

MINUTES
CITY OF BROOKINGS
BROOKINGS COMMON COUNCIL
MAY 8, 1973

The meeting was called to order at 8:00 p.m. by Mayor Wilma M. Kemp. Members present were: Councilmen Rush Long, Jack Ross, and William Guthrie. Councilman Don Nida was absent.

APPROVAL OF MINUTES:

MOTION was made by Councilman Ross, seconded by Councilman Guthrie and carried that the minutes of April 10, 1973, be approved as posted.

PUBLIC HEARING:

1. REQUEST SUBMITTED BY AL CLEMENTS FOR ZONE CHANGE FROM RL TO RH ON TAX LOT 300, MAP 41-13-7A TO PERMIT THE CONSTRUCTION OF TRIPLEX AND FOURPLEX UNITS IN A PLANNED DEVELOPMENT CONDOMINIUM. "BRADY POINT CONDOMINIUM".

Mr. Edward Riley, Architect-Engineer, presented a plot plan for sixteen fourplex units, which was read to the audience and is made a part of these minutes.

Mr. D. R. Bramon, owner of the property, was of the opinion that this development would be an asset to the town, approximately \$40,000 would be realized in taxes. Not that the City of Brookings would receive more taxes, but that the taxes for property owners would be lowered that much.

Mr. Al Clements informed those in attendance that the Brookings Planning Commission had approved this zone change with strict conditions, such as the upkeep of these units. There would be a caretaker on duty at all times to care for this development.

Mr. Darrell Allsup, who owns property along Memory Lane to Tanbark Road, offered to put in approximately 500 feet of sidewalk at his own expense, if this zone change was granted.

Others who spoke in favor of this zone change were: Mrs. Marie Coleman, Mrs. Edward Lecair, and Mr. Al Ingersoll.

A petition was presented with signed signatures of

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approval of this zone change, which were as follows:
Marie K. Coleman, Kathy Robbins, Ronald G. Smith,
Peggy E. Gould, Leo H. Appel, Elmer Bankus, Steve
Helsel, Robert E. Wren, Betty L. Wren, Lowell Thomas,
Winifred Thomas, Ken Graves, George Blunt, Walter A.
Cook, C. W. Williamson, Edward F. Lecair, Ailein P.
Lecair, Lorraine Anderson, Merle W. Anderson, Donald A.
Mainwaring and Linda L. Mainwaring.

Mr. Murry Palmer was the main spokesman in opposition to this development. Mr. Palmer was of the opinion that the purpose of zoning is for the protection of those who buy property preferably in a low density zone, and that the City should not make zone changes for the amount of monies that would be realized in taxes.

This development would bring additional traffic on Tanbark Road which would then require the widening of the present street.

Others who spoke in opposition to this zone change were as follows: Mr. and Mrs. James J. Drake, Mrs. Olive Drake, Steve Helsel, Marilyn Whaley, Mrs. McMurry, and Mickey Gould.

MOTION was then made by Councilman Guthrie, seconded by Councilman Long and carried unanimously that this zone change be denied.

MONTHLY REPORTS:

City Attorney - Mr. Cameron C. Thom reported to the Council and audience that a firm offer had been received from Mr. Elmer Bankus in regard to purchasing the water system. Mr. Bankus offered to sell the entire system as it now stands for \$975,000 plus the inventory of pipe, fittings, meters, hydrants, and supplies at their book value on the date of purchase. If the City was interested in buying the system without the reservoir the price would be \$775,000.

City Engineer - Mr. Gary Dyer informed the Council that Penetryn had been contacted in regard to continuing with sewer sealing and that they will be starting around the 21st of June. Mr. Dyer is very pleased with the contractors work done on the addition to the sewer plant.

LEGISLATIVE ACTION:

1. ORDINANCE NO. 235 AN ORDINANCE PROVIDING FOR THE SUBMISSION OF A PROPOSED AMENDMENT TO THE CHARTER OF THE CITY OF BROOKINGS, OREGON, TO THE LEGAL VOTERS OF SAID CITY FOR THEIR APPROVAL OR REJECTION AT A SPECIAL MUNICIPAL ELECTION, SAID AMENDMENT CALLING FOR THE AUTHORIZATION OF THE ISSUANCE OF \$2,000,000.00 OF CITY OF BROOKINGS GENERAL OBLIGATION WATER BONDS AND FOR THE REPEAL OF THE EXISTING AUTHORIZED \$885,000.00 IN WATER REVENUE BONDS AND CALLING AND MAKING PROVISION FOR SUCH ELECTION AND DECLARING AN EMERGENCY.

