

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
OCTOBER 16, 1984
7:30 p.m.

I. CALL TO ORDER

Chairman Brimm called the meeting to order at 7:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commission Members Present: Chairman Mary Jane Brimm, Vice Chairman Earl Breuer, Commissioners Jean Hagen, Leo Appel II

Commission Members Absent: Commissioners Joan Heavey, Lonny Draheim

Staff Present: City Manager Lynn Stuart, Engineering Technician Leo Lightle, Executive Secretary Donna Van Nest

Media Present: None.

IV. APPROVAL OF MINUTES

There was a MOTION by Vice Chairman Breuer, seconded by Commissioner Hagen, to approve the September 4, 1984 Regular Planning Commission Meeting minutes; MOTION carried unanimously.

V. ANNOUNCEMENT OF PUBLIC HEARINGS AND PROCEDURES

Chairman Brimm, for the record, read the public hearing procedures for the benefit of the individuals attending the public hearing meeting.

VI. PUBLIC HEARING - CONDITIONAL USE PERMIT

CU-4-84 MARY BETH OLSEN

Tax Lot 4302, Assessor's Parcel Map No. 41-13-5BB; property located at 708 Pioneer Road; request conditional use permit in Residential Medium Density Zone (R-MD) to allow proposed nursery school in an existing dwelling.

Chairman Brimm declared the public hearing open at 7:36 p.m. and asked Mr Stuart for a briefing on this request, due to the absence of Planning Director Chuck Rhodaback.

Mr. Stuart read the staff report which was prepared by Mr. Rhodaback, and read a letter into the record from Marquette L. Vaughn, 714 Pioneer Road, stating that she had no objections to the nursery school at 708 Pioneer Road. Mr. Stuart also explained that an additional document had been added to the original applications, a drawing showing a covered play area.

Mary Beth Olsen, applicant, stated that she felt that the information presented by Mr. Stuart was complete and explained that the outside play area drawing which had been presented with dimensions of 20' x 24' had been changed to 30' x 12' to fit the building code.

Commissioner Appel asked how many children the nursery school could handle. Ms. Olsen explained that the covered outdoor area could handle approximately 10 children and the area inside the fence at least 25, but that the Fire Marshal has limited the number of children to 18.

Diane Snow, 18088 Rainbow Rock Road, stated that she is a teacher at the Presbyterian Pre-school and spoke in favor of the proposed nursery school.

Chairman Brimm closed the public hearing at 7:46 p.m. Vice Chairman Breuer made a MOTION, seconded by Commissioner Hagen, to approve the conditional use permit for CU-4-84; MOTION carried unanimously.

VII. MINOR PARTITION

M3-2-84 HARVEY MOON

Legal Description - Assessor's Parcel Map 41-13-8BB, Tax Lot 103 and a portion of 102; number of parcels - two (2); land use classification - Residential Low Density (R-LD); Comprehensive Plan Designation - Residential; Location - Intersection of Buena Vista Loop and Memory Lane; Surveyor - B & D Surveys, Ltd. Chairman Brimm opened the public hearing at 7:48 p.m. Mr. Stuart read the staff report, which indicated that the application for the minor partition met all of the criteria standards called for, and that the staff recommendation was for approval of the minor partition.

Mr. Ray Passley, 16051 Hwy. 101 South, Brookings, explained that the owners of the property were out of town and had requested that he attend the meeting. Mr. Passley stated that he felt that Mr. Stuart had covered everything in the staff report.

Chairman Brimm closed the public hearing at 7:55 p.m. Commissioner Hagen made a MOTION, seconded by Commissioner Appel, to approve the minor partition request No. M3-2-84; MOTION carried unanimously.

VIII. OTHER SCHEDULED COMMISSION ACTION

A. Division of State Lands - Commercial Gravel Removal Application on Chetco River (Karl Ostenberg)

Mr. Stuart explained that this request is to allow the applicant to remove 20,000 cubic yards of gravel from the Chetco River area known as "Ostenberg's Bar". Mr. Stuart explained that although the area in question is outside the Urban Growth Boundary and Area of Mutual Interest of the City and is under the complete jurisdictional control of Curry County, that the City of Brookings has the responsibility to review the application. Mr. Stuart indicated that due to an October 9, 1984 deadline to respond to this application, the Planning Commission Chairman and Mr. Rhodaback had sent a letter to the Division of State Lands and the Curry County Planning Commission on October 3, 1984, with the following concerns regarding this gravel removal:

1. The proposed gravel removal site is upstream from the City of Brookings water intake system and could seriously affect water quality to the treatment plant.
2. A disturbance could occur in the flowing stream or quiet water, which could adversely affect turbidity levels in the river; and,
3. There is a serious potential for oil leaks or spillages from removal equipment, which could lay undiluted until fall rains raise the river level and impact the quality of water entering the City water system.
4. The removal of material could have a serious impact on river levels and the quantity of water appertenant to the City's water intake system.

There was a MOTION by Vice Chairman Breuer, seconded by Commissioner Hagen, to give City staff a vote of confidence for the letter written to the Division of State Lands and the Curry County Planning Commission on the matter of the gravel removal application; MOTION carried unanimously.

VIII. OTHER SCHEDULED COMMISSION ACTION

- B. Adoption of Land Use Decision Findings of Fact Document -
VAR-3-84 Randal Loring

There was a MOTION by Vice Chairman Breuer, seconded by Commissioner Appel, to adopt the Findings of Fact Document on VAR-3-84; MOTION carried unanimously.

- C. Rescheduling of Regular Commission Meeting - November 6, 1984

Chairman Brimm explained that there is a conflict with the next regularly scheduled Planning Commission meeting due to the General Election on November 6.

Vice Chairman Breuer made a MOTION, seconded by Commissioner Hagen, to reschedule the Planning Commission meeting to November 7, 1984; MOTION carried unanimously.

IX. BUSINESS FROM MEMBERS OF THE PUBLIC

Mr. Fred Hummel asked if the people involved with the Angler Access project at Social Security Bar had been advised of the gravel removal application at "Ostenberg's Bar". Leo Lightle, Engineering Technician, advised Mr. Hummel that he had talked with Harley Freshour and had advised him of the application.

X. BUSINESS FROM COMMISSION MEMBERS

Chairman Brimm requested that any member of the Planning Commission who was unable to attend a scheduled meeting, please contact Chuck Rhodaback or Donna Van Nest to let them know of their planned absence.

XI. ADJOURNMENT

Chairman Brimm adjourned the meeting at 8:11 p.m.



Mary Jane Brimm
Chairman

ATTEST:



Naomi Bradfield, Recorder