

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
November 1, 1983  
7:30 p.m.

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, Leo Appel II; Joan Heavey and Mary Jane Brimm.

Commission Members Absent: Commissioner Jean Hagen.

Staff Members 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 members of the audience, acknowledging the presence of former Mayors C. Fell Campbell, Elmer Hitchcock and Wilma Kemp and Councilman Batty.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Brimm to approve the October 4, 1983 Regular Planning Commission meeting minutes. The motion, seconded by Commissioner Appel II, carried unanimously.

V. APPOINTMENTS

Commissioner Appel II reported that the Ad Hoc Committee considered seven applicants for appointment to the Planning Commission. The recommendation of the Ad Hoc Committee was to present the names of Bob Rogers, Lonny Draheim and Fritz Landauer to the City Council as candidates for the position. A MOTION was made by Commissioner Appel II to accept the Ad Hoc Committee's report and recommendations. The motion, seconded by Commissioner Heavey, carried unanimously.

VI. ANNOUNCEMENTS

1. Notice of Appeal - V-83-4 (Nachazel) Arnold Lane

The Administrative Assistant reported that an appeal had been filed on the Planning Commission's decision to deny application V-83-4. A public hearing on the appeal before the City Council had been scheduled for Thursday, November 10, 1983 at 7:00 p.m.

VII. PUBLIC HEARINGS

1. Zoning and Land-Use Maps Proposed Amendments; Commercial-General (C-G) Zone District

The City Manager explained that the public hearing was scheduled to consider several amendments to the City's zoning and land-use maps and certain amendments to the City's zoning ordinance. The

proposal evolved from issues and testimony presented during earlier Planning Commission meetings. The City Manager reviewed the proposed amendments shown on the map attached hereto and made a part hereof.

Following the review of the map amendments, the City Manager referred to a provision in Zoning Ordinance No. 216, Section 5.040 (11), that exempts the area "East from Pacific Street in the C-G Zone" from off-street parking requirements. Staff was recommending that the exempted area be limited to lots along Chetco Avenue, East from Pacific Street in the C-G zone. The City Manager then reviewed the existing and proposed permitted uses in the Commercial-General zone district, a listing of both also being made a part of these minutes.

Following the City Manager's presentation, written testimony received by Staff was read into the record. The Administrative Assistant read a letter from John Coutrakon, dated October 14, 1983; a letter from James and Diane Drake dated October 31, 1983 and a mailgram from Frank and Annette Terdina received on November 1, 1983. Ms. Shirilla also read a petition signed by 11 individuals and a letter dated November 1, 1983 from Michelle Horton. Chairman Breuer followed by reading two letters delivered to the bench that evening, the letters being from C. Fell Campbell Real Estate and South Coast Lumber Company. All of the letters and petitions that were received are attached hereto and made a part hereof.

Chairman Breuer explained the nature and conduct of the hearing, and then asked for input from the members of the audience.

Gil Batty, 811 Paradise Lane, addressed the Commission regarding three lots on Pacific and Railroad that are being used for industrial purposes and being considered for commercial zoning. One lot is improved with a bulk plant, the property adjacent to this houses a truck shop and across Pacific, the lot houses Ritz's Repair. Mr. Batty expressed concern that the existing uses could not continue in a C-G zone if fire or other forces destroy the buildings.

Carl Rust, Marina Heights, reference Tax Lot 700, the terminal for Consolidated Freight, as being in the same situation as the lots Mr. Batty discussed. Based on this concern, Mr. Rust expressed his company's opposition to a zone change on their property.

A.W. MacWatters reported that he owns the property where Ritz's Repair is located. Mr. MacWatters reported a shortage of industrial lands which are needed in a logging town like Brookings. Mr. MacWatters briefly described the history of industrial uses made of surrounding properties and expressed his opposition to rezoning Tax Lot 1200 and the lot behind it (308), consisting of approximately 1.3 acres.

Elmer Hitchcock, 604 Pacific, expressed his opinion that rezoning industrial property to commercial would decrease property values.

Bob Rogers, South Coast Lumber Company, expressed his opposition to rezoning property owned by R and O Lumber Company which is being used as a shop and which is located at the corner of Railroad and Pacific.

Ken Curry, F & C Construction, expressed opposition to the rezoning of Tax Lots 802 and 900, adding that commercial zoning would be detrimental to their operations.

Lee Garvin, 818 Pioneer Road, speaking on behalf of BECCO, Inc., Curry County Communications, and Skyline Cable, addressed lots located at 609, 607, 603 and 601 Railroad. He explained that the existing uses are industrial and that a downzone to C-G could be detrimental to their operations.

