

Special Meeting of the City Planning Commission  
April 17, 1956

Meeting called to order by Chairman, Roy Weideman.

Members present: Memmrs. Goetz, Hanks, Loring, Stanhurst and Weideman.

Others present: Ex-Offico member, Ralph Reed.

Minutes of the previous meeting read and approved.

Reports of Committees:

Mr. Weideman reported that Mayor Brimm, and Messrs. Fox and Reed and he had attended the Interim Meeting at Coos Bay.

The discussion was on Fringe Areas and both Mr. Weideman and Mr. Reed presented our local problems for study and advice.

A typewritten report of this meeting was read by the secretary.

The following RECOMMENDATIONS were made by the Legislative Intermin Committee:

I. ANNEXATION: (Controlled annexation of areas contiguous with a municipality)

When such area has reached the density figure of two dwellings per acre, located on any 5 acre portion of a  $\frac{1}{4}$  of a  $\frac{1}{4}$  section, this should be sufficient to bring about annexation at the option of a city council, taking into consideration the economics, drainage basin, and, or, other development patterns planned for said area.

2. TWO MILE FRINGE DEVELOPMENT AREA:

It is recommended that municipalities be authorized, thru their planning commission, to guide the development of these suburban areas located within two miles of the city limits even tho said area may not be contiguous to the city.

That said municipalities be given authorization to form improvement districts, within the afore mentioned two mile limit, to perform the necessary improvements and to levy any assessment for the total cost to the owners within the district so that at such time the district should become contiguous to the city it could then be annexed at the option of the city council.

3. COUNTY PLANNING & ZONING - (for the area beyond the 2 miles

Revise Chapter 215, ORS, Section 215.020, that portion, quote: "The governing body of any county may create by ordinance a County Planning Commission"-Delete the word "May" and insert the words "shall" in lieu thereof. After the word "ordinance" insert the words "or court order".

Provide under Chapter 215, Ors, authority for the governing body of any county to adopt "Zoning Regulations" automatically along with the Planning Commission.

Provide, under Chapter 215, Ors, authority for said Planning Commission to require certain standards for the construction of streets and other facilities which would be standards acceptable to the nearest municipality.

4. INCORPORATION: ( For isolated densely populated areas )

When any isolated area has reached a population density of 300 persons per  $\frac{1}{2}$  mile radius, beginning at center of population, said area be directed by the governing body of any county to incorporate so as to more economically provide the facilities necessary for the health and welfare of the people within this area.

At the present time, the aforementioned area tries to form the various districts within themselves, i.e., fire district, water district, sanitary district, etc. A separate board is required for each district making the operation of the area quite bulky and most unecomomical. Whereas all areas within any county are directly related, and have mutual responsibility for the protection of the general public health, it is our humble opinion the above recommendations be considered.

(signed C. Eugene Fields, R.S. Sanitarian)

Report on Recommendation to Council #23

Mr. Reed reported that the Council was agreeable to the recommendation to acquire the Wrangler Club's holdings but that the 4 $\frac{1}{2}$  acres adjoining belonging to the Carson Moore Lbr. Co., had become too expensive.

Mr. Reed reported that the next meeting of the Interim Committee would be held April 23rd. at Coquille and that the local Chamber of Commerce headed by C.Ed Dempsey would have a delegation.

Bldg. plans of Coast Power & Saw & Equipment Company:  
Mr. Loring presented tentative plans for a building at the rear of a lot belonging to the Coast Power Saw & Equipment Company next to the Fire Hall. Plans were approved subject to city building requirements and zoning ordinance.

Mr. Reed reported that Consolidated Freight Lines had changed it's type of building to the so called Butler type.

Plans for drafting of curbs, side-walks and streets discussed. To be presented at next Commission meeting.

On motion meeting adjourned.

Gladys Kanick, Secy.