

REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
OCTOBER 15, 1968

The Planning Commission met, but lacked a quorum, so no official business could be transacted.

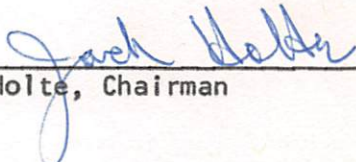
Planning Commissioners present were Jack Holte, Cal Gorte and Jerry Ross. Not in attendance was Scott Sheppard and Bill Landis.

Marge Barrett was the reporter present.

Marvin Gloege of the Bureau of Governmental Research presented his monthly report. Report attached hereto. Mr. Gloege stated that at the next meeting he will have the preliminary plan on the land use part of the research ready to present to the Commissioners.

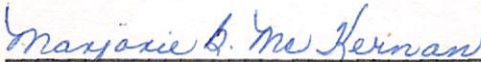
The Commissioners present gave tentatively permission to Lee Fountain, Building Inspector, to issue a building permit for the new Rest Home.

The next Planning Commission meeting is scheduled for November 7, 1968 instead of November 5. The regular meeting date is General Election Day.



Jack Holte, Chairman

ATTEST:



Marjorie B. McKernan
Secretary

DISTRIBUTION OF DWELLING UNITS
by Area and Type
Brookings Planning Area
1968

Area	Number of Dwelling Units			Per Cent of Dwelling Units		Mobile Homes	
	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Number	Per Cent of Dwelling Units
City of Brookings							
Southeast	281	17	298	94	6	0	--
Southwest	86	14	100	86	14	2	2
Northwest	133	32	165	81	19	0	--
Central-North	82	31	113	73	27	0	--
Northeast	122	0	122	100	0	3	2
Business and Industrial	50	59	109	46	54	0	--
TOTAL	<u>754</u>	<u>153</u>	<u>907</u>	<u>83</u>	<u>17</u>	<u>5</u>	<u>1</u>
Brookings-Rural							
Coast	54	0	54	100	00	8	15
Old Highway 101	42	2	44	95	5	8	18
Airport	77	6	83	93	7	18	22
North Bank	40	2	42	95	5	8	19
TOTAL	<u>213</u>	<u>10</u>	<u>223</u>	<u>96</u>	<u>4</u>	<u>42</u>	<u>19</u>
Harbor							
North	138	123	261	53	47	121	46
South	100	78	178	56	44	94	53
TOTAL	<u>238</u>	<u>201</u>	<u>439</u>	<u>54</u>	<u>46</u>	<u>215</u>	<u>49</u>
TOTAL PLANNING AREA	1,205	364	1,569	77	23	262	17

	Per Cent of Dwellings by Type			Mobile Homes
	Single-Family	Multi-Family	Total	
City of Brookings	62.6	42.0	57.8	1.9
Brookings-Rural	17.7	2.7	14.2	16.0
Harbor	19.8	55.2	28.0	82.1
Total Planning Area	100.0	100.0	100.0	100.0

	Per Cent of Dwellings by Type - City of Brookings		
	Single-Family	Multi-Family	Total
Southeast	37.3	11.1	32.9
Southwest	11.4	9.2	11.0
Northwest	17.6	20.9	18.2
Central-North	10.9	20.3	12.5
Northeast	16.2	---	13.5
Business and Industrial	6.6	38.6	12.0
TOTAL CITY	100.0	100.0	100.0

Source: Land Use Survey of Brookings and Vicinity, Bureau of Governmental Research and Service, 1968

EXISTING AND POTENTIAL DWELLING UNIT DISTRIBUTION
Brookings Planning Area
1968 and at Full Development

