

MINUTES
REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
OCTOBER 7, 1975

The meeting was called to order at 7:40 p.m. by Commissioner Earl Breuer due to the untimely death of C. William Landis the previous Sunday. Members present: Herb Herzog, Ray Lockman, Tom McGovern, Ralph Renn, and Mayor pro tem Jack Ross.

APPROVAL OF MINUTES:

MOTION by Commissioner Renn, seconded by Commissioner Lockman and carried unanimously that minutes of September 2, 1975, meeting be approved as mailed.

NOMINATIONS:

First order of business was a call for nominations to fill the office of Chairman.

Commissioner Herzog nominated Earl Breuer for the position of Chairman. Commissioner Lockman seconded.

When no one else was nominated, Commissioner Lockman made a MOTION that nominations for the position of Chairman be closed. Motion seconded by Commissioner Herzog.

Secretary was then instructed to cast a unanimous ballot for Earl Breuer to fill the position of Chairman.

Nominations were then called for the position of Vice-chairman.

Commissioner McGovern nominated Herb Herzog to fill the position of Vice-chairman which was unanimously approved.

BUILDING REPORT:

The following report for the month of September 1975 was read by Building Inspector Charles C. Williams.

	Permit <u>No.</u>	<u>Value</u>	<u>Surcharge</u>	<u>Fee</u>
Residential: Thomas C. Williams	3020	\$27,000.00	\$3.54	\$118.00
Remodel - Residential: Wm. H. Lathrop	3018	3,000.00	.60	20.00
Addition - Commercial: Ted Carrion's Sandwich Shop	3017	11,808.00	1.80	60.00

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September 1975

3 Permits Issued
Value \$41,808.00
Fees 198.00
Surcharge 5.94
Plmbg -0-

September 1974

5 Permits Issued
Value \$64,145.00
Fees 308.70
Surcharge -0-
Plmbg 12.00

Chairman Earl Breuer paid his respects to former chairman and friend, C. William Landis, whom he had known and worked with in community service for a number of years.

PUBLIC HEARINGS:

1. APPLICATION Z-75-8 BY MILDRED M. BYRNE, TRUSTEE, FOR ZONE CHANGE, TAX LOT 100, MAP 41-13-8BA, SOUTH END OF MEMORY LANE, FROM CT TO RL ZONE.

The Building Inspector read application. Stated no opposition had been received from property owners to whom notice had been mailed. Read a letter from Eric Ask which approved zone change.

Commissioner Renn asked about access to the jetty which is at the foot of this property. Mrs. Byrne said the Army Engineers had a perpetual easement for maintenance of jetty. The gate, which will be at foot of property, will be locked, however, the Army Engineers will have key for access at any time. There will be an open walk-thru space just to the side of gate for foot traffic.

After discussion MOTION was made by Commissioner Herzog, seconded by Commissioner Lockman and carried unanimously that recommendation be made to the City Council that Application Z-75-8 by Mildred M. Byrne, Trustee, for zone change, Tax Lot 100, Map 41-13-8BA, at the south end of Memory Lane, from CT to RL (residential low density), be approved.

2. APPLICATION CU-75-12 BY BOBBY G. WOODS FOR CONDITIONAL USE, TAX LOT 9308 MAP 41-13-5CD, 324 DEL NORTE LANE, TO OPERATE SIGN PAINTING BUSINESS.

Building Inspector Williams asked for correction of street address as shown on application by applicant. The street address should read, 324 Alta Lane.

Mrs. O'Donnell, 346 Del Norte Lane, was concerned about combustible

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materials being in an area where small children may be playing. Mr. Woods said he had a few cans of paint on hand and any combustibles of that nature would be stored where children would not have access to them.

A written response of "We oppose any zoning that displays public signs in our residential area" was received from property owners Lynn M. & Margary N. Honaker, Maralynn H. Frasure, and Suzanne H. Wickstrom.

Mr. Bob Raymond voiced his opposition to display of signs.

