

REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
JUNE 2, 1970

The meeting was called to order at 7:40 P.M. by Chairman Jack Holte.

Commissioners present were Dick Olsen, Rush Long, Cal Gorte, Bill Landis and Ernie Christianson.

APPROVAL OF MINUTES

The minutes of the last meeting, May 11, 1970, were approved as mailed.

PUBLIC HEARING

1. PRELIMINARY PLAT OF SEACLIFFE TERRACE SUBDIVISION - Elmer Bankus.

Mr. Bankus and Mr. Howard Newhouse, surveyor, presented the preliminary plat of the proposed Seacliffe Terrace Subdivision. Mr. Bankus indicated he would like to have private streets in the subdivision and give the city the sewer system to maintain.

The City Administrator explained that the City Engineer and City Attorney had advised to accept private streets only if the sewer system within the subdivision would also be privately owned and maintained. The other alternate would be to have city streets and city sewer.

Mr. Bankus felt he did not want to get into the sewer business. When asked why he didn't want a city street, Mr. Bankus replied that the city would not accept a street with a width less than 50 feet. The Building Inspector, Mr. Lee Fountain, said the city can accept streets less than 50 feet if the topography and use of the land would be benefitted by a lesser street width.

Considerable discussion followed concerning the proposed subdivision.

MOTION was made by Commissioner Landis and seconded by Commissioner Christianson to approve the preliminary plat with private streets and a private sewer system to be maintained by the property owners and that a sewer connection fee be charged and a use fee be established for treatment of the sewage in the subdivision. The motion carried unanimously.

2. ZONING ORDINANCE - The Building Inspector wanted to clarify a misconception of the newly proposed zoning ordinance. He referred to Article 9 in the proposed ordinance which provided for amendments.

Mr. Bankus asked the question of, what way is the new zoning ordinance more flexible? The answer was outlined as more compatible uses are provided in less restricted zones than has been allowed in the present ordinance.

Mr. Bill Cunningham felt that preliminary comprehensive planning is not flexible and extremely difficult to change after adoption.

Mr. Bankus questioned whether or not his property between the Plywood Plant and the Sewage Treatment Plant could be changed from M-G to R-H.

A discussion followed concerning the procedure involved in adopting a zoning ordinance.

MOTION was made by Commissioner Christianson and seconded by Commissioner Long to approve the zoning ordinance and to recommend to the City Council to adopt the Zoning Ordinance as prepared by the Bureau of Governmental Research, University of Oregon, dated June 1969. The motion carried unanimously.

BUILDING REPORT

The Building Inspector gave the following report for the months of April and May 1970:

<u>APRIL 1970</u>	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
<b>Residential</b>			
D. W. Wilson	1580	\$ 400	\$ 3.00
G. S. Phillips	1576	400	3.00
<b>Business</b>			
Rex Vollstedt	1579	4,000	18.00
Bob Oaks	1574	8,900	30.00
<b>Accessory - Fences</b>			
Charles Ganty	1578	Temporary Permit	
Keith Weeks	1577	35	2.00
P. B. Paull	1575	Flat Fee	3.00
C. A. McKenzie	1573	50	2.00
<b>April 1970</b>		<b>April 1969</b>	
8 Permits Issued		11 Permits Issued	
Value \$13,785		Value \$72,100	
Fee \$61		Fee \$230	

<u>MAY 1970</u>	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
<b>Residential</b>			
E. R. Sutter	1591	\$ 400	\$ 3.00
L. Bunnell	1589	1,200	9.00
Floyd Lambert	1588	600	6.00
Bill Landis	1585	40	2.00
L. Lancaster	1582	2,500	12.00
<b>Business</b>			
Martin Bros. Sign	1592	- -	5.00
<b>Accessory - Signs, Fences</b>			
Brookings-Harbor Chamber of Commerce	1590	None	None
L. McAdams (Septic Tank)	1587	"	3.00
D. Kemp (Septic Drain)	1586	"	3.00
Lloyd Whaley	1583	40	2.00
J. Flanagan	1581	None	3.00
May 1970		May 1969	
11 Permits Issued		9 Permits Issued	
Value \$4,780		Value \$7,425	
Fee \$48			

OTHER MATTERS

None

ADJOURNMENT

MOTION was made by Commissioner Gorte and seconded by Commissioner Landis that the meeting be adjourned. The meeting was then adjourned at 9:15 P.M.

*Jack Holtz*  
 CHAIRMAN

ATTEST:

*Allen L. Henderson*  
 CITY ADMINISTRATOR