

REGULAR MEETING OF THE CITY PLANNING COMMISSION
CITY OF BROOKINGS

March 1, 1966

Meeting called to order at 8:05 p.m. by Chairman Harley Nissen

Members present were Cal Gorte, George Dreizus, Ed Oar and Jack Holte; not in attendance were Ed Thornton and Roy Brimm.

Reporters present were Dick Keusink and Marge Barrett.

The Building Inspector gave the building report for the month of February. Seven permits were issued representing a valuation of \$33,075 and fees in the amount of \$122.00. Of the seven permits, two were for new residences.

Chairman Nissen extended congratulations to Mr. Lee Fountain, Building Inspector who has recently been appointed F.H.A. Building Inspector for the area.

A letter from Harris Motor Company was read, a copy of which is attached hereto, requesting a permit for a used car sales lot on the vacant Kruger lot on Chetco Avenue. Motion by Jack Holte that Mr. Harris be granted a permit for the lot, seconded by Cal Gorte and passed unanimously.

Secretary Bob Dimmick read a letter from the League of Oregon Cities concerning the City charging building permit fees to church and school groups. No action was taken on this matter until further study was completed.

After considerable discussion and comment concerning the plans submitted by Mr. Allen Smith, Azalea Bulb Farm and Greenhouse, it was the consensus of opinion that the question concerning a 1957 building permit issued to Mr. Gary Wimberley for the dismantling and re-erection of a "dirt shed" be considered to be not an extension, alteration or remodel of the nonconforming structure and use. A motion was made by Jack Holte that the 1957 permit be classified as the mere moving a "dirt shed" and not an extension or alteration. This motion was seconded by Ed Oar and carried unanimously.

Again discussion ensued regarding Mr. Smith's plans and request for a building permit to make an extension to the greenhouse. Matters concerning the time limit of the permit, type of plastic to be used for roof and wall coverings, methods of framework construction and size of the addition or extension were discussed at length. It was decided that Mr. Smith should submit his plans for construction to the Building Inspector and to the City Planning Commission and if they are in conformance with the Greenhouse Construction Restrictions of the 1964 edition of the Uniform Building Code and other related ordinances of the City, he should be issued a building permit to begin construction. Mr. Smith indicated that he also planned to landscape the front portion of his property and give it a general clean-up and fix-up. It was pointed out to Mr. Smith that if this permit is issued, it will be a first and final building permit issued to this non-conforming use. Mr. Smith indicated that he was aware of this and that he intended relocate the entire operation in a Zone which was compatible with Zoning Restrictions. Members also reminded Mr. Smith that his time was limited with the non-conforming greenhouse in his present Zone.

Mr. Lloyd Fox and Mr. Leo Lucas, representing the Southern Curry Cemetary Maintenance District, presented a preliminary plat of a proposed addition to the W. J. Ward Memorial Cemetary to the Commission. It was pointed out that the City's approval of the plat does not concern sanitation regulations and that the District should have approvals of the County Health Department and the County Court as the cemetary does lie out of the City Limits. They were also advised that the District should contact adjacent property owners. A motion was made by George Dreizus that the Planning Commission approve the proposed addition as presented. This was seconded by Jack Holte and carried unanimously.

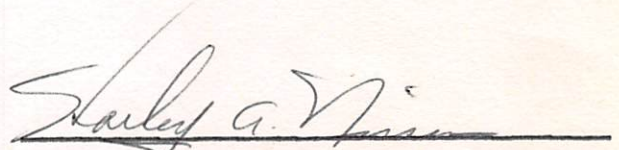
Motion was made by Jack Holte that the tentative plans of Mr. V. L. Stephens for an extension to Art St and the development of four residential lots be accepted. Seconded by Cal Gorte and passed unanimously.

At this time, Chairman Nissen turned the chair over to Vice Chairman Jack Holte.

Mr. Nissen advised the group that plans for the new Western Bank are not quite completed but that they contemplate starting construction prior to the next regular meeting. It was pointed out by Mr. Nissen that the plans will conform to the Uniform Building Code and will be similiar to the bank building in Gold Beach. Motion was made by George Dreizus that the plans for the Western Bank building be approved subject to conformance and approval with the Uniform Building Code.. The motion was seconded by Cal Gorte and carried Unanimously.

