51	200-134.00	31.51
31144	Gilbert Spicer	Deposit Refund	04/16/98	100-106.00	6.27	200-134.00	6.27
31145	Action Trophies	Inv 29124	04/16/98	100-106.00	487.00	109-686.00	487.00
31146	Allied Colloids Inc	Inv 94446	04/16/98	100-106.00	815.85	252-652.00	815.85
31147	ATCO International	Inv 461903	04/16/98	100-106.00	550.00	104-606.00	550.00
31148	Linda Barker	Reimbursement	04/16/98	100-106.00	83.60	102-658.00	83.60
31149	Bay West Supply Inc	Inv 2357	04/16/98	100-106.00	172.90	252-612.00	172.90
31150	John Bishop	Reimbursement	04/16/98	100-106.00	41.20	103-664.00	41.20
31151	M Denise Bottoms	Reimbursement	04/16/98	100-106.00	83.60	102-658.00	83.60
31152	Brookings Glass	Inv W11011125	04/16/98	100-106.00	100.00	103-606.00	100.00
31153	Brookings Lock & Safe Co	Inv 4021	04/16/98	100-106.00	126.50	109-624.00	126.50
31154	Building Codes Division	Inv 0303003956	04/16/98	100-106.00	171.60	104-624.00	171.60
31155	Building Codes Division	Bal 4th Qtr Fee	04/16/98	100-106.00	14.97	100-236.00	14.97
31156	Center for Population Research	Publication	04/16/98	100-106.00	10.00	102-602.00	10.00
31157	Clackamas Communications Inc	Misc Invoices	04/16/98	100-106.00	275.76	103-606.00	223.58
						300-606.00	52.18
31158	Coos-Curry Electric	March Electric	04/16/98	100-106.00	2,846.97	106-662.00	24.72
						150-662.00	1,066.88
						201-662.00	1,237.41
						251-662.00	327.60
						252-662.00	190.36
31159	Larry Curry	Reimbursement	04/16/98	100-106.00	230.44	102-658.00	230.44
31160	Da-Tone Construction	Stmt 04/05/98	04/16/98	100-106.00	31.95	201-612.00	31.95

(Continued)



City of Brookings  
CHECK REGISTER: CHECK # 31036 THRU 31280  
For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
PRINTED: May 6, 1998 15:35:59

