

REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
MARCH 4, 1969

The meeting was called to order at 8:15 P.M. by Secretary, Marjorie McKernan.

Commissioners present included Bill Landis, Ernie Christensen, Cal Gorte, Rush Long and Dick Olson. Not in attendance was Jack Holte due to the fact that he is in the hospital in Portland. Jerry Ross was not in attendance. Councilman Gil Batty was in attendance.

Reporter present was Marge Barrett.

Rush Long was welcomed as a member of the Planning Commission.

MOTION was made by Ernie Christensen that Bill Landis be elected as first vice-chairman of the Planning Commission. Motion was seconded by Cal Gorte. Motion carried.

MOTION was made by Ernie Christensen that Cal Gorte be elected as second vice-chairman of the Planning Commission. Rush Long seconded the motion. Motion carried.

Minutes of the February 4th meeting were approved as read.

Lee Fountain gave the building report for the month of February. There were 4 permits issued for the valuation of \$3,000 and a fee of \$25. In February, 1968 there were 7 permits issued for the valuation of \$3,550 and a fee of \$30.

The Brookings-Harbor Chamber of Commerce requested permission to move their building now located on the corner of Oak St. and Chetco Ave. to the parking lot of C & K Market. This is to be a temporary move. MOTION was made by Rush Long that the Chamber of Commerce be permitted to move their office building to the C & K property for a period of 2 years. Motion was seconded by Ernie Christensen. Motion carried.

Lee Fountain presented the building plans for the forest service building. This is to be located on Oak St. between Redwood St. and Chetco Ave. Mr. Fountain stated that with a few changes these plans will comply with the building code. MOTION was made by Cal Gorte that these plans be accepted with the modifications and changes. Motion was seconded by Rush Long. Motion carried.

The Commissioners were informed that the results of Planning Commission Recommendation No. 132, which was presented to the City Council, will be known at the next regular meeting. This recommendation was tabled for the purpose of obtaining legal advice.

Mr. & Mrs. Jack McGinnis had requested the authorization to build a garage adjoining their house on Art St. The location of this garage would be in violation of the City Ordinances due to the fact that there would be only a 7 foot setback instead of a 20 foot setback. This request had been tabled from the February 4th meeting. MOTION was made by Ernie Christensen that this request be removed from the table and that their request be denied. Motion was seconded by Dick Olson. Motion carried.

The Planning Commissioners had requested that the City Council inquire as to why the name of Grootendorst Lane had been changed to Fir St. Lee Fountain, Building Inspector, did some research on this request. He informed the Commissioners that this street has been named Fir St. since 1951 and to change it back to Grootendorst Lane would be unfeasible. At the present time there is a Grootendorst Lane in Harbor and this would make it very confusing for the Fire Department or Ambulance Service. Mr. & Mrs. Grootendorst were in attendance and vice-chairman Bill Landis asked what their desire was. Mrs. Grootendorst said that it was up to the City to make the decision. MOTION was then made by Ernie Christensen to rescind the request to the City Council and that the name of Fir Street remain as is. Motion was seconded by Cal Gorte. Motion carried.

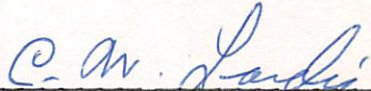
It was brought to the attention of the Commissioners that there has once again been complaints of the fallout of sawdust from the mills. The Commissioners took no action on these complaints.

The Commissioners were informed that there is a movement participation program forming to set up the date for replacing the Chetco Bridge. All organizations are requested to correspond with the State Highway Department and express their views. The Commissioners will compose a letter which will be approved at the work session scheduled for March 5th.

Marvin Gloege and Jim Peterson of the Bureau of Governmental Research presented materials pertaining to preliminary street plan, summary of uses permitted by zone, existing Brookings zoning ordinances, preliminary outline for proposed City of Brookings zoning ordinance and a Community Facilities plan for the City, which are attached hereto.

Planning Commissioners are meeting at 7:30 P.M. on March 5th for a work shop.

MOTION was made by Cal Gorte that the meeting adjourn. Motion was seconded by Ernie Christensen. Motion carried. The meeting then adjourned at 9:40 P.M.


