

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
June 15, 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 Leo Appel II; Mary Jane Brimm; Ralph DeJarnett and Jean Hagen.

Commissioners Absent: Joan Heavey and Dick Swigert.

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

Media Present: Bob Rodriguez, Curry Coastal Pilot.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the audience.

IV. APPROVAL OF MINUTES

A motion was made by Commissioner Brimm to approve the May 20, 1982 Planning Commission Meeting Minutes. The motion, seconded by Commissioner Appel, carried unanimously.

V. APPOINTMENTS

None.

VI. ANNOUNCEMENTS

None.

VII. PUBLIC HEARING

1. Zone Change Request - Paul Johnson (portion of Tax Lot 1400, Map 41-13-5B)

Chairman Breuer announced the public hearing and asked for the staff report. Administrative Assistant Georgia Shirilla reported that the City had received an application for a zone change on land located at the corner of Old County Road and Lundeen Land. The application, filed by the landowners, Paul and Ellen Johnson, was to change the zone from Residential Low-Density to Residential High-Density. Included with the application is a document entitled "Azalea Parkview - Application for a Zone Change" prepared by Domus Architects and Planners, and a Soils and Geology Survey. Domus Architects and Planners had prepared findings as a part of the document. Chairman Breuer asked staff if they reviewed the findings and staff responded that the findings had been reviewed and found to be in order.

Chairman Breuer asked the proponents to speak. Charles Torrence, a landscape architect with Domus Architects and Planners, presented information and related slides about the zone change. Application and the subject property, consisting of 3.1 acres as follows. Mr. Torrence explained the conformance of their request to the Brookings Comprehensive Plan in that the property was designated for residential use and the Plan indicated a need for more multi-family housing by the year 2000. Mr. Torrence identified the zone districts of adjoining properties and presented slides showing the use of these lands. The subject property is vacant, used only for pasture. Mr. Torrence reported on the suitability of the property for multi-family units by discussing the topography, 0-3% slope, absence of vegetation and soil conditions. He explained the results of a soils study conducted by an engineering geologist from Eugene. The study showed the majority of the land to be silt over sand and clay. Mr. Torrence explained slides that showed existing utilities that are available to the site, such as the 16-inch water line on the adjoining property and the 10-inch high pressure waterline on Marine Drive. Also mentioned was an 8-inch sewer line in Old County Road which runs down Pacific and the lack of storm sewers. Mr. Torrence explained that servicing the site with electricity would not be a problem, and explained that the site was serviced by a designated arterial road. Mr. Torrence expressed his thoughts as to the public need for the project in relation to housing trends and the Brookings Comprehensive Plan. He reported that they plan to have a total of 80-100 units on the subject property and the adjacent 2.5 acre lot which is already zoned for high-density development. He explained the central location of the proposed project to facilities and services, adding that if the zone change is approved, they plan to submit a Planned Development proposal covering the subject property and the adjacent 2.5 acre lot. The planned development proposal would include a variety of housing types. Mr. Torrence showed several slides of projects his company had been involved with in other parts of the state, and then closed his presentation asking for questions. Commissioner Appel asked if the studies that were conducted indicated that Old County Road is capable of handling the proposed increase in traffic. Mr. Torrence answered that they had not addressed that question but would do so in considering a Planned Unit Development. He admitted that some improvements to the road would be in order.

Chairman Breuer asked for input from other proponents of the request. Ted Freeman Jr., 760 Old County Road, introduced himself and reported to the Commission that he has dealt with the applicants in the past and found their work to be in extreme good taste. He described Old County Road as a truck route, adding that any work done to it would be an improvement. He expressed his opinion that the project would be advantageous to the City.

Chairman Breuer asked for the opponents of the request to speak. Bob Heath, who lives in a condominium next to the subject property, stated his opposition to the request as being obstruction of his view and the park. He added that he thought that there is already too much for sale in the area. He asked how many units were planned. Mr. Torrence responded by saying that the number will be determined by the marketing studies they plan to do. Mr. Heath responded that he was against the request and that the proposal was ahead of its time. A Commissioner asked Mr. Heath if he owned and lived in one of the condominium units next to the subject property and Mr. Heath responded "yes".

Chairman Breuer asked if anyone else in the audience was speaking in opposition. The Administrative Assistant had a letter that was delivered to City Hall that was read, made a part of the record and these minutes. The letter is from Darrell and Helen Adams, 400 Azalea Park Drive.

The Administrative Assistant then informed the Commission of a phone call she had received from John Zia, a relative of Alice Young, the owner of unit number one of Pacific Highland Terrace condominiums. Both Mr. Zia and Ms. Young were opposed to the request, but unable to attend the meeting. Mr. Zia recommended that the request be denied for the following reasons: 1) the current composition of the neighborhood is predominantly low-density; 2) the aesthetics of the area are better suited to low-density construction especially in such proximity to the park; 3) the roads and noise level would be adversely affected; 4) it would be unwise and inconsistent to have any high-density development bordering Azalea State Park, one which would often be reviewed by hundreds of visitors.

