

CONTINUATION OF JULY 25, 1978
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
JULY 31, 1978

Chairman Breuer opened the meeting at 7:30 p.m. Members present: Jean Hagen, Mary Jane Brimm, Earl Breuer, Ralph Renn, Chester Thompson and William Robinson.

Chairman: The Brookings Planning Commission is now back in session and this is a continuation of the July 25th meeting. In other words, we merely recessed to again meet at this particular time. And, Wendell, did you have some information that you wanted to divulge at this time that you discussed with me on Wednesday of last week?

Building Official: Yes sir, Earl, after the recess last week, I acquired some information from our attorney and he gave me some of the information he has and we don't have it, unfortunately, but it has to do with House Bill 2944, Chapter 654, this is governing zoning; has to do really with the Fasano case, how you comply with some of the orders that the Supreme Court handed down in that case. And one of the items that is in bold type in this little excerpt is Item 6 and it says, "Approval or denial of a permit application shall be based upon standards and criteria which shall be set forth in the zoning ordinance or other appropriate ordinances, or regulations of the county in which it shall relate to approval or denial of a permit application to the zoning ordinance and the comprehensive plan for a area which is proposed use of land would occur and the zoning ordinance and the comprehensive plan for the County as a whole. Approval or denial of a permit shall be based upon and accompanied by a brief statement that explains the criteria, and the standard, considered relevant to the decision, states the facts relied upon in rendering the decision and explains the justification for the decision based on the criteria, standards, and facts set forth."

Now what Mr. Spicer brought out was the fact that at the present time the City of Brookings does not have an ordinance that sets forth this criteria. So, in fact, that we can't, under this Bill, render a decision on zoning, other than what is status quo. What he did suggest was that we could go two ways. I talked to him today, about 4 o'clock this afternoon, matter of fact, and asked him how he was coming with his proposed ordinance that addresses this very matter and he was working on it. Hopefully, he will have it by the next Council meeting, the upcoming Council meeting so they, in fact, can handle it at that time. I don't know exactly how they're going to handle it as far as a public hearing for whatever decision you have here, and this ordinance adoption, but he seemed to think that it would be no problem to do. So, with that in mind, you have a choice. You can state forth the facts as we have heard them, as you have in the minutes before you, on four issues, really only three, because the first issue is a moot issue that we assume that everybody is in conformance with the State goals. The other two are the conformity with the comprehensive plan, the public need for the rezoning and the other available property. You can make a decision on those three things; you can turn it down, the rezoning request;

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they can appeal it to the Council; you can approve it if your facts find that they have, in fact, done what they should do and it does meet with the criteria, and then it will go before the Council in the same manner. I think that you should go over some of the things here and give the Council a reason why you have determined what you did. I think the best way to do it is to take each one of these issues, go over the testimony we heard in the past and say "yea" or "nay", it is, it isn't. They did this, we did this, we did this, therefore this is true, or this is not true. And I think that's the best way to handle. We can do it very, very briefly and it will at least get this particular hearing off of dead center.

Now I appreciate that the gentlemen have been here previously - we've put them off and they've been here again and we've put them off and they're here again. We should do something so they don't have to come back to the Planning Commissioners once again.

We should send it forth to the Council in some form. And I think we have to give the Council our reasons why we sent it to them in the form we do. Now I do have this copy of this, what I just read. I have this book that we can discuss. I would like to, at the time we discuss this, be off the record because we get a lot of garble in here that really nobody can talk about and when we finally decide we want to make a statement then we will put it on the tape, be on the record and we can determine what we have. If that would meet with your agreement why we could do it that way.

Chairman: Fine with me. I'm wondering if we expedite this thing if it wouldn't be in good taste to just read this.

Building Official: Well, everybody has a copy of it. I mean the proponents have a copy. The reporter doesn't but we could provide him with one afterwards. You each have a copy of it. We can read it Earl, if you want me to I'll sure be glad to read it. We can read it into the record. Maybe that would be good.

Chairman: This is the finding of facts, this is not the minutes.

Building Official: Oh, I see.

Chairman: As I understand this situation, ladies and gentlemen, just a minute, Murray, please, then you can talk, as the attorney has already stated, the burden of proof is upon the proponent, but in our particular case as a Commission, it isn't a matter of whether we personally are for or against it. It's a good deal like a trial case where the judge admonishes the jury that they are to consider it on the facts presented and I think this is what we're challenged with. In other words, have the proponents set forth their case so that we can back it if we are called upon to do so, or have the opponents set forth their case so that we could back it if we go that route. So, with that in mind why I will read this and first I will let Murray talk.

