

MINUTES
BROOKINGS COMMON COUNCIL
CITY OF BROOKINGS
OCTOBER 9, 1978

Reconvened meeting from October 2, 1978.

Meeting was called to order at 11:10 a.m. by Mayor Robert L. Kerr. Members present were: Councilmen C. Dwight Allen, Darrell Allsup and Ray Lockman. Councilman Jack Ross was absent. Staff present was Marge McKerna, Recorder.

The purpose of this meeting was to finalize the Public Hearings held on the following zone changes.

1. CUSTOM LEASES REQUEST FOR AMENDMENT TO ZONING ORDINANCE AND COMPREHENSIVE PLAN FOR ZONE CHANGE ON TAX LOT 500, MAP 41-13-6CA FROM RH TO CG ZONE TO PERMIT LIGHT COMMERCIAL DEVELOPMENT.

Finding of facts was present to the Council by Custom Leases, and was read in full, and made a part of these minutes. MOTION was made by Councilman Allsup, seconded by Councilman Allen and carried unanimously that this zone change be approved.

Councilman Allsup left the meeting at this time.

2. REQUEST BY JOHN R. DECK FOR AMENDMENT TO ZONING ORDINANCE AND COMPREHENSIVE PLAN FOR CHANGE OF ZONE ON TAX LOT 2000, MAP 41-13-6BD FROM RM ZONE TO CG ZONE TO MAKE THIS PROPERTY COMPATABLE WITH HIGHWAY FRONTAGE BEING UTILIZED FOR COMMERCIAL PURPOSES.

Written agreement between John R. Deck and Dick Purdue for a buffer zone between the two properties was presented and approved. Mr. Deck stated that it will be spelled out more specifically when the building permit is issued. MOTION was made by Councilman Lockman, seconded by Councilman Allen and carried unanimously that this zone change be approved, -with the attached agreement.

PAYMENT OF VOUCHERS

Approval was tabled until the Council had an opportunity to review the bills.

OTHER MATTERS

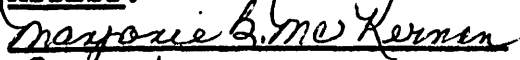
Mayor Kerr wanted it to be matter of record that the Council had not held a secret meeting with the Mobil Estates Sub-Division representatives. It had been announced at an informational meeting that this meeting was scheduled and the public was invited.

ADJOURNMENT

MOTION was made by Councilman Allen, seconded by Councilman Lockman and carried that the meeting be adjourned. The meeting then adjourned at 10 noon.


MAYOR

ATTEST:


Recorder

October 7, 1978

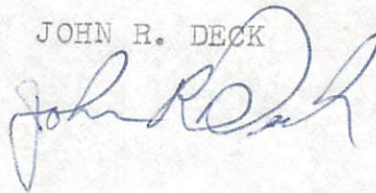
Brookings City Council
City of Brookings
Brookings, Oregon

Gentlemen:

When the City of Brookings is ready to correct the serious drainage problem in the area of Brookings Supply, or when the $2\frac{1}{4}$ acres is developed; I agree to give a drainage easement 20 feet wide on North side of this property. Also a 10 foot drainage easement on the west side. (Please note attached map).

