

MINUTES
SPECIAL PLANNING COMMISSION MEETING
CITY OF BROOKINGS
MAY 9, 1984
7:00 p.m.

I. CALL TO ORDER

Chairman Brimm called the meeting to order at 7:00 p.m.

II. ROLL CALL

Commission Members Present: Chairman Mary Jane Brimm, Vice Chairman Earl Breuer, Commissioners Leo Appel, Joan Heavey, and Lonny Draheim.

Commission Members Absent: Commissioners Jean Hagen and Richard Swigert.

Staff Present: City Manager Lynn Stuart, Planning Director Chuck Rhodaback, Executive Secretary Donna Van Nest.

IV. SCHEDULED COMMISSION ACTIONS

- A. Curry County Conditional Use Permit located within the Brookings Urban Growth Boundary (Ray Passley - File No. C-8406); Request for church in a Residential One (R-1) zone.

Chairman Brimm requested input regarding the application. Rev. Del Evans, minister of the Church of Christ, spoke in favor of the request and explained that approximately 40 people will attend services on Sundays at 10:00 a.m. and 6:00 p.m., and Wednesdays at 7:30 p.m. It was also stated that the church would hold gospel meetings of one week duration, twice a year.

Chairman Brimm requested that Planning Director Chuck Rhodaback give a staff report. Mr. Rhodaback briefly explained physical characteristics of the subject property, adjoining residential neighborhood, current County zoning, (Residential R-1), existing access and proposed use. Mr. Rhodaback also outlined the preliminary findings that included (1) the Comprehensive Plan designates the area as future urban growth; and (2) that the existing residential neighborhood under urban standards will need a full range of community support services; and (3) that a church is an allowable and compatible use within a residential zone, under provisions of a conditional use permit; and

(4) the residential neighborhood is being served by a 30 foot county road with a 15 foot asphalt surface. Mr. Rhodaback recommended that the request be approved, subject to two conditions which involved the need for development standards of the proposal to be in complete compliance with the Urban Growth Boundary Agreement; and, that Passley Road be brought up to acceptable City urban right-of-way and paving width standards, (50' R.O.W. and 36' asphalt width). Mr. Bill Robinson, 17215 Passley Road, stated that Passley Road varies in paving width from 11 feet to 16 feet and that the neighborhood's biggest objection was the road.

Mr. Russ Meyers, P.O. Box 786, indicated that Passley Road was established long before acceptable road standards were adopted by an ordinance. Mr. Meyers also stated that the neighborhood has been established for many years and everyone on Passley Road has signed a petition against the church.

Mr. Ray Passley, 16051 Hwy. 101 South, owner of the proposed church property, pointed out that Passley Road has 50 feet of right-of-way, not 30 feet. Mr. Passley felt that there was adequate width for necessary improvements without involving anybody's yards. Mr. Passley said that the County did the original road improvements.

Mr. Pete Smart, 98247 Tuttle Lane, Harbor, and a member of the Church of Christ, asked the Planning Chairman to please approve the request because they have been looking for property for a long time.

Rev. Del Evans, minister, P.O. Box 6718, Harbor, stated that the church would not allow extra activities within the building.

Mr. Russ Meyers, P.O. Box 786, suggested to the Planning Commission that they attach a condition that would control activities within the church. Mr. Meyers also offered comments pertaining to need for road improvements, safety of children in the neighborhood, off-street parking and swampy condition of the subject property.

Commissioner Breuer asked Mr. Passley if the County agreed to widen the road and Mr. Passley answered no. Commissioner Breuer asked the staff how wide the asphalt paving needed to be to allow two cars to pass. Mr. Rhodaback answered by stating that the minimum acceptable paving width would be 28 feet or two 14 foot lanes. Also, the County has recognized the substandard condition of the road, but will only make county road improvements based on a priority system and available funds.

Commissioner Heavey asked Mr. Rhodaback if the City would inherit the substandard road if the area were annexed, and Mr. Rhodaback stated that the City would inherit the problem.