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Murray Palmer: Yeh, I had a I think you will recall at the last meeting the attorney suggested that I submit a proposed finding of facts he also suggested that finding of facts It puzzles me in this particular extent - we're off the record - we're just talking?

Chairman: I don't know if he's got this thing running or not.

Brimm: Has he?

Building Official: We are on record. Now we will be off the record.

Thompson: You look around town and try to pick out property, just for what they are trying to put up and it's really a problem.

Brimm: Well, what are they going to put on this property?

Robinson: motors?

Brimm: No.

Thompson: Well, I imagine the same thing as what you have on your other property, Murray -

Don Horton: a logging office for a logging firm. We need parking. If we didn't need the parking maybe we could find a little hole somewhere and stick it in there. We have to have parking.

Brimm: The only thing I'm concerned about is now if we change this zone, you could very well put a machine shop, you could put anything that's in a CT zone, or, let's see, the one you're wanting to change it to. The only thing I can see wrong there would be if you put a machine shop or something like that in there. The rest is not, I don't feel that's too bad a - most anything would kinda go along with,

Don Horton: Brookings certainly could use a machine shop. We can't - I mean our machine work we try to get done - everybody's at least a month behind, some of them two months.

Brimm: I know this, Don, but what I am saying is this; is the people that are built out there, in a residential, already are complaining about what's out there, and if we allowed this zone change you could very well put what you darn well pleased in it and that's the only reservation I have.

Murray Palmer: Well, Mary Jane, I might point out to you that the categories control

Brimm: Will you please say that again? I didn't quite get you.

Murray Palmer: Your zoning ordinance limits and specifies -

Brimm: I realize this.

Murray Palmer:

Brimm: I know, that's what I'm saying, that, I read what can go in there, see?

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Thompson: In commercial general you can have a machine shop?

Brimm: In a CT you can, you put what's in a CT zone is the way I took it. Did you look that up? You can put in what's in a CT zone, besides what's in commercial general, it reads.

Thompson: CT?

Renn: CT is commercial tourist.

Brimm: Yeh - so you can put the same thing in there as commercial general.

Thompson: But in commercial general you can't have a machine shop.

Brimm: No, not in commercial general but you can a CT zone.

Thompson: This is what you're asking for, isn't it?

Murray Palmer: We're not asking for CT.

Brimm: Well, I know but its the, the ordinance reads that you can still put that in if we change it. You can put what's in CT zone too. Here, let me show you.

Building Official: The ordinance, the first listed is Commercial Tourist and it lists a group of possible businesses then they, then the next one is Commercial General and it says you can put anything in Commercial General you can put in Commercial Tourist and these other items so you have to keep referring back all the time. Listed is not a machine shop. If you want to hear what you can put in a Commercial General I'll read it for you.

We can put in a gift or souvenir shop, motel or hotel, restaurant, tavern, nightclub, cocktail lounge, beauty or barber shop, a bus station or a taxi stand, a clinic, a club, lodge or fraternal organization, drug store, food store, laundromat, museum, art gallery or similar facility, office, or parking lot, a bakery, a financial institution, an implement, machinery and heavy equipment sales and service, mortuary, newspaper office, a retail store or a personal business service establishment such as a barber shop, beauty shop, dry cleaning establishment, laundry, locksmith, printing shop, tailor shop, shoe repair shop, radio or television repair shop, or similar establishment. Tire sales and repair provided all repair shall be conducted entirely within an enclosed building, an upholstery shop, veterinarian, animal hospital, lumber or building materials sales and storage, contractor's office and storage.

Robinson: You can put that in where?

Building Official: In this Commercial General area.

Robinson: You can put in an animal hospital with all the dogs barking but you can't put in a machine shop. I'd rather have the machine shop, Mary Jane.

Brimm: You can put implement, I was wrong, its heavy machinery and equipment.

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Robinson: All right, I'd rather have that than I would a veterinarian's hospital with the dogs barking all night long.

Murray Palmer:machinery.....

