

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
March 27, 1980

I. CALL TO ORDER:

The meeting was called to order by Chairman Earl Breuer at 7:31 p.m.

II. ROLL CALL:

Those Commissioners present were: Chairman Earl Breuer, Theodore Mattson, Ralph DeJarnett, 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 City Engineer, Richard Nored.

Representative from the press was Dick Keusink from the Curry Coastal Pilot.

III. APPROVAL OF MINUTES:

MOTION by Commissioner Brimm, seconded by Commissioner Hagen that the minutes of the February 28, 1980 meeting be approved. Motion carried unanimously.

IV. WELCOME TO VISITORS:

Chairman Breuer welcomed an audience of approximately 20 visitors including Councilmen Brimm, Allsup and Cheney.

V. PUBLIC HEARING:

Consider a request for a conditional use permit No. CU 80-2 by Gaston D. dePublia for home occupation at 13 Seascape Court.

Marshall Ferg informed the Commission that Tax Lot 2301 was located in a low density RL zone. All the requirements had been met. Mr. dePuglia stated that he had a small room in his home where he designed dies and molds for construction companies in the San Jose and Santa Clara areas in California. All the plans were sent through the mail and there was no work done for any local businesses. There were two property owners present who objected stating that this was a residential area and not a commercial area. One property owner was in favor of granting the conditional use. Chairman Breuer admonished Mr. dePuglia that if there were complaints he could have his conditional use permit revoked at any time.

MOTION by Commissioner Gribble, seconded by Commissioner Hagen that we grant the conditional use permit on Tax Lot 2301. Motion carried unanimously.

VI. LEGISLATIVE ACTION

1. Minor land partition request by Gerald Ross on Tax Lot 1600, Map 41-13-6BD on Easy Street.

Marshall informed the Commission that the property was 100' x 450' deep. The partition was 75' x 80' containing 6,000 square feet and created a 25 foot access on Parcel II to the parcel behind. Marshall Ferg did not feel that the 25 foot access on Parcel II was enough to allow vehicular traffic for the depth of the lot. He recommended a 40 foot access width which would create a 60' x 100' lot. Chairman Breuer concurred with this statement.

MOTION by Commissioner Brimm, seconded by Commissioner Mattson that we postpone the partition until the next meeting to find out if we can get an additional 15 foot access. Motion carried unanimously.

2. Minor land partition request by Earl E. and Marian L. Howard on Tax Lot 8300, Map 41-13-5CD on Fountain Court.
Marshall Ferg informed the Commission that there had been a previous land partition in January of 1979 and recommended approval of the partition.
MOTION by Commissioner Mattson, seconded by Commissioner Gribble that we approve the minor land partition on Tax Lot 8300, Map 41-13-5CD. Motion carried unanimously.

VII. OTHER ITEMS:

1. Preliminary approval of Riviera Heights by Orval D. Harris.
The City Engineer recommended 28 foot street width face of curb to face of curb, no sidewalks, with two 10' driving lanes, and one 8' emergency parking strip. Marshall Ferg stated that the developer would need to obtain a variance. The developer informed the Commission that curb and gutters were to be installed. The City Engineer also recommended that the developer improve half of Old County Road and half of Marina Heights Drive and obtain rights of way for those two roads. The developer would be dedicating one-half of Marina Heights Drive and all of Pipe Line Road to the City. The City Engineer also recommended placing all the drainage underground and re-locating the pump station making it easier for the City to maintain and eliminating two existing pump stations. All the subdivision could then be served by one tank. Chairman Breuer stated that the Planning Commission had 40 days before approving the subdivision and requested that all the requirements be submitted in writing and the City's approval be submitted in writing before approval. Chairman Breuer read the minutes of the January 1979 Planning Commission meeting and informed the developers that they had allowed the approval to lapse so would have to start over, and the Planning Commission would require the 40 days. Chairman Breuer also read letters of complaint concerning the subdivision from Daryl and Ray Swigert, Richard Keusink and Dick Guthrie concerning drainage and other conditions. The developer, Orval Harris explained the problem and apologized for what had happened. There was no action taken.
2. Preliminary approval of Mardon Court by Don Horton.
Marshall Ferg stated that the developers had agreed to all the conditions of the engineering report. Mr. Ferg stated that he and the Engineer were recommending a 50' right of way for street width, 36' with a 5' sidewalk and 18" green strip between the curb and sidewalk. The Engineer also recommended that the storm drainage should be completely underground and flow into a natural water right-of-way. Commissioner Gribble excused himself from voting.
MOTION by Commissioner DeJarnett, seconded by Commissioner Brimm that preliminary approval be given on Mardon Court Subdivision, subject to 18" green strip on either side as the Engineer suggested and underground drainage. Motion carried unanimously.
3. Tentative approval of Velopa Subdivision at Tanbark and Memory Lane.
Marshall Ferg informed the Commission that there was no approval required by the Planning Commission but only informing the Commission that a tentative plat would be forthcoming.

4. Building permits for February 1980.

The total valuation was \$512,612.00 and \$1,460.00 for permit fees which was more than a year ago.

VIII. COMMENTS:

1. Staff requested that a special meeting be held on April 17, 1980 for a Public Hearing before the Planning Commission to amend the Zoning Ordinance to allow other types of tourist business within a CT zone. This date was set. Chairman Breuer read a letter from the City Manager concerning a master street and storm drainage program, and it was decided that at the April 17th meeting a study session would be held. It was requested that the City Engineer be present and two Councilmen.
2. John Thorpe informed the Commission that Chief Keeling could turn Fire Engine No. 2 in a circle of 75 feet in diameter. This information was for street width purposes.

IX. ADJOURNMENT:

The meeting was adjourned at 8:42 p.m.



CHAIRMAN

ATTEST:



SECRETARY