

MINUTES
WORK/STUDY SESSION
BROOKINGS CITY COUNCIL AND PLANNING COMMISSION
June 28, 1982
7:16 p.m.

I. CALL TO ORDER

Mayor Kerr called the meeting to order at 7:16 p.m.

II. ROLL CALL

Council present: Mayor Bob Kerr; Vice Mayor Gil Batty; Councilman John Geraghty; Councilman Walt Lovejoy; Councilman Ray Nidiffer.

Planning Commission present: Chairman Earl Brewer; Vice Chairman Mary Jane Brimm; Commissioner Leo Appel II; Gene Hagen; Joan Heavey; Dick Swigert.

Commissioners Absent: Ralph DeJarnett

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

Media present: Marge Barrett KURY; Bob Rodriguez Curry Coastal Pilot; Jeanne Gante Oregonian

III. COMMUNICATIONS/ANNOUNCEMENTS

1. Bonneville Power Administration Briefing

City Manager Lynn Stuart outlined for the City Council the potential of a B.P.A. Grant for the purposes of acquiring funds to study the relationship between energy conservation and renewable sources with the City of Brookings zoning and subdivision regulations. There was a brief discussion followed by the direction of the City Council that the City Manager pursue the B.P.A. Grant through the Coos Curry Council of Governments with the understanding that there would be no out-of-pocket costs by the City of Brookings.

2. Findings in Land Use Decisions

City Manager Lynn Stuart outlined the purpose of this issue as being 'to identify the significance of findings in land use decisions'. The presentation was based upon the Bureau of Governmental Research and Service document titled "Findings in Land Use Decisions" dated January 1982.

The presentation included a discussion of the impact of Fasanal vs Washington County. The discussion of quasi-judicial and quasi-legislative actions and to find the difference in the two activities. The procedure for preparing findings and what would be contained in the findings was defined and the procedure to be followed by the city staff is as follows:

The burden of proof being on the applicants, the applicant will present findings to the City staff for review and comment. The City staff would then prepare written comments on the findings and present these to the Planning Commission which will act as the hearings board. Following the public hearing the City staff would then be directed to prepare final findings and represent these to the hearings board before taking the matter to the City Council. This procedure will be followed on all major land use issues coming before the Planning Commission. Resolution 321 was reviewed in detail.

The City Council and Planning Commission discussed the impact and importance of the findings and concurred with the staff approach. There was some discussion regarding the importance of land use decisions in the urban growth area and the relationship of those decisions to our Urban Growth Management Agreement.

3. Manufactured Housing - Comprehensive Plan

City Manager Lynn Stuart outlined the "In Order to Comply" statement for Goal 10 of the LCDC review dated April, 1982. "The City has identified buildable lands in the City and UGB and projected housing needs by type. While it appears the UGB contains adequate land to meet the overall identified housing needs, the City has not demonstrated that adequate lands have been planned and zoned to accommodate the housing needs identified. The Department concurs in part with Oregon Manufactured Housing Association's (OMHA) objection. The City has identified housing needs by type (p. I 10-9), including mobile homes. However, the City has projected that almost all of the mobile home needs will be met in the unincorporated UGB area. The City has only one residential plan designation which does not indicate what housing types are permitted. Consequently, it is not clear in the plan where mobile home and multi-family development will be accommodated in the future. Several County zones allow mobile homes outright, whereas the City only has one zone which allows mobile home subdivisions. The plan does not ensure that once annexed, unincorporated land will be zones to meet needed housing types."

The staff outlined four alternatives available to the City Council:

1. Adopt County zoning when lands are annexed to the City.
2. Allow manufactured housing on lands zoned R-MD within the City limits.
3. Re-zone specific lots in sufficient number for manufactured housing.
4. Allow manufactured housing in all residential zones.

There was an indepth discussion regarding each of the issues and it was determined that the most acceptable approach would be to adopt County zoning when lands are annexed to the City. The City Council and Planning Commission directed the City staff to prepare the necessary Amendments to existing Ordinances to achieve that goal.

IV. UNSCHEDULED PUBLIC APPEARANCES AND/OR ANNOUNCEMENTS

None.

V. ADJOURNMENT

Mayor Kerr adjourned the work/study session at 9:00 p.m.