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MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
MARCH 28, 1978

CALL TO ORDER:

The meeting was called to order at 7:40 p.m. by Chairman Earl Breuer.

INVOCATION:

Invocation by Chairman Breuer.

ROLL CALL:

Commissioners present were: Chet Thompson, William Robinson, Ralph Renn, Earl Breuer, Mary Jane Brimm, Jean Hagen, and Archie McVay.

Present from City Staff were: Wendell Bartholomew, Building Official, Suzie James, Draftsperson, and C. Cooley, Secretary.

APPROVAL OF MINUTES:

Commissioner McVay MOVED that the minutes of the February 7, 1978 meeting be approved. Second by Commissioner Hagen and carried unanimously.

WELCOME TO VISITORS:

The Chairman welcomed those present and again reminded the audience that it is their interest in city affairs that make it function. The city does not belong to the City Council, or the Planning Commission, but it is the functioning of the voters and their response that makes the city go forward. All were thanked for being present.

REPORT FROM BUILDING OFFICIAL:

The building in Brookings is still bumping along with good progress. The month of February we had three single family dwellings; four residential remodels; a commercial addition; a new commercial building and one fence, making a total of ten permits issued for a total of \$215,464.00. Plumbing permits, six, so the total permit fees that were collected were \$1,357.00. We gave Bob Straub, through the surtax, \$54.28 and we collected a total of \$1,411.28. Another good month - almost a quarter of a million dollars again.

REPORT FROM CITY MANAGER:

Not present.

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PUBLIC HEARINGS:

1. REQUEST FOR CONDITIONAL USE PERMIT BY LYLE AND ELEANOR A. IRONS TO OPERATE PRINTING AND PUBLISHING SHOP IN GARAGE AT 1117 EASY STREET, (ZONED RL), TO PUBLISH "THE SCANNER". TAX LOT 1801, MAP 41-13-6BD.

The Chairman and Commissioner Robinson both expressed their dislike of receiving so many requests to operate businesses in residences. Some are granted and some are not, however, in due time, the City residential areas could become overrun with "home businesses", defeating the purpose of the zoning ordinance. Chairman Breuer thought perhaps the recourse of the Planning Commission, within whose authority these requests are granted or denied, would be to recommend to the Council they redraft the ordinance and make it a little bit clearer as to exactly where the Commission stands.

Mr. Bartholomew was asked to read that portion of the ordinance pertaining to subject. He stated this particular request would come under the "Home Occupation Rule" which is governed by certain standards which he read.

There are certain things allowed in a residential area, they are, general speaking, public institutions, things that the general public can have like schools, churches, or community center, hospital and there is one section that does say "Home Occupation".

Mrs. Irons' response to the criteria was received favorably by the Commission and no unfavorable response was received from nearby property owners.

MOTION by Commissioner McVay, seconded by Commissioner Renn and carried unanimously that application by Lyle and Eleanor A. Irons for conditional use permit be granted for one year only.

2. REQUEST FOR VARIANCE BY ORRA E. QUIMET TO ALLOW LESS THAN CODE REQUIREMENTS FOR MINIMUM LOT SIZE SO PRESENT LARGE LOT, LOCATED BETWEEN AZALEA PARK ROAD AND PACIFIC AVENUE, (ZONED RM), MAY BE SPLIT INTO TWO LOTS. TAX LOT 900, MAP 41-13-5BC.

There was some discussion about the breaking of precedent and thereby establishing precedent, inasmuch as this was the first such request received by the Commission.

No objections were received in answer to notification of this request.

After further discussion Commissioner Renn MOVED that the proposal be accepted provided that each plot be limited to a single family home and each of those homes are confined within the boundaries of the required zoning ordinance sides, front and rear yard dimensions. Motion seconded by Commissioner McVay and carried unanimously.

3: REQUEST BY CUSTOM LEASES FOR ZONE CHANGE OF TAX LOT 500 MAP 41-13-6CA (FIFIELD STREET), FROM RH TO CG FOR LIGHT COMMERCIAL DEVELOPMENT.