C.W. (Bill) Landis, Vice-Chairman

ATTEST:


Marjorie B. McKernan, Secretary

COMMUNITY FACILITIES PLAN
City of Brookings

The community facilities plan is intended as a guide for the location and development of public facilities such as schools, parks, public buildings, and utilities. Planning for community facilities is an essential part of the planning process as increased public services are required when growth occurs in all or any part of the community. Each facility must be properly located with respect to its service area and designed and constructed to a capacity which will meet present and anticipated future needs. Community facilities should be designed, constructed, landscaped, and maintained in a manner which will enhance rather than downgrade the area in which they are located.

1. Schools. Within Brookings are the three schools which serve the Brookings-Harbor School District and the southwest portion of Curry County. The schools are situated on a 32 acre tract near the geographical center of the city. The 1966 enrollment was 1,487 students. Kalmiopsis Elementary, Azalea Elementary, and Brookings High School contain grades 1-4, 5-8, and 9-12 respectively. Their respective enrollments for 1966 were 543, 483, and 461. All three schools are in generally good condition.

Kalmiopsis Elementary contains 22 regular classrooms and one special classroom. The site consists of 9.1 acres of which 2.1 acres are used for a school bus shop (leaving seven usable acres). The Kalmiopsis school site is separated from the remainder of the school grounds by Easy Street.

Azalea Elementary and Brookings High School share a 22.8 acre site. However, only a small portion of the property is available to Azalea School. Its site contains 4.9 acres of which only about an acre is usable for playground and other outdoor activity area. In 1968, four classrooms were constructed bringing the total number in Azalea School to 23.

Available outdoor space for sports and activities at Brookings High School amounts to 12 acres. There are 18 classrooms and four special instruction areas within the school.

A 1967 study prepared for the Brookings-Harbor School District¹ indicated that the more urgent problems for the three schools included acquiring additional land, constructing additional classrooms and other facilities for both elementary schools, and providing additional vocational and physical education facilities for the high school.

Recognition of deficiencies found during the study was influenced by the minimum standards set by the State of Oregon for schools. For example,

¹ Harlan, Gessford, and Erichsen, Architects and Engineer, Coos Bay, Oregon, School Facilities Planning Study for Brookings-Harbor School District No. 17-C, March 1967.

the minimum site size standard is about 10-11 acres for each elementary school (5 acres plus one acre per 100 students of predicted ultimate maximum enrollment) yet Kalmiopsis School has only seven usable acres and Azalea School has about five acres, much of which is not usable. The high school site exceeds the state standard of about 15 acres (10 acres plus one acre per 100 students of predicted ultimate maximum enrollment).

Proposed land acquisitions recommended in the report include 4.35 acres immediately east of Kalmiopsis Elementary and 1.25 acres at the southeast corner of Fern Avenue and Easy Street. The report also recommended development of a deep gully along the northeast side of Fern Avenue (in the south end of the school property) to add to the usable site of Azalea School. The potential land acquisition, remodeling, and expansion program should alleviate the school's development problems for some years to come.¹

The campus arrangement of the three schools and their central location within Brookings are quite desirable from the point of view of meeting the community's needs.

2. Parks. The city of Brookings has within its boundaries two state parks and five city parks (one of which is a proposed combined community center and park). In addition, Curry County has a park located at the mouth of the Chetco River on the shore opposite from the city.

The largest of the state parks in Brookings is Harris Beach State Park which borders the ocean and is located along Highway 101 in the northwest corner of the city. The basic factors contributing to its popularity among tourists (in 1966-67 the park ranked fifth of all state parks in day use, sixth in overnight use, and third in overnight camping turnaways) include a majestic wide-open view of offshore rocks and the ocean, an easily accessible beach, and excellent tent and trailer camping facilities. Park facilities include a two-way road to the beach, parking space and turn-around near the shore, trails, sanitary facilities, tables, stoves, headquarters building, 82 tent camping sites, and 34 trailer camping sites. It is anticipated that 100 additional trailer camping sites will be provided in the near future. However, expansion is contingent upon solving the sewage disposal problems at the park.