Brimm: Yeh, uh huh. I was wrong there, that wouldn't be so bad, really as far as the,

Chairman: Well, I personally, don't have any problem with this at all if our attorney feels that the opponents were to bring suit that he could win the thing. I don't know if he feels that way, or how he feels, or if he has even expressed himself, because if the opponents in this case - and there were opponents, both of you gentlemen are aware of that - we could be looking at a year or a year and a half before the Courts would ever entertain the suit, and, so this is the thing that is really challenging us, I think. It isn't so much that we're really concerned about this. Some of these things, this gentleman of course, what Wendell read is public record. He's aware that you can put dogs in there too and he is already complaining about noise, he's already complaining about the Kawasaki people test driving their motor cycles on Fifield Street, and this is the thing that concerns us. I think in view of the thing that you set forth here, I don't believe I would really have any problem defending a decision that they might make, affirmative to you. I think I could go before the Council and do it on behalf of the Planning Commission. But, if this man, or a man and a woman, I believe, or two men and a woman, if they were to challenge us in the Courts it might be an entirely different ball game, I don't know. That's where we sit as I view it. But I really think I could take what is set forth here, the arguments I've heard and the fact we asked for and got a lot split - I think I could go to the Council and defend an affirmative decision on the part of the Planning Commission, I really do.

Brimm: I really can't see anything wrong with it, it should be changed, but the only thing I'm wondering is, which concerns me a little bit, is what they will put in there - if its nothing that's going to be a nuisance, why,

Chairman: Well, I think they kind of covered that too, Mary Jane, under this site controls; "The proponents understand that a site review of proposed development would be established and that they would be required to conform to established building regulations and restrictions before the issuance of building permit". Now the Council, or the Planning Commission in its recommendation to the Council could eliminate an animal clinic if they want to or they can eliminate a heavy equipment, or eliminate a tavern, these things they could set forth and eliminate if they wish - whoever makes the motion and I don't think it would affect those two gentlemen in the least. I don't think they'd care. I don't think they have that in mind.

Murray Palmer: I say, we kill those snakes when they arise.....

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Chairman: Right! So, in other words, they understand that and they understand that there could be a site review and,

Robinson: All right, how would you word a motion?

NOT CLEAR ENOUGH TO TRANSCRIBE

Robinson: You are talking about all those things in there.

Chairman: Well, I don't know that you want to.

Robinson: Let's say that a motion is made for such and such and page 3 of - heavens alive! there's enough stuff in there - what are you doing now?

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Building Official: You make a motion - affirmative or negative, either way, you say "I make a motion that, because it does conform to the comprehensive plan, because Brookings does have a comprehensive plan, it conforms with Brookings' comprehensive plan because it is adjacent to it

COMMISSIONER RENN SPEAKING AT THE SAME
TIME BUILDING OFFICIAL IS INSTRUCTING,
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THIS PORTION.

Robinson: I'm not sure what he said, are you?

Chairman: Murray, would you like to sign this please?

Robinson: Wendell, say that again, I'll write it down. In conformity with the comprehensive plan -

Building Official: If you would like a recommendation from the staff, I can give you a recommendation.

Robinson: Well, if I'm going to make a motion, I want to know -

Building Official: Why don't you and Chet work it out?

Renn: I suggested to Earl we have four requirements there
If we discuss item 1, 2, 3, 4, each one covered in this report, Finding of Facts, if this covers it, then we can refer to this piece of paper in our determination to either recommend to Council that they reject it or accept it.

Chairman: Okeh, what's the first thing on there then we have to consider?

Robinson: Conformity to the State-wide Planning Goals.

Chairman: I think Wendell allowed as how that was probably - did you say moot?

Building Official: Moot question. It is.

Chairman: So we can disregard that. What's the next one?

Robinson: Conformity to the comprehensive plan.

Chairman: And they have addressed the comprehensive plan in here, you want me to re-read that?

Brimm: Yeh, go ahead.

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Chairman: Okeh. "The proponents proposal for a change in zoning does not violate the intent of the comprehensive plan in any manner. Rather, it is part and parcel of an orderly development and certainly allies itself with the original letter of transmittal that accompanied the plan which states: "The plan is intended as a guide for the future orderly growth of the City and its land use, street network, and community facilities."

"The preliminary comprehensive plan for the City of Brookings was prepared in 1970 by a team from the University of Oregon, aided by a federal grant. This plan, although preliminary in nature was adopted almost entirely without change by the City Council in 1970. (Chairman: I might add that was after a public hearing, too.) Eight years later this plan is almost completely outdated, although the original intent of the Plan was that to be effective it was to have been constantly updated. Witness the statement on page 57; (Chairman: And that's undoubtedly referring to Page 57 of the Comprehensive Plan of the City of Brookings.) "As of the time of the land use survey, there were (Chairman: And this would have been 1970 or '69) there were 75 business locations in downtown Brookings. Ten of these were vacant and there were half a dozen vacant lots." Today there are NO vacancies, and a waiting list for any that come up. Although efforts are currently underway to review and revise the Comprehensive Plan, appreciating the need for updating; to date nothing concrete has been adopted. (Chairman: Which is true, that is it's true in its entirety because we are working on it with Coos-Curry Council of Governments.)