PAGE 5

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
31161	Del Cur Supply	Bal Inv 61807	04/16/98	100-106.00	83.69	106-626.00	83.69
31162	DHR Child Support Unit	Garnishment	04/16/98	100-106.00	333.97	100-220.70	333.97
31163	DHR Child Support Unit	Garnishment	04/16/98	100-106.00	243.69	100-220.70	243.69
31164	1st Impressions	Inv 6030	04/16/98	100-106.00	123.30	104-602.00	123.30
31165	First Trust National Assn	Inv 21247	04/16/98	100-106.00	803.00	420-632.00	803.00
31166	Jane Foust	Reimbursement	04/16/98	100-106.00	6.50	107-606.00	6.50
31167	Fred Meyer	Inv 578151	04/16/98	100-106.00	154.58	109-602.00	59.98
						252-612.00	94.60
31168	Gall's Inc	Inv 52173976001	04/16/98	100-106.00	32.96	103-608.00	32.96
31169	Hach Co	Inv 229935	04/16/98	100-106.00	85.25	252-612.00	85.25
31170	Hargrove Construction	Inv 163	04/16/98	100-106.00	125.00	103-730.00	125.00
31171	HGE Inc	Misc Invoices	04/16/98	100-106.00	10,165.80	105-646.00	93.00
						109-686.00	2,950.00
						901-730.00	2,691.02
						902-730.00	3,808.78
						903-730.00	623.00
31172	ICMA-RT 457 c/o 1st Ntl Bnk MD	Deferred Comp	04/16/98	100-106.00	780.00	100-220.70	780.00
31173	Isco, Inc	Inv 725559-00	04/16/98	100-106.00	279.95	252-606.00	279.95
31174	MuniCom	Inv 2806b	04/16/98	100-106.00	1,204.00	102-646.00	1,204.00
31175	Neely's Machine & Fabrication	Inv 7647	04/16/98	100-106.00	200.00	252-606.00	200.00
31176	Neilson Research Corp	Inv 37401	04/16/98	100-106.00	189.50	252-646.00	189.50
31177	Oregon Department of Revenue	State W/H Tax	04/16/98	100-106.00	3,274.35	100-220.30	3,274.35
31178	One Call Concepts, Inc	Jan - March 98	04/16/98	100-106.00	82.80	150-646.00	27.60
						201-612.00	27.60
						251-612.00	27.60
31179	PERS - Retirement	Payroll 4/17/98	04/16/98	100-106.00	5,864.64	100-220.80	5,864.64
31180	Petty Cash	Reimbursement	04/16/98	100-106.00	73.13	109-602.00	24.75
						109-606.00	11.98
						109-614.00	27.55
						201-612.00	8.85
31181	Pitney Bowes Inc - FAX	Inv X798308	04/16/98	100-106.00	65.00	109-606.00	65.00
31182	Quality Fast Lube & Oil	Inv 9867	04/16/98	100-106.00	150.90	103-606.00	150.90
31183	Quill Corp	7379087&7180941	04/16/98	100-106.00	366.68	103-602.00	67.84
						109-602.00	298.84
31184	Rays Food Place	March Statement	04/16/98	100-106.00	121.41	102-658.00	7.59
						103-614.00	75.91
						103-658.00	24.76
						252-612.00	13.15
31185	Roto-Rooter	March Statement	04/16/98	100-106.00	2,140.20	252-646.00	2,140.20
31186	R & R Uniforms	Inv 101470	04/16/98	100-106.00	285.06	103-608.00	285.06
31187	Set-Point Control	Inv 45781	04/16/98	100-106.00	71.82	202-612.00	71.82
31188	Taplin Services	Inv 0656	04/16/98	100-106.00	50.00	103-606.00	50.00
31189	Tool Crib of the North	Inv 341015	04/16/98	100-106.00	115.85	150-606.00	115.85
31190	Trew & Cyphers	March Statement	04/16/98	100-106.00	1,369.50	102-632.00	1,369.50
31191	Trinity Carpet Brokers	Inv 800729	04/16/98	100-106.00	320.00	103-730.00	320.00
31192	TSR Corporation	Inv 3579	04/16/98	100-106.00	3,750.00	251-612.00	3,750.00
31193	University Inn	Acct #105345M	04/16/98	100-106.00	42.00	101-658.00	42.00
31194	US Bank Trust NA	BI 2619	04/16/98	100-106.00	128,286.88	420-824.00	128,286.88
31195	US Bank Trust NA	BI 2544	04/16/98	100-106.00	174,660.00	370-822.00	120,000.00
						370-824.00	54,660.00
31196	WW Grainger Inc	Inv 6241913182	04/16/98	100-106.00	176.12	202-606.00	176.12
31197	Xerox Corp	Inv 060812742	04/16/98	100-106.00	422.08	109-606.00	422.08

(Continued)



City of Brookings  
 CHECK REGISTER: CHECK # 31036 THRU 31280  
 For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
 PRINTED: May 6, 1998 15:35:59

