

REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
April 3, 1973

Chairman C. William Landis called the meeting to order at 7:35 p.m. Commissioners present: Shirley Earle, Carl Rust, Earl Breuer, Richard Olsen, and Henry Itzen. Mayor Wilma M. Kemp was present. Shirley Earle reported Gladys Kanick was absent due to confinement in hospital where she is expected to remain for possibly two weeks. Chairman Landis welcomed new member, Henry Itzen.

APPROVAL OF MINUTES:

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

BUILDING REPORT:

L. G. Scotton, Building Inspector, became ill in March and will not be able to return to work for some time yet. Mr. Charles C. Williams, former building inspector, has taken over the duties during the absence of Mr. Scotton and gave the following building report for March 1973.

	Permit No.	Value	Fees
Residential:			
Ralph Cheney (Apartments)	1871	\$ 89,830.00	\$211.00
Cecil Beauchamp (Duplex)	1875	32,500.00	107.75
Cecil Beauchamp (Duplex)	1876	32,500.00	107.75
Don A. Mainwaring (Residence)	1877	17,000.00	68.00
		<u>171,830.00</u>	<u>494.50</u>
Commercial:			
Sam Erb (Remodel Roof)	1872	4,000.00	26.00
Colegrove & Horton	1874	6,000.00	32.00
		<u>10,000.00</u>	<u>58.00</u>
Plumbing Permits:			
	0437		20.00
Plumbing & Sewer Hook-up	0438		113.00
	0439		22.00
	0440		22.00
			<u>177.00</u>
March 1973:			
10 Permits Issued			
Total Value		\$181,830.00	
Total Fees		552.00	
Plmbg. Fees		177.00	
March 1972:			
2 Permits Issued			
Total Value		\$6,500.00	
Total Fees		34.00	
Plmbg. Fees		81.00	

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PUBLIC HEARINGS:

1. CONDITIONAL USE APPLICATION CU-73-6 SUBMITTED BY JERRY GILBERT TO ALLOW THE USE OF ONE ROOM IN DWELLING LOCATED AT 438 HILLSIDE AVENUE AS LAW OFFICE.

Mr. Claude Bollman, who resides on Hillside Avenue, spoke for himself and a neighbor. They were agreeable to the granting of this conditional use permit as long as driveways in area are kept clear. Mrs. Johnson, a resident on Pacific Avenue, was of the same mind. Mr. Gilbert assured them traffic to his office would not be so heavy as to create a parking problem in area.

MOTION by Commissioner Breuer, seconded by Commissioner Olsen, and carried unanimously, that conditional use requested by Jerry Gilbert to allow the use of one room in dwelling located at 438 Hillside Avenue as law office be granted for a period of one year.

2. APPLICATION V-73-4 SUBMITTED BY JERRY GILBERT FOR ZONE CHANGE FROM RM TO RH TO ALLOW THE CONSTRUCTION OF APARTMENT HOUSE ON TAX LOT 4800, MAP 41-13-6CB, OFF ARNOLD LANE BETWEEN IRIS STREET AND COLLIS LANE.

Mr. Gilbert posted an architect's conception of proposed development. He informed the audience of approximately 25 persons these buildings would be two storey, three bedroom, "townhouse" types. The initial construction would consist of ten to twenty individual units ready for rental by July of this year. Other additional units would be added as the need demands, up to a total of between sixty and seventy units.

The following interested residents of the area expressed their opinions: Mr. Charles A. Bond, Mr. James R. Buchanan, Mrs. E. D. Blachly, Mr. Paul Fleming, Mr. W. Dunning, Mr. William Haluk, Mrs. J. P. Hritz, and Mr. Henry C. Peterson. Each was opposed to the development for various reasons including congestion, blocking of view, over-load of utilities, inadequate ingress and egress for fire equipment, and the amount of traffic such a development would bring in. Off-street parking facilities for automobiles trailers, boats, etc. No fire hydrant in area. If zone change approved for this parcel other property owners of vacant land in area could apply and if approved, build more apartments. No detailed plot plan, as required by Ordinance 216, was presented by Mr. Gilbert.