There being no further opponents to speak, Chairman Breuer asked the proponents if they would like to refute what the opponents have stated. Charles Torrence responded to the statement about marketing conditions as not being germane to a rezone application, adding that developers are unlikely to do something that is not marketable. Responding to the park issue, Mr. Torrence agreed that the park was a significant resource for the area and explained his opinion that an adjacent development would provide protection to the park. He also discussed the improvement of Old County Road and other off-site improvements as being a possible requirement should the planned unit development be approved. He added his opinion that the subject site had fewer environmental constraints than other sites in the City do. Mr. Torrence addressed the issue of Old County Road and an increase in the noise level by expressing his opinion that since Old County is a designated arterial, the City's long-range planning should include up-grading the road. The road is receiving heavy use from trucks on their way to the quarry. He also expressed his belief that the Park and Development could work well together. Chairman Breuer and the City Manager discussed the possible number of people that could be living on the property if it were rezoned. Chairman Breuer expressed his desire to insure that the beauty of the park be maintained and stated his appreciation of the letter submitted by the Adams.

Chairman Breuer asked if anyone else had any questions. Dick Wilson, 19644 Carpenterville Road, expressed his opinion that the City should welcome this project. He explained that the project would be a boost to the local economy and the land-use of the property would not affect the beauty of the park. He explained his belief that condominiums and Planned Unit Developments is and will continue to be the trend in housing and commended the agents of the applicants on their presentation.

Commissioner Appel questioned staff as to the availability of vacant lands zoned for multi-family housing. Staff explained that, as of last year, there were 31 acres. Projected densities and characteristics of these lands were briefly discussed.

Chairman Breuer asked for further questions. There being none, Chairman Breuer closed the hearing by adding his comments to the effect that land is a limited resource. Decisions on the use of land should be made after careful consideration of the negative and positive impacts! In regards to the park, the Commission should weigh the expressed concerns with the possibility that more people might help to police the park rather than destroy it. Chairman Breuer added that when the applicants return with a proposal for a planned unit development, the Commission could consider street improvements and ways of protecting the park.

A MOTION was made by Commissioner Appel to approve the zone change application. The motion was seconded by Commissioner DeJarnette and carried unanimously.

VIII. LEGISLATIVE ACTION

1. Minor Partition Request - Paul and Alice Pierson (Tax Lot 3002, Map 41-13-6BA)

The Administrative Assistant explained that the applicants were requesting that the subject lot be split into two parcels, creating a flag lot as shown on the attached map. This application for tentative approval included a variance to subdivision Ordinance No. 355 in that the strip of land providing access to the back lot exceeds the 100 foot limitation.

Paul Pierson, in behalf of the landowner, Alice Pierson, explained their plans for the property.

A MOTION made by Commissioner Hagen and seconded by Commissioner Brimm, to grant tentative approval of the request was carried unanimously.

IX. OTHER ACTION

1. Variance Request - Urban Growth Area - Harold and Lydia Arnott (Tax Lot 3802, Map 41-13-5D)

Staff reported that the request, affecting land located on Tuttle Lane in Harbor, was for a 5-foot variance of set-back requirements. The variance was needed in order to construct a carport for a motor home and car. Mr. Bray was in the audience and answered the Commissioners' questions. A MOTION was made by Commissioner Appel to recommend to the County that the variance be granted. The motion was seconded by Commissioner Brimm and carried unanimously.

2. Zone Change Application - Urban Growth Area - Harold and Lydia Arnott (Tax Lot 3802, Map 41-13-5D)

Staff reported that the subject application was to change zoning from Residential Two (R-2) to Commercial Two (C-2) classification. The subject lot, consisting of .85+ acres, is located at 16262 Tolman Lane. The purpose of the request was to allow the landowner to construct a small commercial building on the site. Mrs. Arnott was in the audience and explained their situation to the Commission. A MOTION was made by Commissioner Appel to recommend that the zone change request be granted. Commissioner Brimm seconded the motion and the motion carried unanimously.

3. Letter from Ed Hewitt Regarding Harris Beach PUD

Chairman Breuer read the letter Mr. Hewitt sent to the City Manager. In his letter, Mr. Hewitt stated that he wanted to appeal certain approvals that had been made by the Planning Commission on the subject project. Chairman Breuer explained that his reaction to the letter was that Mr. Hewitt did not file his appeal within the 15-day time limitation and that Mr. Hewitt's recourse was through the City Council. Chairman Breuer added that he believed the Planning Commission's decision, based on the information it had, was proper.

The City Manager reported on a conversation he had that day with Mr. Hewitt, at which time he suggested that Mr. Hewitt talk to Mr. Anderson about his concerns prior to the submittal of Mr. Anderson's request to the City Council. The City Manager also reported on a letter he had received that day, signed by Mr. Hewitt and Mr. Coutrakon, acknowledging the fact that Mr. Hewitt was no longer a client of Mr. Coutrakon.

Chairman Breuer concurred with the City Manager's suggestion that Mr. Anderson and Mr. Hewitt get together and work out their problems.

Mr. Hewitt, who was in the audience, made the statement that Mr. Coutrakon had represented him in Gold Beach on the roadway easement only, and in no other matters concerning the project.

4. Public Notice #071-0YA-1-004072 - Corps. of Engineers Project, Chetco River

Staff reported that the subject notice was regarding the removal of a large rock located 160 yards southeast of the Chetco River entrance. The rock would be removed by drilling and blasting at spaced intervals. The City Manager noted that the rock was located outside Chetco River Estuary and the City's planning area. A MOTION was made by Commissioner DeJarnette to approve the project noting, however, that it was located outside the City's jurisdiction. The motion was seconded by Commissioner Appel and the motion carried unanimously.

5. Building Permits - April and May, 1982


Staff summarized the building permits for April and May, 1982.

X. COMMENTS

None.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting.

  
Chairman Earl Breuer

ATTEST:

  
Naomi Bradfield, City Recorder