PAGE 6

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
31199	Associated Bag Company	Inv M52652	04/23/98	100-106.00	55.36	252-612.00	55.36
31200	Ball Janik Attorneys	Inv 54170	04/23/98	100-106.00	391.40	105-646.00	391.40
31201	Bankcard Services	March Statement	04/23/98	100-106.00	636.04	102-658.00	189.48
						103-614.00	69.66
						103-658.00	25.98
						104-606.00	18.58
						104-624.00	68.97
						104-647.00	76.75
						104-658.00	28.60
						105-658.00	88.60
						107-602.00	23.47
						109-602.00	45.95
31202	Clackamas Communications Inc	Inv 40622	04/23/98	100-106.00	886.50	103-606.00	886.50
31203	Clyde West	Inv 10152981	04/23/98	100-106.00	791.82	150-606.00	791.82
31204	Coastal Coffee Service	Inv 4322	04/23/98	100-106.00	31.00	109-614.00	31.00
31205	Colvin Oil	Mid April Stmt	04/23/98	100-106.00	816.32	103-606.00	444.88
						104-606.00	54.43
						106-612.00	95.56
						109-606.00	11.54
						150-606.00	74.52
						201-606.00	68.00
						202-606.00	29.38
						251-606.00	8.63
31206	Coos-Curry Electric	March Electric	04/23/98	100-106.00	1,505.51	252-606.00	29.38
						106-662.00	480.42
						150-662.00	102.03
						201-662.00	536.59
						251-662.00	386.47
31207	Daily Journal of Commerce	Ad #8833CB	04/23/98	100-106.00	414.38	201-612.00	414.38
31208	Del Cur Supply	Inv 62285	04/23/98	100-106.00	119.17	201-606.00	119.17
31209	Display Sales	Inv 801237	04/23/98	100-106.00	57.50	106-626.00	57.50
31210	EBS Trust	May Premium	04/23/98	100-106.00	38.00	103-654.00	14.00
						104-654.00	24.00
31211	Fred Meyer	Inv 578180	04/23/98	100-106.00	247.91	103-602.00	47.92
						103-722.00	149.99
						300-722.00	50.00
31212	Gall's Inc	Inv 40124637	04/23/98	100-106.00	40.98	103-608.00	40.98
31213	Glock Inc	Inv 56028	04/23/98	100-106.00	384.00	103-614.00	384.00
31214	Hach Co	Inv 235209	04/23/98	100-106.00	46.50	252-652.00	46.50
31215	1998 IAAI Annual Meeting/Conf	Reg Fee-Bishop	04/23/98	100-106.00	275.00	104-647.00	275.00
31216	Johnny Cy Kellum	Inv 10567	04/23/98	100-106.00	50.00	103-624.00	50.00
31217	Munnell & Sherrill Inc	266141 & 264946	04/23/98	100-106.00	663.83	201-612.00	176.17
						252-612.00	487.66
31218	National Fire Fighter Corp	Inv 037828	04/23/98	100-106.00	81.51	104-606.00	81.51
31219	Oregon Department of Revenue	Final PR-Foust	04/23/98	100-106.00	3.88	100-220.30	3.88
31220	Pac-West Distributing	Inv 1098180	04/23/98	100-106.00	60.81	106-606.00	60.81
31221	Taplin Services	April Cleaning	04/23/98	100-106.00	650.00	103-624.00	150.00
						109-644.00	500.00
31222	U.S. Calvary	Inv 3579563	04/23/98	100-106.00	189.95	104-606.00	189.95
31223	U S Filter/Pacific Water Works	Inv 2233111	04/23/98	100-106.00	64.47	201-612.00	64.47
31224	Reddaway Truck Line	Inv 539002400	04/23/98	100-106.00	192.83	202-606.00	192.83
31225	Viking Office Products	772287 & 777786	04/23/98	100-106.00	86.10	109-602.00	86.10

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City of Brookings  
 CHECK REGISTER: CHECK # 31036 THRU 31280  
 For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
 PRINTED: May 6, 1998 15:35:59