No responses to public notice were received by mail, however three residents of the surrounding area were present; Mrs. Pauline Kimble and Mr. Charles Rosendale were against and Mr. Kofford was for the requested zone change. An absentee property owner, David Loy, who owns property at 1103 Fifield, gave Mr. Rosendale permission to voice his opposition to the request.

Commissioner Robinson made MOTION to recommend to the Council to reject this request for zone change. Motion seconded by Commissioner Renn and carried unanimously.

LEGISLATIVE ACTION:

LOT SPLITS

1. CLIFF BANICK, TAX LOT 3000, MAP 41-13-6BA, WEST SIDE OF FOURTH STREET BETWEEN EASY STREET AND RANSOM AVENUE.

It was determined that water and sewer were available and there was adequate access to rear lot. No reason not to approve according to staff.

After discussion, Commissioner Brimm MOVED that Commission accept the lot split as presented. Commissioner Hagen seconded and Motion carried unanimously.

2. MIKE PAGE, TAX LOT 801, MAP 41-13-5BB, WEST SIDE OF OLD COUNTY ROAD BETWEEN PACIFIC AVENUE AND HASSETT STREET.

During the discussion it was determined that a 50' easement for access to the rear lots had been recorded at the Courthouse in Gold Beach.

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

3. CATHOLIC CHURCH, ARCHDIOCESE OF PORTLAND, OREGON, TAX LOT 400, MAP 41-13-5B, ON EAST SIDE OF OLD COUNTY ROAD BETWEEN LUNDEEN LANE AND MARINA DRIVE.

After discussion, MOTION by Commissioner McVay, second

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by Commissioner Robinson that lot split of "Shields property" with house on it, Parcel 3, be granted. Carried unanimously.

MOVED by Commissioner McVay, seconded by Commissioner Renn, that second part of lot split request, Parcels 1 and 2, be granted. Motion carried unanimously.

4. LEE VAN DUZEE, TAX LOT 304, MAP 40-13-31C, AT END OF HAMPTON ROAD.

Building Official stated the request was properly presented. The property is a further split of property that had been split previously last year. It has adequate lot sizes and it would probably come under the new Ordinance that Mr. Van Duzee might not have been aware of when he requested the split. Inquiries have been received about splitting the adjacent property.

Mr. Van Duzee was invited to speak if he so desired and he did so, referring to Article 3 of Ordinance No. 288. He did not believe this applied in this particular instance because, according to him, he is not asking for a split on property that was split this year, and furthermore, he did not split that property before, he purchased it from a man in Klamath Falls who wanted to sell off a portion of his property, a portion of which was in the County and a portion in the City. The City portion, according to Van Duzee, was split back in December, one-half being purchased by Mr. Van Duzee, the other half by another. Because of the chain of events, Mr. Van Duzee felt that Ordinance No. 288 did not apply.

After discussion, Commissioner Renn MOVED that this request be tabled until this Commission can acquire proper information from the City Attorney. Seconded by Commissioner Brimm and carried unanimously.

5. JAMES OCHS, TAX LOT 8001, MAP 41-13-5CD, ON EAST SIDE OF DEL NORTE LANE.

Stated by Building Official that two houses now on this one lot. There is ample room and set backs are adequate for this request which will allow for each house on a separate lot.

MOVED by Commissioner Renn that application be accepted. Commissioner McVay seconded and Motion carried unanimously.

6. MR. & MRS. STEVE STRASHEIM, TAX LOT 4100, MAP 40-13-31DD.
HASSETT STREET.

Existing home and another structure, referred to as "barn", on property. Property has adequate size; the applicants have presented plans for the development of the "barn" into a dwelling unit; they have received approval of a septic tank system contingent upon the future sewer installation; they have water, access and adequate land. Seems to be no problems.

MOVED by Commissioner Robinson that request for lot split be accepted. Seconded by Commissioner Thompson and carried unanimously.

7. DON SMITH & KEITH ROLAND, TAX LOT 1300, MAP 41-13-6CA
ARNOLD LANE AND FIFIELD STREET.

Lot split request out of a proposed subdivision. Water and sewer available. Balance of land adequate for subdivision.

