

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
DECEMBER 2, 1986

The regularly scheduled 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	Richard A. Ullian, Planning Director
Jim Izett, V-Chair	Leo Lightle, City Manager
Earl Breuer	Judy Pectol, City Recorder
Mary Jane Brimm	
Jean Hagen	
Lonny Draheim	

Commissioner Elgin Gunderson was absent.

MINUTES FOR APPROVAL

By a unanimous vote, the Planning Commission approved the minutes of the Commission Meeting of November 6, 1986.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Leo Appel II announced the next meeting of the Citizens Advisory Committee (CAC) to be held on December 18, 1986 and further urged members of the public to attend and participate in the review and preparation of the Land Development Code. Chairman Appel also indicated that later on the agenda the Planning Commission would elect new officers for the coming 1987 session of the Planning Commission, which elections would be for a chairman and vice-chairman.

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 #M3-2-86; application for minor partition approval submitted by Marvin Pope. Such order was prepared in the denial of the application for a minor partition of a 0.88 acre parcel of property located on the northeast corner of Fifth Street and Ransom Avenue.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION:

1. By a majority vote, the Planning Commission accepted staff report dated November 6, 1986 and denied the request for a minor partition to create two (2) lots, one (Parcel 1) consisting of 0.64 acres (27,878 square feet) in area; the other (Parcel 2), 1.87 acres for property located at the north end and east side of a deeded city accessway (unnamed) on the north side of Hassett Street, approximately 130 feet west of its intersection with Pioneer Road (file #M3-3-86); James C. and Verna J. Waller, applicants, George Hoselton, applicants' representative.

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

- (a) George Hoselton, Attorney at Law, P.O. Box 6039, Brookings, OR 97415, applicants' representative.
- (b) Eldon Gosset, 703 Chetco Avenue, Brookings, spoke in favor of the application indicating dedications of land and easements to city by the applicants.

The Planning Commission took this action following a determination that the lot proposed to be created could not be serviced with city water; and therefore, a finding of availability of key city services and facilities to serve lots resulting from minor partition approval could not be made.

The following roll call vote was recorded:

<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Jean Hagen Jim Izett Leo Appel II	Lonny Draheim	Mary Jane Brimm Earl Breuer

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

1. By a unanimous vote, the Planning Commission accepted the Planning Staff Agenda Report, dated November 25, 1986 and endorsed the proposed findings prepared by the applicants' representative entitled "Chetco Point Properties, Comprehensive Plan Amendment request (and Zone Change), required attachments, to the city of Brookings by The Agnew Company", and forwarded a favorable recommendation to the City Council to amend the Comprehensive Plan by redesignating from Industrial to Residential; (file #CPA-2-86) and concurrently, rezone from Industrial General (MG) to Residential-Medium Density (R-MD) (file #ZC-3-86) approximately 42.94 acres of property located between Center Street and the Pacific Ocean, and the west side of the southerly extension of Wharf Street western right-of-way line, (identified as Tax Lots 300, 310, 500 and 600, Assessor's Parcel Map No. 41-13-6D; and a portion of Tax Lot 400, Map 41-13-7A); The Agnew Company, applicant, Patterson, Stewart and Associates, applicants' representative.

The Commission further directed staff to prepare formal findings to be presented in a final order and findings of fact document for consideration by the Commission for adoption at the next regularly scheduled meeting.

This action was taken by the Planning Commission following closure of the public hearing at which the following persons spoke in favor of the request:

- (a) Neil Amondson, Properties Manager, The Agnew Company, P.O. Box 579, Centralia, Washington, representing the applicant.
- (b) Lyle Stewart, Patterson, Stewart & Associates, 45 Hawthorne Street, Medford, representing the applicant.
- (c) Vicki J. Pflaumer, Region West Research Consultants, 520 SW Sixth Avenue, Suite 1107, Portland, OR, representing the applicant.
- (d) Eldon Gosset, 703 Chetco Avenue, Brookings.

The following persons spoke in opposition:

- (a) Charles Neely, 224 King St., Brookings.
- (b) Fred Hummel, 202 Alder Street, Brookings.

And the following person had questions concerning the matter:

- (a) Joan Heavey, 16 Seascape Court, Brookings, asked questions concerning the city water system and offered a suggestion of locating RV and boat parking and storage most adjacent to the wastewater treatment plant and the plywood mill.

It was the finding of the Commission that the applicant's representatives had carried their burden of proof in substantiating the change by providing substantial evidence of support in the formulation of findings which were incorporated into and made a part of the record of the proceedings.

ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN FOR 1987

By a unanimous vote, the Commission elected Leo Appel II as Chairman and Jim Izett, Vice-Chairman for the 1987 Session of the Planning Commission.

COMMENTS FROM MEMBERS OF PUBLIC

Eldon Gosset, 703 Chetco Ave. questioned the Commission on past actions pertaining to minor partitions (Marvin Pope and James Waller requests).

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The meeting was adjourned at 10:25 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Leo Appel II".

Leo Appel II, Chairman
Brookings Planning Commission