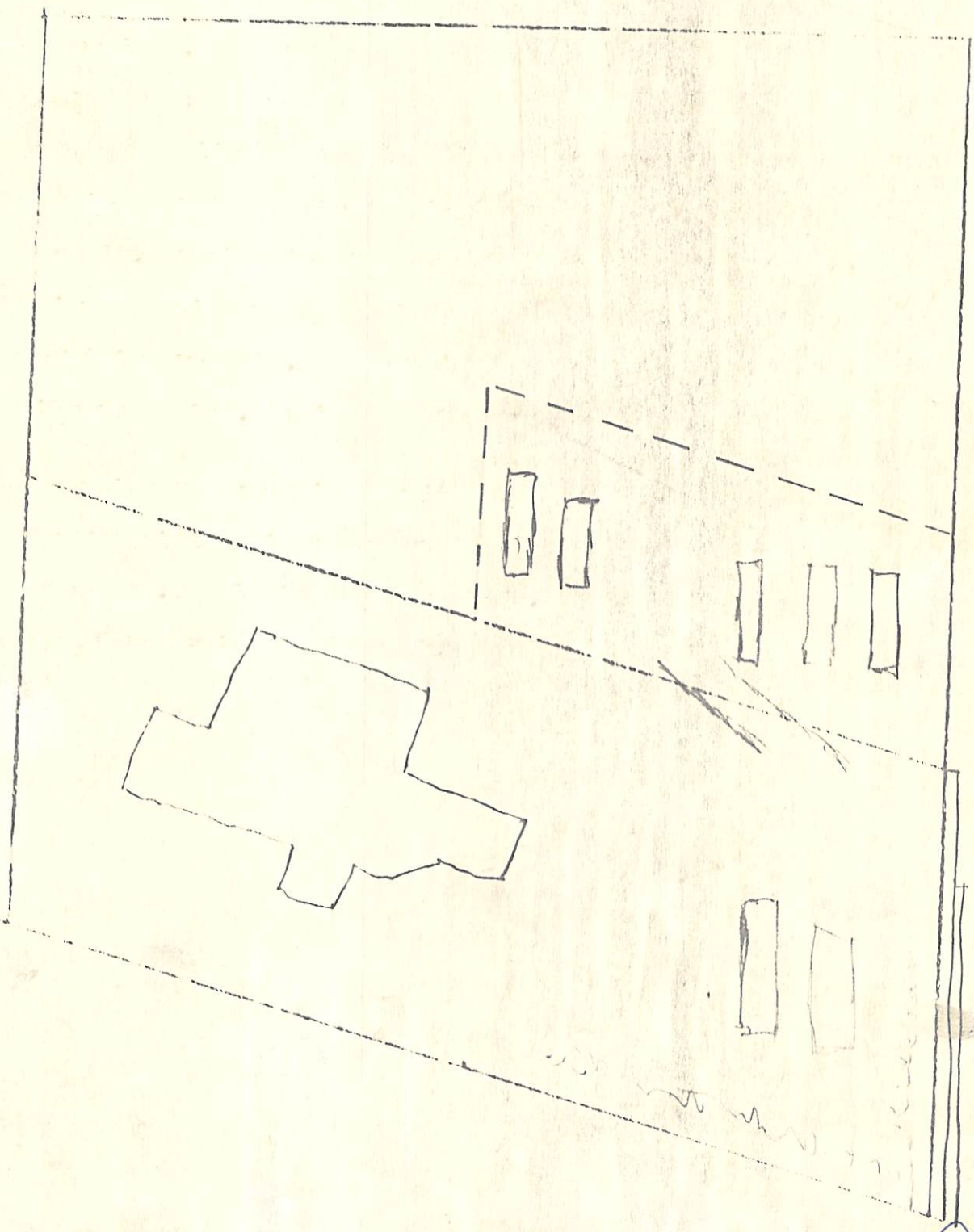
When the $2\frac{1}{4}$ acres is developed, a 20 ft. landscape buffer will be included on the north side of the property. This is the same 20ft. strip to be used as storm drainage easement.

