

MINUTES
 REGULAR MEETING - PLANNING COMMISSION
 CITY OF BROOKINGS
 AUGUST 5, 1975

The meeting was called to order at 7:35 p.m. by Chairman C. Wm. Landis. Members present were Herb Herzog, Earl Breuer, Ralph Renn, and Ray Lockman. Tom McGovern was absent.

APPROVAL OF MINUTES:

MOTION by Commissioner Breuer, second by Commissioner Herzog and carried unanimously that minutes of July 1, 1975, meeting be approved as mailed.

BUILDING REPORT:

Following is the building report for the month of July 1975 which was summarized by Building Inspector Charles C. Williams.

	Permit <u>No.</u>	<u>Value</u>	<u>Surcharge</u>	<u>Fee</u>
Residential:				
Harold & Gail Long	2094	\$50,500.00	1.50	\$187.00
Donald Mainwaring	2096	17,000.00	3.45	115.00
Oscar Boyer	3000	27,567.00	3.63	121.00
Oscar Boyer	3001	27,567.00	3.63	121.00
Oscar Boyer	3002	<u>27,567.00</u>	<u>3.63</u>	<u>121.00</u>
		150,201.00	15.84	665.00
Garages & Miscellaneous:				
C. P. Bennett	2095	2,500.00	.25	24.00
Ellis Watkins	3003	1,500.00	.45	15.00
Lawrence Beauleau	3004	1,200.00	.36	12.00
O. L. Hovard (Patio)	2099	500.00	.15	5.00
Margie Bates (Repairs e	2098	<u>700.00</u>	<u>.21</u>	<u>7.00</u>
		6,400.00	1.42	63.00
Commercial:				
Curry Medical Center	2097	233,000.00	14.58	486.50
July 1975		July 1974		
11 Permits Issued		12 Permits Issued		
Value, \$389,601.00		Value, \$408,415.00		
Fees 1,214.00		Fees 1,058.99		
Plmbg 476.00				
Surcharge 43.17				

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City of Bookings
August 5, 1975

PUBLIC HEARING:

APPLICATION V-75-8 BY NOEL LYNN BESSONETTE, JR., FOR VARIANCE IN FRONT YARD SET-BACK SO EXISTING STRUCTURE MAY BE UTILIZED FOR BASEMENT OF PLANNED RESIDENCE ON TAX LOT 101, MAP 41-13-5CA, MYRTLE STREET.

Mr. & Mrs. Bessonette wish to use abandoned concrete reservoir on above property for basement of home they plan to build in order to reduce cost of building. An alternate plan, which would not require a variance, shows the use of concrete structure as deck.

Owner of adjoining property, Mr. Bruce Hansen, stated he was opposed to the granting of variance because with structure so close to street it would literally ruin his lot to the north. Also, according to his measurements, from present survey stakes, he contended side set-back would be less than the required 5 feet. Building Inspector informed Commission that required set-back at the time structure was built was 3 feet.

Richard Keusink, speaking for owners of adjoining property to the south of subject lot, said they did not wish to register any objections but would like to see a survey made to establish boundary lines, then have Commission act on application.

After considerable discussion, Commissioner Breuer asked Mayor Kerr if the City Engineer could establish the center line of Myrtle Street so there would be a point to work from in determining property line. Mayor Kerr said it could be accomplished and asked Building Inspector Williams to write memo asking Mr. Parsi to do so prior to the Planning Commission meeting in September 1975.

Chairman Landis said decision on this application would be postponed until next regular meeting.

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LEGISLATIVE ACTION:

1. REQUEST BY WOODROW W. PLUMLEE FOR LOT SPLIT, TAX LOTS 1500 AND 1600, MAP 41-13-6BA, SECOND STREET AND RANSOM AVENUE, FOR PROPOSED SUBDIVISION.

Copies of Map of Survey and Sketch of Lot Split are made a part of these minutes.