After discussion, Commissioner McVay MOVED that lot split be granted. Seconded by Commissioner Brimm and carried unanimously.

SUBDIVISION PRELIMINARY PLATS

8. SPRUCE KNOLL SUBDIVISION, ALONG FIFIELD STREET BETWEEN
ARNOLD LANE AND MILL BEACH ROAD. DON SMITH AND KEITH
ROLAND, OWNERS.

Meets City requirements per Building Official.

After discussion Commissioner Renn MOVED preliminary plat be accepted subject to further developments forthwith, City Engineer and Subdivision Ordinance and our latest ordinance relative to subdivisions. Seconded by Commissioner McVay and carried unanimously.

SUBDIVISION FINAL PLATS

9. PIONEER VILLAGE SUBDIVISION, WEST SIDE OF PIONEER ROAD
BETWEEN EASY STREET AND HASSETT STREET, BLAIN GRIBBLE,
OWNER.

Jerry Swanson represented Mr. Gribble. It was determined that City requirements had been met. Building Official stated the street improvements have not been accomplished yet, however, Mr. Gribble has presented the City with a bond for sufficient funds to finish the project as required by the ordinance. Building Official has written letter to the County Environmental Control people saying

that the bond was issued, or the money was put up.

MOVED by Commissioner McVay, seconded by Commissioner Brimm that final plat of Pioneer Village Subdivision be approved. Motion carried unanimously.

10. HIGHLAND SUBDIVISION, RANSOM AVENUE AND THIRD STREET,
S. ROSS JONES AND CHRISTINE A. JONES, OWNERS.

Comments by Mr. John Thorp of Niemi & Thorp, were, that there was concern of a conflict between the 40' streets and the 50' requirements by the subdivision ordinance unless there was an exception made. In this case the preliminary plat was passed with 40' streets and since that time a 5' sidewalk and utility easement has been added, so in effect there is a 50' right of way. It is dedicated for public purposes for all practical purposes.

The other thing about this plat is that it entails considerable earth moving. There is a low spot and a high spot. The Southeast corner will be graded off and moved to the Southwest corner to get usable ground.

The development plans will contain a storm drain system. There is a spring, on a small stream, that will be collected and channelled to a storm drain and back to the natural drain below the subdivision.

The Building Official asked regarding south portion of subdivision bordering Ransom Avenue, why no utility easement was shown, only a 40' street.

Mr. Thorp said inasmuch as Ransom Avenue was a dedicated City street a long time ago it was not realized there was a responsibility on their part for adding right of way on existing street.

Chairman Breuer recalled when reviewing the preliminary plat, mention was made that Commission would like to see the street and the parking strip on 3rd Street interchanged so that the parking strip actually benefited the playground area there rather than hinder people getting ingress and egress to their homes.

Mr. Thorp said this had been done.

Building Official mentioned, for the benefit of Mr. Jones and the Commission, that approval of final plat has to be preceded by the assurance that it will be finished, and this is one of the requirements that will have to be performed before Commission can approve final plat. Also, that the City Engineer and staff would be satisfied with utility easement along Ransom Avenue.

CITY OF BROOKINGS
 BUILDING PERMITS AND VALUATIONS FOR THE YEARS 1976 AND 1977

	Permits	1976	Permits	1977
January	3	\$ 30,180	21	\$ 363,744
February	7	109,932	7	74,200 (1 Demo)
March	6	141,214	10	250,820
April	17	325,320 (2 Demo) (1 Mobile)	6	71,000
May	9	198,280	15	790,780
June	3	53,750	16	346,700
July	14	187,920	15	162,650
August	15	128,620	20	238,116
September	7	151,300	11	313,990
October	17	111,928	10	395,400
November	10	265,040 (1 Demo)	16	331,960
December	<u>10</u>	<u>166,190</u>	<u>11</u>	<u>108,899</u>
	<u>118</u>	<u>\$1,869,674</u>	<u>158</u>	<u>\$3,448,259</u>

Wendell Bartholomew,
 Building Official