"The proponents request for a zone change does NOT create an "isolated island" or consist of a "spot" zone change; rather it is an extension of one side of an already existing CG zone to accommodate the pressing need for room for development of our burgeoning business community. (Chairman: I think that is true, in other words, its - by having granted the lot split, in no way are they driving a wedge between any other property and it backs up against, on two sides, to existing zone. So I don't think we'd have any trouble defending that, per se.) In addition, it backs up on the rear side of other commercial establishments, and the lot does not lend itself to multiple housing development as currently zoned. (Chairman: That, I suppose, could be debated.) A good Comprehensive Plan takes into consideration the changing needs of an area, and plans for its orderly growth and development. (Chairman: I'm not sure that's what our 1000 Friends of Oregon in LCDC have in mind, though, Murray.)

Murray Palmer:

Chairman: Yeh, but you know what I'm talking about.

Renn: That previous terminology you just read off, in my opinion, satisfied item B.

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Chairman: I think so. I think so. I think so.

Robinson: That's all we would say then - incorporating the comprehensive plan as explained in the fact finding letter.

Chairman: Yeh. Yeh. I think so. I think so. What's the next one.

Robinson: We've got to get this show on the road.

Renn: Read off C.

Chairman: Yeh, read C.

Robinson: Public need for the rezoning.

Chairman: Do you want me to read that?

Brimm: Yeh.

Chairman: Okeh. "There is almost NO currently available CG zoned property on the open market in Brookings proper. The proponents know of two parcels; one on the corner of Highway 101 and Easy Street that is priced at \$150,000 and one older house on a lot on Railroad Street. Mr. Lenny Choffel, of Gold Coast Realty, which specializes on commercial properties supported this (Chairman: And he did.) at your July 25th meeting, stating that he knew of almost no commercial property available. This has been further supported by Mr. Don Page Smith. The proponents, Custom Leases, have an almost constant demand for properties for commercial occupancy and have averaged at least two a month for the last couple of years. Most of these they have been unable to satisfy because of the scarcity of properly zoned land. As a result of this and other factors, they currently have a backlog of several businesses desiring to locate in Brookings, but are unable to do so. Rather than providing the orderly development of Brookings, we are forcing businesses to locate across the river in the Harbor area, and South on Highway 101. (Chairman: I might add that's about as scarce as they are here in Brookings, too, fellas. So I think they've answered that.)

Renn: The need?

Chairman: Yeh. What's the next one Bill, while you're writing that one.

Robinson: The next one is: Other available property is inadequate to satisfy public need.

Murray Palmer:combine those two.

Chairman: Yeh, I think in a sense they do combine. I think you've answered it. Or I think Don did. Gee whiz. Somebody that wanted an office building - he'd probably be looking at something upstairs, maybe in downtown Chetco Avenue or something in a back lot, but he's not looking at something that fronts on Chetco Avenue, a one story building or something, or like you'd have out here on Easy & Chetco - that's almost out of the question, so I think they've answered that. Maybe you don't think so, but I think they have.

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Renn: In reviewing this existing CG zoned areas - apparently everything's occupied with the exception of a few lots along Spruce Street where we have little individual homes set up between commercial building. But they are small plots, it would be difficult to acquire them, presumably. What is this CT, up in the corner here, beyond, that commercial tourist, just what is that?

Building Official: That's basically the same thing as commercial general. The only thing is,

Renn: Motels?

Building Official: Motels, yes.

Renn: But it's limited to that, you wouldn't be able to put in...

TOO MANY VOICES SPEAKING AT ONCE TO TRANSCRIBE

Renn: You wouldn't be able to put a drug store in there or something like that?

Building Official: You could put a food store or a drug store - yes sir, you could. They are listed as outright uses.

Robinson: Well isn't that up there where Brookings Inn is and the Flying Gull is and so forth right now?

Thompson: No. No, that's South Coast.

Chairman: I think that belongs to South Coast Lumber Co.

Building Official: I think that is what Earle is now developing, and South Coast Lumber Co.

Chairman: No., I think it's across that street that goes down to the old Cliff House. I think it's actually across from the old Manning Buick-Rambler property.

Thompson: Right.

