

City of Brookings

MEETING AGENDA

CITY COUNCIL

Monday, August 10, 2020, 7:00pm

City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415

CITY COUNCIL

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Ceremonies/Appointments/Announcements

1. Yard of the Month – July
 - a. Best Residential – David & Alyce Moore - 997 5th Street
 - b. Best Commercial – South Coast Real Estate - 1310 Easy St
2. Suicide Prevention Proclamation [Pg.3]

E. Scheduled Public Appearances

(Informational presentations to Council on non-agenda items – 10 minute limit per person.)

1. Machell Carroll & Diana Cooper – Homeless Task Force Update

F. Oral Requests and Communications from the audience

(*Public Comments on non-agenda items – five (5) minute limit per person, please submit Public Comment Form in advance)

G. Staff Reports/Public Hearings/Ordinances/Resolutions/Final Orders

1. Adopt Ordinance 20-O-790 – Park View Annexation [PWDS Pg. 5]
 - a. Planning Commission Staff Report with attachments [Pg. 13]
 - b. Public comment from Fair Housing Council of Oregon [Pg.74]
 - c. Ordinance 20-O-790 for adoption to be signed by Mayor [Pg. 75]
 - d. Final order to be signed by Mayor [Pg. 77]
 - e. Exhibit A: Final legal descriptions of subject properties [Pg. 81]
 - f. Supplemental Information- Amended Staff Report [Pg. 90]
2. Intergovernmental Agreement in Support of a Community Development Block Grant [F & A Pg.93]
 - a. Draft Letter [Pg. 94]
3. Letter to Oregon State Parks to consider the placement of new signs [F & A Pg. 95]
 - a. Draft Letter [Pg. 96]

H. Informational Non-Action Items

1. Vouchers [Pg.96]

I. Remarks from Mayor and Councilors

J. Adjournment

*Public Comment forms and the agenda packet are available on-line at www.brookings.or.us, at Brookings City Hall. Return completed Public Comment forms to the City Recorder before the start of the meeting or during regular business hours.

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with at least 72 hours advance notification. Please contact 469-1102 if you have any questions regarding this notice.

Due² to the COVID-19 virus, meeting participants in the council chambers will be limited and social distancing of six (6) feet will be required and maintained. If you would like to view the City Council Meeting live, you can via:

- Television – Charter Channel 181

- Internet – Go to the City of Brookings website at <http://www.brookings.or.us>

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On computers, it is possible to stream the meetings LIVE by copying and pasting the following link inside your web browser: <mms://68.185.2.46:8080>

City of Brookings

Proclamation

WHEREAS; suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and suicide is a major public health issue that requires vigilant attention and preventative action, and

WHEREAS, according to the CDC, in 2017 suicide was the leading cause of death for 15-54-year-old Oregonians, and Curry County led the state (2011-2017) in per/capita suicides, and

WHEREAS, 20% of Curry County 11th graders reported seriously considering attempting suicide and 9% actually attempted suicide last year, and

WHEREAS, each death by suicide directly impacts numerous family members, friends, loved ones, and by extension the entire community; and

WHEREAS, every member of our community should understand that throughout life's struggles we all need the occasional reminder that we are all silently fighting our own battles, especially during this pandemic, and

WHEREAS, reducing the stigma by discussing suicide and warning signs, promoting safe and responsible care of lethal means and increasing public awareness of the resources available for at-risk individuals, encourages help-seeking behaviors and helps attempt survivors and survivors of suicide loss in their personal healing; and

WHEREAS, it is important to recognize the connections that mental health conditions and substance use disorders have to suicide, as well as how other external factors, including harassment, bullying, discrimination and the availability of a firearm, contribute, and

WHEREAS, know that asking for help is a sign of real strength and the first step towards achieving mental wellness, particularly during the extended period of the COVID-19 pandemic, and

NOW, THEREFORE, the Brookings City Council hereby proclaims September 2020 as

***Suicide Awareness, Prevention, & action
Month***

BE IT FURTHER RESOLVED, that the Councilors encourage all citizens to learn the warning signs, trust their gut and use that information to ask a troubled friend, colleague, or family member "R U OK?"

In Witness Whereof, I, Mayor Jake Pieper,
do hereto set my hand and cause the official seal
of the City of Brookings, Oregon, to be affixed
this 10th day of August, 2020.

Mayor Jake Pieper

CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: August 10, 2020

Originating Dept: PWDS -
Planning/LCOG

Signature (submitted by)


City Manager Approval

Subject: Request to annex approximately 8.64 acres of land into the City of Brookings; Assessor's Map 40-13-31CB, tax lots 00404, 01800, 01320, 01315 and 01500 and Map 40-14-36A, tax lot 0900. At the written request of property owners, this action has been initiated by the city. The properties owners requested annexation in order to receive city services and allow future residential development. The majority of the properties annexing are located along Parkview Drive. One tax lot (0900) is located adjacent to Seacrest Lane. The properties included in this annexation are in separate ownerships and all owners consented to annexation. The properties are currently under the jurisdiction of Curry County and zoned for residential uses. The city will apply the residential zoning classification of R-1-6 to the properties, once annexed. The existing uses on the subject properties are residential and will remain residential following annexation.

Parkview Drive from Welch Court north to where it makes a 90° turn to the east was annexed to the city in 2002. All of these proposed parcels to be annexed have frontage on Parkview Drive, except tax lot 1320, which is landlocked behind tax lot 1315. Tax lot 0900 is located west of Parkview Drive, near Seacrest Lane. Tax lot 0900 is large in size and is primed to become a future single-family home subdivision. Tax lot 01301 has frontage on Parkview Drive. Each tax lot is described in detail below in Attachment A (staff report).

Recommended Motion Options:

1. A motion to approve File ANX-1-20 as requested to annex seven tax lots comprising of approximately 8.64 acres of land into the City of Brookings as well as approve the Final Order and Findings of Fact, and Conditions of Approval as provided with staff report.

OR

2. A motion to approve File ANX-1-20 as requested to annex seven tax lots comprising of approximately 8.64 acres of land into the City of Brookings as well as approve the Final Order and Findings of Fact, and Conditions of Approval as provided with staff report with the deletion of condition 1 regarding the ability of the eastern portions of tax lots 1500 and 1315 to further be subdivided and condition 2 regarding setbacks for tax lot 404. **This motion approves the annexation as is – no conditions of approval. Staff recommends this motion.**

Planning Commission review and Conditions of Approval: The City of Brookings Planning Commission held a public hearing on the matter on July 7, 2020. At the hearing, all interested persons were given the opportunity to speak on the matter. No public testimony was received. There was discussion amongst Commissioners regarding the maps presented not showing the eastern portions of tax lots 1500 and 1315 as being depicted to be annexed. Staff clarified, the eastern portions of tax lots 1500 and 1315 are a part of the “larger” portions located directly to the west and across Parkview Drive. The lots in their entirety - both portions - will be annexed.

Relatedly, to tax lots 1500 and 1315, there was discussion as to the buildability of the eastern portions of the lots. The eastern portions of the lots are approximately 6,403 square feet and 9,801 square feet,

respectively. Planning Commission was concerned about bringing substandard lots into the jurisdiction of the City of Brookings. On it's face, the lots as currently configured will be annexed into the City. The lots most likely became "split" at the creation of the Parkview Drive. The lots, including the eastern portions, are one in the same. That being said, the eastern portions are above the minimum lot size required of 6,000 square feet. Currently, single-family home development on the two eastern portions are not expected or practical as they are both part of the parent parcel, located across the street, and generally only one home can be sited on a parcel. There is nothing preventing the property owner in the future from separating the eastern portions from the parent parcel to create new parcels.

Another discussion surrounded the apparent setbacks of structures located on tax lots 1500 and 0404. On tax lot 1500, judging from the aerial GIS shown at the hearing, it appears the primary structure lies close to the parcel boundary, and may be out of compliance with setbacks. On tax lot 0404, a Commissioner pointed out that a circular structure located near the southwest corner appears to lie on the parcel boundary, and also may be out of compliance with setbacks. As such, the Commissioners added a condition of approval, that before any new development takes place on these two lots, they first come into conformance with setbacks. Staff informed Planning Commission they would look into these two concerns.

The aerial GIS images shown at the hearing are not the official property boundaries of each parcel. The information contained in the GIS data is for reference only, so without a site plan, prepared to scale, showing the location of structures on said lot, in relation to the true parcel boundary line, it's impossible to ascertain the setback distances. If in fact, the structure does not meet setback standards, the structure would be considered a pre-existing non-conformity, which is allowed. Additionally, annexation requests do not get involved in development issues. If further development were to occur on tax lot 1500, a development or building permit would be required and at the time, a more in-depth review of the particular site arrangements located on the site would be scrutinized. The same rationale applies to the circular structure located on 0404, but staff further point out, that by just viewing the aerial GIS imagery, it's not clear what the circular structure actually is; it may not be a structure at all. So, without a visual field inspection of the circular structure it's impossible to ascertain what it actually is. Given the uncertainty, as expressed above, it would be inappropriate for the City to place undue restriction on the subject lots as a condition for annexation. For these reasons, staff recommend City Council delete the proposed conditions of approval as recommended by Planning Commission. Annexation requests do not generally accompany conditions of approval that need to be met in order to be annexed. Annexation requests are black and white; either the criteria are met and therefore approved, or the criteria is not met and therefore denied.

Planning Commission made a unanimous motion for recommendation of approval to City Council, subject to the conditions of approval.

Property Location, and Description and Ownership; Assessed Value:

Assessor's Map 40-13-31B

Tax Lot 1500, County R-1 (Residential One) Zone

Situs address — 17080 Parkview Drive

Owner — Fraizer, C Denton & Melissa M

This parcel is intersected by public right of way (Parkview Drive). The parcel is 1.32 acres (57,499.2 square feet). The main portion of the parcel has approximately 264 feet of frontage on Parkview Drive. The portion of the parcel that is intersected by right-of-way has approximately 205 feet of frontage. There is a wet weather creek that runs

along the back side of the property, that is heavily wooded. The subject property currently contains a home which takes direct access from Parkview Drive. This lot has an assessed value of \$209,800.

Proposal/plans of the territory to be annexed – Annex into city to receive city services. This parcel is developed and contains an existing single-family home and takes direct access from Parkview Drive. The property owner has no further plans for this parcel. The city is proposing a zoning designation of R-1-6. This is consistent with the surrounding properties that are in the jurisdiction of the city and along Parkview Drive.

Tax Lot 1320, County R-3 (Residential Three) Zone

Situs address – none

Owner — Fraizer, C Denton & Melissa M

This parcel is located just north tax lot 1500 and adjacent to tax lot 1315. The parcel largely consists of wooded trees and brush. The parcel has no frontage on a public right-of-way. Topographically, there are no significant features of note on this parcel. The parcel is currently undeveloped. This lot has an assessed value of \$31,610.

Proposal/plans of the territory to be annexed – This parcel has had a lot line completed on it. The intentions on this parcel are to develop the parcel for a single-family dwelling. **The city is proposing a zoning designation of R-1-6.** This is consistent with the surrounding properties that are in the jurisdiction of the city and along Parkview Drive.

Tax Lot 1315, County R-3 (Residential Three) Zone

Situs address – none

Owner — Fraizer, C Denton & Melissa M

This parcel is located to the northeast of tax lot 1500 and is adjacent to tax lot 1320. The parcel largely consists of wooded trees and brush. The parcel has approximately 120 feet of frontage on Parkview Drive. Topographically, there are no significant features of note on this parcel. The parcel is currently undeveloped. This lot has an assessed value of \$31,610.

Proposal/plans of the territory to be annexed – This parcel has had a lot line completed on it. The intentions on this parcel are to develop the parcel for a single-family dwelling. **The City is proposing a zoning designation of R-1-6.**

Tax Lot 0404, County R-2 (Residential Two) Zone

Situs address – 17170 Parkview Drive

Owner — Short, Kevin D & Sandra S

This parcel is located at the corner of Parkview Drive and Vista Ridge Drive. The parcel contains an existing single family home and appears to be largely developed, with some wooded treed areas in the northeast corner. The parcel has approximately 190 feet of frontage on Parkview Drive and approximately 120 feet of frontage along Vista Ridge Drive. Topographically, there are no significant features of note on this parcel. The lot has an assessed value of \$88,620.

Proposal/plans of the territory to be annexed - The property is large enough to be partitioned for the development of future single-family home sites. This is the general proposed use of the

property once annexed; however, no definite timeline or plans have been established by the property owners. **The city is proposing a zoning designation of R-1-6.**

Tax Lot 1800, County R-2 (Residential Two) Zone

Situs address – 17119 Parkview Drive

Owner — Layne, Mary V

The parcel is located at the corner of Parkveiw Drive and Rustic Lane. The parcel contains an existing single family home and appears to be largely developed, with just a few trees on the property. The parcel has approximatley 112 feet of frontage on Rustic Lane and approximatley 160 feet of frontage on Parkview Drive. The parcel appears to take access from both Rustic Lane and Parkview Drive. This parcel currently receives city water and once annexed will connet to city sewer services. There are no significant features of note on the parcel. The lot has an assessed value of \$215,890.

Proposal/plans of the territory to be annexed – The property owner, upon annexation, will connect to city sewer services. No further development is expected **the city is proposing a zoning designation of R-1-6.**

Assessor's Map 40-13-31CB

Tax Lot 1301, County R-2 (Residential Two) Zone

Situs address – 16979 Parkview Drive

Owner — Nelson, Eric & Sharmeen

The parcel is trianuglar shaped and has approximatley 15 feet of frontage on Parkview Drive. The parcel contains an existing single family home and is heavily wooded with trees and brush. Topographically, there are no signifiacnt features of note on this parcel. The lot has an assessed value of \$74,440.

Proposal/plans of the territory to be annexed – The property owner intends to build a single-family home on the property and may use it for rental purposes.

Assessor's Map 40-14-36A

Tax Lot 0900, County R-2 (Residential Two) Zone

Situs address – 96829 East Harris Heights

Owner — Howard & Howard Investment Group LLC

The parcel is located near Seacrest Lane and appears to have two viable access points onto the parcel. The parcel contains an existing single family home that is located further north of Seacrest Lane near the northern most property line. The lot has an assessed value of \$279,190.

Proposal/plans of the territory to be annexed – The property owners will likely submit an application for a subdivision on the parcel relatively soon following annexation.

Comprehensive Plan Map and Zoning: The City and County have an effective two map system within the Urban Growth Area wherein the County's zoning map functions as the comprehensive plan map for a property until it is rezoned as part of annexation. At the time of annexation, the City's Comprehensive Plan Map is amended to reflect the approved City Comprehensive Plan Map

designation along with the concurrent zone change. The subject properties currently have County designations of R-1, R-2 and R-3, respectively. The area is currently residential and will remain residential following annexation. Curry County planning has received notice of the pending annexation and, to date, has not issued a comment.

Proposed Comprehensive Plan Map and Zoning Map Amendments: The annexed properties will have an initial city zoning designation of R-1-6. In the R-1-6 zone, the minimum lot size is 6,000 square feet. The Curry County Plan Map designates the area under consideration for annexation as residential.

Existing Improvements and Historical Use: All of the subject lots have single family homes or are undeveloped parcels with wooded areas and brush. The area has historically been residential and will remain residential.

Adjacent and Surrounding Land Use: The vicinity surrounding the parcels to be annexed is developed with single family homes on lots of various sizes with scattered vacant lots. Many of the lots on the east side of Parkview Drive are land locked in that their only access is via easement. The area to the north of Parkview Drive and Gowman Lane along both sides of Vista Ridge Drive is within the city limits. Eiler Creek flows from the northeasterly intersection of Parkview Drive and Dodge Avenue to the southwesterly intersection of Parkview Drive and Dodge Avenue, where it crosses Parkview Drive and then parallels the west side of Parkview to Harris Beach Park. To the west of Parkview Drive, near Seacrest Lane the land uses remain residential. The proposed tax lot 0900 to be annexed has residential uses surrounding it, except for to the north, where the county zoning is currently industrial, but remains heavily forested with trees and brush.

Fire District: The areas subject to this annex is located in Tax District 17-7, which includes nine special taxing districts. The area will be served by Fire-Brookings RFD (previously called Suburban Fire District) after it is annexed to the city. A new Tax District will be applied to the annexing properties reflecting being incorporated into the City of Brookings.

Sanitary Sewer and Water: The City has the ability to provide sanitary sewer and water to the subject properties. No new services will be required to serve the area to be annexed. If any of these lots are divided in the future new streets or other improvements will be required as appropriate to the particular division. Some level of infrastructure construction is expected to occur on or near parcels (including in rights-of-way) that require extensions of water or sewer lines.

Transportation: The segment of Parkview Drive between Hampton Lane and Welch Court has a right-of-way that varies from 40 to 45 feet with no other improvements except along the Murray partition and the Parkview Estates Subdivision, both of which are located on the west side of the street. The east/west segment of Parkview Drive from Vista Ridge Drive to the easterly boundary of the Vista Ridge Subdivision has a 50-foot right-of-way with curb, gutter and sidewalk along the street frontage of the subdivision. Otherwise there are no other improvements on Parkview Drive. The 100-foot section of Gowman Lane has a right-of-way of 50 feet and is improved with curb, gutter and sidewalk along the Vista Ridge Subdivision boundary.

Seacrest Lane is the primary access to this area and is improved with curbs, gutters and sidewalk on the south side. There are water and sewer mains located in Seacrest Lane that can be extended logically to serve any future single-family home development that may occur on this parcel. None of the properties contain significant geological features, with the exception that tax lot 0900 does contain wetlands. A wetland delineation has been completed on this property. The presence of wetlands does not impact the viability for this parcel to be annexed.

Statewide Planning Goals:

Goal 1, Citizen Involvement. Goal 1 in this case is satisfied in the same manner as any quasi-judicial hearing, through notice of all involved parties, property owners within 250 feet and through publication in the local newspaper.

Goal 2, Planning. The city's Land Development Code is a separately bound document of the Comprehensive Plan. The proposed annexations are being undertaken consistent with BMC 17.144 and proposed zone changes under 17.144 and is therefore consistent with the policies of Goal 2.

Goal 3, Agricultural Lands and Goal 4, Forest Lands. The area within this annexation is totally within the city's Urban Growth Boundary (UGB), zoned for urban uses by the county and contains no agricultural or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas and Natural Resources. Although some of the lots subject to this annexation are large enough to divide further and are forested to some extent, there are no scenic, historic areas listed in this area. The only natural resource is the limited amount of timber on the subject lots and a wetland found on one of the properties. A wetland delineation report has been completed and sent to DSL for review.

Goal 6, Air, Water and Land Resources Quality. All of the lots subject to this annexation are within the city's UGB and are zoned for urban densities by the county. This annexation will allow the existing houses and require new houses to connect to the city's domestic sewer system and thus eliminating septic tanks, which are a potential source of pollution to the ground and surface water in the area. There are no particular air or land resource issues generated by this partition.

Goal 7, Areas Subject to Natural Disasters and Hazards. All of the lots subject to this annexation are either flat or contain very slight slopes and therefore are not subject to the provisions of Section 100, Hazardous Building Sites/Hillside Development Standards, of the Land Development Code. Natural drainage in the area is in well-defined channels and thus does not present a threat of flooding.

Goal 8, Recreational Needs. Recreation opportunities in the area consist of numerous parks within the city limits including Harris Beach State Park and many hiking trails along the coast and in the mountains surrounding the area. The residents in the area of this annexation currently have access to all of these facilities and the annexation itself will not increase the user population. The annexation will provide the potential to divide some of the subject lots and therefore cause an increase in user population, however, the potential increase due to any future division of these lots is small and will not have a particular impact on existing facilities.

Goal 9, Economy. The residents of the lots subject to this annexation are already a factor in the area's economy. With annexation, the property tax for each lot will be increase to the city's tax rate, an increase of approximately \$10.21 per \$1000 of assessed value. Division of those lots large enough to do so will increase the assessed value of the city and to the economy of the area.

Goal 10, Housing. The Brookings Housing Needs Assessment (HNA), divides up housing need by owner-occupied versus renter-occupied, see Table 1 below. As indicated in the City of Brookings' Housing Needs Assessment (HNA), the estimated housing stock in 2017 for owner-occupied units is 4,632 and renter-occupied 2,045. The assessment indicates a needed 248 additional owner-occupied units by the year 2025 and an additional 45 units of renter-occupied units. Additionally, as indicated in the HNA, the area in which Brookings is located, has had very few to no new houses constructed since 2013. The majority of the existing housing stock is 50 to 60 years old. The proposed annexation will increase housing units and has the ability to add up to 43 single-family housing units of newer

construction, based on lot minimums and intentions of property owners. The proposed zoning designation of R-1-6, with the availability of both water and sewer service, the minimum lot size can be as small as 6,000 sq. ft. as compared to 12,000 under the County with water service only. Additionally, as cited in the HNA, if the smaller lots may be able to create single-family homes for sale in the range of \$250,000 to \$275,000, these homes will be quickly occupied, as the HNA identifies this price point that has a high demand for housing. This increased density could not be accomplished under County zoning and jurisdiction. The proposed annexation has the ability to greatly help the City in meeting its owner-occupied housing needs and possibly in a price range that is in demand. The City received a letter of support from the Fair Housing Council of Oregon. Please see **Attachment B** for the letter.

Section III

F. Evaluation of Existing Housing Market

i. Overview of the Study Area For-Sale and For-Rent Housing

Table F-1. The distribution of the 97415-zip code area housing stock is summarized in the following table:

Housing Unit Status	2000 Census		2010 Census		2017 Estimated		2025 Projections	
Total Occupied	5,945	84.5%	6,310	84.9%	6,407	84.3%	6,700	84.7%
Owner-Occupied	4,246	71.4%	4,307	68.3%	4,362	68.1%	4,610	68.8%
Renter-Occupied	1,699	28.6%	2,003	31.7%	2,045	31.9%	2,090	31.2%
Total Vacant	1,089	15.5%	1,124	15.1%	1,191	15.7%	1,210	15.3%
For Rent or For Sale	416	38.2%	366	32.6%	312	26.2%	275	22.7%
Rented or Sold, Not Occupied	41	3.8%	22	2.0%	36	3.0%	40	3.3%
Seasonal, Recreational Use	476	43.7%	560	49.8%	728	61.1%	850	70.2%
Other Vacancy	156	14.3%	176	15.7%	115	9.7%	45	3.7%
Total Housing Units	7,034		7,434		7,598		7,910	

Source: US Census Bureau; Ribbon Demographics

There are an estimated 7,598 total housing units within the study area in 2017. This includes an estimated 2,045 rental units, or 31.9% of the occupied housing stock. The balance of the housing stock in the study area is owner-occupied, which represents 68.1% of the occupied housing units in the study area. The share of renter households is moderate, and typical of rural area such as Curry County and the Brookings 97415-zip code area.

It is estimated that there are 1,191 vacant housing units within the study area in 2017, representing an apparent vacancy rate of 15.7%. This number includes vacant homes, mobile homes, and condominiums that are both for sale or rent, those rented or sold but not occupied, seasonal and vacation homes, and possibly functionally obsolete or non-viable units. The great bulk of these vacant housing units are not being actively marketed either for rent or for sale.

Goal 11, Public Facilities and Services. Water and sewer service of adequate capacity is available to the lots subject to this annexation. Parkview Drive is classified as a collector street and will remain in the county's jurisdiction for maintenance purposes, even after annexation, until such time as it is improved to city standards and will then become a city street. As improvements are made to the street, it will retain the capacity to accommodate traffic generated by new development.

The subject area is located within the Fire-Brookings RFD, which is served by the city's fire department. This annexation will bring the area into the city's jurisdiction but will not change the degree of fire protection currently provided. Fire-Brookings RFD will be the fire services provider for the annexing areas.

Police protection to the annexed areas will be provided by the city rather than by the county sheriff, who is the current provider. Due to the nature of the annexed area along Parkview with areas of annexed and areas of unincorporated land, by agreement, both the city police and county sheriff will respond to a 911 call in that area.

Storm drainage facilities will be upgraded as development in the annexed areas occurs but is currently sufficient.

Goal 12, Transportation. Parkview Drive is classified as a collector by the city's Transportation Systems Plan (TSP). Improvements to full collector standards related to future development along the

Parkview right-of-way will enable the street to accommodate the increase in traffic generated by future growth in the area. The TSP recognizes that the potential growth in the Parkview area will require improvements to the intersection of Parkview Drive with Highway 101. The potential impact of traffic generated by further development in this annexation will not significantly impact the Parkview/Hwy 101 intersection.

Seacrest Lane is designated as a neighborhood residential by the city's TSP. Seacrest Lane is improved with curbs, gutters, and sidewalk on the south side.

Goal 13, Energy Conservation. Future development in the annexed area will be residential in nature and energy conservation will be in accordance with requirements of the Uniform Building Code. Growth in the Parkview and Harris Heights area will generate more vehicular trips to and from the downtown area, however, this area is in the original UGB established for the city and of course is in the new boundary. Issues of energy conservation were considered when the original boundary was established and again when the new boundary was established. Additional vehicular trips are a recognized result of growth.

Goal 14, Urbanization. The policies of Goal 14 primarily deal with the expansion of an UGB and of bringing developable land into urban production. The Parkview and Harris Heights area is, by the fact that it is already in the UGB, considered to be urban land. As urban land, whether in the county or city, if both water and sewer service is available lots could be developed with a minimum of 6,000 sq. ft. of size. Goal 14 is not particularly applicable in this case.

Goal 15, Willamette Valley. This goal does not apply.

Goals 16, 17 and 18, Estuarine Resources; Coastal Shorelands; Beaches and Dunes. The area subject to this annexation is not near or has any potential impact on the Chetco River Estuary. Water draining from and through the subject area enters the ocean at the southern end of Harris Beach State Park. This annexation will not cause this drainage to change nor will it create a significant impact on the shorelands or beaches.

Final Order and Adopting Ordinance:

A draft Final Order with Findings of Fact as well as an Adopting Ordinance has been provided for review. Staff recommends striking the conditions of approval as recommended by Planning Commission and to approve the annexation as is.

