

MINUTES  
BROOKINGS COMMON COUNCIL  
CITY OF BROOKINGS  
MARCH 20, 1979

I. PLEDGE OF ALLEGIANCE

Mayor Elmer Hitchcock called the meeting to order at 8 p.m.

II. ROLL CALL

Members present were Councilmen C. Dwight Allen, Bill Canet and Darrell Allsup. Councilman Ray Lockman was absent.

Staff present were: City Manager Frank Freeman, Chief of Police Robert E. Babb and Recorder-Treasurer Marge McKernan, also present was City Attorney John Spicer.

III. APPROVAL OF MINUTES - February 20, 1979

MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that the minutes be approved as presented.

IV. COMMUNICATIONS:

1. From Harbor Rural Water District, ie. Brookings-Harbor Water Line.

This letter in part read: This office (Blackhurst, Hornecker, Hassen and Brian), represents the Harbor Rural Water District and I have been asked to correspond with you concerning the cooperative effort between the district and the City of Brookings in providing water service to industrial users in the lower Harbor Road area. The Board of Directors for the Water District is concerned because its people have not been included in the planning process for providing water service within the Harbor Water District.

Mr. John R. Hassen ask that the district be advised of any action taken at Council meetings.

City Manager advised that he had so advised by letter that they would be notified.

V. APPOINTMENTS:

1. Appointment of three (3) budget committee members.

MOTION was made by Councilman Allen, seconded by Councilman Canet and carried that the following be appointed to the budget committee:

Keith Rowland  
Betty Guthrie  
Jack Lowrie

These terms will expire on February 1, 1982.

VI. PUBLIC HEARINGS:

This public hearing was held for the purpose of considering the City Planning Commission's recommendation for zone and comprehensive plan amendment on Lots 12 & 13 of Pacific Circle Subdivision from RL to CT-request of Ron Fallert.

Mayor Hitchcock announced that the hearing was now open and ask if any of the panel wishes to abstain from participation in the hearing. No one abstained.

Mr. Lyle A. Stewart, AIP Planning Consultant with Patterson, Stewart Associates, representative on behalf of Applicant-proponent Ron Fallert, advised the panel that no conversation had been held with the Council prior to this meeting.

Mr. Stewart then presented the supporting documentation in support of a change of zone and amendment to the proposed comprehensive plan in the City of Brookings, Oregon, on behalf of Mr. Ron Fallert. Mr. Stewart read this supporting documentation which is Exhibit "A" attached. He also explained how the development would appear on drawings presented.

Persons in favor of the proponent's proposal were as follows:

Mr. & Mrs. Richard Morse, property owners in proposed area.  
Terry Phillips, member of Retail Merchants Association.  
Jimmy L. Smith, President of the Brookings-Harbor Chamber of Commerce.  
Mr. Shurtliff, Leo's Sporthaven.  
Cliff Cutter, Manager of Ames Furniture.  
Pete Shogren, Board of Directors of Chetco Chapter N.W. Steel Headers.  
Frank Cembellin, Developer.  
Dale Ragen.

Cross-examination of Proponents:

Francis (Frenchy) A. Arrell requested permission to question Mr. Stewart, representative for proponent. Mr. Arrell advised that he thought Mr. Stewart gave a very good presentation and that he was not against the convention center, but objected to the 14 units that are proposed for one City lot on this property. These units would be adjoining the Arrell property and would bring much added traffic in this area and ask if they could be located on another part of the property. Also Mr. Arrell stated that where the proposed 14 units are to be placed there are two free flowing springs which run the year round and they would be directly under the units. Mr. Stewart advised that they had no intentions to change the streams and they intended to preserve the trees and natural vegetation.

Opponent's Case:

Harry A. Slack, Jr. Attorney at Law, represented Francis A. and Ellen E. Arrell, opponents of the amendment to the Zoning Ordinance and Comprehensive Plan for the City of Brookings, presented his case which is marked Exhibit "B" and is made a part of these minutes.