Chairman: And, evidently, there again, you must be looking at a pretty high price because they had a for sale sign stuck up on that several years ago and apparently didn't get any takers.

Thompson: It was higher than the piece across the street on the corner of Easy Street, I'm sure of that.

Chairman: Yeh. I would guess so. I would guess so.

Renn: You're allowed as much there as you would be in commercial general.

Murray Palmer: To give you an idea, ten years ago I could of bought that for \$75,000 - ten years ago.....

Chairman: That would make a down payment today, Murray.

Renn:the law, or the.....the law.....we should quote that in the motion.

Robinson:what do you mean, 11.22?

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Renn: The building.....State law which we are talking about here.

Chairman: Maybe this is what House Bill 2944 - is that what you're talking about?

Renn:referred to that and also some decision by the Supreme Court.

Building Official: Oh, the Fasano case? Yes, that's the classic.

Renn: Well, this is what we have to go by.

Building Official: Yes.

Renn: And these four items....

Building Official: Yes.

Robinson: Why do we have to do that?

Building Official: The Fasano case?

Robinson: Yes, why do we have to refer to that?

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Robinson: If we make a motion to this point here, the comprehensive plan, the public need and other available ground and etc., - let the City Council decide upon the Fasano plan and so forth. Who are we to get into the legal aspects of this thing? State laws?

Renn: We've just been reading off whether,

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Building Official: I say you're in it whether you want to be or not.

Brimm: You sure are.

Robinson: You think we've got to refer to these things?

Brimm: Sure

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Building Official: I would think it would be appropriate..... decision, why you address these items. Yes sir.

Robinson: You want to make the motion then, Renn?

Renn: What, what are we,

Robinson: I can't remember all this stuff.

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Building Official: Ralph, Ralph, when you make the motion, make it nice and loud and clear and precise so Cora can pick it up off this,

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Thompson: How long will we have to wait for this comprehensive plan to be updated like you say.

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Chairman: Well they're working on it now, that is, Sandy Diedrich and the Coos-Curry Council of Governments. This is part of her program.

Thompson: Do we have any guarantee when this will be completed or anything....

Chairman: I think she is looking toward the end of this year.

Brimm: Maybe that or 1980, maybe she will. But in the meantime we go by our old one. Isn't that right?

Building Official: Yeh, except we don't have any ordinance that sets forth how we can do it right now. We are really just spinning our wheels.

Chairman: Well that's up to the City Council and the attorney.

Building Official: Yes. Yes.

Chairman: In other words, let's get it off -

Brimm: Let's address these questions.

Chairman: Let's get it off our necks.

Robinson: You're only referring this to the City fathers?

Chairman: Right. Right.

Robinson: I'll make a MOTION that we grant the lot split.

Chairman: Well we've done that

Robinson: I make a MOTION then that we accept this proposal with the comprehensive plan as explained in the fact finding letter.

Renn: Dated so and so.

Robinson: That we accept the plan with the public need for rezoning; and the other available properties inadequate to satisfy the public need as explained in that letter. I hope I said enough.

Chairman: Too bad we have't got an instant playback on that. I think you said enough.

Robinson: Want me to say it again?

Chairman: Maybe we do have an instant playback.

Chairman: You heard the Motion, is there a second?

Renn: He moved that we accept it, we're not accepting it, we're making a recommendation.

Robinson: We're accepting it to be recommended to the City Council.

Brimm: You are accepting it on the facts.

Robinson: On the facts.

Brimm: I'll second it. I believe that the, most of the facts -

Chairman: Well I think its clear they understood that this is simply a recommendation to the City Council that we're not granting. We have no authority to grant. Any further discussion? Are we ready for the question?

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In Unison: Yes

Chairman: I think I'll poll you on this.

Jean	Yes
Mary Jane	Yes
Ralph	Yes
Chet	Yes
Bill	Yes

Motion carried.

Robinson: It only took an hour.

Chairman: Well, it might of been an hour well spent, who knows?

END OF PUBLIC HEARING - CUSTOM LEASES

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Chairman: Now, we have another one here, continuation from last time too, and I think Mr. and Mrs. Deck are here with us and we have to go through about the same thing on this then too don't we?

Building Official: Mr. Chairman, I think that you could - Mr. Deck's is very similar to this and I believe that - I'm sure that he hasn't prepared a finding of facts on advice from me - I had thought that I would be able to get it for him and I think that you could go through the same routine that you went through with the previous one and maybe you can get the same Commissioner to make the same motion and get this off your desk.

