

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

CALL TO ORDER:

Meeting was called to order at 7:30 p.m. by Chairman Earl Breuer.

ROLL CALL:

Those Commissioners present were Mary Jane Brimm, Jean Hagen, William Robinson, Chet Thompson, and Ralph Renn.

Chairman Breuer introduced Wendell Bartholomew, Building Official, Frank Freeman, City Manager, and Cora Cooley, Secretary, from staff. Dick Keusink, editor and publisher of the Curry Coastal Pilot was also introduced.

APPROVAL OF MINUTES:

MOTION by Commissioner Robinson, seconded by Commissioner Hagen, that minutes of regular December meeting, rescheduled to January 9, 1979 because of lack of quorum, be approved. Motion carried by unanimous vote.

WELCOME TO VISITORS:

Mr. Miller and Mr. Harris, developers of proposed Riviara Heights Subdivision, as well as John Thorp, P.E., were in the audience and were welcomed by Chairman Breuer.

PUBLIC HEARINGS: - None.

LEGISLATIVE ACTION:

Commissioner Archie McVay arrived at the meeting at this time.

1. REQUEST FOR LOT SPLIT BY FRANK CEMPELLIN.

The Discussion evolved around the lot line adjustment, which did not require Planning Commission approval, and whether or not the granting of this lot split would reduce the size of adjoining and previously approved Swagg Rock Acres Subdivision. Commissioner Renn contended that it would.

After hearing arguments pro and con, MOTION by Commissioner McVay, seconded by Commissioner Brimm, that lot split be granted.

Commissioner Renn opposed. Motion carried.

2. REQUEST FOR LOT SPLIT BY HORACE L. GANTY.

This property has been under joint ownership. Owners now desire to have individual parcels.

There was some discussion concerning the closeness of a mobile home to the line requested in lot split.

MOTION by Commissioner Renn, seconded by Commissioner Hagen, that lot split request by Horace L. Ganty be granted. Motion carried unanimously.

3. REQUEST FROM C.C.I. FOR JOINT MEETING OF BROOKINGS PLANNING COMMISSION AND CURRY PLANNING COMMISSION TO DISCUSS GROWTH BOUNDARIES MANAGEMENT AGREEMENT.

There will be a regular meeting of the C.C.I. February 12th and Chairman Breuer asked that all members plan to attend. Prior to that date, on January 29, the Land Use Subcommittee will meet to consider land use within the City.

MOTION by Commissioner Robinson, seconded by Commissioner Renn to ask the Curry County Planning Commission to establish a joint meeting date sometime after the 12th of February. Motion carried by unanimous vote.

4. REQUEST FROM C.C.I. TO THE BROOKINGS PLANNING COMMISSION TO CONSIDER URBAN GROWTH BOUNDARIES.

Refer to action taken on Item 3.

5. PRESENTATION OF PRELIMINARY PLAT OF RIVIARA HEIGHTS SUBDIVISION BY JOHN THORP.

Two principals of this proposed subdivision, Mr. Miller and Mr. Harris of Grants Pass, were present.

Mr. Thorp posted drawing and explained that the preliminary encompassed only 8 lots of a potential 38 lot subdivision. These lots are at the South end of the subdivision, setting back approximately 1800 feet from Old County Road between Marine Drive (also known as Pipeline Road) and Marina Heights Drive.

Mr. Thorp said according to their research, Marine Drive, which will carry bulk of traffic, is a dedicated public road easement to a point just beyond the Keusink property where there is a locked gate.

He said the subdividers expect to conform to City standards, however, because of the low density development, they do wish approval for sidewalk on one side of streets only.

Also, inasmuch as there is approximately 1800 feet from their property to sewer main on Old County Road, they would appreciate the cooperation of the City in the possibility of Bancrofting that portion of sewer line.

Dick Keusink, who owns property just this side of locked gate, stated he had no objection to the plans as presented, however, he does question as to whether Marine Drive is a dedicated public road. He has information that it is not true, and wants to establish whether it is a dedicated public road or not.

One of the owners said the County office informed him that it was dedicated to the City with the purchase of the water system from Mr. Bankus.

After discussion, Commissioner McVay MOVED, Commissioner Robinson seconded, that preliminary plat, Phase 1, 7 lots, be approved subject to City engineer's approval and

their working the details out on the street or the road. Motion carried unanimously.

REPORT BY CITY MANAGER:

The City Manager, Frank Freeman, did not have a report.

REPORT BY BUILDING OFFICIAL:

The Building Official, Wendell Bartholomew, said December was up to the usual development for a City of this size and listed the various permits issued with a valuation of \$370,000 without plumbing permits. Revenue received was \$1,655.40. Building in 1978 was on a par with 1977. The character of structures changed, multi-family units taking the lead in 1977, with single family dwellings leading in 1978.

Chairman Breuer reminded the Commissioners there was a possibility of application for zone change from South Coast Lumber Company, which was postponed to give applicant time to prepare for presentation of additional information requested by the Commission, again coming before the Commission in February. He asked that all Commissioners review what had taken place at the October meeting and then read the seven points to which written answers should be received and on which their decision should be based according to ordinance.

ADJOURNMENT:

Chairman Breuer then adjourned the meeting at 8:35 p.m.

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

  
CHAIRMAN

ATTEST:

  
SECRETARY