Mr. Slack stated "if the Comprehensive Plan is to be changed after it is adopted, changes in it should be made only when such changes are consistent with the overall objectives of the plan and in keeping with changes in character of the area or neighborhood", and that there has been no change in the neighborhood". Mr. Slack also advised that there is no assurance that the development would be constructed if the zone change is granted and why should the opponents bear the burden of this development. Mr. Slack ask Mr. Stewart if the 14 units were necessary and was advised yes, but that they could be relocated.

Persons not in favor of the proponent's proposal were as follows:

Mr. & Mrs. Francis A. Arrell, property owners in proposed area.  
Mr. & Mrs. Earl M. Booth, property owners in proposed area.  
P. M. Simmons, property owner in proposed area.  
Mr. & Mrs. Don F. Gibbs, property owners in proposed area.  
Mr. & Mrs. Paul E. Doty, property owners in proposed area,  
requested that a permanent wall or fencing along the north boundary of the tract be installed, so that for all time traffic may never be routed through Crissey Circle to enter any part of the pending development.

Panel Chairman Mayor Hitchcock, then ask if there was anymore discussion from the public. The Chairman then closed the meeting to the public and it was turned over to the panel for deliberation.

Record of Proceedings:

This meeting was recorded on tape and is on file in the Recorder's office.

Finding of facts on the application of Mr. Ron Fallert for a change of zone of 1.39 acres of land from "RL" to "C-T" and a corresponding adjustment of the proposed Comprehensive Plan Map of 4.95 acres of land from "Residential Low Density" to "Commercial-Tourist" is as follows:

1. That based on the testimony presented at the Planning Commission public hearing and expressed again here at this Council hearing, a substantial public need exists in our City for the type of development proposed by the applicant. Such public need relates, particularly to advancing the tourist industry, which is important to the economy of the City and County, and in providing for meeting and conference facilities for both local and state wide use --- at no public cost.

MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that the above be approved.

2. That no other property, with appropriate zoning and environmental conditions, exists within the City which would permit the uses with the low intensity type of development proposed by the applicant.

MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that the above be approved.

3. That the proposed development will add substantially to the City's assessed value and, therefore, will aid in relieving the property tax burden from residential properties while not causing additional public cost.

MOTION was made by Councilman Canet, seconded by Councilman Allen and carried that the above be approved.

4. That the proposed development will provide new employment opportunities, will stimulate additional retail sales, will lend support to local recreation and tourist oriented businesses.

MOTION was made by Councilman Allen, seconded by Councilman Allsup and carried that the above be approved.

5. That the proposed development will not add significantly to the City's population or to the school district's enrollment.

MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that the above be approved.

6. That the proposed development will not place a burden on City services or other public facilities.

MOTION was made by Councilman Allen, seconded by Councilman Allsup and carried that the above be approved.

7. That the proposed development will be compatible with the neighborhood of which its site is a part by introducing buildings, uses and development which are less intensive and by providing significantly more open space than is otherwise found with existing developed properties in the vicinity.

MOTION was made by Councilman Allsup, seconded by Councilman Canet and carried that the above be approved.

8. The Council further finds that the entire 6.65 acre property, included within the application, is unique in that:
- a. It enjoys a panoramic view of the Pacific Ocean;
  - b. It contains a substantial stand of trees and other native vegetation which is important visually and environmentally to the liveability of the City and which would be damaged by conventional development allowed under present zoning;
  - c. It has easy and safe access off North Chetco Avenue (U.S. 101). The proposed development can be served by vehicular and pedestrian access without the need to interfere or disrupt adjacent properties; and
  - d. The site has direct access to City sewer and water systems of adequate size and capacity to serve the proposed uses with no need of any public expenditure of funds.

MOTION was made by Councilman Allsup, seconded by Councilman Canet and carried that the above be approved.

9. That an irregularity exists between the current zoning map and the proposed Comprehensive Plan Map as to the location of the line dividing the "Commercial-Tourist" designation from "Residential-Low Density" as shown on Applicant's Exhibits two and three.

MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that the above be approved.

10. That by approving this application such irregularity would be eliminated and the dividing line separating "Commercial-Tourist" from "Residential-Low Density" would be established at Crissey Circle as described on Applicant's Exhibits four and five such adjustment of this dividing line effects the zoning map and proposed Comprehensive Plan Map as follows:
- a. Zoning Map - 1.39 acres of land from "RL to "RT" - 20.9% of applicant's total site.
  - b. Comprehensive Plan Map - 4.95 acres of land from "Residential-Low Density" to "Commercial-Tourist" - 74.4 % of applicant's total site.

MOTION was made by Councilman Allen, seconded by Councilman Canet and carried that the above be approved.

MOTION was made by Councilman Allen and seconded by Councilman Allsup that the Planning Commission Recommendation to change this Zone change and Comprehensive Plan be approved. Councilman Canet abstained from voting. Motion carried.

VII. PUBLIC PARTICIPATION - None

VIII. LEGISLATIVE ACTION:

1. Request to accept sewer and water lines in Bird Island Subdivision. This request was tabled.

2. Police Service Mutual Aid Agreement between Cities and Counties of Coos and Curry Counties. This agreement was tabled.

3. Grant Agreement with State for Bud Cross Park Development (Phase 5).

MOTION was made by Councilman Allen, seconded by Councilman Allsup and carried that this grant agreement be approved.

4. Public Liability Insurance Bids.

One bid was received and it was from Gerald Ross Insurance Agency for the amount of \$18,810.00.

MOTION was made by Councilman Allen, seconded by Councilman Allsup and carried that this bid be accepted.

5. Proposed Bylaw Amendment by the Coos-Curry Council of Governments (CCCOG). This was tabled.

6. Request from Brookings-Harbor Chamber of Commerce for financial support from City.

Mayor Hitchcock abstained from taking any position on this request because he is on the Board of Directors.

MOTION was made by Councilman Allsup, seconded by Councilman Canet and carried that they would present this request to the Budget Committee for consideration.

IX. PARKS AND RECREATION COMMISSION:

1. Request from Parks Commission for Council approval to pursue acquisition of property adjacent to Bud Cross Park.

Ellis Watkins advised that the funding would come from Federal grants.

MOTION was made by Councilman Canet, seconded by Councilman Allsup and carried that Mr. Watkins be given authorization to pursue this acquisition of property adjacent to Bud Cross Park.

2. Parks Commission recommendation on Iris Street Viewpoint. This recommendation was tabled.

X. CITY MANAGER

1. Request to purchase police vehicle through State Department of General Service.  
MOTION was made by Councilman Canet, seconded by Councilman Allsup and carried that this request be granted.
2. Amendment and update of Ordinance No. 37, dated November 5, 1952 pertaining to City Fire Department. This was tabled.
3. Informational report on establishment of Explorer Post 546 by the Fire Chief. This was tabled.
4. Oral Progress report on Brookings-Harbor Industrial Water Line.

Steve Cox, Engineer with H.G.E, INC., advised the Council that he had the attentative application for a grant from EDA for part of the cost of constructing the water line to the Port of Brookings, and that the Port of Brookings has applied for a loan for the balance. If the Council decide to approve this application it does not commit them to finalization of the agreement. If water is supplied to the Port of Brookings with the present water system that Brookings now has, it would be able to supply additional service to between 600 and 700 residences. This would be equivalent to 2000 people. To upgrade the present plant to supply more water service would coast approximately \$15,000.00.

Council took no action on this application.

XI. PAYMENT OF VOUCHERS - February, 1979

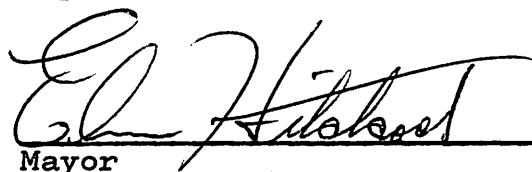
MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that bills in the amount of \$31,315.02 be paid.