Policy Considerations: None.

Attachments/Exhibits:

- Attachment A: Planning Commission staff report with attachments
- Attachment B: Public comment from Fair Housing Council of Oregon
- Attachment C: Ordinance for adoption to be signed by Mayor
- Attachment D: Final order to be signed by Mayor
- Exhibit A: Final legal descriptions of subject properties
 - 1 – Short
 - 2 - Fraizer
 - 3 - Layne
 - 4 – Nelson
 - 5 - Howard

CITY OF BROOKINGS PLANNING COMMISSION
STAFF AGENDA REPORT

SUBJECT: Annexation & Zone Change
 FILE NO: ANX-1-20
 HEARING DATE: July 7, 2020

REPORT DATE: June 24, 2020
 ITEM NO: 4.1

I. GENERAL INFORMATION

APPLICANTS: C. Denton & Melissa Fraizer; Howard & Howard Investment Group, LLC; Eric & Shameen Neslon; Mary V. Layne; Kevin & Sandy Short.

REPRESENTATIVE: City of Brookings Staff & Lane Council of Governments (LCOG).

REQUEST: Annexation of 7 tax lots (in 5 separate ownerships) located along Parkview Drive and Seacrest Lane. Each property owner has provided a signed consent form to annex into the City of Brookings. See Attachment A for consent and application forms for each property to be annexed.

TOTAL LAND AREA: 8.64± acres total (includes only the 7 tax lots proposed for annexation).

LOCATION: Along both sides of Parkview Drive and on Seacrest Lane.

ASSESSOR'S NUMBER: Map 40-13-31CB, Lots 00404, 01800, 01320, 01315, and 01500; Map 40-14-36A, Lot 0900

II. ZONING / COMPREHENSIVE PLAN INFORMATION

EXISTING: Tax lot 01320 and 01315 — County R-3 (Residential Three); tax lot 01500 — County R-1 (Residential One); tax lots 00404, 01800, 0900 — County R-2 (Residential Two).

PROPOSED: City of Brookings R-1-6, Residential.

SURROUNDING: County R-2 on east side of Parkview Drive; County R-1 (Residential One) and R-3 on the west side of Parkview Drive. County R-2 and City R-1-6 near Seacrest Lane.

COMP. PLAN: County Residential.

PROPOSED: City Residential.

III. LAND USE INFORMATION

EXISTING: All of the subject lots have single family homes or are undeveloped parcels with wooded areas and brush.

PROPOSED: Residential.

SURROUNDING: Single family homes with interspersed vacant lots.

PUBLIC NOTICE: Mailed to all addresses within 250 feet of subject properties and published in the Curry County Coastal Pilot on June 12, 2020. See Attachment E for noticing materials.

IV. BACKGROUND INFORMATION

At the written request of property owners, this action has been initiated by the city. The properties owners requested annexation in order to receive city services and allow future residential development. The majority of the properties annexing are located along Parkview Drive. One tax lot (0900) is located adjacent to Seacrest Lane. The properties included in this annexation are in separate ownerships and all owners consented to annexation.

Parkview Drive from Welch Court north to where it makes a 90° turn to the east was annexed to the city in 2002. All of the proposed parcels to be annexed have frontage on Parkview Drive, except tax lot 1320, which is landlocked behind tax lot 1315. Tax lot 0900 is located west of Parkview Drive, near Seacrest Lane. Tax lot 0900 is large in size and is primed to become a future single-family home subdivision. Tax lot 01301 has frontage on Parkview Drive. Each tax lot is described in detail below.

V. PROPOSED ANNEXATION

The city is proposing to annex all seven of tax lots discussed below, along Parkview Drive, and the one parcel located west of Parkview Drive, near Seacrest Lane. A signed and notarized agreement to annex as a provision to connect to and receive city utility services was received for each of the annexing parcels. The annexation will continue to bring parcels along Parkview Drive into city. No parcels outside of city limits where consent was not received will remain outside the city. The City of Brookings made several attempts to canvas property owners in this area to have an opportunity to join in on this annexation effort. This annexation proposal does not include annexation of any rights-of-way, only the parcels the property owners have indicated on their signed consent form and identified in Attachment A.

VI. APPROVAL CRITERIA. Applicable criteria listed in bold *italics*.

BMC 17.144.020 Application procedures. An application for annexation may be filed with the city on a form prescribed by the city, accompanied by a filing fee in the amount established by general resolution of the city council. Said application shall contain the following information:

A. Vicinity map identifying the proposed area of annexation and existing City limits.

FINDING: A vicinity map is attached to this report. Refer to Attachment E. Additionally, the notice that was sent out for this application included a vicinity map showing all proposed properties to be annexed. Criterion met.

B. Assessor's parcel maps of the proposed annexation area, which maps shall indicate and identify those parcels for which consents to annex have been signed by either electors and/ or owners depending on which annexation process is used under the provisions of the ORS.

FINDING: The city has obtained signatures from the property owners for their consent to annexation of their properties. See Attachment A for consent signatures. The city has obtained assessor's maps which show the subject properties to be annexed. See Attachments B-D for assessor's maps of the subject properties. Criterion met.

- C. *Consent to annex forms completed and signed by all property owners within the territory proposed to be annexed.*

FINDING: The city has obtained signatures from the property owners for their consent to annex for all properties proposing to be annexed. See Attachment A for consent signatures. Criterion met.

- D. *Legal metes and bounds, or lot and block description of the territory proposed to be annexed.*

FINDING: The metes and bounds descriptions will be provided for the ordinance if the annexation is approved.

- E. *Specific information on each parcel within the territory proposed to be annexed as follows:*

1. *Current assessed valuation as shown on the Curry County Assessor's tax rolls.*
2. *Acreage.*
3. *Map and tax lot number.*
4. *Owner or owners of record and/or registered electors residing on the premises of the subject parcel.*

RESPONSE: See Finding No. 2 below for a detailed description of each parcel to be annexed.

- F. *Addresses of all dwelling units and businesses within the territory proposed to be annexed.*

RESPONSE: See Finding No. 2 below for a detailed description of each parcel to be annexed.

- G. *Significant natural features within the area proposed for annexation including but not limited to, streams, wetlands, slopes, and areas of geological significance.*

RESPONSE: See Finding No. 2 below for a detailed description of each parcel to be annexed.

- H. *Adjoining land uses.*

FINDING: The vicinity surrounding the parcels to be annexed is developed with single family homes on lots of various sizes with scattered vacant lots. Many of the lots on the east side of Parkview Drive are land locked in that their only access is via easement. The area to the north of Parkview Drive and Gowman Lane along both sides of Vista Ridge Drive is within the city limits. Eiler Creek flows from the northeasterly intersection of Parkview Drive and Dodge Avenue to the southwesterly intersection of Parkview Drive and Dodge Avenue, where it crosses Parkview Drive and then parallels the west side of Parkview to Harris Beach Park. To the west of Parkview Drive, near Seacrest Lane the land uses remain residential. The proposed tax lot 0900 to be annexed has residential uses surrounding it, except for to the north, where the county zoning is currently industrial, but remains heavily forested with trees and brush.

I. Proposed land uses/development plans of the territory to be annexed.

RESPONSE: See Finding No. 2 below for a detailed description of each parcel to be annexed.

J. Written findings of fact prepared by the petitioner(s) or petitioner(s) representatives, which address the following:

FINDINGS IN SUPPORT OF APPROVAL

1. Existing land uses within the territory proposed to be annexed.

FINDING: Six of the lots subject to this annexation and located along Parkview Drive have houses on them or are vacant. One lot is a large vacant undeveloped parcel consisting of wooded areas and brush.

2. Existing zoning and comprehensive plan designations within the territory.

FINDING: See below for each property's specific description.

Assessor's Map 40-13-31B (Attachment B)

Tax Lot 1500, County R-1 (Residential One) Zone.

Situs address — 17080 Parkview Drive

Owner — Fraizer, C Denton & Melissa M

This parcel is intersected by public right of way (Parkview Drive). The parcel is 1.32 acres (57,499.2 square feet). The main portion of the parcel has approximately 264 feet of frontage on Parkview Drive. The portion of the parcel that is intersected by right-of-way has approximately 205 feet of frontage. There is a wet weather creek that runs along the back side of the property that is heavily wooded. The subject property currently contains a home which takes direct access from Parkview Drive. This lot has an assessed value of \$209,800.

Proposal/plans of the territory to be annexed – Annex into city to receive city services.

This parcel is developed and contains an existing single-family home and takes direct access from Parkview Drive. The property owner has no further plans for this parcel. The city is proposing a zoning designation of R-1-6. This is consistent with the surrounding properties that are in the jurisdiction of the city and along Parkview Drive.

Tax Lot 1320, County R-3 (Residential Three) Zone.

Situs address – none

Owner — Fraizer, C Denton & Melissa M

This parcel is located just north tax lot 1500 and adjacent to tax lot 1315. The parcel largely consists of wooded trees and brush. The parcel has no frontage on a public right-of-way. Topographically, there are no significant features of note on this parcel. The parcel is currently undeveloped. This lot has an assessed value of \$31,610.

Proposal/plans of the territory to be annexed – This parcel has had a lot line completed on it. The intentions on this parcel are to develop the parcel for a single-family dwelling. **The city is proposing a zoning designation of R-1-6.** This is consistent with the surrounding properties that are in the jurisdiction of the city and along Parkview Drive.

Tax Lot 1315, County R-3 (Residential Three) Zone.

Situs address – none

Owner — Fraizer, C Denton & Melissa M

This parcel is located to the northeast of tax lot 1500 and is adjacent to tax lot 1320. The parcel largely consists of wooded trees and brush. The parcel has approximately 120 feet of frontage on Parkview Drive. Topographically, there are no significant features of note on this parcel. The parcel is currently undeveloped. This lot has an assessed value of \$31,610.

Proposal/plans of the territory to be annexed – This parcel has had a lot line completed on it. The intentions on this parcel are to develop the parcel for a single-family dwelling. **The City is proposing a zoning designation of R-1-6.**

Tax Lot 404, County R-2 (Residential Two) Zone

Situs address – 17170 Parkview Drive

Owner — Short, Kevin D & Sandra S

This parcel is located at the corner of Parkview Drive and Vista Ridge Drive. The parcel contains an existing single family home and appears to be largely developed, with some wooded treed areas in the northeast corner. The parcel has approximately 190 feet of frontage on Parkview Drive and approximately 120 feet of frontage along Vista Ridge Drive. Topographically, there are no significant features of note on this parcel. The lot has an assessed value of \$88,620.

Proposal/plans of the territory to be annexed - The property is large enough to be partitioned for the development of future single-family home sites. This is the general proposed use of the property once annexed; however, no definite timeline or plans have been established by the property owners. **The city is proposing a zoning designation of R-1-6.**

Tax Lot 1800, County R-2 (Residential Two) Zone

Situs address – 17119 Parkview Drive

Owner — Layne, Mary V

The parcel is located at the corner of Parkview Drive and Rustic Lane. The parcel contains an existing single family home and appears to be largely developed, with just a few trees on the property. The parcel has approximately 112 feet of frontage on Rustic Lane and approximately 160 feet of frontage on Parkview Drive. The parcel appears to take access from both Rustic Lane and Parkview Drive. This parcel currently receives city water and once annexed will connect to city sewer services. There are no significant features of note on the parcel. The lot has an assessed value of \$215,890.

Proposal/plans of the territory to be annexed – The property owner, upon annexation, will connect to city sewer services. No further development is expected **the city is proposing a zoning designation of R-1-6.**

Assessor's Map 40-13-31CB (Attachment C)

Tax Lot 01301, County R-2 (Residential Two) Zone

Situs address – 16979 Parkview Drive

Owner — Nelson, Eric & Sharmeen

The parcel is trianuglar shaped and has approximatley 15 feet of frontage on Parkview Drive. The parcel contains an existing single family home and is heavily wooded with trees and brush. Topographically, there are no signifiacnt features of note on this parcel. The lot has an assessed value of \$74,440.

Proposal/plans of the territory to be annexed – The property owner intends to build a single-family home on the property and may use it for rental purposes.

Assessor's Map 40-14-36A (Attachment D)

Tax Lot 00900, County R-2 (Residential Two) Zone

Situs address – 96829 East Harris Heights

Owner — Howard & Howard Investment Group LLC

The parcel is located near Seacrest Lane and appears to have two viable access points onto the parcel. The parcel contains an existing single family home that is located further north of Seacrest Lane near the northern most property line.

Proposal/plans of the territory to be annexed – The property owners will likely submit an application for a subdivision on the parcel relatively soon following annexation.

3. Existing improvements, such as water system, streets, sanitary sewer, storm drainage.

FINDING: The water main located in Parkview Drive has been upgraded from a 6” line to a 10” line and a new sewer main has been placed in the Parkview right-of-way as a part of the Vista Ridge Subdivision approval. Drainage throughout the area is via open ditches or natural water courses, except in the adjoining areas within the city limits where subdivision development has provided and engineered drainage system.

4. Special service districts within the territory proposed to be annexed, such as water, irrigation, fire, school, sanitary, and etc.

FINDING: The area subject to this annexation is in Taxing District 17-7 and includes the following special districts:

School District 17-C
 South Coast ESD
 Southwestern Oregon Community College
 Port of Brookings Harbor
 South Curry Cemetery District
 Fire-Brookings RFD

Chetco Library District
Curry County 4H Extension
County General Hospital District

5. Urban services needed and necessary to service the territory proposed to be annexed, the availability of same relative to capacity, condition and cost of extension and/or improvement to urban standards and an estimated time line for any required improvements.

FINDING: Water and sewer service is available to all of the lots in this annexation. Storm drainage will be improved as lots develop. Parkview Drive between Hampton Lane and Welch Court was not annexed when the area that is now Parkview Estates Subdivision and the Murray Partition was annexed into the city. When the area that is now the Welch Subdivision on the east side of Parkview Drive and then the annexation of the area that is now the Vista Ridge Subdivision, all of the north south portion of Parkview Drive north of Welch Court was annexed.

The segment of Parkview Drive between Hampton Lane and Welch Court has a right-of-way that varies from 40 to 45 feet with no other improvements except along the Murray partition and the Parkview Estates Subdivision, both of which are located on the west side of the street. The east/west segment of Parkview Drive from Vista Ridge Drive to the easterly boundary of the Vista Ridge Subdivision has a 50-foot right-of-way with curb, gutter and sidewalk along the street frontage of the subdivision. Otherwise there are no other improvements on Parkview Drive. The 100-foot section of Gowman Lane has a right-of-way of 50 feet and is improved with curb, gutter and sidewalk along the Vista Ridge Subdivision boundary.

Seacrest Lane is the primary access to this area and is improved with curbs, gutters and sidewalk on the south side. There are water and sewer mains located in Seacrest Lane that can be extended logically to serve any future single-family home development that may occur on this parcel.

6. Compliance with all applicable goals and policies of the comprehensive plan.

Goal 1, Citizen Involvement.

FINDING: Goal 1 in this case is satisfied in the same manner as any quasi-judicial hearing, through notice of all involved parties, property owners within 250 feet and through publication in the local newspaper. Criterion met.

Goal 2, Planning.

FINDING: The city's Land Development Code is a separately bound document of the Comprehensive Plan. The proposed annexations are being undertaken consistent with BMC 17.144 and proposed zone changes under 17.144 and is therefore consistent with the policies of Goal 2.

Goal 3, Agricultural Lands and Goal 4, Forest Lands.

FINDING: The area within this annexation is totally within the city's Urban Growth Boundary (UGB), zoned for urban uses by the county and contains no agricultural or forest lands.

Goal 5. Open Spaces, Scenic and Historic Areas and Natural Resources.

FINDING: Although some of the lots subject to this annexation are large enough to divide further and are forested to some extent, there are no scenic, historic areas listed in this area. The only natural resource is the limited amount of timber on the subject lots and a wetland found on one of the properties. A wetland delineation report has been completed and sent to DSL for review.

Goal 6, Air, Water and Land Resources Quality.

FINDING: All of the lots subject to this annexation are within the city's UGB and are zoned for urban densities by the county. This annexation will allow the existing houses and require new houses to connect to the city's domestic sewer system and thus eliminating septic tanks, which are a potential source of pollution to the ground and surface water in the area. There are no particular air or land resource issues generated by this partition.

Goal 7, Areas Subject to Natural Disasters and Hazards.

FINDING: All of the lots subject to this annexation are either flat or contain very slight slopes and therefore are not subject to the provisions of Section 100, Hazardous Building Sites/Hillside Development Standards, of the Land Development Code. Natural drainage in the area is in well-defined channels and thus does not present a threat of flooding.

Goal 8, Recreational Needs.

FINDING: Recreation opportunities in the area consist of numerous parks within the city limits including Harris Beach State Park, and of many hiking trails along the coast and in the mountains surrounding the area. The residents in the area of this annexation currently have access to all of these facilities and the annexation itself will not increase the user population. The annexation will provide the potential to divide some of the subject lots and therefore cause an increase in user population; however, the potential increase due to any future division of these lots is small and will not have a particular impact on existing facilities.

Goal 9, Economy.

FINDING: The residents of the lots subject to this annexation are already a factor in the area's economy. With annexation, the property tax for each lot will be increase to the city's tax rate, an increase of approximately \$10.21 per \$1000 of assessed value. Division of those lots large enough to do so will increase the assessed value of the city and to the economy of the area.

Goal 10, Housing.

FINDING: The two Goal 10 policies that apply in this case are to not place undue restrictions on the development of land and to provide a variety of housing types. This annexation will increase potential development by providing both water and sewer service to each of the lots. All of the subject lots are essential flat or have minimal topographical concerns and thus the recommended city zoning will be the R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) over all lots. With the availability of both water and sewer service, the minimum lot size can be as small as 6,000 sq. ft. as compared to 12,000 under the count with water service only. Several of the subject lots have the potential to be divided further, thus increasing the potential housing inventory. The current nature of development in the area is single family homes and the R-1-6 zone

would restrict development to single family and thus would not provide a particular variety of housing.

Goal 11, Public Facilities and Services.

FINDING: Water and sewer service of adequate capacity is available to the lots subject to this annexation. Parkview Drive is classified as a collector street and will remain in the county's jurisdiction for maintenance purposes, even after annexation, until such time as it is improved to city standards and will then become a city street. As improvements are made to the street, it will retain the capacity to accommodate traffic generated by new development.

The subject area is located within the Fire-Brookings RFD, which is served by the city's fire department. This annexation will bring the area into the city's jurisdiction but will not change the degree of fire protection currently provided. Fire-Brookings RFD will be the fire department serving this area.

Police protection to the annexed areas will be provided by the city rather than by the county sheriff, who is the current provider. Due to the nature of the annexed area along Parkview with areas of annexed and areas of unincorporated land, by agreement, both the city police and county sheriff will respond to a 911 call in that area.

As stated above, storm drainage facilities will be upgraded as development in the annexed areas occurs.

Goal 12, Transportation.

FINDING: Parkview Drive is classified as a collector by the city's Transportation Systems Plan (TSP). Improvements to full collector standards related to future development along the Parkview right-of-way will enable the street to accommodate the increase in traffic generated by future growth in the area. The TSP recognizes that the potential growth in the Parkview area will require improvements to the intersection of Parkview Drive with Highway 101. The potential impact of traffic generated by further development in this annexation will not significantly impact the Parkview/Hwy 101 intersection.

Seacrest Lane is designated as a neighborhood residential by the city's TSP. Seacrest Lane is improved with curbs, gutters, and sidewalk on the south side.

Goal 13, Energy Conservation.

FINDING: Future development in the annexed area will be residential in nature and energy conservation will be in accordance with requirements of the Uniform Building Code. Growth in the Parkview and Harris Heights area will generate more vehicular trips to and from the downtown area; however, this area is in the original UGB established for the city and of course is in the new boundary. Issues of energy conservation were considered when the original boundary was established and again when the new boundary was established. Additional vehicular trips are a recognized result of growth.

Goal 14, Urbanization.

FINDING: The policies of Goal 14 primarily deal with the expansion of an UGB and of bringing developable land into urban production. The Parkview and Harris Heights

area is, by the fact that it is already in the UGB, considered to be urban land. As urban land, whether in the county or city, if both water and sewer service is available lots could be developed with a minimum of 6,000 sq. ft. of size. Goal 14 is not particularly applicable in this case.

Goal 15, Willamette Valley.

FINDING: This goal does not apply.

Goals 16, 17 and 18, Estuarine Resources; Coastal Shorelands; Beaches and Dunes.

FINDING: The area subject to this annexation is not near or has any potential impact on the Chetco River Estuary. Water draining from and through the subject area enters the ocean at the southern end of Harris Beach State Park. This annexation will not cause this drainage to change nor will it create a significant impact on the shorelands or beaches.

7. Compliance with all of the items listed in subsection 148.030.

A. The proposed use for the site complies with the Brookings Comprehensive Plan and with the designation on the Brookings Comprehensive Plan Map. If a re-designation of the plan map is requested concurrent with annexation, the uses allowed under the proposed designation must comply with the Brookings Comprehensive Plan.

FINDING: The Subject area is designated as Residential by the county and will be designated Residential once annexed.

B. An adequate level of urban services and infrastructure to accommodate anticipated future development either is available or can reasonably be made available. An adequate level of urban services shall be defined as:

Municipal sanitary sewer, storm drainage, and water service meeting the requirements enumerated in the Brookings Public Facilities and Services Plan and the Land Development Code for provision of these services. The adequacy of these services shall be considered in relation to annexation proposals.

FINDING: The water main in Parkview Drive has been upgraded from a 6" line to a 10" line and a new sewer main has been placed in the right-of-way. For tax lot 900, near Seacrest Lane, appropriate infrastructure is expected to be installed once the lot develops into a subdivision.

C. Documentation of impacts on existing streets within the annexation area and adjacent transportation facilities by future development of the area. The adequacy of the transportation facilities shall be considered in relation to annexation proposals.

FINDING: See discussion under Goal 12, above on page nine.

D. As development occurs within the annexed area new streets shall be constructed to the standards of the Brookings Transportation System Plan and Land Development Code. Existing streets within the annexed area shall remain in the county's jurisdiction until such time as they are improved to the city street standards.

FINDING: Any development that occurs within the city limits will be constructed to city standards.

E. Documentation of the availability and adequacy to serve the proposed annexation with police, fire, parks, and school facilities and services.

FINDING: See discussion under Goal 11, above on page nine.

F. Improvements for needed infrastructure shall be secured by a funding mechanism that will place the economic burden on the territory proposed for annexation and not on the City of Brookings.

FINDING: No new infrastructure is required for this annexation.

8. The burden of providing the findings is the responsibility of the applicant.

FINDING: See Attachment A for the land use applications submitted by the property owners. This staff report contains the required findings.

BMC 17.140.040 Application for a comprehensive plan map and/or zone change.

The property owner, authorized agent, or the city may make application for a zone change amendment by filing an application with the planning department for review by the site plan committee pursuant to Chapter 17.80 BMC. After the site plan committee determines the application is complete, a quasi-judicial hearing before the planning commission will be scheduled. Such application shall be accompanied by the following information:

A. A completed land use permit application form.

FINDING: The city sent land use applications and a consent form to annex to all interested parties. The city received the completed land use application and consent form from interested parties. The materials received by the city from each property owner wishing to annex can be found in Attachment A.

B. A description of the subject property, the requested zoning designation, and the proposed uses.

FINDING: See Finding No.2 on pages 4-6, above.

C. Compatibility of the proposed zoning designation with the surrounding land uses.

FINDING: The zone change involved in the proposed annexation is simply to give the annexed properties an initial city zoning designation. Prior to annexation, the properties were under County Zoning of a residential classification. After annexation, the properties will retain their residential classification, just now under City jurisdiction. The process of annexation does not authorize any development of the subject properties. Property development is not proposed along with this annexation. Any future development that may occur on the newly annexed properties will have to follow the Brookings Municipal Code and shall be appropriately applied for and permitted through the applicable agencies/departments.

D. Impacts on city services and streets serving the area.

FINDING: See findings Goals 11 and 12, above on page 9.

E. Statement and supportive evidence indicating the manner in which the proposed zone change amendment is in conformance with the comprehensive plan for the city of Brookings, applicable provisions of this code, and any applicable statewide planning goals.

FINDING: By virtue of the conclusions and findings made in this staff report, staff and the City have found the proposed annexation and subsequent zone change to be in conformance with the City of Brookings Comprehensive Plan. The proposed City zoning designation to be applied is R-1-6, which is consistent with the adjacent properties and will retain the residential character and uses that already exist.

F. The application shall be accompanied by a nonrefundable filing fee in the amount established by general resolution of the city council. [Ord. 09-O-631 § 2; Ord. 93-O-446.N § 6; Ord. 89-O-446 § 1. Formerly 17.140.030.]

RESPONSE: No specific finding required here. Property owners will be assessed the appropriate land use fees for the requested land use actions.

BMC 17.140.050 Qualified comprehensive plan map and/or zone change.

A. When considering a comprehensive plan map and/or zone change, the planning commission and city council may qualify, or condition, a zone change such that:

- 1. The property may not be utilized for all the uses ordinarily permitted in a particular zone; or***
- 2. The development of the site must conform to certain specified standards; or***
- 3. Any combination of the above.***

FINDING: The zone change involved in the proposed annexation is simply to give the annexed properties an initial city zoning designation. Prior to annexation, the properties were under county zoning of a residential classification. After annexation, the properties will retain their residential classification, just now under City jurisdiction. The process of annexation does not authorize any development of the subject properties. Property development is not proposed along with this annexation. Any future development that may occur on the newly annexed properties will have to follow the Brookings Municipal Code and shall be appropriately applied for and permitted through the applicable agencies/departments.

