

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY OF BROOKINGS  
SEPTEMBER 26, 1978

CALL TO ORDER:

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

INVOCATION:

By Chairman Breuer.

ROLL CALL:

Commissioners present: Jean Hagen, Mary Jane Brimm, Ralph Renn and Chet Thompson.

Staff: Wendell Bartholomew, Building Official, Cora Cooley, Secretary.

Press: Dick Keusink, The Pilot.

APPROVAL OF MINUTES:

Commissioner Renn MOVED that August 29, 1978 minutes be approved as presented. Commissioner Brimm seconded and Motion carried unanimously.

At this time Commissioners William Robinson and Archie McVay arrived at the meeting.

WELCOME TO VISITORS:

By Chairman Breuer.

PUBLIC HEARINGS: None.

LEGISLATIVE ACTION:

MINOR LAND PARTITIONS

1. KEITH ROLAND, TAX LOT 1600, MAP 41-13-6CA, Mill Beach Rd.

Building Official: Mr. Chairman, you have before you a map of the property, fold out type map, and I would bring to your attention - it was brought to my attention - that the descriptions for Parcel I, and Parcel II, and Parcel III, are all described land in Josephine County. The engineer - evidently - surveyor is from Josephine County and he inadvertently put the words Josephine County, Oregon in.

This particular piece of land is South and adjacent to the subdivision known as Spruce Knoll Subdivision. It is just opposite the pumping plant down there on Mill Beach Rd.

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We went down today and looked it over - it is fairly low piece of property and a very beautiful piece of property. It does have along the road adjacent to it a deep ditch - a drainage ditch and I would see no problem with drainage on this piece of property when the rest of the drainage is developed up here as it will be, then this ought to be a prime piece of property, real good.

The only thing that Staff did object to was two things. One, there is a sewer line, lateral that comes across the ditch about mid-way, well it's 60 feet from the property line North, enters the property and traverses it. We think it goes to the house over here where Paul Fauerso used to live, but we didn't get to investigate it thoroughly today to see whether it is an active line or not. It is a 6" line. It is a lateral line. In talking to the developers we suggested that maybe, if that indeed was an active line, was serving John Calkins' house, he could be served with the sewer that is on the back of his property. In talking with Keith Roland, we saw no problem if this has to be done because it would limit the use of the property to have that lateral running transversely across it - as a matter of fact, on Parcel III about the only place you can build on it is about where that sewer does go through it because it does get fairly narrow up toward the South end.

The other thing I did think you ought to look at is the 12 foot road easement. There are two other homes on that 12 foot road easement down there. There is another lot that Mrs. Fauerso split off some time ago so there is a potential of three houses down there plus the one in Parcel I. I would recommend, while there is a big, beautiful tree there, we measured it off and the 20 foot easement will not damage the tree, it would be a little in it, but it would not be any great problem. I would recommend that if it would be the judgment of the Commissioners.

The proponents of the lot split are here. They might want to add something to my narration.

The proponents agreed to the 20 foot road easement without hestiation.

The matter of sewer lateral (yet to be determined whether active or inactive) traversing the property was discussed at length.

Commissioner Renn made MOTION to table this request until problem of sewer line is resolved. Motion died for lack of a second.

Don Smith, proponent, stated there is no record of an easement being granted to the City for installation of any lines on property. This was confirmed by Staff.

He also pointed out, and it was agreed with by Staff, that sewer main and laterals are installed at the back of properties and extending to the rear of Calkins' property from which he could be served, if he is not already connected. Rather than wait for a determination of status of traversing line, Smith agreed to pay the connection fee to have Calkins' property connected to sewer at rear of property, if it develops that Calkins is actually using the line traversing the property on which lot split is being requested. In this way the questionable line could be abandoned.

MOVED by Commissioner McVay, seconded by Commissioner Hagen, that the lot split be granted contingent upon Mr. Smith's offer to hook adjacent property owner, if it needs to be, to the existing sewer line; also, that we would have 20 foot road easement instead of 12 feet. Motion carried.

2. BYRON L. & MARY JANE BRIMM, A PORTION OF TAX LOT 300, MAP 40-13-32C, MARINA HEIGHTS.

Commissioner Brimm announced she would abstain from voting on this request.

Building Official: This is the piece of property that lies adjacent to, I guess we call it Marina Heights Road, it has so many different names, it does also lie in the corner of a 50 foot road easement and Marina Heights Road. There is available water, I don't know whether there has been any investigation as far as the availability of a septic tank - there is no sewerage in the area, so it would be at this time, if the lot split were granted, it would be up for grabs whether or not they could build on it, if they can't get a septic tank - I don't know. There is an easement for utilities along the Westerly side of it. It does have ample land and there is no reason why - we have no objection to it in Staff - why it shouldn't be granted. Mr. Brimm is here and he might want to talk about it.

