

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
January 22, 1980

I. CALL TO ORDER:

There was not a quorum so Pro-tem Mayor Raymond Lockman was called. The meeting was then called to order by Chairman Breuer at 7:42 p.m.

II. ROLL CALL:

Those commissioners present were: Chairman Earl Breuer, Jean Hagen, Richard Swigert, Blain Gribble and Mayor Pro-tem Raymond Lockman.

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:

MOTION by Jean Hagen, seconded by Blain Gribble that the minutes of the November 27, 1979 meeting be approved. Motion carried unanimously.

IV. WELCOME TO VISITORS:

Chairman Breuer greeted an audience of approximately nine people.

V. PUBLIC HEARING:

Consider a request for a variance No. V-79-3 by Bernard C. Bishop to install an off-premise sign on Tax Lot 4500, Map 41-13-6DA at the Northwest corner of Chetco Avenue and Wharf Street next to the Central Building. Marshall Ferg, Building Official informed the Planning Commission that all the requirements for a public hearing had been met and there were no objections to the placement of the sign.

MOTION by Commissioner Swigert, seconded by Commissioner Gribble that we grant a variance for a sign on Tax Lot 4500. Motion carried unanimously.

VI. LEGISLATIVE ACTION:

1. Minor land partition by Robert S. and Hanna G. Monell on Tax Lot 101, Map 43-13-6CD on Mill Beach Road. Marshall Ferg informed the Commission that the lot could be split into three separate units. There was a road easement 40' in width which was right next to a road easement of 10'. All the requirements had

been met for a lot split. Chairman Breuer questioned if the lot could be split at a later date. Marshall replied that Lot 1 and 3 could be split three times and Lot 2 could be split at a later date, but roadway easements would be required. The owners were gone but had stated they wished to build on Lot No. 2 and sell Lot No. 1.

MOTION by Commissioner Swigert, seconded by Commissioner Gribble that we grant a minor partition request on Tax Lot 101 on Mill Beach Road. Motion carried unanimously.

2. Minor land partition by Robert R. Zastrow on Tax Lots 1000, 1001, 1002, Map 41-13-5BB, Pioneer Rd. Marshall Ferg informed the Commission that at the October Planning Commission they had tabled the lot split until more information was obtained. On the map there was a 35' roadway easement, and Mr. Ferg felt this should probably be 40'. Chairman Breuer concurred with this statement. At a later date there would be three lot splits and perhaps a cul de sac would be needed.

MOTION by Commissioner Swigert, seconded by Jean Hagen that we grant the minor land partition with the stipulation that an additional 5' of right-of-way on the easement be obtained. Motion carried unanimously.

3. Minor land partition request by Darwin (Doug) Doane on Tax Lots 800, 900, Map 41-13-6AD on Fern Avenue. Marshall Ferg informed the Commission that this request was on a lot where a duplex is already existing. It was his understanding that the owners desired to use Lot 800 and 900 for future development for a duplex and a triplex. There was a 20' easement shown on the drawing adjoining Tax Lot 402. The driveway to Fern Street would need to be 25'. A 20' easement was approved by the City at an earlier date but has not been recorded and cannot be found. There would be a variance required to approve the 20' easement. It was mentioned that Jerry Thom had only a 10' easement and he would be landlocked. It was decided that a variance be obtained and a public hearing would be set for the next Planning Commission in February.

VII. OTHER ITEMS:

1. Review of Rainbow Rock planned unit development located at Rainbow Park on U.S. Highway 101 at the Northwestern edge of the Brookings Urban Growth Boundary. Marshall Ferg stated that the developers would not be

requesting City water or sewage. They would possibly desire fire and police protection. Douglas Otto of Albany stated that the development would contain 120 two-bedroom units with 45 units in the first phase. There was 20 acres on the oceanside and 12 acres inland. Chairman Breuer stated that it would be an asset to the community and was in favor of the development.

2. Date set for joint City Council and Planning Commission meeting on January 23, 1980 with Marvin Gloege of the Bureau of Governmental Research and Service on planning procedures. The only Commissioner that would be able to attend this meeting was Blain Gribble. The others had other meetings to attend.
3. The C.C.I. meeting was set for February 5, 1980.
4. Letter from Curry Coastal Pilot by Richard and Polly Keusink. Chairman Breuer read the letter and stated that the Planning Commission would be willing to go along with the request. Mr. Keusink stated that the Planning Commission had always been very cooperative.
5. Building permits for December 1979. Marshall Ferg stated that the building permits were down \$17,000 from December 1978. The total value for the year 1979 was \$3,693,467.87. In permit fees it would amount to \$16,671.05.

VIII. COMMENTS:

Marshall Ferg informed the Commission that Darrell Otto had withdrawn his request for a conditional use permit before the City Council and that the Planning Commission ruling would stand at this time.

IX. ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.


Chairman

Attest:


Secretary