

MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING

SEPTEMBER 2, 1986

The regular meeting of the Brookings Planning Commission was called to order at 7:00 p.m. in the Council Chambers of Brookings City Hall on the above date with the following Commission members and Staff in attendance:

Leo Appel II, Chair  
Jim Izett, V-Chair  
Earl Breuer  
Jean Hagen  
Mary Jane Brimm  
Elgin Gunderson  
Lonny Draheim

Richard A. Ullian, Planning Director  
Leo Lightle, Pro Tem City Manager  
Donna VanNest, Executive Secretary

MINUTES FOR APPROVAL

By a unanimous vote, the Planning Commission approved the minutes of the Commission meeting of August 5, 1986.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Leo Appel II acknowledged receipt of additional agenda material provided Commission members by Planning Staff.

Also, Chairman Appel informed Commission members and persons in attendance at the meeting of the need to formalize the conduct of public hearings in following rules of procedures in order to better align with State and case law pertaining to conduct of quasi-judicial proceedings.

Chairman Appel also acknowledged receipt of Planning Staff prepared time-lines and schedule for preparation and processing of a draft Land Development Code.

FINAL ORDER AND FINDINGS OF FACT

1. By a vote of 6 - 1, the Planning Commission adopted the Final Order and Findings of Fact in the matter of Planning Commission File No. CUP-1-86; application for a Conditional Use Permit submitted by David Hodge.

The following roll call vote was recorded:

YES

Leo Appel II  
Jim Izett  
Earl Breuer  
Jean Hagen  
Lonny Draheim  
Mary Jane Brimm

NO

Elgin Gunderson

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS:

1. By a unanimous vote, the Planning Commission accepted the Planning Staff Agenda Report dated September 2, 1986, and granted approval of the request for a Conditional Use Permit to allow the development of a senior neighborhood center on a 1.07 acre parcel of property generally located approximately 300 feet north of Chetco Avenue, (identified as Tax Lot 2200, Assessor's Parcel Map No. 41-13-6AC), within the Residential-High Density (R-HD) zone; Paul R. Weber, representative, Chetco Senior Center, Inc., applicant.

This action was taken following closure of the public hearing during which the following persons spoke in favor of this request:

- (a) Paul R. Weber, Consulting Engineer, 752 Valley Street, Brookings, representing the applicants
- (b) Bill Raver, 17073 Mountain Drive, Brookings, Building coordinator for the Seniors.

The following person voiced concerns on the matter:

- (a) Ann Ramp, 1012 Chetco Avenue, Brookings

The motion accepting Planning Staff Agenda Report and approving the application, modified the recommended conditions of approval as follows:

1. That final site development and complete construction drawings for the subject property shall be submitted to the Planning Staff for review and recommendation to the Planning Commission Chairman who shall be empowered to conduct a final review and sign-off the final approval. Said review and final approval shall be prior to and as a condition of issuance of any building permit for the project.
2. That access from Highway 101 to the north line of the subject property shall be fully improved to city standards (with the exception of right-of-way width) by the installation of curb, gutter and pavement (29 feet from curb face to face), and a five (5) foot sidewalk along one side (east side) adjacent to backface of curb, said improved access shall be restricted from vehicular parking. Such improvements shall be processed and accomplished as a major partition, and dedicated as a public street once completed and accepted by the city.
3. (Same)
4. (Same)

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2. By a vote of 6 - 1, the Planning Commission accepted the Planning Staff Agenda Report dated August 5, 1986, and recommendation, and reversed the previously held administrative interpretation of Article 1, Section 1.020, Subsection 11 of the Ordinance No. 216, finding such definition of two-family dwelling to be ambiguous and unclear, by determining that the Residential-Medium Density (R-MD) zone includes as permitted uses, duplexes and two single family dwellings on a minimum 6,000 square foot lot, provided all other applicable regulations and standards are met.

This action was taken following comments from the following person:

- (a) Donald Chandler, 850 3rd Street, Brookings, appellant.

The following roll call vote was recorded:

YES

Leo Appel II  
Jim Izett  
Earl Breuer  
Jean Hagen  
Lonny Draheim  
Mary Jane Brimm

NO

Elgin Gunderson

REPORT OF PLANNING DIRECTOR

Mr. Ullian briefly commented upon the proposed time-lines and schedule for the preparation and processing of a draft Land Development Code.

He further explained the copy of the publication distributed to each Commission member relative to making findings in the land use decision making process. It is a brief but useful resource article that will be further discussed at a Commission study session.

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,



Leo Appel II, Chairman  
Brookings Planning Commission