

CITY OF BROOKINGS
PLANNING COMMISSION REGULAR MEETING, APRIL 7, 1964

MEETING CALLED TO ORDER AT 8:00 P. M., CHAIRMAN VIRGIL GOLDSBERRY PRESIDING. OTHER COMMISSIONERS PRESENT: GLENDALE C. HOLTE, ARCHIE McVAY, CHARLES GRAYSHEL, AND BYRON BRIMM. ABSENT, ED OAR. AMONG OTHERS PRESENT WERE REPORTERS; MARGE BARRETT AND DICK KUESINK; THE CITY DRAFTSMAN AND THE BUILDING INSPECTOR.

MINUTES OF THE PREVIOUS REGULAR MEETING WERE READ AND APPROVED AS READ.

MINUTES OF THE LAST REGULAR AND SPECIAL COUNCIL MEETING WERE READ.

PUBLIC HEARING WAS OPENED TO CONSIDER REQUEST FOR ZONE CHANGE, PER NOTICE OF HEARING PUBLISHED IN THE LOCAL PRESS ON APRIL 2, 1964. MR. ED DEMPSEY SUBMITTED A SCHEDULE SHOWING ELEVATIONS OF THE PROPERTY, SAID PROPERTY DESIGNATED AS TL 500 ON MAP 41-13-6BB, LOCATED ON THE NORTH SIDE OF RANSOM AVENUE AT THE FOOT OF FIRST STREET AND OWNED BY IRA. BROWN. HE EXPLAINED THAT THE OWNERS DESIRED TO HAVE THE PROPERTY REZONED FROM TWO FAMILY DWELLING AND AGRICULTURAL ZONE TO MULTI-FAMILY DWELLING ZONE IN ORDER TO ALLOW THE BUILDING OF TWO STORY APARTMENT HOUSES. HE POINTED OUT THAT THE AREA IS CLOSE TO EXISTING MULTI-FAMILY UNITS AND THAT THE DAILY INQUIRIES FROM PERSONS TRYING TO FIND A PLACE TO RENT ARE NUMEROUS INDICATING THE NEED FOR ADDITIONAL HOUSING UNITS IN BROOKINGS. HE ALSO EXPRESSED HIS OPINION THAT THE CONSTRUCTION WOULD ENHANCE THE VALUE OF THE COMMUNITY AND INCREASE THE ASSESSED VALUATION. MR. ALLEN FLINN, ADJACENT PROPERTY OWNER, EXPRESSED HIS OBJECTION TO REZONING THE PROPERTY, STATING THAT HE HAD MADE CONSIDERABLE INVESTMENT IN HIS PROPERTY BASED ON THE EXISTING ZONING STATUS AND THAT REZONING WOULD ALLOW UP TO THREE STORY BUILDINGS BETWEEN HIS PROPERTY AND THE OCEAN WHICH WOULD BE DETRIMENTAL TO HIS INVESTMENT. HE SAID THAT HE WOULD HAVE NO OBJECTIONS TO BUILDINGS OF NOT OVER ONE STORY IN HEIGHT.

THE SECRETARY PRESENTED A PLAT SHOWING THE OWNERSHIPS IN THE AFFECTED AREA, AND A SCHEDULE INDICATING THAT 74.21% OF THE PROPERTY OWNERS IN THE AFFECTED AREA HAD SIGNED THE PETITION REQUESTING THAT THE PROPERTY BE REZONED, 20.27% HAD OBJECTED BY PROTEST PETITION, WITH 5.52% NOT SIGNED ON EITHER PETITION.

AFTER FURTHER CONSIDERATION MOTION WAS MADE BY ARCHIE McVAY THAT A DECISION ON THE MATTER BE DEFERRED UNTIL THE COMMISSIONERS HAVE PERSONALLY INSPECTED THE AREA. MOTION SECONDED BY BYRON BRIMM. CARRIED BY ALL PRESENT.

THE COMMISSIONERS AGREED TO MEET AT 10:00 A. M. THE FOLLOWING DAY, AND INSPECT THE PROPERTY INVOLVED IN THE AFFECTED AREA.