Building Inspector Williams said no visible signs are allowed on property; no traffic in and out to excess; no delivery or pick ups by trucks are permitted with the approval of this conditional use. If any violations are observed by neighboring residents they should ask city to investigate, and if found to be a violation, the conditional use, which is subject to renewal each year, would not be renewed.

Mr. Woods said sign painting was his full time occupation, and, in response to inquiry, said there was a possibility of opening a shop in the downtown area of Brookings in the future.

Commissioner Renn MOVED that Application CU-75-12 by Bobby G. Woods for conditional use of Tax Lot 9308, Map 41-13-5CD, 324 Alta Lane, to operate sign painting business be approved. Commissioner Herzog seconded and the Motion carried unanimously.

OTHER BUSINESS:

LOT SPLIT REQUEST BY MIKE FAULKNER, TAX LOT 2500, MAP 41-13-6BA, THIRD STREET AND RANSOM AVENUE.

Commissioners were handed a map of subject lot showing the lot split requested. The applicant was not present. The map was reviewed and it was established that an outside district sewer connection fee had been paid by Mr. Faulkner.

Commissioner Renn made MOTION to approve lot split of Tax Lot 2500, Map 41-13-6BA, as submitted, provided the applicant furnish letter, requesting same, and bearing his signature. Motion seconded by Commissioner McGovern and carried unanimously.

Copy of map submitted by Mike Faulkner is made a part of these minutes.

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REQUEST BY RICHARD D. DANIELSON, AIA, TO HAVE OSCAR BOYER'S
BROOKINGS HOUSING PROJECT PLACED ON OCTOBER 7, 1975 AGENDA.

Mr. Danielson posted schematic drawings of 24 unit development proposed by Oscar Boyer on Tax Lot 4800, Map 41-13-6CB, at the end of Arnold Lane. One was comprised of 12 duplex structures, the other, defined as clusters, was made up of duplexes, triplexes, and one four-plex, for a total of 24 units.

Mr. Danielson showed slides of property on Arnold Lane and plans of apartment interiors.

He said they want to provide a view of the ocean from each unit and still not interfere with the view of any future developments in the area. Height of structures not to exceed 18'.

Questioned about utilities, he said they would conform to city requirements. Their preference would be for underground utility lines, and if required, utilities could be installed individually for each unit, ie, water line, meter, and sewer lateral.

In response to question by Commissioner Renn, architect stated this was definitely a rental project and there was no intent to sell individual duplexes. However, he added it would probably be possible to subdivide and sell.

Mrs. Boyer said she and Mr. Boyer had checked with several FHA offices and as a result of various studies it had been determined the type of dwellings they were proposing were needed in the Brookings area. The rental would be \$165.00 per month per unit, and this is considered low cost rental.

In response to query by Mayor pro tem Ross regarding screening of renters, Mrs. Boyer said Mr. Boyer had been authorized by FHA to screen applicants and determine their eligibility. If an applicant qualified, and had an income of say \$350.00 per month, then it is possible they would be required to pay only a percentage, say 20% of their income as rent. The balance would be paid by the U. S. Government.

Mayor pro tem Ross also asked about maintenance, buildings and grounds. Mr. Boyer said a bonded manager would live in one of the apartments and would be responsible for the maintenance of both buildings and grounds.

Architect Danielson said Mr. Boyer was interested in planning a development which would benefit the City of Brookings and wanted to work closely

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with the Planning Commission and to be informed of what they, the Planning Commission, thought would be best for the city. Chairman Breuer commended Mr. Danielson on his presentation of information and drawings of the proposed development. He expressed his appreciation for the cooperative spirit of Mr. & Mrs. Boyer and their architect.

Building Inspector Charles C. Williams said the plans submitted by Mr. & Mrs. Boyer were the best he had seen for this particular location.