PAGE 7

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
31226	Webfoot Truck & Equipment Inc	Inv 76478	04/23/98	100-106.00	75.60	201-612.00	75.60
31227	The World	Legal-Waterline	04/23/98	100-106.00	294.00	201-612.00	294.00
31228	Xerox Corp	Inv 062015585	04/23/98	100-106.00	296.44	103-606.00	296.44
31229	Oregon Department of Revenue	Qtr 1 State W/H	04/27/98	100-106.00	5,831.14	100-220.40	5,209.89
						100-220.50	621.25
31231	Tom Davis	Deposit Refund	04/30/98	100-106.00	40.93	200-134.00	40.93
31232	ATCO International	Inv 464325	04/30/98	100-106.00	99.00	252-612.00	99.00
31233	Bay West Supply Inc	Inv 3112	04/30/98	100-106.00	88.40	109-614.00	88.40
31234	Becco Inc	Inv 3050229	04/30/98	100-106.00	41.85	103-664.00	41.85
31235	John Bishop	Travel Advance	04/30/98	100-106.00	182.00	104-647.00	182.00
31236	Brookings Vol Firefighters	May Contrib	04/30/98	100-106.00	1,666.67	104-682.00	1,666.67
31237	Brown & Caldwell	Inv13-2957/2956	04/30/98	100-106.00	45,559.27	903-730.00	45,559.27
31238	Calla Photography & Design	Photos & Frame	04/30/98	100-106.00	82.00	102-602.00	82.00
31239	Chetco Cabinet & Millwork	Inv 9650	04/30/98	100-106.00	60.00	150-624.00	60.00
31240	CIS	Misc Invoices	04/30/98	100-106.00	6,083.33	100-478.00	1,250.35
						150-654.00	4,832.98
31241	CIS	Reg Bill Sharp	04/30/98	100-106.00	20.00	104-658.00	20.00
31242	Colvin Oil	Inv 649769	04/30/98	100-106.00	443.10	252-612.00	443.10
31243	Coos-Curry Electric	March Electric	04/30/98	100-106.00	7,413.15	109-662.00	1,052.57
						202-662.00	2,984.97
						252-662.00	3,375.61
31244	CTR	Acct 220000	04/30/98	100-106.00	19.18	109-646.00	19.18
31245	Del-Cur Supply Co-op	Inv 62686	04/30/98	100-106.00	151.95	106-626.00	151.95
31246	DEQ	Test Fee-Bishop	04/30/98	100-106.00	60.00	252-658.00	60.00
31247	DHR Child Support Unit	Garnishment	04/30/98	100-106.00	243.69	100-220.70	243.69
31248	DHR Child Support Unit	Garnishment	04/30/98	100-106.00	333.97	100-220.70	333.97
31249	Dictaphone	Inv P750836	04/30/98	100-106.00	723.25	300-606.00	723.25
31250	DoubleTree Hotel/Jantzen Beach	Hotel-Sharp	04/30/98	100-106.00	659.45	104-647.00	659.45
31251	Emerald Seed & Supply	Inv 7	04/30/98	100-106.00	258.50	106-626.00	258.50
31252	Familian Northwest Inc	Inv 104-4284399	04/30/98	100-106.00	1,567.44	251-606.00	1,567.44
31253	Fred Meyer	Inv 578186	04/30/98	100-106.00	116.27	252-612.00	116.27
31254	Freeman Rock Enterprises Inc	Misc Invoices	04/30/98	100-106.00	892.79	201-612.00	892.79
31255	Gypsum Association	Inv 31159	04/30/98	100-106.00	19.90	105-602.00	19.90
31256	Richard Harper	May Services	04/30/98	100-106.00	250.00	101-646.00	250.00
31257	ICMA-RT 457 c/o 1st Ntl Bnk MD	Deferred Comp	04/30/98	100-106.00	780.00	100-220.70	780.00
31258	McGuire Bearing	Inv 00791294	04/30/98	100-106.00	231.27	252-606.00	231.27
31259	Morton International Inc	Inv 29358	04/30/98	100-106.00	1,149.58	150-628.00	1,149.58
31260	Oregon Department of Revenue	State W/H Tax	04/30/98	100-106.00	3,212.47	100-220.30	3,212.47
31261	Pacific Engine Repair	Inv 6842	04/30/98	100-106.00	490.55	104-606.00	490.55
31262	Paco Pumps	Inv 515214	04/30/98	100-106.00	706.00	106-606.00	706.00
31263	Pac-West Distributing	Inv 1098837	04/30/98	100-106.00	14.72	106-606.00	14.72
31264	Paramount Supply Co	Inv 74824	04/30/98	100-106.00	53.70	251-606.00	53.70
31265	PERS - Retirement	Payroll 5/1/98	04/30/98	100-106.00	6,260.71	100-220.70	73.28
						100-220.80	6,187.43
31266	Petty Cash	Reimbursement	04/30/98	100-106.00	106.76	103-602.00	15.62
						105-658.00	24.00
						106-606.00	6.68
						109-602.00	26.37
						150-606.00	9.49
						201-612.00	9.85
						251-612.00	6.00
						252-606.00	8.75

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City of Brookings  
 CHECK REGISTER: CHECK # 31036 THRU 31280  
 For The Month Ending: April 30, 1998 \*\* CLOSED \*\*  
 PRINTED: May 6, 1998 15:35:59

PAGE 8

CHECK #	PAID TO	DESCRIPTION	DATE	CR ACCOUNT	CR AMOUNT	ALLOC ACCT	ALLOC AMOUNT
31267	Postmaster	Utility Permit	04/30/98	100-106.00	500.00	201-602.00	250.00
						251-602.00	250.00
31268	Quality Fast Lube & Oil	Inv 10367	04/30/98	100-106.00	24.45	150-606.00	8.15
						201-606.00	8.15
						251-606.00	8.15
31269	Quill Corp	7087495/474777	04/30/98	100-106.00	73.16	103-602.00	73.16
31270	R & D Industries Inc	Inv 363253	04/30/98	100-106.00	262.50	102-726.00	262.50
31271	Skaggs Uniforms	Inv 011-102984	04/30/98	100-106.00	75.95	103-608.00	75.95
31272	That Special Touch	Inv 30385	04/30/98	100-106.00	30.00	103-614.00	30.00
31273	United Pipe & Supply Co Inc	Inv 3988188	04/30/98	100-106.00	1,422.57	201-612.00	1,422.57
31274	Tom Weldon	May Car Allow	04/30/98	100-106.00	200.00	102-606.00	200.00
31275	Eugene Wellenbrock	Inv 4329	04/30/98	100-106.00	63.40	150-606.00	63.40
31276	Wheel Graphics	Inv 002191	04/30/98	100-106.00	93.10	103-602.00	93.10
31277	Wildfire Pacific Inc	Inv 278799	04/30/98	100-106.00	547.58	104-614.00	547.58
31278	Windjammer	Inv 2016	04/30/98	100-106.00	38.88	109-614.00	38.88
31279	WSIN	Reg-DelGreco	04/30/98	100-106.00	175.00	103-680.00	175.00
31280	WW Grainger Inc	Misc Invoices	04/30/98	100-106.00	55.40	202-606.00	23.10
						251-606.00	32.30
					520,849.86	520,849.86	