B. A qualified zone change shall be dependent on findings of fact including but not limited to the following:

- 1. Such limitations are deemed necessary to protect the best interests and ensure compatibility with the surrounding property or neighborhood; or***

FINDING: The proposed annexation and subsequent zone changes are aligned with what’s already occurring on the ground. The annexation and zone changes bring properties into the City of Brookings enhancing existing residential neighborhoods, consistent with applicable comprehensive plans and state and city regulations. This annexation and the subsequent zone change compatible with the surrounding residential uses. Should the Planning Commission, in their recommendation, or City Council, in their final action(s), find certain limitations are necessary to protect the best interest to ensure compatibility with the surrounding property or neighborhood, they may do so under this provision, however, staff does not recommend any limitations

2. Such limitations are deemed necessary to protect public safety and the city’s best interests and/or infrastructure; or

3. Such limitations are deemed necessary to prevent or mitigate potential adverse environmental effects. [Ord. 09-O-631 § 2.]

FINDING: The proposed annexation and subsequent zone changes are compatible with the surrounding property or neighborhood, as the area being considered for annexation is entirely residential and will remain residential following annexation—resulting in no adverse environmental effects. The zoning to be applied is R-1-6 consistent with the surrounding neighborhoods. All future land uses or developments that may occur on the annexed properties will have to comply with the zoning designation, however, no specific development plans are proposed as part of this annexation request. The land use action under consideration is simply bringing seven properties into the city limits and applying an initial city zoning designation. Should Planning Commission, in their recommendation, or City Council, in their final action(s), find certain limitations are necessary to prevent adverse environmental effects on surrounding properties, they may do so under this provision, however, staff does not recommend any limitations.

VII. CONCLUSIONS

1. There are seven tax lots included in the annexation. Each lot either has a single-family house on it or is vacant, undeveloped, with wooded areas and brush.
2. The entire area of the annexation is designated as “Residential” by the Curry County Comprehensive Plan. The three lots under common ownership along Parkview Drive are zoned R-1 (lot 1500) and R-3 (lots 1320 and 1315). Lot 1301, heading south towards Hampton Road is zoned R-2 by the county. Lot 1800, adjacent to Rustic Road is zoned R-2 by the county. The lot (404) at the corner of Parkview Drive and Vista Ridge Drive is zoned R-2 by the county. The final lot, moving west of Parkview Drive, Lot 900, is zoned R-2 by the county. Upon annexation and zone change, the city will designate the areas as “Residential” in its comprehensive plan and residential zones will be applied to these lots.
3. The lots either currently have city water or is available for each lot subject to this annexation; sewer service is available to each. Parkview Drive is classified as a collector street in the city’s TSP and as improvements on the street occur due to development will retain the collector capacity to serve the Parkview area. Storm drainage in the area subject to this annexation is currently in open ditches along the street right-of-way and in natural drainage courses. The existing system adequately serves the area and will be upgraded as development occurs. The lot located west of Parkview Lane on Seacrest Lane is classified as

a neighborhood residential street in the city's TSP. Seacrest Lane is improved with curb, gutter, and sidewalk on the south side. The existing system adequately serves the area and will be upgraded as development occurs.

4. The area subject to this annex is located in Tax District 17-7, which includes nine special taxing districts. The area will be served by Fire-Brookings RFD (previously called Suburban Fire District). See page six, above for a complete list of the special tax districts.
5. No new services will be required to serve the area to be annexed. If any of these lots are divided in the future new streets, or other improvements, will be required as appropriate to the particular division. Some level of infrastructure construction is expected to occur on or near parcels (including in rights-of-way) that require extensions of water or sewer lines.
6. The proposed annexation is consistent with the goals and policies of the city's Comprehensive Plan as addressed and discussed on pages seven to ten, above.
7. The city has the ability to provide adequate water and sewer service to the seven lots subject to this annexation.
8. The materials submitted by the applicants are complete and satisfy all of the criteria presented in Section 17.144, Annexations, and Section 17.140, Zone Change, of the Land Development Code, to justify the proposed annexation and subsequent zone change.

VIII. RECOMMENDATION

Staff recommends a **recommendation of approval** of Case File No. ANX-1-20, to the City Council, based on the findings and conclusions stated in the staff report.

IX. ATTACHMENTS

Attachment A – Land use application submittals for each property

Attachment B – Assessor's Map 40-13-31B

Attachment C - Assessor's Map 40-13-31CB

Attachment D - Assessor's Map 40-14-36A

Attachment E – Notice documents

Attachment F – Brookings UGB and Surrounding Committed Areas Map (provided by Curry County)

Attachment G – Curry County Zoning Map (provided by Curry County)

ATTACHMENT A

The following documents are the Land Use
Application submittals for each property

PROPERTY #1

MAP:40-13-31B

TAX LOT: 1500

OWNER: Fraizer, C Denton & Melissa M

Situs Address: 17080 Parkview Drive

PROPERTY #2

MAP:40-13-31B

TAX LOT: 1320

OWNER: Fraizer, C Denton & Melissa M

Situs Address: None

PROPERTY #3

MAP:40-13-31B

TAX LOT: 3151

OWNER: Fraizer, C Denton & Melissa M

Situs Address: None



Land-Use Permit Application

Applicants must complete the following form to the best of their knowledge. Incomplete information may cause a delay in the review and the final decision on your request. If requested information is not known to the applicant, city staff will provide such information where appropriate.

APPLICATION FOR:

- | | | |
|--|--|---|
| <input type="checkbox"/> Amendments | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Planned Community |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan Development | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Appeal: Planning Commission | <input type="checkbox"/> Minor Change | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Appeal: City Council | <input type="checkbox"/> Mural | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Name Street | <input type="checkbox"/> Vacation of Street |
| <input type="checkbox"/> Detailed Development Plan | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |

APPLICANT/OWNER INFORMATION

Name	C. Denton & Melissa Fraizer		
Mailing Address	515 Memory Lane		
City, State, Zip	Brookings, OR 97415		
Phone	(909) 446-9379	Email	Fanky2u@hotmail.com

Representative			
Mailing Address			
City, State, Zip			
Phone		Email	

Owner (if not applicant)			
Mailing Address			
City, State, Zip			
Phone		Email	

PROPERTY INFORMATION

Location	17080 Parkview Drive and two adjacent Lots						
Map #		Lot #		Parcel Size		Existing Zoning	
Comprehensive Plan Designation							
Existing Use							
Proposed Use							
Is water service available to site: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				If no, how far to nearest city water line?			
Is sewer service available to site: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				If no, how far to nearest city line?			

REQUEST

I hereby certify that the information provided on this application is correct to the best of my knowledge and understand that any false information may result in the rejection of the application and forfeiture of all fees submitted.			
Applicant's Signature	C. Denton Fraizer	Date	3/6/2020
If applicant is not the owner of the property subject to this request please have the owner sign below or attach a letter signed by the owner authorizing to act on his/her behalf.			
Property Owner's Signature	C. Denton Fraizer	Date	3/6/2020
<i>In the case of an annexation or subdivision, the complete application shall be submitted no less than 45 days prior to the date of the desired Planning Commission hearing. Failure to submit any of the applicable information listed below constitutes an incomplete application. The Site Plan/Subdivision Committee may request additional information as required to ensure compliance with this code. Submittal and acceptance of the required material will constitute clearance by the Committee. Upon clearance from the Site Plan/Subdivision Committee, the application will be scheduled for the next available Planning Commission Hearing.</i>			

 File No. _____ Date Received 3/6/2020 Receipt No. _____ Received by my

CONSENT TO ANNEXATION - CONTIGUOUS TERRITORY
TO THE CITY OF BROOKINGS, OREGON

The sole and exclusive owner of the following described real property as described in Exhibit "A" attached hereto and by this reference incorporated herein, hereby consents to its annexation to the City of Brookings, Oregon.

Dated 3/6/2020 C. Denton Fraizer
 Owner

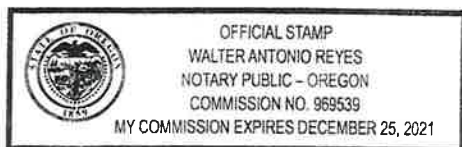
Dated 3.6.2020 Melissa Fraizer
 Owner

Dated _____
 Owner

Dated _____
 Owner

STATE OF Oregon)
) ss.
 County of Cumy)

The foregoing instrument was acknowledged before me this 6th day of March, 2020, by Charles Denton & Melissa Fraizer



W. Reyes
 Notary Public for Oregon
 My Commission Expires: Dec 25, 2021

Fraizer's Adjusted Parcel
40-13-31B, Tax Lot 1315

EXHIBIT ____

COMMENCING at an iron pipe located at the Southeast Corner of the Stafford Subdivision, Block two (2), Lot Seven (7), Section 31, Township 40 South, Range 13 West, Willamette Meridian;

Thence, North 89°53'52" East, 325.87 feet (Record of South 89°25' East, 326 feet) to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" at the **POINT OF BEGINNING**;

Thence, North 44°00'31" East, 83.72 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 89°53'55" East 34.48 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 27°33'13" East 22.58 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 89°53'55" West 53.30 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 44°30'37" West 38.10 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, along the Easterly line of Parcel 1 as described in Deed Volume 80, page 318, Official Records of Curry County, Oregon, South 89°53'55" West 134.09 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 13°33'57" West (Record of South 13°29'48" West) 54.54 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" set at the Southeast Corner of said parcel 1, as described in Deed Volume 80, page 318;

Thence, North 89°53'52" East (Record of North 89°25' East) 123.80 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" at the Point of Beginning.

Area = 8939 Sq.Ft. or 0.205 acres

Subject to: an easement for ingress, egress and utilities over, under and across the following described parcel:

COMMENCING at an iron pipe located at the Southeast Corner of the Stafford Subdivision, Block two (2), Lot Seven (7), Section 31, Township 40 South, Range 13 West, Willamette Meridian;

Thence, North 89°53'52" East, 325.87 feet (Record of South 89°25' East, 326 feet) to at a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 44°00'31" East, 83.72 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" to the **POINT OF BEGINNING**;

Thence, North 89°53'55" East 34.48 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 27°33'13" East 22.58 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 89°53'55" West 53.30 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 22°43'50" East 21.67 feet to the Point of Beginning.

ALSO TOGETHER WITH and SUBJECT TO: all other conditions, reservations and easements or rights of ways, recorded, unrecorded or prescriptive.

End of Description

Fraizer's Adjusted Parcel
40-13-31B, Tax Lot 1320

EXHIBIT _____

COMMENCING at an iron pipe located at the Southeast Corner of the Stafford Subdivision, Block two (2), Lot Seven (7), Section 31, Township 40 South, Range 13 West, Willamette Meridian;

Thence, North 89°53'52" East, 202.07 feet (Record of South 89°25' East, 202.20 feet) to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" set at the Southeast Corner of Parcel 1, as described in Deed Volume 80, page 318; official records of Curry County;

Thence, along the Easterly line of said Parcel 1, as described in Deed Volume 80, page 318, North 13°33'57" East (Record of North 13°29'48" East) 54.54 to the **True Point of Beginning** at a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542";

Thence, continuing North 13°33'57" East (Record of North 13°29'48" East) 55.51 to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;";

Thence, North 89°53'55" East, 215.08 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;";

Thence, South 27°33'13" West 30.23 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;";

Thence, South 89°53'55" West 53.30 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;";

Thence, South 44°30'37" West 38.10 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;";

Thence, South 89°53'55" West 134.09 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" at the Point of Beginning.

Area = 9576 Sq.Ft. or 0.220 acres

TOGETHER WITH: an easement for ingress, egress and utilities over, under and across the following described parcel:

COMMENCING at an iron pipe located at the Southeast Corner of the Stafford Subdivision, Block two (2), Lot Seven (7), Section 31, Township 40 South, Range 13 West, Willamette Meridian;

Thence, North 89°53'52" East, 325.87 feet (Record of South 89°25' East, 326 feet) to at a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;";

Thence, North 44°00'31" East, 83.72 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" to the **Point of Beginning**;

Thence, North 89°53'55" East 34.48 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 27°33'13" East 22.58 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 89°53'55" West 53.30 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 22°43'50" East 21.67 feet to the Point of Beginning.

ALSO TOGETHER WITH and SUBJECT TO: all other conditions, reservations and easements or rights of ways, recorded, unrecorded or prescriptive.

End of Description

Fraizer's Adjusted Parcel
40-13-31B, Tax Lot 1500

EXHIBIT _____

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31 Township 40 South, Range 13 West of the Willamette Meridian in Curry County, Oregon, more particularly described as follows:

BEGINNING at a point 1764.5 feet West of the center of said Section 31;

Thence, West, 307.3 feet;

Thence, North, 230.0 feet;

Thence, East, 307.3 feet;

Thence, South, 230.0 feet to the point of beginning.

TOGETHER WITH: A parcel of land located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31 Township 40 South, Range 13 West of the Willamette Meridian in Curry County, Oregon, more particularly described as follows:

COMMENCING at a point 1764.5 feet West of the center of said Section 31;

Thence, West, 307.3 feet;

Thence, North, 230.0 feet;

Thence, North $89^{\circ}53'52''$ East (record of East) 64.65 feet to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, continuing North $89^{\circ}53'52''$ East, 123.80 feet to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" at the **POINT OF BEGINNING**;

Thence, North $44^{\circ}00'31''$ East, 83.72 feet to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North $89^{\circ}53'55''$ East, 34.48 feet to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North $27^{\circ}33'13''$ East, 22.58 feet to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, continuing North $27^{\circ}33'13''$ East, 30.23 feet to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North $89^{\circ}53'55''$ East, 91.34 feet to a 1" square bar;

Thence, South $0^{\circ}42'27''$ East, 106.93 feet (Record of South $0^{\circ}55'44''$ East, 106.69 feet) to a 1" square bar;

Thence, South $89^{\circ}53'52''$ West, 209.75 feet, more or less to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" at the Point of Beginning.

ALSO TOGETHER WITH: an easement for ingress, egress and utilities over, under and across the following described parcel:

COMMENCING at an iron pipe located at the Southeast Corner of the Stafford Subdivision, Block two (2), Lot Seven (7), Section 31, Township 40 South, Range 13 West, Willamette Meridian;

Thence, North $89^{\circ}53'52''$ East, 325.87 feet (Record of South $89^{\circ}25'$ East, 326 feet) to a $\frac{5}{8}$ " rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 44°00'31" East, 83.72 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542" to the **POINT OF BEGINNING**;

Thence, North 89°53'55" East 34.48 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, North 27°33'13" East 22.58 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 89°53'55" West 53.30 feet to a 5/8" rebar with orange plastic cap stamped "R.H.SMITH/PLS 2542;"

Thence, South 22°43'50" East 21.67 feet to the Point of Beginning.

ALSO TOGETHER WITH and SUBJECT TO: all other conditions, reservations and easements or rights of ways, recorded, unrecorded or prescriptive.

End of Description

40-1184



PROPERTY #4

MAP:40-13-31B

TAX LOT: 404

OWNER: Short, Kevin D & Sandra S

Situs Address: 17170 Parkview Drive



City of Brookings

RECEIVED

898 Elk Drive, Brookings, OR 97415
 (541) 469-1159 Fax (541) 469-3650 TTL (800) 735-1232
abaron@brookings.or.us

January 31, 2020

RE: Annexation into the City of Brookings

You are receiving this letter because you have expressed interest in annexing your property into the City of Brookings. The purpose of this letter is to collect property owners' consent for annexation, a zone change, and basic information regarding your property. Because your property is currently under the jurisdiction of Curry County and zoned accordingly, your property will be rezoned consistent with the zoning in the City of Brookings. The city zoning will be consistent with the existing uses on the property and the existing city residential designations.

In order to process your requested annexation and zone change, we require the following information from the property owners of the annexing properties:

- 1) A signed and notarized consent form by all property owners (as listed on the deed) of the property to be annexed. The City of Brookings offers a public notary that can be used to notarize the consent form. For more information please contact the City of Brookings at 541-469-1103. The form is included in this letter.
- 2) A legal description of the property to be annexed. This can commonly be found on the deed to the property.
- 3) A filled out and signed Land Use Application form (the form is included in this letter). On the application, please check the box for "annexation" and "zone change." Please fill out the form to the best of your ability. There is no upfront fee for filling out and submitting this form. It's for informational purposes only and will be contained as part of the record for annexation. When the City has received all the above from all residents to be annexed, a fee will be calculated. The fee will be based off the City of Brookings Fee Schedule, plus staff time. A fee for annexation and a zone change will be applied. The total cost will be divided amongst the properties to be annexed. The fee assessed by the City will include additional staff costs associated with the processing and review of the application(s), compiling of records and public hearings.

Please return the requested information by **February 21, 2020**.

If you have questions, you may direct them to Henry Hearley at the Lane Council of Governments, or myself.

Henry Hearley
 Lane Council of Governments
hhearley@lcog.org
 541-682-3089
 859 Willamette Street, Suite 500, Eugene, OR, 97401

F: 541-682-4099

Respectfully,
 Anthony Baron
 Public Works and Development Services Director

Henry -
 If you need anything
 further please call,
 Sandy
 (360-266-7909)

**CITY OF BROOKINGS
PLANNING DEPARTMENT**

 898 Elk Drive, Brookings, OR 97415
 541-469-1159 FAX: 541-469-3650

Land-Use Permit Application

Applicants must complete the following form to the best of their knowledge. Incomplete information may cause a delay in the review and the final decision on your request. If requested information is not known to the applicant, city staff will provide such information where appropriate.

APPLICATION FOR:

- | | | |
|---|--|---|
| <input type="checkbox"/> Amendments | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Planned Community |
| <input checked="" type="checkbox"/> Annexation / <i>Zone Change</i> | <input type="checkbox"/> Master Plan Development | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Appeal: Planning Commission | <input type="checkbox"/> Minor Change | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Appeal: City Council | <input type="checkbox"/> Mural | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Name Street | <input type="checkbox"/> Vacation of Street |
| <input type="checkbox"/> Detailed Development Plan | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |

APPLICANT/OWNER INFORMATION			
Name	Kevin & Sandy Short		
Mailing Address	PO Box 1500 PMB 116		
City, State, Zip	Brookings, OR 97415		
Phone	360-266-7909	Email	theskatekey@yahoo.com

Representative			
Mailing Address			
City, State, Zip			
Phone		Email	

Owner (if not applicant)			
Mailing Address			
City, State, Zip			
Phone		Email	

PROPERTY INFORMATION							
Location	17170 Parkview Dr Brookings, OR 97415						
Map #	4013-31 B-00404-00	Lot #		Parcel Size	.65	Existing Zoning	
Comprehensive Plan Designation							
Existing Use	Residential						
Proposed Use	Residential - Add'l Home						
Is water service available to site:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, how far to nearest city water line?				
Is sewer service available to site:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If no, how far to nearest city line?		Street - 20 Ft.		

REQUEST	
I hereby certify that the information provided on this application is correct to the best of my knowledge and understand that any false information may result in the rejection of the application and forfeiture of all fees submitted.	
Applicant's Signature	Date
	2/20/2020
If applicant is not the owner of the property subject to this request please have the owner sign below or attach a letter signed by the owner authorizing to act on his/her behalf.	
Property Owner's Signature	Date
<i>In the case of an annexation or subdivision, the complete application shall be submitted no less than 45 days prior to the date of the desired Planning Commission hearing. Failure to submit any of the applicable information listed below constitutes an incomplete application. The Site Plan/Subdivision Committee may request additional information as required to ensure compliance with this code. Submittal and acceptance of the required material will constitute clearance by the Committee. Upon clearance from the Site Plan/Subdivision Committee, the application will be scheduled for the next available Planning Commission Hearing.</i>	

File No. _____ Date Received _____ Receipt No. _____ Received by _____

CONSENT TO ANNEXATION - CONTIGUOUS TERRITORY
TO THE CITY OF BROOKINGS, OREGON

The sole and exclusive owner of the following described real property as described in Exhibit "A" attached hereto and by this reference incorporated herein, hereby consents to its annexation to the City of Brookings, Oregon.

Dated 2/20/20 [Signature]
 Owner

Dated 2/20/2020 Sandra S. Short
 Owner

Dated _____
 Owner

Dated _____
 Owner

STATE OF Oregon)
 County of Curry) ss.

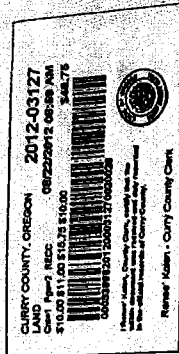
The foregoing instrument was acknowledged before me this 20th day of February, 2020, by Sandra and Kevin Short



[Signature]
 Notary Public for Oregon
 My Commission Expires: July 31, 2021

After Recording Return to:
K.R. Olin, Attorney at Law, P.C.
PO Box 7530
Brookings, OR 97415

Tax Statements to:
Kevin D. Short
PO Box 7881
Brookings, OR 97415



WARRANTY DEED - STATUTORY FORM

Michael Albert Meeuwsen, Grantor, conveys and warrants to Kevin Dec Short, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Curry County, State of Oregon, to-wit:

See attached Exhibit "A"

The property is free from encumbrances, except: None

The true consideration for this conveyance is \$100,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WITNESS grantor's hand this 8th day of August, 2012.

Michael Albert Meeuwsen
Michael Albert Meeuwsen

STATE OF OREGON)
County of Curry) ss.

August 8, 2012

Personally appeared the above named Michael Albert Meeuwsen and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Cynthia L. Williams
Cynthia L. Williams
Notary Public for Oregon
My commission expires: Aug 14, 2013

EXHIBIT "A"

A parcel of land lying in the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Forty (40), Range Thirteen (13) West, of the Willamette Meridian, Curry County, Oregon, and being a portion of Parcel II as described in Book of Records 62, Page 560 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod driven in the ground at a point described as being North 122.82 feet and West 131.90 feet from a brass cap set in an iron pipe at the center of said Section 31 by J.R. Swanson;
 thence North 89° 20' 03" East 170.38 feet to a 5/8 inch iron rod;
 thence South 00° 04' 27" West 155.0 feet to the Northerly line of Airport County Road No. 788;
 thence along said line South 89° 57' 08" West 190.40 feet;
 thence North 00° 01' 17" West 100.00 feet to a 5/8 inch iron rod;
 thence South 89° 59' 32" East 20.00 feet to a 5/8 inch iron rod;
 thence North 00° 08' 18" West 55.36 feet to the point of beginning.

TOGETHER WITH an exclusive and terminable easement for water supply purposes over a strip of land 10 feet wide lying North of and abutting the following described line:

Beginning at the SW corner of the herein described parcel; thence South 89° 57' 08" West 118.38 feet. Said easement shall terminate six months after the date on which an operating community water system is available to the area of said parcel.

EXCEPTIONS:

The rights of the public in and to that portion of the above described property lying within the limits of public roads or highways;

An easement as recorded December 12, 1979, BR 74, Page 303 in favor of Richard B. Smith and Jackie Smith;

Covenants, easements and restrictions as recorded in BR 75, Page 11.

PROPERTY #5

MAP:40-13-31B

TAX LOT: 1800

OWNER: Layne, Mary V

Situs Address: 17119 Parkview Drive

After recording return to:

City of Brookings, 898 Elk Drive, Brookings, OR 97415

WAIVER OF TIME LIMIT IMPOSED BY ORS 222.173

WHEREAS, Mary V. Layne is owner of certain real property located within Curry County, Oregon, identified as Tax Lot(s) 1800, Assessor's Parcel Map No. 4013-31B, which property is more particularly described in Exhibit "A" and/or Book of Records/Instrument No. 50 Page 236 and recorded on the 3rd day of March, ~~and~~ 1977 and

WHEREAS, the owner desires to initiate and/or renew a request for sewer service outside the corporate limits of the City of Brookings; and,

WHEREAS, concomitantly the aforesaid property owner is executing a statement of Irrevocable Consent to Annexation to the City of Brookings; and,

WHEREAS, City of Brookings requires said statement of Irrevocable consent to Annexation And Waiver of the Time Limit Imposed by ORS 222.173 before extending water service to the aforesaid property owner; and,

NOW, THEREFORE, it is agreed as follows:

1. The aforesaid property owner is advised that ORS 222.173 provides the following: "For the purpose of authorizing an annexation under ORS 222.170 or under proceeding initiated as provided by ORS 199.490(2), only statements of consent to annexation which are filed within any one year period shall be effective, unless a separate written agreement waiving the one year period prescribing some other period of time has been entered into between an owner of land, or an elector and the City."
2. In order to obtain sewer service the City agrees that in exchange for said property owner waiving said one year time limitation and executing a statement of irrevocable consent to annexation, the City will extend sewer service to said land owner subject to Ordinance No. 88-0-430 of the City of Brookings.
3. The property owner and all successors in interest of the owner of the above described property hereby consent and agree to waive the one year time period imposed by ORS 122.173 as quoted above.
4. The owner agrees that said statement of irrevocable consent to annexation shall have no time limitation and shall be valid in perpetuity and binding upon the owner, his/her/their heirs, assigns, and successors, forever.
5. The owner hereby represents and states that the undersigned are the owner(s) of either the legal sense/or equitable title to the property described in Exhibit "A" and/or Book of Records/Instrument No. 50 Page 236

Dated this 24th day of May, 2018

OWNER(S):

Mary V. Layne
Mary V. Layne
17119 Parkview
Brookings, OR 97415

CITY OF BROOKINGS:

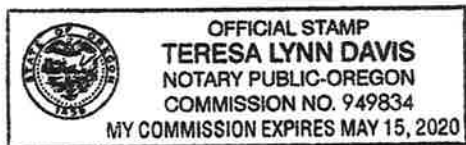
[Signature]
By: Gary Millman, City Manager

STATE OF OREGON)

ss

COUNTY OF CURRY)

On this 24th day of May, 2018 before me Teresa Davis, a Notary Public in and for the State of Oregon, personally appeared Mary V. Layne, owner, known to me to be the person who executed the **Waiver of Time Limit Imposed by ORS 222.173** and acknowledged to me that s/he executed the same for the purposes therein stated.