Area	Number of Dwelling Units			Per Cent of Total Now Existing	Per Cent of Dwellings in Planning Area	
	Existing	Potential New	Total at Full Development		Existing	At Full Development
City of Brookings						
Southeast	298	373	671	44.4	19.0	12.8
Southwest	100	283	383	26.1	6.4	7.3
Northwest	165	618	783	21.1	10.5	14.9
Central-North	113	84	197	57.4	7.2	3.8
Northeast	122	389	511	23.9	7.8	9.7
Business and Industrial	109	0	109	100.0	6.3	2.1
TOTAL	907	1,747	2,654	34.2	57.8	50.6
Brookings-Rural						
Coast	54	266	320	16.9	3.4	6.1
Old Highway 101	44	180	224	19.6	2.8	4.3
Airport	83	485	568	14.6	5.3	10.8
North Bank	42	310	352	11.9	2.7	6.7
TOTAL	223	1,241	1,464	15.2	14.2	27.9
Harbor						
North	261	483	744	35.1	16.6	14.2
South	178	203	381	46.7	11.3	7.3
TOTAL	439	686	1,125	39.0	28.0	21.5
TOTAL PLANNING AREA	1,569	3,674	5,243	29.9	100.0	100.0

Per Cent of Dwellings by Study Area
City of Brookings
1968 and at Full Development

Area	Per Cent of Dwellings in City	
	Existing	At Full Development
Southeast	32.9	25.3
Southwest	11.0	14.4
Northwest	18.2	29.5
Central-North	12.5	7.4
Northeast	13.5	19.3
Business and Industrial	12.0	4.1
Total City	100.0	100.0

Source: Land Use Survey of Brookings and Vicinity, Bureau of Governmental Research and Service, 1968

Criteria for determining full development for potential residential use -
Brookings Planning Area

- (1) Existing dwelling units were considered as potential dwelling units.
- (2) Platted residential areas:
 - (a) For potential apartment areas - one potential dwelling unit per 4,000 square feet on a vacant lot.
 - (b) For other residential areas - one potential dwelling unit per developable lot.
- (3) Unplatted areas with residential potential:
 - (a) For potential apartment areas in the city - one potential dwelling unit per 4,000 square feet after subtracting 20 per cent for future access.
 - (b) For vacant tracts in the city on fairly large semi-developed blocks which are relatively flat - one potential dwelling unit per 8,000 square feet after subtracting 20 per cent of the area for future access.
 - (c) For large vacant tracts in the city which are relatively flat - one potential dwelling unit per 8,000 square feet after subtracting 50 per cent of the area for future access, for vacant land, and for future commercial, public, and institutional use.
 - (d) For vacant tracts outside the city which are relatively flat - one potential dwelling unit per 10,000 square feet after subtracting either 20 per cent or 50 per cent for conditions comparable to those listed under (b) and (c) above.
 - (e) For large vacant tracts on lands with from a moderate to a fairly steep slope - one potential dwelling unit per from 20,000 to 40,000 square feet depending on the steepness of the slope, and after subtracting 50 per cent for other use and undevelopable property.
 - (f) For vacant tracts on excessively steep land and in drainage patterns - assumed to be undevelopable.
- (4) Lands presently used or assumed to have potential for commercial, industrial, or public development - no potential dwelling units.

