

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
October 19, 1982

I. CALL TO ORDER

Vice-Chairperson Brimm called the meeting to order at 7:30 p.m.

II. ROLL CALL

Commission Members Present: Dick Swigert, Leo Appel II, Joan Heavey, Mary Jane Brimm, Jean Hagen.

Chairman Earl Breuer was absent. Vice-Chairperson Brimm chaired the meeting.

Media Present: Bob Rodriguez, Curry Coastal Pilot.

III. WELCOME TO VISITORS

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Hagen to approve the minutes of the September 21, 1982 Planning Commission Meeting. The motion, seconded by Commissioner Heavey, carried unanimously.

V. APPOINTMENTS

None.

VI. ANNOUNCEMENTS

None scheduled.

VII. PUBLIC HEARINGS

1. Application CU-82-7, Gerald and Jeanette Stevenson

Vice-Chairperson Brimm announced the public hearing, and explained the nature and conduct of the hearing. The Staff Report was read and made a part of the record.

Application CU-82-7 is for a conditioned use permit for a home occupation on T.L. 1320, Map 41-13-6AB, located at 720 Fourth Street. The subject property is within a residential low-density zone. The purpose of the request, filed by the landowners, Gerald and Jeanette Stevenson, was to seek authorization to demonstrate health equipment, known as "Backswing" in the applicants' residence.

Vice-Chairperson Brimm asked for the proponents to speak. Jeanette Stevenson, 720 Fourth Street, the applicant explained the unlikelihood of many people coming to their house for a demonstration. Mrs. Stevenson

reported that they have carried the equipment out of their store for over a month and have received only a few responses. She added that they have sold three Backswings, which they demonstrated in the potential buyer's homes. Mrs. Stevenson identified a possible concern about the request as being traffic or parking; but in answer to that, she said she would demonstrate to only one person at a time. Mrs. Stevenson added that there was enough room on their lot to park 6 vehicles. Mrs. Stevenson stated the reasons for the request as being the fact that their store, the Basement Boutique, is closed from January to the first of June. The conditional use permit would allow Mrs. Stevenson to stay at home with her young son during these months.

Commissioner Heavey questioned the size of floor space that would be needed. Mrs. Stevenson explained that the equipment measures 3'x5' but needs a ceiling height of 7 feet.

Chairwoman Brimm asked if the equipment would take up more than 25% of Mrs. Stevenson's home. Mrs. Stevenson assured the Commission it would not.

Chairwoman Brimm asked the Commission if they had any further questions. There were none.

Administrative Assistant Georgia Shirilla then read into the record a letter from Clifford and Nancy Banick, 717 Fourth Street, in opposition to the conditional use permit. (Copy attached).

There was a brief discussion on the condition of Fourth Street and the amount of traffic that is currently using it. Commission Appel asked if there were a lot of children living on the street. Mrs. Stevenson informed the Commission that there were only about 3 small children living on the street.

Chairwoman Brimm questioned Mrs. Stevenson about ownership of the vacant lot next door to her. Mrs. Stevenson said that they did not own that lot. Chairwoman Brimm then asked if there were any opponents that wished to speak. There were none.

City Manager Lynn Stuart informed the Commission that the conditional use permit would be open ended. A stipulation of time would have to be a specific action of the Planning Commission.

Commissioner DeJarnett made a statement that he felt the business should be confined to this one thing and not expanded into a larger business.

Chairwoman Brimm asked if anyone else would like to speak.

Mrs. Stevenson stated once again that traffic would be minimal.

There being no further discussion, Chairwoman Brimm closed the hearing.

Commissioner DeJarnett made a MOTION that Application CU-82-7 by Gerald and Jeanette Stevenson be approved. Commissioner Swigert seconded it; motion carried unanimously.

VIII. LEGISLATIVE ACTION

Chairperson Brimm then announced the request for a minor partition at T.L. 2100, Map 41-13-8BB by Joe Basabe. City Manager Lynn Stuart then informed the Commission that after having reviewed this request at Staff level, there were still some unanswered questions. For this reason Mr. Stuart respectfully requested that the Commission set this off until the November 16th meeting

of the Planning Commission. This delay has been discussed with Mr. Basabe's representative, Mr. Niemi of B & D Surveys. Mr. Niemi discussed this with the applicant and the applicant has no objections to having it set-off for one month.

Commissioner DeJarnett asked what some of the questions were.

Mr. Stuart stated it was primarily a question of major or minor partition involving dedications of right-of-way.

Commissioner Heavey asked if now was the time to ask questions regarding this partition.

Mr. Stuart said he felt, since there was no one there representing the applicant, that any questions could be directed to City staff during the day.

Mr. Bob Heavey, 16 Seascape Court, made a request to address the Commission. Vice Chairperson Brimm requested that he come to the November 16th meeting and speak at that time. Mr. Heavey stated that he was not addressing the issue directly. Mr. Stuart said if he was not speaking for or against the partition, he could see no problem. Mr. Heavey then expressed his concern regarding drainage. He has spent a substantial amount of money to install a culvert to protect his property. Mr. Heavey requested that the Commission come out and look at his property and the adjoining property so they could understand his concern. Vice Chairperson Brimm stated that staff would review drainage in the area.

IX. OTHER ACTION

1. Status Report on Comprehensive Plan

Staff reported that City representatives attended the Land Conservation and Development Commission's meeting in Salem on October 1, 1982. At that meeting, the City's Comprehensive Plan and related documents were found to be in compliance with Goals 1-14 and 18, leaving Goals 16 and 17 (Estuary and Coastal Shorelands) to be considered in conjunction with the County's Plan.

Staff informed the Commission about Resolution No. 318 which was adopted by the City Council at its October 12, 1982 meeting. Through this resolution, two revisions to the Plan and Inventory were adopted - first, the Plan reopening policy was revised - Goal 16, Policy No. 14, Page 16-15; and, secondly, the Estuary Shoreland Boundary was revised to include all of the land within the 100-year Flood Plain.

If and when the County adopts these revisions by ordinance, the City will return to LCDC and request what is known as Geographic Acknowledgment excepting those lands within the revised Shoreland Boundaries.

2. Building Permit Reports with 5-Year Comparison

Administrative Assistant Georgia Shirilla summarized the Building Permit Report for September, 1982. Staff also reported on the quarterly report and 5-year comparison for the month of September.

X. COMMENTS

Administrative Assistant Georgia Shirilla informed the Commission of a work-

shop which is being coordinated by Coos-Curry Council of Governments. The workshop will be October 22nd at the Sporthaven Restaurant and Ralph McMullen from Jackson Hole, Wyoming, will be the guest speaker. The topic will be "Promoting Your Community".

XI. ADJOURNMENT

Vice Chairperson Brimm adjourned the meeting.



Chairman Earl Breuer

ATTEST:



Administrative Assistant