

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
DECEMBER 6, 1977

CALL TO ORDER:

Meeting was called to order at 7:30 p.m. by Chairman Earl Breuer.

INVOCATION:

Wendell Bartholomew was called upon by Chairman Breuer to give the invocation.

ROLL CALL:

Those present: Chairman Earl Breuer, Commissioners Mary Jane Brimm, Jean Hagen, Archie McVay, Ralph Renn and William Robinson.

From staff: City Manager Al R. Hooten, Building Official Wendell Bartholomew, and Suzie James, Engineering Aide.

APPROVAL OF MINUTES:

MOTION by Commissioner McVay, second by Commissioner Renn that minutes of November 1, 1977 meeting be approved as presented. Carried unanimously.

WELCOME TO VISITORS:

The meeting started without an audience, however several persons did arrive later and were welcomed by the Chairman.

LEGISLATIVE ACTION:

1. REQUEST BY LAWRENCE PAYNE FOR LOT SPLIT - TAX LOTS 200 & 300, MAP 41-13-6BA, NORTH SIDE OF RANSOM AVENUE BETWEEN THIRD AND FOURTH STREETS.

There was a discussion about the development planned for this property if the lot split was approved. A plat showing the lay-out of 36 lots for single family residences and two forty foot streets was reviewed by Commissioners.

MOTION by Commissioner McVay, second by Commissioner Brimm that lot split as requested be granted. Carried unanimously.

2. REQUEST FOR LOT SPLIT BY JAMES WHEELOCK - TAX LOT 9200, MAP 41-13-5CD, SOUTH SIDE OF DEL NORTE LANE BETWEEN MAPLE AND BIRCH STREETS.

Contingent on this lot split, Mr. Wheelock wishes to purchase Lot #1 from Lucien Loring who owns and lives in the house on property adjoining, identified as Lot #2. Both parcels are accessible from Del Norte Lane by two 15' easements alongside each other.

Commissioner Robinson arrived at the meeting at this time.

It was mentioned this property was out of sewer district. After discussion it was MOVED by Commissioner Renn, seconded by Commissioner Hagen, that lot split as requested be granted. Motion carried unanimously.

3. REQUEST FOR MINOR PARTITION BY LEE VAN DUZEE - TAX LOT 300, MAP 40-13-31C, AT END OF HAMPTON ROAD.

This property, lying at the end of Hampton Road and South of the City boundary line, is owned by Robert J. and Richard Snyder who wish to sell parcels 1 and 2, which are in the City limits, and retain parcel 3 which is in the County.

Mr. Van Duzee, in whose name this application was made, wanted it made clear that he and the other prospective buyer, Mr. Eastaff, agreed to do the paper work for the owners who live in Klamath Falls, Oregon.

After discussion, Commissioner Renn MOVED that minor partition be granted with the proviso that structure or building be limited to a distance of 50 feet South from County line. Commissioner Brimm seconded and Motion carried unanimously.

Prior to calling on Wendell Bartholomew, Chairman Breuer asked Commissioner Mary Jane Brimm to report on happenings at the League of Oregon Cities Convention which was held in November.

She said the sessions on mobile homes indicated this type of life style appeals to a cross-section of people. People who like community living, sharing, having the conveniences and entertainment facilities as provided with living in a park.

Property taxes have had an influence too on this move to mobile home parks. Astoria, for example, has five acre parks and in other areas the parks may be as large as 30 acres.

Some of these units carry price tags of \$40 to \$50 thousand dollars and in certain areas one out of every three permits issued is for a mobile home.

In response to Commissioner Robinson's question regarding the definition of a "mobile home", Commissioner Brimm responded there is a case in court right now that will probably clarify what is and what isn't a mobile home. At the present time a double-wide with wheels off is no longer considered a mobile home for tax purposes.

The court case she referred to has to do with discrimination because people want to place mobile homes in areas where they own property for residential use, not particularly in an area specifically zoned for mobile homes.

Page 3 - Minutes
Regular Planning Commission Meeting
City of Brookings
December 6, 1977

REPORT FROM BUILDING OFFICIAL:

The Building Official reported it was rather interesting that in the month of November we did not have a single start of a new dwelling. This runs the course of building constantly. In his trips to the International Conference of Building Officials' monthly meetings he finds that this is also true in other cities. They have, in the past, had a flourish of residential, and for example, the City of Springfield, last month, did seven million dollars worth of building and less than 1% of it was residential, the rest of it was commercial. The commercial now is catching up with the residential. The same would apply to our own area.

Once again, another good month, \$331,000 worth of construction, the fees that we collected were \$917.00 with \$36.00 surcharge making a total of \$953.00. The plumbing permits were \$411.00 making a total collected that the City received \$1,328.00 and of this amount we had to transmit to the State, \$52.72.

He then requested permission, at the convenience of the Commission, that some time during this meeting they let a gentleman in the audience pose a question relative to "conducting a business in his home".

By this time there was an audience so the Chairman recognized and welcomed those present, expressing his regret they had missed part of the meeting. He informed all the meetings had in the past, and are now being started at 7:30 p.m., and the Commission always welcomes an audience.

REPORT FROM CITY MANAGER:

Chairman Breuer reminded City Manager a request for information from him had been asked at the last meeting and was he prepared to furnish same at this time. Mr. Hooten said he had not had an opportunity to meet with the County Commissioners yet in an effort to obtain some County funds to help maintain Pipeline Road which is a main arterial to the Fitzhugh & Baldwin Subdivision located in the County. He was hopeful of meeting with them in the near future.

Had first meeting with "Numbering Committee" on November 3rd. Had some real constructive and profitable discussions about the various problems that are going to require the community do something about the numbering system. He believed they found they cannot stick with a normal block system of numbering because we don't have blocks - one side of the street can have a system of cross streets and on the other side you can go for only two or three of those streets so it is not conducive to the block system. The solution is not a simple one.

Page 4 - Minutes
Regular Planning Commission Meeting
City of Brookings
December 6, 1977

Mr. Hooten referred to draft proposal for sidewalks in subdivisions which was prepared for presentation to the Council the evening before. The meeting was not too well attended but the input from developer-land owner type of people who did attend indicated they were not opposed, but were actually desirous of knowing just what their responsibility was.

Mr. Hooten said the City had ordinances dealing with sidewalks but none seemed to specify who builds them nor how they are financed.

The draft proposal was reviewed and discussed at length. It will be updated and Mr. Hooten is hopeful the Council will have time to review and let their wishes be known, for such an ordinance is sorely needed.

Chairman Breuer recognized Eric Parker who lives at 608 Pioneer Road. Mr. Parker asked if he could get permission from the Commission for a small appliance repair business, carried on in his garage on a part time basis. Mr. Parker was informed the Commission would accept an application for a conditional use permit from him, but in the meantime it was suggested he check out the neighborhood to find out the feelings of those living within 250 feet of his dwelling where he would like to do this work. If too much opposition was indicated, the Commission would have to be guided by this in making their decision when considering an application.

ADJOURNMENT:

The meeting was then adjourned at 8:33 p.m.

This meeting was recorded on tape which is on file in the office of the Building Official.

Mary Jane Brisson Vice Chairman
CHAIRMAN

ATTEST:



SECRETARY