

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
NOVEMBER 16, 1982

I. CALL TO ORDER

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

II. ROLL CALL

Commission Members Present: Chairman Breuer, Commissioner Leo Appel II, Joan Heavey, Mary Jane Brimm, Jean Hagen.

Commissioners Absent: Ralph DeJarnett and Richard Swigert.

Media Present: Bob Rodriguez, Curry Coastal Pilot.

Staff Members: City Manager Lynn R. Stuart, City Recorder Naomi Bradfield, City Engineer Steve Major and Administrative Assistant Georgia Shirilla.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Hagen to approve the October 19, 1982 Regular Planning Commission Meeting minutes. The motion, seconded by Commissioner Heavey, carried unanimously.

V. APPOINTMENTS

None

VI. ANNOUNCEMENTS

None

VII. PUBLIC HEARINGS

None

VIII. LEGISLATIVE ACTION

1. Application for a Minor Partition - T.L. 2100, Map 41-13-8BB (Joe Basabe)

The Staff Report was read into the record by the Administrative Assistant. Application was being made for a two-parcel partition of a lot located in a residential low-density district. The application, filed by B & D Survey representing the landowner, Joe Basabe, includes the proposal to dedicate a 10-foot strip of land to the City for roadway and utility purposes.

There followed a discussion about the report, the tentative plan and the history and status of the existing 15-foot roadway to the subject lot, known as Seascape Court. The existing roadway was dedi-

cated to the public in 1974 but had not been accepted by the City. Seascape Court, therefore, is not a City Street.

Bill Cunningham, from the audience, questioned why a public hearing on the application had not been scheduled. Chairman Breuer explained that a public hearing is not a procedural requirement for minor partition applications. Mr. Cunningham also commented on the fact that neither the applicant or his representative were present at the meeting.

Following further discussion regarding the deficiencies in the tentative plan that accompanied the application, the discussion focused on the drainage situations in the neighboring area. This matter had been a topic of discussion during the October 19, 1982 Planning Commission Meeting when Bob Heavey, an adjacent landowner, expressed his concern about the increased run-off if the development density increased in the neighborhood. The City Manager explained that the run-off, which ultimately drains through the pipe located next to the Heavey residence, crosses private property. No drainage easements exist over surrounding properties.

Referencing the Staff Report, the City Manager explained that this review of a minor partition request is not the time to require the applicant to address the drainage problem. Minor partitions differ from major partitions and subdivisions in that the applicant is not required, under City Ordinances and policies, to address off-site improvements. Under the Uniform Plumbing Code, however, a developer would need to address drainage prior to receiving a building permit.

Discussion followed about the possibility of a building moratorium and/or a drainage district. Mr. Heavey offered a drainage easement across his property and re-expressed the problems he was experiencing with the run-off from neighboring lots.

A MOTION was made by Commissioner Heavey, seconded by Commissioner Hagen to table the request until the December meeting and to require the applicant to correct the following map deficiencies as identified in the Staff Report:

- 1) Ownership data on surrounding properties is not current.
- 2) The outline and location of the existing garage located on the proposed Parcel 1 is not shown.
- 3) The proposed building site for Parcel 1 is not shown.

IX. OTHER ACTION

1. Building Permit Report - October 1982

X. COMMENTS

None

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 8:18 p.m.

  
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Chairman Earl Breuer

ATTEST:

