

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
May 21, 1981

I. CALL TO ORDER

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

II. ROLL CALL

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

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

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

III. APPROVAL OF MINUTES

Commissioner Brimm requested that under Other Action VII. 2 that the words "on both sides" be deleted from the motion.

MOTION by Commissioner Brimm, seconded by Commissioner Hagen that we approve the minutes of the April 21, 1981 meeting with the correction. Motion carried unanimously.

IV. WELCOME TO VISITORS

Chairman Breuer welcomed Councilman Lovejoy and Geraghty who were in attendance and also about 18 visitors present in the audience.

V. LEGISLATIVE ACTION

1. Harris Beach Planned Unit Development on Tax Lot 101, Map 40-14-36 by Larry Anderson.
Marshall Ferg stated that the Commission would need to address the Engineer's letters of March 20, 1981 and April 21, 1981 concerning streets and improvements, and also a letter from the District Attorney's office concerning a roadway right-of-way which Mr. Anderson was requesting to be vacated along the North property line. The City Manager informed the Commission that a letter from the City Engineer had been mailed but not received, and in a conversation with him the contents of the letter concerned addressing the variances as to the LCDC goals, and that prior to the vacation of the North 40' right-of-way assure that there is access to the parcels of land served by the right-of-way and it is dedicated prior to final acceptance. The approval would need to be conditioned upon acceptance based upon the stipulations of these letters and that they are entered into the record. Mr. Ferg stated that Mr. Anderson desired to dedicate the streets to the City and it would come under the design standards of the Subdivision Ordinance. Commissioner Gribble questioned the street grade on Sea View Lane. Mr. Anderson stated that there was a street line site with a distance of approximately 400' of grade that is 14% and 50' that is 17%. Mr. Anderson stated that he was proposing to post the cul-de-sac with signs that prohibit parking. The turn-around radius would be greater than in a 40' cul-de-sac that allows parking. Fire Chief Gay was questioned about turning around in a 34' radius and he stated that he could.

MOTION by Commissioner Gribble, seconded by Commissioner Hagen that we grant the variance for the Harris Beach PUD on street widths with sidewalks on one side and the cul-de-sac radiuses as proposed. Motion carried unanimously.

The City Manager stated that the utilities would have to meet the standard requirements of the City and be taken care of during the design phase. Mr. Anderson stated that the design of the water, sewer and storm drainage system had been approved by the consulting engineer and had conformed with all the suggestions of the Engineer.

Mr. Ferg stated that Mr. Anderson had not presented building plans on all of the buildings, but had addressed the matter in the utility and street system related data and would not need the exact building plans before approving the plan. Mr. Anderson stated that the North plat line showing the 40' right-of-way belongs to the County of Curry. The City Manager stated that there was a legal dedicated right-of-way to all parcels of land and Mr. Anderson would need to provide continued access to that property through his development and also that the City be assured that the dedication is in hand before agreeing to relinquish the 40' right-of-way that presently exists. Mr. Anderson stated that the utility services would be run to the property line and all utilities would be developed for Phase I and stubbed out for Phase II. The market and demand would determine the completion of Phase II and Phase III. He desired preliminary approval of the preliminary plan on Phase I. He also stated that in case litigation did occur with an adjacent property owner he would agree to not develop the areas that are in conflict, and that the improvements to the cul-de-sac would not be affected. The City Manager stated that the approval should be conditioned approval that the Engineer's recommendation be addressed and in order to maintain access to the properties that lie on the other side of the 40' dedication we would have to address something outside Phase I as the roadway must continue through the development to get into these other properties.

MOTION by Commissioner Gribble, seconded by Commissioner Brimm that we accept Phase I of the Harris Beach PUD preliminary plan, subject to a right-of-way agreement for East Harris Heights road; and subject to the provisions contained in a letter from H.G.E. dated March 20, 1981 in regards to street widths, wheel chair ramps, storm drainage, water system, sewer system, pump systems and pump stations; and further that he be required to provide a dedicated street through the property to the adjacent property owners to the North. Motion carried unanimously.