Ordinance No. 235 was read in full.

MOTION was made by Councilman Guthrie, seconded by Councilman Ross that Ordinance No. 235 be read the second time by title only. Roll call was as follows:

Councilman Long	Yes
Councilman Guthrie	Yes
Councilman Ross	Yes
Mayor Kemp	Yes
Councilman Nida	Absent

Ordinance No. 235 was then read the second time by title only.

MOTION was made by Councilman Guthrie, seconded by Councilman Long that Ordinance No. 235 be adopted. Roll call was as follows:

Councilman Long	Yes
Councilman Guthrie	Yes
Councilman Ross	Yes
Mayor Kemp	Yes
Councilman Nida	Absent

Ordinance No. 235 was then declared adopted.

2. T V CABLE FRANCHISE.

MOTION was made by Councilman Guthrie, seconded by Councilman Ross and carried unanimously that the current T V Franchise in the name of Vern Garvin be approved to transfer to Skyline Cable, Inc. subject to the following conditions:

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- a. Payment of delinquent franchise taxes.
- b. Raise of franchise fee to 3% of gross revenue within the City of Brookings.

3. ORDINANCE NO. 236 - AN ORDINANCE AMENDING SECTIONS 4, 7, 13, AND 14, OF THE CITY OF BROOKINGS ORDINANCE NO. 116 PROVIDING FOR AN INCREASE IN THE RATES FOR SEWER USE CHARGES AND LATERAL CONNECTIONS.

Ordinance No. 236 was read in full. MOTION was made by Councilman Ross, seconded by Councilman Long and carried unanimously that Ordinance No. 236 be read the second time by title only.

Ordinance No. 236 was then read the second time by title only. MOTION by Councilman Long, seconded by Councilman Ross and carried unanimously that Ordinance No. 236 be adopted.

4. ORDINANCE NO. 237 - AN ORDINANCE AMENDING SECTION 4, SUBPARAGRAPH (b) OF CITY OF BROOKINGS ORDINANCE NO. 104 PROVIDING FOR AN INCREASE IN THE PERMIT AND INSPECTION FEE PROVIDED THEREIN.

Ordinance No. 237 was read in full. MOTION was made by Councilman Ross, seconded by Councilman Long and carried unanimously that Ordinance No. 237 be read the second time by title only.

Ordinance No. 237 was then read the second time by title only. MOTION was made by Councilman Ross, seconded by Councilman Guthrie and carried unanimously that Ordinance No. 237 be adopted.

5. PLANNING COMMISSION RECOMMENDATION NO. 159 RECOMMENDS TO THE CITY COUNCIL THAT FILING FEES IN SECTION 10.050, ARTICLE 10, OF ORDINANCE NO. 216, BE INCREASED FROM \$15.00 TO \$35.00 FOR AMENDMENT PROPOSED BY PROPERTY OWNER; AND FROM \$10.00 TO \$20.00 FOR CONDITIONAL USE PERMIT OR VARIANCE.

City Attorney was instructed to prepare an amendment to Ordinance No. 216.

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6. REPORT ON APPROXIMATE CHARGES FOR STREET IMPROVEMENT
BETWEEN PIONEER ROAD AND OLD COUNTY ROAD,

This was tabled until the next meeting due to the fact that none of the property owners interested in this improvement were in attendance.

7. EPA REQUEST FOR ADOPTION OF ORDINANCE BY CITY TO INSURE
PROPER CONTROL OF SEPTIC TANK DISPOSAL.

City Attorney was instructed to prepare this Ordinance for next regular meeting.

8. REQUEST OF COOS FOREST PROTECTIVE ASSOCIATION.

Tabled until the next regular council meeting.

9. RENEWAL OF LIQUOR APPLICATIONS.

MOTION was made by Councilman Long, seconded by Councilman Ross and carried unanimously that renewal of liquor applications for the following be approved: Green Door, Pine Cone Tavern, BPO Elks #1934, Ray's Sentry, O'Holleran's, McKay's Market, Ken's Tavern and Local Mkt.

10. PAYMENT OF VOUCHERS - APRIL 1973.

MOTION was made by Councilman Ross, seconded by Councilman Long and carried unanimously that vouchers in the amount of \$10,123.12 be paid.

ADJOURNMENT:

The Mayor then declared the meeting adjourned at 10:05 p.m.

