

SPECIAL PLANNING COMMISSION MEETING
CITY OF BROOKINGS
April 9, 1973

Commissioners Shirley Earle, Richard Olsen, Carl Rust, Earl Breuer, and Henry Itzen were present when Chairman C. William Landis called the meeting to order at 7:30 p.m. In the absence of Mayor Wilma M. Kemp, President of the Council Rush Long attended. Commissioner Gladys Kanick was absent due to illness.

Chairman Landis stated it was necessary for the Commission to correct an error which occurred at the last meeting.

In response, Commissioner Rust made MOTION to reconsider the motion made at April 3, 1973, meeting regarding the application by Jerry Gilbert for a zone change on tax lot 4800, map 41-13-6CB. Motion seconded by Commissioner Breuer and carried unanimously.

The following MOTION was then made by Commissioner Rust, 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 unanimously defeated.

Commissioner Breuer MOVED that City Planning Commission recommend to the City Council that 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, be denied. Motion seconded by Commissioner Rust and carried unanimously.

PUBLIC HEARING:

APPLICATION V-73-5 BY AL CLEMENTS FOR ZONE CHANGE FROM RL TO RH ON TAX LOT 300, MAP 41-13-7A TO PERMIT THE CONSTRUCTION OF TRIPLEX AND FOURPLEX UNITS IN A PLANNED DEVELOPMENT CONDOMINIUM.

A plot plan for sixteen fourplex units was presented to the Commission by Mr. Al Clements and a sketch of development prepared by Architect Ed Riley was posted for viewing. The architect had also prepared a brief resume of the proposed development entitled "Brady Point Condominiums" which was read to the audience and is made a part of these minutes.

In addition to the developer and his engineer, the owner of Brady Point, Mr. D. R. Bramon, was of the opinion the development would benefit

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Brookings economically and would be an asset to the surrounding area. Others who spoke in favor of the project were: Marie Coleman, Alden Loring, Paul Fauerso, and Al Ingersoll.

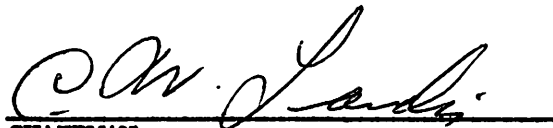
A petition bearing twenty seven signatures in opposition to zone change was presented by Jim Drake. He also turned in letter of opposition written by Gene Gould. The petition and letter are made a part of these minutes. Those present and speaking against zone change were Jim Drake, Dianne Drake, M. Palmer, and Lloyd Whaley.

Discussion followed and Commissioner Breuer mentioned several condominiums in various areas that he had seen and in each instance they had enhanced the area and increased values and were an asset to the community.

MOTION by Commissioner Breuer, seconded by Commissioner Earle and carried unanimously that the Planning Commission recommend to the City Council they authorize zone change on tax lot 300, map 41-13-7A from RL to RH to permit the construction of triplex and fourplex units in a planned development condominium as requested by Al Clements.

ADJOURNMENT:

Chairman Landis adjourned the meeting at 8:40 p.m.


CHAIRMAN

ATTEST


SECRETARY

BRADY POINT CONDOMINIUMS

TANBARK ROAD
Brookings Oregon

April 1973

Al Clements
Developer



edward w. riley

ARCHITECT-ENGINEER

AIRPORT TERMINAL BLDG.

NORTH BEND, OREGON 97459

BRADY POINT CONDOMINIUMS
Al Clements, Developer
Brookings, Oregon

THE PROJECT

The project involves the proposed construction of sixteen 4 plex units on the property identified as Brady Point on the west side of the southern extremity of Tanbark Road.

The basic 4 plex unit will involve 3,156 square feet, including garage and, in most instances, a 20' x 46' concrete apron approach to the garage area. The configuration involves one ground floor unit and two, two story units and one unit located over the garage area. Peak roof height to be 22 feet or less.

Construction of the units are to be concrete slab, wood frame, with double wall construction between the units, carpeted floors with the exception of utility kitchen and bath areas. Construction to conform to the uniform building code as adopted by the City of Brookings.

The units will accomodate 64 vehicles under cover, parking aprons will allow additional off street parking of an equal amount, in addition to this, separate parking for 19 vehicles is included in the site.

Provision is being made for a 72' x 36' recreation building for use by the tenants, two observation structures located at the extremities of the points, and beach access to be provided at two separate locations.