After discussion, Commissioner Renn MOVED, Commissioner Hagen seconded that lot split be granted. Motion carried unanimously.

REPORT BY BUILDING OFFICIAL:

Mr. Chairman, again we are bumping along at about the same rate that we usually get just before hunting season. We did have though, two single family dwellings, three bedrooms, they were identical, two commercial additions or remodels, two garages

and six miscellaneous permits and two plumbing permits. The total value of the permits issued this past month was \$112,400.00. Permit fees were \$563.00 and the surcharge was \$22.32 making a total of fees collected, in building only, of \$585.32. We did collect two plumbing permits of \$40.00 a piece and with the surtax and everything we got a total permit fee to the City of \$668.52. So we are still growing. We aren't growing at the million dollar rate, but we can't stand many months of that!

OTHER MATTERS:

PRESENTATION OF PLANS FOR THE DEVELOPMENT OF SMUGGLER'S COVE ON DEL NORTE LANE.

Mr. Bud Jones, the planner of this development, and Dr. and Mrs. Gerrid Joy, owners, were present.

Building Official: We did receive two sets of the proposal renderings of this proposed townhouse development. You have one before you, Mr. Chairman, and you have one on the board showing a physical layout and proposed elevation. I'm not real sure that one of the requirements of ownership is a Mercedes or not, I don't know, we'll have to - - -. We do have the floor plans, the entry plan apparently is pretty much stable with three alternates as far as the second floor goes. I would think - we did run a fire flow estimate on this and we do have some problems as far as the development goes at this time - as far as the City goes, the developer - everybody. Because presently, in front of this piece of property there is only a 2" copper water pipe and according to the Fire Chief they need a fire flow requirement of some 2000 gallons a minute. He states here they need three hydrants - one street hydrant plus two on the site. The upper units, which would be the ones on your left, next to Del Norte, will have gravity sewage into the existing gravity line, the rest of them will have to be sewerred through a pumping system. We apparently have developed this concept so that we would be adequately high above any flood danger at the lowest unit. I am sure that in flood areas we will have to get those boats out of the river.

From the previous concept they have eliminated the street incline. The topography of the land is such that the central parking area is accessible. They do have parking under the units - on the upper units there, I believe, let's see, six, seven, eight, nine, ten, there are nine units that have covered parking and the rest of them will have to have open parking. Mr. Jones is here, maybe he can explain further what they plan to do and how they plan to attack this thing, but basically, I wanted the Commissioners to see this, to see what has developed. You approved this some time ago as far as high density goes. They have presented to me several

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different concepts as far as what could be done on there. This seems to be a feasible solution to a piece of property that is somewhat difficult to build on. And, if it turns out the way it looks, it would certainly be an asset to the City.

Mr. Bud Jones, planner and designer of this development, then addressed the Commissioners, explaining the changes that had been made since the original drawing was submitted.

They found a 2000 square foot townhouse too large and beyond the means of most of the persons they had talked to and revised the space frame to 20' x 35' per unit.

The design was adjusted so the larger trees on site (indicated on drawing, copy of which is part of these minutes) would remain where they are, and the smaller areas of shrub growth would be planted by the developers.

The nautical motif was carried out by the use of beams, bulks and cedar shakes on side walls, redwood decking. All wood or wood tone products to blend with area.

The first structure would be thirty feet above mean high tide, or whatever the City ordinance required. On April 15 of this year, the property measured 72 feet from rim of manhole on Del Norte to water level in Chetco River.

The property would be at different levels with approximately nine foot tiers between levels. The parking areas would not be visible from Del Norte Lane and all units would be the same outside, with a choice of different floor plans.

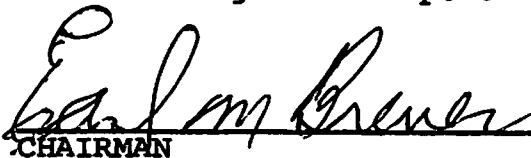
The utilities and requirements for fire protection would be prepared for approval by the City's consulting engineer and fire chief. In fact, Mr. Jones said he and Dr. Joy came to the conclusion they might just as well have the City's consulting engineer do the design for them since he would know the City's requirements.

Mr. Jones read article from the Architectural Record regarding steep building sites and pointed out how Smuggler's Cove followed very closely some of the various suggestions made therein regarding the possibilities for such a site as this.

