

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
May 20, 1982

I. CALL TO ORDER

The meeting was called to order at 7:35 p.m. by Chairman Earl Breuer.

II. ROLL CALL

Commission members present: Chairman Earl Breuer; Commissioners Ralph DeJarnett, Jean Hagen, Mary Jane Brimm, Joan Heavey and Richard Swigert.

Staff present: City Manager Lynn Stuart, Administrative Assistant Georgia Shirilla and City Recorder Naomi Bradfield.

III. WELCOME TO VISITORS

Chairman Breuer welcomed an audience of about 11 visitors.

IV. APPROVAL OF MINUTES

MOTION by Commissioner DeJarnett, seconded by Commissioner Heavey to approve the April 20, 1982 Planning Commission meeting minutes. Motion carried unanimously.

V. APPOINTMENTS

The Administrative Assistant, Georgia Shirilla, administered the Oath of Office to Leo Appel II. Chairman Breuer welcomed Mr. Appel as our new Planning Commissioner.

VI. ANNOUNCEMENTS

None.

VII. PUBLIC HEARING

1. Conditional Use Permit No. CU-82-6, filed by Alex Combs (OHS Enterprises)

Chairman Breuer announced the public hearing and asked for the Staff report. Georgia Shirilla, Administrative Assistant, reported that the purpose of the conditional-use application, No. CU-82-6 was to establish an office space in a personal residence located at 236 Memory Lane, T.L. 7300, Map 41-13-5CD. The residence is located in a residential low-density zone. The applicants, Alex and Carol Combs are the owners of OHS Enterprises, d/b/a Oregon Horticultural Service. Office space was needed for a telephone answering service and a place to keep corporate records. The applicants have stated that they would comply with the standards for a home occupation.

Chairman Breuer asked for input from the proponents. Alex Combs described his business operations as being a horticulture consulting corporation. He explained that he would show no business address on stationary, checks, business cards, etc. other than a post office box number. He added that no one would be home during the day and there would be no increase in traffic in the area. No plant material or equipment would be located at or disbursed from his residence. Mr. Combs stated that they did not want to jeopardise the area or community in any way. Chairman Breuer asked for input from other proponents of the request. There was none.

Chairman Breuer asked for input from the opponents. Mr. Ed Olsen, 317 Memory Lane explained that he was not in opposition to request but wanted to be assured that there would be no neon signs, traffic congestion or other visible signs of a commercial operation in the area. Mr. Al Flannigan, 220 Memory Lane, expressed his concern regarding a possible increase in traffic. Mr. Combs responded by reiterating many of the points raised above adding that most of the accounts they would serve would be located out of the area.

Chairman Breuer added that permits are issued on a yearly basis and violations could cause the permit to be revoked. Connie McIntyre, 302 Memory Lane asked if there would be any signs or other indication that a business was located in the area. Mr. Combs referred to the regulations and stated there would be no sign of commercial enterprise. Mr. Paul Jenkins, 221 Musser Street, expressed his concern as to the City's involvement in matters such as this adding his opinion that time would be better spent in other areas.

Chairman Breuer explained the necessity and enforcement of City ordinances. Mr. Jim Izett, 239 Memory Lane, asked how the permits were monitored and renewed. A short discussion of the procedures and the allowance of signs followed.

Chairman Breuer asked for further input and staff reported two responses to the certified mail outs, one being a written statement of opposition from Frances Hayes, owner of 208 Musser Street. The second response was a telephone call from Aldous Loring, owner of lots located at 218 and 335 Memory Lane who said that he did not oppose the request with the stipulation that no signs of any kind be displayed. Commissioner Appel asked the applicant if he anticipated any business meetings in the evening and Mr. Combs stated he did not. Commissioner Heavey made a MOTION to grant a conditional-use permit to Alex and Carol Combs (OHS Enterprises) at 237 Memory Lane with the stipulation that no signs of any kind be displayed on the premises. The motion, seconded by Commissioner DeJarnette, carried unanimously.

VIII. LEGISLATIVE ACTION

1. Variance Requests (2) - Harris Beach PUD

Staff reported that two applications for variances had been received from Larry Anderson, one involving reductions in roadwidths and the second pertaining to the alignment of Seacrest Lane to East Harris Heights Road (Harris Beach PUD).