VI. OTHER ACTION

1. Recommendation to City Council for appointment to Planning Commission.

MOTION by Commissioner Brimm, seconded by Commissioner Gribble that we recommend to the City Council that Ralph DeJarnett and Jean Hagen be reappointed as Planning Commission members with their term ending April 21, 1985. Motion carried unanimously.

2. Request by Brookings City Council that the Planning Commission review sideyard setbacks.

Mr. Ferg read a letter written by Councilman Geraghty in which he suggested providing an expanded number of zoning districts which would provide a greater variety of lot sizes. Mr. Ferg also explained that Staff was recommending four options which were: 10' on each side as at present; 5' minimum with a total of 15'; 5' minimum for each side; or 10% of the front lot width with a minimum of 6' for single story housing, and an additional setback of 50% of required yard for 2 story housing on lots less than 70 feet in width. The Staff was recommending option No. 4. Don Moss, a building designer felt that the 6' minimum would take care of all the problems that the builders were having, and that if needed the builders should obtain variances. Dick Barton stated that he didn't feel that he should have to wait 30 days to obtain a variance and he desired that the setbacks be set at a 5' minimum on each side. He did agree with Staff on the 50% of required yard for a second

story house. Mike Cremarosa felt that the side yard setback should be 5' on either side. Mr. Ferg explained that if a fence is built down the 5' property line and shrubs planted the Fire Department would be unable to use a ladder in case of a fire. Also with a 2' overhang this would leave only 6' between the buildings, and also could cause exposure problems and inadequate access to the back yard. Chairman Breuer stated that he was in favor of the 6' minimum and 10% front yard width and that we should recommend this to the Council. Mr. Ferg stated that Staff had looked at the maps and percentages of lot sizes and the buildings on 60' lots. There were 58% of the lots that exceeded 70' and only 5% of the lots have 60' frontages. Commissioner DeJarnett felt that Staff was suggesting that the City accommodate the smallest number of lots in town according to Staff figures, and he felt that the 5' and 10' setbacks had been workable and would be appropriate. Commissioner Brimm concurred with this statement.

MOTION by Commissioner DeJarnett, seconded by Commissioner Brimm that the side yard setbacks shall be 5' minimum with a total of 15' as originally recommended, be referred back to the City Council. Motion carried. Commissioner Gribble abstained.

3. Review of Keith Smith Application to the Department of Army to construct riprap bank protection on Chetco River mile 5.5 in Curry County.

Marshall Ferg stated that this was an agreement with the County above our City water intake to place rock riprap along the bank for protection. After favorable comments were made the following motion was made:

MOTION by Commissioner Brimm, seconded by Commissioner Gribble that we approve the application by Keith Smith to construct riprap bank protection on Chetco River mile 5.5 in Curry County. Motion carried unanimously.

4. Zone change application by Dr. & Mrs. Gerrid Joy and James Peterson on Tax Lots 8100; 8302; and 8310, Map 41-13-5CD on Del Norte Lane.

Marshall Ferg stated that this was a zone change from low density to high density and the LCDC goals were also attached. This was an informational item to inform the Planning Commission that a public hearing would be scheduled for June 16th. Chairman Breuer stated that they were asking for both a zone change and a comprehensive plan change and that the applicant should be made aware of Resolution No. 213 and given a copy so that they could become familiar with how to address these points.

5. Comprehensive Plan update by City Manager

The City Manager gave a brief review of the present status of the progress being made in addressing the L.C.D.C. comments. In workstudy session there had been discussion concerning reducing the Urban Growth Boundary by eliminating the forest and agricultural land to the North and adding the urbanized areas of the Harbor Bench as far as Benham Lane. At the last meeting the Subdivision, Zoning and Urban Growth Management agreement had been addressed. He invited the Planning Commission members to attend the Council workstudy session on June 9th.

6. Building permits for April 1981.

There were a total of 12 permits issued totalling \$499,429.

VII. ADJOURNMENT

The meeting was adjourned at 9:35 p.m.


Chairman Earl Breuer

ATTEST:


Secretary