Wilma M. Kemp
MAYOR

ATTEST:

Marjorie B. McFadden
RECORDER-TREASURER

BRADY POINT CONDOMINIUMS

TANBARK ROAD
Brookings Oregon

April 1973

Al Clements
Developer



edward w. riley

ARCHITECT-ENGINEER

AIRPORT TERMINAL BLDG.

NORTH BEND, OREGON 97459

BRADY POINT CONDOMINIUMS
Al Clements, Developer
Brookings, Oregon

THE PROJECT

The project involves the proposed construction of sixteen 4 plex units on the property identified as Brady Point on the west side of the southern extremity of Tanbark Road.

The basic 4 plex unit will involve 3,156 square feet, including garage and, in most instances, a 20' x 46' concrete apron approach to the garage area. The configuration involves one ground floor unit and two, two story units and one unit located over the garage area. Peak roof height to be 22 feet or less.

Construction of the units are to be concrete slab, wood frame, with double wall construction between the units, carpeted floors with the exception of utility kitchen and bath areas. Construction to conform to the uniform building code as adopted by the City of Brookings.

The units will accomodate 64 vehicles under cover, parking aprons will allow additional off street parking of an equal amount, in addition to this, separate parking for 19 vehicles is included in the site.

Provision is being made for a 72' x 36' recreation building for use by the tenants, two observation structures located at the extremities of the points, and beach access to be provided at two separate locations.

There will be no commercial or industrial type services located on the site.

Street construction to be 34 feet wide with extruded concrete curbs where street serves units on both sides. Where streets serve units on one side, the width to be narrowed to 20 feet with concrete curbs.

Composition of the streets, parking areas other than garage aprons to be 6" compacted base. Where necessary, due to adverse soil conditions, river run ballast rock will be installed to provide the sub-base and grade.

All storm drainage runoff will be collected on the site and disposed at desirable points along the properties ocean front. This is consistent with the city's current program.

Water supply will be obtained from the present water system serving the city. A 6" line extension is proposed from the intersection of Memory Lane and Tanbard, south to the entry, thence, into the site to the vicinity of Unit # 5, at which location a 6" fire hydrant is proposed. This hydrant will be within 500 feet of all units in the development. Remaining lines to serve the units and the grounds will be 2" or 4" meeting the requirements of the State Board of Health concerning length of runs.

Sanitary sewer shall be installed and connected to the present system. A portion of this site has already been included in a recent sewer district project. Installation will be in accordance with the requirements of DEQ and the state plumbing code.

Electrical service to the development is to be underground with each individual living unit separately metered.

Telephone service, to each unit, is to be underground.

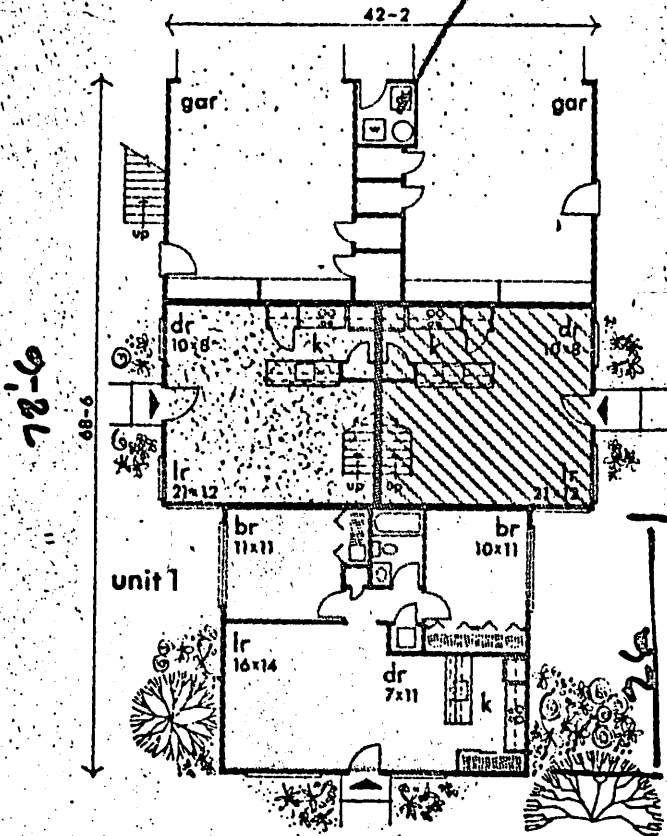
SITE CRITERIA

1. Existing Zone R. L. (Planned unit allowed)
2. Area 5.38 Useable acres (surveyed)
 (8.26 acres/Assessor)
3. Proposed Site Coverage
 - 16 Units @ 3.156 sq. ft. = 50496
 - 1 Unit @ 36' x 72' = 2592
 - 2 Observation Units @ 250 sq. ft. 500