XII. OTHER BUSINESS

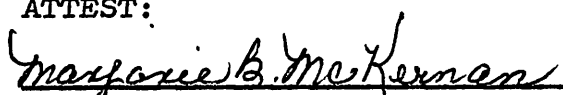
XIII. ADJOURNMENT

MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried that the meeting be adjourned. The meeting then adjourned at 12:15 a.m.

This meeting was recorded on tape and is on file in the Recorder's office.

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
Recorder-Treasurer

Mister Chairman, Members of the Commission, Friends and Neighbors. My name is Fred Stutsman, one of the elected representatives of Brookings Harbor Port Commission. (Incidentally, I'm up for re-election next month.) My job, like yours, pays nothing and requires a great deal of extra time and energy, so, I can afford to be gallant and jump in with both feet where angels fear to tread and try to explain some of the details that you might not be familiar with.

The Port District is just that, a Port District, encompassing an area from Pistol River to the Winchuck River, east to the sticks or euphoric depending on which side of the wilderness issue you support. (However, that's not my soap box today.)

Economics to the area in which the Port of Brookings plays an intrical roll is my point. We ship lumber, plywood and specialties materials from all the mills in the area. We aid the fisheries in their goals of processing and buying fish and other seafood products, providing incomes for the local fishermen and creating payrolls for the local companies. We support tourist sport fishing industry of some 126,900 fishermen per year that leave their mark on the local economy. An expanding boat repair facility is being developed that will produce services and payrolls welcomed in the area.

All these economic factors, by actual figures for the year 1978, produced a surprising, if not shocking, economic impact on the community of \$84,214,905.34. No where in these figures do I see the Chetco River, the Dot Martin bridge, the City boundary, the Port boundary, or even the County posting signs - do not spend your money here. Every tax-payer and businessman in this county benefits.

We need your support now to insure sufficient water to increase our facilities, modernize our plants and entice new firms into the area, thus creating an ever increasing economic impact of new jobs and facilities to the area.

It is my desire to get the tax-payers, the businessman, and today the City Council to all bear with me and be gallant, forgetting the imaginary boundaries between areas and people and unanimously supporting this water line extention by executing the E.D.A. grant application today. This does not mean that we get the money, it merely means we have tossed our hat into the ring. Only God can make that decision, all we can do is pray.

Thanks



PORT OF BROOKINGS

1978 ECONOMIC IMPACT ON CURRY COUNTY

Commercial Fishing

Bottom			
Fish	1,792,138 lbs.	@ .22	394,720.36
Crab	3,052,226 lbs.	@ .58	1,770,291.08
Salmon	265,509 lbs.	@ 2.25	597,395.25
Shrimp	7,486,962 lbs.	@ .27	2,021,479.74
Tuna	104,095 lbs.	@ .35	<u>36,433.25</u>
Total			\$ 4,820,319.68

Sport Fishing

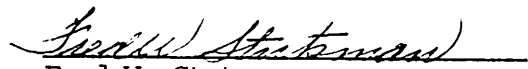
42,000 bar crossings 3 pers. per boat average.  
State statistics indicate \$40.00 per pers. per day. \$ 5,040,000.00

Shipments by Barge

Lumber	60,784,617 FEM	@ 300.00 per 1,000 bd. ft.	\$18,235,386.00
Plywood	12,000,000 bd. ft.	@ 200.00 per 1,000 bd. ft.	\$ 2,400,000.00
Specialties	2,057.2 Cu. Tons	est.	<u>500,000.00</u>
Total			\$21,135,386.00
<u>Payroll</u>	Incomplete		\$ 195,000.00

TOTAL IMMEDIATE IMPACT \$31,190,705.68

State of Oregon statistics indicate that each dollar generated turns over 2.7 times in the Local Community. This means that the Port of Brookings is a partner in generating \$84,214,905.34 to the Local Economy.

