

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
May 5, 1987

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

Leo Appel II, Chair
Earl Breuer, V-Chair
Lonny Draheim
Doug Nidiffer
Ted Freeman, Jr.
Mary Jane Brimm
Jean Hagen

Richard A. Ullian, Planning
Director
Roy G. Rainey, City Manager
Donna VanNest, Executive
Secretary

MINUTES FOR APPROVAL

By a unanimous vote (motion: Commissioner Breuer, Second: Commissioner Freeman; Commissioners Brimm and Hagen abstained), the Planning Commission approved the minutes of the Commission meeting of April 7, 1987.

FINAL ORDERS AND FINDINGS OF FACT

1. By a unanimous vote (motion: Commissioner Breuer, Second: Commissioner Draheim; Commissioners Brimm and Hagen abstained), the Commission approved the Final ORDER and Findings of Fact document in the matter of Commission file #SUBD-1-87; application for preliminary plat approval for an eleven lot subdivision (Tanbark Point Subdivision) for an 8.08 acre parcel of property (known as the Brady Point property) generally located on the west side and southern terminus of Tanbark Road within the Residential Low Density (R-LD) zoning district.
2. By a unanimous vote (motion: Commissioner Breuer, Second: Commissioner Nidiffer; Commissioners Hagen and Brimm abstained), the Commission approved Final ORDER and Findings of Fact document in the matter of Commission file #CPA-1-87 and ZC-1-87; recommending to the City Council the rezoning of approximately 4.53 acres of property from Residential-Two (R-2; county zoning) to Residential Low Density (R-LD); city zoning classification with the remainder northern 6.0 acres of the total ownership retained in the Residential-Two (R-2; county zoning) for property generally located on the north side of East Harris Heights Road at the northernmost terminus of Arch Lane (total ownership identified as Tax Lot 1200, Assessor's Parcel Map No. 40-14-36).

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

By a unanimous vote (motion: Commissioner Breuer, Second: Commissioner Brimm), the Commission forwards to the City Council a favorable recommendation that the proposed ordinance granting authority of the Commission to impose certain specific conditions on preliminary plat approval for proposed subdivisions be enacted, subject to the following modified language to be incorporated therein to satisfy DLCD staff representative concerns that the previously drafted language may give the Commission too broad discretionary authority in lieu of the "clear and concise standards" rulings the LCDC seeks in acknowledging comprehensive plans and implementing measures.

"...the city may impose conditions on the approval of a preliminary plat for a subdivision, provided that the subdivider or developer shall establish that the need for these improvements as applicable to the development are satisfied by the proposed development, including by way of example and not by way of limitation that the subdivider provide, pay for...etc."

This action was taken by the Planning Commission following closure of the public hearing at which no one spoke either in favor or in opposition to the city staff recommendation and/or modification to the draft ordinance.

The Commission directed staff to communicate the modified language of the ordinance draft to the DLCD staff representative to determine whether or not the proposal meets the "clear and concise standards" criteria. If not, the matter will be brought back to the Commission for further consideration.

THE PLANNING COMMISSION TOOK ACTION MAKING THE FOLLOWING RECOMMENDATIONS TO THE COUNTY PLANNING COMMISSION

By a unanimous vote (motion: Commissioner Hagen, second: Commissioner Breuer), the Commission forwards to the Curry County Planning Commission a favorable recommendation to allow the placement of an addition mobile home on Tax Lot 2600, Assessor's Parcel Map No. 41-13-5AD (County file #C-8707) and an additional mobile home on Tax Lot 900, Assessor's Parcel Map No. 41-13-5AD (County file #C-8709), both parcels situated within the C-1 (Commercial-One) zoning district which allows such mobile home placement, subject to receipt of a conditional use permit approval by the county Planning Commission.

The county application referrals to the city for review and comment result from the properties' location within the city's Urban Growth Boundary area.

The Commission determined that the area generally is committed to residential mobile home type land use settlement and the two proposals represented in-fill development.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Leo Appel II". The signature is stylized with a large, sweeping initial "L" and "A".

Leo Appel II, Chairman
Brookings Planning Commission

LA/reo