

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
April 19, 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, Vice Chairperson Maxy Jane Brimm, Commissioners Ralph DeJarnett, Leo Appel, II, Joan Heavey.

Commission Members Absent: Richard Swigert and Jean Hagen

Staff Members Present: Georgia Shirilla, Administrative Assistant; Steve Major, City Engineer and Naomi Bradfield, Recorder/Treasurer.

No members of the media were present.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Appel to approve the minutes of the March 15, 1983 Planning Commission Meeting. The MOTION, seconded by Commissioner Brimm, carried unanimously.

V. APPOINTMENTS

Chairman Breuer turned the meeting over to the Administrative Assistant, Georgia Shirilla for the re-appointment of Joan Heavey and Richard Swigert to serve a 2 year term on the Planning Commission.

Ms. Shirilla administered the Oath of Office to Joan Heavey.

VI. ANNOUNCEMENTS

None

VII. PUBLIC HEARINGS

1. CU-83-2, T.L. 2600, Map 41-13-5BC, Shields/Hodges (Reconvened)

Chairman Breuer turned the hearing over to Vice Chairperson Brimm who opened the hearing at the last Planning Commission Meeting due to his absence.

Vice Chairperson Brimm reconvened the Public Hearing and asked the Administrative Assistant, Georgia Shirilla, to read the letters from the Brookings-Harbor Highschool, South Lane School District, Oak Ridge School District, Lane County School District and a letter received this date but not in the packet from the Brookings-Harbor High School Advisory Council.

Ms. Shirilla read all the above-mentioned letters which were in direct opposition, stating many reasons. The 3 out-of-county schools wrote to Mr. Peckham stating the many problems they have had with similar stores and areas around their school areas. These letters were read into record and made appart hereof.

Vice Chairperson Brimm asked if either Shields or Hodges were present in the hearing. There were not present.

Vice Chairperson Brimm asked for any additional input as long as it wasn't repetitious from the last hearing.

Mrs. Fahlberg said she lived right next door to the property, and they were definitely not in favor of this action.

DeAnn Simmons, who lives two houses down from the subject property, stated that she was also opposed to the request.

Will Winter, member of the Advisory Council stated they unanimously oppose the action for reasons such as: 1. It would pose a very definite traffic problem and parking problem, not to mention the traffic coming and going on the roadway. Also, he mentioned that the other reasons were already stated in the letters read earlier.

Vice Chairperson Brimm asked for any other input.

Joanne Conant, Parents Advisory Committee member for the High School and Middle School spoke out and said that the Azalea School Advisory Committee were also unanimously against this and her personal feelings and concerns are all the items mentioned in the letters read earlier tonight. It was her feeling that it will be a passing area for drugs.

Ralph Dyson, Principal of the high school stated that several years ago he had a continuing problem at the high school with students going across the street by the VFW Hall and other places on that side of the street. Neighbors continuously complained to the school about the kids. He stated that they have been able to have the students stay on our side of the road, saying that the other side is out of bounds. Now the kids have to say on campus or if they leave, to go directly where they are going, downtown, etc. He feels that if the store was across the street it would give the people who are not suppose to be there a reason to be hanging around. We have had problems with loitering and we have bluffed our way around it by just asking the kids to leave who don't belong in the school area, says Dyson. Mr. Dyson also said that he feels that the people who are putting the store in are very capable people and would certainly do their utmost to make an attractive place, however, he feels it would give the other people a hang-out to stay around or stop by to get pop or something and we would loose this fake or bluff for turning them away. He also mentioned the traffic problem they would have.

Bill Peckham said there was a very nice flow and balance coming from good supervision, teachers and administration along with the good parents and volunteers. He mentioned that you get the wrong type of people hanging around who prey on children. They learn that the kids will congregate at one place and they will arrive at that place says Peckham. He also stated that Cancer Island was constantly drawing that type of people.

Vice Chairperson Brimm personally spoke for the problem they had at the VFW Hall and saw what was going on and that it was a real problem.

Sharon Billings, who is also a member of the Advisory Committee added that everything else has been said but added that the Elementary and Jr. High School were very close and she feels that parents would be worried knowing that their children would be so close to that business.

Leo Appel asked at the last meeting if the City Police had looked into the matter of traffic and again brought it up at this meeting. Administrative Assistant, Georgia Shirilla, said we haven't received a formal report but I have talked with them about the traffic on both sides of the street but we have not received a formal report.

Vice Chairperson Brimm asked if there was anyone else that would like to comment; if not, I will declare the hearing closed.

A MOTION was made by Commissioner Heavey to deny application CU-83-2 because of spot zoning and going against the Comprehensive Plan and the many other reasons all mentioned in the hearing. The MOTION, seconded by Commissioner DeJarnett, carried unanimously.

Vice Chairperson Brimm asked Staff to prepare the findings and facts for the next meeting.

Vice Chairperson Brimm thanked the audience for the interest shown in this action.

