

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
August 2, 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 Richard Swigert; Joan Heavey; Mary Jane Brimm and Leo Appel II.

Commission Members Absent: Commissioners Ralph DeJarnette and Jean Hagen.

Staff Members Present: City Manager Lynn R. Stuart; Administrative Assistant Georgia Shirilla; City Engineer Dick Nored; and City Recorder/Treasurer Naomi Bradfield.

Media Present: Bob Rodriguez, Curry Coastal Pilot and Marge Barrett, KURY Radio.

III. WELCOME TO VISITORS:

Chairman Breuer welcomed the members of the audience.

IV. APPROVAL OF MINUTES:

Commissioner Heavey identified a typographical error on page 3 of the proposed minutes--the word "park", in the second to the last sentence of paragraph 4, should be changed to "parking". A MOTION was made by Commissioner Heavey to approve the minutes of the August 2, 1983 Regular Planning Commission meeting as corrected. The motion, seconded by Commissioner Brimm, carried unanimously.

V. APPOINTMENTS:

None.

VI. ANNOUNCEMENTS:

1. Acknowledgment of Appreciation

Chairman Breuer paid tribute to the many City officials who, over the years, have given unselfishly of their time and money for the betterment of the community. Special recognition, including a standing ovation, was given to Councilman Walt Lovejoy for the great work he has been doing on the property adjacent to the weigh station in an effort to beautify our City.

2. Water/Wastewater Treatment Plant Tours

Chairman Breuer extended an invitation to the Commission members to tour the City's facilities. Tour arrangements will be made with the City Manager at a later date.

3. Revisions to Application Fees

The Administrative Assistant reported that the City Council adopted Ordinances No's. 375 and 376 at its July 12 meeting through which certain land use application fees were raised and created. The revised fees will be effective as of August 11, 1983.

VII. PUBLIC HEARINGS

1. V-83-2, T.L. 113, Map 41-13-8BA (Meyers)

The Administrative Assistant read the Staff Report on this application for a variance to the City's setback requirements. The Staff Report indicated that the setback was from the Shoreland Boundary; but, as it was pointed out later, the setback variance was actually from the rear property line.

There was some discussion about the site plan that showed that a northerly corner of the proposed residence would encroach 3+ feet into the road right-of-way. It was made clear that building on an easement area would not be allowed. The matter must be resolved by the landowner prior to the issuance of a building permit. Chairman Breuer asked the City Engineer about potential erosion problems on the lot, and Mr. Nored responded that he had not been on the site. Erosion potential was discussed later during the hearing. Jean Cunningham asked if there is a State rule about setbacks from the shoreline. Mr. Nored responded that the State's requirement relates to building 16 feet above sea level.

Chairman Breuer opened the hearing and asked for input from the applicant and/or proponents. Kurt Kessler, the builder, reported that the owners have letters from the surrounding property owners, the Erbs and Nidiffers, stating that they have no objections to the variance. In regard to building on an easement, Mr. Kessler reported that this has been remedied by making a 45-degree angle in the house. Commissioner Appel asked if the plans call for a deck that extends further into the setback. Mr. Kessler responded that there will be a 4-foot deck. It was later determined that the deck was not planned for the section of the house that was in question. Commissioner Heavey asked if a certified geologist had looked at the site. Mrs. Meyer responded that they had dug some holes which were inspected by Marshall Ferg who saw no problems. Mr. Kessler reported that the owners had some rock fill deposited on the site a couple of years ago.

There being no further comments from the proponents, Chairman Breuer asked for input from opponents. There being none, Chairman Breuer closed the hearing. A MOTION was made by Commissioner Appel to approve V-83-2 on T.L. 113, Map 41-13-8BA, authorizing the landowner build one corner of the house 8 feet into the 15-foot setback. The motion, seconded by Commissioner Swigert, carried unanimously.

2. V-83-3, T.L. 10400/10401, Map 41-13-5CB (Kerr)

The Administrative Assistant read the Staff Report on the application for a variance to the City's sign requirements. The applicant, Gary Kerr, was asking authorization to install a commercial sign, one side of which being 3-feet into the public right-of-way of Oak Street.

The subject property is Azalea Lanes, located at 410 Oak Street. Mr. Kerr explained that the sign would be 16 feet from the paved portion of Oak Street. Chairman Breuer announced the public hearing and asked for input from the applicant. Mr. Kerr explained that many people who use the lanes are from out of town and are not familiar with the location. The sign and its proposed location is such that the sign would be visible from the main line of traffic.

Chairman Breuer asked if the variance was for the projected portion of the sign or for the support structure itself. Mr. Kerr answered that the variance was for one of the main support poles which would be located in the bank. There followed a brief discussion regarding alternative locations and having one support structure. Mr. Kerr explained that the proposed location would provide the best visibility from all directions and that it would be better to have two supports because of wind factors. Commissioner Heavey asked if the sign would create a traffic hazard for motorists looking for it from Chetco Avenue. Mr. Kerr explained how it would be difficult to see the sign until the motorist turns on to Oak Street. Commissioner Swigert clarified the point that the sign would be installed up on the bank and not in the way of traffic.