Mr. Plumlee said he was interested in lot splits being approved so he could sell this property for single family dwelling construction. Commissioner Renn, who had viewed the site and was aware of the contour of the land, believed it would be better for the community, looking at the long range planning, if this property could be split into 12, rather than 10, lots with a cul-de-sac for access. Mr. Plumlee said he did not have the dollars for such a change in his plan and the plan submitted was the only one he was interested in.

After discussion, Commissioner Breuer made MOTION, seconded by Commissioner Herzog, that request by Woodrow W. Plumlee for Lot Split of Tax Lots 1500 and 1600, Map 41-13-6BA, be granted as indicated on sketch submitted with request.

The above Motion carried. Commissioners Breuer, Herzog, and Lockman voted to grant request. Commissioner Renn was against the granting of request.

2. REQUEST BY CHARLES R. KEITH FOR REALIGNMENT OF LOTS 7, 8, & 9, BLOCK 1, SEAVIEW SUBDIVISION, MAP 41-13-5CC, AT MAPLE AND CEDAR STREETS, TO BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

Mr. Keith's request was accompanied by preliminary plat of proposed lot split, copy of which is made a part of these minutes. Realignment makes each lot of equal size.

MOTION by Commissioner Herzog, second by Commissioner Renn and carried unanimously that request for realignment of Lots 7, 8, & 9, Map 41-13-5CC, Block 1, Seaview Subdivision, to equal size, be granted.

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OTHER MATTERS:

Mr. Murray Palmer, owner of Tax Lot 2000, Map 41-13-8BB, off Tanbark Road, submitted drawing of proposed lot split for consideration by Commission.

Asked if he would dedicate easement identified as "existing driveway" for public use, Mr. Palmer said no, it would remain an easement.


After discussion, Commissioner Breuer made MOTION, seconded by Commissioner Herzog and carried unanimously, that lot split of Tax Lot 2000, Map 41-13-8BB, as requested by Mr. Palmer, be granted as per drawing.

Drawing submitted by Mr. Palmer is made a part of these minutes.

Mr. Richard D. Danielson, Architect, Eugene, retained by Oscar Boyer to draw plans for proposed housing on Tax Lot 4800, Map 41-13-6CB, at the end of Arnold Lane, was recognized by Chairman Landis.

Mr. Danielson said F.H.A. had approved rental units for "seniors" or "families" on this property and he was interested in working with the Commission to make an attractive housing development, and one that would fit in well with the surrounding area, not obstructing the view. Units would be one and two bedrooms. Building Inspector Williams informed Mr. Danielson the present zone, R-M, permitted the construction of single dwellings and duplexes only. For other type structures a zone change would be required. Commissioner Remm asked if the Commission could be furnished with preliminary sketch of a proposed development. Mr. Danielson said he would probably be able to furnish such a sketch. He stressed the desire of Mr. Boyer to have him work with the Commission in planning a development which would be acceptable to the City.

ADJOURNMENT: Chairman Landis adjourned the meeting at 8:55 p.m.


CHAIRMAN

ATTEST:


SECRETARY

AGENDA
REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
AUGUST 5, 1975

ROLL CALL

APPROVAL OF MINUTES

BUILDING REPORT

The building report for July 1975 by Building Inspector Charles C. Williams.

PUBLIC HEARING

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LEGISLATIVE ACTION

1. REQUEST BY WOODROW W. PLUMLEE FOR LOT SPLIT, TAX LOTS 1500 AND 1600, MAP 41-13-6BA, SECOND STREET AND RANSOM AVENUE, FOR PROPOSED SUBDIVISION.
2. REQUEST BY CHARLES R. KEITH FOR REALIGNMENT OF LOTS 7, 8, & 9, MAP 41-13-5CC, BLOCK, SEAVIEW SUBDIVISION, AT MAPLE AND CEDAR STREETS, TO BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

OTHER MATTERS

ADJOURNMENT

MEMORANDUM

To: Mayor & City Council

Date: August 1, 1975

From: Building Inspector

Re: Building Report
July 1975

	<u>Permit No.</u>	<u>Value</u>	<u>Surcharge</u>	<u>Fee</u>
<u>Residential:</u>				
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July 1975

