

REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
December 4, 1973

The meeting was called to order at 7:35 p.m. by Chairman C. William Landis. Those attending were Commissioners Shirley Earle, Carl Rust, Earl Breuer, and Mayor Wilma M. Kemp. Those absent were Commissioners Gladys Kanick, Les Curtiss, and Henry Itzen.

APPROVAL OF MINUTES:

MOTION by Commissioner Breuer, seconded by Commissioner Rust, and carried that minutes of November 6, 1973, meeting be approved as mailed.

BUILDING REPORT:

The following building report for the month of November 1973 was summarized by Charles C. Williams, Building Inspector.

	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
Garage:			
Leo H. Appel	1931	\$ 2,880.00	\$24.00
Store Room:			
Lloyd Smith	1930	500.00	5.00
Commercial - Remodel:			
Carl Rutter (Green Door Cafe)	1932	11,000.00	56.00
Signs:			
Allen Scotton	1933	200.00	5.00
Guy Stem	1934	<u>300.00</u>	<u>5.00</u>
		500.00	10.00
Plumbing Permits			18.00
November 1973			
5 Permits Issued			
Value \$14,880.00			
Fees 113.00			
November 1972			
8 Permits Issued			
Value \$41,401.00			
Fees 221.50			

LEGISLATIVE ACTION:

1. APPLICATION BY JAMES C. WALLER FOR CONDITIONAL USE PERMIT TO OPERATE CATALOG STORE IN RESIDENCE AT 528 HASSETT STREET.

Mr. Waller briefed the Commission on the purpose of this catalog store which is to be used solely as a vehicle to

Page 2 - Minutes
Regular Meeting - Planning Commission
City of Brookings
December 4, 1973

provide business acumen for his son who is in his sophomore year. The local school does not provide such training. He said he wanted his son to learn the business from inception and carry through the various stages with his guidance and assistance. The store will be for ordering motor bike parts and special clothing that is not available to the local trade within an area of 100 miles. The net income is not expected to exceed \$300 or \$400 per year at most. No sign or publication advertising will be done.

After discussion, the applicant was informed no objections had been received, however, if a complaint is received of such business being a nuisance, ie: noise, excess traffic, et cetera, then a public hearing may be requested by complainants. Mr. Waller stressed that every effort would be made to carry on this business without being objectionable to the neighborhood.

MOTION made by Commissioner Breuer, seconded by Commissioner Rust and carried that application by James C. Waller for conditional use permit to operate catalog store in residence at 528 Hassett Street be approved for one year, subject to renewal yearly.

2. L. G. VAN DUZEE REQUEST FOR PERMISSION TO REDUCE WIDTH OF PAVING ON PARADISE LANE IN VAN DUZEE SUBDIVISION.

Mr. Van Duzee was not present. His November 17, 1973, letter re change in street width is made a part of this record of minutes.

Chairman Landis reminded the Commission they had approved a 50 foot width street when this subdivision was first presented to them and that they had been overruled by the Council who approved a 40 foot wide street with 38 feet of paving. During the discussion which followed, Elmer S. Lee, Supt. of Public Works, was of the opinion a 32 or 33 foot wide street of paved area is better in a residential zone because it tends to cut down high speed traffic.

After discussion, MOTION by Commissioner Breuer, seconded by Commissioner Rust and carried that request by L. G. Van Duzee for permission to reduce width of paving on Paradise Lane in Van Duzee Subdivision be denied. Commissioner Shirley Earle abstained.

Page 3 - Minutes
Regular Meeting - Planning Commission
City of Brookings
December 4, 1973

OTHER MATTERS:

Mr. Elmer S. Lee, Superintendent of Public Works, presented the following for consideration by the Commission.

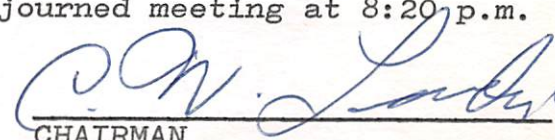
1. Need in building code a regulation for the height of floor level in houses adjacent to street. No regulation re building below street level. Street crews spend much time trying to correct water problems which are caused by such building. Recommends regulations require floor level to be at least 6 inches above crown of street.
2. State code requirement for inside electrical hookup in new building now is that it be served by sewer only before hookup. Nothing in code about passing building inspection before being occupied. At present time building can be occupied before being passed by building inspector and certified for occupancy. Removal of occupants would require legal action. Recommends building be passed by building inspector prior to allowing electrical hookup.
3. Requirement in burial of electrical and phone lines at the present time is 2 foot separation from water main and sewer main. To allow for operation of digging equipment in repair of water or sewer mains, recommends that electrical and phone lines be installed not less than 6 feet from water and sewer mains and that all electrical and phone lines be encased in conduits for the protection of those operating digging equipment.
4. Asked for the help of Commission in formulating 5, 7, or 10 year capital improvement program.

ADJOURNMENT: Chairman Landis adjourned meeting at 8:20 p.m.

ATTEST:



SECRETARY



CHAIRMAN

818 Paradise Lane
Brookings, Oregon 97415

11-27-73

City of Brookings
Planning Commission
City Hall
Brookings, Oregon 97415

RE: VanDuzee Sub-Division - Street Width

Gentlemen:

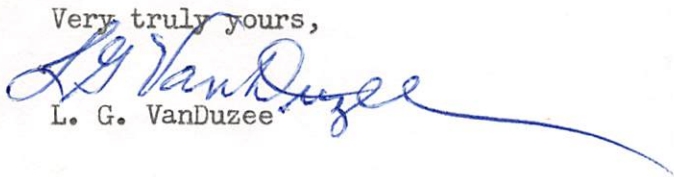
Presently the approved plans call for a 38 foot wide paved street which is called Paradise Lane and ends in a Cul-de-sac. The maximum intended use of this street according to present plans is a total of 15 residences.

The 38 foot pavement width which ends in a cul-de-sac and serves only this amount of traffic seems excessive and inconsistent with other streets in existence which serve possibly 30 times this amount of traffic. Furthermore we are dealing with single family dwellings which will have considerable off street parking, with the exception of the triplex which has also considerable off-street parking and is not even on the street involved.

Finally, in the interest of beautification of the city and making a first class sub-division out of this which has been my intention from the start, it would seem that a 30 foot paved street with room on each side of approx. 5 feet or more for placing water meters, planting small trees or shrubs would be desireable.

I hope you will give this due consideration at your earliest convenience. If you will look at the present gravel street and consider it's width I believe you will agree that the width is excessive, inconsistent and out of place appearancewise.

Very truly yours,


L. G. VanDuzee