

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
AUGUST 4, 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 Van Nest, Executive Secretary

MINUTES FOR APPROVAL

By a vote of 6-0, with Commissioner Draheim abstaining (motion: Commissioner Breuer, second: Commissioner Hagen), the Planning Commission approved the minutes of the Commission special meeting of June 22, 1987.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. By a unanimous vote (motion: Commissioner Draheim, second: Commissioner Breuer), the Commission accepted the Planning Staff Agenda Report, dated July 10, 1987, and granted minor partition approval to create three (3) parcels from an existing 2.62 acre parcel (Parcel 1 = 1.44, Parcel 2 = 0.49 and Parcel 3 = 0.69 acres respectively), subject property fronting the west side of Old County Road and north side of Hasset Street (identified as Tax Lot 1100, Assessor's Parcel Map No 40-13-32CC) within the Residential Low Density (R-LD) zoning district; Myrle and Maxine Bryant, applicants (File No. M3-2-87)

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

- (a) Maxine Bryant, 339 Spruce Street, applicant.

The staff prepared a final ORDER document that is presented on the agenda for final action by the Commission. The conditions of the approval were to be incorporated into the final ORDER document.

2. By unanimous vote (motion: Commissioner Draheim, second: Commissioner Breuer), the Commission accepted Planning Staff Agenda Report, dated July 22, 1987, and granted minor partition approval to create three parcels from the parent 13.2 acres of property in order to coincide said parcels with the phasing boundaries of the proposed Glenwood PUD to be located on the north side of East Harris Heights Road and north of Harris Beach PUD, Phase II, the subject property identified as Tax Lots 1300 and 1400, Assessor's Parcel Map No. 40-14-36; A & C Land Company, applicants (File No. M3-3-87).

This request is a part of multiple requests which were presented before the Commission on the same agenda, and said approval was contingent upon favorable action by the City Council on the annexation, zone change and PD approval being granted.

This action was taken following comments presented by the following person in public hearing:

- (a) Larry Anderson, A & C Land Company, PO Box 1746, Brookings.

The Planning Staff was directed to prepare a final ORDER and findings of fact document which is to incorporate conditions of approval as recommended in the Staff Agenda Report, to be presented at the Commission's September 1, 1987 meeting for final action.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Planning Commission accepted the Planning Staff Agenda Report, dated July 30, 1987, and granted a minor partition approval to allow the division of an 18,256 square foot parcel into two (2) parcels (Parcel 1 = 8,459 and Parcel 2 = 9,192 square feet in area respectively) generally located on the west side of Pioneer Road, approximately 132 feet north of its intersection with Easy Street (identified as Tax Lot 3103, Assessor's Parcel Map No. 41-13-5BB) within the Residential Medium Density zoning district; Stuart W. Avery, applicant (File No. M3-4-87).

This action was taken following comments presented by the following person.

- (a) Mary Jean James, James Realty, Inc., 299 Spruce Drive.

The staff was further directed to prepare a final ORDER and findings of fact document, which is to incorporate the conditions of approval recommended by the Planning Staff, to be presented for final action by the Planning Commission at the September 1, 1987 meeting.

4. By a unanimous vote (motion: Commissioner Draheim second: Commissioner Breuer), the Commission accepted the Planning Staff Agenda Report, dated July 22, 1987, and granted a variance to the provisions of the subdivision ordinance requirements relative to the placement of standard sidewalks on both sides of Seacrest Lane extension for the proposed Glenwood PUD, by reducing said requirement to only one side (southeast side); A & C Land Company, applicant (File No. VAR-2-87).

This request is a part of the multiple requests filed with the Glenwood PUD proposal which were presented before the Commission on the same agenda, and said approval was contingent upon favorable action by the City Council on the annexation, zone change and PD approval being granted.

This action was taken following comments presented in favor of the request by the following person in public hearing:

- (a) Larry Anderson, A & C Land Company, applicant, PO Box 1746, Brookings.

The Planning Staff was directed to prepare a final ORDER and findings of fact document to be presented to the Commission on the September 1, 1987 meeting.

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

1. By a unanimous vote (motion: Commissioner Draheim, second: Commissioner Breuer) the Commission accepted the Planning Staff Agenda Report, dated July 22, 1987, containing the "Annexation Impact Analysis Summary" and recommends the City Council annex a 13.2 acre parcel of property located on the north side of East Harris Heights Road (identified as Tax Lots 1300 and 1400, Assessor's Parcel Map No. 40-14-36) contiguous to and northwest of the existing city limits; A & C Land Company, applicant (File No. A-1-87)

This action was taken following closure of the public hearing at which the following person spoke in favor of the request:

- (a) Larry Anderson, A & C Land Company, applicant, PO Box 1746, Brookings.