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Fees, 1,214.00
Plmbg 476.00
Surcharge 43.17

July 1974

12 Permits Issued
Value, \$408,415.00
Fees, 1,058.99

Respectfully submitted,

Charles C. Williams,
Building Inspector

City Of Brookings Planning Commission

Application No. V-75-8

Date July 21, 1975

APPLICATION FOR VARIANCE
BROOKINGS ZONING ORDINANCE

Name of Applicant Noel Lynn Bessouette Jr.

Address 745 Dakota St. Medford Phone 773-3988

Name of Authorized Agent (if any) Oregon

Temp. Address Ship Ashore, Smith River, Calif Phone 487-3191 Ext 254

I, Noel Lynn Bessouette Jr., hereby apply to the City of Brookings Planning Commission for a variance from the requirements of the zoning ordinance, under the provisions of the Brookings Zoning Ordinance No. _____

(1) Zone in which property is located Residential High Density R-H

(2) Legal description of property adjoining page

(3) Type of variance needed (lot size, lot width, front yard, rear yard, building height, etc.) and specific nature of variance request front yard; existing building sits too close to the street.

(4) What special and unusual circumstances exist on the property in question where strict application of the zoning ordinance would cause an undue or unnecessary hardship?

There is an old concrete structure which originally was a water reservoir (16 x 32 feet). I want to use it as a basement for

I understand that no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

I understand further that a variance may be granted only in the event that all of the following circumstances exist:

(1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

(2) The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.

(3) The variance would not be materially detrimental to the purposes of the zoning ordinance, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy.

(4) The variance requested is the minimum variance which would alleviate the hardship.

I acknowledge that I am familiar with the standards and limitations imposed by the zoning ordinance as it relates to this application, and that the foregoing statements are correct.

Date July 21, 1975 (signed) Noel Lynn Bessouette Jr.

Applications shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the sizes and locations on the lot of the buildings and other structures, existing and proposed, the existing and intended use of each building, structure, or part thereof, the number of families, if any, to be accommodated thereon, and such other information as is needed to determine conformance with the ordinance.

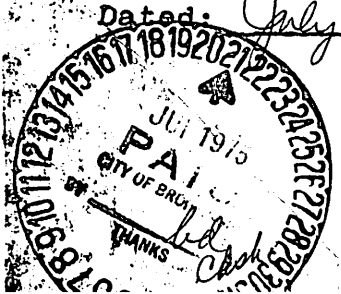
RECEIPT OF APPLICATION AND FEE

I hereby certify that a completed application for a variance, application No. _____, submitted by _____, was received for filing with the City of Brookings Planning Commission on this, the 21 day of July, 1975. The receipt of a fee in the sum of 20.00, as established by the zoning ordinance, is hereby acknowledged.

Dated: July 21, 1975

City Administrator

BY _____ his duly authorized agent



Brookings, Oregon
July 12, 1975

City of Brookings
Planning Commission
Brookings, Oregon

Gentlemen:

Would like to subdivide approximately 2.85 acres that I own on Second Street and Ransom Avenue here in Brookings.

Proposed subdivision would cover area shown by survey map enclosed, less strip 75' x 290.40' on South end of property. Also enclosing sketch showing manner in which proposed subdivision is to be platted. Intended use is single family homes.

Would appreciate hearing from you on this at your earliest convenience.