A. Roadwidths

Staff reported that Mr. Anderson was requesting a reduction in the face-of-curb to face-of-curb requirements for two streets in the Harris Beach PUD, T.L. 101, Map 40-14-36 as follows:

<u>Street</u>	<u>Approved</u>	<u>Requested</u>
1. Arch Lane	34'	32'
2. Glenwood Drive (formerly Gardner Drive)	38'	34'

Staff added that the City Engineers office had reviewed the request and suggested that Arch Lane be left as approved (34') to accommodate parking lanes on both sides of the street or reduced to 28' allowing two 9' travel lanes and a 10' parking lane on one side only. In regard to Glenwood Drive, it was recommended that it be left as is (38') or reduced only to 36', which would allow two 9' travel lanes and two 9' parking lanes. Mr. Anderson explained the history and reasons for his request and reported on research he had conducted on the change in trends in urban planning, i.e. roadwidths, densities and PUD's. Following a lengthy discussion on street standards, off-street parking, traffic, PUD's and particular characteristics of the Harris Beach PUD, a MOTION was made by Commissioner Swigert to approve the variance of Arch Lane to 28' with parking on one side, and for Glenwood Drive, the 36' drive through the first development, leaving the street width through the remaining part of the development as formerly approved until further review and discussion. Commissioner Appel seconded the motion and the motion carried unanimously.

A field trip to Harris Beach PUD was scheduled for Thursday, May 27, 1982 at 5:30 p.m. The meeting was to be posted as a quorum of the Planning Commission may be present.

B. Alignment of Seacrest Lane - (Formerly Seaview Drive)

Staff reported that Mr. Anderson was requesting a variance to Section 7.010 (6) (a) of Ordinance No. 325 which sets forth the requirement that "streets be laid out to intersect at angles as near to right angles as practical, but in no case shall the angle be less than 60°. Mr. Anderson's proposal included a right-angle alignment on the northern side of the street with the requested variance being a straight alignment on the southern side of the street. The City Manager explained the rationale behind the ordinance requirement. Mr. Anderson and the City Manager provided history on the 40' right-of-way situation, a development of which being a change in Seacrest Lane from a cul-de-sac to a through street. Mr. Anderson explained his rationale behind the location of the street and the proposed alignment. He reported that he owned the property northeasterly of Harris Beach PUD, Phase I, and his proposal would provide the least expensive extension of street improvements, utilities, storm drains, etc. to that property. The City Manager explained what staff needs to address existing conditions rather than future unknowns. Discussion was heard regarding the possibility of a temporary gravel connection of Seacrest Lane to Harris Heights Road, said connection being aligned at right-angles. The relationship of Seacrest Lane to the Right-of-Way Relinquishment Agreement was further discussed. A MOTION was made by Commissioner Swigert to approve the realignment as requested by Mr. Anderson in his drawing to intersect with Harris Heights Road with a temporary barrier or curb used at that intersection to direct the traffic into the proper angle to satisfy the ordinance as to entrance on to that street, with a permanent curb on the northern side of the road. Commissioner Heavey seconded the motion and the motion carried unanimously.

IX. OTHER ACTION

1. Zone Change Request - Urban Growth Area - Filed by Albert Pate.

Staff reported that the County had notified the City of a zone change request pertaining to two lots in the Urban Growth Area, T.L. 3504 and 3503, Map 41-13-5D (Harbor Sanitary District). The applicant, Albert Pate, was asking that the lots be rezoned from Residential Two (R-2) to Commercial One (C-1) classification.

The applicant was seeking the change "for possibility of a small RV Park or mini-storage." Available housing potential within the UGB would be reduced by approximately 3 homesites. Following a discussion regarding the need for more commercial property and the suitability of these two lots, a MOTION made by Commissioner Hagen to recommend to the County Planning Commission that the zone change be approved. The motion was seconded by Commissioner Brimm and carried unanimously.

X. ADJOURNMENT

Chairman Breuer adjourned the meeting.


Chairman Earl Breuer

ATTEST:


Administrative Assistant