

MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING

OCTOBER 7, 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

Richard A. Ullian, Planning Director  
Leo Lightle, Pro Tem City Manager  
Beverly Shields, Secretary

Commissioner Lonny Draheim was absent.

MINUTES FOR APPROVAL

By a unanimous vote, the Planning Commission approved the minutes of the Commission meeting of September 2, 1986.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Leo Appel II noted that the next regular meeting of the Commission on November 4, 1986 is Election Day and the Council Chambers was scheduled to be reserved as a polling place for the general election. By a unanimous vote, the Planning Commission reset the next regular meeting of the Commission to Thursday, November 6, 1986 at 7:00 p.m. in the Council Chambers of Brookings City Hall.

FINAL ORDER AND FINDINGS OF FACT

By a unanimous vote, the Planning Commission adopted Final Order and Findings of Fact in the matter of Planning Commission File No. CUP-2-86; application for a Conditional Use Permit submitted by the Chetco Senior Center, Inc.

This action was taken following comments presented to the Commission by the following persons:

- (a) Ann Ramp, 1012 Chetco Avenue, Brookings, speaking in opposition to site being served by only one access from Chetco Avenue.
- (b) Donald Hintzman, P.O. Box 247, Brookings, speaking in opposition to proposal of installing sidewalk on west side of accessway to site.

- (c) Paul R. Weber, 752 Valley Street, applicants' representative, informing Commission relative to conversation with ODOT traffic engineer concerning left turn lane on Chetco Avenue to serve accessway.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS:

1. By a unanimous vote, the Planning Commission accepted the Planning Staff Agenda Report dated October 7, 1986, and granted the request for Preliminary Plan Approval of a proposed 42 unit planned development for a 9.53 acre parcel of property located on the north side of Ransom Avenue easterly extension, approximately 40 feet east of its intersection with Sixth Street (identified as Tax Lot 200 and 202, Assessor's Parcel Map Number 41-13-6AA) within the Residential-Medium Density (R-MD) zoning district; M & F Building Company, Mike Cremarosa, applicant; B & D Surveys, Ltd., applicants' representative.

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

- (a) Darryl Niemi, B & D Surveys, Ltd., 411 Mill Beach Road, Brookings, representing the applicant
- (b) Mike Cremarosa, M & F Building Company, 609 Meadow Lane, Brookings, applicant
- (c) Jim Rowman, 611 Spruce Street, Brookings

The following person submitted written communication in opposition:

- (a) Barbara Varner, P.O. Box 2955, Brookings

The following persons voiced concerns on the matter:

- (a) William Beaudry, 627 Hassett Street, Brookings
- (b) Fred Hummel, 202 Alder Street, Brookings
- (c) Charles Smith, 805 Cameo Court, Brookings
- (d) Ann Ramp, 1012 Chetco Avenue, Brookings

The motion accepting Planning Staff Agenda Report and approving the application, included directing staff to prepare the Final Order and Findings of Fact document to be considered for adoption at the next regularly scheduled meeting. Included in the Final Order are to be the staff recommended conditions of approval, modified as follows:

Conditions 1. through 6. (Same); amend Condition 7.  
as follows:

7. A Homeowners' Association shall be established for the project which shall provide for the perpetual maintenance of all common areas, recreational areas, and improvements, private street system, sidewalk/pathways, recreational building, etc. within the boundaries of the development. The Homeowners' Association will be funded by a one time fee to be established and taken from an escrow account on closing of sale, plus a fixed monthly deposit to be made to the Association for perpetual maintenance.

Conditions 8. through 16. (Same); add Condition 17. and 18. as follows:

17. Recreational vehicle storage shall be located on another site and be made available to all residents of the Brook-Haven Planned Development. Such site shall be other than the project site.

18. Emergency equipment access shall be provided at a point at the end of Hassett Street along the northeast boundary of the subject property. Such access location and improvements plan shall be reviewed and approved by City staff.

2. By a unanimous vote, (with Commissioner Breuer absent at this point and Commissioner Izett abstaining), The Planning Commission accepted the Planning Staff Agenda Report dated October 7, 1986, and reaffirmed its objection to the commercial gravel extraction permit renewal on the Chetco River originally issued by the Division of State Lands, Waterway Permit Section to Karl Ostenberg. The removal permit (no. 4077) was originally issued November 8, 1984 and is annually renewed by the Division.

The Commission expressed basically the same concerns raised in objection in the 1984 and 1985 response, with the inclusion of concern that a more potentially detrimental occurrence resulting from the aggregate removal operation would be shoreline recession of the City-owned parcel abutting the subject site to the west.

Staff was directed to communicate those concerns and objection to the permit renewal to the Division of State Lands, Waterway Permit Section.

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PLANNING COMMISSION MINUTES

THE PLANNING COMMISSION TOOK ACTION, MAKING THE FOLLOWING RECOMMENDATION TO THE CITY COUNCIL:

By a unanimous vote, the Planning Commission, in the granting of preliminary plan approval for the Brook-Haven Planned Development proposal for the 9.53 acre parcel of property located on the north side of the easterly extension of Ransom Avenue, approximately 40 feet east of its intersection with Sixth Street (identified as Tax Lots 200 and 202, Assessor's Parcel Map No. 41-13-6AA) within the Residential-Medium Density (R-MD) zoning district, forwards to the City Council a recommendation that the Planned Development (PD) zoning designation be applied to the subject property.

Once the PD zone is so established by action of the City Council, such action would constitute final approval of the plan for the 42 unit planned development.

REPORT OF PLANNING DIRECTOR

Mr. Ullian presented the memo distributed to the Commission members concerning the status of the City application for Enterprise Zone designation now being evaluated by the Oregon Economic Development Department (OEDD) Enterprise Zone Program Manager, Norman Solomon. The memo identifies the ranking of the City of Brookings in relation to the other competing applicants as 11th of fourteen (14) competitors where a maximum of 10 designations will be granted by the Governor.

This subjective point award for Appendices J through Q may be challenged by appealing same to the Enterprise Zone Advisory Committee. City Staff recommendation to the City Council is to challenge points awarded in the categories listed in the memo.

He further explained to the Commission that an effort to reinstate the Citizens Advisory Committee (CAC) will be initiated by sending personal invitation to all persons who were involved in "Operation Bootstrap" to participate at an October 16, 1986 organizational and informational meeting.

Announced that staff will be participating in the Oregon Community Development Program workshop to be held in Roseburg, Thursday, October 9, 1986.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,



Leo Appel II, Chairman  
Brookings Planning Commission