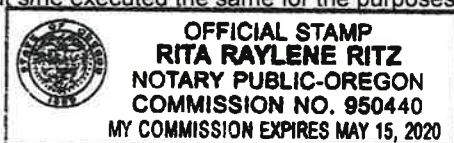
Teresa Davis
Notary Public for Oregon
My commission expires: 5/15/2020

STATE OF OREGON)

ss

COUNTY OF CURRY)

On this 24th day of May, 2018 before me Rita R Ritz, a Notary Public in and for the State of Oregon, personally appeared Gary Millman, on behalf of the City of Brookings and known to be the person who executed the **Waiver of Time Limit Imposed by ORS 222.173** and acknowledged to me that s/he executed the same for the purposes therein stated.



[Signature]
Notary Public for Oregon
My commission expires: May 15, 2020

After recording return to:

City of Brookings, 898 Elk Drive, Brookings, OR 97415

IRREVOCABLE CONSENT TO ANNEXATION

WHEREAS, Mary V. Layne is owner of certain real property located within Curry County, Oregon, identified as Tax Lot(s) 1800, Assessor's Parcel Map No. 4013-31B, which property is more particularly described in Exhibit "A" and/or Book of Records/Instrument No. 50 Page 236 and recorded on the 3rd day of March 1977; and,

WHEREAS, the owner desires to initiate and/or renew a request for sewer service outside the corporate limits of the City of Brookings; and,

WHEREAS, in order to assure required control by the City of Brookings of connections and sewer use in perpetuity, the owner of the above described property, pursuant to Ordinance No. 88-0-430, covenants to the City of Brookings and irrevocably consents to be annexed to the City of Brookings without an election being held within the territory to be annexed, at such future time as all legal requirements for annexation have otherwise been met and at the discretion of the City, and,

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. This irrevocable consent to annexation is an instrument affecting the title and possession of the real property described in Exhibit "A" and/or Book of Records/Instrument No. _____ Page _____. All terms and conditions herein imposed shall run with the land and shall be binding upon and inure to the benefit of the successors in interest of owner. Upon any sale or division of the property as herein described the terms of this consent shall apply separately to each parcel and the owner of each parcel shall succeed to the obligations imposed on owner by this consent.
2. The owner, and all successors in interest of the owner of the above described property hereby covenants, agrees and irrevocably consents to the annexation of said real property as herein described to the City of Brookings, and that said annexation be without an election being held within the territory to be annexed, at such future time as all legal requirements for annexation have otherwise been met and at the sole discretion of the City.
3. In accordance with ORS 222.170 it is hereby represented and stated that the undersigned are the owner(s) of either the legal and/or equitable title to the real property herein described.

Dated this 24th day of May, 2018

OWNER(S):

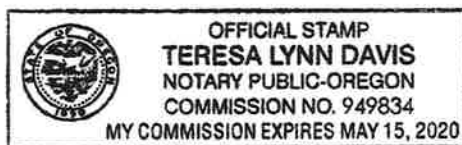
Mary V. Layne
Mary V. Layne
17119 Parkview
Brookings, OR 97415

CITY OF BROOKINGS:

[Signature]
 By: Gary Milliman, City Manager

STATE OF OREGON)
) ss
 COUNTY OF CURRY)

On this 24th day of May, 2018 before me, Teresa Davis a Notary Public in and for the State of Oregon, personally appeared Mary V. Layne, owner, known to me to be the person who executed the **Consent to Annexation** and acknowledged to me that s/he executed the same for the purposes therein stated.



[Signature]
 Notary Public for Oregon
 My commission expires: 5/15/2020

STATE OF OREGON)
) ss
 COUNTY OF CURRY)

On this 24th day of May, 2018 before me, Rita Ritz a Notary Public in and for the State of Oregon, personally appeared Gary Milliman, on behalf of the City of Brookings and known to be the person who executed the **Consent to Annexation** and acknowledged to me that s/he executed the same for the purposes therein stated.



[Signature]
 Notary Public for Oregon
 My commission expires: 5/15/2020

1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That Leland R. Hall & Betty M. Hall
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Earl Layne &
Mary V. Layne, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Curry and State of Oregon, described as follows, to-wit:

A tract of land lying in the Southwest Quarter of the Northwest Quarter
of Section 31, Township 40 South, Range 13 West, Willamette Meridian, Curry
County, Oregon:

BEGINNING at a point which is North 801.55 feet and West 1,535.94 feet of
the center Quarter corner of Section 31, Township 40 South, Range 13 West,
W.M., Curry County, Oregon, said center Quarter corner being that one
marked by a brass capped iron pipe set by the Curry County Surveyor in 1970;
thence West 108.74 feet to an iron rod; thence South 170 feet; thence East
123.70 feet to an iron rod; thence North 5°01'50" West 170.66 feet to the
Point of Beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except
those of record

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
the whole consideration (indicate which).^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of March, 1977;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Curry) ss.
March 2, 1977

Personally appeared the above named
Leland R. Hall & Betty M. Hall

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

DENNIS R. COIT
NOTARY PUBLIC — OREGON

My commission expires:

My Commission Expires 11/13/78

STATE OF OREGON, County of) ss.
March 2, 1977

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Leland R. Hall & Betty M. Hall
Rt. 1, Box 127
Brookings, Oregon 97415
GRANTOR'S NAME AND ADDRESS

Earl Layne & Mary V. Layne
Box 1391
Brookings, Oregon 97415
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Earl Layne & Mary V. Layne
Box 1391
Brookings, Oregon 97415
NAME, ADDRESS, ZIP

INDEXED
in Deeds

STATE OF OREGON,) ss.
County of Curry

I certify that the within instru-
ment was received for record on the
3RD day of MARCH, 1977,
at 4:40 o'clock P.M., and recorded
in book 50 on page 236 or as
file/reel number BOOK OF RECORDS,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

BERNARD J. MATHER

Recording Officer
Deputy

EXHIBIT "A"

A tract of land lying in the Southwest quarter of the Northwest quarter of Section 31, Township 40 South, Range 13 West, Willamette Meridian, Curry County, Oregon:

Beginning at a point which is North 801.55 feet and West 1,535.94 feet of the center $\frac{1}{4}$ corner of Section 31, Township 40 South, Range 13 West, W.M., Curry County, Oregon, said center $\frac{1}{4}$ corner being that one marked by a brass capped iron pipe set by the Curry County Surveyor in 1970; thence East 133.26 feet to an iron rod; thence South 170 feet; thence West 118.30 feet to an iron rod; thence N 5°01'50" W 170.66 feet to the point of beginning.

ALSO a utility and road easement described as follows: A strip of land 12 feet wide, the North boundary of which begins at a point which is North 801.55 feet and West 1644.68 feet of the center $\frac{1}{4}$ corner of Section 31, Township 40 South, Range 13 West, W.M., Curry County, Oregon; thence along the North boundary of the easement East for a distance of 108.74 feet, more or less to the property line.

GCT 51091



Gold Coast Title Company

FEBRUARY 14, 1977

PRELIMINARY REPORT

GOLD COAST TITLE CO.
P.O. BOX 428
BROOKINGS, OREGON 97415

ORDER 51465
ESCROW 5886
OWNER'S \$42,000.00
MORTGAGEE'S \$33,600.00

Gentlemen:

We are prepared to issue title insurance, in the usual form, as of February 14, 1977 at 8:00 A.M., insuring title to:

SEE ATTACHED EXHIBIT "A"

Vested in:

LELAND R. HALL AND BETTY M. HALL
as tenants by the entirety

Subject only to the usual printed exceptions, and

1. Easement, including the terms and provisions thereof, contained in Deed recorded January 22, 1976 in Book 43 of Records, page 262. (Copy enclosed)
2. Trust Deed, including the terms and provisions thereof, dated December 6, 1976, recorded December 13, 1976 in Book 48 of Records, page 758, given to secure the payment of \$19,000.00, with interest thereon, and such future advances as may be provided therein, executed by LELAND R. HALL AND BETTY M. HALL, husband and wife, Grantor to GOLD COAST TITLE COMPANY, an Oregon corporation, Trustee for FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, of Grants Pass, a corporation, Beneficiary.

NOTE: 1976-1977 taxes paid in the amount of \$461.19.
Code 17-3 40-13-31B Tax Lot 1800

NOTE: We find no judgments or federal tax liens against
EARL LAYNE OR MARY V. LAYNE.

cc: Benj. Franklin Savings and
Loan, Port Orford, Or

Very truly yours,


James L. Hogland, Mgr.

EXHIBIT "A"

A tract of land lying in the Southwest Quarter of the Northwest Quarter of Section 31, Township 40 South, Range 13 West, Willamette Meridian, Curry County, Oregon:

BEGINNING at a point which is North 801.55 feet and West 1,535.94 feet of the center Quarter corner of Section 31, Township 40 South, Range 13 West, W.M., Curry County, Oregon, said center Quarter corner being that one marked by a brass capped iron pipe set by the Curry County Surveyor in 1970; thence West 108.74 feet to an iron rod; thence South 170 feet; thence East 123.70 feet to an iron rod; thence North $5^{\circ} 31' 50''$ West 170.66 feet to the Point of Beginning.

GCT 51465

PORTION SW 1/4 NW 1/4, Sec. 31, Twp 40 South, Range 13 West, W.M.
Curry County, Oregon

Dec. 15, 1975

Scale 1" = 100'

Survey for:
Campbell Real Estate
Brookings, Oregon

Survey by:

R. E. STUNTZNER

1200 Golden

Coos Bay, Oregon

697.06 ft. North & 1710.39 ft. West of "gun barrel" center in corner Sec. 31, as calculated from the Swanson survey 440-306 & the Crellingquist survey June 65.

S 89° 25' E
335.75'

M. L. Sherman Survey
by
J. R. Swanson, Sept., 1974
(map # 40-306)

South & Basis of Bearing
238.25'

335.7'

S 89° 55' 58" W

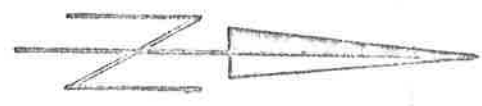
175.00'

NORTH
242.00'

STAFFORD PLAT

111.6' 117.4' N 0° 55' 44" W
Lot 5 Lot 4

458.27 feet North & 2221.13 feet West of the "gun barrel" center in corner as calculated from the Crellingquist survey of June, 1965



COUNTY ROAD North

170.00'

123.70'

West

118.30'

1710.00' South

12' rosement

108.74' East

133.26'

P.O. & dead 801.55 North & 1644.68 ft. West of the "gun barrel" center in corner of Sec. 31, T40S, R13W, W.M. 104.49 ft. North & 657.14 ft. East of the corner Swanson map # 40-506.

(A)

(B)

LEGEND

corners found

corners set

corners of other maps

GOLD COAST TITLE CO.

368 N. ELENBURG

503 247-7021

P.O. BOX 505

GOLDBEACH, OREGON 97444



PROPERTY #6

MAP:40-13-31CB

TAX LOT: 01301

OWNER: Nelson, Eric & Sharmeen

Situs Address: 16979 Parkview Drive

CITY OF BROOKINGS
PLANNING DEPARTMENT

 898 Elk Drive, Brookings, OR 97415
 541-469-1159 FAX: 541-469-3650

Land-Use Permit Application

Applicants must complete the following form to the best of their knowledge. Incomplete information may cause a delay in the review and the final decision on your request. If requested information is not known to the applicant, city staff will provide such information where appropriate.

APPLICATION FOR:

- | | | |
|--|--|---|
| <input type="checkbox"/> Amendments | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Planned Community |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan Development | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Appeal: Planning Commission | <input type="checkbox"/> Minor Change | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Appeal: City Council | <input type="checkbox"/> Mural | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Name Street | <input type="checkbox"/> Vacation of Street |
| <input type="checkbox"/> Detailed Development Plan | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |

APPLICANT/OWNER INFORMATION

Name	Eric Nelson & Shameen Nelson		
Mailing Address	16935 Crown Terrace, Brookings		
City, State, Zip	Brookings OR 97415		
Phone	208 739 0243	Email	moemar34@yahoo.com

Representative			
Mailing Address			
City, State, Zip			
Phone		Email	

Owner (if not applicant)			
Mailing Address			
City, State, Zip			
Phone		Email	

PROPERTY INFORMATION

Location	16979 Parkview Dr Brookings				
Map #	4013-31CB	Lot #	1301	Parcel Size	.570
Existing Zoning					
Comprehensive Plan Designation					
Existing Use					
Proposed Use					
Is water service available to site:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, how far to nearest city water line?		
Is sewer service available to site:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, how far to nearest city line?		

REQUEST

I hereby certify that the information provided on this application is correct to the best of my knowledge and understand that any false information may result in the rejection of the application and forfeiture of all fees submitted.

Applicant's Signature	Eric Nelson	Date	3/1/20
If applicant is not the owner of the property subject to this request please have the owner sign below or attach a letter signed by the owner authorizing to act on his/her behalf.			
Property Owner's Signature	Eric Nelson	Date	

In the case of an annexation or subdivision, the complete application shall be submitted no less than 45 days prior to the date of the desired Planning Commission hearing. Failure to submit any of the applicable information listed below constitutes an incomplete application. The Site Plan/Subdivision Committee may request additional information as required to ensure compliance with this code. Submittal and acceptance of the required material will constitute clearance by the Committee. Upon clearance from the Site Plan/Subdivision Committee, the application will be scheduled for the next available Planning Commission Hearing.

Parkview Annexation

File No. _____ Date Received 3/9/2020 Receipt No. _____ Received by g

CONSENT TO ANNEXATION - CONTIGUOUS TERRITORY
TO THE CITY OF BROOKINGS, OREGON

The sole and exclusive owner of the following described real property as described in Exhibit "A" attached hereto and by this reference incorporated herein, hereby consents to its annexation to the City of Brookings, Oregon.

Dated 3/9/20 Eric Nelson
 Owner

Dated 3-9-20 Nelson
 Owner

Dated _____
 Owner

Dated _____
 Owner

STATE OF Oregon)
 County of Curry) ss.

The foregoing instrument was acknowledged before me this 9th day of March, 2020, by Eric Nelson and Sharmen Nelson



DEyl
 Notary Public for Oregon
 My Commission Expires: July 31, 2021

PROPERTY #7

MAP:40-14-36A

TAX LOT: 00900

OWNER: Howard & Howard Investment Group, LLC

Situs Address: 96829 East Harris Heights



Land-Use Permit Application

Applicants must complete the following form to the best of their knowledge. Incomplete information may cause a delay in the review and the final decision on your request. If requested information is not known to the applicant, city staff will provide such information where appropriate.

APPLICATION FOR:

- | | | |
|--|--|---|
| <input type="checkbox"/> Amendments | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Planned Community |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan Development | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Appeal: Planning Commission | <input type="checkbox"/> Minor Change | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Appeal: City Council | <input type="checkbox"/> Mural | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Name Street | <input type="checkbox"/> Vacation of Street |
| <input type="checkbox"/> Detailed Development Plan | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |

APPLICANT/OWNER INFORMATION	
Name	Howard + Howard Investment Group, LLC
Mailing Address	266 Retirement Ln
City, State, Zip	Cave Junction, OR 97523
Phone	(Don) 808 281 9941
Email	howardandhowardinvestmentgroup@gmail.com
Representative	Don + Barbara Howard @gmail.com
Mailing Address	266 Retirement Ln
City, State, Zip	Cave Junction, OR 97523
Phone	(Barb) 808 281 2375
Email	
Owner (if not applicant)	Prop owners
Mailing Address	
City, State, Zip	
Phone	
Email	

PROPERTY INFORMATION				
Location	96829 E Harris Heights			
Map #	4014-36A	Lot #	00900	Parcel Size
				4.99
Existing Zoning				
Comprehensive Plan Designation				
Existing Use	SR			
Proposed Use	SR			
Is water service available to site:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If no, how far to nearest city water line?	
Is sewer service available to site:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If no, how far to nearest city line?	

REQUEST	
Annex into City	
I hereby certify that the information provided on this application is correct to the best of my knowledge and understand that any false information may result in the rejection of the application and forfeiture of all fees submitted.	
Applicant's Signature	Date
<i>[Signature]</i>	3-14-2020
If applicant is not the owner of the property subject to this request please have the owner sign below or attach a letter signed by the owner authorizing to act on his/her behalf.	
Property Owner's Signature	Date
<i>[Signature]</i>	3-17-2020
In the case of an annexation or subdivision, the complete application shall be submitted no less than 45 days prior to the date of the desired Planning Commission hearing. Failure to submit any of the applicable information listed below constitutes an incomplete application. The Site Plan/Subdivision Committee may request additional information as required to ensure compliance with this code. Submittal and acceptance of the required material will constitute clearance by the Committee. Upon clearance from the Site Plan/Subdivision Committee, the application will be scheduled for the next available Planning Commission Hearing.	

File No. _____ Date Received _____ Receipt No. _____ Received by _____

CONSENT TO ANNEXATION - CONTIGUOUS TERRITORY
TO THE CITY OF BROOKINGS, OREGON

The sole and exclusive owner of the following described real property as described in Exhibit "A" attached hereto and by this reference incorporated herein, hereby consents to its annexation to the City of Brookings, Oregon.

Dated 3-12-2020

Ronald D. Howard
 Owner

Dated 3-12-2020

Barbara L. Howard
 Owner

Dated _____

 Owner

Dated _____

 Owner

STATE OF OR)
 County of Josephine) ss.

The foregoing instrument was acknowledged before me this 12 day of MAR, 2020, by Shelly Ann Panzica



Shelly Ann Panzica
 Notary Public for Oregon
 My Commission Expires: 07/25/2022

RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:

William James Dundom and Pamela K. Dundom

GRANTEE'S NAME:

Howard & Howard Investment Group LLC,

AFTER RECORDING RETURN TO:

Order No.: 470319065189-HP

Howard & Howard Investment Group LLC, an Oregon limited liability company
266 Retirement Lane
Cave Junction, OR 97523

SEND TAX STATEMENTS TO:

Howard & Howard Investment Group LLC,
266 Retirement Lane
Cave Junction, OR 97523

96829 E Harris Heights, Brookings, OR 97415

CURRY COUNTY, OREGON 2020-00924

LAND

03/05/2020 03:47:00 PM

Cnt=1 Pgs=3

\$106.00

I Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.

Renee' Kolen - Curry County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William James Dundom and Pamela K. Dundom, as tenants by the entirety, Grantor, conveys and warrants to Howard & Howard Investment Group LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Curry, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:

William James Dundom and Pamela K. Dundom

GRANTEE'S NAME:

Howard & Howard Investment Group LLC,

AFTER RECORDING RETURN TO:

Order No.: 470319065189-HP

Howard & Howard Investment Group LLC, an Oregon limited liability company
266 Retirement Lane
Cave Junction, OR 97523

SEND TAX STATEMENTS TO:

Howard & Howard Investment Group LLC,
266 Retirement Lane
Cave Junction, OR 97523

96829 E Harris Heights, Brookings, OR 97415

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

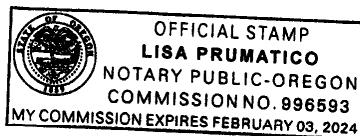
Dated: 3/3/2020William James Dundon
William James DundonPamela K. Dundon
Pamela K. DundonState of OREGON
County of CurryThis instrument was acknowledged before me on 3/3/2020 by William James Dundon and Pamela K. Dundon.Lisa Prumatico
Notary Public - State of OregonMy Commission Expires: 2/3/2024

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the East One-half (E½) of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Forty (40) South, Range Fourteen (14) West of the Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at a point which is North 452.50 feet and West 442.8 feet from the East Quarter Section corner of said Section 36:

Thence North 2°52' East 150.0 feet;
Thence North 83°43' West 30.0 feet;
Thence North 2°55' East 935.4 feet;
Thence South 73°35' East 63.0 feet;
Thence South 47°55' East 179.3 feet;
Thence South 714.5 feet;
Thence South 10°49' West 175.3 feet;
Thence South 57°30' West 132.5 feet;
Thence North 83°43' West 74.1 feet to the point of beginning.

SAVE AND EXCEPT that tract of land described in deed recorded December 17, 1981 in BR: 89 Page 508 more particularly described as follows:

A tract of land situated in the East One-half (E½) of the Northeast Quarter (NE ¼) of Section Thirty-Six (36), Township Forty (40) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, and described as follows:

Commencing at the Southeast Corner of Tax Lot Number 1300, that certain tract of land deeded to H.A. Jochens and recorded in Deed Volume 32, Page 69 and in Deed Volume 32, Page 85, which point is North 392.9 feet and West 717.9 feet from the Quarter Section Corner common to Section 36 and Township 40 South, Range 14 West, and Section 31 in Township 40 South, Range 13 West;

Thence North 1°08' East 313.9 feet to an iron rod;

Thence South 87°28' East 270.4 feet to the true point of beginning marked by an iron rod;

Thence South 4°56' West 81.5 feet to a point marked by an iron rod;

Thence South 79°52' East 29.1 feet to an iron pipe;

Thence South 4°11' West 55.4 feet to an iron rod;

Thence South 10°44' West 104.3 feet to an iron rod;

Thence North 2°52' East 150 feet;

Thence North 83°43' West 30 feet;

Thence North 2°55' East 240.4 feet to an iron rod;

Thence North 88°56' East 24.3 feet to an iron rod;

Thence South 4°56' West 152.6 feet to the true point of beginning.

TOGETHER WITH a parcel of land lying within the Northeast Quarter (NE¼) of Section Thirty-six (36), Township Forty (40) South, Range Fourteen (14) West, Willamette Meridian, City of Brookings, Curry County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8" rebar with plastic cap stamped "PLS 1027", said point being the Northeast corner of Unit No. 2 of Seacrest Phase 1 P.C., recorded August 18, 1997 in Instrument 1997-3720, Official Records of Curry County, Oregon;

Thence, along the Northerly boundary of said Unit 2, North 86° 27' 09" West a distance of 73.02 feet (record North 86° 31' 00" West a distance of 73.04 feet), to the Easterly boundary of Seacrest Phase II, P.C. A Planned Community, recorded May 20, 2003 in Instrument 2003.3633, Official Records of Curry County, Oregon;

Thence, along said Easterly boundary, North 04° 36' 04" East a distance of 70.16 feet (record North 04° 39' 00" East a distance of 70.01 feet);

Thence North 14° 25' 11" East a distance of 57.18 feet (record North 14° 14' 45" East a distance of 57.28 feet);

Thence, leaving said Easterly boundary, North 87° 39' 18" East a distance of 39.19 feet (record North 87° 39' 00" East a distance of 39.28 feet);

Thence South 02° 41' 14" West a distance of 4.54 feet (record South 02° 41' 14" West a distance of 4.50 feet);

Thence North 87° 33' 09" East a distance of 24.23 feet (record North 87° 39' 00" East a distance of 24.23 feet);

Thence South 04° 31' 53" West a distance of 128.33 feet (record South 04° 31' 20" West a distance of 128.24 feet) to the POINT OF BEGINNING.

