

MINUTES

BROOKINGS PLANNING COMMISSION

SPECIAL MEETING

SEPTEMBER 13, 1988

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

Leo Appel II, Chair.                      Richard A. Ullian, Planning Director  
Ted Freeman, Jr., V-Chair              Nancy Corrigan, Secretary  
Doug Nidiffer  
Jean Hagen  
Earl Breuer  
Lonny Draheim

Commissioner Mary Jane Brimm was absent.

**PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS**

Chairman Appel announced that the next joint City Council and Planning Commission public hearing to receive additional public testimony concerning the draft Development Land Code is set for October 5, 1988 at 7:00 p.m. in the Brookings City Hall Council Chambers.

**MINUTES FOR APPROVAL**

1. By a vote of 4 - 0 (motion: Commissioner Freeman, second: Commissioner Nidiffer, with Commissioner's Breuer and Hagen abstaining), the Planning Commission approved the minutes of the Commission regular meeting of August 2, 1988.

2. By a vote of 4 - 0 (motion: Vice Chairman Freeman, second: Commissioner Nidiffer, with Commissioners Breuer and Hagen abstaining), the Planning Commission approved the minutes of the August 3, 1988 Joint Planning Commission and City Council public hearing held concerning the draft Land Development Code.

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BROOKINGS PLANNING COMMISSION

SPECIAL MEETING

SEPTEMBER 13, 1988

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

- Leo Appel, Jr. Chair
- Ted Freeman, Jr., V-Chair
- Doug Niffiter
- Jean Hagan
- Earl Brewer
- Lanny Brannan
- Richard A. Gifford, Planning Director
- Nancy Corrigan, Secretary

Commissioner Mary Jane Brimm was absent.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel announced that the next Joint City Council and Planning Commission public hearing to receive additional public testimony concerning the draft Development Land Code is set for October 27, 1988 at 7:00 p.m. in the Brookings City Hall Council Chambers.

MINUTES FOR APPROVAL

1. By a vote of 4 - 0 (motion: Commissioner Freeman, second; Commissioner Niffiter, with Commissioners Brewer and Hagan assenting), the Planning Commission approved the minutes of the Commission regular meeting of August 2, 1988.

2. By a vote of 4 - 0 (motion: Vice Chairman Freeman, second; Commissioner Niffiter, with Commissioners Brewer and Hagan assenting), the Planning Commission approved the minutes of the August 2, 1988 Joint Planning Commission and City Council public hearing held concerning the draft Development Code.

## THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. By a unanimous vote of 6 -0, the Commission continued consideration to the October 4, 1988 regular meeting the request for a minor partition approval of a 0.82 acre parcel of property located on the north side of Pioneer lane, approximately 90 feet west of its intersection with Seventh Street (identified as Tax Lot 2601, Assessor's Parcel Map No. 40-13-31DD) within the Residential Low Density (R-LD) zoning district; to allow the segregation of the subject parcel into three (3) parcels; O.C. Hinze, applicant, B & D Surveys, Ltd., applicant's representative. (File No. M3-9-88)

This matter was continued since neither the applicant, nor his representative were in attendance at the meeting to respond to questions of the Commission members concerning the drainage course which traverses the subject parent parcels western boundary. Staff was directed to contact Mr. Hinze to so advise him, including an invitation to attend the next regular meeting.

2. By a vote of 6 - 0 (motion: Commissioner Breuer, second: Commissioner Freeman), the Planning Commission accepted the staff Report (Subdivision Report), dated September 1, 1988, as herein amended, and granted preliminary plat approval for a proposed 19 (amended to 18 lots) lot subdivision of a 4.17 acre parcel of property generally located on the south side of Sunshine Lane (paper street) and north side of Ransom Avenue, approximately 330 feet east of its intersection with Fifth Street (identified as Tax Lot 200, Assessor's Parcel Map No. 41-13-6AB) within the Residential Medium Density (R-MD) zoning district; Damon O. Hill, Donald W. & Teresa F. Gooch, applicants, represented by John F. Thorp, P.E.

