

**CITY OF BROOKINGS
COMMON COUNCIL MEETING MINUTES
City Hall Council Chambers
898 Elk Drive, Brookings, OR 97415
March 8, 2004 7:00 p.m.**

I. Call to Order

Mayor Bob Hagbom called the meeting to order at 7:02 p.m.

II. Pledge of Allegiance

Led by John Bischoff

III. Roll Call

Council Present: Mayor Bob Hagbom, Council President Rick Dentino, Councilors Frances Johns Kern and Larry Anderson, a quorum present.

Council Absent: Councilor Mickelson

Staff Present:

City Manager Leroy Blodgett, City Attorney John Trew, City Planner John Bischoff, and Administrative Secretary Linda Barker

Media Present: Curry Coastal Pilot Reporter Brian Bullock

Other:

Chamber of Commerce Executive Director Les Cohen, and approximately 14 other citizens

IV. Ceremonies/Appointments/Announcements

A. Appointments

1. Planning Commission Positions No. 2 and 3

Mayor Hagbom said William Smith and William Dundom, both currently serving on the Planning Commission, have requested to be reappointed.

Councilor Dentino moved, a second followed, and the Council voted unanimously to reappoint William Smith to Planning Commission Position No. 2 and William Dundom to Planning Commission Position No. 3. Both terms expire April 1, 2008.

V. Public Hearing

A. In the matter of a Comprehensive Plan change from Industrial to Commercial and a zone change from M-2 (General Manufacturing) to C-3 (General Commercial) on a 1.06 acre parcel of land located in the

*southwest corner of Railroad and Center streets; Richard Wilson
Applicant; Planning Commission File No. CPZ-1-04*

Mayor Hagbom opened the Public Hearing opened at 7:05 p.m. No Councilor declared a site visit or ex parte contact. No Councilor declared bias or personal interest. There was no objection to the jurisdiction of the Council to hear this matter. City Attorney Trew read hearing procedures into record.

Planning Director Bischoff gave the staff report. The applicant, Richard Wilson, 117 Tanbark, Brookings told his plans for the property located at Center and Railroad streets which include a possible future lot split for the eastern portion of the lot. The existing building is leased to Extreme Paint Ball. The forty-space parking lot on the west side of the building will be paved as soon as weather permits for use by customers of the paint ball business.

No one else testified at the public hearing which was closed at 7:21 p.m.

The applicant waived his right for additional time to submit written testimony.

Councilor Anderson moved, a second followed and the Council voted unanimously to approve File No. CPZ-1-04, a Comprehensive Plan change from Industrial to Commercial and a zone change from M-2 (General Manufacturing) to C-3 (General Commercial) on a 1.06 acre parcel of land located in the southwest corner of Railroad and Center streets; Richard Wilson Applicant.

Councilor Johns Kern moved, a second followed and the Council voted unanimously to direct staff to prepare a Final Order and Findings of Fact and an Ordinance approving Planning Commission File No. CPZ-1-04.

VI. Oral Requests and Communications from the Audience

A. Committee and Liaison

1. Chamber of Commerce

Chamber Executive Director Les Cohen, 324 South Hazel, Brookings, said he had attended the Northwest Chambers Leader Conference in Spokane Washington. He has been elected as treasurer for the Oregon Chamber Executives Association. During the last week he presented the Chamber's February financial report to Finance Director Paul Hughes showing the Chamber's use of bed tax revenue.

2. *Council Liaisons*

Councilor Anderson attended last Wednesday's Chetco Watershed Council meeting.

Councilor Johns Kern was at the Community Agencies meeting March 3 and a special meeting of the Pelican Bay Prison Advisory Council.

Councilor Dentino and Mayor Hagbom traveled to Reedsport to attend a Oregon Coastal Zone Management meeting regarding instream gravel mining. Dentino, Anderson and Johns Kern served at the Bruin Café February 27. Dentino also attended a Lincoln Day Dinner in Gold Beach, the Marine Corps League noon meeting; the Community Agencies meeting; a breakfast meeting with school administrators and police department representatives; and a Pelican Bay Telecommunications Board meeting.

Mayor Hagbom said the City is working hard to improve communications between the school district and the City. Previously monthly meetings were held and reactivating these meetings is a positive step. The meetings will be held the second Monday of each month at 7:00 a.m.

Hagbom said the Council will be establishing liaisons to both the Chetco River Watershed and the South Coast Watershed Councils in the near future.

B. *Unscheduled*

Rex Atwell, 17169 Parkview Drive, Brookings, thanked the City for printing guidelines to developers and contractors. He apologized for wording in an article published in the Curry Coastal Pilot. He read the last paragraph of the article which said he would be contacting the County Planning Department or County Commissioners. He said he had already talked to the County and his statement should have been that at this time he is planning to go to court with the issue of development in his neighborhood.

VII. Staff Reports

A. *City Manager*

1. *Brookings-Harbor Chamber of Commerce special requests for 2004 Azalea Festival*
 - a. *Request to consume alcohol on City property-Azalea Park for Chamber Mixer*
 - b. *Other requests*

City Manager Blodgett said the Chamber of Commerce had been in front of the Council many times in the last 65 years of Azalea Festivals. He recommended approval of all of the Chamber's requests for Festival weekend except item No. 5, waiving the requirement for the need for a Brookings business license for Azalea Festival Street and Crafts Fair participants. The Chamber has purchased this license. Chamber Executive Director Cohen said they will delete this item from future requests.

Councilor Dentino moved, a second followed, and the Council voted unanimously to approve the requests made by the Chamber of Commerce for Azalea Festival weekend except for No. 5 (waiver of business license for Street and Frafts Fair vendors).