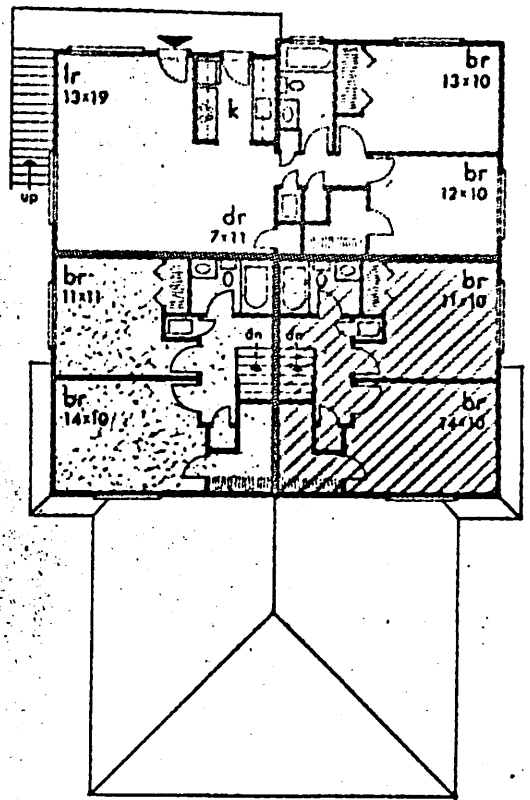
 - TOTAL SITE COVERAGE = 53,588 sq. ft.

 - Lot Coverage 53,588 231,740 = 23.12%
4. Access
 - A. Main Arterial
Railroad Avenue
80' R/W Width
24' Existing Improvement
 - B. Collector Street
Memory Lane - Length 350 Feet
50' R/W Width
22' Existing Improvement
 - C. Service Street
Tanbark Road Length 900'
50 R/W Width
20 Existing Improvement

46'-2" MODIFIED FOR HALLWAY.



1st floor



2nd floor

TYPICAL.



VOUCHERS PAYABLE
CITY OF BROOKINGS
APRIL 30, 1973

<u>Name</u>	<u>Amount</u>
Atlantic Richfield	\$ 168.16
A & B Truck Service	27.00
American Linen Supply	7.50
Brookings Fire Department	150.00
Brookings Office Supplies	43.00
Brookings Supply, Inc.	15.27
Brookings Presbyterian Church	35.00
Brookings Utilities Co.	300.35
Cake Co.	30.04
Chetco Rexall Drug	4.29
Coast to Coast Store	38.07
Consumer's Union	8.00
Cora C. Cooley	10.00
Coos-Curry Council of Governments	113.13
Coos-Curry Electric	861.85
C. M. Cross	110.00
Ann L. Culbertson	128.73
Coquille Salvage	191.20
Curry County Clerk	20.00
Da-Tone Construction	630.00
Dept. of Revenue, State of Oregon	5.00
Duane's T.V. & Radio	39.95
Ebsco Subscription Services	269.93
Electronic Service Co.	86.65
Frank's Office Equipment	20.00
General Telephone Co.	315.18
H.G.E., Inc.	3,800.00
Harbor Cycle, Inc.	84.15
Horton Bros.	5.33
Kerr Hardware & Electric	60.00
Elmer S. Lee	124.14
Legislative Counsel Committee	32.00
Littrell Parts	11.07
Long Electric	563.58
Macmillan Co.	17.79
Mattie's Cafe	14.25
McInturff, Thom, Collver & Rossi	304.20
Marjorie B. McKernan	5.00
McNaughton Book Services	140.39
Mobil Oil Corp.	285.53
Motorola Inc.	45.25
Carolyn Moll	10.00

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<u>Name</u>	<u>Amount</u>
Wm. R. Murphy	\$ 35.00
Neil Nelson	35.00
National Chemsearch	127.93
O K Tire Store	3.50
Paramount Pest Control	5.00
Pilot	100.73
Pitney-Bowes	4.87
Nancy Lee Polk	14.00
Portland Audubon Society	2.25
Price Sweeping & Striping	50.00
Robert A. Ray	19.00
Ray's Sentry	51.66
C. Guy Stem, Jeweler	34.50
Strand Book Store, Inc.	393.13
Sunriver Lodge	38.00
Sur-Kleen	25.00
True Value Builders Supply	<u>2.57</u>
TOTAL	\$10,073.12