Bob Heavey, 16 Seascapes Court, read a petition that was addressed to Chairman Breuer. The petition expressed opposition to the proposed rezoning of lands westerly of Tanbark Road from R-LD to R-MD, Mr. Heavey indicated that the majority of the landowners in the neighborhood were opposed to the proposal. The petition is made a part of these minutes and is attached hereto.

Dorothy Palmer, 19 Tanbark Road, expressed her opinion that a zone change should be based on a certificate of need. She added that since there is a lot in the City and two north of town being developed for condominiums there presently is no need to change the zoning of the Tanbark property.

Neil Amondson, Property Analyst, Agnew Enterprises, spoke on behalf of the Agnew site proposal, M-L to R-HD. Mr. Amondson, addressing the Brookings Comprehensive Plan, referenced the continuing decrease in the wood products industry and the population change in the City and throughout the County. Mr. Amondson noted that the City cannot meet its long-term residential needs within the incorporated boundaries. Mr. Amondson then displayed a map from the Plan showing the existing industrial sites in the urban growth boundary and described the availability of the lands for development. Mr. Amondson expressed his opinion that the existing M-L zoning of the Agnew property is a distraction to surrounding residential properties, with no proper buffer zone or transition flow. Mr. Amondson expressed his agreement with the proposed R-MD zoning on Tanbark which would provide the appropriate buffer. Mr. Amondson also displayed a chart which showed the increase in retirement-age people in the area, adding that a retirement community demands less need for industrial properties. He also presented some of the conditional-uses allowed in the M-L zone, which he believed to be incompatible with the beauty of the coastline. Mr. Amondson then asked the Commission to support the Agnew request for R-HD zoning.

Walter Cook, 538 Cushing Court, spoke in opposition to the Brady Point proposal, referencing the narrowness of Tanbark Road, the inadequacy of existing utilities and the character of the neighborhood.

Dean Bramon, Gresham, Oregon, owner of Brady Point, reported that, in the future, they would like to develop their property in a way that is conducive to the neighborhood. Mr. Bramon explained that they have no immediate, specific plans but would like some relaxation in the zoning, from R-LD to R-MD.

Bob Heavey asked Mr. Bramon what he has in mind. Mr. Bramon reiterated that he doesn't have specific plans, but that it would not be condominiums since they are not allowed in the R-MD zoning. Mr. Bramon stated his belief that a quality development would upgrade the neighborhood, and Mr. Heavey expressed his opinion that single-family residences would be more suitable.

Chairman Breuer asked the City Manager about the minimum square footage requirements for R-LD to R-MD. Bob Rogers responded that twice as many families could live on the property with R-MD zoning. The City Manager answered Chairman Breuer's question that R-LD zoning allows one single-family dwelling per 6,000 sq. ft. Under R-MD zoning, one single-family dwelling or one duplex could be placed on 6,000 sq. ft.

Bob Rogers expressed his opinion that the only way to preserve the uniqueness of the property is to leave it as is. He reported on other lands available for duplexes.

Fred Hummel, 202 Alder Street, presented a petition signed by 17 people in opposition to the zone changes. Mr. Hummel presented his concerns about the procedure to rezone the land and asked if the landowners or the City would be acting as the proponent in the future. Chairman Breuer responded that the City is seeking input on the proposal being initiated by the City. In response to Mr. Hummel's question about the procedure being followed, the City Manager explained that this portion of the meeting was posted as a public hearing and was being conducted as such, with the possibility that no decision would be made that evening. The City Manager explained that the Planning Commission has the authority to propose amendments to the zoning map. There followed further discussion about the procedure and intent of the public hearing.

Gordon Myrah, 1218 Easy Street, asked the City Manager who would be responsible for streets, sewer and water should Brady Point be developed. The City Manager responded that the responsibility lies with the developer. Mr. Myrah stated his preference for low-density development but acknowledged the owner's right to ask for the option of choice. Commissioner Heavey then questioned the City Manager about the developer's responsibilities. The City Manager explained that, at a minimum, the developer would be required to build a half-street on Tanbark for the length of his property, and to build interior roadways and utility systems to serve his property. There followed a brief discussion about the process for development in the City.

Maxine Bernard, 106 Tanbark, stated that she wanted the Tanbark property to stay R-LD, adding that she doesn't oppose development of the property.

Vivian Basabe, 18 Seascape, stated that she does not oppose medium-density development of Brady Point but wants to see the plans before approval of the zone change. Mrs. Basabe then spoke in favor of the Agnew proposal adding that their property is much better suited for residential use than industrial.

Marie Stanhurst, Tanbark Road, acknowledged the beauty of Brady Point and the selfish interest in not wanting to loose the area to development. She stated that she was in favor of the rezone and commented that whatever Mr. Bramon does with the property, he will do it well.

Joe Basabe, Tanbark, stated that he, too, is for development but wants to know what is proposed before speaking in favor of the zone change. He expressed his dissatisfaction with certain developments that have been allowed in the City.