2: V-83-1, T.L. 403, Map 41-14-1AA, Bernard. Variance to the City Shoreland Requirement

Chairman Breuer announced the public hearing and asked for the Staff Report on Application V-83-1 filed by the landowner, Richard Bernard. The Administrative Assistant read the report on the request for a variance which would allow the Bernards to construct a cantilever deck and roof that extends four feet into the 15-foot setback from the Shoreland Boundary. The Administrative Assistant also explained the history and reasons why the City established the Boundary.

Chairman Breuer explained the nature and conduct of the hearing and asked if anyone had objections to any of the commissioners in hearing this application. Hearing none, Chairman Breuer asked the applicants to speak.

Mr. Bernard explained that they purchased the subject lot last summer after talking to the City's Building Department about possible building constraints. He reported that he was informed about the Shoreland Boundary regulations at that time. Mr. Bernard stated that his lot has two, level building sections and that they have chosen the lower site because it would allow more area for off-street parking, it was closer to the ocean and building in this area was less likely to cause obstruction to the view from surrounding lots. Mr. Bernard explained their desire to protect the integrity of the bluffline and vegetation.

Chairman Breuer asked for further input from proponents of the request. Walt Huldson stated that he lives at 1510 Beach, directly behind the Bernard property and that they fully support his request.

Jerry Thom described the rain gutter system which included funneling the downspouts underground in an effort to prevent problems with erosion. Commissioner Heavey questioned drainage in the area and the City Engineer responded as to why runoff should not be a problem.

There being no further input from proponents, Chairman Breuer asked if there was anyone who wanted to speak in opposition. Mrs. Miller asked to see the map again so she could relate the lot to theirs.

City Engineer assisted Mrs. Miller, the Administrative Assistant reported that written opposition was received from Lottie and Preston Paul. The Pauls' objection was construction of a two-story residence. Chairman Breuer pointed out that the zoning provides for two-story construction and that the subject residence meets the height requirements.

After seeing the construction plans and location of the subject property, Mrs. Miller stated that she had no objections.

Hearing no further input, Chairman Breuer closed the hearing.

A MOTION was made by Commissioner DeJarnett to approve application V-83-1. The MOTION, seconded by Commissioner Brimm, carried unanimously.

#### IX. OTHER ACTION

##### 1. Zone Change (Van Pelt Hills)

Chairman Breuer indicated that this is merely letting the County Planning Commission know if we have any objections and he asked Ms. Shirilla to report on this. She indicated this is a request for a zone change from RR25 to RRL on a piece of property consisting of about 3 1/2 acres up on the Van Pelt Hills Subdivision. She also indicated that the applicants would like to partition the land at a later date and that is the main reason for asking for the zone change. She pointed out a couple of concerns as stated in the memo and about the new water service outside the city limits. Secondly, this property is outside the Dawson Fire District and the City's fire service area. There was a brief discussion as to the water services under the existing ordinances.

A MOTION was made by Commissioner Appel to accept the zone change application in the area of mutual interest with two comments attached: 1. It is understood by the applicants that city water will not be provided to the lot that they are splitting and 2. the lot is outside the City's fire service area. The MOTION was seconded by Commissioner Brimm, motion carried unanimously.

##### 2. Comprehensive Plan Update - Estuary Shoreland Goals

Chairman Breuer asked Ms. Shirilla to report on this. Ms. Shirilla explained that the packet includes a revised, proposed Chetco River Plan and the "In Order to Comply" statements which outlines the matters need to be addressed prior to receiving acknowledgment on Goals 16 and 17. Staff has been in the process of developing proposed revisions to the zoning ordinances and plan in response to these "In Order to Comply" statements.

Ms. Shirilla highlighted the main changes and indicated that she would be pleased to meet with anyone and go over this as it was quite lengthy. The information was being provided for the Commissions' consideration. Future meetings on the plan will be scheduled.

3. Department of Energy - Letter of Understanding

Ms. Shirilla indicated that there was a copy of the letter in their packets which basically outlines the work that the Department of Energy is agreeing to do on behalf of the City. She reported that we were successful in receiving the technical assistance and stated that we are getting about \$10,000 to \$15,000 worth of assistance. She indicated that the Department will be concentrating on the potential Hydro projects, including Ferry Creek Reservoir and Ransom Creek. Progress reports will be given in the months to come.

Ms. Shirilla indicated that she had just recieved some proposed zone ordinance changes from Coos-Curry Council of Governments in relation to solar access. These proposals will be distributed for the Commission's consideration.

4. Meeting Dates

The Commission discussed the conflict of their meeting dates with the upcoming election and the Port of Brookings new meeting time.

There was a MOTION by Commissioner Appel to change the regularly scheduled monthly meeting from the 3rd Tuesday to the 1st Tuesday. Motion, seconded by Commissioner Brimm; motion carried unanimously

5. March Building Permit Report with 5-year Comparison

The Administrative Assistant summarized the building permits for March 1983.

X. COMMENTS

Chairman Breuer thanked everyone for caying on in his absence.

XI. ADJOURNMENT

Chairman Breuer adjourned the meeting at 8:50 p.m.

  
Earl Breuer, Chairman

ATTEST:

  
Georgia Shirilla, Administrative  
Assistant