Chairman: I'm all for it, if you want to go ahead.

Renn: Would it be fair to refer to this report?

Building Official: Certainly, that report -

Renn: That's the evidence.

Building Official: You can pick those out any way you want to.

Chairman: Yeh, well, you can just write another one....

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Brimm: Excuse me Wendell, Wendell, he didn't present any finding of facts. How come?

Building Official: Because I told him he didn't have to.

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Building Official: Because I thought I was going to be able to get them for him.

Brimm: Oh.

Chairman: Well, why don't you bring up a set for him so that he signs them the same as Murray did these and we'll go ahead and pass this on to the Council? I mean we'll try to. You want to make the motion, Bill?

Robinson: Why sure. Now are we going to make this the same way we did the other one? Now its not a lot split?

Chairman: No, there's no lot split.

Brimm: Zone change.

Robinson: No lot split.

Chairman: No.

Robinson: All we're interested in is the zoning change.

Chairman: The fact of the matter is we didn't have any opponents on this so there really shouldn't be any particular.....

Robinson: There's no zoning change?

Chairman: No. Well - it is a zone change.

Brimm: Yes, it is!

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Robinson: So we have to make a recommendation, a recommendation for zoning change?

Chairman: Yes, both the zone change and the comprehensive plan change.

Robinson: The zoning change on this piece of property

TAPE FLIPPED

Renn: and they submitted a series of sketches with no date or signature on them. I think they ought to be dated and signed. For instance, they propose a 20 foot drainage easement across the, a 10 foot drainage easement along the North side, and propose a road into this back property which we accepted and -

Chairman: Well, I think they also agreed to a -

Renn: Screen planting.

Chairman: Yeh, a buffer zone.

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Chairman: That was the only opposition. You see that man was concerned about what might be up there and -

Renn:

Chairman: Why I'm sure that John would sign that, perfectly willing to, and -

Renn: Sign it and we have concrete facts that help us - your proposal to do. I don't know, there's a bunch of them passed around.

Robinson: Like a darn fool I left mine home.

Chairman: Maybe Wendell's got an original one there he can sign.

Renn:three or four items we discussed last week he agreed to. He proposed it later on. Two story residence on the top, professional offices on the bottom.

Robinson: You want John to sign another one?

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Chairman: This is in the form of a recommendation for both the comprehensive plan change and a zone change.

Robinson: All right, I make a MOTION that we recommend this to the City Council, see, for a zone change -

Chairman: And a comprehensive plan change.

Robinson: And conformity with State-wide, no, conformity to the comprehensive plan and the public need for rezoning and that other available properties are inadequate to serve the public need.

Chairman: Good enough.

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Renn: Second the Motion.

Chairman: It has been Moved and seconded that John Deck's application for a zone change be recommended favorably to the City Council. Any further questions or comment? All those in favor signify by saying aye.

In Unison: Aye.

Chairman: Opposed the same sign. Motion is carried.

END OF PUBLIC HEARINGS

REPORT BY FIRE CHIEF:

Chief Keeling discussed items as shown on his July 24, 1978 listing under the heading of "Fire Protection Assessment". This listing is made a part of these minutes and the Chief's talk may be heard on the tape covering minutes of this date.

ADJOURNMENT:

Meeting adjourned by Chairman.