The other state park inside the city is the 25.8 acre Azalea State Park, named for the many azalea shrubs that grow naturally in the area. Unlike Harris Beach State Park there are limited picnic facilities and no overnight camping facilities. The park's improvements include parking, trails, modern sanitary facilities, a stove shelter, and a viewpoint cover. One of the more significant community and regional contributions of Azalea Park is that it is the locale for the annual Azalea Festival which is held in May. Being located between city center and the Chetco River just north of Highway 101 enhances Azalea Park's accessibility for city residents as well as tourists.

¹ The possibility of a new school in the Harbor area was discussed in the school study but is not a consideration in this report.

Jointly, the two state parks contribute significantly in meeting community needs for recreational facilities and open space.

Four of the five city-owned parks each contain less than half an acre of space and are located in the same immediate neighborhood. Two are located next to each other on Easy Drive and the other two are adjacent to each other on Richard Street, 800 feet away.

It is questionable whether the existing city parks on Easy Drive and Richard Street have much value in fulfilling the park needs of either the neighborhood or the city of Brookings. These parks are inadequate in that the terrain and drainage limit their adaptability for park use, they are located in close proximity to each other, and they are too small for any significant use. However, as open green space they might be welcomed in an overcrowded neighborhood if they were to be developed in an attractive manner. The lands are all part of drainage patterns and therefore are valuable under public ownership in that they preclude possible development.

The fifth city park is nearer to city center and the schools than the other four and is also much larger (about 4.4 acres). It is located on the west side of Oak Street between Fir and Redwood Streets. The site is being considered for a new community center. Development of a center could be of significant long-range value to the city. In addition to a community meeting place, other possible facilities which could be located on the property include a museum, tennis courts, a swimming pool, and an area information center.

With respect to park and recreation needs of the city, there is a need for such facilities as neighborhood parks, beach access, riverfront access, and a downtown park.

Neighborhood parks are suggested for the four neighborhood areas in Brookings - southwest, southeast, northwest, and northeast. Two alternative locations are suggested for park sites in southeast Brookings, where the need for a neighborhood park is the greatest. One is at the north end of existing Cedar Street and the other is at the northwest corner of the Alder Street-Memory Lane intersection. The present number of families in the southeast area (approximately 300) and the potential for growth suggest a minimum park area of about two acres. If the park were to house community recreation facilities such as a swimming pool or tennis courts, a minimum size of about five acres would be more appropriate. No specific neighborhood park sites are suggested for southwest or northwest Brookings. A possible site for a future neighborhood park for the northeast neighborhood is a location across the road from the Catholic School.

Any neighborhood park should be within easy walking distance of its potential users and should be developed with open play areas, playground equipment, and landscaping for more passive use. A site size should range from about two-five acres.

Access to the beach and ocean could be provided either at the north jetty or between Chetco Point and Tanbark Point. Possibly more than just a site for

beach access, the area between Chetco and Tanbark points has definite natural esthetic qualities that suggest its inclusion in the Brookings park system. The vegetation and uniformly positioned trees provide an attractive natural environment and its position high on a cliff overlooking massive rock formations, ocean, and beach suggests that it serve the community in an esthetic and recreational role.

River access might be available along the north bank of the Chetco River in the vicinity of Ferry Creek Heights Road. This would provide the community with a boat launching ramp as well as parking, picnicking, and shore fishing facilities. Another possible site may be at the point where existing Highway 101 bridge crosses the Chetco River (when a new bridge is constructed upstream, the existing bridge will be removed).

With respect to the possible development of a downtown park, special attention should be paid to the general characteristics of the area on the north side of Highway 101 from Fern Avenue to Azalea State Park. This area includes the school campus, the library, Azalea State Park, the proposed community center, a major part of the downtown business district, the chamber of commerce, the Chetco Ranger District offices, and the first third of a mile that functions as an entrance into Brookings from the south. These characteristics seem to suggest that something be done in this area that would bring these characteristics together to form a focal point of community pride and activity and an attraction for the large and ever-increasing number of tourists in the area. A development along the highway providing off-street parking as well as landscaping, benches, sculpture, and fountains would be desirable. Part of the land on the north side of Highway 101 between Oak Street and Fern Avenue could be used to fulfill this objective and give the aforementioned area definite character and make it the core of the community.

