

MINUTES  
REGULAR PLANNING COMMISSION MEETING

DECEMBER 4, 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, Joan Heavey, Jean Hagen and Lonny Draheim

Staff Present: Planning Director Chuck Rhodaback, Engineering Technician Leo Lightle and Executive Secretary Donna Van Nest

III. APPROVAL OF MINUTES

November 7, 1984 Regular Planning Commission Meeting Minutes

There was a request by Commissioner Heavey to amend the minutes on page seven, as follows: Add item "Business from Commission Members" and wording; Commissioner Heavey asked City staff about the appointment of a new Planning Commission member and Mr. Lynn Stuart, City Manager, stated that the matter was presently under advisement by the Mayor.

IV. MINOR PARTITIONS

A. M3-5-85 Richard W. & Polly W. Keusink

Legal Description: Assessor's Parcel Map No. 41-13-5CA, Tax Lot 100

Number of Parcels: two (2)

Land Use Classification: Residential High Density (R-HD)

Comprehensive Plan Designation: Residential

Location: 514 Myrtle Street

Surveyor: H.J. Newhouse, L.S.

Chairman Brimm asked Mr. Rhodaback, Planning Director, to give a staff report. Mr. Rhodaback briefly explained the proposed minor partition and outlined the land use decision criteria that needed to be addressed by the Planning Commission. Based on preliminary review of the findings, the staff recommended to the Planning Commission that the request be approved, subject to the following conditions:

1. The owner or any future owners shall be responsible for the cost to extend public utility systems, as deemed necessary by the City, for development of the property; and,
2. The owner or any future owners shall be required to complete street improvements (curb, gutter, sidewalk, and paving), for the Easterly one-half of Myrtle Street, in accordance with Council policy, City standards and acceptable engineering practices. The street improvements will include the entire frontage for Parcel 2 (vacant lot), and will only be required if the property is developed for multiple family use.

Commissioner Heavey asked staff to elaborate on the issue of future access to the subject property. Mr. Rhodaback explained that if the property is developed for either single family or multiple family, the existing amount of street frontage and access to Myrtle Street would be more than adequate; however, if the property were to be proposed for further division, then the issue of interior lot access would have to be addressed. Chairman Brimm asked the applicant, Mr. Keusink, if he had any comments pertaining to his request and he said no. Vice Chairman Breuer indicated that some of the property could not be developed and the owner, Mr. Keusink, agreed.

Vice Chairman Breuer made a MOTION to approve the minor partition subject to conditions recommended by staff; Commissioner Hagen seconded the MOTION; MOTION carried unanimously.

B. M3-6-84 Walt E. & Violet M. Lovejoy

Legal Description: Assessor's Parcel Map No.  
41-13-06AB, Tax Lot 2001

Number of Parcels: " two (2)

Land Use Classification: Residential Medium  
Density (R-MD)

Comprehensive Plan Designation: Residential

Location: 720 Fifth Street

Chairman Brimm asked Mr. Rhodaback, Planning Director, to give a staff report. Mr. Rhodaback briefly explained the requested minor partition and outlined the land use decision criteria that needed to be addressed by the Planning Commission. Based on preliminary review of the findings, the staff recommended to the Planning Commission that the request be approved, subject to the following conditions:

1. The owner or any future owners shall be responsible for the cost to extend public utility systems, as deemed necessary by the City, for development of the property; and,
2. The owner or any future owners shall be required to complete street improvements (curb, gutter, sidewalk, and paving), for the Easterly one-half of Fifth Street, in accordance with Council policy, City standards and acceptable engineering practices. The street improvements will include the entire frontage for Parcel 1 (vacant lot) and will only be required if the property is developed for multiple family use; and,
3. The property owner shall dedicate to the public, five (5) feet of right-of-way along the East side of Fifth Street, for the width of the subject property, Parcels 1 and 2.

Commissioner Heavey asked the staff about the need for access along the rear property lines, due to the fact that the properties were narrow and very deep in size. Mr. Rhodaback explained the difference between single family and multiple family development as they each relate to access and street improvements. It was indicated that individual single family development requires that more attention be given to the need for access and multiple family does not, due to the fact that it is a totally different type of development style and approach.

Vice Chairman Breuer asked what the right-of-way width was for Fifth Street and what the City proposed for the future width. Mr. Rhodaback indicated that the present width was 40 feet and the proposed future width would be 50 feet. Vice Chairman Breuer also questioned the right-of-way width for Easy Street, and Mr. Leo Lightle, Engineering Technician, indicated that the width varied from 40 feet to 50 feet.

Commissioner Appel asked whether or not Mr. Lovejoy's house set back far enough to allow the dedication of 5 feet of right-of-way along Fifth Street, and Mr. Lovejoy indicated that there was enough property. Some discussion followed by Mr. Lovejoy and Vice Chairman Breuer, with reference to topography along Fifth Street; a Coos-Curry Council of Governments Street Standards Study that was adopted by the City; and drainage problems that exist in the neighborhood.

Commissioner Hagen made a MOTION to approve the minor partition subject to conditions recommended by staff; Vice Chairman Breuer seconded the MOTION; MOTION carried unanimously.

V. OTHER SCHEDULED COMMISSION ACTION

A. Adoption of Land Use Decision Findings of Fact Documents

CU-6-84 Alexander C. Sever

M1-2-84 Larry Anderson

M3-3-84 Bernice Abbott

M3-4-84 Brookings-Harbor Professional Center

Vice Chairman Breuer made a MOTION to adopt the findings of fact documents for CU-6-84, M1-2-84, M3-3-84 and M3-4-84. Commissioner Heavey seconded the MOTION; MOTION carried unanimously.

B. Planning Commission Meeting Calendar for 1985

Chairman Brimm indicated to the Commission members that the next Regular Planning Commission meeting was scheduled for January 1, 1985, which is New Year's Day. It was suggested that the meeting be re-scheduled for either January 2nd or 3rd. After some discussion, Chairman Brimm stated that the meeting would be held on January 2, 1985, at 7:30 p.m. in the City Hall Council Chambers.

VI. ADJOURNMENT

There being no further business, Chairman Brimm adjourned the meeting at 8:08 p.m.

  
Chairman Mary Jane Brimm

ATTEST:

  
Naomi Bradfield, City Recorder