

MINUTES
REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
FEBRUARY 1, 1977

Members present: Ray Lockman, Mary Jane Brimm, Ralph Renn, Chet Thompson, and Chairman Earl Breuer who called the meeting to order at 7:35 p.m.

Staff members present: Wendell Bartholomew, Al R. Hooten, and Elmer Lee.

MINUTES:

Minutes of January 4, 1977 meeting were approved as sent out.

Notation of a correction on November minutes to state "approved as corrected". (This correction was made but overlooked by Commission.)

BUILDING REPORT:

Building Inspector Bartholomew reported a good month with 21 building permits and 12 plumbing permits being issued with a total valuation of \$363,744.00

There were a number of visitors in the audience who were welcomed by Chairman.

PUBLIC HEARINGS:

REQUEST BY KETCHAM - ZONE CHANGE FROM RM TO RH.

Inspector Bartholomew explained location of property - across Easy Street from High School.

Not an adverse change regarding the use as single bedroom apartments in a structure by itself.

No responses were received from the notice which was mailed to property owners in area.

No one in attendance voiced opposition.

The builder stated the structure would be a single story unit with setbacks being taken into consideration. Parking facilities were also proposed.

Easy Street right of way is at 50 feet at this point.

MOVED and seconded to recommend to Council to allow zone change. Unanimous.

REQUEST BY WHEELER - ZONE CHANGE FROM RM TO ML.

Inspector explained that all of Tax Lot 1000 would be included in the ML zone.

The owner stated that he had been told that all of this parcel was in the ML zone when in fact a portion is in the RM zone.

Planning Commission members have been to the site and one personal contact was made by a neighboring owner to the Building Inspector.

Chairman Breuer had one written objection given to him.

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Robert F. Madden, adjoining property owner, and
Dovey Ledford, adjoining property owner,

Both objected to rezone.

Darrell Allsup, owner of adjoining property stated he was in favor of
rezone. It was also stated that storm water drainage is currently
available at that site.

Mr. Wheeler stated that he would be developing storage for industrial
purposes.

Adjoining property is currently zoned MG.

It was stated that the Wheeler property is currently much cleaner than
the property used to be.

The drainage at the South End of property is going to be piped by the
owner.

Sewerage facilities on Cove Road are needed.

The City is in the process of developing costs for the sewer system to
serve this area.

Suggestion to table this request until the City can solve some problems
with sewers and drainage.

MOTION to table for one month, seconded, and passed unanimously.

City to have answer at that time with storm sewer and sewerage costs.

REQUEST FOR LOT SPLIT - TONY FELIPE, TAX LOT 500, ZONED R1.

Wishes to split into three (3) parcels which would be adequate in size.

Currently a 20' accessway will be connected to an eventual 40' right of
way street development as stated by Mr. Felipe in property also owned by
him.

Actually four (4) parcels would develop by the accessway connecting to
the other parcel, all of which would be within the State requirement of
only three (3) lots in one year per tax lot.

Discussion arose concerning which lots would be permissible to split off
and be within the three (3) parcel limit.

A re-design of the parcel will be necessary to prevent being involved in
the restrictive measures of the State law.

A re-write of the description of properties will be presented at next
meeting.

MOTION to table matter based upon this understanding was made and seconded.
Passed unanimously.

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SUBJECT OF VICE-CHAIRMAN TO BE ELECTED.

Mary Jane Brimm was nominated and seconded. Elected unanimously as Vice-chairman.

OTHER MATTERS FROM THE AUDIENCE.

CORAL SUBDIVISION. Preliminary Plat was approved and the final plat now being presented was discussed fully. Drainage was considered and it was noted that the City Engineer has approved the drainage plan.

Chairman Breuer signed the final plat and it is approved.

LETTER FROM PARK & RECREATION COMMISSION requests a closure of the alley crossing the Palm Stout Park which the City of Brookings now owns.

This alley is between Redwood and Pine Streets. Tourists are currently using this alleyway to move through and often are stopping to picnic in the Park area. The Commission feels that this would be alleviated if the alley were closed.

All property owners abutting this area are in favor of the closure. A turn around could be provided and the Commission feels that this property should be made into a total park area and stop the movement of traffic through it.

Mr. Ellis Watkins, President of the Commission, stated that they are having the park planned by the University of Oregon landscape architects school.

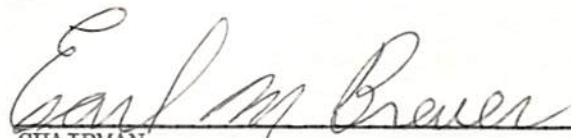
Final proposed plans will be presented at a later date.

After considerable discussion it was MOVED to table this for additional information. Seconded and passed unanimously.

MAYOR KERR REQUESTS A REPLACEMENT FOR COUNCILMAN LOCKMAN. Names presented: Mrs. Lonstreet and Thelma Huovila.


ADJOURNMENT:

Meeting was adjourned at 9:25 p.m.



CHAIRMAN

ATTEST:



SECRETARY



CITY OF BROOKINGS

The Home of Winter Flowers

Phone (503) 469-2163

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

December 30, 1976

To the Honorable Mayor and City Council,

Petition to close a portion of an alleyway.

The Brookings Parks and Recreation Commission hereby petition the Planning Commission and the City Council to approve the closure for right-of-way purposes of that portion of the alley between Pine and Redwood Streets off Oak Street which are a part of the Palm Stout Park.

This will be the area between lots 12, 13, 14, 15, and lots 9, 10, and 11. This park property is owned by the City of Brookings and is designated as a natural Park.

The closure will be for vehicular traffic only.

Ellis H. Watkins, Chairman
Brookings Parks and Recreation

Luis A. Paine, Chairman
Palm Stout Park Association

Endorsed by the adjacent property owners as signed below:

Dorothy E. Marshall (if theres room)
Virginia H Manley left to back out

CITY OF BROOKINGS
 BUILDING REPORT
 FOR
 MONTH OF JANUARY 1977

Att: City Manager

	<u>Value</u>	<u>Permit Fee</u>	<u>Sur. Tax</u>	<u>Total</u>
Dwellings	\$ 298,956.00	\$1,171.25	\$33.49	\$1204.59
Remodel	3,168.00	119.00	3.57	122.57
Fences	1,500.00	15.00	.45	15.45
Pool	10,000.00	52.00	1.56	53.56
Commercial	48,000.00	181.00	5.43	186.43
Garage & Stor.	1,920.00	19.00	.57	19.57
Sign	200.00	5.00	.15	5.15
(Total Building Permits 21)				
Plumbing (12 permits issued)		226.00	5.75	231.75
TOTALS	<u>363,744.00</u>	<u>1,788.25</u>	<u>50.97</u>	<u>1,839.07</u>


 Wendell Bartholomew,
 Building Inspector

WB:lb