Planning Staff was directed to prepare a final ORDER and findings of fact document to be presented for consideration by the Commission at the September 1, 1987 meeting. Said document would represent a recommendation for consideration for adoption by the City Council.

2. By a unanimous vote (motion: Commissioner Draheim, second: Commissioner Breuer), the Commission accepted the Planning Staff Agenda Report, dated July 22, 1987, and forwards to the City Council a favorable recommendation to rezone from Residential-Two (R-2, county zoning) to Residential Low Density (R-LD, city zoning) a 13.2 acre parcel of property generally located on the north side of East Harris Heights Road, and northwest of the existing city limits (identified as Tax Lots 1300 and 1400, Assessor's Parcel Map No. 40-14-36); A & C Land Company, applicant. (File No. ZC-2-87).

This zone change request is a part of multiple applications filed with the Glenwood PUD proposal presented before the Commission on the same agenda, and said recommendation for rezoning is contingent upon favorable action by the City Council on the annexation petition.

This action was taken following closure of the public hearing at which the following person spoke in favor of the request:

- (a) Larry Anderson, A & C Land Company, applicant, PO Box 1746, Brookings.

The Planning Staff was directed to prepare a final ORDER and findings of fact document to be presented to the Commission at the September 1, 1987 meeting for action to recommend for adoption by the City Council.

3. By a unanimous vote (motion: Commissioner Draheim, second: Commissioner Breuer), the Commission accepted the Planning Staff Agenda Report, dated July 22, 1987, as revised by Commission following closure of the hearing

pertaining to conditions as amended and below listed; and granted approval of the preliminary plan of the planned development (Glenwood PUD).

The Commission further recommends that the City Council accept the recommendations of the Commission as contained in a final ORDER and findings of fact document and amend the zoning map to establish a PD zone in combination with the requested Residential Low Density (R-LD) zoning district for the 13.2 acre parcel of property located on the north side of East Harris Heights Road at the northernmost terminus of Seacrest Lane (identified as Tax Lots 1300 and 1400, Assessor's Parcel Map No. 40-14-36); A & C Land Company, applicants. Such action by the City Council would constitute final approval of the plan for the planned development.

This action was taken following closure of the public hearing at which the following person spoke in favor of the proposal:

- (a) Larry Anderson, A & C Land Company, applicant, PO Box 1746, Brookings.

And the following person offered comments regarding the proposal:

- (a) Fred Hummel, 202 Alder, Brookings.

The Planning Commission amended the Planning Staff recommended conditions of approval by the following:

Condition # 14. (Commission deleted this condition which would require developer/owner to underground storm water drainage facilities to connect with underground facilities within Harris Beach PUD in lieu of daylighting into existing ditch alongside the vacated East Harris Heights Road.)

Condition # 16. (Commission deleted this condition recommended by the city engineer requiring the owner/developer to move the present booster pump station to the existing low level reservoir to guarantee adequate volumes of water to the pump suction to provide adequate storage with Phase I of the Glenwood PUD to offer service for the entire high level service area.)

The Commission further directed Planning Staff to prepare the final ORDER and findings of fact and conditions of approval document to be presented for action by the Commission at its September 1, 1987 meeting to then be recommended for adoption by the City Council.

PLANNING DIRECTOR REPORT

1. Mr. Ullian announced that the Oregon Traffic Safety Commission did authorize and approve Technical Assistance agreement for the city of Brookings Traffic Safety Analysis in the amount of \$3,000.00 for Gary L. Dyer, P.E., Consulting Engineer from Coos Bay to undertake the study with assistance from the Oregon Transportation Research Institute, and ODOT.

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This project agreement was initiated effective August 2, 1987 and will run 120 days to completion. In addition, the consultant will coordinate his study with ODOT in relation to their concurrent analysis of adjacent areas.

2. Planning Director Ullian also announced the revised date that the LUBA opinion would be rendered. It was extended from the original August 4, 1987 date to August 11, 1987, concerning Hummel vs. city of Brookings (Agnew property), LUBA 87-026. (Following Commission meeting, it was further learned that an additional extension has been requested by LUBA to August 18, 1987).

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,



Leo Appel II, Chairman
Brookings Planning Commission