

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
December 21, 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 Earl Breuer, Commissioners Leo Appel II, Mary Jane Brimm and Jean Hagen.

Commission Members Absent: Commissioners Ralph DeJarnett, Joan Heavey and Richard Swigert.

Media Present: Bob Rodriguez, Curry Coastal Pilot.

Staff Members Present: 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 former councilman, Roy Brimm, and other members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Hagen to approve the November 16, 1982 Regular Planning Commission meeting minutes. The motion, seconded by Commissioner Brimm, carried unanimously.

V. APPOINTMENTS

None.

VI. ANNOUNCEMENTS

None.

VII. PUBLIC HEARINGS

V-82-4, James Hull, T.L. 3101, Map 41-13-5BB

Chairman Breuer announced the public hearing. The City Staff Report and the preliminary findings that were prepared by the applicant as a part of his application were read into the record by the Administrative Assistant.

The applicant, Mr. Hull, was asking for a variance to the City's minimum lot area per dwelling unit requirements for development in a residential high density district. The variance was needed to convert one large apartment into two smaller apartments, making a total of 14 units in the Hillcrest Apartment complex located at 606 Easy Street. No expansion of exterior walls would be necessary. Existing off-street parking spaces, totaling 22 meet the minimum requirements of the City's Zoning ordinances.

Following the Staff Report, Chairman Breuer explained the public hearing procedure, asking then for the proponent to present his case.

The applicant and landowner, Mr. James Hull, introduced himself. Mr. Hull compared the City's lot area requirements with ordinances from other areas familiar to him, adding his opinion that the issue is a judgment consideration. He reported that he would like to convert a 1,000 sq. foot apartment into two, 1 bedroom-1 bath units, adding that his plans would probably not increase the number of occupants. Twenty five percent of his units are occupied by single tenants. Mr. Hull explained the availability of adequate parking spaces and the reasons why he was having difficulty in renting the large apartment. His plans would not require exterior change in the wall but would involve extending a porch and cutting a doorway through an interior wall. The conversion would probably not be apparent to neighboring properties.

Commissioner Appel, II asked if the new deck would hang over the existing parking lot and Mr. Hull said that it would, on the West side of the east building being an interior porch. Chairman Breuer asked for further input from the proponents. There being none, Chairman Breuer asked for input from opponents to the request. There was none. Chairman Breuer confirmed that Staff had no objections to the request and closed the hearing. A MOTION was made by Commissioner Brimm to approve Mr. Hull's request, application V-82-4, T.L. 3101, Map 41-13-5BB on 606 Easy Street. The Motion was seconded by Commissioner Appel and carried unanimously.

VIII. LEGISLATIVE ACTION

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

A brief discussion was had regarding a possible encroachment of the existing garage on parcel 2 to the rear lot line. Staff reported that the setback was in compliance with Section 5.020 (2) regarding yard requirements for an accessory structure.

Commissioner Appel II abstained from further action in the proceeding due to a possible conflict of interest.

Regarding concern expressed earlier about drainage, Mr Basabe stated that if the request was granted, he intended to put a 6-inch drain pipe from the driveway entering the Appel residence to the drain that goes to the ocean, located between the Basabe and Heavey residences. Commissioner Brimm asked if Mr. Heavey installed the existing drain; and Mr. Basabe responded that the first one was installed by the Palmers, the LeClairs and the Wheelers, the three parties sharing the expense. Mr. Basabe acknowledged that Mr. Heavey added some pipe in front of his house because of problems with erosion. A letter from Mr. Heavey, a copy of which is attached, was read into the record by Chairman Breuer. The City Manager reported that Staff has reviewed the items listed in Mr. Heavey's letter, but added that the City's intervention into the drainage situation was not appropriate at this point, it being a civil matter between landowners until the City is approached for a building permit. He added that it would not be in the best interests of the City to accept a drainage easement with the drainage problem unresolved. A discussion followed about the surfacing and status of

Seascape Court and the existing drainage system.

A MOTION was made by Commissioner Hagen to grant a minor partition on T.L. 2100, Map 41-13-8BB to Joe Basabe with the stipulation that the drainage problem must be addressed prior to the issuance of a building permit. The motion, seconded by Commissioner Brimm, carried.

IX. OTHER ACTION

1. Review of Final Plat for Van Pelt Hills, Second Addition

Staff reported that the Plat was being presented for review because the subject property was within the City's water service area. The plat, containing 7 lots, was a part of a 3-unit development, totaling 77 lots. Contrary to a statement in the County Staff Report, fire protection services would not be provided by the City.

Commissioner Brimm asked if additional land was to be developed and served water at a later date. Darryl Niemi, from the audience, responded that the remaining property is zoned Forestry-Grazing; and the applicants have no plans to request a zone change and/or develop the land. Commissioner Brimm asked if the City was committed to furnish water and the City Manager responded that the City committed itself sometime back.

A MOTION was made by Commissioner Appel to accept the Final Plat for Van Pelt Hills, Second Addition and direct Staff to send a letter to the County regarding fire protection. The motion, seconded by Commissioner Hagen, carried unanimously.

2. Dredging Permit Review - Port of Brookings

Staff reported that the Port has made application to the Corps of Engineers and the State to do maintenance dredging in the commercial and sport boat basins. They plan to remove 3,000+ cubic yards of silt, with either a drag-line or clamshell dredge, to a depth of -12 feet. Two disposal sites, above mean high water, were identified as a part of the proposal. In accordance with the Coastal Goal Implementation Program, the proposed activity was found to be consistent with state wide Goals 16 and 17.

Following a brief discussion, a MOTION was made by Commissioner Brimm to put the City's "Stamp of Approval" on the application. The Motion, seconded by Commissioner Hagen, carried unanimously.

3. Report on Steeven's Zone Change - Area of Mutual Interest

Staff reported on recent developments relevant to an application to rezone a 5+ acre parcel from Rural Residential 2.5 to Commercial. The property, located outside of the City's Urban Growth Boundary, is located 2700 feet upstream from the City's water intake structure. The City, on several occasions, has expressed concern about uses that could be made of the property. The County Planning Commission denied the zone change; but on appeal, the County Commissioners agreed to rezone the property to Rural Commercial, which eliminates the possibility of an R-V park on the property.

4. Comprehensive Plan Update

Staff reported that the City's Plan is scheduled for review by the Land Conservation and Development Commission during its January 27-28, 1983 meeting. The City is seeking geographical acknowledgment which would be full acknowledgment for lands outside of the estuary and coastal shorelands. Staff also reported that Glen Hale, DLCD, was in City Hall on December 15 and reviewed the Staff Report on Goals 16 and 17 with City Staff.

5. Building Permit Report with 5-Year Review

The Administrative Assistant summarized the November 1982 Building Permit Report.

6. Gravel Removal Permit - T.L. 600, Map 40-13-26

Staff reported that the application pertains to lands 4 to 5 miles from the mouth of the Chetco River, being mile point .25 of the Northfork of the Chetco River. The applicant was requesting permission to remove approximately 7,000 cubic yards of gravel for personal and commercial purposes, including bank erosion protection.

Following a brief discussion, a MOTION was made by Commissioner Appel to notify the State that the City has no objection to the request with the understanding that State and County guidelines are followed in the removal of the gravel. The motion, seconded by Commissioner Hagen, carried unanimously.

X. COMMENTS

Chairman Breuer conveyed his best wishes for a Merry Christmas and a Happy New Year to all.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 8:45 p.m.


Chairman Earl Breuer

ATTEST:


Administrative Assistant