There will be no commercial or industrial type services located on the site.

Street construction to be 34 feet wide with extruded concrete curbs where street serves units on both sides. Where streets serve units on one side, the width to be narrowed to 20 feet with concrete curbs.

Composition of the streets, parking areas other than garage aprons to be 6" compacted base. Where necessary, due to adverse soil conditions, river run ballast rock will be installed to provide the sub-base and grade.

All storm drainage runoff will be collected on the site and disposed at desirable points along the properties ocean front. This is consistent with the city's current program.

Water supply will be obtained from the present water system serving the city. A 6" line extension is proposed from the intersection of Memory Lane and Tanbard, south to the entry, thence, into the site to the vicinity of Unit # 5, at which location a 6" fire hydrant is proposed. This hydrant will be within 500 feet of all units in the development. Remaining lines to serve the units and the grounds will be 2" or 4" meeting the requirements of the State Board of Health concerning length of runs.

Sanitary sewer shall be installed and connected to the present system. A portion of this site has already been included in a recent sewer district project. Installation will be in accordance with the requirements of DEQ. and the state plumbing code.

Electrical service to the development is to be underground with each individual living unit separately metered.

Telephone service, to each unit, is to be underground.

SITE CRITERIA

1. Existing Zone R. L. (Planned unit allowed)

2. Area 5.38 Useable acres (surveyed)
(8.26 acres/Assessor)

3. Proposed Site Coverage

16 Units @ 3.156 sq. ft. = 50496

1 Unit @ 36' x 72' = 2592

2 Observation Units @ 250 sq. ft. 500

TOTAL SITE COVERAGE = 53,588 sq. ft.

Lot Coverage 53,588 231,740 = 23.12%

4. Access

A. Main Arterial
Railroad Avenue

80' R/W Width

24' Existing Improvement

B. Collector Street

Memory Lane - Length 350 Feet

50' R/W Width

22' Existing Improvement

C. Service Street

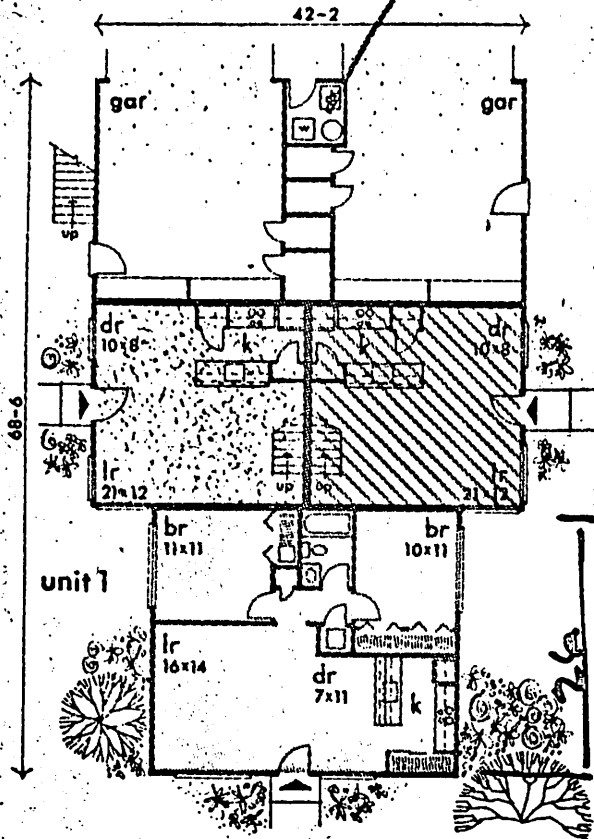
Tanbark Road Length 900'