There being no further input from the proponents or opponents, Chairman Breuer closed the hearing. There followed a brief discussion about the request and a MOTION was made by Commissioner Appel to approve application V-83-3 with the stipulation that the sign will have to be relocated if the City decides to improve Oak Street. The motion, seconded by Commissioner Swigert, carried unanimously.

VIII. LEGISLATIVE ACTION:

1. Minor Partition - T.L. 4500, Map 41-13-6CB (Nachazel/Sagers)

The Administrative Assistant read the Staff Report and proposed Findings Document on the request for a two-parcel partition of a lot located at 405-407 Arnold Lane. The Administrative Assistant reported that one of the two proposed parcels does not meet the front lot line requirements for an R-LD district, being 5 feet short from the 60-foot requirement. Under the City's zoning ordinance, a variance to this standard is required. Following a brief discussion about the nature and timing of the variance application, a MOTION was made by Commissioner Brimm to table the request for a minor partition until an application for the variance is acted upon. The motion, seconded by Commissioner Appel II, carried unanimously.

2. Minor Partition - T.L. 2300, Map 41-13-5BB (Manley)

The Administrative Assistant read the Staff Report and proposed Findings Document on the application for a two-parcel partition of a lot located 750 Pioneer Road. The applicant, Mrs. Virginia Manley, was asking for tentative approval based on utilizing a 20-foot wide easement as access to the back parcel. Staff recommended that if access of 20-feet in width is approved, the existing power pole on Pioneer Road should be relocated providing a better turning radius for over-sized vehicles and that a turn around should be provided for on the back parcel.

Chairman Breuer asked the applicant if she had any objections to Staff recommendations. Mrs. Manley did not express objections other than reporting that it would cost \$1500 to have the pole moved. Commissioner Heavey questioned the drainage problem toward the back lot and Mrs. Manley responded that some work has already been done toward resolving the problem. There followed a brief discussion about the pole and the turn around area. A MOTION was made by Commissioner Heavey to table the decision on the minor partition but to permit the usage of the 20-foot easement as access for the proposed partitioning of T.L. 2300, Map 41-13-5BB. The motion, seconded by Commissioner Brimm, carried unanimously.

3. Minor Partition - T.L. 3002, Map 41-13-6BA (Pierson)

The Administrative Assistant reported that the Planning Commission had granted tentative approval of this flag-lot partition at its June 15, 1982 meeting. The property is located at 1010 Easy Street. The applicant, having submitted the surveyed map and other required documentation, was seeking final approval. Following a brief discussion, a MOTION was made by Commissioner Appel to grant final approval on T.L. 3002, Map 41-13-6BA. The motion, seconded by Commissioner Swigert, carried unanimously.

4. Preliminary Plat Review--Forrest Estates Subdivision, First Addition

The Administrative Assistant read the Staff Report and proposed Findings Document on the application for Preliminary Plat approval of a 21-lot subdivision. The proposed subdivision is located on T.L. 1100, Map 41-13-6AB.

The Staff Report included several recommendations for revisions to the Plat. The City Engineer suggested, also, that the signature block for the County Commissioners be removed from the Plat. Following a brief discussion, a MOTION was made by Commissioner Brimm to approve the preliminary plat of the Forrest Estates Subdivision, First Addition, with the stipulation that Staff's recommendations be incorporated, as follows:

- A. The plat must be dated.
- B. The street grades must be shown.
- C. An additional 5 feet must be dedicated along the south boundary, making the required 25 feet from the centerline of Ransom Avenue. The dedication must be shown on the plat.
- D. Sunshine Lane must be shown on the plat.
- E. As requested by Coos-Curry Electric, a 10-foot utility easement along the easterly lot lines of lots 10 thru 14 must be dedicated and shown on the plat.
- F. The signature block for the County Commissioners should be removed from the plat.

The motion, seconded by Commissioner Appel II, carried unanimously.

IX. OTHER ACTION

1. Comprehensive Plan

The Administrative Assistant reported that Staff is continuing to work with the Port of Brookings staff in an effort to develop the Estuary/Shoreland elements of the Plan. She announced that the Port Commission was holding a special meeting on August 4 to review the work that the Department of Economic Development had done under the direction of the Port. The tentative time schedule for resubmittal to the Department of Land Conservation by October 10, 1983 was presented.

2. Building Permit Report for June with 5-year review.

The Administrative Assistant summarized the Report.

X. COMMENTS

Chairman Breuer discussed further the tour of the treatment plants, adding that the press and public would be notified and invited to attend.

Chairman Breuer read a letter from Commissioner Heavey informing the Commission of her expected absence at the September and October meetings due to travel plans.

Chairman Breuer reported receiving a phone call from Commissioner DeJarnette who, due to health reasons, thought that he would be resigning from the Commission. A letter of resignation was expected to follow.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 9:17 p.m.


Chairman Earl Breuer

ATTEST:


Georgia Shirilla, Administrative Assistant