

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
December 18, 1979

I. CALL TO ORDER

Chairman Earl Breuer called the meeting to order at 7:32 p.m.

II. ROLL CALL:

Those Commissioners present were: Chairman Earl Breuer, Jean Hagen, Blain Gribble and Robert Earle.

Staff members present were: Marshall Ferg, Building Official and Praecilla Pruitt, Secretary.

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

III. APPROVAL OF MINUTES:

MOVED by Commissioner Earle and seconded by Commissioner Hagen that the minutes of the November 27, 1979 meeting be approved. Motion carried unanimously.

IV. WELCOME TO VISITORS:

Chairman Earl Breuer greeted an audience of approximately eight people.

V. OTHER ITEMS:

1. Comprehensive Plan Amendment request from Curry County Planning Commission.

Marshall Ferg explained that this request was for a change from low density to a medium density residential. It was outside of the Brookings area but within the Urban Growth Boundary. Commissioner Brimm stated that this property was just above our water intake and the property in question was in the flood plain area. Additional proposed mobile homes in the area would cause the water system to become contaminated. Commissioner Brimm made a motion which was seconded by Commissioner Gribble for City Staff to arrange a meeting with the County Planning Commission on this matter. After discussion the motion by Commissioner Brimm, seconded by Commissioner Gribble was withdrawn.

MOTION by Commissioner Earle, seconded by Commissioner Hagen that we disapprove the application for the comprehensive plan amendment as filed by Claire and Beulah Jordan. Motion carried unanimously.

MOTION by Commissioner Brimm, seconded by Commissioner Gribble that the Planning Commission instruct the City Manager to write a letter to the County Planning Commission requesting a meeting with the City to discuss the granting of mobile home subdivisions on the Chetco River Bank in the flood plain area, and the impact on our City water intake, and that the County Sanitarian or his representative be in attendance. Motion carried unanimously.

2. Discussion concerning allowing 4 plex apartment in an RM Zone.

Marshall Ferg stated that previously the Planning Commission had discussed a proposed amendment to the zoning ordinance which would allow 3 plex and 4 plex units in an RM zone contingent on 3,000 square feet of area per unit. City Staff desired to know the Commission's decision before preparing an Ordinance as no definite action had been previously taken. Commissioner Gribble asked if there was a need to allow multiple family dwellings in an RM zone because of a shortage of RH property.

MOTION by Commissioner Earle, seconded by Commissioner Brimm that we ask City Staff to evaluate the amount of RH property that is available in the City of Brookings so that we can evaluate the request for higher density occupation on RM zoned land. Motion carried unanimously.

3. Tentative plat review of Harbor View Estates Subdivision.

Marshall Ferg read the letter from Hoffbuhr Surveyors explaining the proposed development and also a letter from Gayle Mills of H.G.E. Marshall stated that drainage and street sections were his main concern. Also Lot 40 in Section 3 needed to be increased from 20 to 25 feet for driveway purposes. Marshall stated further that the request for curb and gutter was for protection against the shoulders of the street and against sloughing off of the banks which would block the drainage. Commissioner Gribble asked if we were allowed to accept a street that is not up to our street standards.

MOTION by Commissioner Gribble, seconded by Commissioner Hagen that the Planning Commission grant approval to the preliminary plat subject to review by the City Engineer and Staff. Commissioner Brimm abstained from voting. The motion carried.

Marshall Ferg was instructed to write a letter to find out the current County street and road standards.

4. Bernie Bishop desired to obtain a sign permit to place a sign on property that he has leased up near Chetco Avenue. The sign ordinance stated that signs shall be located on the property that they are intended to identify. After discussion it was decided that a variance would be issued to resolve the matter.
5. Marshall Ferg brought up the question of allowing a trailer house for an office for mobile home sales across from the Brookings Inn on Chetco Avenue. The Planning Commission specified that there would be no overnight occupancy. It was the decision of the Planning Commission to let Mr. Gardner contact Mr. Ferg to grant approval for a conditional use permit.

VI. ADJOURNMENT:

The meeting was adjourned by Chairman Earl Breuer at 8:42 p.m.


Chairman

ATTEST:


Secretary