

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
March 17, 1981

I. CALL TO ORDER

The meeting was called to order at 7:32 p.m. by Vice Chairman Mary Jane Brimm.

II. ROLL CALL

Those present were: Vice Chairman Mary Jane Brimm; Commissioners Richard Swigert, Ralph DeJarnett, Blain Gribble, Ted Mattson and Jean Hagen.

Staff members present were: Marshall Ferg Building Official and Praecilla Pruitt Secretary.

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

III. APPROVAL OF MINUTES

MOTION by Commissioner Hagen, seconded by Commissioner Swigert that the minutes of the February 19, 1981 meeting be approved. Motion carried unanimously.

IV. WELCOME TO VISITORS:

Vice Chairman Brimm welcomed an audience of approximately 14 people.

V. PUBLIC HEARINGS

1. Variance request No. V-81-2 for James Hull on Tax Lot 3101, Map 41-13-5BB at Easy Street for additional dwelling unit exceeding minimum lot area.  
Marshall Ferg informed the Commission that Mr. Hull was desiring to increase the number of units from twelve to thirteen. He was proposing to construct small size apartments on the upstairs floor thus making thirteen units, and would not change the size of the building. The Fire Marshall had looked at the parking area and the location of the fire hydrant. Mr. Hull who was in attendance, stated that this would not change the size of the building, and there was sufficient area for parking with one and one-half spaces per unit. Since there were no opponents or proponents present to give testimony the following motion was made:  
MOTION by Commissioner DeJarnett, seconded by Ted Mattson that we accept the variance request for James Hull on Tax Lot 3101, Map 41-13-5BB at Easy Street. Motion carried unanimously.
2. Variance request No. V-81-3 for Gerrid C. Joy on Tax Lot 8000, Map 41-13-5CD at 222 Del Norte Lane to reduce required 25 foot driveway and utility easement to 15 feet.  
Marshall reported that this property known as Smuggler's Cove Condominiums, was a request for a 15.91 foot roadway and utility easement to the back part of the property. Previously the property had been partitioned with a recommendation to approve the 15.91 foot width roadway easement if the City Attorney approved it. The City Attorney had informed the City that it would need to come before the Planning Commission for their approval as a variance request. Mr. Bud Jones, representing the developer, stated that it would not be a public roadway and once that the development is completed the access easement will not be needed. John Thorp, Engineer, stated that it had initially been intended to be developed all at one time but because of the economy it had been built in phases which caused the need of this driveway for access. The plan had not changed since it was initially approved by the City in 1979. There was a proposed 15' of pavement for a driveway. Bob Kerr, an adjacent property owner, stated that at the beginning there was a proposed driveway all the way to the river and would give adequate parking. He questioned where all the parking would be and felt that it could present a problem to the neighbors because of insufficient parking space. Bob Harris, adjacent property owner also expressed concern about insufficient parking

and would not be adequate for fire equipment. Engineer John Thorp, stated that the development plan showed that there would be more than two parking spaces for each unit.

MOTION by Commissioner DeJarnett, seconded by Commissioner Gribble that we approve the variance request No. V-81-3 for Gerrid C. Joy on Tax Lot 8000, Map 41-13-5CD to reduce the required 25 foot driveway and utility easement to 15 feet. Motion carried unanimously.

3. Conditional use permit No. CU-81-2 for H.M.K. Developers on Tax Lots 300, 400, and 1100, Map 40-13-32C on Old County Road and Marina Heights to allow temporary use of trailer for office purposes.

