

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
MARCH 3, 1992**

The regular meeting of the Brookings Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Judi Krebs
Jeff Holmes
Ted Freeman, Jr.
Clarence Branscomb
Earl Breuer
John Herzog

John Bischoff, Planning Director
Holly Perin, Secretary

Commissioner Soiseth was absent.

MINUTES

By a unanimous vote (motion: Commissioner Branscomb, second: Commissioner Freeman) the Planning Commission approved the minutes of the February 4, 1992 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

By a unanimous vote (Commissioner Branscomb stepping down), (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved a request for a minor partition on a 1.00± acre parcel to create 2 lots of 8,875 and 34,682 sq. ft., located on the north side of Ransom Avenue opposite the 6th Street intersection; R-2 Zone; submitted by Carla A. Smart.

This action was taken following comments presented in favor of the request by the following person:

- (a) Marvin Lindsay, 806 Ransom Ave., Brookings, OR

The following persons spoke with comments or questions regarding the request:

- (a) Mike Cremarosa, 845 Brook-Haven Dr., Brookings, OR
- (b) Bill Petersen, 823 Brook-Haven Dr., Brookings, OR

By a unanimous vote (Commissioner Branscomb stepping down), (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-2-92.

By a unanimous vote (Commissioner Branscomb stepping down), (motion: Commissioner Herzog, second: Commissioner Holmes) the Planning Commission approved a request for a minor partition on a 24,829.2 sq. ft. parcel to create two parcels of 6,086 and 18,727 sq. ft., located on the south side of Ransom Avenue approximately 145 feet west of 6th Street; R-2 zone; submitted by Carla A. Smart.

No one spoke in favor of, or in opposition of the request.

By a unanimous vote (Commissioner Branscomb stepping down), (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-5-92.

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved a request for a minor partition to divide a 1.00± acre parcel into two lots of 12,655 and 30,905 sq. ft., located at the southerly end of Matot Street on the west and the southerly end of Oxford Street on the east; R-2 zone; with the additional condition that the applicant shall grant to the city an easement allowing for the existing sewer main which crosses the subject lot and allowing for access to the main for maintenance purposes. This easement will be at least 15 feet wide and extend 7.5 feet on each side of the sewer main; submitted by Jim and Catherine Stephenson.

No one spoke in favor of, or in opposition of, the request.

By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Branscomb) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-4-92.

By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved a request for a minor partition to divide a 19.34 acre parcel to create two lots of 2.46 acres and 16.88 acres, located on the north side of Marina Heights Road and on the east side of Old County Road at the intersection of Old County Road and Marina Heights Road; R-1-6 zone; submitted by Melody Bateman, represented by Don Jaklewicz.

This action was taken following comments presented in favor of the request by the following person:

- (a) Don Jaklewicz, South Bank Chetco, Brookings, OR

The following persons spoke with questions or comments regarding the request:

- (a) Mr. Newman, 945 Marina Hts, Brookings, OR
- (b) Nancy Brendlinger, 925 Marina Hts, Brookings, OR

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Branscomb) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-3-92.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Branscomb asked if the viewing screen could be raised. The Planning Director said that he had brought this up at a staff meeting but it went nowhere.

Commissioner Branscomb said he would like to see a list of available EDUs. The Planning Director said that the list of those given out that the Commission was given started with a base of 600.

Commissioner Herzog said that he had driven down Sandy Lane and that there was a house with a block wall on the property line with posts for a deck which would extend to the wall. The Planning Director said that he was aware of this situation and that the builded was contacted and told that this was not permissible.

Commissioner Herzog said that the same person appeared to be ready to build a retaining wall in the utility easement along the sidewalk. The Planning Director said that they could build in the easement but the easement holder could remove the wall if needed and the owner would have to replace it.

Commissioner Freeman reported on the actions of the Traffic Safety Committee which is looking at speeds along Highway 101 for proposals to ODOT.

Commissioner Freeman stated that the Division of State Lands was going to hold a public hearing on March 16th at the high school auditorium concerning their claims on lands along the Chetco River. Some discussion followed.

Chairman Krebs asked if a copy of the City Council reply to the Commissions' Annual Report be given to the Commission at the next meeting. The Planning Director said that he would do that.

Commissioner Krebs asked the Planning Director if the city had a count of houses within the city which are not connected to the sewer system. The Planning Director said that he did not know if there was a list. Chairman Krebs said that it did not make sense that if we are near capacity that we are connecting new development if there are houses within the city that could be connect first. Some discussion followed.