Councilor Anderson moved, a second followed, and the Council voted unanimously to approve the Chamber of Commerce request to serve and consume alcohol in Azalea Park for its after hours mixer, May 28, 2004, between 5:00 and 8:00 p.m.

2. *Planning Assistant Job Description*

City Manager Blodgett reported development in the area has increased four-fold in the past two years and the expectation is for continued growth for the next few years. To keep up with the increased work load staff is recommending creating the position of Assistant Planner. He said the position would be non-exempt (non-supervisory) with a job grade classification of 14, salary range \$2,838 to \$3,802 per month. If approved the position would be filled within the next 60 days. The new position would include code enforcement which is currently shared by the Planner and Building Official.

Council discussion centered on duties for the new positions and development in the city generally. Councilor Anderson said he hoped funding for the new position would be borne by development that occurs rather than from the General Fund.

Councilor Johns Kern moved, a second followed, and the Council voted unanimously to approve the position of Assistant Planner and the job description as printed.

3. *Appointment of System Development Charge Review Board*

City Manager Blodgett asked to postpone this item for further review of the Ordinance that established the System Development

Charge Review Board. The Ordinance was passed in 1991 and may not meet current needs. Once review is completed this will be brought back to the Council.

4. *Other*

City Manager Blodgett handed out a new publication listing guidelines to contactors and developers. This sheet will be attached to all building permit, land use change, and zone change applications. Blodgett explained this is a first attempt in reminding workers they are in neighborhoods that are not used to development. He said the City is also exploring other ideas to enhance developer/neighborhood relations.

Blodgett said staff is working with the City Engineer on potential water projects to increase water storage and capacity. Construction is going along well on the addition to City Hall which will be offices for the Planner and new Assistant Planner. The planner's old office will be used to hold maps, GIS-related equipment and for storage.

Blodgett also reported Chief Wallace has found enthusiasm among students for youth advisory councils and liaison positions on various city commission and committees.

Azalea Park's parking lots will be resealed and a storm drain installed on the upper lot. Kidtown in the park will be getting new bark mulch. The old mulch will be removed and used in other places. Approximately 160 yards of mulch will be spread over new ground cloth.

VIII. Consent Calendar

- A. *Approval of Council Meeting Minutes*
 - 1. *Minutes of February 23, 2004, regular Council meeting*
 - B. *Acceptance of Parks and Recreation Commission Minutes*
 - 1. *Minutes of January 22, 2004, regular Commission meeting*
 - C. *Acceptance of Planning Commission Minutes*
 - 1. *Minutes of January 20, 2004, special work-study session*
 - 2. *Minutes of February 3, 2004, regular Commission meeting*
 - D. *Acceptance of Budget Committee meeting of February 23, 2004*
 - E. *Approval of Vouchers for month of February, 2004 (\$186,023.18)*
- End Consent Calendar*

Councilor Anderson moved, a second followed, and the Council voted unanimously to accept the Consent Calendar as printed.

IX. Ordinances/Resolutions/Final Orders

A. Ordinances

1. *In the matter of an ordinance amending the Comprehensive Plan of the City of Brookings from an Industrial designation to a Commercial designation and the zoning map by rezoning from M-2 (General Manufacturing) to C-3 (General Commercial) on certain properties located in the southwest corner of Railroad and Center streets. Ordinance No. 04-O-561*

This item was considered after IX.B.1 below.

City Manager Blodgett read Ordinance No. 04-O-561 in its entirety.

Councilor Anderson moved, a second followed, and the Council voted unanimously to have the second reading of Ordinance No. 04-O-561 by title only.

Blodgett read Ordinance No. 04-O-561 by title only.

Councilor Johns Kern moved, a second followed, and the Council voted unanimously to adopt Ordinance No. 04-O-561, amending the Comprehensive Plan of the City of Brookings from an Industrial designation to a Commercial designation and the zoning map by rezoning from M-2 (General Manufacturing) to C-3 (General Commercial) on certain properties located in the southwest corner of Railroad and Center streets.

B. Final Orders

1. *In the matter of Planning Commission File No. CPZ-1-04, an application for a Comprehensive Plan change and Zone Change; Richard Wilson, applicant*

This item was acted upon before IX.A.1 above.

Councilor Dentino moved, a second followed and the Council voted unanimously to approve the Final Order and Findings of Fact for Planning Commission File No. CPZ-1-04, a Comprehensive Plan change and Zone Change on certain properties located in the southwest corner of Railroad and Center streets.

X. Remarks from Mayor and Councilors

A. Council

Councilor Dentino said it was a great idea to pass out an informational sheet for builders. A 3-day project is beginning in his neighborhood for a new Jehovah Witness church. Construction will start on Thursday and

church services are set for Sunday in the new building. Councilor Anderson said they have done an excellent job in talking with the neighbors about the project and what can be expected during the construction period.

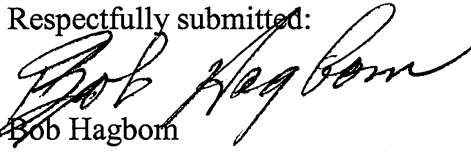
B. *Mayor*

Mayor Hagbom said he will be reviewing Council liaison assignments and will be appointing new liaisons assignments at the next Council meeting. Councilors were encouraged to state what placement they would like.

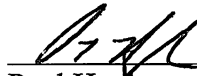
XI. Adjournment

With no further business before the Council, Mayor Hagbom moved the meeting be adjourned at 8:05 p.m.

Respectfully submitted:


Bob Hagbom
Mayor

ATTEST by City Recorder this 23 day of March, 2004.



Paul Hughes
Finance Director/City Recorder