

MINUTES

REGULAR PLANNING COMMISSION MEETING

MAY 6, 1986

7:00 p.m.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Planning Commission Present: Chairman Leo Appel II, Vice Chairman Jim Izett, Commissioners Elgin Gunderson, Earl Breuer, Jean Hagen, Mary Jane Brimm

Planning Commission Members Absent: Commissioner Lonny Draheim

Council Present: Councilman Bob Rogers

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

Media Present: Roger Hayden, Curry Coastal Pilot; Marge Barrett, KURY

IV. APPROVAL OF MINUTES

April 1, 1986 Regular Planning Commission Minutes

Commissioner Hagen made a MOTION, seconded by Vice Chairman Izett to approve the April 1, 1986 Regular Planning Commission Meeting minutes; MOTION carried 6 - 0.

V. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel welcomed those attending the meeting, and reviewed the guidelines to be followed.

VI. PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENT

CPA-1-86 Curry Pacific Investors

Chairman Appel asked if any Commission member wished to declare a conflict of interest, and there being no response, Chairman Appel opened the public hearing at 7:06 p.m.

Mr. Rhodaback indicated that this agenda item is a request by Curry Pacific Investors, a California Limited Partnership of Woodland, California, to amend the Comprehensive Plan land use designation on the Comprehensive Plan map, for one individual lot, from commercial to residential to allow the construction of a 44 unit moderate income apartment complex.

Mr. Rhodaback explained that the property is located between Chetco Avenue and Easy Manor Drive (behind Brookings Supply). The area affected is 2.86 acres and is currently zoned Commercial General (C-G).

Mr. Rhodaback indicated that notices were mailed to all affected property owners within 250 feet of the subject property on April 23, 1986, and the public hearing was advertised in the Curry Coastal Pilot on April 23, 1986.

Mr. Rhodaback read the findings into the record. A part of the proposal calls for an emergency roadway access through a parcel of property on Easy Manor Drive which has been designated as park land. Mr. Rhodaback presented the Planning Commission with a petition which had been signed by 16 property owners objecting to the Easy Manor Park area emergency roadway access. The petition identifies the potential impacts as, (1) use of park land for access; (2) increased traffic and safety of children using the park; and (3) property devaluation.

Mr. Rhodaback indicated that, based on the preliminary findings, the staff would suggest that the Planning Commission recommend to the City Council that a public hearing be held to consider a Comprehensive Plan map designation amendment from commercial to residential.

Commissioner Gunderson indicated that he thought the City Council had already granted the emergency roadway access through Easy Manor Park. Mr. Rhodaback presented the Commission with a copy of the Council Meeting minutes for February 10, 1986, at which time Coldwell Banker Realty, representing Curry Pacific Investors, had requested the emergency access through Easy Manor Park. The Council, at that time, had authorized the City staff to proceed with working with the developers on providing acceptable access across Parcel 3600 for emergency access to parcels 2000 and 2300, but had not absolutely granted the Easy Manor Park roadway access.

Mr. Gary Roland, representing Curry Pacific Investors, stated that he felt that no one was objecting to the apartment complex, only to the emergency access road. He explained that the access would not be used except in the case of emergency vehicle, such as police, fire and ambulance. He explained that the Farm Home Administration, the lender, is indicating that emergency access will be required. Mr. Roland indicated that the park property is the only feasible emergency access that has been found.

Chairman Appel asked for any other proponents of the project to speak at this time. There being none, Chairman Appel asked for opponents of the project.

Mary Lee Adkins, Tax Lot 610, Easy Manor Drive, stated that she was opposed to the project, and she felt that since the property on Easy Manor Drive had been given to the City for park use, she did not think that it should be used for an emergency roadway. Ms. Adkins said that she felt that the safety of the children playing in the developed portion of the park could be jeopardized by the emergency access road.

Dorothy Carlson, 607 Easy Manor Drive, said that she felt that the property was too compact to put an emergency access road through it. She also stated that she felt that it would not be safe to add the extra traffic to Easy Street itself.

Gerald Ross, Easy Manor Drive, spoke in opposition to the project, because of the roadway widths. Mr. Ross indicated that Mr. Aldrich, who had dedicated the park area to the City, had said that there would never be anything in the area but a park. Mr. Ross stated that he did not object to the project of the apartment complex, but only to the emergency access road.

Scott Sabin, 1111 Easy St., spoke in opposition of the emergency access roadway.

Ann Ramp, 1012 Chetco Avenue, expressed concern about the proposed development due to the fact that the area in question has served as a green belt between a commercial and low density residential area of the city.

Gary Roland stated that the developers intended to leave as many of the trees as possible in the area when the apartment complex was constructed.

Tom Cravens, Coldwell Bankers Real Estate, representing the developer of the apartment complex, stated that the only feasible emergency access found was through the park area.

Dan Potilechio, owner of the Econolodge, stated that he had just purchased the Econolodge and offered a possible solution to the problem of emergency access by utilizing a corner of his property.

Commissioner Breuer commented that what he was hearing was that there was opposition to the emergency access road, but not to the development of the apartment complex. He stated that he was opposed to the emergency access roadway because of the already heavy traffic on Easy Street, and he felt that since Mr. Aldrich had dedicated the area on Easy Street as a park, it should be left as park area and not utilized for any other purpose.

Commissioner Brimm stated that she felt the developer should pursue the possibility of the other emergency access offered by the owner of the Econolodge.

There being no further testimony, Chairman Appel closed the public hearing at 8:40 p.m.