3. Library. The library in Brookings, Chetco Community Public Library, is on a half-acre site on the corner of Redwood Avenue and Alder Street. The county and city supported library contains about 10,000 volumes and had a 1967 circulation of 35,692. Plans have been made to remodel and expand the library. An addition will be made which will house a small storage area, a children's room, and an arts and crafts room. This will make room for conversion of the present children's room into an expanded reference area. When this program is completed, the library should meet anticipated future needs of the community for some years to come.

4. City Hall. The newly constructed Brookings City Hall is definitely one of the more attractive buildings in the city. Located at the northeast corner of Fifth Street and Elk Drive, the city hall houses the Police Department, Fire Department, city administrative offices, council chambers, and a court room. It appears to be adequate in meeting the needs of the city for some years to come.

5. City Shops. The city shops, located at the sewerage disposal plant property at the end of Wharf Street, are adequate in size and location to meet present city needs. However, in the event the city assumes responsibility for the water system, additional shop and storage space will be needed. In such a case, a new shop area could be located just north of the present sewerage disposal plant.

6. Hospital. There appears to be a long-range need for a hospital in South Curry County. Development considerations should reflect concern for good accessibility from the arterial system and from all parts of the area, and a site size which will permit room for off-street parking and future expansion.

7. Post Office. The post office facilities are adequate and serve the community well from the location at the corner of Center and Spruce Streets just south of downtown.

8. Airport. The Brookings Airport, which is owned by Curry County and the State of Oregon, is located north of the city limits at the end of Park View Drive. Substantial improvements have been made at the airport in recent years. Its runway is 2,600 feet long and 50 feet wide and is constructed of crushed rock with an asphaltic primed surface. The runway has a northwest-southeast direction and is adequate in meeting present needs. During 1967 and 1968, runway lights, a rotating beacon, and a parking lot were installed. There is a need for provision of a taxiway and some hangars. The Federal Aviation Agency suggests that zoning be considered around the airport in order to protect the landing field approaches.

9. Cemetery. The cemetery in Brookings, which is owned by the South Curry County Cemetery Association, is located just outside the city's northern boundary at the end of Pioneer Road. It is well located and has considerable room for expansion. Of the approximately 15 acres on the site only 1.5 are now being used.

10. Water Supply. The Brookings water system is privately owned and its original development dates back to the beginnings of the town in 1915. This system has subsequently been the subject of a number of studies prepared in an effort to help meet the water service problems that have confronted the city and its people. The reports have been prepared to assist the city in development of a high quality water supply and distribution system. The inadequacies of the water system which were brought out in these reports can best be described in terms of supply, quality, and distribution.¹

Water supply is limited and is obtained from Ferry Creek with summer emergency use extended to Ransom Creek and the Chetco River. According to the water supply plans, the city should develop a new source of water on the Chetco River at Ostenberg Bar about 3 1/2 miles from the city. The plans also recommend that the city construct a two to three million gallon reservoir at a new location (eliminating Ferry Creek Reservoir) plus a high level reservoir that would hold half a million gallons.

¹ R. H. Erichsen and Associates, Coos Bay, Oregon, Engineering Report-Water Supply Study-City of Brookings, Oregon, November 1961.

Cornell, Howland, Hayes, and Merryfield, Corvallis, Oregon, Engineering Report to the Brookings City Council on a New Municipal Water System, August 1964 (plus a letter with revisions to the plan dated 5 November 1965).