Respectfully

Woodrow P. Plumlee

Woodrow Plumlee

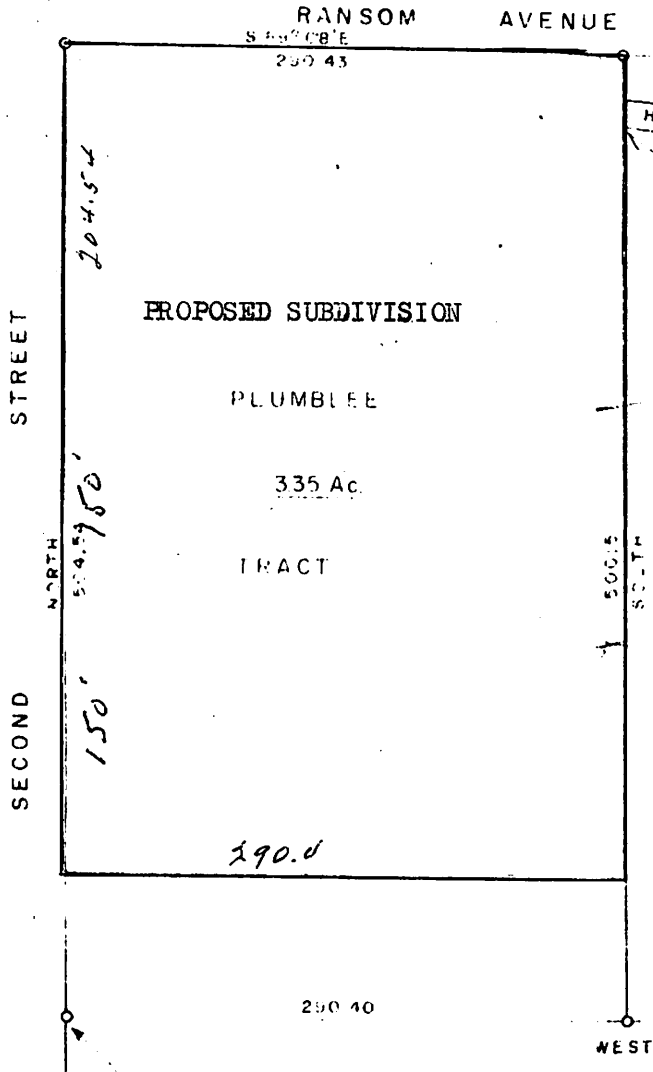
APPROVED

8-5-75

Dated

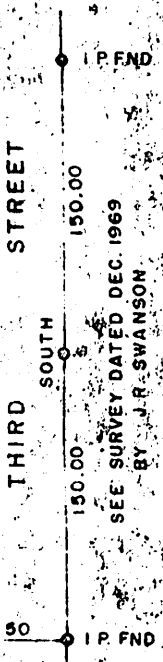
Carl J. Smith

Chairman
Planning Commission
City of Brookings



DECS AS BEING N 344 96 AND E 49 01 FROM THE SW COR OF THE NE 1/4 OF THE NW 1/4, SEC. 6, T.41S, R.13W, WM

○ INDICATES 5/8" x 24" IRON ROD SET



MAP OF SURVEY
 FOR
 MR & MRS W W PLUMBLEE
 LOCATED WITHIN THE
 NW 1/4 OF THE NW 1/4 OF SEC. 6
 T.41S, R.13W, WM
 CITY OF BROOKINGS

FEB 72

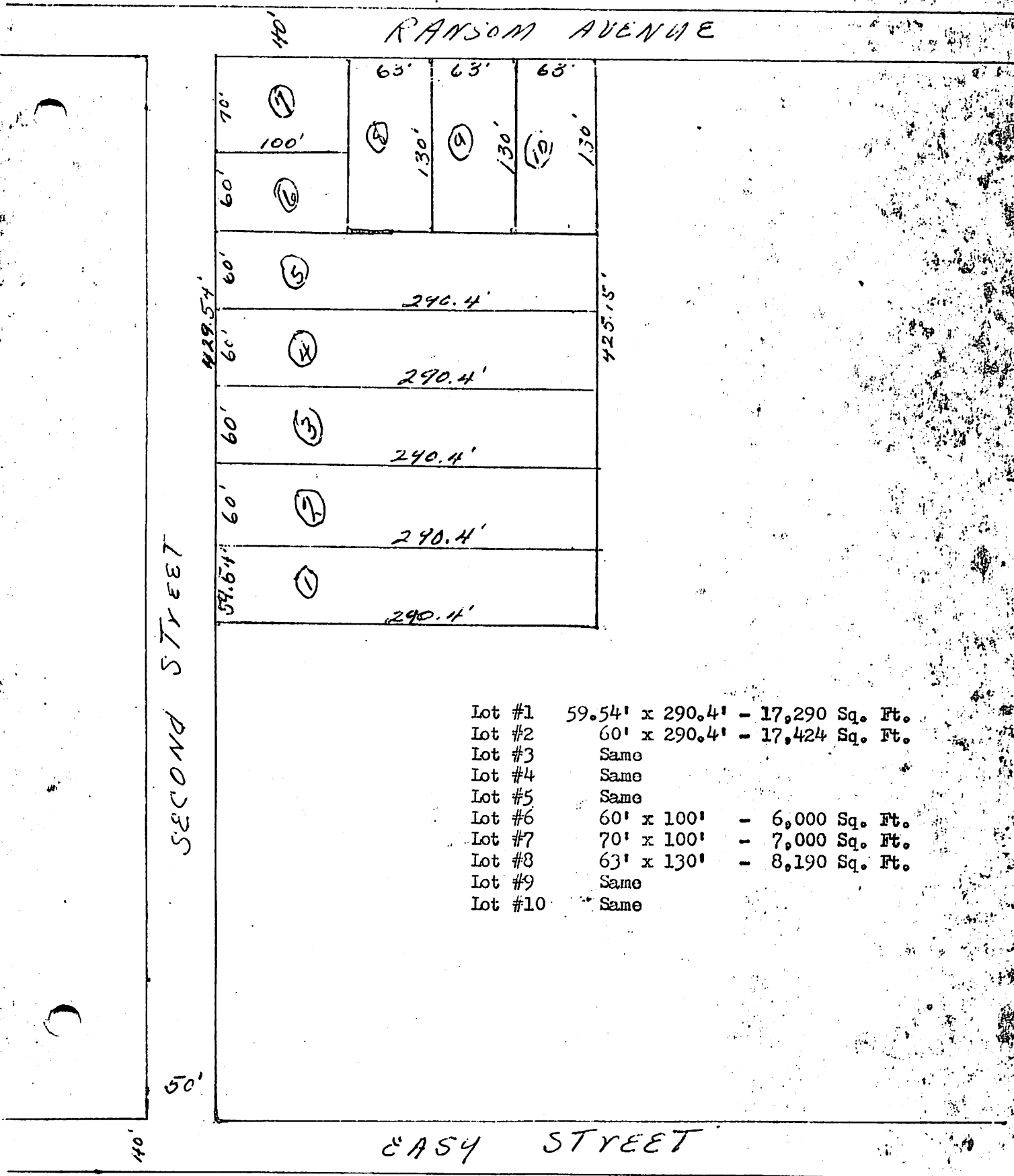
MPH

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jerry R Swanson
 OREGON
 JULY 25, 1969
 JERRY R. SWANSON
 750

JERRY R SWANSON, LAND SURVEYING
 BROOKINGS, OREGON

Sketch WOODROW PLUMLEE property Second Street and Ransom Avenue.



SECOND STREET

Lot #1	59.54' x 290.4'	- 17,290 Sq. Ft.
Lot #2	60' x 290.4'	- 17,424 Sq. Ft.
Lot #3	Same	
Lot #4	Same	
Lot #5	Same	
Lot #6	60' x 100'	- 6,000 Sq. Ft.
Lot #7	70' x 100'	- 7,000 Sq. Ft.
Lot #8	63' x 130'	- 8,190 Sq. Ft.
Lot #9	Same	
Lot #10	Same	

50'

140'

EASY STREET

July 24, 1975

Mr. Charles Williams
City Building Inspector
City Hall
Brookings, Oregon 97415

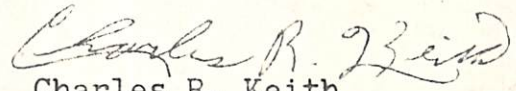
Dear Mr. Williams:

Please find enclosed six blue line prints of my proposal to resubdivide Lots 7 and 8, and a portion of Lots 9 and Block 1, Seaview Subdivision, City of Brookings, Curry County, Oregon, into three 83.33 by 118.56 feet each.