Bill Cunningham, referencing the Agnew property, reported that part of Chetco Point is owned by the State, being within the Shoreland Boundary. He then read a prepared statement which stated that there has been no change in the beach area since the Comprehensive Plan was adopted which justified the proposed zone changes.

Ann Ramp, 1012 Chetco Avenue, referenced the lot under consideration which lies westerly of Fifth Street, R-HD to C-G. Mrs. Ramp expressed her concern that removal of the trees for commercial development would expose the surrounding residences to the central business district. Mrs. Ramp suggested that the City consider buffer strips around those commercial properties that border residential areas. She also reported that she is concerned about allowing taverns in the C-G zone because taverns do not make good neighbors, and reiterated the importance of said lot to the visual character of the area.

Commissioner Heavey asked the Agnew representative if they have specific plans for their property. Mr. Amondson responded that plans had not yet been developed.

Marilyn Riddle, Spruce Street, reported that the area between Fern and Willow is an old established residential area, being inappropriately zoned industrial. Mrs. Riddle questioned the need for more commercial lands, reporting that there are several empty commercial lots and buildings. She explained her opinion that a greater need exists for homes near the center of town.

The City Manager reported the receipt of a petition from the owners of the property bounded by Spruce, Fern, Willow and Hemlock. In response to Commissioner Heavey's request, the

City Manager explained that the proposed C-G zoning would be more restrictive than the existing M-L zoning. He clarified the fact that adoption of a zone change would not evict the owners of their existing uses.

Fred Hummel questioned if there was an error made in zoning the block where Mrs. Riddle lives to industrial and suggested that Staff look into it.

There being no further comments from the audience, Chairman Breuer recommended that the hearing be recessed to the December 6th Planning Commission meeting, allowing time for the Commission to review the testimony and petitions. Commissioner Swigert suggested that each area, in the future, be considered separately.

A MOTION was made by Commissioner Appel II to recess the hearing until the December 6th meeting. The motion, seconded by Commissioner Brimm, carried unanimously.

#### VIII. LEGISLATIVE ACTION

Commissioner Heavey asked the City Manager about the date of the January meeting. The City Manager responded that if the Commission would like to change the date, the matter could be placed on the December 6th agenda.

#### IX. OTHER ACTION

##### 1. Road Name Petitions

The City Manager reported that the County Attorney has requested that the Planning Commission review three petitions to name roads located within 6 miles of our city limits. The first petition, filed by Leon Schrotke, proposes that a road located off Pedrioli in Harbor, be named "Sterling Heights Lane". The second petition, filed by Robert and Geneva Nelson, proposes that a road located north off Martin Ranch Road be named "Whalestail Lane". The third petition, filed by Zak Arasokovich and Rosemary Stewart, proposes that a road off Eggers Road be named "Kittery Road". The City Manager informed the Commission that neither Staff or the Postmaster has objections to the proposed names.

A MOTION was made by Commissioner Heavey to recommend to the County that the three petitions be approved. The motion, seconded by Commissioner Brimm, carried unanimously.

##### 2. Minor Partition Application - Urban Growth Area, T.L. 1800, Map 41-13-9BD (Application P-8369)

The Administrative Assistant reported that the County has submitted the minor partition application to the Commission in accordance with the Urban Growth Boundary Management Agreement. The applicant, Leo Schreindl, was requesting a 2-parcel partition of a lot located at 98156 Olsen Lane. The partition would create a flag lot with access to the back lot being a

strip of land, 10-feet in width and over 200 feet long. There followed a brief discussion about the access. Commissioner Appel II asked if the Harbor Fire Department had reviewed the application. Not having that information available, Commissioner Appel II made a MOTION to forward the City's recommendations to approve the partition with the condition that the Harbor Fire Department has been notified. Commissioner Appel II expressed concern regarding fire vehicles being able to reach the back portion of the lot. The motion, seconded by Commissioner Brimm, carried unanimously.

3. Building Permit Report for October with 5-year Review

The Administrative Assistant summarized the Building Permit Report for October, 1983.

X. COMMENTS

Chairman Breuer suggested that the Commissioners meet in small groups to review the testimony received during the proposed zoning amendments hearing.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 9:55 p.m.