JOHN R. DECK

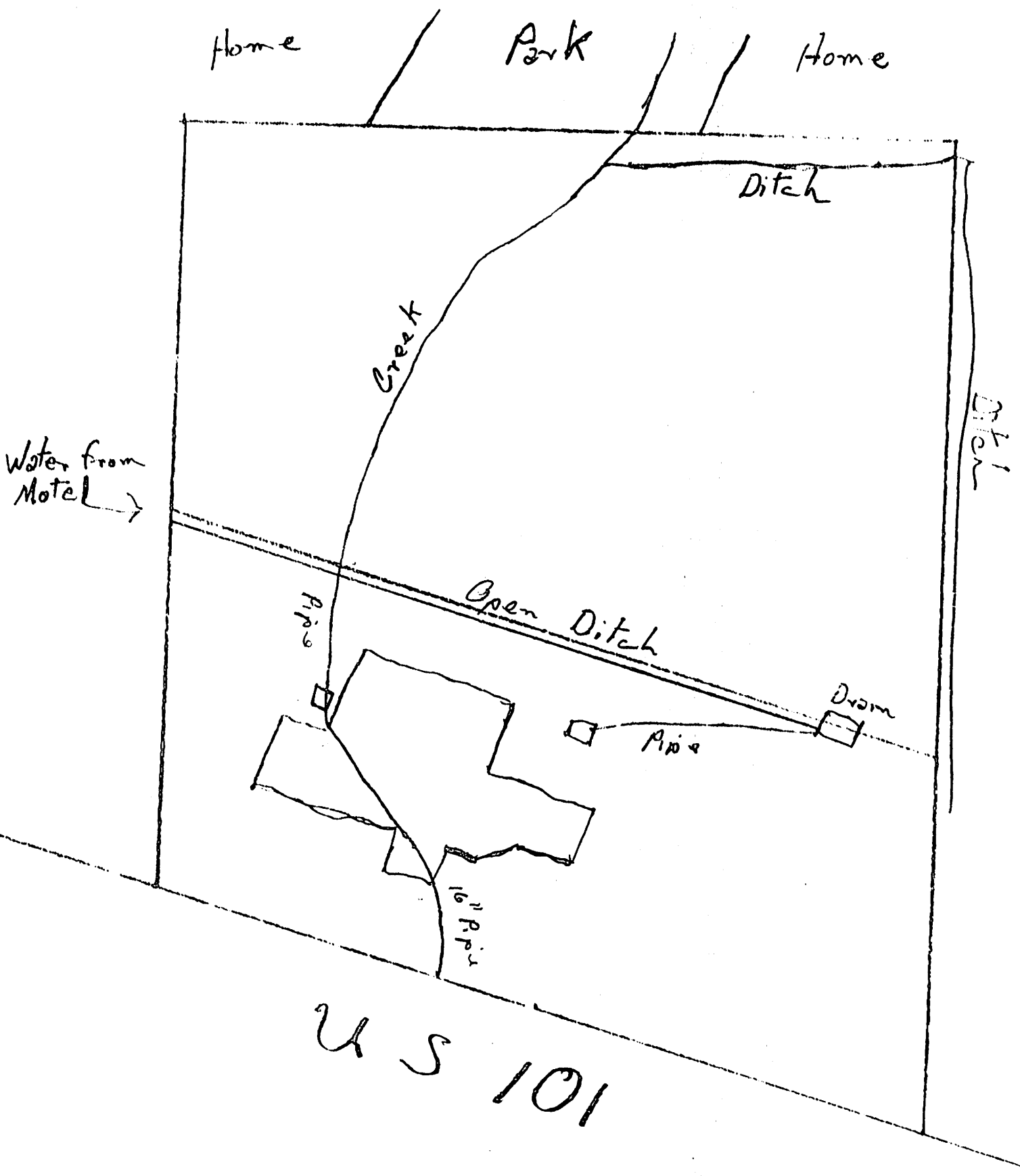


10/7/78

Area to be used for Mobil home storage & display



[Handwritten signature]