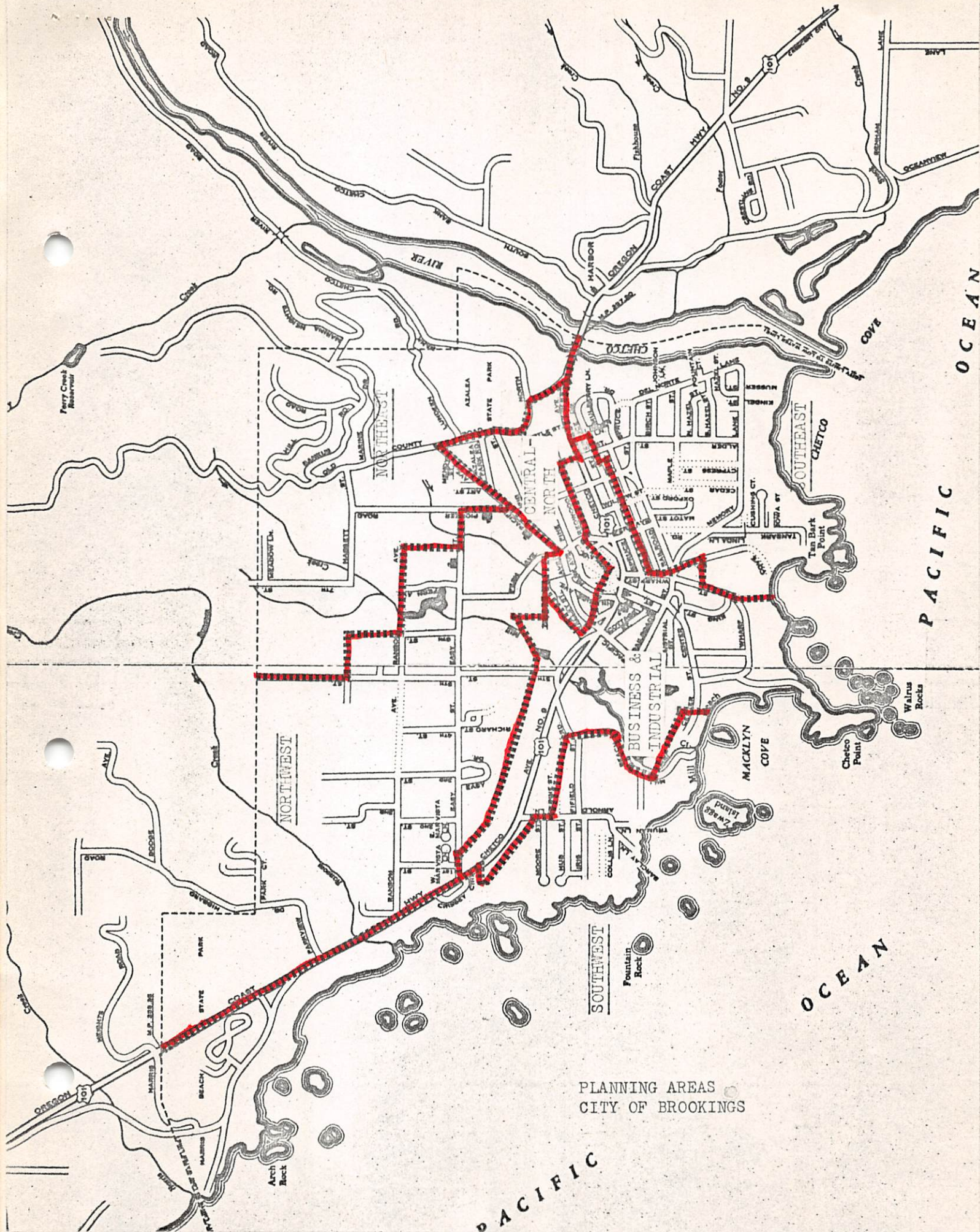
POPULATION AND DWELLING UNIT ESTIMATES

Brookings Planning Area

1968 and 1985

<u>Area</u>	<u>Population</u>		<u>Dwelling Units</u>	
	<u>1968</u> <u>Estimate</u>	<u>1985</u> <u>Projection</u>	<u>1968</u> <u>Estimate</u>	<u>1985</u> <u>Projection</u>
City of Brookings	2,740	3,500	907	1,145
Brookings-Rural	740	1,000	223	288
Harbor	<u>1,220</u>	<u>1,700</u>	<u>439</u>	<u>567</u>
Total Planning Area	4,700	6,200	1,569	2,000
City of Brookings				
Southeast	940	1,150-1,250	298	380-400
Southwest	290	400- 450	100	130-140
Northwest	495	675- 750	165	225-240
Central-North	325	360- 400	113	135-145
Northeast	420	550- 600	122	160-170
Business and	270	190- 220	109	80- 90
Industrial	<u>2,740</u>	<u>3,500</u>	<u>907</u>	<u>1,145</u>
Total	2,740	3,500	907	1,145

Sources: 1965 Special Census, City of Brookings
Preliminary Draft, Economic Background for Planning, Brookings,
Oregon, Bureau of Governmental Research and Service, September
1968
Land Use Survey of Brookings and Vicinity, Bureau of Governmental
Research and Service, 1968



PLANNING AREAS
CITY OF BROOKINGS

PACIFIC

PACIFIC OCEAN
OCEAN