  
\_\_\_\_\_  
Chairman Earl Breuer

ATTEST:

  
\_\_\_\_\_  
Administrative Assistant Georgia Shirilla

CITY OF BROOKINGS

COMMERCIAL-GENERAL (C-G) ZONE:

Existing

Permitted Uses:

- (a) 1. A single dwelling for security purposes provided the dwelling area accounts for no more than 50% of the floor area.
- 2. Multi-family dwellings, provided that no dwellings shall be located on the ground floor and all residential parking requirements can be met.
- (b) Automobile, boat, truck, or trailer sales, service or repair provided that all repair shall be conducted entirely within an enclosed building.
- (c) Bakery.
- (d) Financial institution.
- (e) Implement, machinery and heavy equipment sales and service.
- (f) Mortuary.
- (g) Newspaper office.
- (h) Retail store or shop such as food store, drug store, variety store, apparel store, hardware store, jewelry store, furniture store, sporting good store, or similar establishment.
- (i) Personal or business service establishment such as barber or beauty shop, dry cleaning establishment, laundry, locksmith, printing shop, tailor shop, shoe repair shop, radio or television repair shop, or similar establishment.
- (j) Tire sales and repair provided all repair shall be conducted entirely within an enclosed building.
- (k) Upholstery shop.
- (l) Automobile maintenance and repair at an automobile service station shall be conducted entirely within an enclosed building.
- (m) Veterinarian, animal hospital, provided all business, service and kennels are entirely within an enclosed building.
- (n) Lumber or building materials sales and storage provided that service, business, sales and storage is either entirely within an enclosed building or enclosed within an eight (8) foot high, sight obscuring fence.
- (o) Contractor's office and storage, provided all storage is either entirely within an enclosed building or within an eight (8) foot high, sight obscuring fence.
- (p) Professional office, medical and dental clinic.



PROPOSED ADDITIONS

1. Commercial amusement or recreation establishment including uses such as bowling alley, theater, pool hall, or miniature golf course but excluding establishments such as race track or automobile speedway.
2. Restaurant.
3. Motel or hotel.
4. Tavern, night club, cocktail lounge.
5. Bus station, taxi stand.
6. Club, lodge, fraternal organization.
7. Museum, art gallery or similar facility.
8. Parking lot.
9. Accessory uses and facilities.

October 14, 1983

City of Brookings  
898 Elk Drive  
Brookings, OR 97415

Re: Proposed Zone Changes and Amendment  
to Comprehensive Plan

To the City Planning Staff and  
Planning Commission:

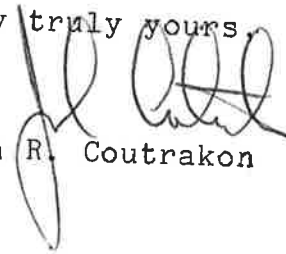
Along with the proposed changes being made, as set forth in your map, a copy of which is attached hereto, I would request that the R-MD zoning of the property located on Mill Beach to the west of the Agnew lands (proposed to be R-HD) be rezoned to R-HD.

I and Larry Marvin own the only two beachfront real property parcels which would be left in the residential medium-density district. A third property owner, not beachfront, owns the last parcel and is, as I understand it, an absentee owner in Portland, Oregon.

The reasoning behind my request is to allow a continuous R-HD zone rather than leave an "island" of medium density in the middle of two high-density regions. At the present time, Mr. Cembellin's property to the west is zoned R-HD. The proposed change of zoning on the Agnew property to the east is also R-HD. Leaving a small "island" of medium density in between these two parcels is not logical, as it serves no "buffer" purposes and is somewhat disadvantageous to the property owners thereof by restricting the higher uses to which their property could be put given the surrounding zoning of the neighborhood in which they are located.

Your consideration given hereto will be appreciated.

