

REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
JANUARY 7, 1969

The meeting was called to order at 8:10 p.m. by Chairman Jack Holte.

Planning Commissioners present were Cal Gorte, Ernie Christensen, Bill Landis and Dick Olsen.

Minutes of the December 3rd meeting were approved as read.

Marge Barrett was the only reporter present and she came to the meeting at 9:30 p.m.

Lee Fountain gave the building report for the month of December. There were 3 permits issued for the valuation of \$17,550 and a fee of \$66.00. Mr. Fountain gave a summary of the year 1968. There were 65 permits issued for the valuation of \$414,610 and a fee of \$1,103.50. There were 4 new houses and 3 new businesses built. For the year 1967 there were 93 permits issued for the valuation of \$588,025.

Dr. Eugene Bowlin's request for the permission to develop the off street parking area in the Woodland Park Addition was presented. MOTION was made by Bill Landis that the Planning Commission recommend to the Council that the Council accept the request of Dr. Eugene Bowlin for the permission to develop the off street parking area abutting tax lot 3800, Map No. 41-13-5CA in the Woodland Park Addition, if Dr. Bowlin does purchase the above described property to construct a dental clinic. The Planning Commission has no objection to this development, but this development is to be at Dr. Bowlin's expense and that it be in accordance with the City's specifications. Motion was seconded by Ernie Christensen. Motion carried.

Building Inspector Lee Fountain presented a building plan for Ed & Mendys new service station. MOTION was made by Bill Landis that the building permit be issued. Motion was seconded by Cal Gorte. Commissioners Holte, Olsen, Landis and Gorte were in favor of the motion. Commissioner Christensen abstained his vote. Since the majority voted in favor of the motion, it was declared to have passed.

A letter of resignation was presented by Scott Sheppard and is attached hereto. MOTION by Cal Gorte that Scott Sheppards resignation be acceptance. Motion was seconded by Ernie Christensen. Motion carried. The Commissioners submitted the names of Herb Huntley, Russ Long and Blain Gribble to be recommended to the City Council to select a Commissioner to fill the unexpired term of Scott Sheppard.

(2) Regular Planning Commission Meeting - 1/7/69


Marvin Gloege and Jim Peterson of the Bureau of Governmental Research presented their monthly report. They presented items for consideration in Development of a Public Facilities Plan for Brookings and is attached hereto. Mr. Gloege recommended that the project description be amended. MOTION was made by Bill Landis that the project description be amended, that the Capital Improvement Program work element be deleted and replaced with subdivision regulations; that the cost for the zoning ordinance work element be \$3,000 and the cost for the subdivision regulations work element be \$750. MOTION was seconded by Ernie Christensen. Motion carried.

The meeting was then adjourned at 10:15 p.m.



Jack Holte, Chairman

ATTEST:



Marjorie B. McKernan
Secretary

PLANNING COMMISSION RECOMMENDATION

No. 131

The City Planning Commission hereby recommends that the City Council accept the request of Dr. Eugene Bowlin concerning the request for the permission to develop the off street parking area abutting Tax Lot 3800, Map No. 41-13-5CA in the Woodland Park Addition, if Dr. Bowlin does purchase the above described property to construct a dental clinic. The City Planning Commission has no objection to this development, but this development is to be at Dr. Bowlin's expense and that it be in accordance with the City's specifications.

Respectfully,

Jack Holte
Jack Holte, Chairman

Marjorie B. McKernan
Marjorie B. McKernan
Secretary

Brookings, Oregon

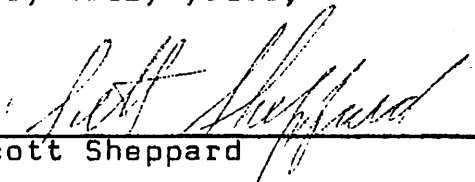
January 7, 1969

City of Brookings
Planning Commission

Gentlemen:

Please except my resignation as a member of the Brookings Planning Commission. I have enjoyed being a member. As a member of the Brookings City Council I will still be in contact with the Planning Commission.

Very truly yours,



Scott Sheppard

Items for Consideration in Development of a Public Facilities Plan for Brookings

The public facilities plan is one of three basic elements which make up a comprehensive plan for a community. It is intended as a guide for the location and development of such public facilities as schools; parks; public buildings such as city hall and the library; public land uses such as the airport and the cemetery; and public utilities such as the water supply system, the sewage disposal system, the electrical distribution system, and refuse disposal areas. The public facilities plan should be closely coordinated with the land use plan and the street plan as significant changes in any one of these three elements will affect the others.