US 101

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Proposed Development

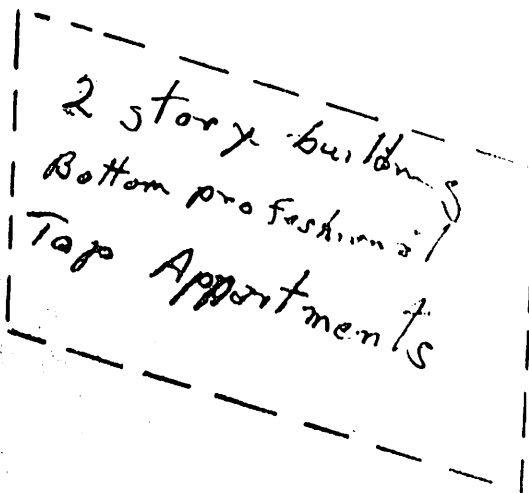
10/7/78

10' Drainage Easement

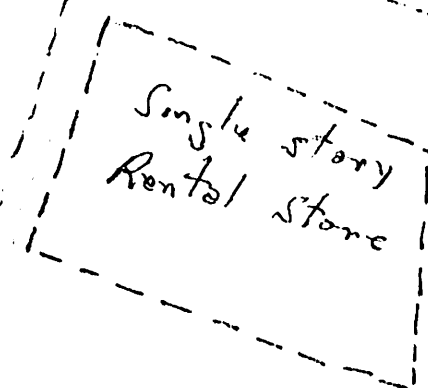
Break

landscape buffer

Drainage Easement 20'



Pool



grah

CUSTOM CASES
Brookings, Oregon
October 3, 1978

Brookings City Council

Brookings, Oregon

Gentlemen:

In response to your request at the special Council meeting of Oct. 2, the proponents of a request for proposed zone change of T/L #500, Map 41-13-6CA submit the following for your consideration as A FINDING OF FACTS in the hearing as required.

GENERAL CONFORMATION TO COMPREHENSIVE PLAN: The proponents proposal for a change in zoning does not violate the intent of the Comprehensive Plan in any manner; rather, it is part and parcel of an orderly development, and certainly allies itself with the original "letter of transmittal" that accompanied the plan, which states "The Plan is intended as a guide for the future orderly growth of the city and its land use, street network, and community facilities".

The preliminary Comprehensive plan for the City of Brookings was prepared in 1970 by a team for the University of Oregon, aided by a federal grant. This plan, although preliminary in nature, was adopted almost entirely without change by the City Council in 1970. Eight years later this plan is almost completely outdated, although the original intent of the Plan was that to be effective, it was to have been constantly updated. Witness the statement on page 67; "As of the time of land use survey, there were 75 business locations in downtown Brookings. Ten of these were vacant and there were half a dozen vacant lots". Today there are NO vacancies, and a waiting list for any that might come up.

The proponents request for a zone change does NOT create an isolated "island" or consist of a "spot" zone change; rather it is an extension of one side of an already-existing CG zone to accommodate the pressing need for room for development of our burgeoning business community. In addition, it backs

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up on the rear side of other commercial establishments, and the lot does not lend itself to multiple housing development as currently zoned. A good Comprehensive Plan takes into consideration the changing needs of an area, and plans for its orderly growth and development.

SHORTAGE OF CG-ZONED PROPERTY: There is almost NO currently available CG-zoned property on the open market in Brookings proper. The proponents know of two parcels; one on the corner of Highway 101 and Easy St., that is priced at \$150,000, and one older house on Railroad St. Mr. Lennie Choffel, of Gold Coast Realty, which specializes on commercial properties supported this at this meeting, stating that he knew of almost no commercial property available, and supported the demand for the same. This has been further supported by Mr. Don Page Smith. The proponents, Custom Leases, have an almost constant demand for properties for commercial occupancy, and have averaged at least two a month for the last couple of years. Most of these they have been unable to satisfy because of the scarcity of properly zoned land. As a result of this and other factors, they currently have a backlog of several businesses desiring to locate in Brookings, but are unable to do so. Rather than providing for the orderly development of Brookings, we are forcing businesses to locate across the river in the Harbor, area, and south on Highway 101.

