

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
September 15, 1981

I. CALL TO ORDER

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

II. ROLL CALL

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

Staff members present were: City Manager Lynn Stuart, Building Official Marshall Ferg and Secretary Praecilla Pruitt.

III. APPROVAL OF MINUTES

MOTION by Commissioner DeJarnett, seconded by Commissioner Hagen that we approve the minutes of the August 18, 1981 Planning Commission meeting. Motion carried unanimously.

IV. WELCOME TO VISITORS:

Chairman Breuer welcomed an audience of approximately 12 people including Councilman Geraghty and Councilman Lovejoy.

Chairman Breuer informed the audience that there was only a report from the City Manager concerning the Joy/Peterson Zone Change. Alex Combs, who was in opposition to the Zone Change requested that copies of the minutes of the August 18th Planning Commission, the tapes of that meeting and the names of the opposition be made available to the public. Chairman Breuer stated that these would be made available to anyone.

V. PUBLIC HEARING

1. Variance application No. V-81-6 for James Cole on Tax Lot 304, Map 41-13-6CD.

Marshall Ferg informed the Commission that the property was located on the cul-de-sac at 1108 Sandy Lane in Zwagg Rock Acres Subdivision, Lot No. 4 and was zoned Residential Low Density. The Planning Commission had previously granted a variance on a sideyard setback of 5' and the Ordinance on setbacks had been changed so the variance was no longer needed. The construction plans were drawn in accordance with the covenants and restrictions which required a 10' setback from the ocean bluff line. The Zoning Ordinance states that a house must be 15' from the bluff line which required moving the house back 5' and would place a 11' section of the garage within the 25' setback. Chairman Breuer requested input from the applicants and Mrs. James Cole felt that the variance would not cause any fire or public safety hazards, and that the house should be as far away from the bluff as possible. Chairman Breuer then requested testimony from other proponents. Dick Barton, Builder felt that by moving the house it would place the building on more solid ground. Mrs. Stuart, a neighbor, felt that the house should be kept back from the bluff line. Chairman Breuer then requested testimony from the opponents and there were none. Commissioner Gribble stated that when building on a cul-de-sac it was difficult to maintain a 25' setback since you are wasting so much ground and was in favor of granting the variance. Chairman Breuer asked if it was Staff recommendation to approve the request and Mr. Ferg stated that Staff was recommending approval.

MOTION by Commissioner Hagen, seconded by Commissioner DeJarnett that we grant the variance for a 20' front yard setback on Tax Lot 304, Map No. 41-13-6CD. Motion carried unanimously.

VI. OTHER ACTION

1. Annexation requests - Review

The City Manager indicated that he was attempting to acquire guidance from the Commission regarding annexations and to review the requests for annexation. He then gave a review of the annexation process. He stated that the basic requirements would be property located outside the City Limits of which a substantial amount must be contiguous to the City Limits and not be subject to an incomplete annexation. It was also necessary to address the Goals of the Comprehensive Plan prior to annexation. The two types of annexations were by election where people vote for or against being annexed, or by petition (triple majority) where the majority of the land owners within the area desire annexation. He then gave a review of those four areas requesting annexation and the impact that would occur on the City's Public Works, Police and Fire Department. The four areas consisted of:

1. The Ashenbrenner annexation consisted of approximately .3 of an acre on Parkview Drive. This area would need to be removed from the Dawson Fire District and placed under the City's jurisdiction. There was an existing 6" water line.
2. The Scott annexation consisted of approximately 2 $\frac{1}{2}$ acres on old Pipeline Road and would require annexing other parcels of land to achieve contiguity. There was no specific dedicated access to the area. There was an existing 8" water line.
3. The Hewitt/Anderson annexation consisted of 8 acres of land on the South line of Harris Heights Road. It would require annexing the roadway consisting of approximately two acres in order to achieve contiguity. There was no water or sewer in the area, but would be obtained when Mr. Larry Anderson brought in the utilities on his land.
4. The Van Dyke annexation which had not been officially requested, consisted of 15 to 20 acres of land adjacent to the Harris Beach State Park area. The only access would be from Highway 101.

The City Manager requested the Commission's opinion concerning annexation. Chairman Breuer stated that it had been the Commission's previous policy that if someone requested one lot the Commission would consider it. Commissioner Gribble questioned if the City would be obligated to furnish public utilities. The City Manager stated that the property owners would have to construct these at their own cost. Chairman Breuer mentioned that the Planning Commission had previously denied development within the City because of water, and the Commissioners agreed that they would need to establish a fair policy since the majority of the requests for annexation were based on obtaining City water. Commissioner Brimm mentioned about including the entire Dawson Tract for annexation. The City Manager stated that there had been some property owners that had talked about the feasibility of annexation and desired fire protection. Bill Robinson stated that the City had previously promised the Dawson Tract water provided they formed a water district and put in all the water lines. He felt that there would be about 50% of the people that would desire annexation. Commissioner Swigert questioned what would be the estimated cost to the City and property owners on an individual tax lot annexation. The City Manager stated it would be approximately from \$1,000 to \$1,500, and that a larger annexation would cost less per lot as there would be the same amount of paper work.

2. Smuggler's Cove update - City Manager

The City Manager reported that at the September 8th Council meeting the City Attorney had felt that a public hearing would be necessary with advertising and a certified mail out. The hearing date was set for September 23, 1981 at 8:00 p.m. The proponents and opponents were requested by Staff to submit a findings of fact and conclusions of law for the City Council to base their decision.

3. Building permits for August 1981

Marshall Ferg reported that there were a total of 13 permits issued totalling \$106,445.61.

VII. COMMENTS

Chairman Breuer requested that the City Manager find out the reason that one of the Planning Commissioners had been absent for several meetings.

Chairman Breuer mentioned that he and Commissioner Brimm had discussed using a certain percentage of the City bed tax for street improvements. He requested that this matter be placed on the November Agenda for discussion and a possible recommendation to the City Council.

VIII. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.


Chairman Earl Breuer

ATTEST:


Secretary