In preparing the public facilities plan for Brookings, consideration should be given to the following:

A. Schools.

1. Are the present schools adequate from the point of view of size, location, and condition? Will they meet projected future needs?
2. Should new school sites be acquired?
3. Should the present campus arrangement for schools be continued or would a neighborhood plan be more appropriate?
4. Should the present school site be expanded?
5. Should school grounds be used to help fulfill local recreation needs? Should the school district and city have a joint recreation program?
6. Does the school plan (School Facilities Planning Study for Brookings-Harbor School District, March 1967) function adequately as a guide for future school development?

B. Parks.

1. Do state parks and school grounds adequately meet all community recreation needs?
2. Does Brookings need a park system?
 - a. If so, what kind of parks are needed - beach access, riverfront access, small neighborhood parks, playfields, small downtown parks, a community center park?
 - b. Where within the community are parks needed?
 - c. What types of facilities are needed - playground apparatus, playfield, picnic area, green open space, landscaping, swimming pool, wading pool, tennis court, golf course, recreation shelter or building, etc.

3. Can existing city parks have any value as part of a park system?
4. Are the state parks adequate in terms of size and available facilities?

C. Library

1. Is the library adequate in terms of size, location, condition, and availability of volumes and facilities?
2. If the library should be expanded, what additional facilities should be provided?

D. City Hall

1. Is the city hall adequate in terms of size? If not, which functions in city hall require more space?
2. With future annexations, will there be an eventual need for additional fire fighting equipment or an additional fire station?

E. City Shops

1. Are the city shops adequate in terms of size and location? If not, where should a new area be provided and how much space is needed?

F. Other Public Buildings

1. Is there a need in Brookings for a hospital, a community center, a museum or other public buildings not presently available?

G. Airport

1. Is the airport adequate in terms of size, location, runways, lighting, hangers, parking area, etc.?
2. What improvements are needed?

H. Cemetery

1. Is there adequate room for expansion at the cemetery?
2. Is there a need for additional facilities at the cemetery? If so, what is needed?

I. Water Supply

1. Are present plans for water supply adequate in terms of:
 - a. Water supply sources?
 - b. Water supply storage?
 - c. Extension of water lines to areas within the city where public water is not available?
 - d. Extension of water lines to areas north of the city if they were to be annexed?
 - e. Increase of volume of water supply in high value areas?
 - f. Upgrading of the existing system?
 - g. Water quality standards?
2. Should citywater be provided to areas outside the city limits?

J. Sewage Disposal

1. Do sewer lines need to be extended to additional areas within the city? If so, where?
2. Should sewer lines be extended to areas outside the city?
3. Is the present primary sewage treatment plant adequate to meet:
 - a. Present needs?
 - b. Probable future needs?
 - c. Probable future needs if there is substantial annexation in the Dawson Tract, airport, or north bank areas?
4. Is there a need for secondary treatment of sewage waste? If so, can necessary facilities be provided at the present sewage disposal plant? Will additional site acquisition be necessary?
5. Can all future expansion be accommodated at the present sewage treatment plant? Will additional property have to be acquired at the present site? Will another location have to be found in addition to the present one?
6. Should a storm sewer system be installed to separate storm water from the sanitary sewer system?

K. Refuse Disposal

1. Is the present refuse disposal site adequate to meet present and probable future needs in terms of size and location? If not:
 - a. Should the present site be expanded?
 - b. Should a new location be acquired? Where?
2. Is the present method of handling refuse at the site adequate? If not, what improvements should be made?

L. Electrical Facilities

1. Are electrical power distribution facilities adequate to meet existing and potential community needs?

M. Port Facilities

1. Will scheduled improvements in port facilities meet existing and potential community needs?
2. What other long-range improvements in the port are needed?

N. Community Appearance

1. How would you evaluate the appearance of Brookings? What are its assets? Its liabilities?
2. What can be done to improve community appearance, i.e. installation of curbs and walks; improving appearance of community facilities; improving design and appearance standards for new community facilities; sign controls; landscaping in conjunction with new major projects; downtown improvements; paint-up fix-up campaigns; entrances to the community; condemnation of deteriorated structures; underground wiring; better relationship of the community to the ocean and river, etc.



CITY OF BROOKINGS

The Home of Winter Flowers

Phone (503) 469-2163

898 Elk Drive
P. O. Box 'C'
Brookings, Oregon 97415

December 10, 1968

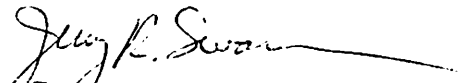
Mayor and City Council

Mr. Eugene Bowlin, dentist, has requested a permit to construct an off-street parking lot on a parcel of property within Woodland Park Addition Subdivision, as shown in red on the enclosed map, for customer parking at a proposed clinic.