CHANGES IN THE AREA POPULATION: These changes should certainly be apparent. The 1970 plan forecast this in no uncertain note on page 27: "Population growth in the Brookings area will largely be determined by the future number of jobs available in the area. The number of jobs is estimated to increase from around the 1,800-1,850 in 1967 to 2,2300-2,500 in 1985". This survey failed completely to take into consideration the great influx of retired people who have moved into the area and have greatly increased the demand for public service businesses. The rapid growth of the Brookings-Harbor area, forecast in 1970 and increasing today is further attested to by the attached

3.

article and the advertisement from the Brookings-Harbor Pilot in which Coos-Curry Electric notes that they are unable to keep pace with the demand for electrical hookups, and requiring three weeks notice for permanent connections. These factors certainly point up the critical need for modifications to the Comprehensive Plan to meet the changes and needs of the population of our city.

EFFECTS ON LOCAL TRAFFIC PATTERNS: There would be NO effect on local traffic patterns. The site is a block off the main highway artery, and provides for its own off-street parking.

WATER AND SEWER SUPPLY: The supply of these services is more than adequate. The proposed development (offices, services and retail) place little or no heavy demand on the available supply.

SITE CONTROLS: The proponents understate a "Site Review" or proposed development would be established, and that they would be required to conform to established building regulations and restrictions before the issuance of building permits.

FINDING OF FACTS: In view of the above, the proponents recommend the change in zoning of tax lot #500, Map 41-13-6CA from R-H to C-G.

Sincerely,



CUSTOM LEASES

Murray Palmer

Area Growth Causes Increase In County Electrical Needs

Growth in the Brookings Harbor area has increased so rapidly that Coos-Curry Electric Cooperative, Inc. has been hard pressed to keep pace, according to Cliff Denzine, district manager.

"I've never seen anything like it," says Denzine, who has worked for Coos-Curry for two years.

There are currently about 4,700 customers in the Brookings district, which extends from the Oregon-California border to Carpenterville Road. Denzine says about 450 new customers received electrical service in 1977, an increase of almost 150 from the previous year. He projects 500 new customers will be added this year.

"We knew the area was going

Veterans Receive Increased Loans In Curry County

Oregon veterans farm and home loans went to 83 Curry County veterans for \$2,653,372 during the 1977-78 fiscal year, according to a spokesman from the Department of Veterans Affairs. This compares to 80 loans totaling \$2,175,753 granted to Curry County veterans during 1976-77.

Loans totaling \$758,320,463 went to 23,596 veterans in Oregon during 1977-78, the highest fiscal year on record, said the spokesman.

Since the loan program started in 1945, loans totaling \$13,013,557 have gone to 722 veterans in Curry County.

to grow but we just didn't realize it was going to grow this fast," Denzine says.

Because of the increase, customers of the co-op can now expect to wait about two weeks to be supplied with electricity. The wait used to be about two or three days. Denzine says the exodus from the city is another reason for delays.

"People are moving further and further into the country here," he explains. "That's another reason for the increase in time."

But, Denzine adds, residents in many other Oregon counties must sometimes wait from one month to six weeks to be supplied with electricity.

To help keep up with increased demand in the district, an additional crew from Gold Beach was transferred to Brookings Friday, July 21. Denzine says with the added manpower, he expects to cut waiting time to two or three days. But he says that may take until the end of the summer.

A new transformer at the substation on Pacific Avenue will have to be installed within the year to help provide additional power, Denzine says.

Although William (Bill) Cook, general manager of Coos-Curry, says a severe winter may result in some curtailment of power in the area, Denzine says the chances of that are "remote."

But Coos-Curry customers may soon face an increase in rates, he says, because Bonneville Power Administration, which generates power along the Columbia River and sells it to Coos-Curry, recently hiked their rates. Denzine declined to say when the raise might be instituted or how much it would be.

NOTICE

To All Developers, Contractors and Builders:

Due to the rapid growth in the Brookings Harbor area and the backlog of work for our crews, it will be necessary that

Coos-Curry Electric Cooperative, Inc. be notified three (3) weeks in advance of needs for permanent electric service. For further information phone (503) 469-2103

Coos-Curry

915 Castro Ave., Brookings