The amount of FHA loan to be applied for, if approval is granted by the Planning Commission, would be \$390,000. The architect did say they hoped to keep the monthly rental at \$165.00, however, it would be necessary to keep a balance and if the project cost more, the rental would go up accordingly.

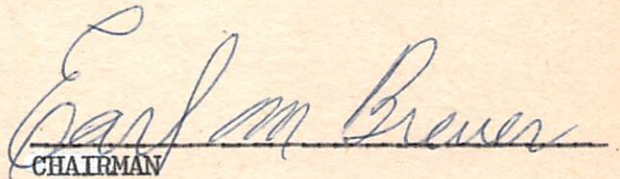
After discussing the two plans presented, and the preliminary procedures required, it was decided by Mr. Boyer to ask the Planning Commission for approval of plan showing 12 duplex units.

Architect Danielson said an approval of this plan would then clear the way to make application to FHA for loan and he could also proceed with drawing plans for the development.

Mayor pro tem Ross made MOTION to recommend to the City Council that plans for 12 duplexes on Tax Lot 4800, Map 41-13-6CB, located at the end of Arnold Lane, be approved as submitted by Richard D. Danielson, Architect for Mr. & Mrs. Oscar Boyer. Motion seconded by Commissioner Herzog and carried unanimously. The City Council will be informed of action taken by Commission with recommendation that duplex plan be approved.

ADJOURNMENT:

Meeting adjourned at 9:15 p.m. by Chairman Earl Breuer.



CHAIRMAN

ATTEST:



SECRETARY

RICHARD D.
DANIELSON
ARCHITECT

915 OAK STREET
SUITE M-1
EUGENE, OREGON
97401 345-2695

20 September 1975

Ms. Marge McKernan
Brookings City Recorder
City of Brookings
City Hall
Brookings, Oregon 97415

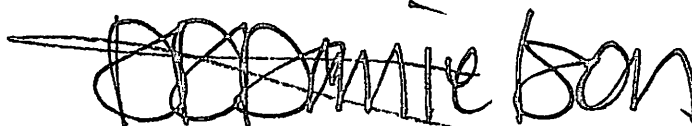
Re: BROOKINGS PROJECT #7513
Oscar Boyer

Dear Ms. McKernan,

This will confirm the desire of my client, Oscar Boyer, to have his Brookings Housing Project placed on the agenda of the 7 October 1975 Planning Commission Meeting, which we will attend, and on the agenda of the 14 October 1975 City Council Meeting, as may be required.

If for any reason, you are unable to schedule this hearing on the 7 October 1975 date, please advise me promptly as my client and I will be making a special trip for this purpose.

Sincerely,

A handwritten signature in black ink that reads "Richard D. Danielson". The signature is written in a cursive, somewhat stylized font. A horizontal line is drawn across the signature, crossing through the middle of the name.

RICHARD D. DANIELSON, AIA

RDD/gg

December 2, 1975

Planning Commission,
City of Brookings,
Brookings, Oregon

Dear Sirs:

I wish to divide my property on the corner of Third Street and Ransom Ave., into four large lots as per the attached plot plan.

The lots are to be used for single family dwellings.