Very truly yours,

  
John R. Coutrakon

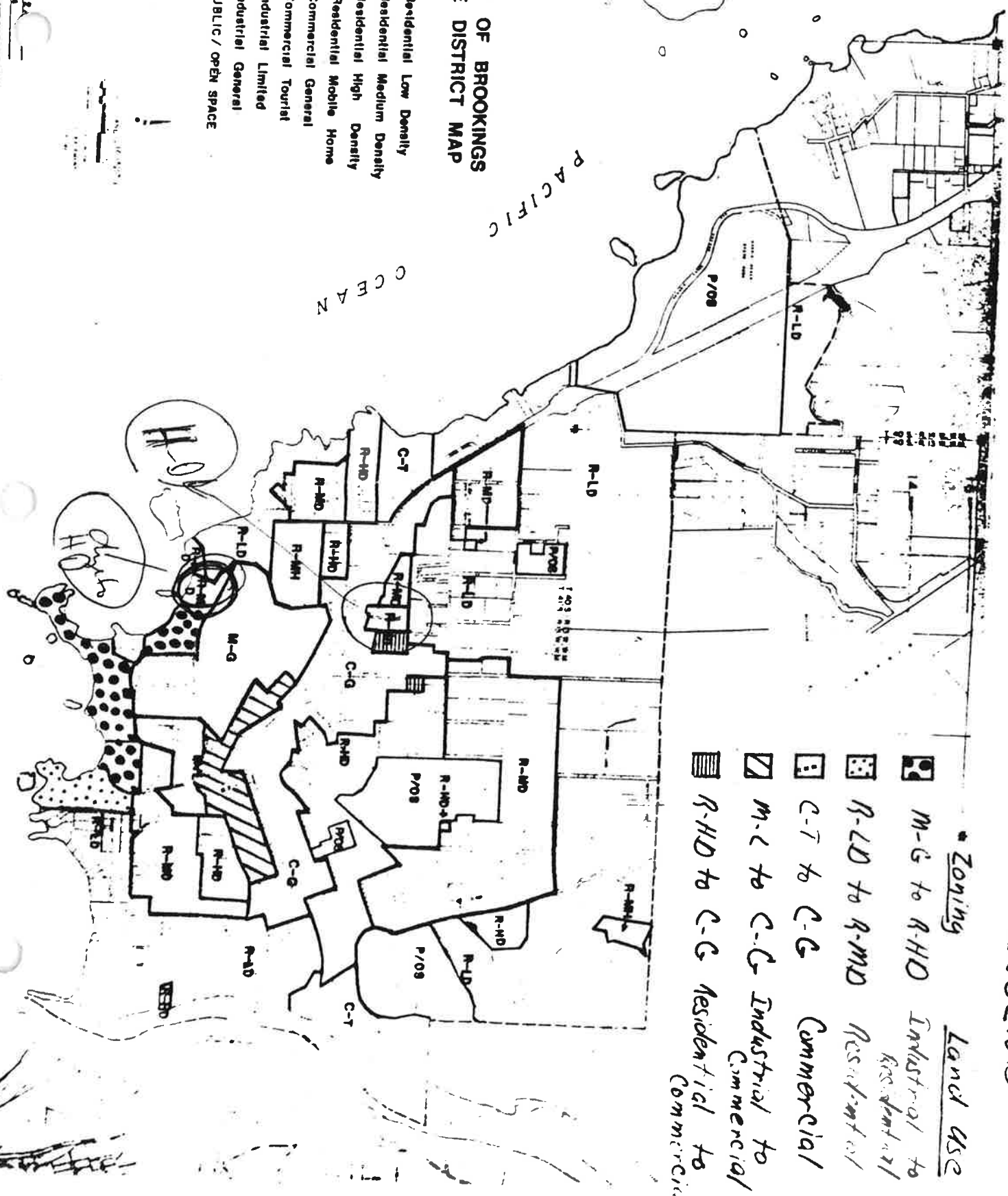
JRC:sc

# LEGEND

Zoning	Land Use
	M-G to R-HD Industrial to Residential
	R-LD to R-MD Residential
	C-T to C-G Commercial
	M-L to C-G Industrial to Commercial
	R-HD to C-G Residential to Commercial

## CITY OF BROOKINGS ZONE DISTRICT MAP

- R-LD Residential Low Density
- R-MD Residential Medium Density
- R-HD Residential High Density
- R-MH Residential Mobile Home
- C-G Commercial General
- C-T Commercial Tourist
- M-L Industrial Limited
- M-G Industrial General
- P/Os PUBLIC / OPEN SPACE



TO WHOM IT MAY CONCERN:

I own two houses at the end of Tanbark and therefore received a copy of the proposed Residential Zone Change from Low-Density to Medium-Density.

What this means to me is that it could double the number of families on that one piece of property, and if utilized to capacity, the number of people on the point alone could increase from 200 to over 400.

On Tanbark, a dead end street, the addition of this many more people would result in excessive crowding, noise, and congestion. The result for us would be a decrease in both the quality of life in the area, and our Property Values.

We are therefore opposed to this zone change from Low Density to Medium-Density.

James Drake

Diane Drake

14 TANBARK

104 TANBARK

*James Drake*  
*Diane Drake*

RECEIVED

OCT 31 1983

CITY OF BROOKINGS

FRANK TERDINA  
3727 WESLEY AVE  
BERWYN IL 60402 31PM

Western  
Union Mailgram



4-062485S304002 10/31/83 ICS IPMBNGZ CSP EUGA  
2 3127882808 MGM TDBN BERWYN IL 10-31 0817P EST

LYNN R STEWART CITY OF BROOKINGS MANAGER  
898 ELKS DR  
BROOKINGS OR 97415

THIS IS A CONFIRMATION COPY OF A TELEGRAM ADDRESSED TO YOU:

I AM OPPOSED TO THE REZONING OF TAX LOT 100 FROM RESIDENTIAL LOW  
DENSITY TO RESIDENTIAL MEDIUM DENSITY  
ANNETTE TERDINA 3727 WESLEY AVE BERWYN IL 60402

2018 EST

MGMCOMP MGM

RECEIVED

NOV 1 1983

CITY OF BROOKINGS

Received 17 Nov 83

1945 PM

*Horton Bros., Inc.*

P. O. BOX H • BROOKINGS, OREGON 97415 • (503) 469-2460

November 1, 1983

City of Brookings  
898 Elk Drive  
Brookings, Oregon  
97415

Dear Sirs:

In behalf of Horton Bros., Inc., Donald W. Horton, H & B Cabinet Shop, Inc., Custom Leases, and Leyton Company, I am hereby protesting the proposed zone changes by the City of Brookings.

