

MINUTES
SPECIAL PLANNING COMMISSION MEETING
CITY OF BROOKINGS
April 17, 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.

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

III. WELCOME TO VISITORS

Chairman Breuer welcomed an audience of approximately 10 visitors including Councilman Brimm, Allsup and Cheney.

IV. LEGISLATIVE ACTION:

1. Public hearing to amend Zoning Ordinance No. 216, Section 4.110, Article 1 to allow financial institutions as a permitted outright use in the Commercial Tourist Zone.

Marshall Ferg informed the Commission that this request was made by Dr. Williams for a section of land that was being developed. There were no opponents or proponents present to comment.

MOTION by Commissioner Gribble, seconded by Commissioner Brimm that Financial Institutions be allowed outright in a Commercial Tourist Zone. Motion carried unanimously.

2. Riviera Heights Subdivision preliminary approval and variance request on street standards.

Chairman Breuer read the March 21, 1980 letter from H.G.E. Engineer Michael Young felt that a 34' curb to curb street as the Council was requesting would render some of the lots useless. He would be willing to consider a 28' street. Concerning improving one-half of Old County Road and one-half of Marina Heights road, Mr. Young felt that many lots would not take access off either of these roads. He did not desire to deed the right-of-way in those areas where they would not be utilizing those streets for access to the property. He questioned why undersized culverts were permitted to be installed. The catch basins at 500' may not be appropriate and there should be a hydrology study of the area. He questioned what system the water should be taken from whether the first system, the first high level or the second high level system. Also he felt that there should be an L.I.D. District, and questioned where the best location would be for the sewer line. Orval Harris stated that he desired to deed the rights of way all at one time after grading and slope work was done along the easement line. He desired to get the ditches in first so that it could be seeded before the rains. The City Attorney informed the Commission that the mandate that came down from the Council was that the Planning Commission was to either approve or approve with modifications, and spell out each point how they wish to approve or disapprove it and state the reasons therefor. Chairman Breuer made the following recommendations: The street should be 34' and a 4' sidewalk and 60' right of way. The fill easement could extend 100' or better. That a title search should be made to determine who actually owns the land along Pipeline Road and require a geologists's report on this area. Larry Hannan questioned who would assume

responsibility if there was a mud slide on Pipeline Road. The City Attorney stated that under the Subdivision Ordinance that there was no construction to be made until the City Council approves the Subdivision. When the Council approves the Subdivision then bonding would cover the situation. Phil Nelson, attorney for the subdivider, stated that according to the Subdivision Ordinance Section 2.060, they were not working on the improvements, streets and ways, storm sewers, water systems, etc. There was only rough grading being done. Dick Keusink expressed concern about the property owners below that there must be ingress and egress over the road. The City Attorney stated that a simple solution would be to have Mr. Harris grant all of his right, title and interest to his roadway to the City before he can get final approval of this plat. He again reminded the Commission that they must either approve, approve with modification or disapprove the Subdivision.

MOTION by Commissioner Brimm, seconded by Commissioner Mattson that we approve the revised preliminary plat of Riviera Heights Subdivision with these modifications: 1. That we approve the first phase of the subdivision for water only. 2. Streets. That we recommend a 34' street and 4' sidewalk on one side only. 3. Storm drainage. That we increase the culvert to 18" and go underground with the run off water. 4. That there be a title search on the street on Pipeline Road (Marina Drive) and no further construction on the road until the City Council has approved the preliminary plat subdivision. 5. That they do not approve the preliminary plat until all rights, title and interest is deeded to the City on Pipeline Road and Marina Drive. 6. That the developers should be required to improve one-half of Old County Road and one-half of Marina Heights Drive to the limits of their property frontage. 7. That they obtain a geologists's report on the stability of the soil and they they follow the Engineer's recommendation. 8. That they recommend that the Council refer to the letter of March 21, 1980 of the Engineer's report. The motion carried. Commissioner Gribble abstained.

3. Mardon Court Subdivision preliminary approval and variance request on street standards.

Marshall Ferg informed the Commission that this was being brought back to the Planning Commission because the Council stated that it had been previously passed according to the City Engineer and Staff recommendation and did not comply with the Subdivision Ordinance. There was a variance submitted that stated there would be a 3' greenway, 5' sidewalk on either side and 34' face to face in the curb.

MOTION by Commissioner DeJarnett, seconded by Commissioner Mattson that the variance request on Mardon Court Subdivision plat be approved. Motion carried. Commissioner Gribble abstained.

4. Master street and storm drainage study.

Councilman Brimm stated that he was the one that made the motion on the Master Plan on Drainage and getting a title to the rights-of-way in the City of Brookings. He felt that it should be put on the record so that the next Planning Commission and the next Council can follow this plan. In addition he stated that the City needed to be platted. Chairman Breuer was to talk with the City Manager about this matter to see if there was any money available for an engineering survey. This matter was to be discussed further at the next Planning Commission meeting on April 22, 1980.

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V. COMMENTS:

Commissioner Mattson stated that the City should draw up some plans so that when a person buys hillside property that before he could put in a street he would have to obtain a geological survey to see if it is suitable. Chairman Breuer stated that a resolution or motion could be passed to the City Council to consider this matter. It was to be put on the next Planning Commission Agenda.

VI. ADJOURNMENT:

The meeting was adjourned at 9:18 p.m.


CHAIRMAN

ATTEST:


SECRETARY