A PETITION REQUESTING A ZONE CHANGE FOR THE PRESENTLY ZONED LIGHT INDUSTRIAL PROPERTY ADJACENT TO AND EAST OF THE B.P.D. ELKS PROPERTY, TO MULTI-FAMILY DWELLING, WAS PRESENTED BY PAUL FAUERSON AND FRED FOX. IT WAS NOTED THAT THE AREA INVOLVED IN THE REQUEST WAS IN FULL ACCORD WITH THE RECOMMENDATIONS OF THE ZONING COMMITTEE AS SUBMITTED AT THE LAST REGULAR MEETING. MOTION WAS MADE BY GLENDALE HOLTE THAT THE SECRETARY CAUSE NOTICE TO BE PUBLISHED ON APRIL 16TH, 1964, FOR A PUBLIC HEARING ON THE REQUEST TO BE HELD AT 7:00 P. M., APRIL 21, 1964, AT THE CITY HALL; PROVIDED HOWEVER, THAT THE SAID PETITION IS SUBSEQUENTLY REFERRED TO THE PLANNING COMMISSION FOR REPORT BY THE COUNCIL AND THAT THE PETITION IS DETERMINED TO BE IN PROPER FORM WITH MORE THAN 50% OF THE PROPERTY OWNERS IN THE AFFECTED AREA SIGNED ON THE PETITIONS. FURTHER, THAT THE COUNCIL, BY THEIR OWN MOTION, INCLUDE FOR CONSIDERATION AT THE HEARING, A PROPOSAL THAT THE

BALANCE OF THE PROPERTY IN THE AREA, NOW ZONED LIGHT INDUSTRIAL AND OWNED BY THE B.P.O. ELKS AND ELMER BANKUS, BE REZONED TO C-2, (COMMERCIAL). MOTION SECONDED BY ARCHIE McVAY. CARRIED BY ALL PRESENT.

MR. JOHNNIE O. BROWN, BUILDER, EXPLAINED THAT HE HAS TWO RESIDENTIAL BUILDINGS UNDER CONSTRUCTION WITH MORE PLANNED, ON PROPERTY LOCATED ON THE SOUTHERLY SIDE OF EASY STREET, JUST WEST OF MACKLYN CREEK, DESIGNATED AS PORTIONS OF TL 100-41-13-6AC AND TL 700-41-13-6AD AND THAT IT IS HIS INTENT TO EXERCISE OPTION TO PURCHASE ADDITIONAL ADJACENT PROPERTY IN THE FUTURE AND FILE A SUBDIVISION PLAT FOR SAID PROPERTY AFTER A SALE IS CONSUMATED ON THE FIRST THREE HOMES. HE STATED THAT THE WATER COMPANY REFUSED TO INSTALL WATER LINES TO THE HOMES UNTIL THE CITY HAS OWNERSHIP OF THE 50 FOOT STREET PROPOSED AND NOW BEING CONSTRUCTED ON THE PROPERTY. HE REQUESTED THAT THE CITY ACCEPT THE STREET AFTER IT IS COMPLETED TO MEET CITY ACCEPTANCE REQUIREMENTS.

MOTION BY COMMISSIONER BRIMM THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY ACCEPT THE 50 FOOT STREET OFFERED BY JOHNNIE O. BROWN, EXTENDING SOUTHERLY 180 FEET FROM INTERSECTION WITH EASY STREET, CONTINGENT UPON THE SUBDIVIDER DEDICATING THE PROPOSED EXTENSION THEREOF TO THE CITY SHOULD HIS OPTION ON THE PURCHASE OF THE ADDITIONAL PROPERTY BE EXERCISED AND PROVIDED THAT SAID PRESENT AND FUTURE STREET CONSTRUCTION BE COMPLETED TO MEET CITY ACCEPTANCE REQUIREMENTS. MOTION SECONDED BY GLENDALE HOLTE. CARRIED BY ALL PRESENT.

APPLICATION FOR BUILDING PERMIT FOR THE EXTENSION TO EXISTING COMMERCIAL BUILDING, SUBMITTED BY JOHN HEWITT, WAS REVIEWED. MRS. B. ALLINGER EXPRESSED CONCERN REGARDING WHETHER FUMES MIGHT BE A PROBLEM IN THE AREA. CHAIRMAN GOLDSBERRY EXPLAINED THAT ORDINANCES OF THE CITY WERE FOR THE PROTECTION OF THE CITIZENS FROM NUISANCE PROBLEMS AND THAT SHOULD AN ODOR NUISANCE DEVELOPE IT SHOULD BE BROUGHT TO THE ATTENTION OF THE PLANNING COMMISSION AND CITY OFFICIALS FOR CORRECTIVE ACTION.

MOTION BY CHARLES GRAYSHEL, THAT UPON APPROVAL OF PLANS AND SPECIFICATIONS BY THE BUILDING INSPECTOR, SHOWING SUFFICIENT DETAIL AND IN PROPER FORM AS REQUIRED BY THE UNIFORM BUILDING CODE AND BY THE ORDINANCES OF THE CITY, A SPECIAL USE PERMIT SUBJECT TO THE PROVISIONS AS STATED BY PLANNING COMMISSION RECOMMENDATION #76, BE APPROVED AND ISSUED TO MR. JOHN HEWITT, FOR EXTENSION TO EXISTING COMERCIAL BUILDING. MOTION SECONDED BY ARCHIE McVAY. CARRIED BY ALL PRESENT.