Mr. Horton is out of town at the present time and has asked me to express his opinion on this matter, which I am doing at this time.

Thank you for your consideration.

Very truly yours,

*Michelle Horton*

Michelle I. Horton,  
Secretary-Treasurer of  
Horton Bros., Inc.



TO BUY, SELL OR TRADE . . .

*C. "Fell" Campbell*

**REAL ESTATE**

JIM L. CAMPBELL, BROKER

P.O. BOX 806, 1016 CHETCO AVE., BROOKINGS, ORE. 97415 PHONE 469-3141

**BUSINESS PROPERTY • HOMES • RANCHES • ACREAGE • RIVER & OCEAN FRONTAGE**

November 1, 1983

BROOKINGS PLANNING COMMISSION:

Due to a previous engagement, I am unable to attend tonight's meeting. I would, however, like to express my opinion regarding Agnew Timber Products' request to change their oceanfront property zoning from Industrial to Residential.

I believe there is no doubt that the highest and best use for oceanfront property is residential. We continually have people asking for oceanfront homes, or oceanfront lots to build homes. It is indeed rare when someone asks for oceanfrontage zoned industrial.

We have a very limited supply of oceanfront property and it would be a shame to see it used for industry.

Thank you,

*Jim L. Campbell*

Jim L. Campbell, Broker  
C. Fell Campbell Real Estate





# SOUTH COAST LUMBER CO.

Home of **SOCOMI** Brand Products

P.O. BOX 670

BROOKINGS, OREGON 97415

PHONE (503) 469-2136

November 1, 1983

Brookings Planning Commission  
City of Brookings  
Brookings, Oregon 97415

Re: Proposed Zoning for Chetco Point

Mr. Earl Breuer, Chairman

Dear Earl:

As neighbors to the proposed zone changes for Chetco Point, we wish to show our support for the request made by Agnew Enterprises.

We feel the Oregon coastline may best be utilized for purposes other than Industrial development as it is currently zoned. The decrease in production of timber related products requires us to reevaluate the needs of lands available for future development.

The changes proposed are in conformity with our views of highest and best use. Your recommendation to the City Council for their approval would compliment our interests.

Sincerely,

SOUTH COAST LUMBER CO.

Ron Fallert  
General Manager

RF:lk



THE HONORABLE  
EARL M. BREUER, CHAIRMAN  
CITY OF BROOKINGS PLANNING COMMISSION

DEAR MR. BREUER,

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF BROOKINGS, DO HEREBY DECLARE OUR OPPOSITION TO THE PROPOSED CHANGE OF ZONING CLASSIFICATION, FROM RESIDENTIAL LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY, OF THE LAND LYING WESTERLY OF TANBARK ROAD, COMPRISING 5 UNDEVELOPED LOTS, OR 12.63± ACRES.

SIGNATURE	NAME, PRINTED	ADDRESS	DATE
<i>Dorothy L Palmer</i>	DOROTHY L PALMER	19 Tanbark Rd	10/30/83
<i>Maxine Minard</i>	MAXINE MINARD	106 TANBARK	10/30/83
<i>Don Minard</i>	DON MINARD	106 TANBARK	10/30/83
<i>Peggy E. Gould</i>	PEGGY E. GOULD	10 TANBARK RIVER	10/30/83
<i>Diane Drake</i>	DIANE DRAKE	14 Tanbark	10/30/83
<i>James Drake</i>	JAMES DRAKE	14 TANBARK	10-30-83
<i>Cled Parker</i>	CLED PARKER	108 TANBARK	10-30-83
<i>Annetta Cox</i>	ANNETTA COX	116 TANBARK	10-30-83
<i>Roy Hall</i>	ROY HALL	120 TANBARK	10-30-83
<i>Doris Hall</i>	DORIS HALL	120 TANBARK	10-30-83
<i>Clifford M. Kenney</i>	CLIFFORD M. KENNEY	126 Tanbark	10-30-83
<i>Mauveen K. Carpenter</i>	MAUVEEN K. CARPENTER	531 CUSHING CT	10-30-83
<i>Harriet M. Martin</i>	HARRIET MARTIN	535 CUSHING CT	10-30-83
<i>James D. Martin</i>	JAMES D. MARTIN	535 CUSHING CT	10-30-83