\*\*\* END OF REPORT \*\*\*



## ORDINANCE NO. 98-O-528

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP OF THE CITY OF BROOKINGS BY REDESIGNATING FROM RESIDENTIAL TO INDUSTRIAL AND REZONING FROM R-2 (TWO- FAMILY RESIDENTIAL) AND R-3 (MULTIPLE- FAMILY RESIDENTIAL) TO M-2 (GENERAL INDUSTRIAL) UPON THAT CERTAIN REAL PROPERTY, DESCRIBED BELOW.

### Sections:

#### Introduction.

- |            |   |
|------------|---|
| Section 1. | Comprehensive Plan designation to Industrial. |
| Section 2. | Zoning Map amendment to General Industrial.   |

WHEREAS, a public hearing was held on April 7, 1998 before the Brookings Planning Commission for the purpose of considering a request for a Comprehensive Plan change from a Residential designation to an Industrial designation and a zone change from Two-Family Residential (R-2) and Multiple- Family Residential (R-3) to General Industrial (M-2) on one parcel of land totaling 2.9 acres, known as Area 1, located on the north side of Center Street and adjacent to the easterly side of the mill pond; (identified as the westerly most portion of Assessor's Map No. 41-13-6D, Tax Lot 323) and two parcels of land totaling 13.0 acres, known as Area 2, located on the south side of Center Street and the north side of Wharf Street; (identified as Assessor's Map 41-13-6D, Tax Lot 500 and 600).

WHEREAS, following closure of the public hearing after considerable evidence and testimony was presented by proponents and opponents, the Planning Commission directed the Planning Director to prepare a recommendation, with findings, to the City Council, for approval of the request; and

WHEREAS, the Brookings City Council, at its regularly scheduled meeting of May 11, 1998 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 grant the applicant's request and instructed staff to prepare a Final Order to that effect;

The city of Brookings ordains as follows:

Section 1. Amendment to the Comprehensive Plan to designate property Industrial. The Comprehensive Plan of the City of Brookings is amended to show that the following described property is designated as Industrial.

Section 2. Amendment to the Zoning Map to designate property General Industrial (M-2) The Zoning Map of the City of Brookings is amended to show that the following described property is zoned General Industrial (M-2).

(See Attachment A)

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Passage: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Signed by me in authentication of its passage this \_\_\_\_\_  
day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Nancy A. Brendlinger,  
Mayor

ATTEST:

\_\_\_\_\_  
Beverly S. Adams,  
Finance Director/Recorder



# EXHIBIT A

Page 1

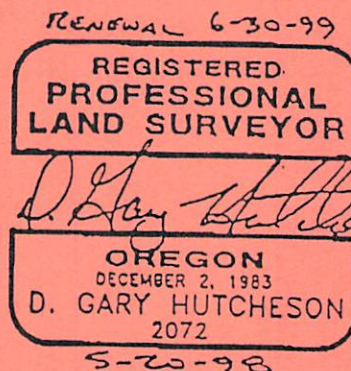
## AREA 1

### LEGAL DESCRIPTION FOR ZONE CHANGE BOUNDARY R-3 TO M-2

Situated in the Southeast Quarter and the Southwest Quarter of Section 6, Township 41 South, Range 13 West, Willamette Meridian, City of Brookings, Curry County, Oregon and being a portion of Parcel 1 of Partition Plat No. 1997-13, said county and being described as follows:

Beginning at the most easterly northeast corner of Parcel 1 of Partition Plat No. 1997-13, said County and running thence South  $26^{\circ} 22' 47''$  West on the east line of said Parcel 1, a distance of 825.05 feet to the northerly right-of-way line of Center Street; thence on the said northerly right-of-way line of Center Street the following courses: North  $76^{\circ} 46' 00''$  West, a distance of 182.86 feet; thence North  $00^{\circ} 01' 02''$  East, a distance of 89.16 feet; thence leaving said northerly right-of-way line of Center Street North  $32^{\circ} 17' 59''$  East, a distance of 409.06 feet to south line of Parcel 2 of Partition Plat No. 1993-60, said county; thence on the said south and east line of said Parcel 2 the following courses: North  $33^{\circ} 02' 36''$  West, a distance of 68.87 feet; thence North  $56^{\circ} 57' 24''$  East, a distance of 20.00 feet; thence South  $33^{\circ} 02' 36''$  East, a distance of 85.00 feet; thence South  $84^{\circ} 09' 00''$  East, a distance of 63.70 feet; thence North  $60^{\circ} 40' 53''$  East, a distance of 62.38 feet; thence North  $14^{\circ} 43' 40''$  East, a distance of 216.58 feet; thence North  $05^{\circ} 58' 24''$  East, a distance of 89.17 feet to the south line of Partition Plat No. 1994-30; thence on the south and east line of Partition Plat No. 1994-30 the following courses: South  $64^{\circ} 11' 00''$  East, a distance of 131.43 feet to the Point of Beginning containing 128,046 square feet or 2.940 acres, more or less.

Basis of bearing for this legal description being Partition Plat No. 1997-13 recorded in Curry County Surveyor's Office.





# EXHIBIT A

Page 2

## AREA 2

### LEGAL DESCRIPTION FOR ZONE CHANGE BOUNDARY R-2 TO M-2

Situated in the Southeast Quarter of Section 6 and the Northeast Quarter of Section 7, Township 41 South, Range 13 West, Willamette Meridian, City of Brookings, Curry County, Oregon and being described as follows:

Beginning at the northeast corner of Instrument Number 97002280, Book of Records said County, being a found 5/8" iron rod with yellow plastic cap stamped "R.H. Smith L.S. 2542" on the southerly right-of-way line of Center Street and being located North 89° 53' 35" West, a distance of 1266.81 feet and North 00° 06' 25" East, a distance of 829.21 feet from the southeast corner of said Section 6, a found 1/2" brass plug in concrete and running thence South 00° 17' 31" East, a distance of 201.15 feet; thence South 00° 02' 30" East, a distance of 433.23 feet; thence South 00° 05' 47" West, a distance of 224.00 feet to the northerly right-of-way line of Wharf Street and the beginning of a non tangent 474.84 foot radius curve to the right (the radius point bears North 05° 29' 05" West); thence on said northerly right-of-way line and said curve through a central angle of 00° 16' 00" (the long chord of which bears South 84° 38' 55" West a distance of 2.21 feet) an arc distance of 2.21 feet to the end thereof; thence on the said northerly right-of-way line of Wharf Street South 84° 46' 55" West, a distance of 382.93 feet to the beginning of a non-tangent 475.00 foot radius curve right (the radius point bears North 13° 27' 13" East); thence on said curve through a central angle of 52° 39' 15" (the long chord of which bears North 50° 13' 09" West, a distance of 421.32 feet) an arc distance of 436.52 feet to the end thereof; thence North 23° 53' 32" West, a distance of 289.34 feet to the beginning of a tangent 300.00 foot radius curve left; thence on said curve through a central angle of 29° 23' 28" (the long chord of which bears North 38° 35' 16" West, a distance of 152.21 feet) an arc distance of 153.89 feet to the end thereof; thence North 53° 17' 00" West, a distance of 55.26 feet to the southerly right-of-way line of Center Street; thence on the said southerly right-of-line of Center Street the following courses: North 81° 24' 42" East, a distance of 874.69 feet; thence North 51° 56' 21" East, a distance of 124.34 feet to the point of beginning, containing 564,053 square feet or 12.949 acres, more or less.

Basis of bearing for this legal description being Survey Number 41-1304 recorded in Curry County Surveyor's Office.





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

In the matter of Planning Commission File No.	)	Final ORDER
CPZ-1-98; application for approval of a	)	and Findings of
Comprehensive Plan and zone change; South Coast	)	Fact
Lumber Co., applicant.	)	

**ORDER** approving an application for a Comprehensive Plan change from a Residential designation to an Industrial designation and a zone change from R-2 (Two Family Residential) and R-3 (Multiple-Family Residential) to General Industrial (M-2) on one parcel of land totaling 2.9 acres, known as Area 1, located on the north side of Center Street and adjacent to the easterly side of the mill pond and two parcels of land totaling 13.0 acres, known as Area 2, located on the south side of Center Street and the north side of Wharf Street; Assessor's Map 41-13-6D, Tax Lot 323, 500 and 600.

