

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
October 23, 1979

CALL TO ORDER:

Chairman Earl Breuer called the meeting to order at 7:35 p.m.

ROLL CALL:

Those Commissioners present were: Chairman Earl Breuer, Jean Hagen, Richard Swigert, Mary Jane Brimm, Robert Earle and Blain Bribble.

Staff members present were: Frank Freeman, City Manager, Marshall Ferg, Building Official and Praecilla Pruitt, Secretary.

Representative from the press was Richard Keusink from the Curry Coastal Pilot.

Also in attendance were Councilman Ralph Cheney and Floyd James, Port Commissioner.

APPROVAL OF MINUTES:

MOVED by Commissioner Hagen, seconded by Commissioner Brimm that the minutes of the September 25, 1979 meeting be approved.

WELCOME TO VISITORS:

Chairman Earl Breuer greeted an audience of approximately 13 people.

LEGISLATIVE ACTION:

1. Minor partition request by Maynard Hammers on Map 41-13-6AA, Tax Lot 301
Marshall Ferg informed the Commission that the property was located at the corner of 6th and Ransom. All the requirements were met for a lot split. MOTION by Commissioner Swigert, seconded by Commissioner Brimm to accept the minor partition by Maynard Hammers on Map 41-13-6AA, Tax Lot 301.
2. Minor partition request by Raymond Todd on Map 41-13-8BB, Tax Lot 213
Marshall Ferg, Building Official stated that the property was located on Buena Vista Loop off Memory Lane. The square footage did not meet the requirements for a minor land partition. It lacked about 1,900 square feet. No action was taken.
3. Minor partition request by Ted Freeman, Jr. on Map 41-13-5B, Tax Lot 600
Marshall stated that the property was located on Old County Road which is midway between Pacific Avenue and Pipeline Road. He stated that it met all the requirements for a minor land partition. There was discussion if there was sufficient water.

MOTION by Commissioner Hagen, seconded by Commissioner Earle to accept the minor partition by Ted Freeman, Jr. on Map 41-13-5B, Tax Lot 600.
4. Minor partition request by Preston Paul on Map 41-13-1AA, Tax Lot 200
Marshall Ferg stated that the property meets the requirements as far as

square footage. The map does not show a street that goes to the property. There was only a 12 foot driveway or street to the property. It was located off Beach Avenue. After discussion about soil stability and access to the property, Chairman Breuer stated that we would need more information before accepting this partition.

MOTION by Commissioner Brimm, seconded by Commissioner Gribble to reject the minor partition request by Preston Paul on Map 41-13-1AA, Tax Lot 200.

5. Minor partition request by Jess Fitzhugh on Map 41-13-6AC, Tax Lot 1905. Marshall Ferg informed the Commission that the property was located at Richard Street off of Easy in the area of 4th St. The three lots met all the requirements necessary.
MOTION by Commissioner Hagen, seconded by Commissioner Brimm that the minor partition request by Jess Fitzhugh on Map 41-13-6AC, Tax Lot 1905 be granted.
6. Minor partition request by James Ochs on Map 41-13-6CB, Tax Lot 1100. Marshall stated that the property lies between Hub Street and Wharf and met the requirements of the square footage. There was a 15' easement from Wharf St. in Tax Lot 1100 but Mr. Ferg was unable to find the previous lot split. There was a 15 foot entrance from Hub St. to the property. Commissioner Earle felt that they would need a variance to comply with Section 5.010 as there was a 15 foot ingress and egress without any documentation.
MOVED by Commissioner Earle, seconded by Commissioner Gribble to table the partition until a variance was obtained on the property.
7. Final approval of Forest Estates Subdivision by Lawrence Payne. Marshall informed the Commission that the City Engineer had recommended that the french drain be put in behind the sidewalk which they had agreed to do. The subdivider shows a 2" water main was to be put in and a 10" water main was requested.
MOTION by Commissioner Swigert, seconded by Commissioner Hagen for final approval of the Forest Estates Subdivision, with the stipulation that there be a 10" water line running to the property line along Ransom Avenue.

OTHER ITEMS:

1. Draft of proposed amended subdivision ordinance.
The subdivision ordinance (above) was to be advertised and put on the agenda for the next meeting for a public hearing. It will then be passed on to the Council to be accepted or rejected.
2. Letter to the Planning Commission by William A. Morgan.
Chairman Breuer read the letter. John Nading, Secretary Treasurer of the Home Builder's Association stated that they simply wanted to delete Item (b) of Section 4.030 of the City Ordinance. Mr. Freeman stated that the RH zone high density classification allows four-plex construction but in an RM zone it is restricted to the two-family dwelling. Rather than deleting the two-family dwelling, that the two-family, tri-plex and four-plex be allowed rather than just deleting the two-family dwelling. Chairman Breuer felt that we should have a study session before setting up a public hearing. A meeting was scheduled on November 6th at 7:30 p.m.

3. Presentation by Larry Anderson on tentative map of subdivision.
Howard Newhouse was present to present the new subdivision. He stated that the property was located outside the City Limits near Harris Heights Road. There would be a total of 79 lots with the developer providing water and sewer system and paved streets. It will be developed in sections. Mr. Newhouse stated that Cecil Smith had informed him that there was a water line from Parkview Drive to the property on Highway 101, but had never been activated. To receive water from the City it would have to be annexed to the City. Mr. Newhouse read an Engineer's report from a Portland Engineer. He showed several maps to the Planning Commission and left some with the City staff.

4. Letter by Marvin H. Pope on storm drainage.
Marshall Ferg explained that Mr. Pope was endeavoring to find out what the Planning Commission meant when they issued the conditional use permit to the Christian Church as to taking care of the drainage. What part of the drainage were they to take care of. Mr. Freeman stated that the only one who could solve this problem would be the Engineers who had previously proposed a drainage district. Mr. Pope felt that time was of the essence. It was mentioned about a culvert that needed to be opened up and Mr. Freeman was instructed to have the City do this. It was noted that there were others besides the Church that was contributing to the problem. Commissioner Swigert stated that we needed some rules for drainage. It should not be the problem of the Planning Commission, but that there should be something added to our Zoning Ordinance to cover this problem. It was decided to discuss the matter further on November 6th during the study session. City staff was instructed to notify the church about this problem.

5. Building Permits valuation - September 1979
Marshall stated that the permits were down considerably.

COMMENTS:

Mr. Freeman had handed out at this meeting a contractual agreement prepared by the City Attorney which was read at this time. Mr. Freeman stated that this was the first contractual agreement and it was to be sent to the applicant to look over. When this first one is completed it would be recommended to the Council.

ADJOURNMENT:

The meeting was adjourned at 9:15 p.m.

Earl M. Brewer
CHAIRMAN

ATTEST:

Priscilla Pruitt
SECRETARY