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Chairman Landis read two letters received from out of town land owners, Michael J. and Patricia Thornton, and William E. and Gertrude M. Guimond. Both letters registered opposition to zone change and are made a part of these minutes.

Letter of opposition by local resident, Mr. P. G. Fleming, is also made a part of these minutes as well as a petition, signed by nineteen taxpayers and homeowners near and adjacent to tax lot 4800, map 41-13-6CB, opposing zone change.

After discussion, Commissioner Breuer made MOTION, seconded by Commissioner Itzen, that application submitted by Jerry Gilbert for a zone change from RM to RH to allow the construction of apartment house on tax lot 4800, map 41-13-6CB, off Arnold Lane between Iris Street and Collis Lane, be denied. Motion carried unanimously.

LEGISLATIVE ACTION:

3. RECOMMENDATIONS TO FILL VACANCIES OCCURRING WHEN TERMS OF COMMISSIONER GLADYS KANICK AND COMMISSIONER RICHARD OLSEN EXPIRE APRIL 21, 1973.

MOTION by Commissioner Breuer, seconded by Commissioner Rust and carried unanimously, that the reappointment of Gladys Kanick to the Planning Commission to serve a four year term be recommended to the City Council.

On behalf of the Commission, Chairman Landis told Commissioner Olsen how much his services and help to the community by serving on the Commission were appreciated. No recommendation was made to fill the vacancy when his term expires.

ADJOURNMENT:

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

ATTEST:



SECRETARY



CHAIRMAN

PROPOSED ORDINANCE CHANGES:

From Zone R.Med. to R.High

Max. allowable height from 25 ft. to 35
Per Lot- " " tenancy to be changed
from 1 or 2 family homes to 4 or more
families.

QUESTIONS:

Size of lots? No plot available.

Access to lots? (No street)

(Private easement only)

Relation of buildings to perimeter of lot.

Etc., etc.

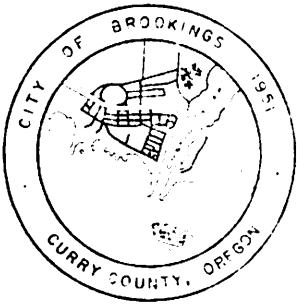
REMARKS:

A fine view from most angles seems to have been a prime incentive to most "now" owners in this low density neighborhood. Their shock is understandable when they find themselves threatened by high bulky structures looking down into our private yards.

Other probabilities are ominous; such as---

1. Overload of electric service facilities.
2. Overload of water service facilities.
3. Overload of sewage disposal facilities.
4. In other localities it has been noted that often such developments are sold--
1, 2, and 3 times. Then the whole thing changes to an investment pawn with irresponsible, hard-to-find, ownership and tenants. We can't afford the resultant depreciation and expense.
5. FROM PAST EXPERIENCE I WOULD SAY NO!

P.G. FLEMING
1213 IRIS ST.
BROOKINGS



CITY OF BROOKINGS

The Home of Winter Flowers

Phone (503) 469-2163

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

March 20, 1973

There will be a regular meeting of the City Planning Commission to be held at the City Hall in Brookings on April 3, 1973, at 7:30 p.m. At this meeting the Planning Commission will hold a public hearing and consider a request for zone change on tax lot 4800, map 41-13-6CB.

The zone change applied for is from an RM (residential medium) to RH (residential high) to permit construction of apartment house.

This area is between Iris and Collis Streets, off of Arnold Lane, in the City of Brookings, Oregon.

This public hearing is required by Ordinance 216, Article 9, Section 9.020 of the City of Brookings.

Charles C. Williams
Charles C. Williams
Building Inspector

CCW:cc

Dear Sir:

As property owners in the City of Brookings we wish to express our vote as being against RH Residential High apartment houses in the above location.

William E. Guimond
Gertrude M. Guimond

AFTER FIVE DAYS RETURN TO
Jim Ford & M. C. Hayward
1080 W. 33rd.
San Pedro Ca 90731
ZIP CODE

Mr Charles C Williams
Building Inspector
City of Brookings
P.O. Box C
Brookings Oregon 97415



VIA AIR MAIL



Please enclose copies of this letter in the packets to all Planning Commission members.