Commissioner Breuer made a MOTION, seconded by Commissioner Gunderson, to recommend to the City Council that a public hearing be held to consider a Comprehensive Plan map designation amendment from Commercial to Residential, and to eliminate the portion of the preliminary findings [2. (e)] referring to the approval of the emergency roadway access through the Easy Manor Park; MOTION carried with 6 ayes (ayes Brimm, Breuer, Gunderson, Appel, Hagen, Izett).

VII. PUBLIC HEARING - ZONE CHANGE

ZC-2-86 Curry Pacific Investors

Chairman Appel announced that this is a public hearing to consider a request for a zone change on property located between Chetco Avenue and Easy Manor Drive from Commercial to Residential High Density and from Residential Medium Density to Residential High Density, to allow for the construction of a 44-unit moderate income apartment complex.

Chairman Appel asked if any Commission member wished to declare a conflict of interest, and there being no response, Chairman Appel opened the public hearing at 8:45 p.m.

Mr. Rhodaback read the staff report into the record and staff suggested that the Planning Commission recommend to the City Council that a public hearing be held to consider Residential High Density (R-HD) zoning of the properties, subject to certain conditions.

Peggy Mory, 1010 Chetco Avenue, spoke in opposition of the zone change.

There being no further testimony, Chairman Appel closed the public hearing at 9:02 p.m.

Commissioner Gunderson made a MOTION, seconded by Commissioner Breuer to approve the request as submitted, subject to the following conditions:

1. That the Planning Commission shall review and approve final development plans prior to any construction, and special consideration shall be given to a green belt area and reasonable sound barriers at property lines adjacent to the residential areas.
2. The developers shall be required to meet all City standards and specifications that involve the need for sanitary sewers, storm drainage, domestic water, fire hydrants, right-of-way dedication, street/curb/gutter/sidewalk improvements and the design and systems or devices to be used in placement and function of the emergency access system.

3. No access be allowed across park property.

The MOTION carried with 6 ayes (ayes Brimm, Breuer, Hagen, Izett, Appel, Gunderson).

VIII. PUBLIC HEARING - ZONING ORDINANCE AMENDMENT

ZOA-1-86 City of Brookings

Chairman Appel asked if any Commission member wished to declare a conflict of interest, and there being no response, Chairman Appel opened the public hearing at 9:11 p.m.

Mr. Rhodaback indicated that this is an issue which had been discussed at the Planning Commission meeting in April, and the matter involved a request from Mr. David Hodge for an interpretation of the allowable uses in the Commercial Tourist Zone. Mr. Hodge wished to open a convenience market in the location of the former Auto and Marine Electric building, along with a gift shop. At that time it was determined that the provisions of the Zoning Ordinance prohibit a convenience market, but does permit a gift or souvenir shop. At the April meeting, staff suggested that an acceptable approach to the matter would be to consider an amendment to applicable provisions of the Zoning Ordinance to allow a convenience market in the C-T zone, as a permitted use. The Planning Commission, after reviewing the request, took action directing the staff to prepare a proposed ordinance amendment.

Mr. Rhodaback presented the following ordinance amendment:

Proposed amendment to Ordinance No. 216, Article 4 USE ZONES, Section 4.110: (1) Uses Permitted Outright in the Commercial Tourist (C-T) Zone by inserting the following additional permitted use in order of alphabetical listing: "Convenience Market".

Chairman Appel asked for questions or comments from the Commission or the audience. There being none, Chairman Appel closed the public hearing at 9:14 p.m.

Commissioner Gunderson made a MOTION, seconded by Commissioner Breuer, to recommend to the City Council that a public hearing be held to consider amending the zoning ordinance as proposed; MOTION carried with 6 ayes (ayes Brimm, Breuer, Hagen, Appel, Izett, Gunderson)

IX. ITEM REFERRED BY CURRY COUNTY PLANNING COMMISSION

Chairman Appel asked if any Commission member wished to declare a conflict of interest. There was no response.

Mr. Rhodaback explained that this is a request for a conditional use permit within the Brookings Urban Growth Boundary area, File No. C-8614. Charles and Joyce Clark, 16592 Foster Road, Brookings, request a conditional use permit to allow a bed and breakfast and christian video rental service as a home occupation in an existing single family dwelling. Mr. Rhodaback indicated that the applicant has stated that the primary use of the home is for the residence of the owners and that the proposed home occupation will be for the purpose of supplementing and income. The existing dwelling contains 2,500 square feet of fllow space and the proposed bed and breakfast facility will occupy 600 square feet and the video service will occupy 144 square feet of floor area.

Mr. Rhodaback indicated that based on the preliminary findings, staff would recommend approval of the request.

After a brief discussion, Commissioner Breuer made a MOTION, seconded by Commissioner Brimm, to approve the request; MOTION carried with 6 ayes (ayes Breuer, Brimm, Hagen, Appel, Izett, Gunderson).

X. BUSINESS FROM MEMBERS OF THE PUBLIC

None.

XI. CITIZEN ADVISORY COMMITTEE (C.A.C.) BUSINESS

There was a brief discussion regarding the committee appointments of Planning Commission members to the various sub-committees of the Citizen Advisory Committee.

City Manager Lynn Stuart announced that Planning Director Chuck Rhodaback has accepted a position in Roseburg and will be leaving on May 16, 1986.

Mr. Rhodaback expressed his appreciation to the Commission members for their cooperation during his two years of employment.

The Commission members thanked Mr. Rhodaback for his efforts during his employment in Brookings and wished him well.

XII. BUSINESS FROM COMMISSION MEMBERS


None.


XIII. ADJOURNMENT

Commissioner Breuer made a MOTION, seconded by Commissioner Hagen, to adjourn the meeting; MOTION carried unanimously.

Chairman Appel adjourned the meeting at 9:33 p.m.

ATTEST:

  
Chairman Leo Appel II

  
City Recorder Judy Pectol