

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
February 28, 1980

I. CALL TO ORDER:

The meeting was called to order by Chairman Earl Breuer at 7:32 p.m.

II. ROLL CALL:

Those Commissioners present were: Chairman Earl Breuer, Theodore Mattson, Ralph DeJarnett, Richard Swigert, Mary Jane Brimm, Jean Hagen and Blain Gribble.

Staff members present were: Marshall Ferg, Building Official and Praecilla Pruitt Secretary. Also present was the City Attorney, John Coutrakon and Engineers Gale Mills and Gary Dyer of H.G.E.

Representative from the press was Gary Newman from the Curry Coastal Pilot.

III. APPROVAL OF MINUTES:

MOTION by Commissioner Brimm, seconded by Commissioner Hagen that the minutes of the January 22, 1980 meeting be approved. Motion carried unanimously.

IV. WELCOME TO VISITORS:

Chairman Breuer introduced and welcomed the two new members of the Planning Commission, Ralph DeJarnett and Ted Mattson. He also greeted an audience of approximately 15 people.

V. PUBLIC HEARING:

Consider a request for a conditional use permit No. CU 80-1 by Donald Macgillivray of General Telephone Company of the Northwest, Inc. to allow an addition to the existing General Telephone Company Equipment Building.

Marshall Ferg informed the Commission that this was a request to expand the existing building by doubling the size on Lots 1 - 6 of Block 23, located at Willow between Hemlock and Railroad Ave. There were no objections from the property owners.

MOTION by Commissioner Swigert, seconded by Commissioner Hagen to approve the conditional use permit for General Telephone Company on Lots 1 - 6 of the City of Brookings. Motion carried unanimously.

VI. LEGISLATIVE ACTION:

1. Minor land partition on Tax Lot 100, Map 41-13-6AA on Hassett St. requested by Allen Smith.

Marshall Ferg stated that this property was located on Hassett Street at 7th Ave. for the purpose of dividing two parcels of land. Parcel No. 1 would have 7,430 square feet and Parcel No. 2 .47 of an acre which is a flag lot with a 25 foot roadway access to Hassett St.

MOTION by Commissioner Gribble, seconded by Commissioner Brimm to grant a lot split on Tax Lot No. 100, Map 41-13-6AA. Motion carried unanimously.

VII. OTHER ITEMS:

1. Consider a lot line adjustment by Darrel Allsup on Tax Lot 1600 and 1601, Map 41-13-5B on North Bank Chetco River Road.

Marshall Ferg informed the Commission that this was to adjust a lot line between the property lines creating one large portion of land on Tax Lot 1600 and a small portion of land on Tax Lot 1601. There were no objections

and all the requirements had been met.

MOTION by Commissioner Hagen, seconded by Commissioner Swigert that we grant a lot line adjustment on Tax Lot 1600 and 1601. Motion carried unanimously.

2. Preliminary plat review of Harbor View Estates by B. L. Brimm.  
Commissioner Brimm excused herself due to a conflict of interest. The Engineers representing the City stated that they wished to evaluate both Harbor View and Riviera Heights Subdivision together. The topography was very steep and it would be necessary to deviate from the subdivision ordinance in some areas in regards to curb and sidewalks. With approximately 150 homes in this area, water storage for a 3 day supply average would require a 200,000 gallon reservoir. By placing a pump station at the reservoir with an 8" line there would be only one pump station to maintain. The storage system would provide fire fighting capabilities and a water supply in case of a break in the lines. After a lengthy discussion on water, Chairman Breuer asked what this had to do with the Planning Commission and that these problems should be worked out between the subdividers and the Engineers and then presented to the Planning Commission to recommend to the Council. Chairman Breuer asked the Engineers for street width recommendations. They had no specific recommendations. Commissioner Gribble suggested setting the street widths by the grade of the slope. The developers could recommend if sidewalks would be included or not and take some typical sections or an average case throughout the subdivision and have the Engineers make their recommendations to the Planning Commission. Chairman Breuer concurred with this statement. Mr. Hophbur Surveyor from Medford, recommended that the sidewalks be deleted in the steep areas. There was no action taken.
3. Preliminary plat review of Riviera Heights by Orval D. Harris.  
Michael Young, Crescent City Engineer, felt that a variance would be necessary since the subdivision could not meet the conditions of the subdivision ordinance. He recommended a street of 20' or 22' width which would provide two driving lanes with a 4 or 5' sidewalk area. This would hold the drainage on the street and also keep cars away from pedestrians. Chairman Breuer requested that the developer's Engineer get together with the City Engineers and come back to the Planning Commission with their recommendations at the next meeting.
4. Preliminary plat review of Mardon Manor by Don Horton.  
Marshall Ferg stated that the plat shows a 36' wide standard street, but the ordinance requires a 56' right of way with a 40' curb to curb. Commissioner Gribble first clarified that the 50' easement is a deeded easement and then excused himself because of a conflict of interest. Chairman Breuer suggested that the City go back to the developer and get with the Engineers and get their recommendations and ask for a variance on the street width since they were unable to get the required 56' street width and then bring it back at the next meeting.
5. Request by John Thorp to discuss Subdivision Ordinance No. 325.  
Mr. Thorp presented his views with respect to street widths, dead end streets and cul de sacs. He felt that a 56' right of way and 40' curb to curb was excessive. Chairman Breuer informed the Commission that the C.C.I.

would be holding meetings on street widths and out of this should come some recommendations. They would be passed on to the Planning Commission and then on to the City Council.

6. Letter from Curry County Planning Department.

Marshall Ferg read the letter. Commissioner Brimm suggested that two members of the Planning Commission and two members of the Council should meet with Mr. Freeman prior to this meeting and discuss how we should proceed at the meeting.

7. Building permits for January 1980.

There were 15 permits issued including 6 mechanical permits with a total value of \$149,257.92.

8. Reschedule date of March Planning Commission meeting.

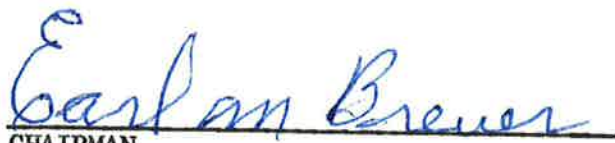
The meeting was rescheduled to March 27, 1980.

VIII. COMMENTS:

There were no comments.

IX. ADJOURNMENT:

The meeting was adjourned at 9:33 p.m.

  
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CHAIRMAN

ATTEST:

  
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SECRETARY