

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
JANUARY 9, 1979

CALL TO ORDER:

Meeting was called to order by Vice-chairman Mary Jane Brimm at 7:30 p.m.

ROLL CALL:

Vice-chairman Brimm asked Secretary Cooley to ask for response to roll call. All members answered except Chairman Earl Breuer and Commissioner Chet Thompson. Present were Commissioners Jean Hagen, Archie McVay, Ralph Renn and William A. Robinson.

WELCOME TO VISITORS:

The audience, numbering approximately 25 persons, were welcomed by the Vice-chairman who also introduced Mayor Elmer Hitchcock, City Manager Frank Freeman, Building Official Wendell Bartholomew, Dick Keusink owner-publisher of the Curry Coastal Pilot, and Secretary Cora Cooley.

PUBLIC HEARINGS:

1. APPLICATION FOR VARIANCE, V-78-3, BY DARRELL E. AND VELMA J. ERB, TO REDUCE REQUIRED SETBACKS TO MINIMUM OF FIVE (5) FOOT SETBACKS ON ALL SIDES OF LOT 1, SEACLIFF TERRACE SUBDIVISION.

Mr. Don Horton, Contractor, spoke in behalf of Mr. & Mrs. Erb and presented plans for the dwelling to be built on this lot. It was determined the only possible way to meet the restrictions of subdivision would be to allow the request. No objections were voiced, nor were any objections received in the mail.

MOTION by Commissioner Hagen, seconded by Commissioner McVay that request by Darrell E. and Velma J. Erb for five (5) foot setbacks be granted. Motion carried by unanimous vote.

2. PROPOSED AMENDMENT TO ORDINANCE NO. 216 REQUESTED BY C.C.I. TO ACCOMMODATE PLANNED UNIT DEVELOPMENTS.

Mr. Bud Sorvaag, member of C.C.I., had prepared materials and written letter in support of amendment. However, due to his absence, Building Official Wendell Bartholomew read letter and presented other pertinent information for the Commission's review.

From questions by members of the audience, it was evident there was a need for clarification as to whether or not this amendment would constitute spot zoning, which it will not, and whether the construction would be governed by the PUD or the particular zone in which located. It was determined the construction would be as allowed in the individual zones.

After discussion of pros and cons,

Commissioner McVay MOVED, Commissioner Hagen seconded to recommend to the City Council that amendment to Ordinance No. 216 be approved. Carried by unanimous vote.

LEGISLATIVE ACTION:

MINOR PARTITIONS

1. REQUEST BY MR. & MRS. THOMAS SHORT FOR PARTITIONING OF TAX LOT 2900, MAP 40-13-31DD LOCATED AT 927 - 7TH ST.
Mr. John Thorp, P.E., was present to act on the behalf of the Shorts and asked to withdraw their request.
2. REQUEST OF RICHARD G. & SHARON TIMMONS FOR PARTITIONING OF TAX LOT 108, MAP 41-13-6C LOCATED OFF MILL BEACH RD.
Mr. John Thorp, P.E. presented information pertaining to request. Staff had no objections and no opposition was received from the audience.
Commissioner Renn MOVED, Commissioner Robinson seconded that request for partitioning Tax Lot 108, Map 41-13-6C by Richard G. & Sharon Timmons be approved. Carried by unanimous vote.
3. REQUEST BY EARL E. & MARIAN L. HOWARD FOR PARTITIONING OF TAX LOT 8300, MAP 41-13-5CD LOCATED OFF DEL NORTE LANE.
Commissioners found papers presented to be in order and staff had no objections to the granting of this request.
After discussion Commissioner McVay MOVED, Commissioner Hagen seconded that request for partitioning of Tax Lot 8300, Map 41-13-5CD, located off Del Norte Lane, be granted. Carried by unanimous vote.

REPORT BY CITY MANAGER:

City Manager Frank Freeman, referring to himself as the "coordinating link" between the Council and the Planning Commission, informed the Commission of the Council's need for long range comprehensive planning. Public facilities are not adequate to serve the growth taking place in area. Also, growth planning administration for growth and orderly development would be beneficial.

Within the near future he plans to present some alternatives to the Council for consideration in relation to City and other staff members.

REPORT BY BUILDING OFFICIAL:

Building Official Wendell Bartholomew gave a brief summary of November building report which was not up to the average monthly valuation, however he did indicate the December report would show an upward gain.

OTHER MATTERS:

1. JOHN THORP - PROPOSED SUBDIVISION DISCUSSION.
Mr. Thorp posted preliminary plat of Riviera Heights Subdivision and introduced Mr. Harris, one of the principals. This was an informative session for the Commission so they could ask questions preparatory to

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the formal presentation of the preliminary plat
on January 23, 1979.

ADJOURNMENT:

Vice-chairman Mary Jane Brimm adjourned the meeting at
8:30 p.m.

This meeting was electronically recorded and is of record
in the office of the Building Official.



CHAIRMAN

ATTEST:



SECRETARY