**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 April 7, 1998; and
3. Recommendations were presented by the Planning Director in the form of a written Staff Agenda Report dated March 19, 1998, 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 May 11, 1998, 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 applicant is requesting a Comprehensive Plan and Zone Change on two parcels of 2.90 and 13.00 acres. The request on the 2.9 acre parcel, known as Area 1 is from a Comprehensive Plan designation of Residential to a designation of Industrial and a zone change from R-3 (Multiple-Family Residential) to M-2 (General Industrial). The request on the 13.00 acre parcel, known



as Area 2, is from a Comprehensive Plan designation of Residential to a designation of Industrial and a zone change from R-2 (Two Family Residential) to M-2.

2. Area 1 of the this request is an area added to Tax Lot 323 from Tax Lot 320 through a lot line adjustment approved earlier and is vacant. Area 2 consists of two tax lots, Tax Lots 500 and 600, that are located on the south side of Center St. and adjacent to the north side of Wharf St. approximately 500 feet west of the intersection with King St. Area 2 is also vacant and is being purchased by the applicant.
3. The area west of Area 1 is vacant, is zoned R-3 and includes the old mill pond which is located within a separate tax lot. This area is owned by the applicant. The area to the north of Area 1 is zone C-3 (General Commercial) and is developed accordingly. The area to the southwest of Area 1 is zoned R-2 and contains three single family homes. The area to the south of Area 1 is also zoned R-2, is vacant and is being purchased by the applicant. The area to the east of Area 1 is zoned M-2, is developed with a plywood mill and is owned by the applicant.
4. The area to the west of Area 2 is zoned R-2, is vacant and is being purchased by the applicant. This is the R-2 Zoned area south of Area 1. The area north of Area 2 is zoned M-2 and is the site of the plywood mill. The area to the east of Area 2 is zoned M-2 and then I-P (Industrial-Park) and is developed accordingly. The area to the southeast of Area 2 is zoned R-2 and R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size), and is the site of a Planned Community called "The Cove". The area directly south of Area 2 is zoned R-2 and is vacant. The area to the southwest is zoned M-2 and is the site of the city's wastewater treatment plan.
5. Center St. is a paved travel way within a 50 foot wide right-of-way with no other improvements.
6. Wharf St. is a paved travel way within a 50 foot wide right-of-way with no other improvements in the area adjacent to the subject Area 2.
7. The needs assessment document prepared for the recent expansion of the Brookings Urban Growth Boundary, projected a need for 170 acres of additional industrially zoned land within the next 20 years.
8. Under the current zoning configuration, the M-2 zone is adjoined by usable residential land for approximately 2,350 linear feet, 525 feet of which is residential land belonging to the applicant. The proposed Plan/Zone change would reduce this to about 2,290 linear feet and, if the purchase is completed, approximately 1,800 feet of which is residential land which would be owned by the applicant.
9. There is a water main located in both Center St. and in Wharf St.
10. There is a sewer main located in Wharf St. and in the westerly portion of Center St. adjacent to Area 1, however, the City of Brookings has identified a limited maximum capacity in its wastewater treatment plant. This land use approval does not constitute a representation or commitment that capacity will exist in the wastewater treatment system of the City of Brookings to serve the development proposed. The availability of connection approvals to the wastewater treatment system are on a first come-first serve basis and regulated under the provisions of Ordinance No. 88-0-430.



11. The applicant has submitted additional findings in support of the requested Plan/Zone Change. These findings are attached and serve to compliment and supplement the above findings. The applicant's findings are attached to and made apart of this report.
12. The applicant has submitted a letter agreeing to the provision of a landscaped sight and noise buffer along the north side of Wharf St. adjacent to the residentially zoned land not in their ownership.