  
Fred W. Stutsman  
President, Port of Brookings

VOUCHERS PAYABLE  
CITY OF BROOKINGS  
FEBRUARY, 1979

<u>NAME</u>	<u>AMOUNT</u>
Akin Motor Co., Inc.	\$ 50.00
Jack P. Ashworth	5.95
Donna Ashley	22.25
Barco Coastal Supply	125.17
Robert E. Babb	8.45
Becco, Inc.	180.74
Brodart, Inc.	28.61
Blue Star Gas	59.52
Brookings Fire Dept.	270.00
Brookings Office Supplies	285.40
Brookings Shell	271.10
Brookings Time Service	11.50
Brookings Supply, Inc.	18.47
Budge-McHugh Supply	367.12
Buds Union Service	10.70
Chetco Sewing & Vacuum Center	18.50
City Water Fund	269.25
Chetco Rexall	16.16
Coast Chrysler Center, Inc.	131.44
Coastal Petroleum Sales	409.70
Cole-Parmer Instrument Co.	39.55
Coutrakon & Hoselton	142.28
Coastal Printing	45.00
L. N. Curtis & Son	26.97
Curry County Pilot	27.10
Curry County Reporter	7.50
Dans Photo & Cameras	37.16
Sam Dotson	83.10
Docs Upholstery	29.60
Tad K. L. Engman, CPA	540.00
F & C Construction	14.40
Frank Freeman	1.95
Franks Office Equip.	83.38
Greyhound	16.35
Gaylor Bros.	21.05
General Telephone Co.	687.35
Robert Hager	81.10
Hanscams Center	29.42
H.G.E., INC.	4,627.20
Anne Hicks	26.16
Harbor Drug Center	6.50
Elmer Hitchcock	200.07
Hinds Supply Co.	172.71
Independent Business Forms	197.13
B. Suzie James	7.80
Jostens	37.15
Keenan Supply, Inc.	99.52
Kerr Ace Hardware	64.65
League of Oregon Cities	7.00
Littrell Parts	159.27
Long Electric	50.78
Christinia Lucas	175.50
3 M Business Products	116.80
M. C. McKernan	25.00
McGraw-Hill Book Co.	29.42

Page No. 2-Vouchers Payable  
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<u>NAME</u>	<u>AMOUNT</u>
Medford Laboratories	\$ 25.00
Robert V. Millard	157.52
RCA Music Center	20.92
Northwest Truckstell	17.29
Nadines Hallmark Shop	18.00
Neil Nelson	38.86
Niemi & Thorp	4.00
Lyle K. Owens	4.70
Pacific Water Works Supply	234.78
Paramount Pest Control	10.00
Pelican Bay Travel	154.00
Phenix Technolgooy Corp.	140.00
Rays Auto Supply	40.10
Rays Sentry	128.98
Regene Book C., Inc.	8.59
Robys Pacific Supply	37.00
Gerald Ross Insurance Agency	11,255.00
Spicer & Downer	1,042.55
Dave Slatons Auto & Marine	54.92
Sprouse-Reitz	2.68
Steiner Corp.	234.93
South Coast Stationery	29.43
Strand Book Store	21.88
Square Deal Builders Supply	28.43
Shell Oil Co.	611.65
Tidewater Contractors	180.16
Traffic Safety Supply	315.33
Two Guys Cleaning Service	700.00
Ulverscroft Large Print Books	1,052.50
Western City Magazine	15.00
Coos-Curry Electric	3,086.40
Pelican Bay Travel	336.00
Gary Foster	3.00
Randy Scruggs	3.00
Paul Erwin	3.00
Bryan Goergen	3.00
John DeJarnatt	9.24
Tony Keeling	9.24
Ron Wellcok	26.80
Connie Riha	20.56
Pony Village Motor Lodge	16.00
Lyle K. Owens	50.00
R. E. Babb	62.00
Petty Cash	12.67
H.G.E, INC.	495.00
Check Order	12.63
Postmaster	95.58
Total	<hr/> \$31,291.57