THE HONORABLE  
EARL M. BREUER, CHAIRMAN  
CITY OF BROOKINGS PLANNING COMMISSION

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SIGNATURE	NAME, PRINTED	ADDRESS	DATE
<i>Dan W. Carpenter</i>	DAN CARPENTER	531 Cushing Ct	10/30/83
<i>Walter A. Cook</i>	WALTER A. COOK	538 Cushing Ct	10/30/83
<i>Naomi M. Cook</i>	Naomi M. Cook	538 Cushing Ct.	10-30-83
<i>Louise Reel</i>	Louise Reel	543 Cushing Ct	10-30-83
<i>Paul D. Reel</i>	Paul D. Reel	543 Cushing Ct	10-30-83
<i>Ray O. Bailey</i>	RAY O. BAILEY	544 CUSHING CT	10-30-83
<i>Ruth R. Bailey</i>	RUTH R. BAILEY	544 CUSHING CT	10-30-83
<i>Betty Jean Wattle</i>	Betty Jean Wattle	532 Cushing Ct	10-30-83
<i>Louella Kurle</i>	LOUELLA KURLE	532 Cushing Ct	10-30-83
<i>Frances J. Allen</i>	FRANCES J. ALLEN	130 Tanbark Rd	10-30-83
<i>Marjorie Amos</i>	Marjorie Amos	134 Tanbark Rd	10-30-83
<i>David L. Amos</i>	David L. Amos	134 Tanbark Rd.	10-30-83
<i>Joe A. Peterson</i>	JOE A. PETERSON	209 TANBARK	10/30/83
<i>Daloris D. Peterson</i>	Daloris D. Peterson	209 Tanbark	10/30/83
<i>Joan Rogers</i>	JOAN ROGERS	99 Tanbark	10/31/83



THE HONORABLE  
EARL M. BREUER, CHAIRMAN  
CITY OF BROOKINGS PLANNING COMMISSION

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SIGNATURE	NAME, PRINTED	ADDRESS	DATE
<i>Byron E. Loomis</i>	BYRON E. LOOMIS	537 CUSHING CT.	10-31-83
<i>Ruth N. Loomis</i>	RUTH N. LOOMIS	537 CUSHING CT.	10-31-83
<i>Lorraine Anderson</i>	LORRAINE ANDERSON	203 Tanbark	10-31-83
<i>Marble W. Anderson</i>	MARBLE W. ANDERSON	203 Tanbark	10-31-83
<i>Bruce C. Kent</i>	BRUCE C. KENT	211 TANBARK RD.	10-31-83
<i>Margie E. Kent</i>	MARGIE E. KENT	211 Tanbark Rd	10-31-83
<i>Jennie M. Morris</i>	JENNIE M. MORRIS	215 Tanbark Rd	10-31-83
<i>Charles E. Fenner III</i>	CHARLES E. FENNER III	541 CUSHING CT	10-31-83
<i>Earl J. Parker</i>	EARL J. PARKER	108 TANBARK RD	10-31-83
<i>Archie Ede</i>	ARCHIE EDE	217 TANBARK	10-31-81
<i>Marge Lambert</i>	MARGE LAMBERT	240 CUSHING CT	10-31-83

THE HONORABLE  
 EARL M. BREUER, CHAIRMAN  
 CITY OF BROOKINGS PLANNING COMMISSION

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SIGNATURE	NAME, PRINTED	ADDRESS	DATE
<i>Robert W. Heavey</i>	ROBERT W. HEAVEY	16 SEASCAPE COURT	10-30-83
<i>Vivian Basabe</i>	VIVIAN BASABE	18 Seascape Ct	10-30-83
<i>Joe Basabe</i>	Joe Basabe	18 Seascape Ct	10-30-83
<i>Diane Myrah</i>	Diane Myrah	1218 Easy / Linda Lane	10-31-83
<i>Gordon Myrah</i>	GORDON MYRAH	" "	10/31/83
<i>Gregory S. Morris Jr</i>	Gregory S. Morris Jr	215 Tanbark Rd.	10/31-83
<i>Burney J. Moore</i>	BURNEY J. MOORE	10 Seascape Ct.	10/31/83
<i>Gloria J. Moore</i>	GLORIA J. MOORE	10 SEASCAPE CT.	10/3/83
<i>Robert L. Rogers</i>	Robert L. Rogers	99 Tanbark	10/31/83



THE HONORABLE EARL M. BREUER,  
CHAIRMAN, CITY OF BROOKINGS  
PLANNING COMMISSION

DEAR MR. BREUER,

AS RESIDENTS OF THE CITY OF  
BROOKINGS, WE DO HEREBY DECLARE  
OUR OPPOSITION TO THE ZONING AND  
LAND-USE MAPS AMENDMENTS TO BE  
PRESENTED TO THE PLANNING COM-  
MISSION ON NOVEMBER 1, 1983.

