

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
AUGUST 7, 1984
7:30 p. m.

I. CALL TO ORDER

Chairman Brimm called the meeting to order at 7:30 p.m.

II. ROLL CALL

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

Commission Members Absent: Commissioners Lonny Draheim and Joan Heavey.

Staff Present: City Manager Lynn Stuart, Planning Director Chuck Rhodaback, Engineering Technician Leo Lightle, and Executive Secretary Donna Van Nest.

III. APPROVAL OF MINUTES

A. July 3, 1984 Regular Planning Commission Meeting Minutes

There was a request by Commissioner Appel to amend the minutes on page four, second paragraph as follows: Add the word "possible" in front of the words "conflict of interest:." Following a short discussion, there was a MOTION by Vice Chairman Breuer, seconded by Commissioner Hagen, to approve the amended July 3, 1984, Regular Planning Commission Meeting Minutes; MOTION carried unanimously.

IV. ANNOUNCEMENTS OF PUBLIC HEARINGS AND PROCEDURES

Chairman Brimm, for the record, read the public hearing procedures for the benefit of the individuals attending the public hearing meeting.

V. CONTINUED PUBLIC HEARING - VARIANCE

(This item tabled from regular meeting of July 3, 1984).

VAR-1-84 WILLIAM DAVIES

Tax Lot 6200, Assessor's Parcel Map 41-13-5CD; property located at the Northwest corner of Hazel Street and Del Norte Lane; request variance in a Residential Low Density Zone (R-LD) to allow the required rear yard building setback to be reduced from 15 feet to 5 feet for construction of a proposed addition.

Chairman Brimm declared the continued public hearing open and asked for a staff report. Mr. Rhodaback briefly explained the variance request and indicated that it was important that the Commission review the involved issues, which were outlined as follows:

First, it is the applicant's responsibility (burden of proof) to address the criteria as established by the Zoning Ordinance sufficiently enough to allow the Planning Commission to render a decision; and secondly, the applicant was requested to submit a more detailed floor plan to show exact uses of the proposed addition, because the Commission was concerned about the applicant creating a separate dwelling unit (potential duplex) by including a second kitchen or cooking facility as part of the proposed addition. The staff, based on the criteria, preliminary findings and possible Zoning Ordinance violation, again recommended to the Planning Commission that the variance request be denied.

Chairman Brimm asked for public testimony.

Mr. William Davies, applicant, 1910 Washington Street, Vancouver, Washington, indicated to the Commission that more detailed floor plans had been submitted for review. Mr. Davies described each usable space and stated that the proposed addition did include a new and larger kitchen facility. Chairman Brimm indicated concern for closing off the proposed addition at some future time and creating a duplex. Mr. Davies explained to the Commission that the new kitchen facility would become the main cooking area and that the existing kitchen would become an auxiliary use. Commissioner Appel asked Mr. Davies if there would be access from the new garage to Del Norte Lane and Mr. Davies said that there would be a new separate driveway. Mr. Davies also stated that there was an existing single garage on the ocean side of the dwelling and that the proposed addition has not been designed as a duplex, because there are no outside entrances other than the new garage. Commissioner Appel asked the staff if the Zoning Ordinance allows any leeway with reference to two kitchens and the staff said no. There being no further testimony, Chairman Brimm closed the public hearing.

Vice Chairman Breuer made a MOTION to deny the request. Commissioner Appel seconded the MOTION; MOTION carried unanimously.

VI. PUBLIC HEARING - CONDITIONAL USE PERMIT

CU-3-84 First Church of Christ, Scientist

Tax Lot 9100, Assessor's Parcel Map 41-13-5CB; property located at the intersection of Pine Street and Alder Street; request Conditional Use Permit in Residential High Density Zone (R-HD) to allow proposed addition to the existing church. Chairman Brimm declared the public hearing open and asked for the staff report. Mr. Rhodaback briefly explained the request for the proposed church addition, characteristics of the development site, adjoining zoning and current development patterns in the neighborhood. Mr. Rhodaback also outlined criteria and preliminary findings to be considered by the Planning Commission in the decision making process. The staff, based on criteria and preliminary findings, recommended to the Planning Commission that the request be approved.

Chairman Brimm asked for public testimony. Prior to public testimony being given, Chairman Brimm asked the staff if the existing alleyway, between the church property, was public right-of-way and the staff said yes.

Mrs. Gladys Stoffel, 16427 #6 Vista Hills Drive, Chairman of the church building committee, stated that there was a very serious need for additional church space to accommodate Sunday school, nursery school and a clerk's office.

Mrs. Sally Brown, 15246 Morrison Lane, and member of the church, stated that there is a great need for the church addition.

Vice Chairman Breuer asked staff if there had been any comments from notified property owners and staff said no. There being no further testimony, Chairman Brimm closed the public hearing.

Vice Chairman Breuer made a MOTION to approve the request. Commissioner Hagen seconded the MOTION; MOTION carried unanimously.

VII. PUBLIC HEARING - VARIANCE

VAR-2-84 First Church of Christ, Scientist

Tax Lot 9100, Assessor's Parcel Map 41-13-5CB; property located at the intersection of Pine Street and Alder Street; request variance in a Residential High Density Zone (R-HD) to allow a 6 foot rear yard setback for construction of an addition to the existing church.

Chairman Brimm declared the public hearing open and asked for the staff report. Mr. Rhodaback briefly explained the variance request, the hardship conditions involved and the relationship of the rear yard setback variance to the conditional use permit also requested by the church. Mr. Rhodaback also outlined criteria and preliminary findings to be considered by the Planning Commission in the decision making process. The staff, based on criteria and preliminary findings, recommended to the Planning Commission that the request be approved. Chairman Brimm asked for public testimony.

Mrs. Gladys Stoffel, 16427 #6 Vista Hills Drive, Chairman of the church building committee, explained the need for the rear yard setback variance in conjunction with the church plans to expand their facility. There being no further testimony, Chairman Brimm closed the public hearing.

Commissioner Hagen made a MOTION to approve the request. Vice Chairman Breuer seconded the MOTION; MOTION carried unanimously.

VIII. OTHER MATTERS

Comprehensive Plan - Coastal Shorelands Goals public hearing and acknowledgement schedule.

The staff briefly explained to the Commission members that there would be a joint Council/Commission public hearing on Wednesday, August 15, 1984, at 7:00 p.m. in the City Hall Council Chambers. The public hearing will consider amended Coastal Goals 16, 17 and 18 and applicable amendments to the City Zoning Ordinance.

IX. BUSINESS FROM COMMISSION MEMBERS

Chairman Brimm reported to the Commission members that Commissioner Swigert had resigned his position on the Planning Commission. In order to recommend a replacement for Commissioner Swigert, Chairman Brimm appointed an ad hoc committee to handle the matter. The ad hoc committee consisted of Vice Chairman Breuer, Commissioner Draheim and Commissioner Appel.

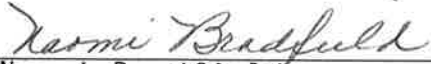
X. ADJOURNMENT

There being no further business, Chairman Brimm adjourned the meeting at 8:15 p.m.



Mary Jane Brimm
Chairman

ATTEST:



Naomi Bradfield
City Recorder