There being no further discussion, Commissioner Breuer made a MOTION recommending that the conditional use permit request be granted subject to staff recommendations and conditions 1 and 2 which were read into the record: (1) any development of the property shall be in complete compliance with the joint provisions of the "Urban Growth Area and Area of Mutual Interest Agreement;" and, (2) Passley Road shall be brought up to acceptable City (urban) right-of-way and paving width standards to adequately accomodate traffic loads and emergency access (50' R.O.W. and 36' asphalt width). The MOTIION was seconded by Commissioner Appel; MOTION carried unanimously.

- B. Curry County Conditional Use Permit located within the Brookings Urban Growth Boundary (Mabel Dreiszus - File No. C-8408); request for a "bed and breakfast" home occupation in a Rural Residential 2.5 zone.

Chairman Brimm asked Planning Director Chuck Rhodaback to give a staff report. Mr. Rhodaback briefly explained that the request, County zoning, surrounding land uses and existing house conditions proposed for the "bed and breakfast" use. Mr. Rhodaback also outlined preliminary findings to include: (1) Comprehensive Plan addresses the need to stimulate the local economy, in particular tourism; (2) subject property is well buffered by natural vegetation and isolation from adjacent land uses; and (3) home occupations are allowable and compatible uses within residential zones under conditional use permit provisions. Mr. Rhodaback recommended that the request be allowed subject to the condition that a twelve (12) month time review be placed on the "home occupation" use to allow monitoring of compatibility with adjacent areas.

Commissioner Appel wanted a better definition of what a "bed and breakfast" facility was. Mr. Rhodaback explained the use as a home where travelers can sleep and eat for a set price. Commissioner Heavey asked the staff about County sign regulations and what kind of a sign will the use be allowed to have. Mr. Stuart stated that the County will be responsible for sign control. There being no further discussion, Commissioner Breuer made a MOTION that the request be granted subject to staff recommendations. Commissioner Appel seconded the MOTION; MOTION carried unanimously.

- C. Curry County Conditional Use Permit located within the Brookings Urban Growth Boundary (Christina Lucas - File No. C-8409); request for a mobile home park in a residential (R-2) zone.

Chairman Brimm asked Mr. Rhodaback to give a staff report. Mr. Rhodaback explained the request for a mobile home park, existing County zoning (R-2, R-3 and C-1) and present land use development in the immediate area. The staff report included preliminary findings that involved (1) Comprehensive Plan designates the area as future urban residential development, (2) the neighborhood is predominantly developed as mobile home subdivisions and mobile home parks, (3) sanitary services and water services can be provided by the Harbor Rural district, and (4) Comprehensive Plan policies address the need for diversified housing types. The staff recommended approval subject to the condition that all development be in compliance with the joint provisions of the Urban Growth Boundary Agreement (i.e., development codes, specifications, and policies regarding water, sewer, streets and storm drainage).

Commissioner Breuer asked for mobile home park standards that address lot sizes, land area, ingress and egress, etc.

Mr. Stuart stated that the lot size is addressed only in the subdivision standards and not the park standards. Judy Krebs (Wenbourne and Sunset, Harbor), stated that the ordinance for a mobile home park requires a minimum of 5 acres, and the request involves only 3.67 acres.

Commissioner Breuer was interested in the City ordinances and regulations that pertain to mobile home park development. Mr. Rhodaback explained that the regulations refer to Oregon Revised Statutes that deal with mobile home park standards and the City ordinances also require a minimum land area of 5 acres.

Louis Minser addressed the issue of traffic congestion and the two lane road that is heavily traveled at the present time. Louis Minser felt that with 26 mobile home spaces on 3½ acres of land it would be absolutely impossible to have a safe neighborhood based on existing traffic loads.

Ruth Wahl, agent for Mrs. Lucas, said she discussed the traffic problems with the County engineers and road department and they didn't see any problem with the proposed development.

There being no further discussion, Commissioner Breuer made a MOTION to recommend approval subject to staff recommendation, with the stipulation that the proposed park have 5 acres and that the issue of ingress and egress, as regards to traffic, be addressed. Commissioner Draheim seconded the MOTION; MOTION carried unanimously.

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


Chairman Mary Jane Brimm

ATTEST:


Naomi Bradfield, City Recorder