

MINUTES

BROOKINGS PLANNING COMMISSION

SPECIAL MEETING

NOVEMBER 24, 1987

The special 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  
Doug Nidiffer  
Ted Freeman, Jr.  
Mary Jane Brimm  
Jean Hagen  
Lonny Draheim

Richard A. Ullian, Planning Director  
Nancy Corrigan, Secretary

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel announced the receipt of the Traffic Safety Analysis for the city of Brookings prepared by Gary L. Dyer, P.E., Consulting Engineer, which document will be presented in detail to the Commission and City Council at a to-be-announced joint study session.

Chairman Appel also announced that, due to no scheduled agenda items being submitted to the Planning Department, the December 1, 1987 regularly scheduled meeting of the Commission is cancelled. The next regular meeting is January 5, 1988, unless matters are submitted that proper public hearing notification and publication can be made and a special meeting can be established prior to the regularly scheduled meeting.

Chairman Appel further reminded the Commission and audience of the next meeting of the CAC which is set for December 17, 1987. Topic of discussion will be the land division draft section of the proposed Land Development Code.

MINUTES FOR APPROVAL

By a vote of 6-0 (motion: Commissioner Hagen, second: Commissioner Brimm; Commissioner Draheim abstained), the Planning Commission approved the minutes of the Commission meeting of September 1, 1987.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS:

1. Following a presentation by Mr. Fred Hummel, 202 Alder Street regarding concerns of both on-street and off-street parking problems within the community, particularly in the area of Cypress and Cedar Streets, the Commission took no action on his request to schedule a public hearing on the draft section of the Land Development Code pertaining to off-street parking and loading regulations (Section 23).

Mr. Hummel expressed some urgency for the Commission to consider that section apart from the remainder of the draft document. Pauline Olsen, 317 Memory Lane also spoke on the matter of a propane tank at the newly opened laundramat on the north side of Railroad Street, east of Wharf Street, being an eyesore and expressed concern that a patron of the laundramat might back into the tank.

Although a motion was made by Commissioner Breuer to schedule Section 23 for public hearing, the motion died for a lack of a second. The Commissioners indicated a desire to not take segments of the draft document for consideration of adoption, but that once the total package is completed by and forwarded to the Commission from the CAC with a recommendation, the appropriate hearings then be scheduled for the entire draft Land Development Code.

2. By a unanimous vote (motion: Commissioner Nidiffer, second: Commissioner Freeman), the Commission forwards a favorable recommendation to the County Planning Director to grant approval of a minor partition request (County File #P-8720) submitted by Richard Wilson for property located on the east side of Payne and Foster Road, within the city of Brookings Urban Growth Boundary and the R-2 (County-Residential Two) zoning district. The Commission further directed staff to communicate concerns of the buildable status of both resulting parcels due to existing easements (Parcel 2), and the narrow configuration of Parcel 1.

By a unanimous vote (motion: Commissioner Nidiffer, second: Commissioner Draheim), the Commission further forwarded a recommendation to the County Board of Commissioners that the county incorporate a version of the city's "Deferred Improvement Agreement" arrangement for under- and unimproved streets upon which subdivisions, major and minor partitions are being authorized by the County Planning Director and/or County Planning Commission within the city's UGB. It was noted that such agreement is successfully being utilized by the city to eventually upgrade existing streets by means of the local improvement district process. Such agreements are made a condition of subdivisions, major and minor partitioning approvals where installation of improvements are impractical and/or piecemeal in nature.

3. By a unanimous vote (motion: Commission Draheim, second: Commissioner Brimm), the Commission forwarded a favorable recommendation to the County Planning Commission to grant the request of Samuel D. and Susan Williams, P & S Construction Company, to allow for the placement of a mobile home upon property located on the east side of English Drive, approximately 77 feet south of its intersection with Payne Road within the C-1 (Commercial One) zone and the city's Urban Growth Boundary (identified as Tax Lot 802, Assessor's Parcel Map No. 41-13-5AD).

The Commission determined that the mobile home is to replace an existing travel trailer and provide quarters for a nightwatchman to the contractor's shop and equipment storage yard, and further that water and sewer facilities are available to serve the unit.

4. By a vote of 5-2 (motion: Commissioner Brimm, second: Commissioner Draheim), the Commission granted a conditional use permit for a home occupation to allow the sale of fire arms, by appointment only, from the premises of 211 Cedar Street, approximately 410 feet north of its intersection with Memory Lane (identified as a portion of Tax Lot 3603, Assessor's Parcel Map No. 41-41-13-5CC)

within the Residential Medium Density (R-MD) zoning district; A. Paul Chadwick, applicant (File No. CUP-3-87).

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

- (a) A. Paul Chadwick, 211 Cedar Street, applicant

And the following persons offered comments or had questions regarding the application:

- (a) Judy Krebs, 15898 Sunset Strip, Harbor
- (b) Jane Hughes, 825 Highland, Brookings

And the following persons spoke in opposition to the proposal:

- (a) Fred Hummel, 202 Alder Street
- (b) Edward Olsen, 317 Memory Lane.
- (c) Pauline Olsen, 317 Memory Lane.
- (d) Frances Hayes, 405 Buena Vista Loop.

The majority of the Commission members found the proposed home occupation to meet the criteria and standards as listed in Section 7.020, Subsection (5) of Zoning Ordinance No. 216.

The following roll call vote was recorded:

<u>aye</u>	<u>no</u>
Breuer	Freeman, Jr.
Hagen	Nidiffer
Appel II	
Brimm	
Draheim	

5. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Hagen), the Commission forwards a favorable recommendation to the Curry County Planning Commission to grant tentative plat approval of the proposed 9- lot subdivision (Miles Meadow Subdivision) of a 1.85 acre parcel of property generally located on the west side of Olsen Lane, approximately 190 feet north of the east-west section of Olsen Lane, within the Residential Two (R-2) zone and the city's Urban Growth Boundary, subject to the conditions listed in the Site Plan Committee letter dated October 21, 1987, pertaining to street pavement width and improvement of that side of Olsen Lane fronting the subject property.

The Commission reaffirmed the conditions contained in said letter, but recognized that the subdivider has resubmitted a revised preliminary map (tentative plat) that depicts the proposed Nelson Drive to be a full 36 foot wide street cross-section within a 50 foot right-of-way width. However, no details were provided concerning the improvement of the abutting street (Olsen Lane).

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ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR 1988

Following nominations, by a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Brimm), Leo Appel II was elected Chairman of the Planning Commission for 1988 and Ted Freeman, Jr. Vice Chairman.

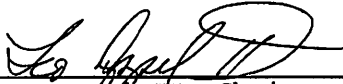
COMMENTS FROM COMMISSION MEMBERS

Commissioner Brimm requested that city staff present for Planning Commission review and recommendation all matters referred to the city by the county pertaining to matters within the Urban Growth Boundary. All other members of the Commission concurred and directed the Planning Director to so comply.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



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Leo Appel II, Chairman