## CONCLUSIONS

1. The most significant impact of the proposed Plan/Zone change will be that of placing industrially zoned land adjacent to residentially zoned land, however, the situation is somewhat better with the change than under existing conditions. Under the existing conditions the industrial use already exists adjacent to residentially zoned land and therefore buffering would be burden of the developer of the residential land. With the proposed zone change, vacant industrial land would be placed adjacent to residential land and buffering would be provided by the developer of the industrial land. Although it is a minor point, when the purchase of Area 2 and the land to the west of it is completed, the applicant will own most of the residentially zoned land adjoining the newly zoned industrial land. The applicant therefore has an interest in ensuring that the land is buffered from the industrial use to enhance their ability to either develop it or sell it for development. Area 2 will have about 500 feet of frontage on the north side of Wharf St. which fronts on residential land to the south which is not in the applicant's ownership. This land, however, is in the ownership of the seller or former owner of the subject Area 2. When Area 2 develops the applicant has agreed in writing to create a landscaped noise and visual buffering along this Wharf St. frontage.
2. Area 1 has approximately 500 linear feet that adjoins usable residentially zoned land to the west, which is also in the applicant's ownership. This area is zoned R-3, however, because of its location it is more suitable for eventual commercial use. If the use is converted to commercial the impact of the proposed expansion of the M-2 zone will have little impact. If the area does develop with multiple family uses, some form of buffering will be required along this 500 foot interface. Since the residential land is in the applicant's ownership, as mentioned above it is in the applicant's interest to ensure that the land can be developed under whatever zone may ultimately be applied. Area 1 also adjoins, for a short distance, the R-2 Zoned land to the southeast that contains the three existing single family homes. These homes are currently buffered from the existing plywood mill activities by a ravine that follows the north side of Center St. in that area. This ravine is where the outfall from the old mill pond flows to the ocean and is overgrown with large alder trees, willows and brush that make a natural visual and noise barrier.
3. The proposed Plan/Zone change will have little impact on the circulation pattern of industrial traffic serving the mill and/or the newly rezoned land. The applicant has discussed the possibility of closing Center St. and extending Wharf St. to intersect with Center on the west side of the mill complex to serve the houses at the end of Center.. If Center St. is vacated, the first 400 feet west of Railroad St. will remain open and will maintain the current access to the mill and also provide access into the subject Area2. Wharf St. will be closed to industrial traffic west of King St. If Center St. is not vacated, it would still be the primary access to the mill complex and to the subject Area 2 and industrial traffic can still be restricted on Wharf west of King St.



The proposed change of zone will have the potential to add traffic to Railroad St., Center St. and the surrounding street system. This potential increase has been accounted for in both the South Coast Transportation Systems Study which was completed in 1996, the Highway 101 Couplet Refinement Study just being completed and the Transportation Plan that is underway. Although the current location of the mill complex is today not the most ideal location for an industrial complex, the mill has been in this location for many years and all of the land to the west and south were once zoned the equivalent to today's M-2 Zone (The area was all zoned M-G under the old zoning designations). The proposed zone change on Area 2 is contagious on two sides with existing industrial zoning and thus the proposed expansion can use existing streets and other infrastructure. The potential use of Area 2 is for the expansion of the existing plywood mill which is the largest single employer in the community. The expansion of the mill would provide a broader and more stable employment base for the community. In the event that Area 2 is sold to another owner, the land would still be available for needed industrial development and the associated jobs.

4. The applicant's findings address all of the applicable Goals of the City's Comprehensive Plan. Goals 1, 2, 9, 10, and 14 of the Comprehensive Plan are the most applicable in this case. The applicant's findings address all of these Goals adequately. The policies of Goal 9, Economy of The State, call for a diversified economy for the community. The proposed Plan/Zone change will provide either room for the existing mill to expand or additional land for industrial expansion. The needs assessment prepared for the recent Urban Growth Boundary projected a need for an additional 170 acres of industrial and for the next 20 years. This expansion will provide 15.90 of those industrial acres in an area currently occupied by industrial uses. The loss of 15.90 acres of residential land, Goal 10, Housing, will be offset when the land use map is prepared for the new UGB so the needs balance will remain constant.
5. The proposed Plan/Zone change is consistent with the goals and policies of the Comprehensive Plan and the applicable provisions of the Land Development Code. The impact on residential land would be somewhat the same as under current conditions except the impact will fall on different residential land and these impacts can be mitigated through the use of landscaping for visual and noise buffering. The proposed Plan/Zone change will provide land for needed industrial development.

Dated this 11<sup>th</sup> day of MAY, 1998.

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Nancy A. Brendlinger, Mayor

ATTEST:

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John C. Bischoff, Planning Director



# Memorandum

**TO:** Mayor, City Council  
**FROM:** Tom Weldon, City Manager  
**DATE:** May 26, 1998  
**SUBJECT:** Lease property and provide liability insurance for temporary skateboard parks



The Skateboard Solutions Team has determined that it will take awhile to find, fund and build a permanent skateboard park.

Therefore they would like to develop one or two, or maybe even three, temporary small skateboard parks.

I would like to have Council permission, working with the City Attorney and Councilor Ham (who is on the Skateboard Solutions Team), to develop a general lease agreement to bring back to you at your next meeting. Such a lease would be for \$1.00 for a piece of property to be used not longer than through September, 1998. This would bring this property into the city park system and therefore cover it with our liability insurance. We might have one, or two, or three such properties and leases. Each would come back to the Council for final approval.

-EOM-

*passed out at meeting  
motion passed to put This on agenda  
motion passed to get going*