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

- (a) John thorp, P.E., 96456 Alder Ridge Road, Brookings, applicant' representative

And the following person asked questions concerning the proposed development:

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

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION:

1. By a unanimous vote of 6-0, the Commission continued consideration to the October 4, 1988 regular meeting the request for a minor partition approval of a 0.22 acre parcel of property located on the north side of Pioneer Lane, approximately 90 feet west of its intersection with Seventh Street. Identified as Tax Lot 2601, Assessor's Parcel Map No. 40-18-020, within the Residential Low Density (R-LD) zoning district; to allow the aggregation of the subject parcel into three (3) parcels: 0.07, 0.07, and 0.08 acres. Applicant: J. D. Sullivan, 1111 Pineapple Avenue, File No. 88-0-03.

This matter was considered since neither the applicant, nor his representative were in attendance at the meeting to respond to questions of the Commission members concerning the drainage course which traverses the subject parcel parcels western boundary. Staff was directed to contact the owner to so advise him, including an invitation to attend the next regular meeting.

2. By a vote of 6-0, the Commission overruled the staff recommendation (re: the Planning Commission accepted the staff Report (Subdivision Report, dated December 1, 1988, as herein amended, and granted preliminary site approval for a proposed 18 lot subdivision of a 4.17 acre parcel of property generally located on the south side of Pioneer Lane (rear street) and north side of Rainier Avenue, approximately 220 feet east of its intersection with Fifth Street. Identified as Tax Lot 200, Assessor's Parcel Map No. 40-18-020, within the Residential Medium Density (R-MD) zoning district; Damon O. Hill, 1000 W. 8th Street, P.O. Box 111, applicant, represented by John R. Hill, P.E.

This action was taken following clearance of the public hearing, at which the following verbal comments were made in favor of the request:

(a) John Hill, P.E., 1000 W. 8th Street, P.O. Box 111, applicant, representative

And the following verbal comments were made concerning the proposed development:

(a) Fred Hill, 1000 W. 8th Street, P.O. Box 111, applicant

Following the preparation of the Subdivision Report based upon the subdivision layout with 19 lots and two cul-de-sacs, one accessing from Sunshine Lane, the other accessing Ransom Avenue, the subdivider's engineer submitted a revised layout depicting 18 lots and one cul-de-sac accessing only Ransom Avenue. Also, a variance request was submitted to allow for the cul-de-sac length to be in excess of the subdivision regulation limiting the length to 400 feet. The revised layout was designed with a 550 foot cul-de-sac length.

It was the opinion of the Commission that the single cul-de-sac in excess of 400 feet in length was warranted due to the extreme topographical differences between the grade of Sunshine Lane and natural grade of the portion of the subject property fronting thereon. Therefore, the Commission accepted and approved the revised preliminary plat, dated 8/19/88 with the following changes to the Subdivision Report:

(a) Under title of "SUNSHINE LANE", amend condition #3 as follows:

"3. The proposed subdivision abuts the existing 50 foot right-of-way of Sunshine Lane. Since the subdivision can not take access directly onto Sunshine Lane due to topographical extremes and grade differences, the subdivider is not responsible for the improvement of that side abutting the subject property. However, the subdivider shall execute and record a "Deferred Improvement Agreement" providing for the future improvement of that side of Sunshine Lane abutting the subject property by the construction of curb, gutter, sidewalk and pavement to centerline of said street. Such agreement shall be filed and recorded prior to final plat approval.

(b) Under title "Azalea Circle", delete title and conditions #7, #8, #9 and #10.

(c) Under title "SIDEWALKS", condition #1 be amended by deleting reference to Azalea Circle, and delete Condition #3.

(d) Under title "WATER SUPPLY", amend condition #4 to read as follows:

"4. A fire hydrant shall be installed at the northeast corner of Fuschia Court and one on the east side at the start of the cul-de-sac curb radius."

Following the preparation of the Subdivision Report based upon the subdivision layout with 18 lots and two out-branches, one accessing from Sunning Lane, the other accessing Random Avenue, the subdivision engineer submitted a revised layout depicting 18 lots and one out-branch accessing only Random Avenue. Also, a variance request was submitted to allow for the out-branch length to be in excess of the subdivision regulation limiting the length to 400 feet. The revised layout was designed with a 550 foot out-branch length.

