

MINUTES
REGULAR PLANNING COMMISSION MEETING

JULY 2, 1985
7:00 p.m.

I. CALL TO ORDER

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

II. ROLL CALL

Commission Members Present: Chairman Leo Appel II, Vice Chairman Jim Izett, Commissioners Mary Jane Brimm, Jean Hagen, Lonny Draheim.

Commission Members Absent: Commissioners Earl Breuer and Elgin Gunderson.

Staff Present: City Manager Lynn Stuart, Planning Director Chuck J. Rhodaback, Engineering Technician Leo Lightle, Executive Secretary Donna Van Nest, Recorder/Treasurer Judy Pectol.

III. APPROVAL OF MINUTES

May 16, 1985 Planning Commission Study Session

Commissioner Hagen made a MOTION, seconded by Commissioner Brimm, to approve the May 16, 1985 Planning Commission Study Session minutes; MOTION carried with 5 ayes and 0 nays.

May 28, 1985 Special Planning Commission Meeting

Vice Chairman Izett made a MOTION, seconded by Commissioner Hagen, to approve the May 28, 1985 Special Planning Commission Meeting Minutes; MOTION carried with 5 ayes and 0 nays.

June 4, 1985 Regular Planning Commission Meeting

Vice Chairman Izett made a MOTION, seconded by Commissioner Brimm, to approve the June 4, 1985 Regular Planning Commission Meeting Minutes; MOTION carried with 5 ayes and 0 nays.

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

- A. Chairman Appel briefed the audience on the format of the meeting.
- B. Chairman Appel announced that the Work Study Session will be held on July 11, 1985.

V. PUBLIC HEARINGS - CONDITIONAL USE PERMITS

A. CU-3-85 BUCKEYE GAS PRODUCTS (dba Doxol Propane)

A portion of Tax Lot 301, Assessor's Parcel Map 41-13-6D; property located at the corner of Railroad Avenue and Pacific Avenue; request a Conditional Use Permit in an Industrial General Zone (M-G) to allow use of liquified petroleum gas and bulk storage.

Vice Chairman Jim Izett indicated to the Planning Commission that he might have a possible conflict of interest because the tank is located on the property owned by the company (South Coast Lumber Co.), that he represents. There being no objection to Vice Chairman Izett on the decision making process, Chairman Appel stated that he may participate in the decision making process.

Chairman Appel declared the public hearing open and asked for the staff report. Mr. Chuck Rhodaback briefly explained the request for the proposed Conditional Use Permit to allow use of liquified petroleum gas and bulk storage in an M-G Industrial area. Mr. Rhodaback also outlined the Conditional Use Permit criteria and preliminary findings to be considered by the Planning Commission in the decision making process. The staff, based on the criteria and preliminary findings, recommended to the Planning Commission that the request be approved.

Commissioner Brimm asked the staff if a Conditional Use Permit had ever been issued by the City for the propane storage facility and any previous use. Mr. Rhodaback stated that the tank facility had not previously been covered under a Conditional Use Permit.

Commissioner Hagen asked the staff about the letter of notification and objection to the permit by Mr. & Mrs. T.O. Wheat, 22395 Romona Rd., Nuevo, CA 92367. Mr. Rhodaback stated that all property owners within 250 feet of the subject parcel boundaries (approx. 50 acres) were notified by certified mail. Mr. and Mrs. Wheat, who own property near Mill Beach Road were concerned about their property being devalued if the gas storage facility was allowed.

There being no further questions by Commission members, Chairman Appel asked for public testimony. Mr. Don Richards, representing Buckeye Gas Products Co. of Gold Beach, P.O. Box 246, Gold Beach, OR 97444, explained that the tank has previously been in use as a transport and storage facility by South Coast Lumber Company, commercial and residential customers in Brookings and the surrounding area.

Mr. Richards also felt that the renewed use of the tank would be a great asset to Brookings and the surrounding area, because it would be less expensive than transporting from Coos Bay or Gold Beach.