Thank you,

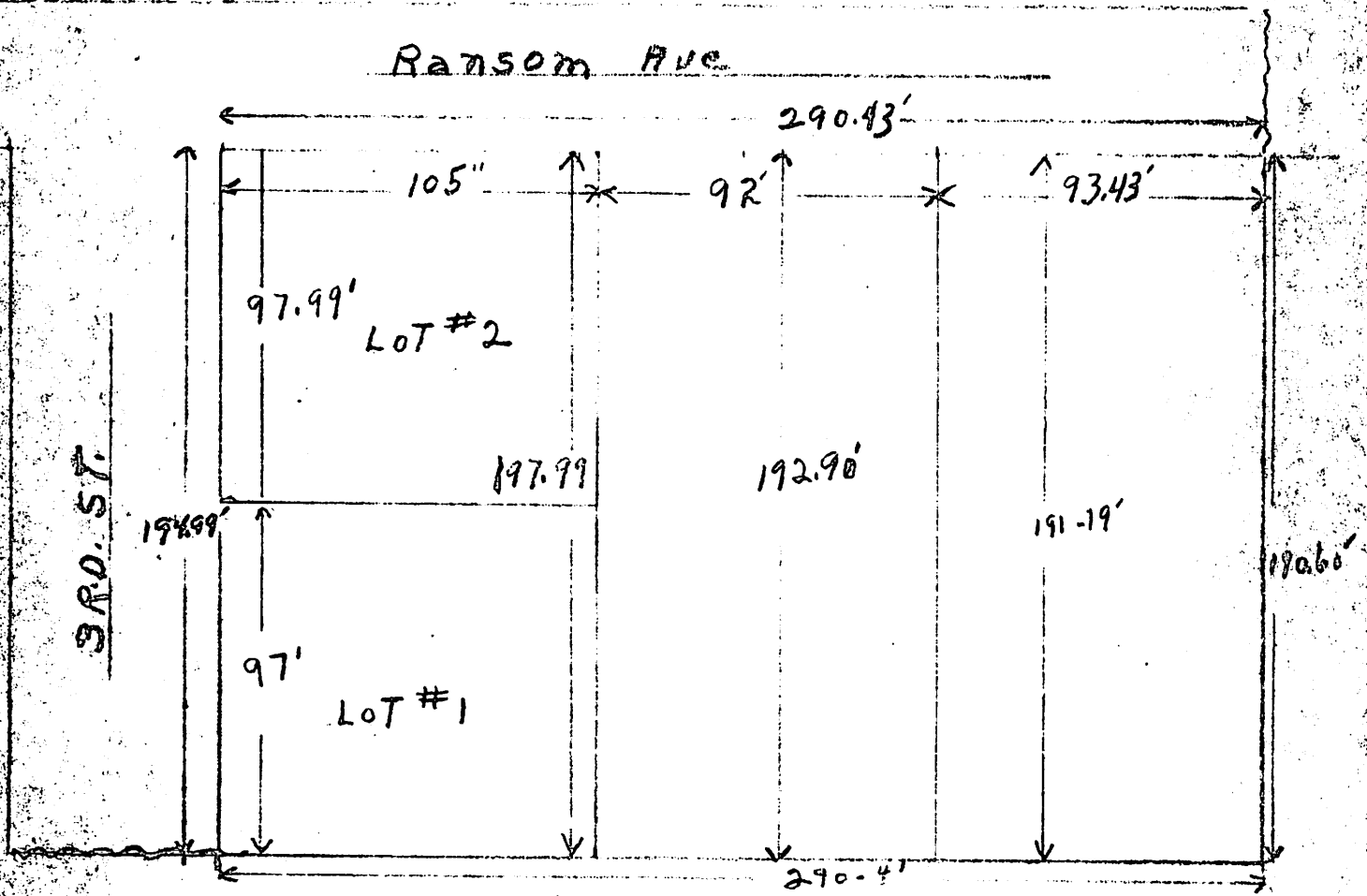
Mike Faulkner

Mike Faulkner
P. O. Box 72,
Brookings, Ore., 97415

Approved by the Brookings Planning Commission
at their October 7, 1975 meeting.

Earl M. Breuer

By: Earl Breuer, Chairman



Scale 1" = 50'