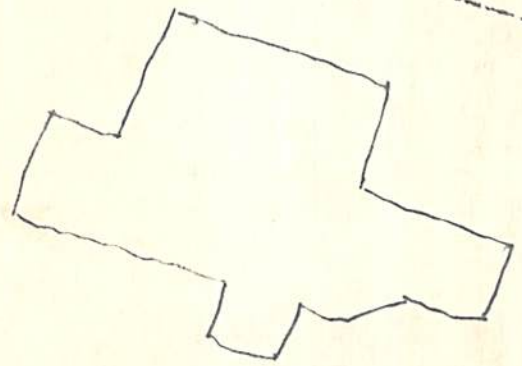
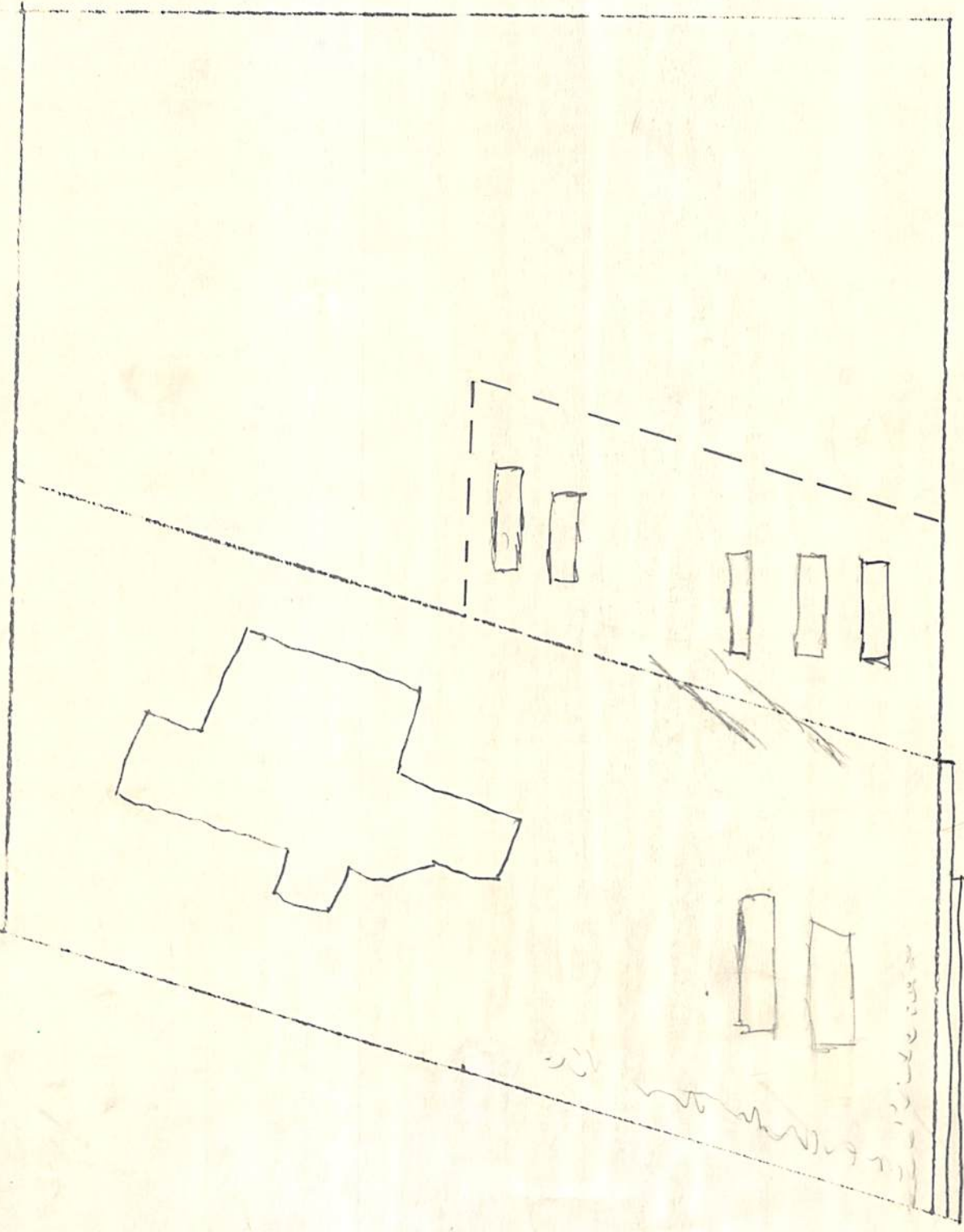


CHAIRMAN

ATTEST:



SECRETARY



Handwritten notes and a wavy line at the bottom right of the floor plan, which are mostly illegible.