1530 Solana Drive
Belmont, California
March 24, 1973

City of Brookings Planning Commission
898 Elk Drive
P.O.Box 'C'
Brookings, Oregon 97415

Mr. Chairman and Planning Commissioners:

We wish to register our opposition to the proposed zone change on Tax Lot 4800, Map 41-13-6CB from RM to RH to permit construction of an apartment house between Iris and Collis Streets, off Arnold Lane. We oppose on the following counts:

1. Granting this permit would set a precedent which could well lead to further zoning changes of this kind and so undermine the solid, sensible planning shown in your recently adopted Brookings Zoning Ordinance.
2. Despite contrary claims, apartment houses cost cities more in services such as sewers, water, fire, and police than are received from their taxable property valuations, if averaged over a 10-year period.
3. For a 3-storey apartment, such as presently proposed, the City of Brookings would require an aerial ladder truck in case of fire. Besides the cost of such a truck, we doubt that the city's present fire station has the door clearance to accommodate such a truck.
4. Water and sewer facilities in Brookings already present problems. Any apartment complex would aggravate these problems.
5. Should you find for the applicant we would request that he be required to provide a water sprinkler system throughout the units, and have at least two carports for each unit, to house autos, boats, trailers, etc., and so prevent on-street parking problems.

We respectfully request that this be read into the minutes of the meeting of April 3, 1973, and that a copy of these, and any subsequent relevant minutes, be sent us.

Thank you.

Yours truly,
Michael J. Thornton
Patricia Thornton
Michael J. and Patricia Thornton

RETURN RECEIPT REQUEST

CERTIFIED

No 025450

MAIL

PM

18 MAR
1973



Chairman, Planning Commission
City of Brookings
898 Elk Drive
P.O.Box 'C'
Brookings, Oregon 97415

AIR MAIL

APR 12



MR M THORNTON
1530 SOLANA DR
BELMONT CA
94002

6

Brookings, Oregon
March 20, 1973

TO: PLANNING COMMISSION, CITY OF BROOKINGS

Ladies and Gentlemen:

We, the undersigned taxpayers and homeowners near and adjacent to tax lot #4800 (Map 41-13-5CB), oppose and strongly protest the proposed rezoning of said tract from RM (Residential Medium), to RH (Residential High).

<u>NAME</u>	<u>ADDRESS</u>
<u>W. Dunning</u>	<u>1221 Iris St</u>
<u>Charles R. Denton</u>	<u>1229 Iris St.</u>
<u>Dorothy Hermann</u>	<u>1226 Iris Street</u>
<u>M. A. Neal</u>	<u>1239 Iris St</u>
<u>Mrs. C. L. Singleton Jr</u>	<u>1234 Iris Street</u>
<u>William R. Holenshog</u>	<u>1238 Iris St.</u>
<u>Joe B. Hutz</u>	<u>1215 Iris St</u>
<u>P. H. Bradley</u>	<u>1216 Iris St.</u>
<u>Jewell Smith</u>	<u>1201 Iris St.</u>
<u>Jessie Hadley</u>	<u>577 R Box 126 Maple Creek, Ok</u>
<u>P. B. Fleming</u>	<u>1213 Iris St. Brookings</u>
<u>Thomas J. Spott</u>	<u>1217 Iris St Brookings, Ok</u>
<u>Earl Chadbourne</u>	<u>1206 Iris St " "</u>

Brookings, Oregon
March 20, 1973

TO: PLANNING COMMISSION, CITY OF BROOKINGS

Ladies and Gentlemen:

We, the undersigned taxpayers and homeowners near and adjacent to tax lot #4800 (Map 41-13-6CB), oppose and strongly protest the proposed rezoning of said tract from RM (Residential Medium), to RH (Residential High).

NAME

ADDRESS

MR and MRS W. Hafels

James P. Buchanan

Charles A. Bond

Mrs. E. Straley

Fred C. Davis

Mr. & Mrs. Verlin Denton