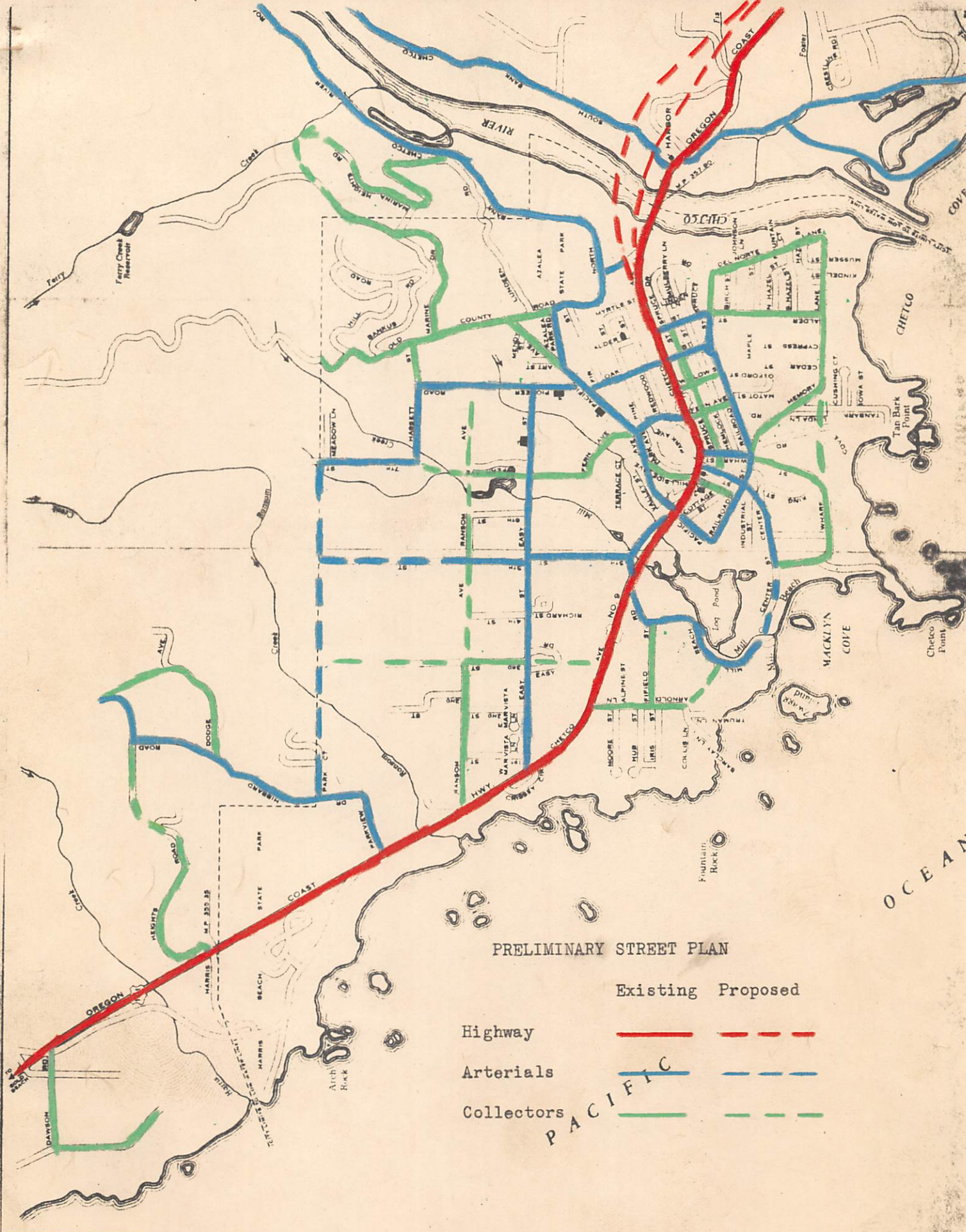
B. A. Martin, Registered Professional Engineer, Preliminary Engineering Study, City of Brookings, Oregon Municipal Water System (revised) June 1966.

Although part of the existing water supply system is in good condition, the reports indicate that much of it is seriously deficient. According to one of the studies there are also problems with respect to adequate volume and the number of fire hydrants. Some areas within the city also are not served by the water supply system. Developed areas without service include (1) the cemetery, upper Pioneer Road, Hassett Street, Meadow Lane area, and (2) portions of the area near Ransom Street in the vicinity of Second, Third, Fifth, and Sixth Streets. Plans call for installation of water systems in these areas as well as improvements in the main feeder systems along Highway 101, in the downtown area, and in the vicinity of Fifth Street and Fern Avenue.