SIGNATURE	NAME, PRINTED	ADDRESS	DATE
<i>Wm I Cunningham</i>	Wm I Cunningham	325 Mill Beach Rd	11-1-83
<i>Fred C. Hummel</i>	FRED C. HUMMEL	202 ALDER ST	" "
<i>Bruce W. Stewart</i>	BRUCE W. STEWART	705 EASY ST.	11-1-83
<i>Beth J. Stewart</i>	BETH J. STEWART	705 EASY ST.	11-1-83
<i>Edward G. Olsen</i>	EDWARD G. OLSEN	317 MEMORY LANE	11-1-83
<i>Pauline W. Olsen</i>	Pauline W. Olsen	317 Memory Ln	11-1-83
<i>Paul Jenkins</i>	PAUL JENKINS	221 MUSSER ST.	11-1-83
<i>Dorothy Jenkins</i>	Dorothy Jenkins	221 Musser St	11-1-83
<i>L. J. Lessard</i>	L. J. LESSARD	313 Memory Lane	11-1-83
<i>Grace B. Lessard</i>	Grace B. LESSARD	313 Memory Lane <sup>Brookings</sup>	11-1-83
<i>Dorothy L. Clarke</i>	Dorothy L. CLARKE	217 Musser St	11-1-83
<i>Richard E. Clarke</i>	Richard E. CLARKE	217 MUSSER ST.	11-1-83
<i>Arthur C. Woods</i>	Arthur C. Woods	217 Kendall St	11-1-83
<i>Myrtle B. Woods</i>	Myrtle B. Woods	217 Kendall St	11-1-83



For the block bounded by  
Spruce, Fern, Willow &  
Hemlock

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SIGNATURE	NAME, PRINTED	ADDRESS	DATE
<del>Jeff Ashley</del> Sue Mansur	JEFF F. ASHLEY SUE MANSUR	538 SPRUCE ST 604 FERN	11-1-83 11-1-83
Frank J. Brum	FRANK J. BRUM	544 HEMLOCK	11-1-83
Marilyn R. Riddle	Marilyn R. Riddle	547 Spruce St.	11-1-83
Gach Bryant	ACH BRYANT	5355 PRUCE ST	11-1-83
Roe D. Bryant	ROE D BRYANT	535 Spruce St.	11-1-83
Sharon A. Dunay	Sharon A. Dunay	546 Spruce St	11-1-83
<del>Bertrand F. Dunay</del>	Bertrand F. Dunay	546 Spruce St	11-1-83
<del>Arthur K. Brewer</del>	Arthur K. Brewer	555 Spruce St	11-1-83
Evelyn Wood	EVELYN WOOD	551 Spruce St	11-1-83
Harry Stone	HARRY STONE	543 Spruce St	11-1-83
Marge Stangeland	Marge Stangeland	539 Spruce St	11-1-83
Leona Brum	LEONA BRUM	544 HEMLOCK	11-1-83
Hazel Hintz	HAZEL HINTZ	554 Hemlock	11-1-83
Etel Mollo	ETEL MOLLO	554 Hemlock	11-1-83



WE THE UNDERSIGNED LANDOWNERS AROUND LOT 2400  
WOULD LIKE TO GO ON RECORD AS OPPOSING THE PROPOSED  
ZONE CHANGE ON LOT 2400 FROM R14 TO C G,  
IF C G INCLUDES THE PROPOSED ADDITIONS OF  
TAVERNS, NIGHT CLUB, COCKTAIL LOUNGE, RESTURANT,  
MOTEL OR HOTEL AND COMMETICAL AMUSEMENT.

WE FEEL CERTAIN TYPES OF BUSINESSES WOULD CREATE  
A NOISE FACTOR, VISUAL POLLUTION AND ADD UNDESIRABLE  
ELEMENTS TO OUR NEIGHBORHOOD.

FUTURE DEVELOPMENT OF LOT 2400 SHOULD BE  
COMPATIBLE WITH THE PROFESSIONAL CENTERS  
ADJOINING THIS PROPERTY AND OUR RESIDENTIAL AREA.  
PLEASE CONSIDER OUR VIEWS,

Mr. and Mrs. Ralph L. Mory  
LOT 1900 - LOT 1902 - LOT 2262

Mr and Mrs O.R. Littel  
LOT 1910

Sandra Hedberg Ken  
Lot 1800

Carla J. Dillenburg

William J. Guthrie

Donald F. Hutzman Lot 2206  
Charlotte Hutzman

Dr. & Mrs. R. W. Rempel

RECEIVED  
1177 3 1983

CITY OF BROOKINGS