SEE MAP 40 13 31B Revised: RAA
03/06/2019

BROOKINGS
40S13W31B

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 50 100 200 Feet
1" = 100'

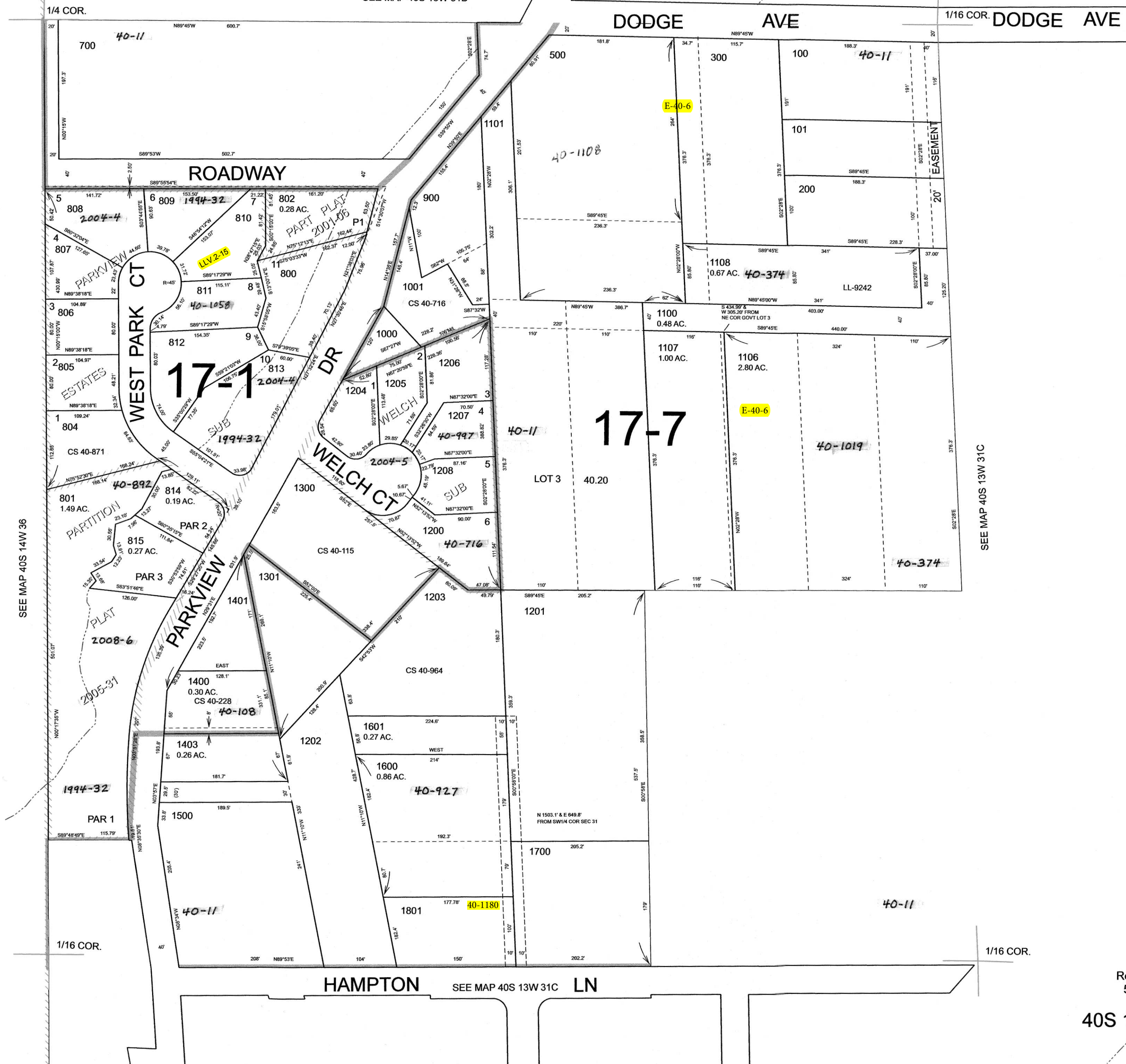
NW1/4 SW1/4 SECTION 31 T.40S. R.13W. W.M.
CURRY COUNTY

40S 13W 31CB

CANCELLED NO.
102
301
400
401
600
803
1102 THRU 1105
1402
1800

ATTACHMENT C

SEE MAP 40S 13W 31B



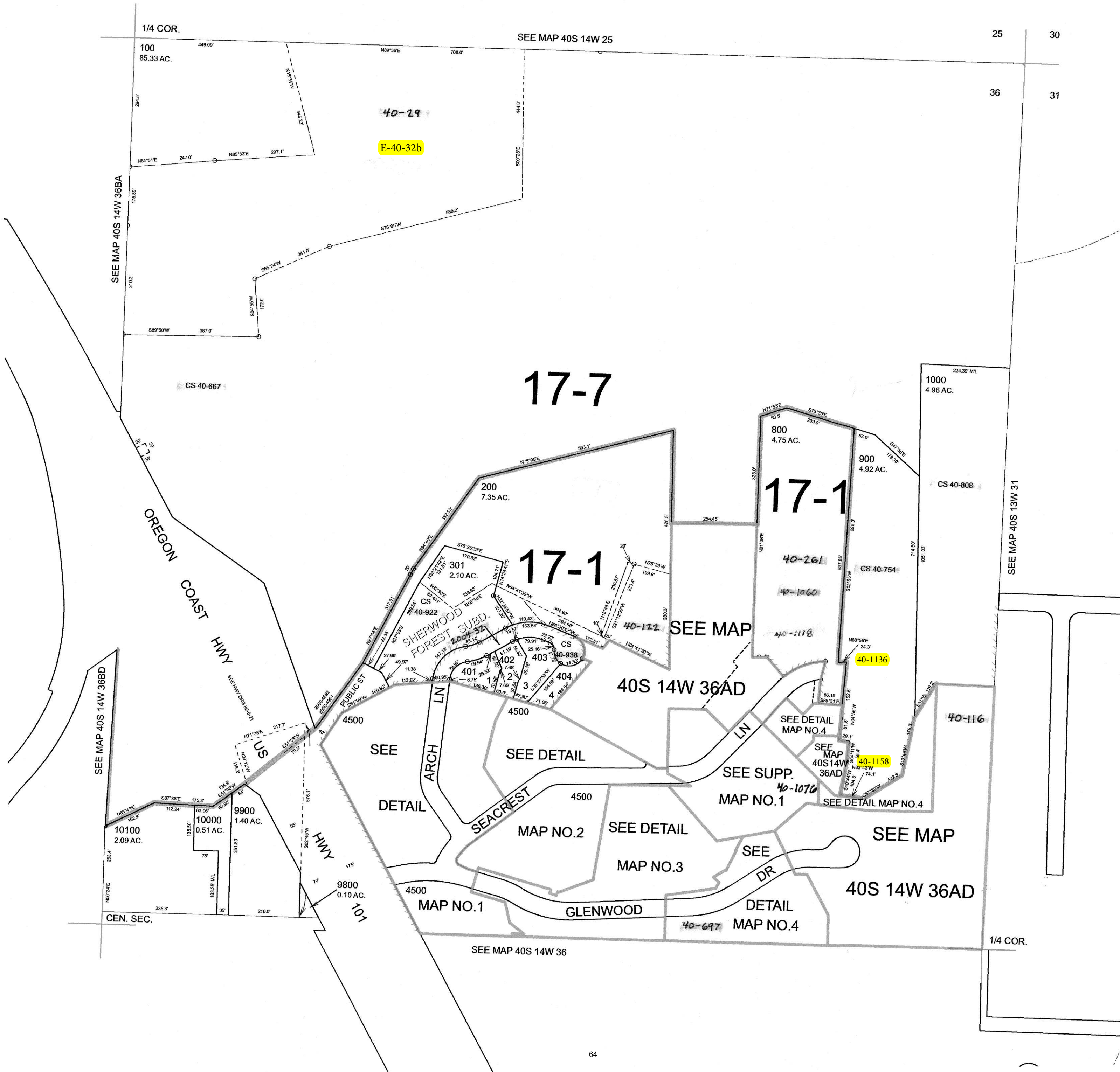
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE1/4 SECTION 36 T.40S. R.14W. W.M.
CURRY COUNTY
1" = 200'

40S 14W 36A
& INDEX
BROOKINGS

- CANCELLED NO.
300
400
500 THRU 502
600
700 THRU 703
801 THRU 803
1100
1201
1202
1300
1500
1601
1602
1801
3600
4200
4301
4400
4501 THRU 4504
4801

ATTACHMENT D



ATTACHMENT E

Legal Notice

Publish Date: Friday, June 12, 2020

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Brookings Planning Commission on Tuesday, July 7, 2020, at 7:00 pm in the Council Chambers of the Brookings City Hall, 898 Elk Drive, Brookings.

In the matter of File No. ANX-1-20, a request to annex seven tax lots with a zone change, located along Parkview Drive between Hampton and Vista Ridge Drive, identified as Assessors' Map 40-13-31B Tax lots 00404, 01800, 01320, 01315, 01500 and 40-13-31CB, Tax lot 01301; and one tax lot located at the end of East Harris Heights identified as Assessors' Map 40-14-36A, Tax lot 00900 into the City of Brookings. The criteria used to decide this case can be found in Sections 17.144 and 17.140.50, of the Land Development Code. The current Curry County zoning is residential. The proposed City of Brookings zoning use is residential. This is a quasi-judicial hearing and the Planning Commission will make a recommendation to City Council on this request.

All persons wishing to address this matter will have an opportunity to do so in person at the hearing or by submitting written evidence to the Brookings City Planning staff at the address above. A copy of the application and all documents and evidence submitted on behalf of the applicants will be available for public inspection at no cost at the Brookings Planning Department, 898 Elk Drive, Brookings, OR 541-469-1103. The staff report prepared for this case will be available seven (7) days prior to the hearing. Copies of any of these documents may be obtained at reasonable cost.

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please call 469-1103 to make the appropriate arrangements. TTY (800) 735-1232



City of Brookings

898 Elk Drive, Brookings, OR 97415

(541) 469-1103 Fax (541) 469-3650

www.brookings.or.us

June 11, 2020

Dear Neighbor:

This letter is to inform you of an impending public hearing involving the annexation and zone change into the City of Brookings of seven tax lots located on Parkview Drive and one tax lot located on E. Harris Heights. The public is invited to attend and participate. If you wish to attend the hearing you will be asked to sign in and afforded five (5) minutes to speak. Written evidence may be submitted at the hearing or directly to the Planning Department at the address listed below. Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties an opportunity to respond to the issues precludes appeal to the Oregon Land Use Board of Appeals (LUBA). Below please find the pertinent information regarding the hearing. Planning Commission will first hear the matter and forward a recommendation to City Council for final action at a separate hearing.

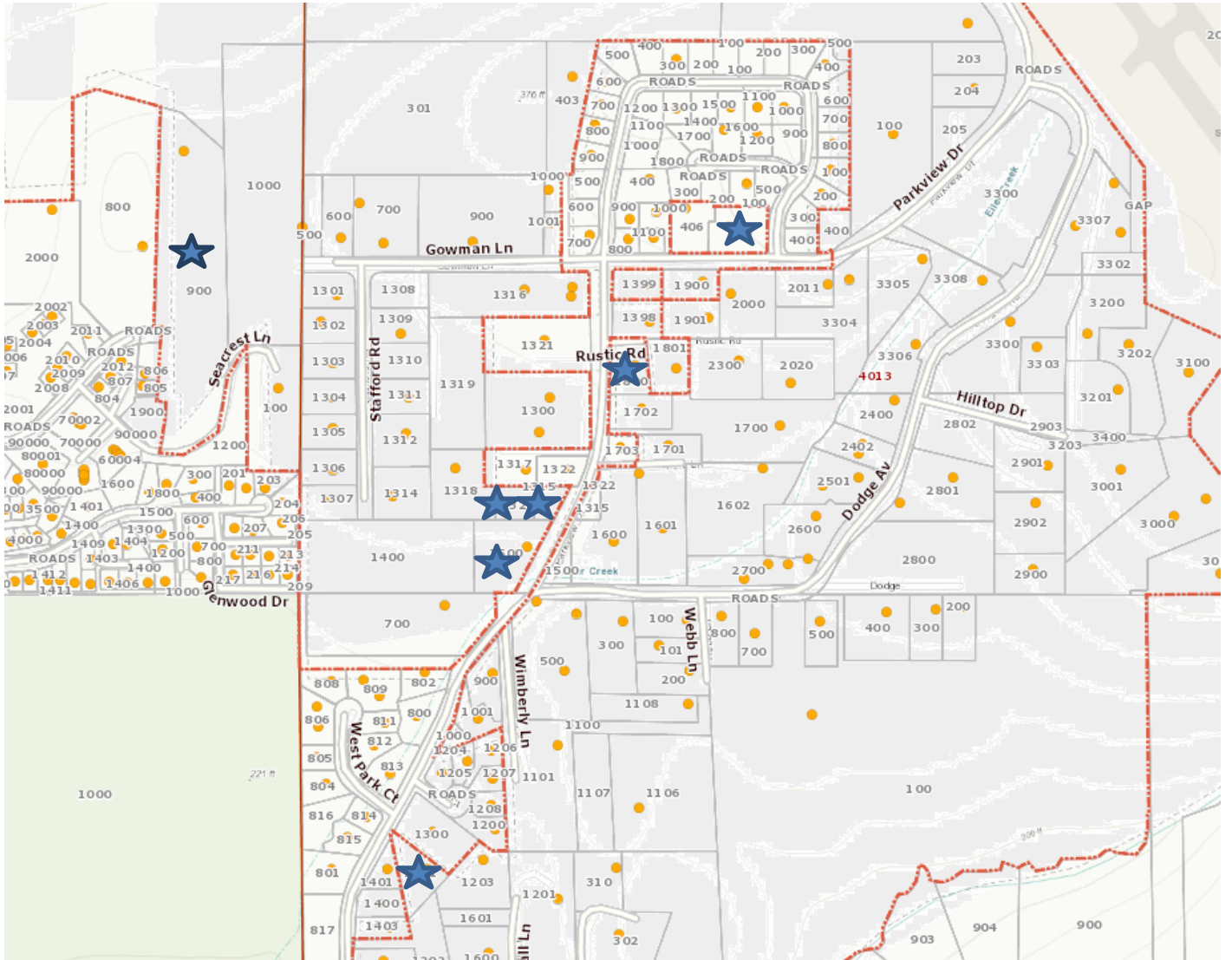
Location: City Hall Council Chambers, 898 Elk Drive, Brookings, OR
 Date and Time: July 7, 2020 at 7:00 pm

REGARDING:

1. Land Use Action:
 - a. Request to annex (File No. ANX-1-20) seven tax lots located along Parkview Drive between Hampton and Vista Ridge Drive, identified as Assessors' Map 40-13-31B Tax lots 00404, 01800, 01320, 01315, 01500 and 40-13-31CB, Tax lot 01301; and one tax lot located at the end of East Harris Heights identified as Assessors' Map 40-14-36A, Tax lot 00900 into the City of Brookings. The current Curry County zoning is residential. The proposed City of Brookings zoning use is residential. This is a quasi-judicial hearing and the Planning Commission will make a recommendation to City Council on this request.
2. Applicable Land Development Code Criteria (Ord. 06-O-572)
 - a. Brookings Municipal Code (BMC) Chapter 17.144, Annexations
 - b. Brookings Municipal Code (BMC) Chapter 17.140.050, Zone Changes
3. Applicants/Owners and Subject Property:
 - a. Kevin & Sandra Short, 17170 Parkview, Assessor's Map 40-13-31B Lot 00404.
 - b. Mary V. Layne, 17119 Parkview, Assessor's Map 40-13-31B Lot 01800.
 - c. C. Denton & Melissa Frazier, 17080 Parkview, Assessor's Map 40-13-31B Lot 01500, 01320 and 01315.
 - d. Eric & Sharmeen Nelson, 16979 Parkview, Assessor's Map 40-13-31CB Lot 01301.
 - e. Howard & Howard Investment Group, 96829 E Harris Heights, Assessor's Map 40-14-36A Lot 00900.
4. Further Information and Contact Numbers:
 - a. A copy of the application and all documents and evidence submitted on behalf of the applicants will be available for public inspection at no cost at the Brookings Planning Department, 898 Elk Drive Brookings, OR 541-469-1103. The staff report prepared for this case will be available seven (7) days prior to the hearing. Copies of any of these documents may be obtained at reasonable cost.
 - b. All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please call 469-1103 to make the appropriate arrangements. TTY (800) 735-1232

ANNEXATION

ANX-1-20



CERTIFICATION OF DOCUMENT MAILING

I, Lauri Ziemer, do hereby certify that the following document(s) were correctly addressed to the persons entitled to receive them and were placed in the United States Postal Service outgoing mail on this date: JUNE 11, 2020.

DOCUMENT DESCRIPTION: ANX-1-20 – PARKVIEW DRIVE ANNEXATION
Neighbor Letter – Dated 6-11-2020

Signed: ____/s/_____
Lauri Ziemer, Planning Tech

Mailed to Neighbor Mailing List – 120 letters

Emailed: LCOG – Henry O Hearley - HHEARLEY@Lcog.org
LCOG – Jake Callister - jcallister@lcog.org
LCOG – Paula Taylor - PTAYLOR@Lcog.org

Curry County Planning Commission
PO Box 746
Gold Beach, OR 97444

DLCD Plan Amend specialist
635 Capitol St NE #150
Salem, OR 97301-2540

DLCD Coastal Services Center
810 SW Alder St., Suite B
Newport, OR 97365

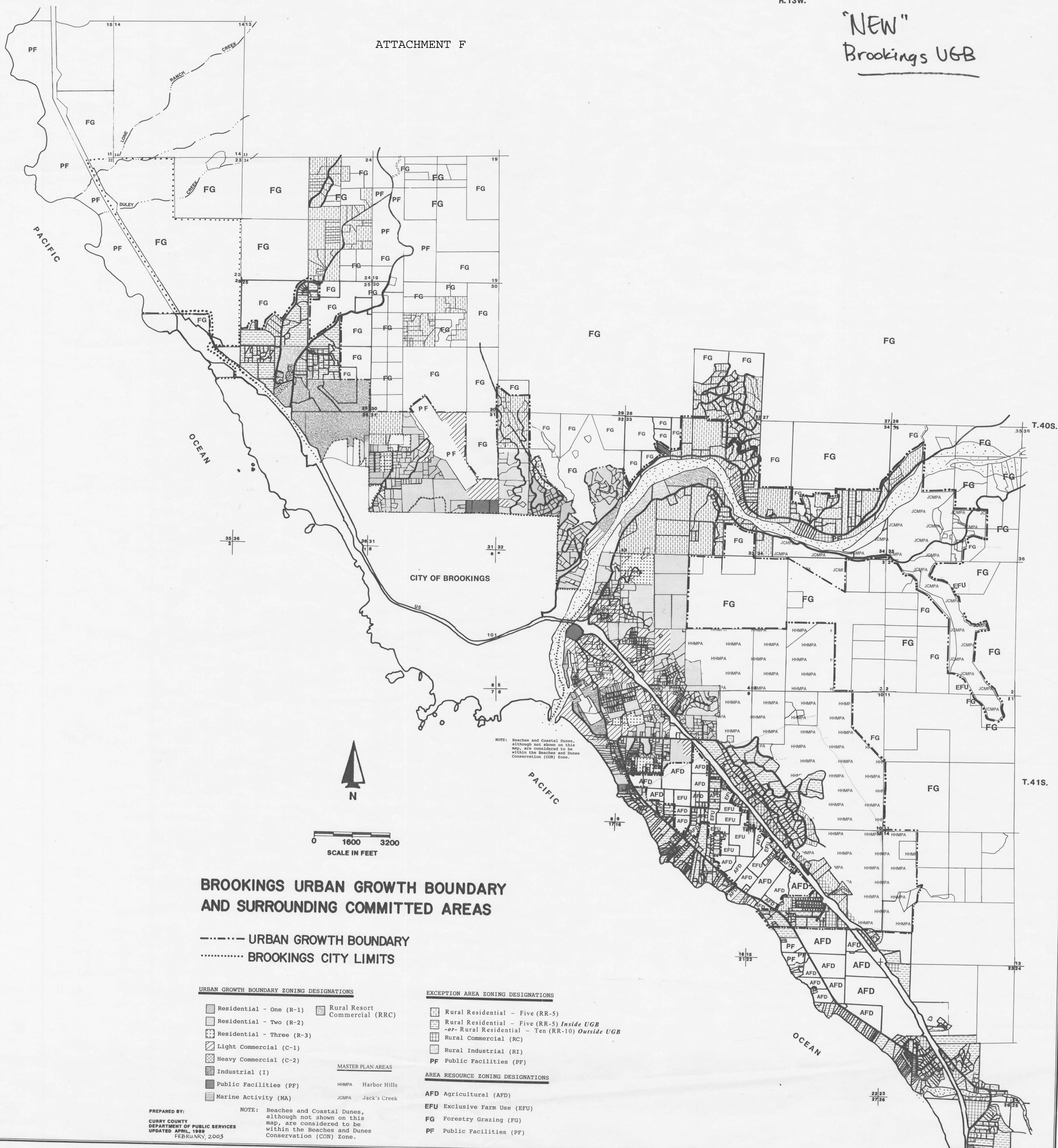
Situs Address	Owner Name	Owner Address 1	Owner City	Owner St	Owner Zip
17169 PARKVIEW DR	ATWELL, KATHERINE D	PO BOX 6364	BROOKINGS	OR	97415
96907 HAMPTON RD	BANNISTER, ELAINE E	PO BOX 7860	BROOKINGS	OR	97415
16987 PARKVIEW DR	BANSEMER, KENTON ETAL	16987 PARKVIEW DR	BROOKINGS	OR	97415
7003 WELCH CT	BECKMEYER, JOHN & SUSAN	1163 PALOU DRIVE	PACIFICA	CA	94404
96980 PARK LN	BLISS, RICHARD & LINDA	PO BOX 118	BROOKINGS	OR	97415
7003 VISTA COURT	BRANDAU, JUNE E TRSTEE	7003 VISTA COURT	BROOKINGS	OR	97415
17099 STAFFORD RD	BROOKS, LAWRENCE & MICHELLE	17099 STAFFORD RD	BROOKINGS	OR	97415
96985 PARK LN	BURROUGHS, CODY	9685 PARK LN	BROOKINGS	OR	97415
16958 KENDALL LN	CARPER, CREIGHTON PATRICK TRSTEE	PO BOX 2131	BROOKINGS	OR	97415
7006 W PARK CT	CARTER, RANDY & CHRISTIE	2540 BAY VISTA LANE	LOS OSOS	CA	93402
	COE, JEFFREY & DEBBIE	473 PLUMTREE LANE	GRANTS PASS	OR	97526
17153 PARKVIEW DR	COOK, MICHAEL & TERRY	PO BOX 344	GRAND RONDE	OR	97347
7004 W PARK CT	CORONA, CONNIE A	208 UNIT B PILKINGTON A	SANTA CRUZ	CA	95062
17185 PARKVIEW DR	CROUSE, JUDITH E TRSTEE	17185 PARKVIEW DR	BROOKINGS	OR	97415
17183 PARKVIEW DR	CROUSE, SHAWN & MOLLY	17183 PARKVIEW DRIVE	BROOKINGS	OR	97415
	CURRY COUNTY JUVENILE & PARKS	SUITE 122	GOLD BEACH	OR	97444
16961 KENDALL LN	DARGER, SCOTT & NICOLE ANN	PO BOX 1888	BROOKINGS	OR	97415
17044 WIMBERLY LN	DUNDOM, WILLIAM & PAMELA	PO BOX 1502	BROOKINGS	OR	97415
	DUSTIN WATSON, LLC	PO BOX 4822	BROOKINGS	OR	97415
17094 PARKVIEW DR	ED CURTIS, BUILDER	PO BOX 4043	BROOKINGS	OR	97415
7001 W PARK CT	FALLS, JAMES E	208 UNIT B PILKINGTON A	SANTA CRUZ	CA	95062
17080 PARKVIEW DR	FRAIZER, DENTON & MELISSA	515 MEMORY LANE	BROOKINGS	OR	97415
17105 PARKVIEW DR	GABRIELSON, ROSE M	PO BOX 6404	BROOKINGS	OR	97415
7001 WELCH CT	GALLAGHER, SEAN & SALLY	7001 WELCH COURT	BROOKINGS	OR	97415
	GIBSON, WAYNE & DIANA TRSTEE	4905 SW DREDSON	CORVALLIS	OR	97333
17144 PARKVIEW DR	GOWMAN, BETTY L TRSTEE	915 SOUTH FIRST ST	COOS BAY	OR	97420
17163 PARKVIEW DR	GUERNSEY, PAUL & JANICE PALMITER	15954 SHORT WAY	BROOKINGS	OR	97415
17103 PARKVIEW DRIVE	HAMMERS, JOHN & BRENDA	17103 PARKVIEW DRIVE	BROOKINGS	OR	97415
17092 PARKVIEW DR	HARTMAN, LORI	PO BOX 4491	BROOKINGS	OR	97415
	HEISS, PHILLIP C TRSTEE	96734 DEMOSS ROAD	BROOKINGS	OR	97415
97004 RUSTIC RD	HEMPENSTALL, APRIL	97704 RUSTIC ROAD	BROOKINGS	OR	97415
96978 PARK LN	HODGES, DONALD & BECKY TRSTEE	96978 PARK LANE	BROOKINGS	OR	97415
7004 VISTA CT	HYATT, ROBERT H	PO BOX 7063	BROOKINGS	OR	97415
7160 PARKVIEW DR	JARVIS, WILLIAM & LIANN	7160 PARKVIEW DR	BROOKINGS	OR	97415
	JOHNSON, JEFFREY & LAURIE	312 MEADOW VIEW DR	PHOENIX	OR	97535
17094 PARKVIEW DR	JOHNSON, SARAH A	815 OLD COUNTY ROAD #15	BROOKINGS	OR	97415
7011 WELCH CT	KAUFMAN, LAURENCE & DIANA	7011 WELCH CT	BROOKINGS	OR	97415
17096 PARKVIEW DR	KOEPNICK, KAREN A ETAL	17096 PARKVIEW DRIVE	BROOKINGS	OR	97415
7005 W PARK CT	KRON, DARRELL & MARIAN TRSTEE	7005 W PARK CT	BROOKINGS	OR	97415
17119 PARKVIEW DR	LAYNE, MARY V	PO BOX 1391	BROOKINGS	OR	97415
16971 PARKVIEW DR	LINDBURG, ROBERT W	PO BOX 4804	BROOKINGS	OR	97415
7161 VISTA RIDGE DR	MANLEY, RON & DENA	7161 VISTA RIDGE DRIVE	BROOKINGS	OR	97415
17112 PARKVIEW DR	MARES, DOUGLAS & CHRISTINE	2275 EAST MAIN STREET	ASHLAND	OR	97520
7009 WELCH CT	MARTINICH, GARY J & LAURI	7009 WELCH COURT	BROOKINGS	OR	97415
17089 STAFFORD RD	MCCLEAN, LINDA LEE TRSTEE	PO BOX 7381	BROOKINGS	OR	97415
97015 PARK LN	MCGINTY, MCELROY & ESTHER	97015 PARK LN	BROOKINGS	OR	97415

