

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
September 6, 1983

I. CALL TO ORDER:

The meeting was called to order at 7:31 p.m. by Chairman Breuer.

II. ROLL CALL:

Commission Members Present: Chairman Earl Breuer, Commissioners Leo Appel II, Mary Jane Brimm, Richard Swigert, and Jean Hagen.

Commission Members Absent: Commissioners Joan Heavey and Ralph DeJarnett.

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

Media Present: Joe Heitz, Curry Coast Pilot and 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 minutes of the August 2, 1983 Regular Planning Commission meeting. The motion, seconded by Commissioner Hagen, carried unanimously.

V. APPOINTMENTS:

None.

VI. ANNOUNCEMENTS:

Chairman Breuer read a letter of resignation received from Commissioner DeJarnett. Chairman Breuer asked that a letter be sent expressing the Commission's appreciation for service and regrets that Commissioner DeJarnett is unable to complete his term because of illness.

VII. PUBLIC HEARINGS:

1. V-83-4 (Parts 1 and 2), T.L. 4500, Map 41-13-6CB, Nachazel

Commissioner Brim announced that she was abstaining from this proceeding because she serves on the Housing Board and her participation could be construed as a conflict of interest.

The Administrative Assistant read the Staff Report on the application for a variance to two zoning regulations - front lot line and minimum square footage requirements. Ms. Shirilla added that if the landowner is authorized to split the lot, he would be able to convert the existing residences into duplexes but would not be able to construct a second single-family residence on each lot. Ms. Shirilla read a letter of opposition to the request from Claude and Anita Houchin of Los Vegas, Nevada.

Chairman Breuer explained the nature and conduct of the hearing and opened the public hearing.

Karl Johnson of Seashore Realty spoke on behalf of the landowner, James Nachazel. Mr. Johnson explained that the landowner would like to convert the existing houses into duplexes, providing more housing for senior citizens and increasing the value of the property. Mr. Johnson reported that the 20-foot easement on parcel "A" serves as access for two or three properties in the back, adding that they see no problem with the existing easement.

Chairman Breuer asked for further input from the proponents. There being none, Chairman Bruer asked for input from opponents. Bud Guimond, who lives on Collis Lane, asked how much land is left after the easement area is deducted. Chairman Breuer answered that the proposed Parcel A would have 4400 sq. ft. and Parcel B would have over 6,000 sq. ft. The front line of Parcel A would be 40 feet. Mr. Guimond explained his opinion that 6,000 sq. ft. is needed per lot, especially for duplexes. He expressed his concern that if too many variances are granted, houses will be jammed together, adding that this could set a bad precedent.

Harold Thiesen, 309 Truman Lane, reported that the landowner recently purchased the property with knowledge of the City's minimum requirements. In his opinion, there was no reason and no benefit to the community in granting the variance. He also expressed concern regarding the precedent that this variance would set. He reported that the roads and utilities were not capable of supporting higher densities. It was Mr. Thiesen's opinion that the landowner was trying to put too much on too little land. Commissioner Appel asked which property in the vicinity belonged to the Houchins. The Administrative Assistant reported that they owned Lot 6, Spruce Knoll Subdivision, Second Addition, being across the street. Commissioner Swigert asked the size of the houses. Mr. Johnson responded that they are about 800 square feet. Commissioner Swigert explained his opinion that there may not be enough

land area for a duplex with a garage. He also commented on the undesirable precedent this would set, stating that rather than being inundated with similar requests, it may be better to reconsider the City's minimum lot area requirements. Commissioner Appel asked if the landowner anticipated tearing down the existing residences and Mr. Johnson responded that he did not. Hearing no further comments, Chairman Breuer closed the hearing.

Following a brief discussion, a MOTION was made by Commissioner Hagen to deny application V-83-4 (parts 1 and 2) on Tax Lot 4500, Map 41-13-6CB. The motion, seconded by Commissioner Appel carried.

VIII. LEGISLATIVE ACTION

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

This minor partition application was dependent on the landowner receiving the variances described under item VII 1. above. No action, therefore, was taken on the minor partition application.