A REPORT WAS PRESENTED BY DRAFTSMAN, HAROLD PORTER, RELATIVE TO REQUEST FOR PARTIAL STREET VACATION AND THE PLANNING OF AZALEA PARK ROAD FOR PAVING WORK. THE REQUEST FOR VACATION, WAS SUBMITTED BY MR. MURRAY PALMER NOTING THAT A SMALL PORTION OF HIS GARAGE IS ON THE CITY STREET RIGHT-OF-WAY. IT WAS EXPLAINED THAT THE RIGHT-OF-WAY EXTENDED SOME 20 FEET BEYOND THE CURB LINE, INTO THE FRONT YARDS OF THE PROPERTIES ON THE SOUTHERLY SIDE OF THE STREET, AND SOME DISTANCE BEYOND THE PRESENT STREET LINE ON THE NORTHERLY SIDE. THE COMMISSIONERS REQUESTED THAT THE DRAFTSMAN STAKE A LINE FOR A 50 FOOT STREET EXCLUSIVE OF SIDEWALKS SO THAT THEY COULD MAKE AN INSPECTION THE FOLLOWING DAY BEFORE GIVING FURTHER CONSIDERATION ON THE MATTER.

A LETTER FROM W. H. BRADY WAS READ, WHEREIN HE APPRAISED THE ACCOMPLISHMENTS OF THE PLANNING COMMISSION FOR TAKING STEPS TO RE-ZONE PROPERTIES WHERE ADVISABLE IN THE CITY AND BY SO DOING, ENCOURGING INVESTORS FOR VARIOUS DEVELOPMENT PROJECTS THEREBY IMPROVING THE ECONOMIC SITUATION OF THE CITY.

BUILDING INSPECTOR LEE FOUNTAIN REPORTED THAT DESPITE ALL EFFORTS AND CORRESPONDENCE TO BOTH THE OWNER OF THE "KRUGER BUILDING AND THE BROOKINGS HOTEL PROPERTY" THE RESULTS THUS FAR WERE VERY UNFAVORABLE AND THE OWNERS HAVE NOT SHOWN REASONABLE INTENT TO CONTINUE DEMOLITION WORK AS REQUIRED BY THE UNIFORM BUILDING CODE AND AS REQUESTED BY CITY OFFICIALS AND THE OFFICE OF THE BUILDING INSPECTOR. THE COMMISSIONERS POINTED OUT THE HAZARDOUS AND UNSIGHTLY CONDITION OF BOTH PROPERTIES AND OPINIONED THAT THE CITY HAS BEEN MORE THAN REASONABLE REGARDING THE MATTER.

MOTION BY COMMISSIONER BRIMM THAT THE PLANNING COMMISSION RECOMMEND THAT THE COUNCIL TAKE IMMEDIATE ACTION TO CORRECT THE HAZARDOUS AND UNSIGHTLY CONDITION EXISTING ON THE PREMISES OF THE PROPERTY COMMONLY KNOWN AS THE KRUGER BUILDING AND THE BROOKINGS HOTEL. SECONDED BY ARCHIE McVAY. CARRIED BY ALL PRESENT.

MR. FOUNTAIN ALSO ASKED FOR CLARIFICATION OF THE ZONING ORDINANCE REGARDING SPLIT LEVEL HOMES. HE STATED THAT SOME OF THE BEST HOME PLANS ARE FOR SPLIT LEVELS AND THAT THE BEST USE OF MANY PROPERTIES WOULD BE FOR THIS TYPE OF CONSTRUCTION. THE ORDINANCE SPECIFIES ONE STORY DWELLING AND ATTIC IN R-1 ZONED AREAS. THE COMMISSIONERS OPINIONED THAT A SPLIT LEVEL HOME WOULD GENERALLY COME UNDER THIS CLASSIFICATION AND THAT THE BUILDING INSPECTOR COULD CONSIDER APPLICATIONS BASED ON THIS OPINION UNTIL SUCH TIME AS THE ZONING ORDINANCE IS BETTER CLARIFIED.

MR. MERRILL BULLOCK PRESENTED A PRELIMINARY DRAWING FOR A PRELIMINARY SUBDIVISION PLAT OF 23 LOTS KNOWN AS "PACIFIC VIEW ADDITION"; LOCATED SOUTH OF MEMORY LANE, GENERALLY SOUTH OF CYPRESS AND CEDAR STREET AND EXTENDING TO THE OCEAN. HE EXPLAINED THAT HE WOULD HAVE HIS ENGINEER PREPARE THE PRELIMINARY PLAT AND PLANS UPON TENTATIVE APPROVAL OF THE DRAWING.

