

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

APRIL 7, 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
Lonny Draheim
Doug Nidiffer
Ted Freeman, Jr.

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

Commissioners Mary Jane Brimm and Jean Hagen were absent.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

1. Chairman Appel presented former Planning Commission Vice-Chairman Jim Izett with an award for involvement with the Planning Commission and in recognition of service to the citizens of the city of Brookings as a Planning Commissioner from March, 1985 to April, 1987.
2. By a unanimous vote, the Planning Commission elected Earl Breuer to serve as vice-chairman of the Planning Commission for the remainder of the year as replacement for position vacated by former Commissioner Jim Izett.
3. Chairman Appel introduced to the public newly appointed Commissioners Doug Nidiffer and Ted Freeman, Jr. whose terms run to April 1, 1991.

MINUTES FOR APPROVAL

By a unanimous vote (Commissioner Nidiffer abstained), the Planning Commission approved the minutes of the Commission meeting of March 3, 1987.

FINAL ORDER AND FINDINGS OF FACT

By a unanimous vote (Commissioner Freeman abstained), the Commission approved the Final ORDER and Findings of Fact document in the matter of Commission file #CUP-1-87; application for conditional use permit approval to allow for the expansion of the existing structure of the Trinity Lutheran Church by the construction of additional classrooms and a new foyer on property located at 1200 Easy Street within the Residential Low Density (R-LD) zoning district.

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

By a vote of 3 - 2, the Planning Commission modified the Planning Staff Report, dated March 31, 1987, and forwarded to the City Council a recommendation that the proposed Comprehensive Plan map amendment to redesignate from Residential to Commercial for the northerly 6.0 acres of property; and the concurrent rezoning from Residential-Two (R-2; county) to Commercial Tourist (C-T; city zoning classification) for the same portion of total ownership of property generally located on the north side of East Harris Heights Road at the northern terminus of Arch Lane (identified as a portion of Tax Lot 1200, Assessor's Parcel Map No. 40-14-36), be denied. (File #CPA-1-87 & ZC-1-87)

The Planning Commission further recommends to Council that the remaining 4.53 acres of property ownership be rezoned from Residential-Two (R-2; county) to Residential Low Density (R-LD; city zoning category), in compliance with the Comprehensive Plan designation for the area generally.

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

- (a) Edward Hewitt, 96707 E. Harris Heights Road, applicant.
- (b) Mr. Jatko, 96743 E. Harris Heights Road.
- (c) Leo Spiering 1239 Hub Street

With the following letters submitted into the record in favor of the request:

- (d) Mel Kosta, Attorney at Law, 325 Main Street, Klamath Falls, OR 97601
- (e) Ben Yeakey, PO Box 757, Susanville, CA 96130
- (f) John Wendler, 19726 Kings River Hwy., Monmouth, OR
- (g) Robert Buley, 1415 Ebbetts Dr., Reno, NV 89503
- (h) Gerald Hazen, 19 East I Street, Sparks, NV

And the following persons spoke in opposition to the proposal:

- (a) Richard Wing, 1730 Arch Lane. (Also submitted letter of opposition).
- (b) Emily Hughes, 1728 Arch Lane (Also submitted letter in opposition).
- (c) Fred Hummel, 202 Alder Street.
- (d) Larry Anderson, 1517 Seacrest Lane.

With the following additional letters submitted into the record in opposition to the proposal:

- (e) Wyn Dioletto, 1714 Arch Lane.
- (f) Mildred Burgess, 96753 E. Harris Heights Road.
- (g) W. A. Henry, Jr., 910 Bellevue Dr., Reedsport, OR 97467

- (h) Mr. & Mrs. Robert Krause, 1509 Seacrest Lane.
- (i) Jayne Gibney, 1542 Glenwood Drive.
- (j) C. W. Groves, 1706 Arch Lane
- (k) Bernice Vaughan, 2044 Kenway, Lodi CA 95242
- (l) K.C. Shaw, PO Box 9, Atascadero, CA 93423
- (m) Robb & Janet Redman, 1515 Seacrest Lane.
- (n) Rebecca A. Steffen, PO Box 705, Pioneer, CA 95666
- (o) John Shortal, President, Shortal Electronics, Inc., PO Box 705, Pioneer, CA 95666
- (p) Donald Conti, A & C Land Co., PO Box 99023, Lodi, CA 95209
- (q) Ralph R. and Ruth M. Egbert, 1722 Arch Lane.

The following role call vote was recorded:

<u>Yes</u>	<u>No</u>
Earl Breuer	Doug Nidiffer
Leo Appel II	Ted Freeman, Jr.
Lonny Draheim	

The Planning Commission further directed planning staff to prepare a findings of fact and final ORDER document to be presented to the Commission at its May 5, 1987 meeting.