Home

Park

Home

Ditch

Creek

Ditch

Water from Motel →

Open Ditch

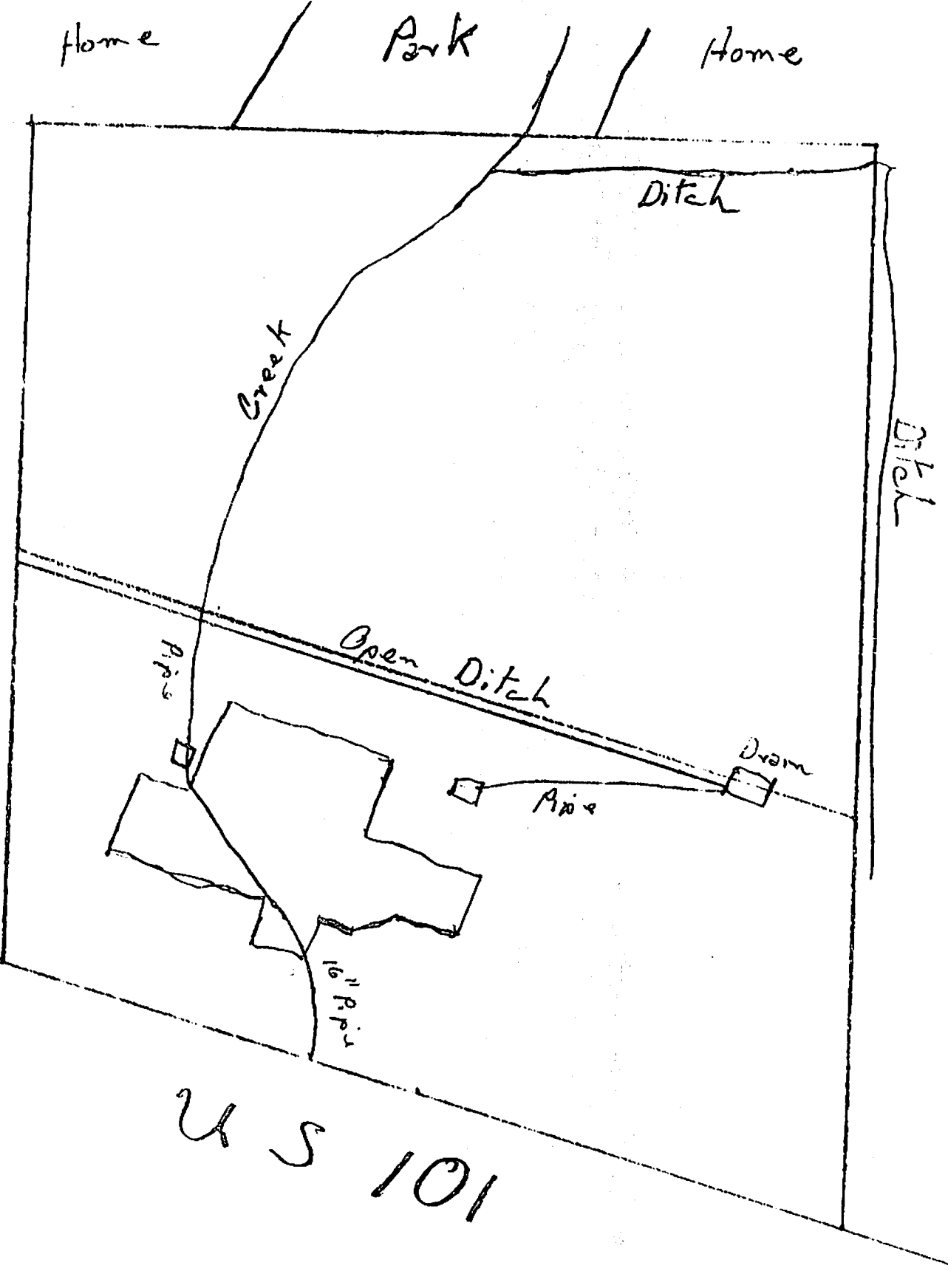
Pipes

Dam

Pipe

16" P.P.s

US 101



Proposed Development

10' Drainage Easement

Break

Landscape Buffer

Drainage Easement 20'

2 story building
Bottom professional
Top Apartments

Shop
Parts
Shop house
office
office
Garage

Road

Single story
Rental store

7/31/18
John [Signature]

July 24, 1978

FIRE PROTECTION ASSESSMENT

CLASS 7 ISO RATING

- 1) Where are we?
- 2) Where are we going?

SUPPRESSION & PREVENTION

Section 1) Where are we now -

- A) Setting Standards
 - 1) Hydrant Spacing (Ord. 303)
 - 2) Fire Run Map (1-400)
 - 3) City Address
 - A) Public Awareness
 - B) Ordinance
 - 4) Uniform Fire Code 1976

Section 2) OLD PROBLEMS

- A) Downtown Water
- B) Class 7 to Class 5
- C) System Development Charge
 - 1) City
 - 2) Contractor
 - 3) Shared Cost.

Section 3) ACCEPTING NO FUTURE PROBLEMS

- A) Fire Flow Management
2000 GPM or ?
 - 1) Smaller Fire Dept.
 - 2) Less Required Water Storage
 - 3) Owner Pays No Retired People
On Fixed Income.

Section 4) ACCOMPLISHMENT

- 1) Risk Management Position
- 2) Fire Flow Committee
- 3) Public Input

AK:cc