The lots will be used only for single family residential development.

Thank you for your time and consideration of this matter.

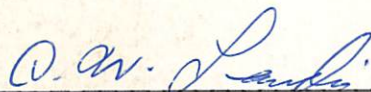
Yours truly,


Charles R. Keith
726 Royal Avenue, Apt. 61
Medford, Oregon 97501

APPROVED

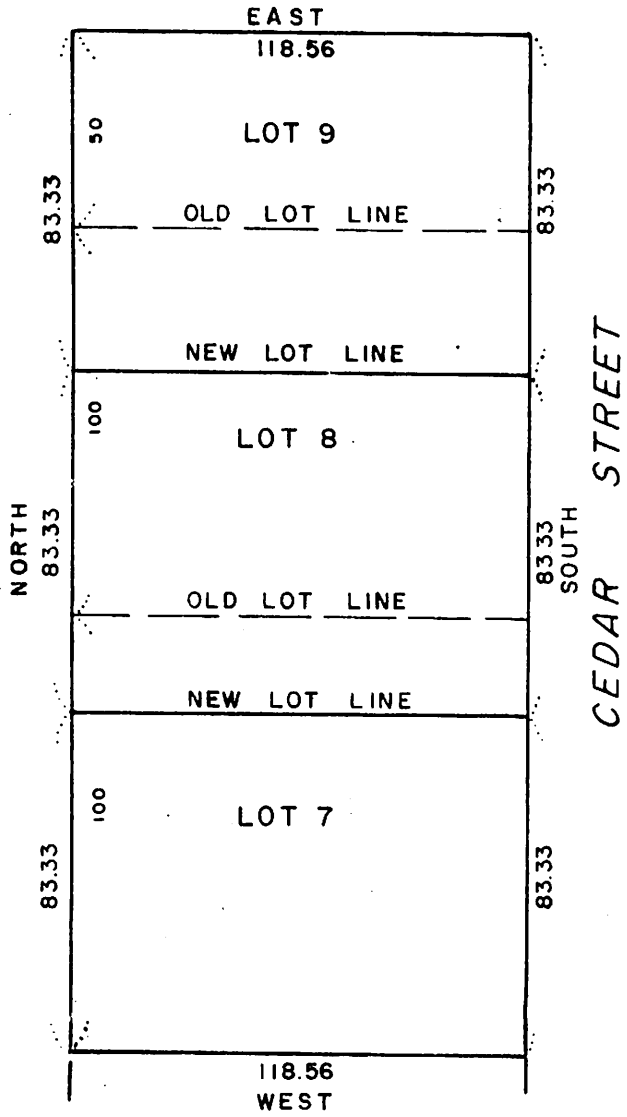
8-5-75

Dated



Chairman
Planning Commission
City of Brookings

MAPLE STREET



SCALE 1" = 50'

