

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

MARCH 3, 1987

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
Jim Izett, V-Chair
Mary Jane Brimm
Jean Hagen
Lonny Draheim
Earl Breuer

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

Commissioner Elgin Gunderson was absent.

MINUTES FOR APPROVAL

By a unanimous vote (Commissioner Breuer abstained), the Planning Commission approved the minutes of the Commission meeting of January 6, 1987.

FINAL ORDER AND FINDINGS OF FACTS

By a unanimous vote (Commissioners Breuer and Draheim abstained), the Final ORDER and Findings of Fact document in the matter of commission file #M3-4-86; application for minor partition approval submitted by Brookings-Harbor Professional Center granting approval to create two (2) lots, one consisting of 1.13 acres in area occupied by the Brookings-Harbor Medical Center, the other 1.07 acres in area occupied by dental/accounting offices. The subject property is located on the west side of Fifth Street, approximately 510 feet south of its intersection with Easy Street.

The Planning Commission further directed the Chairman of the Commission to withhold signature of the minor partition map until such time the applicant provides the city a joint use agreement, acceptable to city staff, between both resulting lot ownerships for perpetual use of existing drive lanes, back-up space, egress-ingress provisions and common parking stalls by patrons of the existing and future professional offices.

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

1. By a unanimous vote, the Planning Commission accepted staff report dated February 19, 1987 and forwarded to the City Council a favorable recommendation to initiate, on its own motion, the vacation of a portion of an alley between Pacific Avenue and Pine Street, east of Fern Avenue, pursuant to ORS 271.130, based upon the finding that the existing right-of-way is unused, unopen and unessential for public

The Commission conditioned this recommendation that a portion of Tax Lot 5500 which appears to lie within what is assumed to be the public right-of-way of Pacific Avenue, be quitclaim deeded to the city of Brookings to clean up this situation. This would be in exchange for and as a condition of the property received by the alley vacation.

This action was taken by the Planning Commission following a comment presented by the following person:

- (a) Paul Weber, Box 576, Brookings, who questioned the need for the alley for emergency access.

2. By a unanimous vote, the Planning Commission forwarded to the City Council a favorable recommendation to adopt the resolution repealing Resolution No. 186, and re-establishing a Citizens Involvement Program (CIP) and Citizens Advisory Committee (CAC) for the city of Brookings.

This resolution which was previously presented to the Mayor and Council is modified to conform with the recommendation of the CIAC (Citizens Involvement Advisory Committee), a state advisory committee to the LCDC. That recommendation was to delete the voting membership requirement (a person must have attended three of the last four meetings to be eligible to vote on an issue before the CAC). The Planning Commission concurred with that recommendation and further recommends the Council adopted the revised resolution.

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By a unanimous vote, the Planning Commission accepted staff report (as modified verbally in presentation) dated February 19, 1987, and granted approval of the conditional use permit application to allow expansion of the Trinity Lutheran Church facility by the construction of additional classrooms and a new foyer on property located at 1200 Easy Street (identified as Tax Lot 2701, Assessor's Parcel Map No. 41-13-6BC) within the Residential Low Density (R-LD) zoning district; Harold Jurgens, applicant's representative.

The application was modified by the applicant's representative by the relocation of the classroom addition from the northern portion of the existing structure to the southern portion in order to comply with the setback requirements for conditional uses (Section 7.020, Standards Governing Conditional Uses.), which standards apply in addition to the requirements of the underlying zoning district. The agreed upon revision to the site plan was found to comply with all standards and criteria of the zoning ordinance.

This action was taken by the following person in favor of the request:

- (a) Harold Jurgens, Chairman of Building Committee, 16184 W. Hoffeldt, Brookings, applicant's representative.

And the following person asked questions of the Planning Staff regarding the location of the addition:

(a) Mary Hall, Box 1366, Brookings.

The Planning Commission further directed staff to prepare a final ORDER and findings of fact document to be presented at the Commission's regularly scheduled meeting in April to confirm its action on the conditional use permit approval.

2. By a unanimous vote, the Planning Commission tabled consideration of Resolution No. 398, a resolution endorsing the Oregon Roads Finance Study, urging state legislators to adopt the study's recommendations, and establishing an effective date.

It was requested by the Commission that the City Manager provide more information regarding the implications of the content of the resolution at the Commission's April, 1987 meeting.

3. By a unanimous vote, the Planning Commission accepted the City Manager's letter of understanding stating the city's position relative to the receipt of approximately 1.24 acres of property from the Agnew Company abutting the city's Wastewater Treatment Plant for future plant expansion. It was understood that the deeding of the property to the city of Brookings for future plant expansion was in conjunction with the Comprehensive Plan redesignation and rezoning of the Agnew Company property (Chetco Point Properties) from Industrial to Residential, and MG (Industrial General) to R-MD (Residential Medium Density).

The Planning Commission further authorized the Chairman Leo Appel II to signature the original deed, on behalf of the city, to accept the property for public purposes.

REPORT OF THE PLANNING DIRECTOR

1. An update of the status of the application for approval by the County Planning Commission of the Inn at Pelican Bay Motel/Restaurant Complex (as revised) was present by the Planning Director. It was indicated that the condominium portion of the project has been deleted from the project proposal site development plans and that the remainder of the project is basically similar to what was previously presented to and recommended for approval by the city Planning Commission to the county Planning Commission, with the condition of improvement of the abutting Boat Basin Road to full city standards.

2. Mr. Ullian presented a status report on the Urban Growth Boundary Management Agreement between the city and county. It was previously alleged by the county that the agreement is defective and therefore invalid; however, the city's position is that the agreement is free of defects and valid, and that there is no bases to consider a new agreement at this time.

As the city and county approach periodic review in April, 1989, a process will be established for coordination of the public facilities plan development and management agreement of such plan within the UGB.

3. Presented a copy of a letter sent to Mike Cremarosa, Brook-Haven Planned Development, concerning the administrative interpretation of condition #17 pertaining to the provision of recreational vehicle storage for residents of the project site. The interpretation was offered concerning a site adjacent to and south of the project site at the southwest corner of Seventh Street (Fern Avenue) and Ransom Avenue.

4. Distributed to Commission members the Local Planning Digest publication which is part of The Oregon Land Use Planning Training Package that will be conducted at a future study session after the new Commissioner appointees have been selected by the Mayor to replace outgoing Commissioners Gunderson and Izett.

REMARKS FROM COMMISSION MEMBERS

Commission Chairman Appel II announced that both Commissioners Izett and Gunderson, whose terms expire March 31, 1987 have chosen not to seek reappointment, and that new members will be appointed by the Mayor at the City Council meeting March 16, 1987.

Also, Chairman Appel II stated that a Vice-Chairman will need to be elected at the April 7, 1987 meeting of the Commission due to Vice-Chairman Izett not seeking reappointment.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Leo Appel II, Chairman
Brookings Planning Commission