Chairman Appel called for questions, and there were none. Chairman Appel then asked for comments from opponents.

Mrs. Helen Kofford, 1100 Fifield St., asked if Doxol Propane was going to compensate property owners in the event of a liquified gas accident. Mr. Richards stated that Doxol Propane carries a maximum limit of insurance to cover any accidental happenings. Mrs. Kofford asked for a written statement of assurance for these compensations, and Mr. Richards stated that he would be more than willing to provide necessary documents to Mrs. Kofford or any other property owner who has a concern about propane gas accidents.

There being no further testimony, Chairman Appel closed the public hearing.

Commissioner Brimm made a MOTION, seconded by Vice Chairman Izett, to approve the request; MOTION carried unanimously.

B. CU-4-85 USDA FOREST SERVICE

Tax Lot 9900, Assessor's Parcel Map 41-13-5CB; property located at the Southeast corner of Pine Street and Alder Street; request Conditional Use Permit in a Residential High Density Zone (R-HD) to allow construction of a parking lot facility for use by Forest Service employees and government fleet.

Chairman Appel declared the public hearing open and asked for the staff report. Mr. Rhodaback briefly explained that this is a request for the proposed Conditional Use Permit to allow construction of a parking lot facility for use by the Forest Service employees and government fleet. Mr. Rhodaback also outlined the Conditional Use Permit criteria and the 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, subject to conditions that pertain to drainage, fencing, landscaping and lighting.

Chairman Appel asked for questions from the Commission members. Commissioner Draheim asked the staff if the recommendation for only a six (6) foot high fence would include the barbed wire. The staff indicated that the recommendation is for the barbed wire to be eliminated because the proposed lot is not in a high vandalism area.

There being no further questions from the Commission members, Chairman Appel asked for public testimony. The applicant, Mr. Stewart Lundgren, 555 5th St., Brookings, representing the U.S. Forest Service, stated that the area in question was felt to be a more secure place for the employee and government vehicles. The lot in question is closer to the working compound than the presently used parking and storage yard.

Chairman Appel called for questions, and there were none. Chairman Appel then called for comments from the opponents.

Mr. Fred Hummel, 202 Alder St., Brookings, requested a map of the proposed area, to clarify exactly what areas would be directly affected by the proposal.

Mr. Dick Keusink, 16883 Marine Drive, Brookings, asked Mr. Lundgren about the size of the vehicles which would be using the parking lot facility. Mr. Lundgren said that the largest vehicles using the lot would be a one (1) ton pickup.

Mr. Arthur Duhaime, 438 Pine Street, stated a definite opposition to the proposal, because of the residential zoning, excess traffic generated, and the decrease in property values.

Mrs Ellen Babin, 541 Myrtle Street, Brookings, voiced an objection on the grounds of noise, and safety to the children. Mrs. Babin also read into the record a letter from John and Laverna Andrews, 422 Pine Street, Brookings. The letter was in opposition to the request due to devalued property and appearance of the neighborhood.

Mr. Fred Arnold, 430 Pine Street, opposed the proposal in terms of property values, safety, and traffic.

Mr. Allen Hart, 453 Pine Street, opposed on the grounds of safety and the increased traffic.

Mr. Amos Farmer, 449 Pine Street, stated that land use planning in the neighborhood was inconsistent with the zoning and mixed uses, and there shouldn't be more inconsistency added to the area.

There being no further discussion, Chairman Appel closed the public hearing.

Vice Chairman Izett made a MOTION, seconded by Commissioner Hagen, to deny the request.

Mr. Rhodaback indicated that the Planning Commission needed to address the issue of establishing negative findings of fact for action of denial, if the Commission chose to make such a decision. Mr. Rhodaback also informed the applicant of his right to appeal the Planning Commission's decision.

The previous MOTION to deny the request carried unanimously.