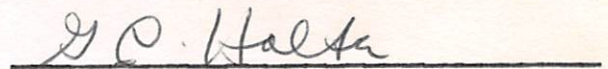
Vice Chairman Holte then turned the meeting and chair back over to Harley Nissen.

The meeting adjourned at 9:40 p.m.


Harley Nissen, Chairman

ATTEST:


Secretary


Jack Holte, Vice-Chairman

EUGENE W. BAUER, President
Mayor, Gladstone
MARK A. GRAYSON, Vice-President
Commissioner, Portland
DAVID L. SCOFIELD, Treasurer
Mayor, Springfield

DONALD L. JONES, Executive Secretary

HERMAN KEHRLI, Consultant
Director, Bureau of Municipal
Research and Service
University of Oregon

LEAGUE OF OREGON CITIES

POST OFFICE BOX 5177 • EUGENE, OREGON - 97403

TELEPHONE 342-1411 Ext. 462

Member, National League of Cities

Official Publication: "WESTERN CITY"

February 10, 1966

DIRECTORS

THOMAS H. BAILEY, Mayor, Tillamook
DON CATT, Councilman, Albany
JAMES J. DUNLEVY, Mayor, Medford
RUDY R. ENBYSK, Mayor, Pendleton
THOMAS GARRISON, Mayor, Roseburg
LYLE KELLSTROM, Councilman, Klamath Falls
KIERAN P. MADDEN, Mayor, Redmond
VERN W. MILLER, M.D., Mayor, Salem
C. DEAN SMITH, City Manager, The Dalles

Mr. Robert O. Dimmick, Jr.
City Recorder
P. O. Box 1308
Brookings, Oregon

Dear Mr. Dimmick:

Federal and state construction projects are exempt from local regulations. As a matter of cooperation, for record purposes, some cities receive the cooperation of federal and state agencies in obtaining building permits on a courtesy basis but no fee is collected.

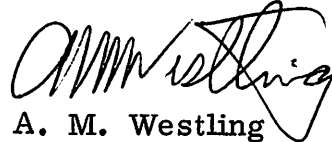
Such semi-public organizations as church groups are subject to local building regulations, and there is a statute (ORS 227.285) specifying that school districts shall comply with city building and zoning regulations. While we have made no specific survey of the extent to which cities may exempt from inspection fees certain special groups such as school districts and church organizations, I understand that the practice does vary to some extent. I believe there are many cities that do charge the same permit fees for all construction which requires city building permits. Here in this area, neither Eugene nor Springfield makes any exception to its building permit fee schedule. However, I understand there are other communities that make special concessions in terms of the amount of fee charged to certain public and quasi-public groups.

With respect to planning periodicals, the American Society of Planning Officials publishes a Newsletter. This can be obtained through library subscription or through membership in the American Society of Planning Officials. For information on the organization and its published materials, I suggest that you write to American Society of Planning Officials, 1313 East 60th Street, Chicago, Illinois 60637. Two examples of the Newsletter are being sent to you. These may be discarded when you are through with them.

February 10, 1966

Another national organization which may be of interest is the Urban Land Institute. Membership in this organization is \$10.00 per year, and it provides a copy of the organization periodical, plus copies of technical bulletins. While this is a more specialized subject area dealing with land development from the standpoint of the private developer, it may be of interest. Information can be obtained from the Urban Land Institute, 1200 18th Street, N. W., Washington, D. C. 20036. There are various, more localized publications in this field, but there is no such publication in Oregon. One of the better known localized publications is entitled Florida Planning and Development. This is published by Mr. Fred H. Bair, Jr., P. O. Box 828, Auburndale, Florida and is available on subscription at \$5.00 per year.

Sincerely yours,



A. M. Westling
Planning and Public Works
Consultant

AMW:pl
Enclosures - 2

February 25, 1966

Planning Commission
City of Brookings
Brookings, Oregon.

Gentlemen:

I wish to submit request for the purpose of establishing a Used Car lot on the Iva Kruger property, at 716 Chetco Avenue, Brookings, Oregon. Said premises will be cleaned off and graveled and will also have a portable office building. Thanking you in advance for your consideration in this matter, I remain

Very truly yours.

Harris Motors
Merle D Harris