

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 6, 1986

The regular rescheduled meeting of the Brookings Planning Commission was called to order at 7:11 p.m. in the Council Chambers of Brookings City Hall on the above date with the following Commission members and staff in attendance:

Jim Izett, V-Chair
Earl Breuer
Mary Jane Brimm
Elgin Gunderson

Richard A. Ullian,
Planning Director
Donna VanNest, Executive
Secretary

Commissioners Lonny Draheim, Leo Appel II, Jean Hagen were absent.

MINUTES FOR APPROVAL

By a unanimous vote, the Planning Commission approved the minutes of the Commission Meeting of October 7, 1986.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Vice-Chairman Jim Izett indicated that Chairman Leo Appel II would not be able to attend and conduct the meeting and that he would chair the meeting in Commissioner Appel II's absence.

Vice-Chairman Izett also announced to the audience that the item on the agenda listed as M3-3-86 (Minor Partition request; Waller, applicant) was requested by the applicants' representative, George Hoselton, Attorney at Law, that the matter be continued to the Commission's December 2, 1986 meeting.

A Motion was made and carried to grant that request.

FINAL ORDER AND FINDINGS OF FACT

By a unanimous vote, the Planning Commission adopted the Final ORDER and Findings of Fact document in the matter of Planning Commission File No. PD-1-86; application for preliminary plan approval of a planned development submitted by M & F Building Company, (Mike Cremarosa).

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

- (a) Bill Cunningham, 325 Mill Beach Rd., Brookings, expressed concerns about the capacity of the sewage treatment plant.
- (b) Darryl Niemi, 411 Mill Beach Rd., Brookings, responded to questions from the audience and Commission members concerning the proposed homeowners association assessment fund to be established for perpetual maintenance of the common areas within the development.
- (c) Eldon Gossett, 703 Chetco Avenue, Brookings, expressed an opinion about the capacity of the sewage treatment plant.
- (d) Mike Cremarosa, 609 Meadow Lane, Brookings, commented on the need for this type of development in Brookings.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS:

- 1. By a unanimous vote, the Planning Commission denied the request for a minor partition at the northeast corner of Fifth Street and Ransom Avenue (file #M3-2-86); Marvin Pope, applicant.

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

- (a) Marvin Pope, 714 Fifth Street, Brookings, applicant, expressed his opinion on why the minor partition should be approved.

The Planning Commission took this action after indicating a concern that the proposed minor partition would in fact represent a subdivision, by definition of the Subdivision Ordinance No. 217 (amended by Ordinance No. 355), resulting in less than full subdivision improvement standards.

- 2. By a unanimous vote, the Planning Commission recommended denial to the Curry County Planning Commission of the request for a conditional use permit within the Urban Growth Boundary to allow placement of a mobile home in Commercial-One (C-1) zone (file #C-8629); Francis James Cain, applicant.

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

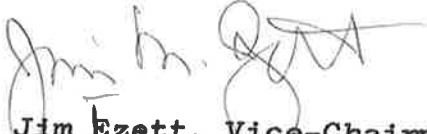
- (a) Lloyd Pettinger, 16384 Grootendorst Lane, Harbor spoke concerning the past history of the lot in question.
- (b) Alice Bond, 542 Fern Street, Brookings, gave information on the status of water and sewer facilities.

- (c) Ruth Pettinger voiced concern about damage to her own property resulting from the mobile home placement.

The Commission expressed concern that the mobile home placement has already been completed prior to receipt of proper approvals by the responsible advisory and ministerial bodies (County Planning Commission and Planning Staff), and that the Commission was being placed in an uncompromising position of approving an activity after the fact. Approving the proposal would send the wrong message to citizens to "do it first, then ask permission afterward", regarding land use issues. The outcome would then become a predictable forgone conclusion of approval.

The meeting was adjourned at 8:43 p.m.

Respectfully Submitted,



Jim Ezett, Vice-Chairman
Brookings Planning Commission