

MINUTES

REGULAR PLANNING COMMISSION MEETING

February 4, 1986
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 Earl Breuer,
Jean Hagen, Mary Jane Brimm, Elgin Gunderson

Commission Members Absent: Commissioner Lonny Draheim

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

Media Present: Polly Keusink

III. APPROVAL OF MINUTES

January 7, 1986 Regular Planning Commission Meeting

Vice Chairman Izett mada a MOTION, seconded by Commissioner Breuer, to approve the January 7, 1986 Regular Planning Commission Meeting Minutes; MOTION carried unanimously.

IV. PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel welcomed those attending the meeting and went over the public hearing procedures to be followed.

V. PUBLIC HEARING - ZONING OF ANNEXED AREA
Z-1-86 City of Brookings

A portion of Tax Lot 3007 (Lot 4, second addition to Marina Heights Subdivision); property located at 1055 Marina Heights Loop; zoning of property from Curry County Residential (R-1) to City of Brookings Residential Low

Density (R-LD); owner - George C. and Corinne C. Langley.

Chairman Appel called for the staff report. Mr. Rhodaback gave a report. Chairman Appel asked if there had been any comments by phone or mail on this issue and Mr. Rhodaback stated that there had not been any comments.

Commissioner Breuer asked the difference between present county zoning and the requested city zoning.

Mr. Rhodaback said they were basically the same.

Commissioner Brimm asked that since this area has already been annexed, what is the Planning Commission's role.

Mr. Rhodaback stated that the City is required to review newly annexed areas and designate the City zoning classification for those areas. Staff is asking the Planning Commission to forward a recommendation to the City Council so that they can hold a public hearing and then adopt an ordinance officially zoning the property under an urban standard as part of the City.

Chairman Appel said it was a two-step procedure. First the property has to be annexed into the City and then the zoning has to be established for that piece of property.

Commissioner Breuer made a MOTION; seconded by Vice Chairman Izett to request the City Council to hold a hearing giving the newly annexed property an Residential Low Density (R-LD) zone. MOTION carried unanimously.

VI.

PUBLIC HEARING - VARIANCE
VAR-1-86 Alvin and Wilma Rentsch

Tax Lot 2227, Assessor's Parcel Map 41-13-6 BA; property is located at the corner of Third Street and Coral Court; request a variance in a Residential Low Density Zone (R-LD) to allow required rear yard setback to be reduced from 15 feet to 9 feet for construction of proposed carport.

Chairman Appel called for a staff report. Mr. Rhodaback gave the report. Mr. Rhodaback read into the record three letters that were received by adjoining property owners.

Commissioner Hagen made a MOTION; seconded by Commissioner Brimm to approve the variance; MOTION carried unanimously.

VII. MINOR PARTITION

M3-1-86 Southcoast Lumber Company

Assessor's Parcel Map 40-13-31 D, Tax Lot 100
Number of parcels - two(2)
Land Use Classification - City Residential Low Density
(R-LD) and County Forestry Grazing (FG) Comprehensive
Plan Designation - Residential
Location - West side and North end of Fifth Street
Surveyor - B & D Surveys, LTD.

Vice Chairman Izett declared a conflict of interest
and left the meeting.

Chairman Appel called for the staff report. Mr.
Rhodaback gave the report, recommending approval
subject to two conditions. The first condition
being that the property owners dedicate to the public,
ten feet of right-of-way along the west line of Fifth
Street. The second condition is that Curry County
will be required to review and grant administrative
approval of the minor partition in accordance with
the urban growth boundary agreement.

Commissioner Gunderson asked for clarification on the
two lots.

Mr. Rhodaback pointed out on the map the location of
the two lots.

There was some discussion of the need for an East/
West road. Mr. Rhodaback stated that the main concern
of staff was to fill out the existing road.

Mr. Stuart stated that if development plans were sub-
mitted, that would be a time to address the roadway
system, depending on the development plans.

Chairman Appel stated that the right-of-way on Fifth
Street is currently 40 feet, and the 10 feet additional
right-of-way would create a 50 foot road.

Fred Hummel asked if by dividing property would they
end up with someone looking for annexation after this
is done. Mr. Hummel stated that this was not all
vacant land, that there are some houses on the upper
end of Fifth Street and wondered what kind of impact
this would have on this property.

Mr. Stuart addressed Mr. Hummel's question, and pointed out that the two homes at the upper end of Fifth Street are outside the City limits, and are designated by Curry County as separate parcels of land.

Commissioner Breuer made a MOTION, seconded by Commissioner Hagen to approve the minor partition with the condition that the property owners dedicate to the public, ten feet of right-of-way along the West line of Fifth Street; MOTION carried with 5 ayes.

VIII. Request by Curry County Realty to delay hearing on Comprehensive Plan Amendment/Zone Change for property located at Benham Lane and U.S. Highway 101

Mr. Rhodaback reviewed the request and stated that they had requested that the Planning Commission hold any further review until such time as they are prepared to come back before the Commission.

Commissioner Gunderson made a MOTION, seconded by Commissioner Breuer to continue to table the issue until a future appropriate date; MOTION carried unanimously.

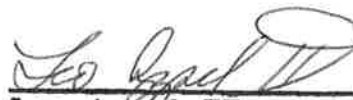
IX. BUSINESS FROM COMMISSION MEMBERS

Chairman Appel noted that there was a jump in building permits this month in the City of Brookings. Chairman Appel encouraged everyone to attend the three Bootstrap meetings, especially the meeting on February 25th where the Bootstrap Committee's will present their final reports to the City Council.

X. ADJOURNMENT

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

Chairman Appel adjourned the meeting at 8:15 P.M.



Leo Appel II
Chairman

ATTEST:



Judy Pectol
Recorder