Marshall Ferg stated that this conditional use was to allow the use of a trailer for office space during the construction of Riviera Heights Subdivision. It would allow them to connect to a holding tank until their improvements are in. Orval Harris stated that he desired to go ahead with the project and get his grading and streets in. Darryl Niemi, Surveyor of the Subdivision stated that the need was to work out of the trailer for use of drafting tables, calculators and other equipment. Mike Cremarosa, builder, gave favorable comments of having a mobile home on the job site for office purposes. Mrs. Audrey Rust who lives on Marina Heights also spoke in favor of allowing the use of the mobile home for an office. Jim McKoy, an adjacent property owner to the development stated that he desired to know what was temporary use as it had been there about 1½ years. He felt that this was going to be a permanent trailer for a residence and that there were people staying over night. Marshall Ferg stated that the Planning Commission can place a recommendation on this conditional use permit as they desire and the developers were considering having a night watchman to take care of the property. When construction begins there would be a lot of equipment in the area and would need a night watchman. He mentioned that the application did not state anything about a night watchman. Mr. Harris of H.M.K. stated that the cars belonged to the developers and the workmen on the project. Frances B. Smith questioned if the trailer would be a real estate office or for the equipment. Mr. Harris stated that Curry County Realty would be handling their real estate sales. Mr. Harris stated that a little later he would be using a night watchman and he would be using the trailer for his quarters but it would not be sleeping quarters and not a residence--but an office. Vice Chairman Brimm who also lived in the area stated that she was not opposed to allowing a trailer and a night watchman.

MOTION by Commissioner Swigert that we approve the conditional use permit for H.M. K. Developers on Tax Lots 300, 400 and 1100 with the stipulation that there would be no living or sleeping in the trailer and that the beds be removed. If these rules were not followed Marshall Ferg or the City Manager was to report back and this conditional use permit could be revoked at any time.

The motion was then restated as follows:

MOTION by Commissioner Swigert, seconded by Commissioner Gribble that we approve the conditional use permit No. CU-81-2 for H.M.K. Developers on Tax Lots 300, 400, and 1100, Map 40-13-32C, with the stipulation that there shall be no sleeping and no living in the trailer and that the beds be removed; and that it be monitored by Marshall Ferg and the City Manager and if there is a violation they can request that the conditional use be revoked, and that this approval shall be in effect for the duration of construction. Motion carried unanimously.

4. Conditional use permit No. CU-81-1 for John H. Gordon on Tax Lot 1700, Map 41-13-5CC on 523 Railroad Street for a home occupation as gunsmith and gun sales, supplies and hobbies.

Marshall Ferg reported that the property was located on the corner of Matot Street and Railroad and was zoned residential high density. The property consists of an existing house, the garage behind it and an existing carport. The request was to enclose the carport. Mr. Ferg recommended parking on Matot Street to keep the traffic off of Railroad Avenue. Edna Allen a property owner nearby could see no objection if there was not a lot of parking on Railroad Street. Commissioner Swigert asked about storing powder in a house. Marshall mentioned that he would have to obtain a business license and there could be restrictions placed on his business license.

MOTION by Commissioner Mattson, seconded by Commissioner DeJarnett that we approve the conditional use permit for John H. Gordon on Tax Lot 1700, Map 41-13-5CC for a home occupation as gunsmith and gun sales, supplies and hobbies. Motion carried unanimously.

## VI. LEGISLATIVE ACTION

1. Minor land partition for Lloyd Mosier on Tax Lot 200, Map 41-13-8BA.

Marshall Ferg stated that the property is located on Del Norte Avenue in a residential low density area. Parcel Two had 8,720 square feet and Parcel One 8,400 square feet with an access of 40 feet to the property. It met all the requirements of a minor land partition.

MOTION by Commissioner Mattson, seconded by Commissioner Gribble that we grant the minor land partition for Lloyd Mosier on Tax Lot 200, Map 41-13-8BA. Motion carried unanimously.

2. Minor land partition for Howard Sievers on Tax Lot 1800, Map 41-13-6BB.

Marshall Ferg stated that this property was located on First Street between Easy and Ransom. There were two parcels of land containing 10,475 and 8,680 square feet respectively. It met all the requirements of a minor land partition.

