

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
September 21, 1982
7:30 p.m.

I. CALL TO ORDER

Chairman Breuer called the meeting to order at 7:30 p.m.

II. ROLL CALL

Commission Members Present: Chairman Earl Breuer; Commissioners Leo Appel II, Mary Jane Brimm, Ralph DeJarnett, Jean Hagen and Joan Heavey.

Commissioner Dick Swigert was absent.

Staff Present: City Manager Lynn Stuart; Recorder/Treasurer Naomi Bradfield; Administrative Assistant Georgia Shirilla.

Media Present: Robert Rodriquez, Curry Coastal Pilot.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner DeJarnett to approve the minutes of the August 17, 1982 Planning Commission Meeting minutes. The motion, seconded by Commissioner Heavey, carried unanimously.

V. APPOINTMENTS

None.

VI. ANNOUNCEMENTS

1. Comprehensive Plan Hearing

The Administrative Assistant reported that the Brookings Comprehensive Plan is scheduled for review by the Land Conservation and Development Commission at its October 1, 1982 meeting in Salem.

The Department of Land Conservation and Development Staff Report is favorable and includes staff's recommendation that the City's Plan be found in compliance with Goals 1-14 and 18, leaving Goals 16 and 17 to be considered with the County Plan. Chairman Breuer commended staff on their efforts.

VII. PUBLIC HEARINGS

None.

VIII. LEGISLATIVE ACTION

1. V-82-2 Findings (Groover and Shirley Miller)

A MOTION was made by Commissioner Heavey to adopt the Findings Document for Application V-82-2. The motion, seconded by Commissioner Brimm, carried unanimously.

IX. OTHER ACTION

1. U.S. Forest Service - Tree Cooler/Storage Facility

Staff reported that the U.S. Forest Service has notified the City about its proposed plans to construct a 30' x 100' metal building on its property located at the corner of Pine and Alder Street. The building would house a tree cooler. The Forest Service was asking the Planning Commission to review the proposal prior to submission of construction plans and a conditional-use application. Doug Bright, a local representative of the Forest Service, reported that the building would be a wood structure rather than metal and would be 30-35 feet in height. The cooler would be in operation during the months of December through February or March. Vehicles would park at the existing facility, making morning and evening pick-ups from the proposed cooler facility. Following a brief discussion, Mr. Bright reported that the Service will return to the City with its construction plans.

2. Conditional-Use Permit Application C-8217, Urban Growth Area

Application C-8217, filed by the landowners, Joseph and Joyce Kaiser is for conditional use of property described as T.L. 2100, Map 40-14-25CC located at 17360 Holmes Drive. The applicants wish to establish an interior design and decorating shop in their home which is located in the City's Urban Growth Area. Staff pointed out a difference in between the County and City home occupation standards. The County's zoning ordinance allows up to 30% of total floor area to be used for the home occupation whereas the City limits the business operation to 25% or 300 sq. ft., whichever is less.

Following a brief discussion, a MOTION was made by Commissioner Heavey to recommend to the County that the application be approved. The motion, seconded by Commissioner Appel II, carried unanimously.

3. Report of the Ad Hoc Committee

Staff reported that the Ad Hoc Committee, consisting of Commissioners Appel II, Heavey and Swigert and staff, met at City Hall on September 2, 1982 to discuss conditional-use permits and land partitions, as follows:

1. Conditional-Use Permits - In general, it was the consensus of the Committee not to go back in time but to do a better job in the future. Holders of business licenses and expired permits should be allowed to continue their existing operations unless problems arise. Permit requirements should be more closely adhered to in the future.

2. Land partitions - The discussion centered around the development of residential property in relationship to partition requirements. The City's zoning ordinances specify the type of dwelling units that are allowed in each district and gives minimum square footage requirements, but the ordinances do not specifically address the number of units that can be built on individual lots. For example, in a Residential Medium District, duplexes are allowed and the minimum square footage is 3,000 square feet per unit. If the lot is 12,000 square feet, could two duplexes be built on the same lot? It was the consensus of the Committee that a land partition would be required for the second duplex.

A MOTION was made by Commissioner Hagen to accept the Ad Hoc Committee's Report. The motion, seconded by Commissioner DeJarnett, carried unanimously.

4. Building Permits - August 1982 with 5-year Comparison

Staff summarized the Building Permit Report for August.

X. COMMENTS

Staff reported on research that was being conducted on manufactured housing standards and the City Manager gave a status report on the recent "bad tasting" water problem.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 8:17 p.m.


Vice Chairwoman Mary Jane Brimm

ATTEST:


Administrative Assistant Georgia Shirilla