96990 RUSTIC RD	MOUSCHOPANOS, ANNIE	PO BOX 5910	BROOKINGS	OR	97415
7007 WELCH CT	NASH, JANET L	7007 WELCH COURT	BROOKINGS	OR	97415
16932 KENDALL LN	NAVARRO PROPERTIES LLC	16940 KENDALL LANE	BROOKINGS	OR	97415
16979 PARKVIEW DR	NELSON, ERIC & SHARMEEN	16935 CROWN TERRACE	BROOKINGS	OR	97415
	PATEL, CHIMAN & MEENAXI ETAL	PO BOX 1079	BROOKINGS	OR	97415
7163 VISTA RIDGE DR	PIERETTI, JOSEPH C & BEVERLY	1755 THICKET COURT	TRACY	CA	95376
	PINK WORM LLC	208 UNIT B PILKINGTON A	SANTA CRUZ	CA	95062
7005 WELCH CT	PUNDYK, MICHAEL S TRSTEE ETAL	7005 WELCH COURT	BROOKINGS	OR	97415
17042 WEBB LN	RALEIGH, BRUCE & BONNIE	17042 WEBB LN	BROOKINGS	OR	97415
	REYNOLDS, JAMES BION TRUSTEE	4905 SW DRESDEN AVENUE	CORVALLIS	OR	97333
	RICHARDSON, TOBY & KATHY	PO BOX 1066	NEWCASTLE	CA	95658
17040 WIMBERLY LN	SANDERS, KOLIN & ROBIN	PO BOX 868	BROOKINGS	OR	97415
7202 VISTA RIDGE DR	SAUNDERS, DARREN & ALEXIS	7202 VISTA RIDGE DR	BROOKINGS	OR	97415
6963 PARKVIEW DR	SCHAEFER, DAVID & MICHELE	392 CLOVER LANE	MEDFORD	OR	97501
16957 PARKVIEW DR	SCHUTTE, JAMES C	PO BOX 632	BROOKINGS	OR	97415
7200 VISTA RIDGE DR	SCOTT, GREGORY & JACQUELINE	30685 SANDY DR	GOLD BEACH	OR	97444
7012 PARKVIEW DR	SEARSON, DALE E	7005 VISTA CT	BROOKINGS	OR	97415
17158 PARKVIEW DRIVE	SHIELDS, HANK & MARLENE	PO BOX 6387	BROOKINGS	OR	97415
17170 PARKVIEW DR	SHORT, KEVIN D & SANDRA S	PO BOX 1500 PMB 116	BROOKINGS	OR	97415
7165 VISTA RIDGE DR	SMART, PETTY HALL & CARLA ANN TRSTEE	7165 VISTA RIDGE ROAD	BROOKINGS	OR	97415
17166 PARKVIEW DR	SPERL, DANIEL & MARY ANNE	17166 PARVIEW DR	BROOKINGS	OR	97415
96995 RUSTIC RD	STOUT, LEO RYAN & LINDSEY SHANE	96995 RUSTIC ROAD	BROOKINGS	OR	97415
16941 PARKVIEW DR	STRASSER, CORY O & HEATHER	16941 PARKVIEW DR	BROOKINGS	OR	97415
16947 PARKVIEW DR	TAN, LIE H TRSTEE	3264 FORD DRIVE	MEDFORD	OR	97504
17037 PARKVIEW DR	TAYLOR, ROBERTA G	PO BOX 6624	BROOKINGS	OR	97415
17022 PARKVIEW DR	THOMAS, JESSIE M TRSTEE	17210 PARKVIEW DRIVE	BROOKINGS	OR	97415
96956 DODGE AV	THOMSON, GARRETT & DANYELL	96956 DODGE AVE	BROOKINGS	OR	97415
17136 PARKVIEW DR	TSUNOKAI, THEODORE & THELMA	17136 PARKVIEW DR	BROOKINGS	OR	97415
7198 VISTA RIDGE DR	WATERS, MICHAEL & ANA	PO BOX 7917	BROOKINGS	OR	97415
97010 PARK LN	WEIR, BIX HARRISON	PO BOX 2413	HARBOR	OR	97415
	WEISZ, JACK	2073 EAST ASH AVE	TULARE	CA	93274
96975 RUSTIC RD	WIGGINS, MARTY & THERESA	96975 RUSTIC RD	BROOKINGS	OR	97415
1425 SEACREST LN, UNIT 1	ALVES, DEANNA ETAL	1425 SEACREST LN UNIT 1	BROOKINGS	OR	97415
	ANDERSON, LARRY	2200 W 5TH ST #101	SHERIDAN	WY	82801
1302 SEACREST LN	BARNES, BOB & BEVERLY TRSTEE	320 VILLAGE LANE	GRANTS PASS	OR	97527
1308 SEACREST LN	BARNES, STEPHEN W	PO BOX 2387	BROOKINGS	OR	97415
1388 GLENWOOD DR	BELCASTRO, AMY T ETAL	945 PENNY DRIVE	ASHLAND	OR	97520
1498 SEACREST LN	BELL, RONALD & DANA JAN MILLER	PO BOX 1127	MORENO VALLEY	CA	92556
17124 STAFFORD RD	BUCKHORN, BRANDON	17124 STAFFORD RD	BROOKINGS	OR	97415
1372 GLENWOOD DR	BURBANK, BEVERLY S	6119 WEST 21ST STREET	GREELEY	CO	80634
1362 GLENWOOD DR	BURTON, BROOKS & MAGGIE	1362 GLENWOOD DRIVE	BROOKINGS	OR	97415
1425 SEACREST LN, UNIT 1	CAMARILLO, ROCHELLE ANN	1425 SECREST LN UNIT 2	BROOKINGS	OR	97415
1303 SEACREST LN	CHAPMAN, LARRY & JANET	1303 SEACREST LN	BROOKINGS	OR	97415
96875 GOWMAN LN	DENTON, DALE E & LINDY LOU	PO BOX 199	BROOKINGS	OR	97415
1305 SEACREST LN	FORD, JOHN J & PATRICIA GAWRONSKI	1305 SEACREST LN	BROOKINGS	OR	97415
17150 STAFFORD RD	FRANCISCO, BRIANA & CHRISTOPHER	PO BOX 973	SMITH RIVER	CA	95567
1346 SEACREST LANE	GETTI, DANIEL DAVID	PO BOX 576	DOUGLAS CITY	CA	96024

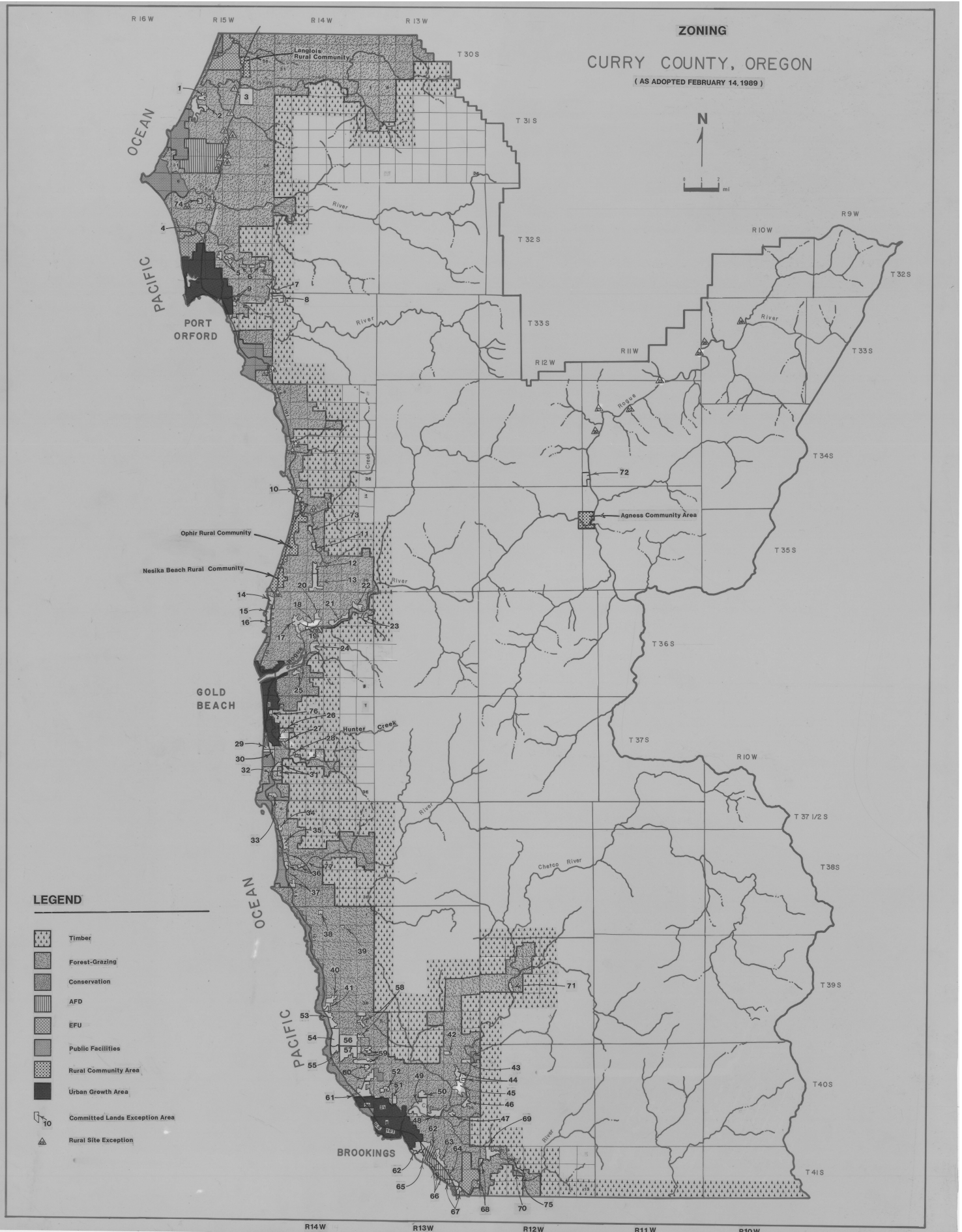
	GLENWOOD CONDO HMOWNERS ASSOC	PO BOX 6363	BROOKINGS	OR	97415
	GOWMAN, BETTY L TRSTEE	915 SOUTH FIRST ST	COOS BAY	OR	97420
1306 SEACREST LN	GREEN, WILLIAM & DIANE TRSTEE	1306 SEACREST LN	BROOKINGS	OR	97415
1387 GLENWOOD DR	HAMMON, KENNETH & WENDY TRSTEE	1387 GLENWOOD DR	BROOKINGS	OR	97415
1494 SEACREST LN	HARDING, PATRICK & SHERRI	1494 SEACREST LN	BROOKINGS	OR	97415
1435 SEACREST LN, UNI	HASKINS, DONALD & CYNTHIA ETAL	7721 BIG ROCK DR	RIVERSIDE	CA	92509
1382 GLENWOOD DR	HENSLEY, MELANIE S	1382 GLENWOOD DR	BROOKINGS	OR	97415
1400 GLENWOOD DR	HOLADAY, CATHERINE B	1400 GLENWOOD DRIVE	BROOKINGS	OR	97415
96829 E HARRIS HGTS	HOWARD & HOWARD INVESTMENT GROU	266 RETIREMENT LANE	CAVE JUNCTION	OR	97523
17118 STAFFORD RD	HOXIE, SAMI LYNN ETAL	17118 STAFFORD ROAD	BROOKINGS	OR	97415
1496 SEACREST LN	HUSTON, YVONNE M	PO BOX 996	BROOKINGS	OR	97415
1307 SEACREST LN	KERMODE, GERALD & DEBORAH TRSTEE	8891 AVILA LANE	SEBASTOPOL	CA	95472
1486 SEACREST LN	KOSTAL, ARTHUR H TRUSTEE	1486 SEACREST LANE	BROOKINGS	OR	97415
17108 STAFFORD RD	LONG, BARBARA F TRSTEE	729 MELBA STREET	DALLAS	TX	75208
1374 GLENWOOD DR	OLLENBERGER, HAROLD JR ETAL	1374 GLENWOOD DRIVE	BROOKINGS	OR	97415
1384 GLENWOOD DR	PIEPMEIER, EDWARD JR & HEIDI	1384 GLENWOOD DRIVE	BROOKINGS	OR	97415
1435 SEACREST LN, UNI	ROLL, DORIS M TRSTEE	750 GARNER RD	CAVE JUNCTION	OR	97523
1360 GLENWOOD DR	ROTZ, DAVID & SUZANNE	2267 OLD MILITARY ROAD	CENTRAL POINT	OR	97502
1386 GLENWOOD DR	RUSSELL, GREGORY	C/O 406 RANIER AVE	TAFT	CA	93268
1435 SEACREST LN, UNI	SAADAT, ABDOL K	95920 SUNDOWN DRIVE	BROOKINGS	OR	97415
17140 STAFFORD RD	SCATENA, PETER & DOLORES TRSTEE	16340 LOWER HARBOR RD B	BROOKINGS	OR	97415
	SOUTH COAST LUMBER CO	PO BOX 670	BROOKINGS	OR	97415
1364 GLENWOOD DR	TAYLOR, EMILY A	PO BOX 7345	BROOKINGS	OR	97415
1435 SEACREST LN, UNI	VAN PATTEN, CHARLES R ETAL	1435 SEACREST LANE #1	BROOKINGS	OR	97415
1492 SEACREST LN	WALDON, KATHLEEN M	1492 SEACREST LANE	BROOKINGS	OR	97415
96862 E HARRIS HGTS	WELLENBROCK, JONATHON & KATIE	4835 ALPINE DR	EVERETT	WA	98203
1435 SEACREST LN, UNI	WEST, GARY & ROBERTA	1435 SEACREST LANE #3	BROOKINGS	OR	97415

ATTACHMENT F

"NEW"
Brookings UGB



ATTACHMENT G



ATTACHMENT B FOR COUNCIL

July 6, 2020

City of Brookings Planning Commission
898 Elk Drive
Brookings, OR 97415

RE: ANX-1-20

Annexation of 7 tax lots (in 5 separate ownerships) located along Parkview Drive and Seacrest Lane. Each property owner has provided a signed consent form to annex into the City of Brookings. See Attachment A for consent and application forms for each property to be annexed.

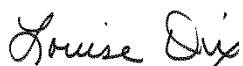
Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO commend the planning staff for their thoughtful and thorough analysis of ANX-1-20 within the Goal 10 findings of the staff report. These findings will greatly help the City move forward in achieving its housing needs. In the future, we encourage the City to pursue funding to adopt a more recent Housing Needs Analysis that provides recommendations in terms of housing type as well as tenure and affordability. Good luck with the continuation of this project!

Thank you for your consideration of our comments.

Sincerely,



Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON
ORDINANCE 20-O-790

**IN THE MATTER OF ORDINANCE 20-O-790, AN ORDINANCE TO ANNEX SEVEN PROPERTIES
 LOCATED AT ASSESSOR'S MAPS AND TAX LOTS: 40-13-31B, LOTS 00404, 01800, 01320, 01315,
 AND 01500; MAP 40-13-31CB LOT 1301; AND MAP 40-14-36A, LOT 0900
 (ATTACHMENT C)**

Sections:

Section 1.

WHEREAS, applicants, Denton and Melissa Fraizer, Howard and Howard Investments, Eric and Shameen Nelson, Mary Layne and Kevin and Sandy Short, own and submitted a land use application request to annex certain real property to the City of Brookings on May 24, 2018, February 20, 2020, March 1, 2020, March 6, 2020, and March 17, 2020. Said real property being described as follows:

40-13-31B-01500; 40-13-31B-01320; 40-13-31B-01315; 40-13-31B-00404; 40-13-31B-01800; 40-13-31CB-01301; 40-14-36A-00900 and more specifically described and shown in **Attachment A**.

WHEREAS, the City Council of Brookings is authorized by Brookings Municipal Code (BMC) Section 17.144 and ORS Chapter 222 to accept, process and act on annexations to the City; and,

WHEREAS, consistent with Section 17.144 and ORS 222.170(1), the written consents from the property owners constitute more than half the owners of land in the territory to be annexed, who also own more than half of the land in the contiguous territory, and of the real property therein representing more than half of the assessed value of all real property in the contiguous area; and,

WHEREAS, this annexation was initiated in accordance with ORS 222.170(1) and based on this method of initiation, an election on the question of annexation is not required; and,

WHEREAS, the territory is within the Brookings Comprehensive Land Use Plan and identified for residential uses in the Curry County and City of Brookings Comprehensive Plan Maps, and is within the Urban Growth Boundary of the City of Brookings, and the properties to be annexed are contiguous to the City Limits; and,

WHEREAS, the minimum level of key urban facilities and services can be provided in an orderly and efficient manner to the annexed properties, in a logical manner; and,

WHEREAS, a Staff Report (**Attachment A**) regarding annexation of the properties addressing all relevant criteria was presented to Planning Commission and City Council of the City of Brookings; and,

WHEREAS, on July 7, 2020, the Planning Commission of the City of Brookings conducted a public hearing and considered the request for annexation, and issued a recommendation for approval, based on the findings and conclusions included in the Staff Report, onto City Council for final action.

NOW THEREFORE, THE CITY OF BROOKINGS ORDAINS AS FOLLOWS,

Section 1. Based upon the findings above and **Attachments A through D and Exhibits A 1 through 5**, which are all incorporated herein by this reference as a basis for the Council decision, the City Council of the City of Brookings does hereby approve annexation of the properties into the City of Brookings as being described as follows:

40-13-31B-01500; 40-13-31B-01320; 40-13-31B-01315; 40-13-31B-00404; 40-13-31B-01800; 40-13-31CB-01301; 40-14-36A-00900.

Section 2. The City Recorder, or designee, is hereby authorized to execute the annexation and is directed to send notice of this annexation by copy of this Ordinance and its exhibits to public utilities operating within the City, Secretary of State, Department of Revenue, Curry County Clerk, Curry County Assessor, affected districts and owners in the affected territory.

First Reading: _____ Passage: _____

Second Reading: _____ Effective Date: _____

Signed by me in authentication of its passage this _____, day of _____, 2020

ATTEST:

Mayor Jake Pieper

City Recorder Janell K. Howard

**BEFORE THE CITY COUNCIL
CITY OF BROOKINGS, COUNTY OF CURRY
STATE OF OREGON
(Attachment D)**

attachment d

In the matter of Planning Commission File No.) ANX-1-20; application for approval of annexation)))	Final ORDER and Findings of Fact
--	---

ORDER approving an annexation of approximately 8.64± acre, identified as Assessor's Map 40-13-31CB, tax lots 00404, 01800, 01320, 01315 and 01500 and Map 40-14-36A, tax lot 00900.

WHEREAS:

1. Applicants, Denton and Melissa Fraizer, Howard and Howard Investments, Eric and Shameen Nelson, Mary Layne and Kevin and Sandy Short, own and submitted a land use application request to annex certain real property to the City of Brookings on May 24, 2018, February 20, 2020, March 1, 2020, March 6, 2020, and March 17, 2020. Said real property being described as follows:

40-13-31B-01500; 40-13-31B-01320; 40-13-31B-01315; 40-13-31B-00404; 40-13-31B-01800; 40-13-31CB-01301; 40-14-36A-00900 and more specifically described and shown in **Attachment A** (Exhibit A).

2. The City Council of Brookings is authorized by Brookings Municipal Code (BMC) Section 17.144 and ORS Chapter 222 to accept, process and act on annexations to the City; and,

3. Consistent with Section 17.144 and ORS 222.170(1), the written consents from the property owners constitute more than half the owners of land in the territory to be annexed, who also own more than half of the land in the contiguous territory, and of the real property therein representing more than half of the assessed value of all real property in the contiguous area; and,

4. This annexation was initiated in accordance with ORS 222.170(1) and based on this method of initiation, an election on the question of annexation is not required; and,

5. The territory is within the Brookings Comprehensive Land Use Plan and identified for residential uses in the Curry County and City of Brookings Comprehensive Plan Maps, and is within the urban growth boundary of the City of Brookings, and the properties to be annexed are contiguous to the city limits; and,

6. The minimum level of key urban facilities and services can be provided in an orderly and efficient manner to the annexed properties, in a logical manner; and,

7. A staff report (**Attachment A**) regarding annexation of the properties addressing all relevant criteria was presented to planning commission and city council of the City of Brookings; and,

8. On July 7, 2020, the planning commission of the City of Brookings conducted a public hearing and considered the request for annexation, and issued a recommendation for approval, based on the findings and conclusions included in the staff report, onto city council for final action.

THEREFORE, LET IT BE HEREBY ORDERED that the application for an annexation of the subject parcels are approved. This approval is supported by the following findings and conclusions:

FINDINGS and CONCLUSIONS

The applicant's findings and the staff report with attachments (**Attachment A**) provide the findings in this matter. Both are attached to and hereby made a part of this final order. The following are general findings to show that all of the criteria have been met.

1. There are seven tax lots included in the annexation. Each lot either has a single-family house on it or is vacant, undeveloped, with wooded areas and brush.
2. The entire area of the annexation is designated as "Residential" by the Curry County Comprehensive Plan. The three lots under common ownership along Parkview Drive are zoned R-1 (lot 1500) and R-3 (lots 1320 and 1315). Lot 1301, heading south towards Hampton Road is zoned R-2 by the county. Lot 1800, adjacent to Rustic Road is zoned R-2 by the county. The lot (0404) at the corner of Parkview Drive and Vista Ridge Drive is zoned R-2 by the county. The final lot, moving west of Parkview Drive, Lot 0900, is zoned R-2 by the county. Upon annexation and zone change, the city will designate the areas as "Residential" in its comprehensive plan and residential zones will be applied to these lots. The zoning designation of R-1-6 will be applied to all lots.
3. The lots either currently have city water or is available for each lot subject to this annexation; sewer service is available to each. Parkview Drive is classified as a collector street in the city's TSP and as improvements on the street occur due to development will retain the collector capacity to serve the Parkview area. Storm drainage in the area subject to this annexation is currently in open ditches along the street right-of-way and in natural drainage courses. The existing system adequately serves the area and will be upgraded as development occurs. The lot located west of Parkview Lane on Seacrest Lane is classified as a neighborhood residential street in the city's TSP. Seacrest Lane is improved with curb, gutter, and sidewalk on the south side. The existing system adequately serves the area and will be upgraded as development occurs.
4. The area subject to this annex is located in Tax District 17-7, which includes nine special taxing districts. The area will be served by Fire-Brookings RFD (previously called Suburban Fire District). See **Attachment A** for a complete list of the special tax districts.
5. No new services will be required to serve the area to be annexed. If any of these lots are divided in the future new streets, or other improvements, will be required as appropriate to the particular division. Some level of infrastructure construction is expected to occur on or near parcels (including in rights-of-way) that require extensions of water or sewer lines.
6. The proposed annexation is consistent with the goals and policies of the city's comprehensive plan as addressed and discussed on pages seven to ten, above.
7. The city has the ability to provide adequate water and sewer service to the seven lots subject to this annexation. The city's wastewater treatment plant has the capacity to accommodate the growth project to the year 2015 and is the same as the growth projected for the urban growth boundary expansion to the same year.

8. The materials submitted by the applicants are complete and satisfy all of the criteria presented in Section 17.144, Annexations, and Section 17.140, Zone Change, of the Land Development Code, to justify the proposed annexation and subsequent zone change.

CONDITIONS OF APPROVAL

1. NONE.

LET IT FURTHER BE OF RECORD that the City Council of the City of Brookings APPROVED the requested annexation pursuant to the findings and conclusions contained in the record.

Dated this 10th day of August 2020.

Jake Pieper, Mayor

ATTEST:

Janell K. Howard, City Recorder

EXHIBIT A-1
Map T40S R13W S31B Tax Lot 404
Property Owners: Kevin D. and Sandra S. Short

A parcel of land lying in the NW $\frac{1}{4}$ S31 T40S R13W WM, Curry County, Oregon, more particularly described as follows:

Beg at a 5/8 in ir rd at a pt being N 1,222.82 ft m/l and W 1,311.90 ft m/l (scales 1,360.00 ft m/l) fr a brass cap set in an ir pipe at the cen of S31;

Th N89°20'03"E 170.38 ft m/l to a 5/8 in ir rd;

Th S00°04'27"W 155.00 ft m/l to the Nly li of Airport County Road No. 768 (aka Parkview Drive, 50 ft r/w at this pt);

Th alg sd r/w li S89°57'08"W 190.40 ft m/l to a pt;

Th N00°01'17"W 100.00 ft m/l to a 5/8 in ir rd;

Th S88°59'32"E 20.00 ft m/l to a 5/8 in ir rd;

Th N00°08'18"W 55.36 ft m/l to the POB, all in Curry County, Oregon.