50 R/W Width

20 Existing Improvement

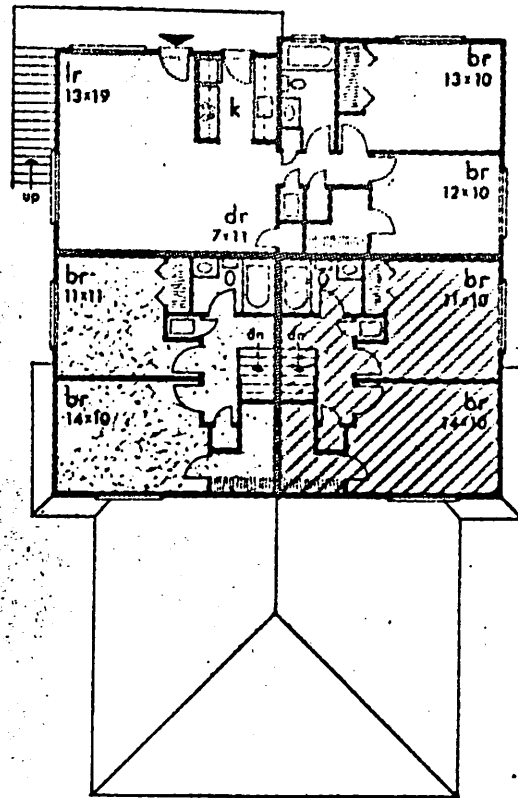
46'-2" MODIFIED FOR HALLWAY.

72'-6"



1st floor

unit 2



2nd floor

TYPICAL.



To Brookings Planning Commission,

We, as property owners and residents on Tanbark, wish to OPPOSE the proposed zone change on Tax Lot 300, Map 41-13-7A, the area known as "Brady Point":

1. James Drake 104 Tanbark Apr. 4, 1973
2. Miane Drake 104 Tanbark Apr. 4, 1973
3. Blair J. Gould 10 Tanbark Circle Apr. 4, 1973
4. Peggy E. Gould 10 Tanbark Circle Apr. 4, 1973
5. Ruth Wheeler 116 Tanbark Rd Apr. 5, 1973
6. Richard Wheeler 116 Tanbark Rd Apr. 5, 1973
7. Marilyn Wheeler 114 Tanbark Rd Apr. 5-1973
8. Steve Helsel 108 Tanbark Rd Apr. 5-1973
9. Erma Helsel 108 Tanbark Rd. Apr. 5-1973
10. Olive Drake 102 Tanbark Apr. 5-1973
11. Len Pitt 134 Tanbark Apr. 5, 1973
12. Diana Curtiss 134 Tanbark Apr. 5, 1973
13. ~~James Jones~~ 204 TANBARK APRIL 5, 1973
14. Daloris Peterson 208 Tanbark April 5, 1973
15. ~~Ed Peterson~~ 208 Tanbark April 5, 1973
16. C. D. McManis 207 Tanbark April 5 1973
17. Merle Anderson 203 Tanbark April 5, 1973
18. Lorraine Anderson 203 Tanbark April 5, 1973
19. Mrs C. D. McManis 207 Tanbark Rd. April 5, 1973
20. Bruce L. Kent 211 TANBARK RD. APRIL 6, 1973
21. Margie E. Kent 211 Tanbark April 6 1973
22. Ruby O'Fallon 217 Tanbark April 6, 1973
23. Archie Ede 217 Tanbark April 6, 1973
24. Sadie A. Hunsplust 221 Tanbark April 6, 1973
25. Gene F. Shuehl 120 Tanbark April 7, 1973
26. Juanita R. Shuehl 120 Tanbark April 7, 1973
27. Lloyd D. Wheeler 114 Tanbark April 8, 1973



CITY OF BROOKINGS

The Home of Winter Flowers

Phone (503) 469-2163

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P. O. Box 'C'
Brookings, Oregon 97415

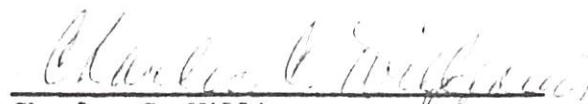
March 28, 1973

NOTICE is hereby given that a special meeting of the City Planning Commission will be held at the City Hall in Brookings, Oregon, on April 9, 1973, at 7:30 p.m. At this meeting the Planning Commission will hold a public hearing and consider a request for a zone change on Tax Lot 300, Map 41-13-7A.

The zone change applied for by Al Clements is from an RL (Residential Low Density) to RH (Residential High Density) to permit construction of triplex and fourplex units in a planned development condominium.

This area is on west side of Tanbark Road to ocean on property known as "Brady Point".

This public-hearing is required by Ordinance No. 216, Article 9, Section 9.020 of the City of Brookings.


Charles C. Williams,
Building Inspector

CCW:cc

*I strongly oppose any zone changes
on Tax Lot 300, Map 41-13-7A.*

*Gene Gould
120 Tanbark
Brookings, Oregon
4-7-73*