Chairman Krebs reported on the County Planning Commissions actions on the issue of R V units as dwelling units and that the County Planning Commission was sending a recommendation to the County Commissioners to not take action until after the county completes its periodic review.

Chairman Krebs asked if staff was still planning on having a Commission workshop on the kennel issue. The Planning Director said that he has not had the time to contact other cities about their kennel ordinance but would get to it as soon as possible.

Commissioner Holmes asked why the buildings at The Cove were counted as only one and one-half EDU? The Planning Director explained that duplex units were rated as .75 EDU per unit thus each duplex was 1.5 EDUs. Commissioner Holmes asked what the congregate care facility would be rated for EDUs per unit. The Planning Director said he did not know.

Chairman Krebs stated that the City of Gold Beach rated motels as 1.5 EDUs per room and that this was considerably different than what Brookings does. The Planning Director said he would look into it. Some discussion followed.

REPORT OF THE PLANNING DIRECTOR

The Planning Director gave a report on the condition of the older commercial district of town, essentially the area from Alder St. on the east, Wharf St. on the west, Spruce St. on the north and Railroad St. on the south.

The basis of his report was the fact that the area contains a large number of non-conforming residential uses and that the existing policies of the city tended to place obstacles in the way of attempts to convert those uses to commercial uses.

The purpose of the report was to inform the commission of these conditions and to generate discussion of possible methods to overcome these conditions and to stimulate the growth and conversion of this area.

The Planning Director proposed the establishment of a citizens advisory committee of owners and other interests to study the area and propose alternatives and methods of revitalizing the area.

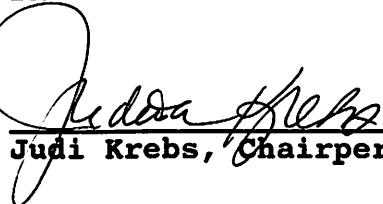
After discussion the Commission directed the Planning Director to prepare a map of the area and to mail it and a copy of Ordinance (Actually Resolution) 399 to the Commissioners so that they can drive the area and come to the next meeting for further discussion.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:47 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judi Krebs, Chairperson

Dennis L. Bragg
1214 Moor St
Brookings Ariz.

To Whom it May Concern

In regard to Mr Ed. Wilcher
request to change the variance Code at
the Condominiums at Moor St. in Brookings

I truly believe this should remain the
Current Code of 37' between these new buildings
The reason being noise & privacy for
neighbors and some would never get
Sunlight.

I fully oppose this change of variance.

Property Owner

Dennis L Bragg
Lore Ann Bragg

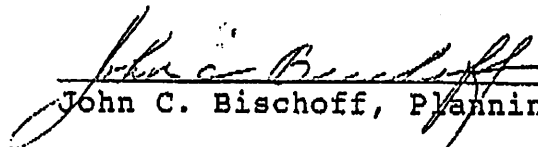
PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Brookings' Planning Commission on Tuesday, April 7, 1992, at 7:00 p.m. in the Council Chambers of Brookings City Hall, 898 Elk Drive, Brookings.

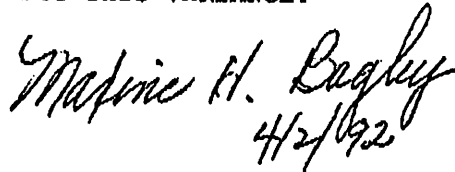
The purpose of the public hearing is to consider the following:

An application for a side yard setback variance on a 2.83± acre parcel to allow condominium buildings in the same manner as those of Phase I and II of the same project, located at the westerly end of Moore Street; R-3 Zone (Multi-Family Residential); Assessor's No 41-13-06CB, Tax Lot 900; Eddie L. Wilcher, applicant. File No. VAR-1-92. Criteria used to consider this application is stated in Section 136.030 of the Land Development Code.

The public is invited to attend and participate in this public hearing. All persons wishing to address this matter will have an opportunity to do so in person at the hearing or can submit written evidence to the Brookings City Planning Director at the address above. Issues not raised either in writing or at the hearing or failing to provide sufficient specificity to allow the Planning Commission an opportunity to respond, precludes appeal based on that issue. Should you need additional information on this matter, a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report(s) prepared for this hearing will be available for inspection, at no cost, and provided at reasonable cost, seven days prior to the hearing. All documents may be viewed or obtained at the Planning Department at Brookings City Hall or call John Bischoff at 469-2163.