THE PLANNING COMMISSION TOOK ACTION MAKING THE FOLLOWING RECOMMENDATION TO THE CURRY COUNTY PLANNING COMMISSION

By a unanimous vote, The Planning Commission accepted the Planning Staff report, dated March 23, 1987 and forwarded a favorable recommendation to the Curry County Planning Commission to grant the conditional use permit and variance request to allow the placement of a mobile home for residential use for property located within Commercial-One (C-1) zoning adjacent to Highway 101 and at the terminus of Gootendorst Lane (identified as Tax Lot 1401, Assessor's Parcel Map No. 41-13-5D); Francis J. Cain, applicant; Jim Roberts, agent. (File #C-8705 & V-8701).

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

- (a) Jim Roberts, 14758 Oceanview Drive, applicant's agent.

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By unanimous vote, the Planning Commission accepted the Planning Staff Agenda Report (Subdivision Report dated April 1, 1987) with modifications below noted, and granted 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 (identified as Tax Lot 300, Assessor's Parcel Map No. 41-13-7A) within the Residential Low Density (R-LD) zoning district; J. Hughes, applicant; Design Professional Group, applicant's representative. (File #SUBD-1-87).

BROOKINGS PLANNING COMMISSION

MINUTES

APRIL 7, 1987

PAGE 3

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

- (a) Alex Forrester, Design Professional Group, 303 N.E. "E" Street Grants Pass, OR, applicant's representative.
- (b) Tim Bossard, PE, Design Professional Group, 303 N.E. "E" Street, Grants Pass, OR, applicant's representative.
- (c) Russell Ralls, Geologist, PO Box 389, Brookings

And the following persons spoke in opposition to the request:

- (a) George L. Dickie, Jr., 116 Tanbark Road
- (b) Fred Hummel, 202 Alder Street
- (c) Judy Krebs, 15898 Sunset Strip
- (d) Dick Francis, 130 Tanbark Road
- (e) Marie Stanhurst, PO Box 814, Brookings

In granting approval of the preliminary plat, the Planning Commission accepted the proposed findings offered by the applicant's representative with the following amendments, deletions and corrections:

- page 12: Delete that portion of the first paragraph beginning with "The thrust of the...etc." and ending with "...to provide for pedestrian traffic."
- page 13: Delete that portion of the second paragraph beginning with "Therefore, although the Comprehensive Plan ...etc." and ending with "...same resource nearby."
- page 14: Delete second paragraph beginning with "The provision of these viewpoints...etc." and ending with "...Subdivision Ordinance, Section 7.070."
- page 17: Delete last sentence of first paragraph starting with "In conclusion...etc" and ending with "...Subdivision or Zoning Ordinance."
- page 20 & 21: Amend third paragraph to read "Street improvements on Tanbark Road will involve full improvements on that side abutting the subdivision by the installation of curb, gutter and pavement to centerline. Due to the location of existing oil matte road which is in poor condition and on the east side of the centerline, subdivider agrees to extend pavement overlayment beyond the centerline and easterly therefrom over existing pavement." And delete second and third sentences and substitute with the above.
- page 21: Also, substitute references to "3 ft. sidewalk." with "4 foot concrete sidewalk."

The Commission further directed staff to amend the Subdivision Report, dated April 1, 1987 with the following changes:

SIDEWALKS/PEDESTRIAN WAYS

1. Pursuant to Section 7.080 (1) of the Subdivision Ordinance No. 217, sidewalk width shall be a minimum of five (5) feet in width; however the Planning Commission may grant an exception to that width requirement. The subdivider proposes a three (3) foot, meandering sidewalk along Tanbark Road. The Planning Commission granted an exception to the (5) foot width requirement to be not less than four (4) feet in width.

That 2.b. be amended as follows: "...thence extended to a dimension of 20 feet along said bluff line."

SANITARY SEWERS AND STORM DRAINAGE

Add the following to #2: "Storm water drainage shall be delivered to the ocean."

STREET LIGHTING

1. Pursuant to Section 7.130 of the Subdivision Ordinance No. 217 the subdivider shall provide for the installation of one (1) street light to be located at the intersection of Tanbark Road and Tanbark Circle.

It was additionally advised by the Commission that the city staff check its insurance program as it pertains to liability coverage for the pedestrian ways and bluff viewpoints.

Staff was directed to prepare the final ORDER and findings of fact document (as amended above) to be presented to the Planning Commission for adoption at its May 5, 1987 meeting.

2. By a unanimous vote, the Planning Commission directed staff to set for public hearing before the commission at its May, 1987 meeting the matter of a draft ordinance granting authority of the Planning Commission to impose certain specific conditions on preliminary subdivision plat approval.

The meeting was adjourned at 11:08 p.m.

Respectfully submitted,



Leo Appel II, Chairman
Brookings Planning Commission