2. Minor Partition, T.L. 5100, Map 40-13-32CC (Welch)

The Administrative Assistant read the Staff Report on this application for a two-parcel partition of a lot located at 530 Hasset. The lot, owned by Sam Welch, consists of approximately one acre of land. The Administrative Assistant also read the preliminary findings prepared by the applicant and staff.

Following a brief discussion, a MOTION was made by Commissioner Appel to approve the two-parcel partition as presented on T.L. 5100, Map 40-13-32CC. The motion, seconded by Commissioner Brimm, carried unanimously.

Note: The approval of the minor partition was given with the understanding that the applicant must submit to the City Recorder a surveyed plan prepared by a licensed surveyor in accordance with Section 2.140 of Subdivision Ordinance No. 355.

IX. OTHER ACTION:

1. Comprehensive Plan Review:

The City Manager briefly explained the status of the City's Comprehensive Plan, and summarized the history of the Estuary and Shoreland elements of the Plan. A map of the existing estuary designations was displayed and explained. The City Manager reported on the involvement

of the Port in the planning process and presented the time schedule of related events and deadlines. Keith Wilkinson, Chairman of the Port Commission, Port Manager Don Mann and Tom Murray, the Port's consultant were in the audience. The Department of Economic Development also served as consultants to the Port in developing an estuary plan.

The City Manager reported that the Department of Economic Development (DED), under the direction of the Port, prepared a revised estuary/shoreland plan as included in the packet for this meeting. Referencing the map, Mr. Stuart highlighted the management units included in this proposal. He also reported that Mr. Murray was recommending that certain revisions be made to DED's proposal, briefly describing these differences. The City Manager then read a policy statement received that day from the Port of Brookings regarding the Port's recommendations for a revised estuary/shoreland plan.

The Administrative Assistant then reviewed the permitted and conditional uses that have been proposed for each management unit. She also explained the proposed development review procedure.

The City Manager explained the timeline for resubmitting the plan, adding that the County recently requested a 90-day extension to complete their plan. The City had also received a copy of a letter from Mr. Murray to the Port in which Mr. Murray recommended requesting a time extension for the Port's recommendations.

The City Manager identified alternatives to plan development, described briefly as follows:

1. Respond to "In Order to Comply" Statement on existing plan.
2. Prepare a new plan based on recent meetings and recommendations.
3. Port to prepare a plan.
4. County to prepare the plan.

The City Manager's recommendation was to request an extension to complete the plan being developed through coordinated efforts between the local jurisdictions.

Al Mirati, Assistant District Biologist of the Department of Fish and Wildlife addressed the Commission. Mr. Mirati explained the history of the shallow-draft study concept, being a middle ground for the resource agency and the landowners wanting to develop their property. He reported on the importance of the fishery resource, relating it to the river's recreational value.

MINUTES
REGULAR PLANNING COMMISSION MEETING
September 6, 1983
Page 5

Mr. Mirati commented that while his Department had not done a formal review of the proposed revisions, it was his opinion that shallow draft development above the river would not be acceptable. Responding to Chairman Breuer's question, Mr. Mirati explained the productivity of the river and the reasons why a channel could be detrimental. He also explained some of the activities of the STEP program. There followed a discussion about stream flows, water temperature and the possibility that a carefully planned channel might not be detrimental to the resource.

A MOTION was made by Commissioner Brimm to grant permission to Staff to ask for an extension of time to complete the estuary/shoreland plan. The motion, seconded by Commissioner Appel, carried unanimously.

The Administrative Assistant briefly reviewed some proposed zone map amendments and proposed additions to the City's Commercial-General (C-G) zone. These proposals will be further considered during future meetings.

2. Building Permit Report for July and August with 5-year review.

The Administrative Assistant summarized the reports for July and August.

X. COMMENTS

The Commission discussed the upcoming tour of the water and wastewater treatment plants.

XI. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.



Chairman Earl Breuer

ATTEST:



Administrative Assistant