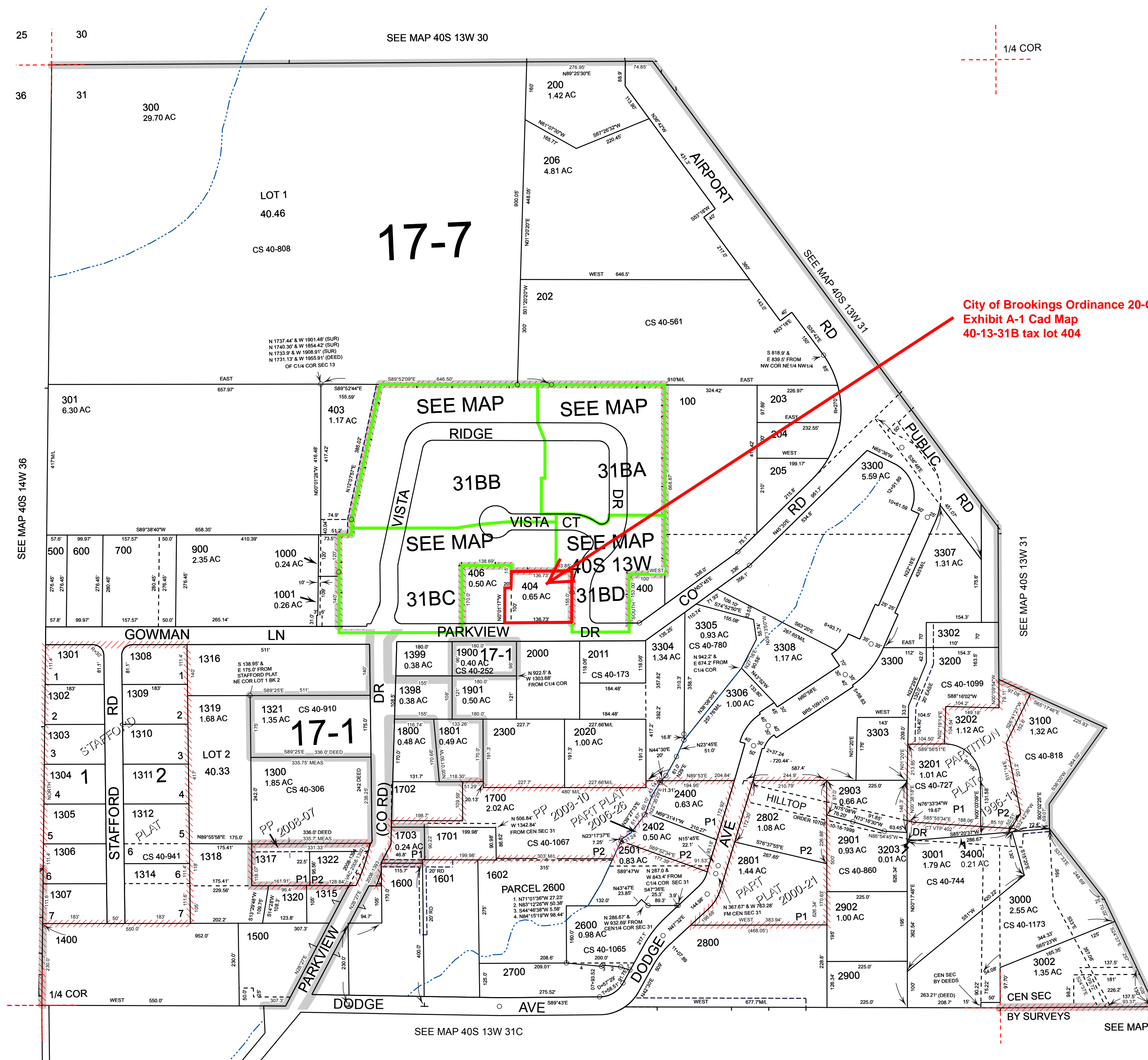


EXHIBIT A-2
 Map T40S R13W S31B Tax Lots 1315, 1320, and 1500
 Property Owners: C. Denton and Melissa M. Fraizer

Commencing at an ir pipe located at the SW cor of the Stafford Subdivision Block 2, Lot 7 S31 T40S R13W WM;

Th Ely 202.20 ft m/l to the TPOB;

Th N14°28'E 108.30 ft m/l to a pt;

Th Ely 96.40 ft m/l to a pt;

Th contg Ely 210.00 ft m/l to a pt;

Th Sly 105.00 ft m/l to a pt;

Th Wly 94.70 ft m/l to a pt on the Ely r/w of Parkview Drive (50 ft r/w m/l at this pt);

Th leaving sd Ely r/w of Parkview Drive Sly 200.00 ft m/l to the N r/w of Dodge Ave (50 ft r/w at this pt);

Th Wly alg sd r/w 160.00 ft m/l to the W r/w of Parkview Dr (Co Rd, 50 ft r/w at this pt);

Th alg sd W r/w S28°27'W 30.00 ft m/l to a pt;

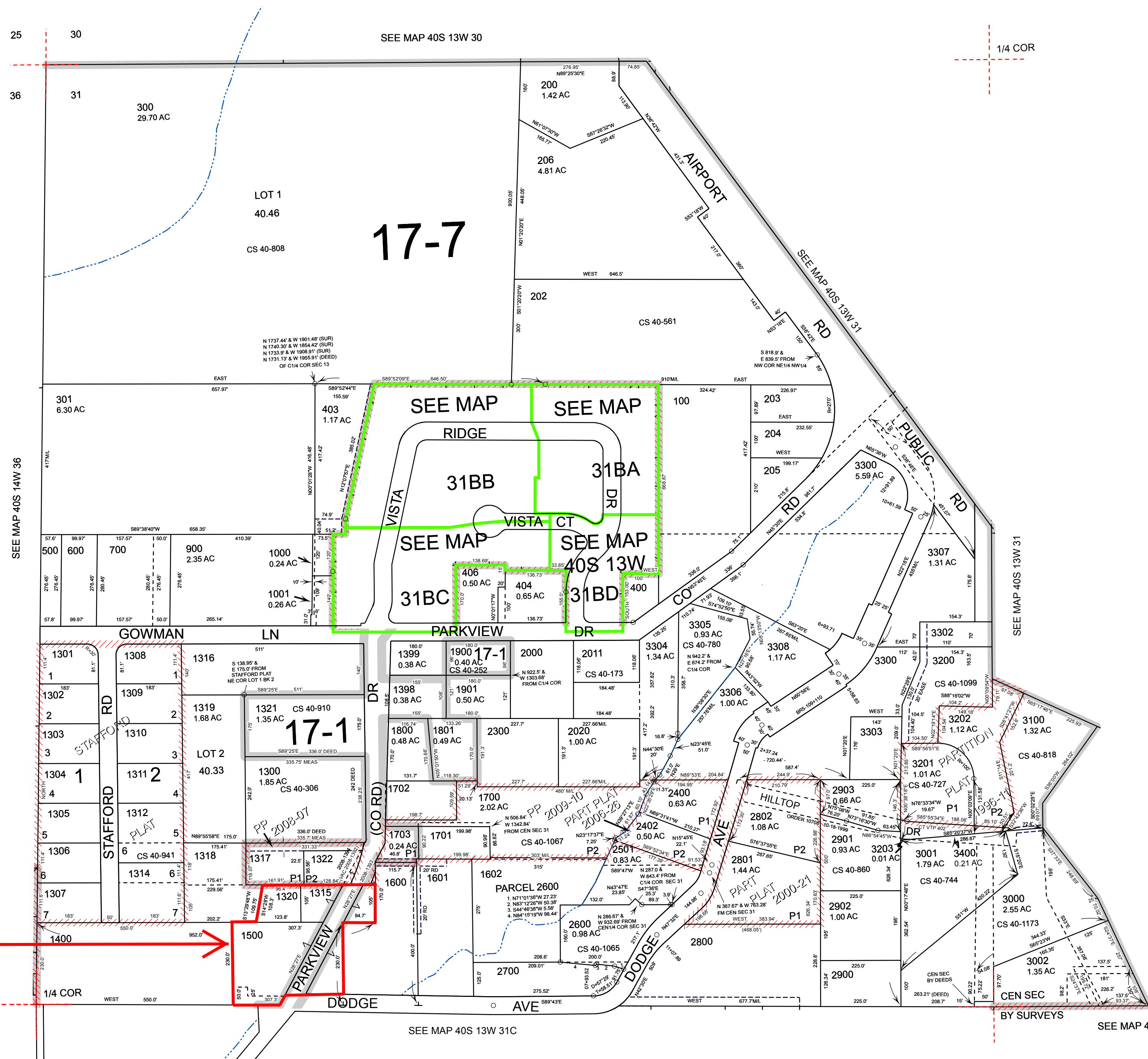
Th leaving sd W r/w 132.00 ft m/l to a pt;

Th Nly 230.00 ft m/l to a pt;

Th Ely 69.00 ft m/l to the TPOB, all in Curry County, Oregon

N.W.1/4 SEC.31 T.40S. R.13W. W.M.
CURRY COUNTY
1" = 200'

Cancelled
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2500
2502
3003 THRU 3007
3301



SEE MAP 40 13 31B Revised: RAA
03/06/2019

BROOKINGS
40S13W31B

EXHIBIT A-3
Map T40S R13W S31B Tax Lot 1800
Property Owner: Mary V. Layne

A track of land lying in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ S31 T40W R13W WM, Curry County, Oregon:

Beg at a pt wh is N 801.55 ft m/l and W 1,535.94 ft m/l (scales 1,568.00 ft m/l) of the cen $\frac{1}{4}$ cor of S31 T40S R13W WM, Curry County, Oregon, sd cen $\frac{1}{4}$ cor being that one marked by a brass capped iron pipe set by the Curry County Surveyor in 1970;

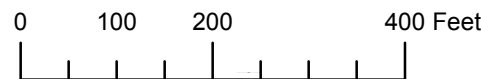
Th W 116.74 ft m/l (scales 108.74 ft m/l) to an ir rd and the E r/w of Parkview Dr (Co Rd, 60 ft r/w at this pt);

Th alg sd Co Rd Ely r/w S 170.00 ft m/l;

Th leaving sd E r/w E 131.70 ft m/l (scales 131.70 ft m/l) to an ir rd;

Th N05°01'50"W 170.66 ft to the POB, all in Curry County, Oregon.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

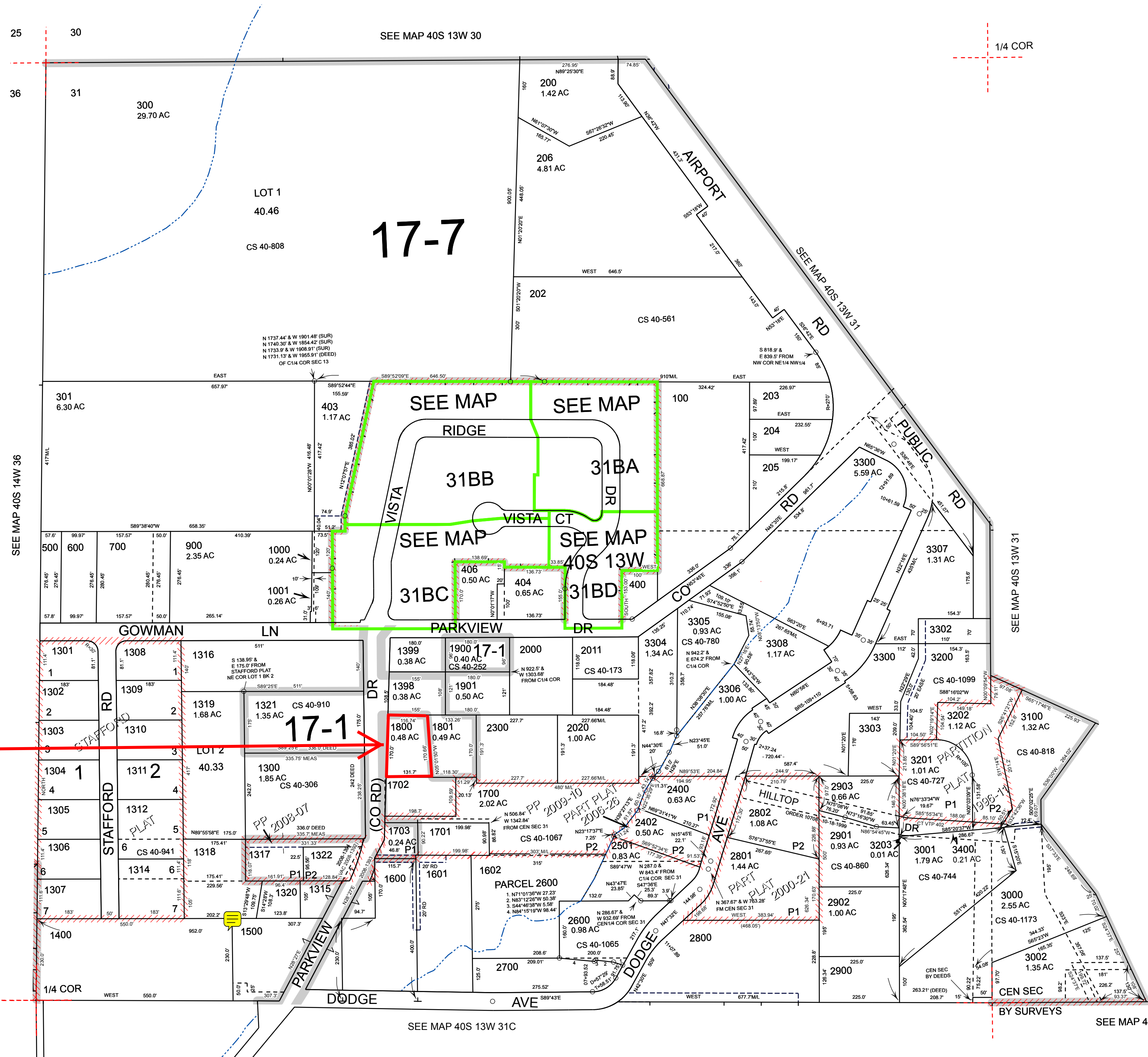


N.W.1/4 SEC.31 T.40S. R.13W. W.M.
CURRY COUNTY
1" = 200'

40S13W31B
BROOKINGS

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3301

City of Brookings Ordinance 20-O-790
Exhibit A-3 Cad Map
40-13-31B tax lot 1800



SEE MAP 40 13 31B Revised: RAA
03/06/2019

BROOKINGS
40S13W31B

EXHIBIT A-4
Map T40S R13W S31CB Tax Lot 1301
Property Owners: Eric and Sharmeen Nelson

A parcel of land lying within Government Lot 3, being in the NW $\frac{1}{4}$ S31 T40S R13W WM, more particularly described as follows:

Beg at a pt lying on the Ely r/w li of Parkview Drive, a County Road, sd pt described as being N 1,914.20 ft and E 272.20 ft fr the SW cor of sd S31 T40S R13W WM;

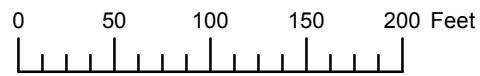
Th N23°31'E 25.00 ft m/l to a pt;

Th S52°00'E 225.40 ft m/l to a pt;

Th S42°53'W 200.90 ft m/l to a pt;

Th N11°10'W 269.00 ft m/l all lying and being within Curry County, Oregon.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

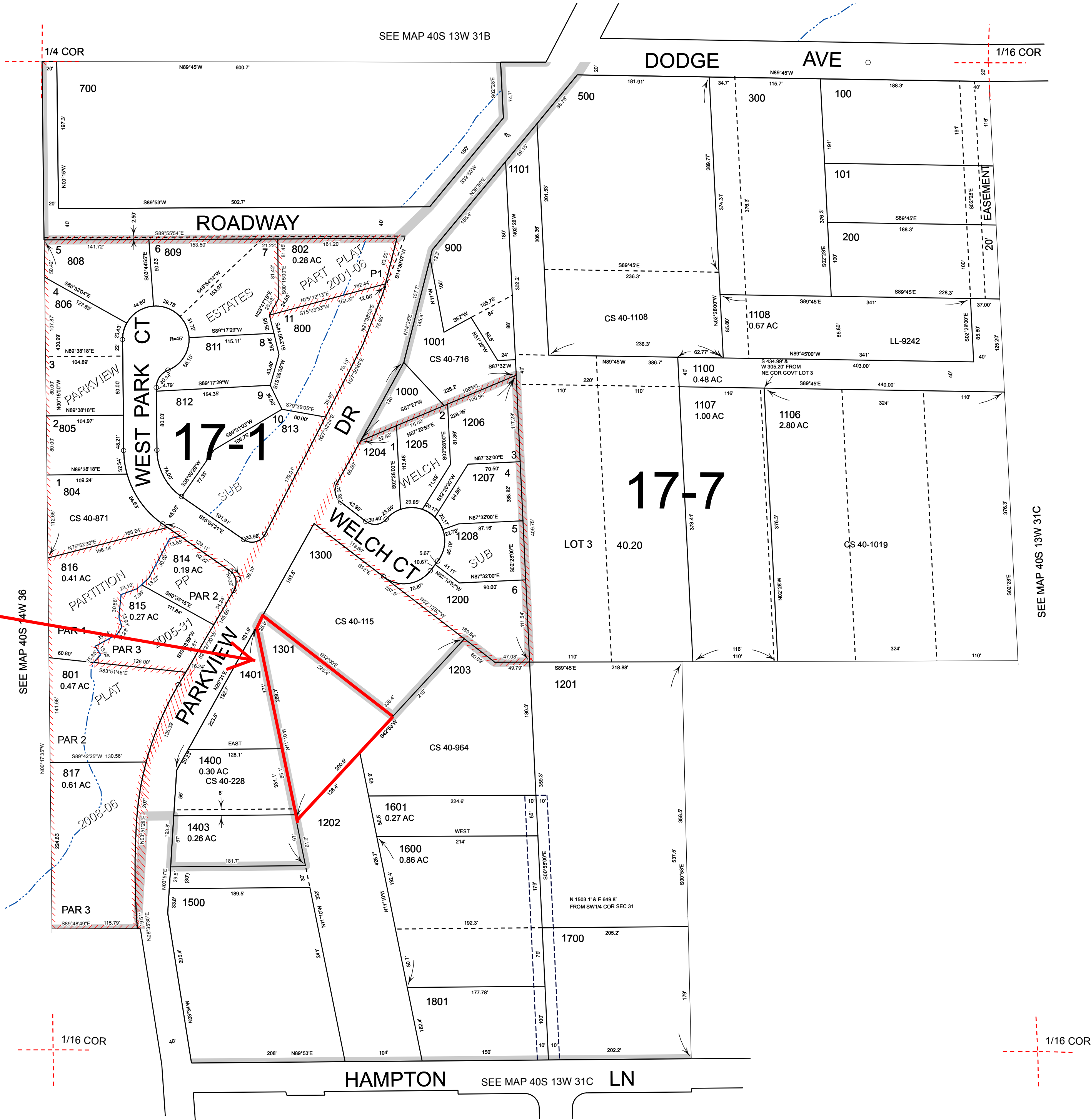


N.W.1/4 S.W.1/4 SEC.31 T.40S. R.13W. W.M.
CURRY COUNTY
1" = 100'

40S13W31CB
BROOKINGS

Cancelled
102
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City of Brookings Ordinance 20-O-790
Exhibit A-4 Cad Map
40-13-31CB tax lot 1301



Revised: RAA
10/05/2015

BROOKINGS
40S13W31CB

EXHIBIT A-5
Map T40S R14W S36A Tax Lot 900
Property Owners: Howard and Howard Group LLC

Beg at a pt wh is N 452.50 ft m/l and W 442.80 ft m/l fr the E $\frac{1}{4}$ S cor of S36 T40S R14W WM, Curry County, Oregon;

Th N10°24'03"E 104.33 ft m/l to a pt;

Th N03°59'33"E 54.43 ft m/l to a pt;

Th N50°15'00"W 29.12 ft m/l to a pt;

Th N04°31'53"W 80.92 ft m/l to a pt;

Th N04°31'53"W 153.29 ft m/l to a pt;

Th S87°39'00"W 24.25 ft m/l to a pt;

Th N02°31'30"W 50.36 ft m/l to a pt;

Th S87°39'00"W 24.25 ft m/l to a pt;

Th N02°41'14"W 694.76 ft m/l to a pt;

Th S73°51'27"E 63.00 ft m/l to a pt;

Th S48°11'06"E 179.30 ft m/l to a pt;

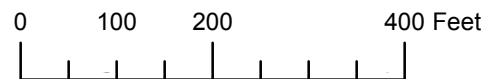
Th S02°41'14"W 717.14 ft m/l to a pt;

Th S10°51'30"W 175.30 ft m/l to a pt;

Th S57°22'20"W 132.49 pt m/l to a pt;

Th N83°14'16"W 74.38 ft m/l to the POB, all in Curry County, Oregon.

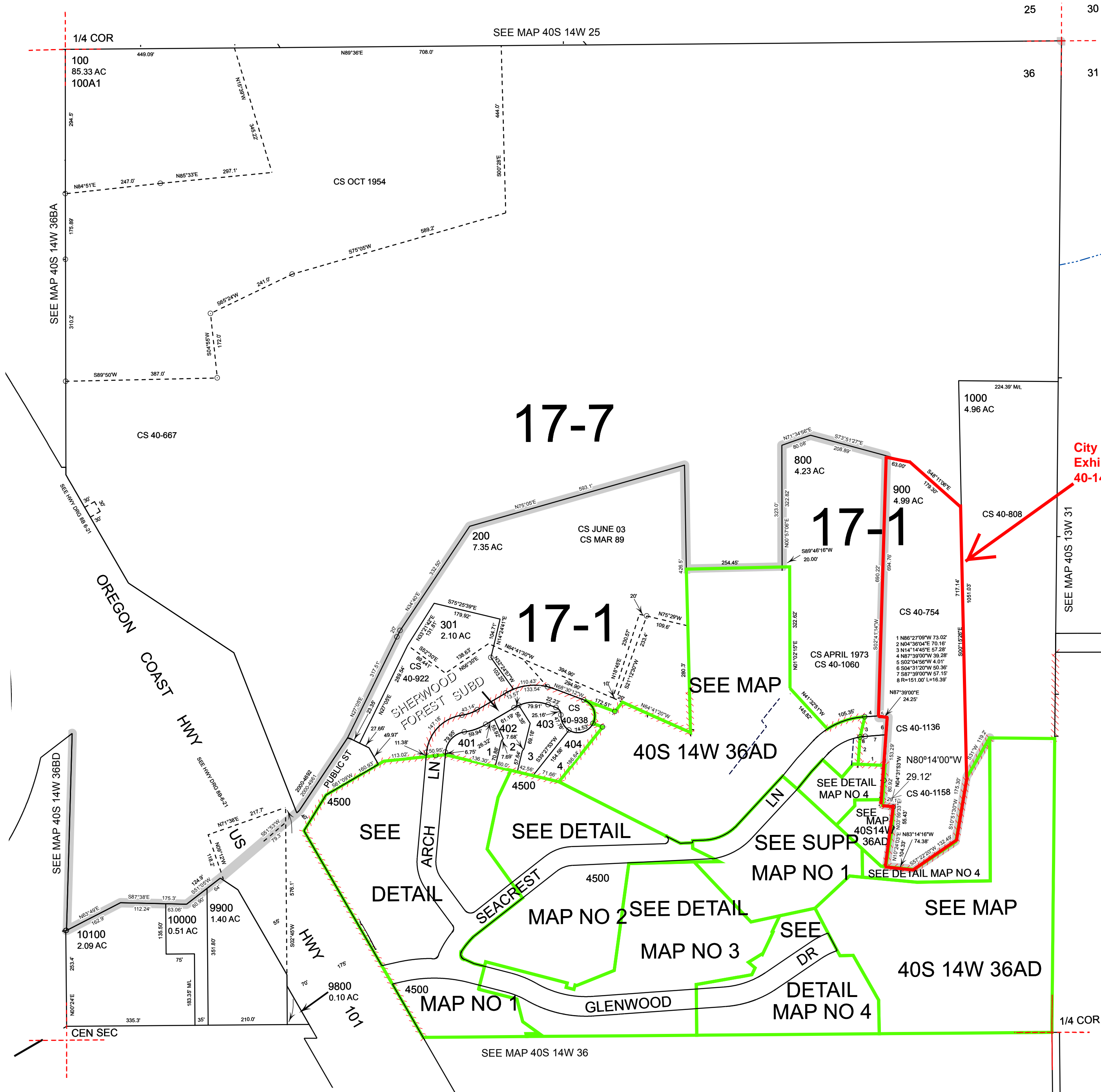
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



N.E. 1/4 SEC.36 T.40S. R.14W. W.M.
CURRY COUNTY
1" = 200'

40S14W36A
& INDEX
BROOKINGS

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4400
4501 THRU 4504
4801
90006



Revised: RAA
01/15/2019

BROOKINGS
& INDEX
40S14W36A

CITY OF BROOKINGS PLANNING COMMISSION
AMENDED STAFF AGENDA REPORT

SUBJECT: Annexation & Zone Change
 FILE NO: ANX-1-20
 HEARING DATE: July 7, 2020

REPORT DATE: July 6, 2020
 ITEM NO: 4.1

I. GENERAL INFORMATION

APPLICANTS: C. Denton & Melissa Fraizer; Howard & Howard Investment Group, LLC; Eric & Shameen Neslon; Mary V. Layne; Kevin & Sandy Short.

REPRESENTATIVE: City of Brookings Staff & Lane Council of Governments (LCOG).

REQUEST: Annexation of 7 tax lots (in 5 separate ownerships) located along Parkview Drive and Seacrest Lane. Each property owner has provided a signed consent form to annex into the City of Brookings. See Attachment A for consent and application forms for each property to be annexed.

TOTAL LAND AREA: 8.64± acres total (includes only the 7 tax lots proposed for annexation).

LOCATION: Along both sides of Parkview Drive and on Seacrest Lane.

ASSESSOR'S NUMBER: Map 40-13-31CB, Lots 00404, 01800, 01320, 01315, and 01500; Map 40-14-36A, Lot 0900

II. AMENDED INFORMATION

Goal 10, Housing Finding in June 24, 2020 Staff Agenda Report amended to read:
 (page 8 of original Staff Agenda Report)

Goal 10, Housing.

FINDING: The Brookings Housing Needs Assessment (HNA), divides up housing need by owner-occupied versus renter-occupied, see Table 1 below. As indicated in the City of Brookings's Housing Needs Assessment (HNA), the estimated housing stock in 2017 for owner-occupied units is 4,632 and renter-occupied 2,045. The assessment indicates a needed 248 additional owner-occupied units by the year 2025 and an additional 45 units of renter-occupied units. Additionally, as indicated in the HNA, the area in which Brookings is located, has had very few to no new houses constructed since 2013. The majority of the existing housing stock is 50 to 60 years old. The proposes annexation will increase housing units and has the ability to add up to 43 single-family housing units of newer construction, based on lot minimums and intentions of property owners. The proposed zoning designation of R-1-6, with the availability of both water and sewer service, the minimum lot size can be as small as 6,000 sq. ft. as compared to 12,000 under the County with water service only. Additionally, as cited in the HNA, if the smaller lots may be able to create single-family homes for sale in the range of \$250,000 to \$275,000, these homes will be quickly occupied, as the HNA identifies this price

point that has a high demand for housing. This increased density could not be accomplished under County zoning and jurisdiction. The proposed annexation has the ability to greatly help the City in meeting its owner-occupied housing needs and possibly in a price range that is in demand.

Section III

F. Evaluation of Existing Housing Market

i. Overview of the Study Area For-Sale and For-Rent Housing

Table F-1. The distribution of the 97415-zip code area housing stock is summarized in the following table:

Housing Unit Status	2000 Census		2010 Census		2017 Estimated		2025 Projections	
Total Occupied	5,945	84.5%	6,310	84.9%	6,407	84.3%	6,700	84.7%
Owner-Occupied	4,246	71.4%	4,307	68.3%	4,362	68.1%	4,610	68.8%
Renter-Occupied	1,699	28.6%	2,003	31.7%	2,045	31.9%	2,090	31.2%
Total Vacant	1,089	15.5%	1,124	15.1%	1,191	15.7%	1,210	15.3%
For Rent or For Sale	416	38.2%	366	32.6%	312	26.2%	275	22.7%
Rented or Sold, Not Occupied	41	3.8%	22	2.0%	36	3.0%	40	3.3%
Seasonal, Recreational Use	476	43.7%	560	49.8%	728	61.1%	850	70.2%
Other Vacancy	156	14.3%	176	15.7%	115	9.7%	45	3.7%
Total Housing Units	7,034		7,434		7,598		7,910	

Source: US Census Bureau; Ribbon Demographics

There are an estimated 7,598 total housing units within the study area in 2017. This includes an estimated 2,045 rental units, or 31.9% of the occupied housing stock. The balance of the housing stock in the study area is owner-occupied, which represents 68.1% of the occupied housing units in the study area. The share of renter households is moderate, and typical of rural area such as Curry County and the Brookings 97415-zip code area.

It is estimated that there are 1,191 vacant housing units within the study area in 2017, representing an apparent vacancy rate of 15.7%. This number includes vacant homes, mobile homes, and condominiums that are both for sale or rent, those rented or sold but not occupied, seasonal and vacation homes, and possibly functionally obsolete or non-viable units. The great bulk of these vacant housing units are not being actively marketed either for rent or for sale.