John C. Bischoff, Planning Director

PLEASE BE ADVISED THAT RICHARD S. HALL AND MAXINE H. BAGLEY, OWNERS OF UNIT #501 at 1303 MOORE STREET, HEREBY PROTEST THIS VARIANCE.


4/2/92

D. A. White
1303 Moore Street, #303
Brookings, OR 97415

April 7, 1992

John Bischoff / Planning Commission
City of Brookings
898 Elk Drive
Brookings, OR 97415

Reference: My letter dated March 26 in opposition
to granting setback variance on Moore Street.

Dear John,

It seems that the 30 affected property owners must decide on accepting the current proposed building placement requiring a variance, or accept an alternate building placement that actually "decreases" the spaciousness of the lot and greatly diminishes the panoramic ocean (Harris Beach) views for the existing and future property owners!

Thus I must rescind my call for denial of the proposed variance if so doing would result in placement of the buildings in such a position as to significantly impact the enjoyment of the majority of local property owners.

I respectfully ask that the planning commission give due consideration to this new development.

Yours,



D. A. White

APR 3 1992

CITY OF BROOKINGS

Mar. 30, 1992

To John Birschhoff and City of Brookings,

This is to inform you that we do not approve of any further development of the Pacific Cliff Condominiums. We bought the home at 1240 Moore St. for a possible retirement home, where we could see the ocean. If any further construction is done we will see nothing but a big grey box. We and others who visit Brookings also enjoy driving down Moore St for a view of our beautiful ocean. Let's not deny that to anyone! It is also a very quiet street with not much traffic now, but with further development it will be like any other big city.

Also we are very upset that we have been denied access to the beach as we enjoyed going down there to fish off the rocks. We thought there was no such thing as a private beach in Oregon and believe we have a right to have access to our own ocean. Along with the enclosed reasons this is why we object to any further development. Thank you.

Mr + Mrs Frank Crouch

1240
Moore
St.

Best
Access
who owns

D. A. White
1303 Moore Stree, #303
Brookings, OR 97415

March 26, 1992

Pacific Cliff Condominium Homeowners & Neighbors

Dear Neighbor,

Find attached additional details regarding the request of Ed Wilcher (building contractor) for a variance from the established building Development Code section 28.060 (copy is attached). The variance can be summarized as follows:

- ✓ 1) The separation between the last-constructed building (phase II) and the first proposed new building is shown as being only "15 feet". The current code requires at least 24 feet.
- ✓ 2) The separation between the first and second proposed buildings is shown as "10 feet". The current code requires at least 37 feet between these buildings.

I strongly urge you to consider the following impact that the proposed limited spacing (if the request for variance is granted) would create:

- ✓ 1) Unit owners will find themselves looking into each other's bedroom, bathroom, and kitchen windows located as little as 10 feet away. Unlike single-family homes, with these condominiums you do not have the option of planting trees or constructing (three story) high fences as privacy screening from unwanted view and noise.
- ✓ 2) Sound reverberation and noise from adjoining building units will be significantly greater.
- ✓ 3) Shading of one building by the other will be significant. During winter the lower units in each building will have no direct sunlight at all! In summer, direct and indirect (reflected) sunlight will be significantly less due to shading. This shading could increase exterior maintenance cost due to moisture buildup.
- ✓ 4) The esthetic appeal of the area will be diminished to the extent that a sense of space and openness is lost, particularly as viewed by existing neighborhood residents.

Agree
All the above have a direct affect on the enjoyment by the future unit owners, as well as the current occupants and neighbors. There can be economic ramifications as well.

Please express your opinion by writing to John Bischoff, City of Brookings, 898 Elk Drive, Brookings, OR 97415. (Submitting a copy of this letter with your name and signature will serve as a statement of your position to deny the requested variance.) Also, plan on attending the hearing on Tuesday, April 7 at 7:00PM. If you cannot attend, please inform me of your position.

You can contact me at (503)469-0984 or FAX comments to (503)469-0327.

Please be advised that even though I serve as Chairman of the Pacific Cliff Cove Condominium Unit Owners Association, this mailing is at my own expense, and the position I have taken is not necessarily that of the individual board members.

Yours,

D. A. White
D. A. White

Darlene Crouch
Frank W. Crouch