11. Sewerage Disposal. The sewerage disposal system was acquired in the late 1950's and sewer lines now serve most developed portions of the city. There is a need to extend sewer lines to areas in the north end of Brookings. The primary sewerage treatment plant is located at the end of Wharf Street near Chetco Point. It was constructed in 1957. Even though it meets the immediate needs of the city, a secondary treatment plant must be provided by 1972 in order to meet the requirements of the Oregon State Sanitary Authority.

Long-range attention should be given to sewerage disposal needs if the service eventually will be provided to Harris Beach State Park, the Dawson Tract, and the airport area. If this takes place the primary treatment plant may need to be enlarged. Attention should also be given to installing a storm sewer system, especially in the downtown area.

12. Electrical Facilities. Electric power for the Brookings area is supplied by the Coos-Curry Electric Co-op. It has three substations which feed the distribution lines in the Brookings area. A substation on East Benham Lane serves the Harbor area while a substation on the Old Oregon Coast Highway north of Brookings serves the west part of the city as well as the area north of town. The remainder of Brookings is served by the substation on Pacific Avenue. The Harbor and north Brookings substations have sufficient capacity to meet present and estimated future needs. However, Coos-Curry Electric Co-op officials indicate that the city substation will either have to be increased in capacity or an additional substation will have to be constructed to meet anticipated future needs. A site at the end of Second Street above Ransom Avenue has been suggested as a future substation location.



PRELIMINARY STREET PLAN

Existing Proposed

Highway

Arterials

Collectors

PACIFIC

PRELIMINARY OUTLINE - PROPOSED CITY OF BROOKINGS ZONING ORDINANCE

<u>Section Number</u>	<u>Section Title</u>
1	ARTICLE 1. INTRODUCTORY PROVISIONS
1.010	Title
1.020	Purpose
1.030	Definitions
	ARTICLE 2. GENERAL PROVISIONS
2.010	Compliance with Ordinance Provisions
2.020	Interpretation
2.030	Severability
2.040	Zoning of Annexed Areas
2.050	Repeal
	ARTICLE 3. ESTABLISHMENT OF ZONES
3.010	Classification of Zones
3.020	Location of Zones
3.030	Zoning Maps
3.040	Zone Boundaries
	ARTICLE 4. USE ZONES
4.010	(Name of Use Zone and Abbreviated Designation such as Residential Low Density Zone R-L). (1) Uses Permitted Outright (2) Conditional Uses Permitted (3) Lot Size (4) Yards (5) Other Standards
4.020	(Repeat for each zone using sections 4.030, 4.040, 4.050, et c.)
	ARTICLE 5. SUPPLEMENTARY PROVISIONS
5.010	Access
5.020	General Provisions Regarding Accessory Uses
5.030	Clear-Vision Areas
5.040	Off-Street Parking and Loading Requirements
5.050	Sign Requirements
5.060	Trailers
5.070	Projections from Buildings
5.080	General Exceptions to Lot Size Requirements
5.090	General Exceptions to Yard Requirements
5.100	General Exceptions to Building Height Limitations

Section
Number

Section Title

ARTICLE 6. NONCONFORMING USES

- 6.010 Continuation of Nonconforming Use or Structure
- 6.020 Discontinuance of a Nonconforming Use
- 6.030 Change of Nonconforming use
- 6.040 Destruction of Nonconforming Use or Structure
- 6.050 Completion of Structure

ARTICLE 7. CONDITIONAL USES

- 7.010 Authorization to Grant or Deny Conditional Uses
- 7.020 Standards Governing Conditional Uses
- 7.030 Procedure for Approval of a Conditional Use
- 7.040 Time Limit on a Permit for a Conditional Use

ARTICLE 8. VARIANCES

- 8.010 Authorization to Grant or Deny Variances
- 8.020 Circumstances for Granting a Variance
- 8.030 Procedure for Approval of a Variance
- 8.040 Time Limit on a Permit for a Variance

ARTICLE 9. AMENDMENTS

- 9.010 Authorization to Initiate Amendments
- 9.020 Public Hearings on Amendments
- 9.030 Record of Amendments
- 9.040 Limitation