Mr. Jones and Dr. Joy answered questions from the Commissioners and members of the audience.

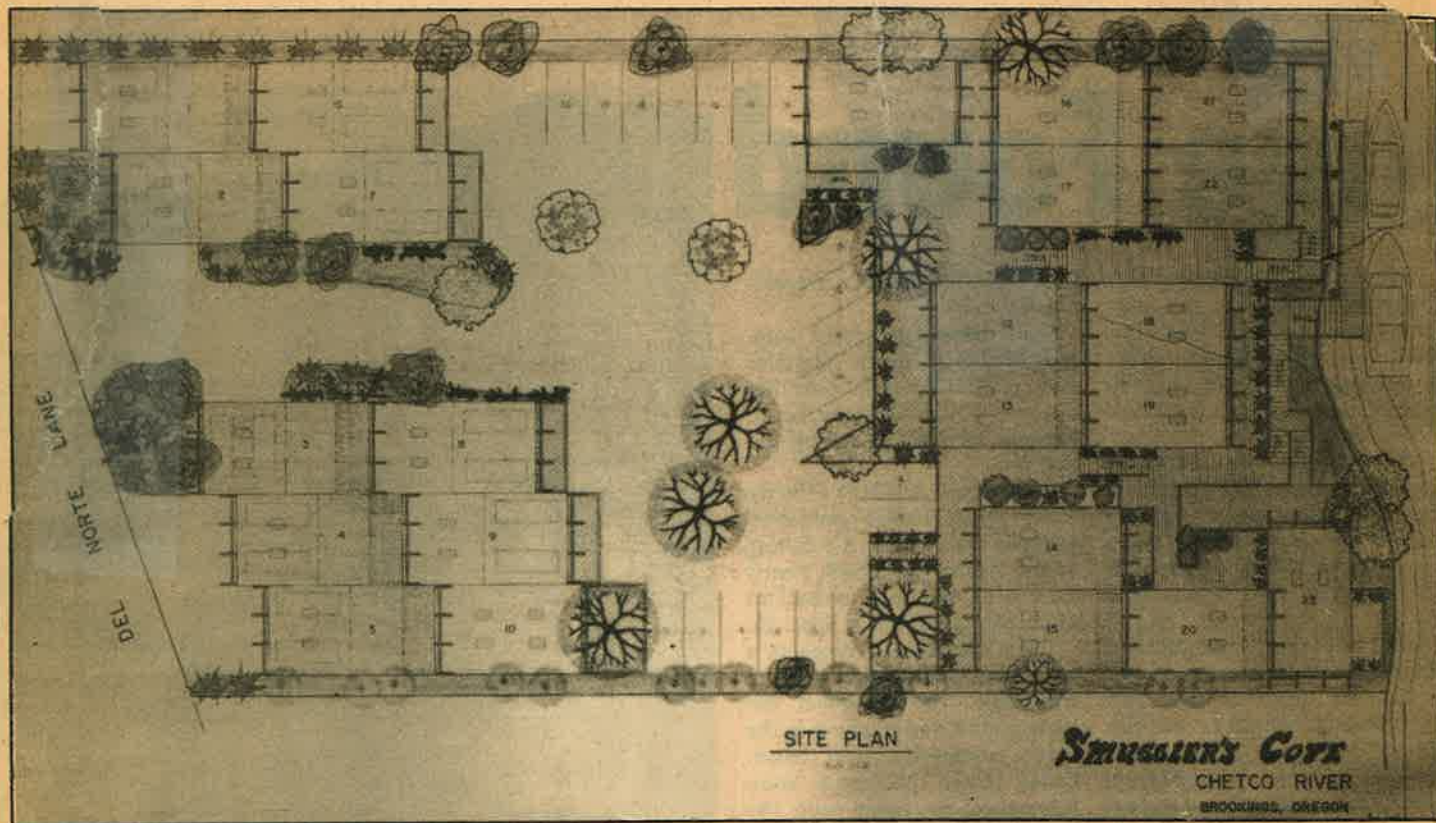
ADJOURNMENT:

Chairman Breuer adjourned the meeting at 8:40 p.m.

  
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CHAIRMAN

ATTEST:

  
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SECRETARY



PLANNED FOR DEL NORTE LANE--Brookings planning commissioners Tuesday, Sept. 26, got the latest look at this townhouse development planned on Del Norte Lane between north and south Hazel streets. Dr. Gerrid Joy, Smith River dentist, will

construct the 23-unit complex which will be built at different heights to overlook the Chetco River. The development includes underground parking and a central reception-parking area in the middle of the structure with the entrance from Del Norte Lane.