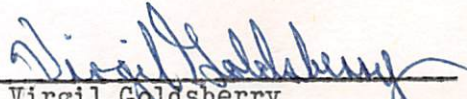
MOTION BY ARCHIE McVAY THAT THE PLANNING COMMISSION APPROVE THE PRELIMINARY DRAWING AS PRESENTED BY MERRILL BULLOCK FOR THE SUBDIVISION TO BE KNOWN AS "PACIFIC VIEW ADDITION". SECONDED BY COMMISSIONER HOLTE. CARRIED BY ALL PRESENT.

MRS. BEA ALLINGER STATED THAT SHE WOULD LIKE TO SEE A PARK ESTABLISHED IN THE BERESA TRACT FOR THE CHILDREN OF THE AREA. MR. GOLDSBERRY REVIEWED THE EFFORTS MADE IN THE PAST ALONG THIS LINE NOTING THAT LACK OF FINANCING WAS ONE OF THE MAIN OBSTACLES DELAYING A PARK AND RECREATION PROGRAM FOR THE CITY.

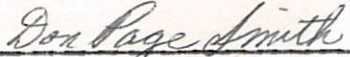
UPON SUGGESTION OF COMMISSIONER BRIMM, MR. PORTER WAS INSTRUCTED TO CONTACT THE COOS CURRY CO-OP TO DETERMINE IF REFLECTORS COULD BE PLACED ON TELEPHONE POLES ALONG EASY STREET, WHERE PRACTICAL, AFTER REVIEWING THE MATTER WITH THE POLICE CHIEF AND IF HE APPROVES THE PROPOSAL.

BUILDING PERMITS FOR THE MONTH OF MARCH WERE REVIEWED. (#969-974 INCLUSIVE, FOR \$31,125 VALUATION AND PERMIT FEES AMOUNTING TO \$114.00.)

MEETING ADJOURNED AT 10:40 P. M.

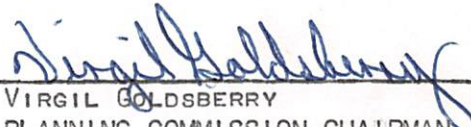

Virgil Goldsberry
CHAIRMAN, PLANNING COMMISSION

COUNTERSIGNED:


Don Page Smith, Secretary

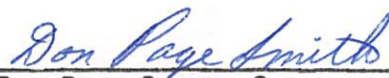
APRIL 8, 1964, 10:00 A. M., COMMISSIONERS GOLDSBERRY, HOLTE, McVAY AND BRIMM VIEWED THE IRA BROWN PROPERTY AND THE SURROUNDING AREAS WHICH WOULD BE AFFECTED IN THE EVENT THE AREA IS RE-ZONED. IT WAS THE OPINION OF THOSE PRESENT THAT REZONING TO R-3 WOULD BE DETRIMENTAL TO OTHER VIEW PROPERTIES ADJACENT THERETO AND THEY TOOK THE POSITION THAT THE ZONING REMAIN AS IT IS. HOWEVER, NO ACTION WAS TAKEN AT THIS TIME AND A FINAL REPORT ON THE REZONING REQUEST AND HEARING WAS DEFERRED UNTIL AFTER THE NEXT REGULAR MEETING.

THE COMMISSIONERS PRESENT ALSO INSPECTED THE AZALEA PARK ROAD AREA AND IT WAS GENERAL OPINION THAT THE CITY SHOULD PREPARE THE STREET FOR A MAXIMUM WIDTH OF 50 FEET EXCLUSIVE OF SIDEWALKS AND THAT CONSIDERATION SHOULD BE GIVEN TO VACATING A STRIP ON BOTH SIDES OF THE STREET BUT ONLY AFTER A FULL INVESTIGATION IS MADE AS TO EXISTING UTILITY INTERESTS, EASEMENTS AND AGREEMENTS WITH THE STATE HIGHWAY DEPT. REGARDING THE STATUS OF CITY STREET RIGHT-OF WAY. NO ACTION WAS TAKEN ON THIS MATTER NOR ON THE REQUEST OF MR. MURRAY PALMER FOR A VACATION OF A SMALL PORTION OF THE STREET AT THIS TIME, PENDING FURTHER STUDY.



VIRGIL GOLDSBERRY
PLANNING COMMISSION CHAIRMAN

COUNTERSIGNED:



DON PAGE SMITH, SECRETARY