ARTICLE 10. ADMINISTRATIVE PROVISIONS

- 10.010 Administration
- 10.020 Permits
- 10.030 Appeals
- 10.040 Form of Petitions, Applications, and Appeals
- 10.050 Filing Fees
- 10.060 Notice of a Public Hearing
- 10.070 Authorization of Similar Uses

ARTICLE 11. REMEDIES

- 11.010 Penalty
- 11.020 Alternative Remedy

SUMMARY OF USES PERMITTED BY ZONE
EXISTING BROOKINGS ZONING ORDINANCE

Use	Zone						Comment		
	R-1	R-2	R-3	C-1	C-2	M-1		M-2	A-1
Single-family dwelling	X	X	X					X	/
Park	X	X	X	X					
Library	X	X	X						
Two-family dwelling		X	X						
Playground		X	X						
Church		X	X		X				
Home office (professional)		X	X						
School		X	X		X				
Fire station		X	X		X				
Raising vegetables		X	X						
Multi-family dwelling			X		X				In C-2, certain dwellings as allowed in R-3 by permit.
Hospital			X		X				
Flats, apartments			X						
Home occupation			X						
Park and playground building			X						
Auto court				X					
Tourist camp, court				X					
Trailer camp				X					In C-1 by permit
Service station				X	X				
Barber shop				X					
Beauty parlor				X					
Restaurant				X	X				
Gift, novelty shop				X					
Laundry agency				X					
Other limited business use				X					
Retail shop, store					X				
Service establishment					X				
Professional, other office					X				
Local government office					X				
Financial institution					X				
Real estate office					X				
Recreational enterprise					X				In C-2 by permit
Club					X				
Hotel					X				
Theater					X				
Bakery					X				
Building supplies					X				
Newspaper, print shop					X				
Dry cleaning establishment					X				
Uses permitted in C-2 zone						X	X		In M-1, listed as most of uses permitted in C-2

<u>Use</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>M-1</u>	<u>M-2</u>	<u>A-1</u>	<u>Comment</u>
Auto wreacking yard						X	X		M-1, housed or enclosed with fence
Lumber yard						X	X		M-1, housed or enclosed with fence
Storage yard						X	X		M-1, housed or enclosed with fence
Fuel yard						X	X		M-1, housed or enclosed with fence
Wholesale house						X	X		
Welding, sheet metal, machine shop						X	X		
Repair shop						X	X		
Permanent Habitation						X			Limited in M-1, Prohibited in M-2.
Junk yard							X		M-2, housed or enclosed with fence
Saw mill							X		
Planing mill							X		
Wood working plant							X		
Canning, food processing plant							X		M-2 by permit
Farm buildings								X	A-1 by permit
Farming, truck gardening, nursery								X	
Commercial raising of poultry, rabbits, etc.								X	
Grazing, raising of miscellaneous livestock								X	
Dog kennel								X	
Dairy								X	
Commercial greenhouse								X	
Recreational area								X	

Source: Brookings Ordinance No. 19, (Brookings Zoning Ordinance)

SUMMARY OF DIMENSIONAL STANDARDS
EXISTING BROOKINGS ZONING ORDINANCE

<u>Dimensional Standard</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>
Maximum Building Height	1½ stories; 1 story for accessory building.	2 stories; 1 story for accessory building.	3 stories except two stories for single and two-family dwellings.	2 stories.
Minimum Lot Size	6,000 square feet; 60 foot minimum lot width.	5,000 square feet.	---	---
Maximum Lot Coverage	35 per cent interior lot; 40 per cent corner lot.	Same as R-1	60 per cent interior lot and 75 per cent corner lot for multi-family; same as R-1 for one and two-family.	---
BUILDING SETBACKS:				
Front	25 feet.	20 feet.	10 feet.	
Street Side	15 feet.	10 feet.	5 feet.	
Side	Total 15 feet; one side 5 feet.	5 feet.	3 feet.	
Accessory Building	60 feet from front street line; 20 feet from other street line; two feet from side or rear property line.	Same as R-1	Same as R-1	---

Note: No Dimensional Standards in C-2, M-1, M-2, or A-1 zones.

Source: Brookings Ordinance No. 19 (Brookings Zoning Ordinance)