

MINUTES
CITY COUNCIL/PLANNING COMMISSION
WORKSTUDY AND SPECIAL MEETING
CITY OF BROOKINGS
June 30, 1981

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

Those present were: Mayor Robert Kerr; Councilmen Walt Lovejoy, John Geraghty, Ray Nidiffer, and Gil Batty. Present from Staff were: City Manager Lynn Stuart and Georgia Shirilla. Also present were Marc Bean, Jack Sabin and Ruth Wahl from CCCOG Staff, Glen Hale of L.C.D.C. and Tom Shirilla.

The City Manager stated that the meeting was for the purpose of a workstudy session to review the Comprehensive Plan and a regular Council session to approve the vouchers for the end of the fiscal year.

MOTION by Councilman Nidiffer, seconded by Councilman Geraghty that we approve the vouchers in the amount of \$17,197.06. Motion carried unanimously.

The City Manager stated that he had handed out copies which included the Goals which the City Staff had time to address at this point and also included the management agreement and a copy of amendments to Subdivision Ordinance No. 325 and amending No. 216, 340 and 351 of the Brookings Zoning Ordinance.

Under Goal 2, Land Use Planning - we have identified and rewritten the zoning and subdivision ordinances. Marc Bean stated that there were some changes in the plan maps and zone district maps and issues revolving around the agreement with the County and he felt that all the issues were resolved within the City. The County issues would be a part of the Urban Growth Management agreement and their adoption of the urban growth area. The City Manager mentioned that Mr. Hale had spent the afternoon with Staff and he had pointed out that we were getting too specific. There would need to be changes in the document based upon Mr. Hale's comments.

Under Goal 4, Forest Lands - it would be easier to address since all the maps have been amended and we deleted the large 40 acre parcel forest lands. Marc Bean stated that there were two parcels that exist West of Marina Heights which are not forest lands and will have no commercial value. Mayor Kerr mentioned that they would have to be identified with the watershed and Mr. Bean stated they were identified in the watershed map.

Under Goal 5, Open Spaces, Scenic and Historic Areas and Natural Resources - we have specified that the historic areas are limited to the Central Building downtown, and will be spelled out in the zoning ordinance under supplementary regulations. They must address the historic site requirements that are set forth by the Federal Government.

Marc Bean stated that under Goal 16 is the resources within the Chetco Estuary and would need to be identified and verbiage added to deal with dredging. The City Manager stated that we would not be addressing anything out of the estuary. Marc Bean stated that we would need only to identify the Coastal Trail since we cannot protect it as we don't know where it is. Harris Beach bog, which is within the urban growth boundary would be included within the coastal shorelands boundary which would basically prohibit any development in that area.

The City Manager stated that Housing, Goal 10 would overlap into Urbanization Goal 14. We have established the need for housing as it relates to existing housing. We took the population within the City of Brookings and identified it into the various categories. This was also done within the Harbor area and based upon the information we derived from the City Limits we expanded the projected needs for the various types of housing. Marc Bean stated that we need projections for housing needs and housing needs by type which would be low moderate income housing, and would include the mobile homes and multiple family homes. Mr. Bean suggested that a policy be added to the urbanization policy that basically states that the City will adopt the appropriate housing mixes for those areas that already have a mix between single family and mobile homes and allow for the continuation of those type of uses. The City Manager stated that this would not put anything that is existing within the City Limits at this point, but outside the corpora-

limits they would need to address the mix of mobile versus single family.

Marc Bean stated that under Transportation, Goal 12, we need to define what the approach zones are. The City Manager stated that the Urbanization Goal 14 is basically what we discussed in Goal 10.

The City Manager stated that under Goal 16, estuarine resources are interrelated with Goal 17 Coastal Shorelands. The estuary will begin at the mouth of the river and go as far as our Urban Growth Boundary. The areas from the mouth of the river on up the estuary to a point near the bridge is an area that can readily be called a shallow draft development area and there are specific uses that can be allowed. From that point on up the river it would be called a shallow draft study area. Under a shallow draft study area there are a lot of uses allowed. If it was to be called a development area all the way from the mouth up to Tiderock as discussed in our last meeting, then we would have to go back and identify the specific uses along the shoreline or do some zoning and also justify those uses. Jack Sabin stated that the shallow draft study area would allow development as in the shallow draft development area but to a lesser degree. You cannot dredge to the same extent but you are allowed to dredge marinas and boat basins that use the natural channels of the river. Maintenance dredging of the natural channels is allowed, but you must obtain permits for dredging of 50 cubic yards a year for any one project. You would be allowed to skim the top off some of the shoals and provide boat access to the shallow draft craft. It allows minor mineral extraction such as gravel plants upstream and all kinds of water dependent recreation. Heavy dredging would not be allowed. The City Manager stated that we are desiring to reflect the City of Brookings' feelings and acknowledge the fact that we do not have jurisdiction beyond our Urban Growth Boundary. This document then will go to LCDC for their review and the County will be taking it back for the County Commissioners to review. They will be using this same document and Jack Sabin is working with the County. There would be the same kind of verbage in both the City and County Plans which will help in simplifying any applicant that might come before the Council or the County. Mr. Hale stated that what we look for is the overall County Estuary Plan and the City is a portion of it. The City Manager stated that we could go to the County and ask them to adopt our Plan as it is written and incorporate it into the County Plan and that way the Commission might look at it. Mr. Hale stated if the Staff went to the LCDC Commission recognizing the problems of all the coastal cities, and under the present policy we can't acknowledge it because they feel the estuary plan is too important for the economy of the County to allow a City to do something in the mouth of the river that would stop the County's overall economic need. If you send the Plan in we could give an acknowledgement on Goals 1 through 14 and 18, but not 16 and 17 at this point. If all the Goals were acknowledged with the exception of 16 and 17 the City would be placed on a permanent extension. The County would be required to have a Chetco Estuary Plan adopted. The City Manager stated then our option would be to try to get an acknowledgement. Marc Bean stated that we are requested to be coordinated with the County on the estuarine and urbanization goal and it is very important that the County adopt the same things that the City adopts.

The City Manager stated that the next point had to do with coastal shorelands which had been combined with the beaches and dunes because they were closely related. Marc Bean stated that in identifying the estuary coastal shoreland you are primarily looking in the area adjacent to the beaches and on top of the bluffs, and make certain that there are riparian vegetation water dependent vegetation. It will be essentially the beaches and a small amount of vegetation and a bog area that has been identified as needed for a natural area in Goal 5. You are protecting it by saying that no residential structures will be allowed within that area and you are covering Goal 5 and 16 in this case. We are protecting the beach itself which is Goal 18 and also identifying the coastal shorelands themselves. There are no dunes and so doesn't need protection and are suggesting that we call those areas beach sands.

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The City Manager stated that we now have a lot of work to do as far as assembling all the information for the goals not included in your packet and all the inventories that addresses these issues. He would have the Plan information ready for the public hearing but he didn't feel that he would have the inventory information completed, and may need an extension. Mr. Hale stated that he could recognize the fact that the City has really been working hard to try to reformat your document so that you understand it which will make it better and he would personally like to see the City delay the meeting so that he would be able to review all the material after it is written up and have one more work session before sending in the Plan. He suggested that the City should ask for an extension. Mayor Kerr felt that if there is going to be some needed changes that we would be premature with our public hearing and that we should ask for an extension. After some discussion it was decided that the hearing would be cancelled and the public notified through the media, and a letter written to LCDC requesting an extension of 90 days. The meeting was adjourned at 8:30 p.m.



Mayor Robert Kerr

ATTEST:



Naomi Bradfield, City Recorder