

CITY OF BROOKINGS
PLANNING COMMISSION SPECIAL MEETING, APRIL 21, 1964

MEETING CALLED TO ORDER AT 7:00 P. M., CHAIRMAN VIRGIL GOLDSBERRY PRESIDING. OTHER COMMISSIONERS PRESENT: GLENDALE C. HOLTE, ARCHIE McVAY, BYRON BRIMM, ED OAR AND CHARLES GRAYSHEL. REPORTERS PRESENT; MARGE BARRETT, RUTH BREWER AND DICK KUESINK.

PUBLIC HEARING WAS OPENED TO CONSIDER PROPOSED ZONE CHANGE, SAID PROPOSAL OUTLINED IN NOTICE OF HEARING PUBLISHED IN THE LOCAL PRESS ON APRIL 16, 1964. IT WAS NOTED THAT A PETITION REQUESTING THAT THE PROPERTY DESCRIBED AS PARCEL 1, BE REZONED FROM M-1 TO R-3, WITH THE SIGNATURES OF APPROXIMATELY 97% OF THE PROPERTY OWNERS IN THE EFFECTED AREA AFFIXED THERETO. LETTERS FROM THE BPOE # 1934 AND E LMER BANKUS, INDICATED THAT THEY HAD NO OBJECTIONS TO THE REZONING OF THEIR PROPERTY, DESCRIBED AS PARCELS 2 AND 3, RESPECTIVELY, FROM M-1 TO C-2.

IT WAS ALSO POINTED OUT THAT THE AREA INVOLVED IN THE REQUEST FOR REZONING WAS IN FULL ACCORD WITH THE RECOMMENDATIONS OF THE ZONING COMMITTEE AS SUBMITTED AT THE REGULAR MARCH COMMISSION MEETING.

THERE WERE NO OBJECTIONS OR PROTEST TO THE PROPOSAL.

MOTION BY COMMISSIONER HOLTE THAT THE PLANNING COMMISSION RECOMMEND THAT PROPERTY AS DESCRIBED IN THAT CERTAIN PUBLIC NOTICE PUBLISHED IN THE LOCAL PAPER ON APRIL 16, 1964, FOR WHICH A PUBLIC HEARING WAS HELD ON APRIL 21, 1964, BE REZONED AS REQUESTED AND AS PROPOSED IN SAID NOTICE, AND THAT A FINAL REPORT TO THIS EFFECT BE SUBMITTED TO THE CITY COUNCIL. SECONDED BY ARCHIE McVAY. MOTION CARRIED UNANIMOUSLY.

COMMISSIONER GRAYSHEL SUGGESTED THAT THE PLANNING COMMISSION STUDY THE ADVISABILITY OF INCLUDING ADDITIONAL ZONING CLASSIFICATIONS IN THE EXISTING ZONING ORDINANCE, INCLUDING A RESTRICTED HEIGHT MULTI-FAMILY DWELLING CLASSIFICATION FOR R-3 AREAS, WHERE OBSTRUCTION OF VIEWS MAY BE INVOLVED.

MR. PAUL FAUERSO EXPRESSED HIS VIEWS THAT THE CITY MAY BE FACED WITH GROWING PAINS NOW AND INTO THE NEAR FUTURE AND THAT THE CITY MUST PROVIDE PROPERLY ZONED LOCATIONS TO MEET THE DEMANDS OF NEW DEVELOPEMENT PROJECTS.

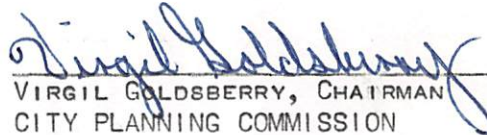
A LETTER FROM THE COUNTY PUBLIC HEALTH OFFICE WAS READ, WHEREIN THEY EXPRESSED CONCERN REGARDING SANITARY FACILITIES CONTENDING THAT A POLICY SHOULD BE ADOPTED THAT WOULD REQUIRE ANY EXISTING OR PROPOSED STRUCTURES CONTAINING SANITARY FACILITIES TO CONNECT TO THE PUBLIC SERVICES WHENEVER FEASIBLE. THE LETTER NOTED THAT THE COUNTY SANITARIAN AND THE DISTRICT SANITARY ENGINEER OF THE OREGON STATE BOARD OF HEALTH HAVE SURVEYED THE PROPOSED PACIFIC VIEW SUBDIVISION AND THAT THEY RECOMMEND THE INSTALLATION OF A LATERAL TO SERVE ALL RESIDENCES WITHIN THE SUBDIVISION WITH THE PROBABILITY OF A PUMP BEING NECESSARY TO REACH THE CITY SYSTEM, FOR A NUMBER OF THE LOTS OF THE SUBDIVISION.

AS A MATTER OF INFORMATION, A LETTER, TOGETHER WITH PICTURES, WAS SUBMITTED BY THE FAUERSO-LESMEISTER AGENCY, INDICATING THE TYPE OF APARTMENT HOUSE CONSTRUCTION PROPOSED FOR THE IRA BROWN PROPERTY.


CHAIRMAN GOLDSBERRY, SUGGESTED THAT THE COMMISSIONERS KEEP IN MIND THE POSSIBILITY OF SHOPPING AREAS MOVING AWAY FROM CENTRAL BUSINESS AREAS DUE TO INSUFFICIENT AVAILABLE PROPERTY FOR BUSINESS PURPOSES AND ASKED THAT THIS MATTER BE CONSIDERED IN CONNECTION WITH THE STUDY OF THE ZONING ORDINANCE.

MR. FAUERSO ASKED IF CITY ORDINANCES ALLOWED MORTUARY BUSINESSES IN A C-1 ZONED AREA. THE PARTICULAR AREA MORE SPECIFICALLY THE CORNER OF EASY AND 5TH STREET. IT WAS NOTED THAT THIS TYPE OF BUSINESS WAS NOT SPECIFICALLY LISTED IN THE ORDINANCE AND THAT IT PROVIDES FOR "OTHER LIMITED BUSINESS USE", THUS LEAVING THE DETERMINATION WITH THE PLANNING COMMISSION AND GOVERNING BODY. THE COMMISSIONERS WERE IN GENERAL AGREEMENT THAT THIS TYPE OF BUSINESS WOULD BE ALLOWED IN A C-1 ZONED CLASSIFICATION, SUBJECT TO APPROVAL OF PLANS, SPECIFICATIONS AND PLOT PLAN, AND PROVIDED THERE ARE NO OBJECTIONS FROM PROPERTY OWNERS IN THE EFFECTED AREA.

MEETING ADJOURNED AT 8:55 P. M.


VIRGIL GOLDSBERRY, CHAIRMAN
CITY PLANNING COMMISSION

COUNTERSIGNED:


DON PAGE SMITH, SECRETARY