OWNER

CHARLES R. KEITH
726 ROYAL AVE. APT. 61
MEDFORD, OREGON 97415

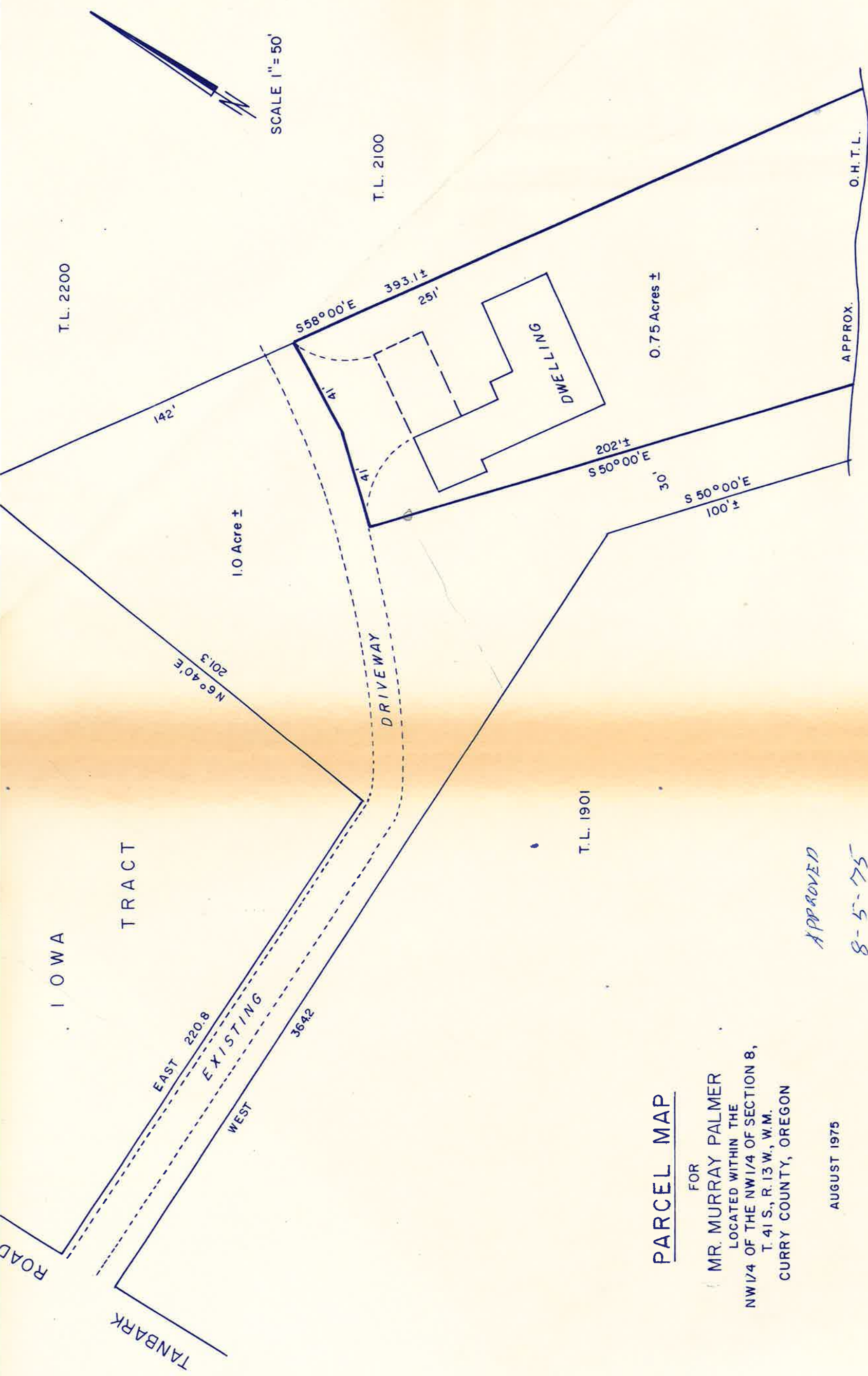
PRELIMINARY PLAT

FOR
RESUBDIVISION OF A PORTION OF LOTS 7, 8, & 9,
BLOCK 1, SEAVIEW SUBDIVISION,
CITY OF BROOKINGS,
CURRY COUNTY, OREGON

JULY 1975

MPH

JERRY R. SWANSON, LAND SURVEYING
BROOKINGS, OREGON



PARCEL MAP

FOR
MR. MURRAY PALMER
 LOCATED WITHIN THE
 NW1/4 OF THE NW1/4 OF SECTION 8,
 T. 41 S., R. 13 W., W.M.
 CURRY COUNTY, OREGON

AUGUST 1975

APPROVED

8-5-75

C. M. Lamb