VI. PUBLIC HEARING - VARIANCE

A. VAR-2-85 ALBERT & MYRTLE SELIG

Tax Lot 6600, Assessor's Parcel Map 41-13-5CD; property located at 308 Memory Lane; request variance in a Residential Low Density Zone (R-LD) to allow required rear yard setback to be reduced from 15 feet to 2.6 feet for construction of garage addition and alterations to an existing home.

Chairman Appel declared the public hearing open and asked for the staff report. Mr. Rhodaback explained the request for the 2.6 foot rear yard setback variance. The reduction in setback is necessary to accommodate a proposed addition to the existing house and garage. Mr. Rhodaback also outlined the variance criteria and the preliminary findings to be considered by the Planning Commission in the decision making process. The staff, based on the criteria and preliminary findings, recommended to the Planning Commission that the request be approved.

Chairman Appel called for questions from the Commission members, and there were none.

Chairman Appel asked for public testimony. Mr. Albert Selig, applicant, 311 N. Hazel St., stated that the garage needed expansion, with connection to the existing house. Mr. Selig felt that the garage and house would be more attractive to the neighborhood with the proposed improvements.

Chairman Appel called for questions, and there were none. Chairman Appel then asked for comments from the proponents.

Mrs. Connie McIntyre, owner of property at 302 Memory Lane, had no objection to the proposed variance, as long as the structure remained a one-story unit.

Mrs. Connie Rasmussen, North Bend, representing the Walter Anderson property, found no objection to the request.

There being no further comments or testimony, Chairman Appel closed the public hearing.

Commissioner Hagen made a MOTION, seconded by Vice Chairman Izett, to approve the variance request; MOTION carried unanimously, 5-0.

VII. CONSENT ANNEXATION REVIEW

A. A-1-85 GEORGE C. & CORINNE C. LANGLEY

Legal Description - Assessor's Parcel Map 40-13-32C, a portion of Tax Lot 3007 (Lot 4 - Second Addition Marina Heights Subdivision)

Property Location - 1055 Marina Heights Loop

Number of Parcels - One (1)

Land Area - .61 acres (9,861 square feet)

Land Use Classification - City: Residential Low Density (R-LD);
Curry County: Residential (R-1)

Comprehensive Plan Designation - Residential

Request Planning Commission review and recommendation to City Council for Consent Annexation of subject property.

Chairman Appel explained that the Consent Annexation request was to be considered by the Planning Commission in a review and recommendation format, and, if the Planning Commission determined that the request had merit, then the Commission could recommend to the Council that a public hearing be set to annex the property to the City.

Chairman Appel asked for the staff report. Mr. Rhodaback briefly explained the request for the Consent Annexation. Mr. Rhodaback also outlined the annexation criteria and the preliminary findings to be considered by the Planning Commission in the review and recommendation process. The staff, based on the criteria and preliminary findings, suggested to the Planning Commission that they recommend to the City Council that they set a public hearing to consider the requested Consent Annexation. The staff also explained to the Planning Commission that the issue of zoning annexed properties would be addressed in accordance with provisions of the City zoning ordinance.

Commissioner Hagen made a MOTION, seconded by Commissioner Brimm, to recommend to the City Council that they set a public hearing to consider the requested Consent Annexation; MOTION carried unanimously, 5-0.

VIII. OTHER SCHEDULED COMMISSION ACTION

A. Adoption of Land Use Decision Findings of Fact Document

VAR-1-85 Frank & Gladys Cembellin

Commissioner Hagen made a MOTION, seconded by Commissioner Brimm, to adopt the findings of fact document for VAR-1-85; MOTION carried unanimously, 5-0.

IX. ADJOURNMENT

There being no further business, Commissioner Brimm made a MOTION, seconded by Commissioner Hagen, to adjourn the meeting; MOTION carried unanimously.



Leo Appel
Chairman

ATTEST:



Judy Pectol
Recorder