This off-street parking area was originally dedicated to the City by the developers of the area, commonly known as the Beresa Tract, for off-street parking. It was considered to be in the best interests of both the City and Mr. Bowlin that the City Council be advised of his intent and that the Council as a group approve of the improvement of this area.

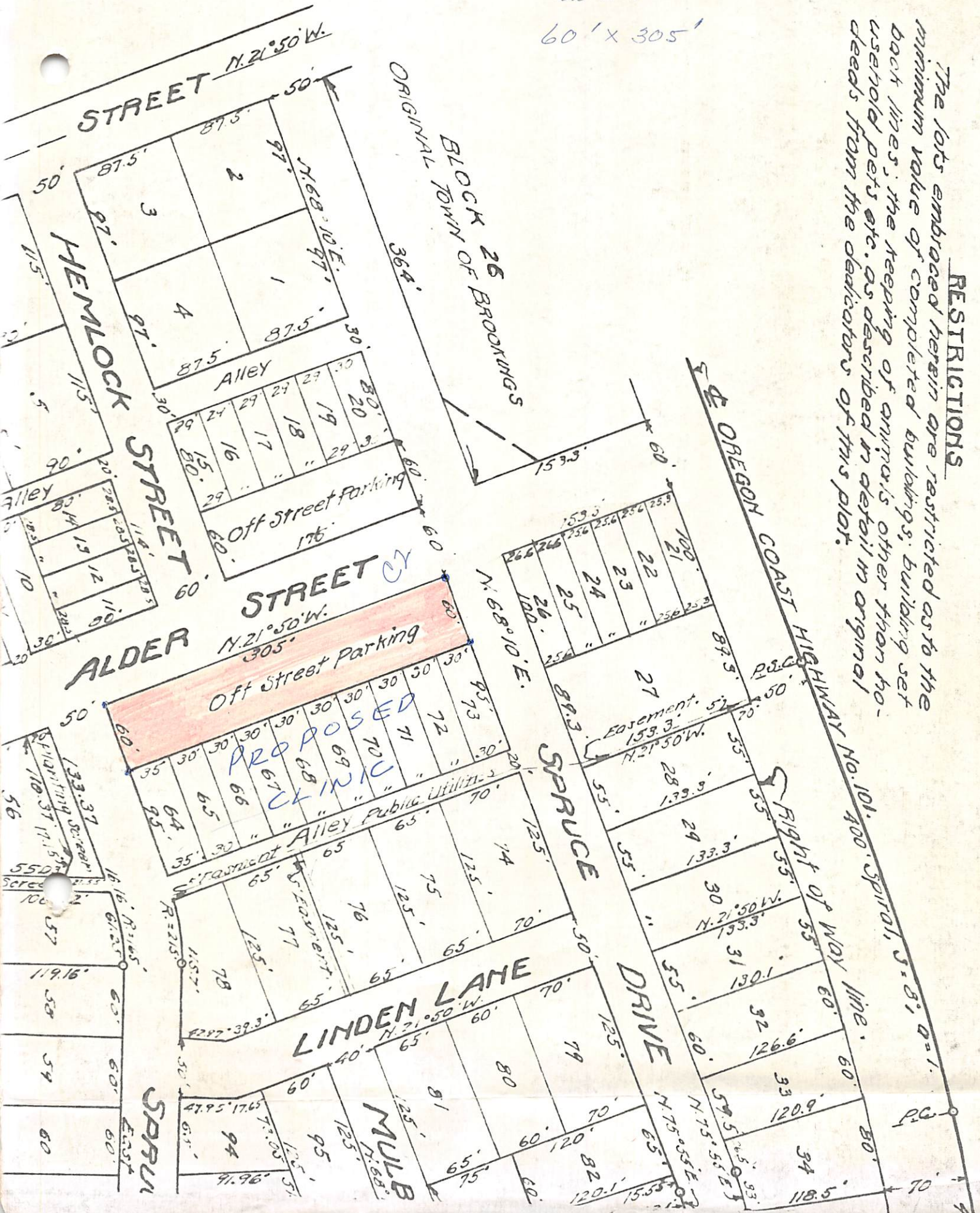
The Engineering Department recommends that the City Council approve Mr. Bowlins' request in that off-street parking is what the area was set aside for and off-street parking is what it will be used for upon completion.

Respectfully,


Jerry R. Swanson
Assistant City Engineer

CITY OF BROOKINGS.
 approved by the City
 of Brookings, July 29, 1952.
[Signature]
 City Recorder

Q, Y 3800- 41-13.5 C 7
 in Woodland Park addition
 60' x 305'



RESTRICTIONS
 The lots embraced herein are restricted as to the minimum value of completed buildings, building setback lines, the keeping of animals other than household pets etc. as described in detail in original deeds from the dedicators of this plot.