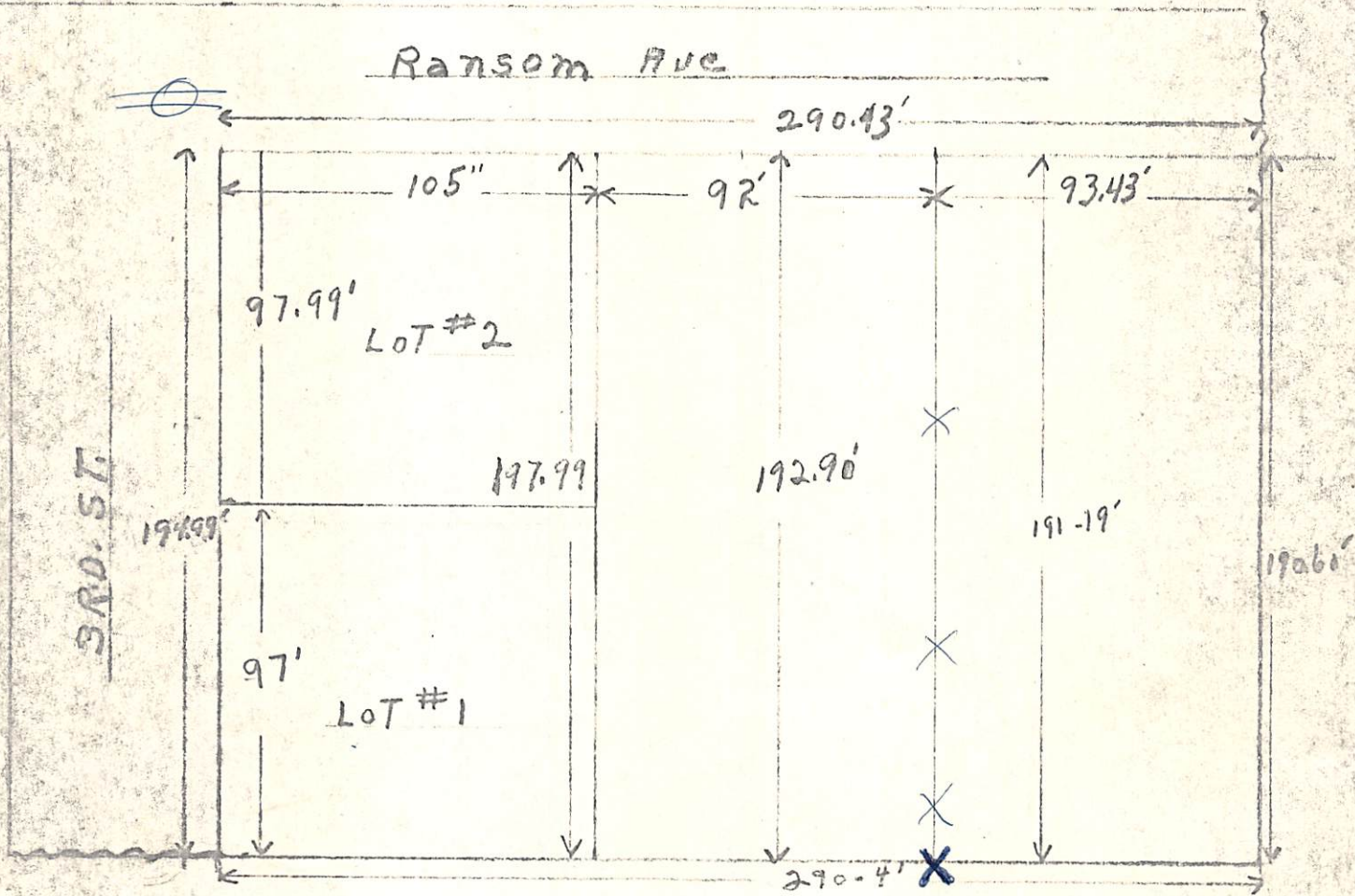
Lot #1 - 10,185 Sq. Ft.

Lot #2 - 10,298.95

Lot #3 - 17,747.72

Lot #4 - 17,807.75

Mike Faulkner
Po. Box 72, Brookings.



scale 1" = 50'

Lot #1 - 10185 Sq. Ft.

Lot #2 - 10298.95

Lot #3 - 12747.72

Lot #4 - 17807.75

Mike Faulkner

Po. Box 72, Brookings

TAF Lot 2500 Map 41-13-6 BA