MOTION by Commissioner Hagen, seconded by Commissioner DeJarnett, that we approve the minor land partition for Howard Sievers on Tax Lot 1800, Map 41-13-6BB. Motion carried unanimously.

## VII. OTHER BUSINESS

1. Waterway project permit for Horton & Colegrove on Chetco River at river mile .75, Map 41-13-5CA.

Marshall Ferg reported to the Commission that this waterway project permit was just below the Bridge on Highway 101 between Brookings and Harbor and was a request for removal of 2,000 cubic yards of gravel and to do slope protection of the banks. Vice Chairman Brimm did not see any reason for disapproval as they were going to riprap and take the gravel out and it would be an asset to the property.

MOTION by Commissioner Swigert, seconded by Commissioner DeJarnett to approve the water project permit for Horton & Colegrove on Chetco River at river mile .75, Map 40-13-34. Motion carried unanimously.

2. Comprehensive Plan amendment for Clair A. & Beulah Jordan on Tax Lot 511, Map 40-13-34.

Marshall Ferg informed the Commission that the property lies within the Urban Growth Boundary up the Chetco River next to the Steevens property. City water

was available to the present lots of the Subdivision, and is served by a septic tank. The septic tank installation was approved in 1973 and the system installed on the property along with a mobile home. In May of 1977 a second septic tank installation permit was issued but was never installed and the permit expired. In 1979 they tried to obtain another septic tank installation permit and it was discovered that the parcel was zoned Forest Grazing and the lot size prohibited the second home. In order to place a second home on the property a zone change from Forest Grazing to Residential Two would be required. In November of 1979 the County Commissioners had a number of requests for plan change designations which were granted. The Board agreed to the request for the Medium Density subject to the approval by the City. Mr. Jordan gave testimony indicating that he now desired a zone change. Commissioner Brimm made objection to the request due to the fact that our water supply is downstream and was against any building and no sewer facilities and felt that it should be kept for water related services only. Commissioner Swigert stated that Mr. Jordan was not asking for water or sewer and that the City could not deny him the zone change.

MOTION by Commissioner Swigert, seconded by Blain Gribble that we approve the Comprehensive Plan Amendment for Clair A. & Beulah Jordan on Tax Lot 511, Map 40-13-34. The motion carried unanimously.

3. Building permits for February 1981

Marshall Ferg reported that there was a total of 12 permits issued totalling \$165,069.67.

VIII. COMMENTS

1. Darryl Niemi questioned why the variance request on Riviera Heights Subdivision concerning street width had been removed from the Agenda. He stated that he had tried to obtain a letter of review from the City Engineer. Commissioner Swigert mentioned that the previous Council felt that Riviera Heights Subdivision would need to comply with the Subdivision Ordinance on street width. Marshall Ferg was to see if a special meeting could be held.
2. Dick Martin, a Builder, questioned why the discussion on 10' side yard setbacks was not on the Agenda. Mr. Ferg indicated that he had received the letter from Rod Draheim yesterday which was signed by a number of builders, but it was too late to be on the Agenda. Marshall stated that the builders were requesting an amendment to the Zoning Ordinance and he was to try and set a special meeting for this matter and also the Riviera Heights Subdivision variance.
3. Marshall announced that there would be a joint workstudy session of the Planning Commission and the City Council at 7:30 p.m. Wednesday, March 18, 1981 to discuss the Comprehensive Plan and he requested that all members of the Planning Commission be present.
4. Marshall announced that a mock hearing for the Planning Commission and Council was to be scheduled for our area and desired to have the Planning Commission and anyone else interested to take a form and sign and return it to the City so we would know how many people were interested. Vice Chairman Brimm urged the Commissioners to try and attend this meeting.

IX. ADJOURNMENT

The meeting was adjourned at 9:44 p.m. This meeting is recorded on tape and is on file in the City Recorder's office.

ATTEST:

Prudence A. Pruitt  
Secretary

Mary Jane Brimm  
Chairman Earl Breuer