

MINUTES
REGULAR PLANNING COMMISSION
CITY OF BROOKINGS
June 7, 1983

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 Jean Hagen, Richard Swigert, Jean Heavey, Mary Jane Brimm and Ralph De Jarnette.

Commission Member Absent: Commissioner Leo Appel II

Staff Members Present: City Manager Lynn R. Stuart, Administrative Assistant Georgia Shirilla, Recorder/Treasurer Naomi Bradfield, City Engineer Steve Major and Building/Fire Safety Officer Marshall Ferg.

Media Present: Marge Barrett, KURY Radio

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Brimm to approve the May 3, 1983 Regular Planning Commission Meeting Minutes. The motion, seconded by Commissioner Hagen, carried unanimously.

V. APPOINTMENTS

None

VI. ANNOUNCEMENTS

None.

VII. PUBLIC HEARINGS

1. Z-83-1, Lent/Spicer, T.L. 5300, Map 41-13-6DA

Chairman Breuer opened the public hearing and asked for the Staff Report. The Administrative Assistant read the Report on Z-83-1, an application for a zone change from Industrial - Limited (M-L) to Commercial - Tourist (C-T) on a 7500 sq. ft. lot located at 624 Railroad. The stated

purpose of the application was to obtain proper zoning for a restaurant. The landowner, Sheldon Lent, has a building under construction that he would like to use for a restaurant. The Administrative Assistant pointed out that off-street parking requirements would be 19 spaces.

Following the Staff Report, Chairman Breuer explained the nature and conduct of a public hearing and asked for the proponents to speak. John Spicer, an attorney representing Mr. Lent, described the nature of the neighborhood. Houses are situated on each side with the remaining surrounding properties being used for commercial purposes. Mr. Spicer submitted photographs of Railroad Avenue and listed businesses in the vicinity. Mr. Spicer also submitted petitions with 211 signatures indicating support for the zone change, acknowledging that not all of the signatures were from Brookings. Addressing Statewide Planning Goal 14, Mr. Spicer reported that our plan indicates that the business district should be concentrated in a central area. He reported on the figures in the Plan that indicate a need for additional lands to be zoned commercial, page 14-3. Addressing Goals 15-17, Mr. Spicer explained that they do not apply. Following Mr. Spicer's presentation, Chairman Breuer asked if anyone else wished to speak for the proponent. Mike Steevens, questioned how the application could be denied since the surrounding lands are being used for commercial purposes. He said that approval would show that we are trying to work together. Following Mike Steevens, Commissioner Hagen and Milt Gowman questioned the zoning in the area. The district boundaries were identified by Staff.

Don Farmer, Harbor, expressed his opinion that the City needs to retain flexibility in some of its decisions if the area is to grow. He added that Harbor is growing faster because their outlook toward advancement is different. He described and complimented the land-use pattern of Houston. He also stated that if Railroad is made into a one-way road going south, as earlier planned, the restaurant would prove to be an asset.

Larry Hannan, owner of the appliance store on Railroad, expressed his concern that his store is in violation of the code. He expressed his opinion that the lots zoned for commercial use are not ideally suited, added that the lots on Railroad are better suited.

Milt Gowman explained that Railroad is a truck route and a restaurant would be good for truckers, In his opinion, if Mr. Lent is willing to spend his money in this way, he should be able to do it.

Following Mr. Gowman's presentation, Chairman Breuer asked for further input from the proponents. There being none, Chairman Breuer asked for input from the opponents.

Esther Rose, co-owner of the carpet business and residence across the street, explained that she is not in favor or disfavor of the application but wanted to know if fire protection and parking in the vicinity would be adequate. The Building/Fire Safety Officer explained

that the plans have been reviewed by Curry County and the Oregon State Fire Marshall's office. Mr. Ferg explained the fire walls that are included for safety purposes. Mr. Ferg explained the pre-fire planning activities of the Fire Department and expressed his opinion that precautions have been taken. Mrs. Rose asked where the nearest fire hydrant was located, and the City Manager responded that it is at the corner of Wharf and Railroad. Addressing Mrs. Rose's question regarding parking, the City Engineer reported that a parking plan has not yet been submitted by the applicant.

Ken Warthen asked about fire protection in other areas of the City. The City Manager explained that the City has a Class V fire rating which is considered quite good. In the areas where fire hydrants and/or water pressure may not be sufficient, the Fire Department responds with the water tanker. Marshall Ferg added that to his knowledge the Brookings Department has the best rating of all volunteer department in the State. Chairman Breuer asked if anyone wanted to speak in opposition or ask questions. There being none, Chairman Breuer closed the hearing.

Chairman Breuer made some comments about present zoning and the adequacy of parking spaces. Commissioner Heavey asked about the possibility of rezoning a larger area. The City Manager responded that Staff is looking into this and intends to come back to Commission with recommendations.

Betty Gowman mentioned that she has patronized other restaurants where she has to park off site. John Spicer referenced the plot plan attached to the application, and the City Engineer pointed out that the plan was not to scale and does not serve as the parking plan. Commissioner Heavey asked Mr. Lent if he would tear the house down if adequate space was not available for parking. Mr. Lent stated that he definitely would.

A MOTION was made by Commissioner Hagen to recommend to the City Council that application Z-83-1 on T.L. 5300, Map 41-13-6DA be approved, being a change from Industrial-Limited (M-L) to Commercial-Tourist (C-T). The motion, seconded by Commissioner Brimm, carried unanimously.

VII. LEGISLATIVE ACTION

1. Minor Partition - T.L. 5100, Map 41-13-6CB

The Staff Report on the minor partition application filed by the landowners, William and Gertrude Guimond, was read by the Administrative Assistant. The Guimonds were requesting a two-parcel partition of a lot located at 1236-38 Collis Lane. The property is zoned Residential Medium-Density (R-MD) and is designated for residential use in the Brookings Comprehensive Plan.

If approved, the partitioner will need to submit a surveyed plan to the City Recorder for signature prior to recording.

Following the Staff Report, A MOTION was made by Commissioner Heavey to approve the Minor Partition as presented. The motion, seconded by Commissioner De Jarnette, carried unanimously.

2. Minor Partition - T.L. 101, Map 40-14-36

The Administrative Assistant reported that the landowner, Larry Anderson, was requesting that T.L. 101 be further divided, the result of which being the 3 parcels or the 3 phases of Harris Beach PUD. Over a year ago, Mr. Anderson partitioned T.L. 101 and was granted Planned Development zoning on Phase I.

Following a brief discussion, a MOTION was made by Commissioner De Jarnette to approve the minor partition as presented. The motion, seconded by Commissioner Brimm, carried unanimously.

IX. OTHER ACTION

1. Findings Document - cu-83-2, T.L. 2600, Map 41-13-5BC

A MOTION was made by Commissioner Heavey to adopt the Findings Document on Application CU-83-2. The motion, seconded by Commissioner Brimm, carried unanimously.

2. Building Permit Reports W/5-year Comparison, April and May 1983

The Administrative Assistant summarized the Building Reports for April and May 1983.

X. COMMENTS

The City Manager reported that City Staff and the Port Manager have been working closely on Statewide Planning Goals 16 and 17, for resubmittal to the Land Conservation and Development Commission.

The City Manager also reported briefly on the many activities of the Fire Safety Officer and Department.

XI. ADJOURNMENT

Chairman Breuer acknowledged members of the audience and adjourned the meeting at 8:36 p.m.



Chairman, Earl Breuer

ATTEST:



Georgia Shirilla, Administrative Assistant