III. ATTACHMENT

Attachment A – Fair Housing Council of Oregon Letter

July 6, 2020

City of Brookings Planning Commission
898 Elk Drive
Brookings, OR 97415

RE: ANX-1-20

Annexation of 7 tax lots (in 5 separate ownerships) located along Parkview Drive and Seacrest Lane. Each property owner has provided a signed consent form to annex into the City of Brookings. See Attachment A for consent and application forms for each property to be annexed.

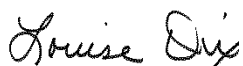
Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO commend the planning staff for their thoughtful and thorough analysis of ANX-1-20 within the Goal 10 findings of the staff report. These findings will greatly help the City move forward in achieving its housing needs. In the future, we encourage the City to pursue funding to adopt a more recent Housing Needs Analysis that provides recommendations in terms of housing type as well as tenure and affordability. Good luck with the continuation of this project!

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in cursive script that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD

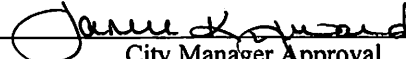
CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: August 10, 2020

Originating Dept: Finance & Admin

Signature (submitted by)



City Manager Approval

Subject:

Intergovernmental Agreement in Support of a Community Development Block Grant.

Recommended Motion:

Motion to authorize the City Manager to sign an Intergovernmental Agreement in support of a Community Development Block grant for the Gold Beach Regional Residential Housing Rehabilitation Program.

Financial Impact:

None.

Background/Discussion:

The City of Gold Beach is the lead applicant for a \$500,000 Community Development Block. If awarded, NeighborWorks Umpqua will enter into a subgrant agreement with the City of Gold Beach, to administer the grant. If awarded, applicants throughout the County will be eligible to apply.

NeighborWorks Umpqua has requested that the County and all Cities within Curry County enter into this intergovernmental agreement to support the Gold Beach Regional Residential Housing Rehabilitation Program.

Attachment(s):

Draft letter

Intergovernmental Agreement in Support of a Community Development Block Grant

From the 2020 Community Development Block Grant Program

Administered by the Oregon Business Development Department, Infrastructure Finance Authority

Agreement Title: Gold Beach Regional Residential Housing Rehabilitation Program

Agreement Date: 07/07/2020

Signatory Parties: City of Gold Beach, <insert other governmental entities>

Agreement: The above signatory parties agree to jointly sponsor a Housing Rehabilitation Program provided through a Community Development Block Grant (CDBG), Administered by the Oregon Business Development Department, Infrastructure Finance Authority and recognize the City of Gold Beach as the lead agency that will be responsible for applying, receiving and administering the CDBG award.

Grant Activity: The purpose of the proposed CDBG is to manage a housing rehabilitation grant program to provide assistance to low income homeowners to repair their homes.

Constraints: One hundred percent (100%) of the benefited owner occupied household occupants must have incomes that are below the federal low- and moderate-income limits eighty percent (80%) of the area median family income as adjusted by family size.

Only persons who reside within the boundaries set by the cities and unincorporated/non-entitlement county areas of the signatory parties are to receive the housing rehabilitation funding.

NeighborWorks Umpqua will enter into a sub-recipient agreement with the lead agency, City of Gold Beach, to manage the housing rehabilitation program.

Counterparts: This agreement may be signed in counterparts and each counterpart will be deemed an original. Copies of all signatures will be provided as part of the grant application and to each signatory.

Multiple Parties: In the event that one or more of the signatories' identified above decline to sign this agreement, it remains sufficient for all other signatories to receive the benefits of the agreement.

So Agreed:

(City of Gold Beach – Jodi Fritts - Administrator)

Date

(City of Brookings- Janell Howard – City Manager)

Date

(City of Port Oford)

Date

(Curry County)

Date


CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: August 10, 2020

Originating Dept: Finance & Admin

Signature (submitted by)



City Manager Approval

Subject:

Letter to encourage Oregon State Parks to consider alternative placement of new signs.

Recommended Motion:

Motion to authorize the Mayor to sign a letter to encourage Oregon State Parks to reconsider the installation and placement of new “No Camping” signs along Highway 101.

Financial Impact:

None.

Background/Discussion:

Dave Barnes spoke to the Council at the July 27, 2020 Council Meeting, under public comments, and asked for the City’s support to encourage Oregon State Parks not to install new “no camping” signs along Highway 101, between Brookings and Gold Beach.

I have attached a draft letter communicating this desire.

Attachment:

Draft letter



City of Brookings

898 Elk Drive, Brookings, OR 97415
 (541) 469-1103 Fax (541) 469-3650 TTY (800) 735-1232
www.brookings.or.us

August 10, 2020

Dani Padilla
 US Hwy 101
 Brookings, OR 97415

I am writing this letter to encourage Oregon State Parks to reconsider the installation and placement of new "No Camping" signs along Hwy 101. The current "No Camping" signs take away from the view from our beautiful coastline. You spoke of a grant that would enable you to place more signs. I would ask that you take "another look" at your plans and reconsider a lesser amount of signs and their locations. The signs don't seem to discourage people from camping along the highway at the pullouts.

An alternate placement approach for the signs would be posting them on the Highway before each turnout; not at the actual turnout locations themselves, which block the ocean view. The signs could say "No camping for the next XX miles" and this would still enforce the camping ban and not take away from our beautiful coastline.

Thank you for your consideration.

Sincerely,

Jake Pieper
 Mayor

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/20	07/29/2020	84522	5983	Aaron Pettis	10-00-2005	110.00- V
07/20	07/29/2020	84530	4694	Travis Wright	10-00-2005	110.00- V
07/20	07/02/2020	84975	5908	Amazon Capital Services	10-00-2005	39.98
07/20	07/02/2020	84976	5999	Boat Shop and More LLC	10-00-2005	599.75
07/20	07/02/2020	84977	313	Brookings Vol Firefighters	10-00-2005	2,250.00
07/20	07/02/2020	84978	5567	CAL/OR Insurance Specialists Inc	30-00-2005	683.33
07/20	07/02/2020	84979	1373	Cascade Fire Equipment	10-00-2005	2,188.00
07/20	07/02/2020	84980	528	Caselle, Inc	25-00-2005	15,390.00
07/20	07/02/2020	84981	5952	Chetco Auto Marine & Industrial Supply	15-00-2005	394.51
07/20	07/02/2020	84982	3834	Clean Sweep Janitorial Service	10-00-2005	2,035.00
07/20	07/02/2020	84983	4882	Coastal Heating & Air	50-00-2005	305.50
07/20	07/02/2020	84984	5827	Coastal Investments LLC	10-00-2005	1,130.00
07/20	07/02/2020	84985	1745	Coastal Paper & Supply, Inc	10-00-2005	1,078.53
07/20	07/02/2020	84986	183	Colvin Oil Company	10-00-2005	1,891.82
07/20	07/02/2020	84987	298	Freeman Rock, Inc	10-00-2005	1,728.13
07/20	07/02/2020	84988	5065	Gold Beach Lumber	15-00-2005	59.84
07/20	07/02/2020	84989	199	Richard Harper	10-00-2005	400.00
07/20	07/02/2020	84990	4980	iSecure	10-00-2005	33.00
07/20	07/02/2020	84991	3978	KLB Enterprises	15-00-2005	877.64
07/20	07/02/2020	84992	5860	Lane Council of Governments	10-00-2005	1,206.00
07/20	07/02/2020	84993	202	League of Oregon Cities	10-00-2005	5,199.08
07/20	07/02/2020	84994	329	New Hope Plumbing	10-00-2005	380.00
07/20	07/02/2020	84995	5936	Northwest Insurance Group Inc	33-00-2005	3,019.00
07/20	07/02/2020	84996	4324	OGFOA	10-00-2005	220.00
07/20	07/02/2020	84997	4781	OHA Cashier	20-00-2005	4,000.00
07/20	07/02/2020	84998	252	Paramount Pest Control	10-00-2005	55.00
07/20	07/02/2020	84999	4	Brookings Harbor Rotary Club	10-00-2005	128.00
07/20	07/02/2020	85000	4	Amie Ruiz	10-00-2005	218.00
07/20	07/02/2020	85001	4	Leslie Wolf	32-00-2005	20.00
07/20	07/02/2020	85002	866	Pitney Bowes Global Financial , LLC	10-00-2005	144.93
07/20	07/02/2020	85003	322	Postmaster	25-00-2005	850.00
07/20	07/02/2020	85004	207	Quill Corporation	10-00-2005	170.20
07/20	07/02/2020	85005	4815	Platt	50-00-2005	975.00
07/20	07/02/2020	85006	3499	Simplot Grower Solutions	15-00-2005	919.34
07/20	07/02/2020	85007	2863	Verizon Wireless	10-00-2005	600.34
07/20	07/02/2020	85008	861	Village Express Mail Center	20-00-2005	21.56
07/20	07/02/2020	85009	2122	Cardmember Service	10-00-2005	5,392.14
07/20	07/09/2020	85010	5908	Amazon Capital Services	10-00-2005	731.51
07/20	07/09/2020	85011	715	Budge McHugh Supply	20-00-2005	10,410.01
07/20	07/09/2020	85012	5070	Canon Solutions America	10-00-2005	49.55
07/20	07/09/2020	85013	5937	Cascade Athletic Supply Co Inc	10-00-2005	608.37
07/20	07/09/2020	85014	5858	CH2M Hill OMI	25-00-2005	109,487.15
07/20	07/09/2020	85015	5822	Chaves Consulting Inc	49-00-2005	370.20
07/20	07/09/2020	85016	5313	City of Brookings	10-00-2005	170.00
07/20	07/09/2020	85017	3834	Clean Sweep Janitorial Service	25-00-2005	175.00
07/20	07/09/2020	85018	4882	Coastal Heating & Air	10-00-2005	330.00
07/20	07/09/2020	85019	5939	Country Media Inc	10-00-2005	12.50
07/20	07/09/2020	85020	575	Dell Marketing L.P.	49-00-2005	1,048.86
07/20	07/09/2020	85021	1	Sonja Estes	20-00-2005	291.87
07/20	07/09/2020	85022	1	Zane Thornton	20-00-2005	174.41
07/20	07/09/2020	85023	3342	Fastenal	20-00-2005	94.94
07/20	07/09/2020	85024	139	Harbor Logging Supply	15-00-2005	398.44
07/20	07/09/2020	85025	5932	Harden Psychological Associates PC	10-00-2005	585.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/20	07/09/2020	85026	162	Kerr Hardware	15-00-2005	564.77
07/20	07/09/2020	85027	4261	Lexipol LLC	10-00-2005	6,993.00
07/20	07/09/2020	85028	2834	Kelby McCrae	10-00-2005	38.00
07/20	07/09/2020	85029	4443	Napa Auto Parts-Golder's	15-00-2005	8.40
07/20	07/09/2020	85030	3561	Oil Can Henry's	10-00-2005	92.73
07/20	07/09/2020	85031	5244	OMJA	10-00-2005	200.00
07/20	07/09/2020	85032	279	One Call Concepts, Inc	25-00-2005	42.63
07/20	07/09/2020	85033	252	Paramount Pest Control	10-00-2005	60.00
07/20	07/09/2020	85034	4	Taylor Hansen	10-00-2005	218.00
07/20	07/09/2020	85035	4992	Police Legal Sciences, Inc	10-00-2005	1,280.00
07/20	07/09/2020	85036	5768	Proficient Auto Center Inc	10-00-2005	347.00
07/20	07/09/2020	85037	1840	Rogue Credit Union	15-00-2005	1,356.89
07/20	07/09/2020	85038	4542	Umpqua Bank	45-00-2005	13,806.19
07/20	07/09/2020	85039	169	Waste Connections Inc	10-00-2005	1,730.98
07/20	07/09/2020	85040	5992	Ziply Fiber	30-00-2005	389.78
07/20	07/16/2020	85041	4734	Aramark Uniform Services	10-00-2005	120.00
07/20	07/16/2020	85042	3034	BAVCO Apparatus & Valve Co	20-00-2005	3,492.00
07/20	07/16/2020	85043	6019	Bear's Bar & Grill	32-00-2005	30.00
07/20	07/16/2020	85044	5405	Black Trumpet Bistro	32-00-2005	240.00
07/20	07/16/2020	85045	2407	Blue Star Gas	10-00-2005	5,255.14
07/20	07/16/2020	85046	4506	Blue Water Cafe	32-00-2005	150.00
07/20	07/16/2020	85047	5500	Chetco Brewing Company	32-00-2005	60.00
07/20	07/16/2020	85048	4882	Coastal Heating & Air	50-00-2005	462.12
07/20	07/16/2020	85049	6013	Compass Rose Cafe	32-00-2005	60.00
07/20	07/16/2020	85050	6016	Cougar Lane Restaurant	32-00-2005	180.00
07/20	07/16/2020	85051	5939	Country Media Inc	10-00-2005	677.25
07/20	07/16/2020	85052	4746	Curry County Treasurer	10-00-2005	336.00
07/20	07/16/2020	85053	185	Del Cur Supply	10-00-2005	31.00
07/20	07/16/2020	85054	1	Always in Bloom Florist	20-00-2005	3.83
07/20	07/16/2020	85055	6002	Dragon Palace	32-00-2005	60.00
07/20	07/16/2020	85056	2640	Dyer Partnership Inc., The	51-00-2005	8,748.80
07/20	07/16/2020	85057	5951	Executech Utah LLC	49-00-2005	30.82
07/20	07/16/2020	85058	3342	Fastenal	32-00-2005	41.47
07/20	07/16/2020	85059	6021	Fely's Cafe	32-00-2005	30.00
07/20	07/16/2020	85060	6003	First Rise Baking Co LLC	32-00-2005	330.00
07/20	07/16/2020	85061	6018	Great American Smoke House	32-00-2005	120.00
07/20	07/16/2020	85062	4128	GSI Water Solutions Inc	20-00-2005	396.25
07/20	07/16/2020	85063	6017	Indian Creek Cafe	32-00-2005	150.00
07/20	07/16/2020	85064	4171	In-Motion Graphics	32-00-2005	1,878.20
07/20	07/16/2020	85065	6001	Jody Soberon Language Services LLC	10-00-2005	20.00
07/20	07/16/2020	85066	6004	Kaya Sushi & Noodle House	32-00-2005	30.00
07/20	07/16/2020	85067	6005	Khun Thai Restaurant	32-00-2005	390.00
07/20	07/16/2020	85068	6014	Mattie's Pancake House	32-00-2005	390.00
07/20	07/16/2020	85069	5255	Gavin McVay	10-00-2005	871.95
07/20	07/16/2020	85070	4487	Net Assets Corporation	10-00-2005	672.00
07/20	07/16/2020	85071	3159	NorthCoast Health Screening	25-00-2005	837.00
07/20	07/16/2020	85072	442	OCCMA	10-00-2005	50.00
07/20	07/16/2020	85073	5886	Office Depot Inc	10-00-2005	58.43
07/20	07/29/2020	85074	6006	O'Holleran's Restaurant	32-00-2005	.00 V
07/20	07/16/2020	85075	5008	Online Information Services	10-00-2005	140.50
07/20	07/16/2020	85076	5155	Oregon Department of Revenue	10-00-2005	1,026.25
07/20	07/16/2020	85077	6007	Oxenfre Public House	32-00-2005	240.00
07/20	07/16/2020	85078	6008	Pacific Sushi & Grill	32-00-2005	360.00
07/20	07/16/2020	85079	6009	Panchos Restaurant	32-00-2005	240.00
07/20	07/16/2020	85080	4	Kyle Carson	10-00-2005	436.00
07/20	07/16/2020	85081	4	Jordan Power Plus LLC	32-00-2005	20.00

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07/20	07/16/2020	85082	4	Alicia Munoz	10-00-2005	436.00
07/20	07/16/2020	85083	4	Emma Rhodes	10-00-2005	436.00
07/20	07/16/2020	85084	5101	Pitney Bowes Reserve Acct	10-00-2005	500.00
07/20	07/16/2020	85085	207	Quill Corporation	10-00-2005	232.40
07/20	07/16/2020	85086	6011	Rancho Viejo	32-00-2005	60.00
07/20	07/16/2020	85087	5457	Speer Hoyt LLC	10-00-2005	240.00
07/20	07/16/2020	85088	6010	Superfly Martini Bar & Grill	32-00-2005	210.00
07/20	07/16/2020	85089	6000	The Carlson Company Inc	10-00-2005	875.00
07/20	07/16/2020	85090	6015	The Landing North	32-00-2005	360.00
07/20	07/16/2020	85091	6020	The Spoon Cafe	32-00-2005	30.00
07/20	07/16/2020	85092	6012	Tropicalia Brazilian Cuisine	32-00-2005	180.00
07/20	07/16/2020	85093	5003	Wild River Pizza	32-00-2005	90.00
07/20	07/16/2020	85094	4694	Travis Wright	10-00-2005	871.95
07/20	07/16/2020	85095	5992	Zipty Fiber	25-00-2005	1,126.77
07/20	07/23/2020	85096	6023	Beachcombers Deli	32-00-2005	60.00
07/20	07/23/2020	85097	6019	Bear's Bar & Grill	32-00-2005	120.00
07/20	07/23/2020	85098	4939	BI- Mart Corporation	10-00-2005	269.68
07/20	07/23/2020	85099	5405	Black Trumpet Bistro	32-00-2005	960.00
07/20	07/23/2020	85100	4506	Blue Water Cafe	32-00-2005	480.00
07/20	07/23/2020	85101	4859	Brookings Harbor Garden Club	10-00-2005	1,500.00
07/20	07/23/2020	85102	5048	Brookings Harbor Medical Center	10-00-2005	150.00
07/20	07/23/2020	85103	5070	Canon Solutions America	10-00-2005	418.59
07/20	07/23/2020	85104	6024	Chan's Restaurant	32-00-2005	240.00
07/20	07/23/2020	85105	3015	Charter Communications	30-00-2005	594.98
07/20	07/23/2020	85106	5500	Chetco Brewing Company	32-00-2005	420.00
07/20	07/23/2020	85107	6013	Compass Rose Cafe	32-00-2005	210.00
07/20	07/23/2020	85108	6016	Cougar Lane Restaurant	32-00-2005	270.00
07/20	07/23/2020	85109	317	DCBS - Fiscal Services	10-00-2005	1,060.20
07/20	07/23/2020	85110	1	Stefan Mihaliak	20-00-2005	239.95
07/20	07/23/2020	85111	6002	Dragon Palace	32-00-2005	60.00
07/20	07/23/2020	85112	749	Emerald Pool & Patio	10-00-2005	2,692.48
07/20	07/23/2020	85113	6021	Fely's Cafe	32-00-2005	30.00
07/20	07/23/2020	85114	6003	First Rise Baking Co LLC	32-00-2005	690.00
07/20	07/23/2020	85115	6018	Great American Smoke House	32-00-2005	30.00
07/20	07/23/2020	85116	6017	Indian Creek Cafe	32-00-2005	270.00
07/20	07/23/2020	85117	6004	Kaya Sushi & Noodle House	32-00-2005	420.00
07/20	07/23/2020	85118	6005	Khun Thai Restaurant	32-00-2005	810.00
07/20	07/23/2020	85119	6025	La Flor de Mexico	32-00-2005	450.00
07/20	07/23/2020	85120	202	League of Oregon Cities	10-00-2005	1,050.13
07/20	07/23/2020	85121	328	Les Schwab Tire Center	15-00-2005	844.44
07/20	07/23/2020	85122	6014	Mattie's Pancake House	32-00-2005	540.00
07/20	07/23/2020	85123	6026	Oceanside Diner	32-00-2005	30.00
07/20	07/23/2020	85124	3561	Oil Can Henry's	10-00-2005	50.99
07/20	07/23/2020	85125	5454	Oregon PRIMA	10-00-2005	50.00
07/20	07/23/2020	85126	6007	Oxenfre Public House	32-00-2005	960.00
07/20	07/23/2020	85127	6008	Pacific Sushi & Grill	32-00-2005	810.00
07/20	07/23/2020	85128	6009	Panchos Restaurant	32-00-2005	780.00
07/20	07/23/2020	85129	4	Frank Colli	32-00-2005	350.00
07/20	07/23/2020	85130	4	Scott Graves	32-00-2005	425.00
07/20	07/23/2020	85131	4	United Way of SW Oregon	10-00-2005	95.00
07/20	07/23/2020	85132	6022	Philadelphia Insurance Companies	10-00-2005	301.00
07/20	07/23/2020	85133	322	Postmaster	10-00-2005	240.00
07/20	07/23/2020	85134	207	Quill Corporation	10-00-2005	230.18
07/20	07/23/2020	85135	6011	Rancho Viejo	32-00-2005	150.00
07/20	07/23/2020	85136	3	Barry & Sheri Anderson	20-00-2005	60.00
07/20	07/23/2020	85137	3	Premi Pearson	20-00-2005	111.43

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/20	07/23/2020	85138	6027	Rice Bowl	32-00-2005	60.00
07/20	07/23/2020	85139	3369	Schwabe Williamson & Wyatt PC	20-00-2005	38,993.50
07/20	07/23/2020	85140	6010	Superfly Martini Bar & Grill	32-00-2005	990.00
07/20	07/23/2020	85141	6028	The Bite's On!	32-00-2005	60.00
07/20	07/23/2020	85142	6015	The Landing North	32-00-2005	510.00
07/20	07/23/2020	85143	6020	The Spoon Cafe	32-00-2005	90.00
07/20	07/23/2020	85144	5174	Travel Information Council	10-00-2005	157.00
07/20	07/23/2020	85145	6012	Tropicalia Brazilian Cuisine	32-00-2005	330.00
07/20	07/23/2020	85146	861	Village Express Mail Center	10-00-2005	10.10
07/20	07/23/2020	85147	5003	Wild River Pizza	32-00-2005	840.00
07/20	07/23/2020	85148	1812	John Wimberley	10-00-2005	17.20
07/20	07/30/2020	85149	4508	AICPA	10-00-2005	285.00
07/20	07/30/2020	85150	5908	Amazon Capital Services	49-00-2005	327.00
07/20	07/30/2020	85151	6023	Beachcombers Deli	32-00-2005	30.00
07/20	07/30/2020	85152	6019	Bear's Bar & Grill	32-00-2005	180.00
07/20	07/30/2020	85153	5405	Black Trumpet Bistro	32-00-2005	60.00
07/20	07/30/2020	85154	4506	Blue Water Cafe	32-00-2005	120.00
07/20	07/30/2020	85155	3015	Charter Communications	10-00-2005	144.98
07/20	07/30/2020	85156	5500	Chetco Brewing Company	32-00-2005	180.00
07/20	07/30/2020	85157	3834	Clean Sweep Janitorial Service	10-00-2005	1,975.00
07/20	07/30/2020	85158	183	Colvin Oil Company	10-00-2005	2,386.02
07/20	07/30/2020	85159	6013	Compass Rose Cafe	32-00-2005	30.00
07/20	07/30/2020	85160	182	Coos-Curry Electric	10-00-2005	4,439.68
07/20	07/30/2020	85161	1	Amanda Bielser	20-00-2005	81.37
07/20	07/30/2020	85162	1	Helen Forshee	20-00-2005	116.88
07/20	07/30/2020	85163	1	Jerod & Sandra Nunn	20-00-2005	207.83
07/20	07/30/2020	85164	1	Nancy Polastri	20-00-2005	197.31
07/20	07/30/2020	85165	6002	Dragon Palace	32-00-2005	180.00
07/20	07/30/2020	85166	6029	EMSAR	10-00-2005	440.48
07/20	07/30/2020	85167	5951	Executech Utah LLC	49-00-2005	30.50
07/20	07/30/2020	85168	3342	Fastenal	15-00-2005	195.46
07/20	07/30/2020	85169	6003	First Rise Baking Co LLC	32-00-2005	60.00
07/20	07/30/2020	85170	4980	iSecure	10-00-2005	33.00
07/20	07/30/2020	85171	6004	Kaya Sushi & Noodle House	32-00-2005	30.00
07/20	07/30/2020	85172	6005	Khun Thai Restaurant	32-00-2005	90.00
07/20	07/30/2020	85173	6025	La Flor de Mexico	32-00-2005	150.00
07/20	07/30/2020	85174	6014	Mattie's Pancake House	32-00-2005	90.00
07/20	07/30/2020	85175	5954	Morel Ink	10-00-2005	279.13
07/20	07/30/2020	85176	6007	Oxenfre Public House	32-00-2005	60.00
07/20	07/30/2020	85177	6008	Pacific Sushi & Grill	32-00-2005	210.00
07/20	07/30/2020	85178	6009	Panchos Restaurant	32-00-2005	90.00
07/20	07/30/2020	85179	4	Brookings Harbor Baseball Club	10-00-2005	342.00
07/20	07/30/2020	85180	207	Quill Corporation	10-00-2005	208.86
07/20	07/30/2020	85181	6011	Rancho Viejo	32-00-2005	120.00
07/20	07/30/2020	85182	6027	Rice Bowl	32-00-2005	30.00
07/20	07/30/2020	85183	3369	Schwabe Williamson & Wyatt PC	20-00-2005	12,952.50
07/20	07/30/2020	85184	6010	Superfly Martini Bar & Grill	32-00-2005	30.00
07/20	07/30/2020	85185	6015	The Landing North	32-00-2005	420.00
07/20	07/30/2020	85186	6012	Tropicalia Brazilian Cuisine	32-00-2005	30.00
07/20	07/30/2020	85187	5398	University of Oregon	10-00-2005	5,875.00
07/20	07/30/2020	85188	2863	Verizon Wireless	10-00-2005	553.20
07/20	07/30/2020	85189	861	Village Express Mail Center	20-00-2005	39.24
07/20	07/30/2020	85190	5003	Wild River Pizza	32-00-2005	90.00
07/20	07/30/2020	85191	4694	Travis Wright	10-00-2005	110.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
Grand Totals:						335,845.22

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Summary