It was the opinion of the Commission that the single out-branch in excess of 400 feet in length was warranted due to the extreme topographical differences between the grade of Sunning Lane and natural grade of the portion of the subject property bordering Random Avenue. Therefore, the Commission accepted and approved the revised preliminary plat, dated 8/27/88 with the following changes to the Subdivision Report:

(a) Under title of "SUNNING LANE", amend condition #3 as follows:

3. The proposed subdivision shows the existing 60 foot right-of-way of Sunning Lane. Since the subdivision can not take access directly onto Sunning Lane due to topographical extremes and grade differences, the subdivision is not responsible for the improvement of that side abutting the subject property. However, the subdivision shall ensure and record a "Determined Improvement Agreement" providing for the future improvement of that side of Sunning Lane abutting the subject property by the construction of curb, gutter, sidewalk and pavement to facilitate of said street. Such agreement shall be filed and recorded prior to final plat approval.

(b) Under title "ASALEA CIRCLE", delete title and conditions #1, #2, #3 and #10.

(c) Under title "SIDEWALK", condition #1 be amended by deleting reference to "ASALEA CIRCLE" and delete Condition #2.

(d) Under title "WALKER SUPPLY", amend condition #4 to read as follows:

4. A fire hydrant shall be located at the northeast corner of Russia Court and one on the east side at the start of the out-branch curb radius.

- (e) Under title "STREET LIGHTING", amend condition #1 as follows:

"1. Pursuant to Section 7.130 of the Subdivision Ordinance No. 217, the subdivider shall provide for the installation of three (3) street lights, one to be located at the intersection of Ransom Avenue and Fuschia Court, one at the cul-de-sac of Fuschia Court, and one midway between."

- (f) Under the title "UTILITIES", amend condition #4 by deleting "Azalea Circle."

As a part of the Commission motion to approve the preliminary plat for the Flora Estates Subdivision, it was also strongly recommended that provision be made and incorporated into the covenants a restriction for the parking of "adult toys" (RV's, campers, travel trailers, boats and other family vehicles in frontyards and along the street.

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

1. By a unanimous vote of 6 - 0 (motion: Vice Chairman Freeman, second: Commissioner Breuer), the Commission forwards a recommendation to the City Council that the petition submitted by property owners along Railroad Street, Del Norte Lane, Woodland Court and Alta Lane, requesting installation of a stop sign for northbound, Del Norte traffic at the intersection with Railroad Street and Woodland Court, be denied.

It was determined by the Commission that the intersection problem cited represented a vision obstruction created by vegetation overgrown at the intersection of Del Norte and Railroad Street. City staff should be directed to enforce the vision clearance regulations at the intersection.

**REPORT OF THE PLANNING DIRECTOR**

Mr. Ullian reported that the Curry Good Samaritan Center would be applying for a conditional use permit to authorize an addition to the existing building to be considered at the Commission's October 4, 1988 meeting. Since it was a relative minor addition and straightforward request, it was requested the application be expedited by also having the final ORDER prepared and presented at the same hearing for adoption.

The Commission concurred with the request.

(e) Under the STREET LIGHTING amend condition #1 as follows:

1. Pursuant to Section 1180 of the Subdivision Ordinance No. 317, the subdividers shall provide for the installation of three (3) street lights, one to be located at the intersection of Hanson Avenue and Pacific Court, one at the out-lance of Pacific Court, and one midway between.

(f) Under the UTILITIES amend condition #4 by detaching local water.

As a part of the Commission motion to approve the preliminary plat for the First Estates Subdivision, it was also strongly recommended that provision be made and incorporated into the covenants a restriction for the parking of adult toys, RV's, campers, travel trailers, boats and other family vehicles in driveways and along the street.

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

1. By a unanimous vote of 6 - 0 (Mayor Vice Chairman Present, second: Commissioner Present), the Commission forwarded a recommendation to the City Council that the decision submitted by property owners along Railroad Street, Del Norte Lane, Woodlark Court and Alta Lane, requesting installation of a stop sign for northbound Del Norte traffic at the intersection with Railroad Street and Woodlark Court, be denied.

It was determined by the Commission that the intersection problem cited represented a vision obstruction created by vegetation overlooking at the intersection of Del Norte and Railroad Street. City staff should be directed to enforce the vision clearance regulations at this intersection.

REPORT OF THE PLANNING DIRECTOR

Mr. Utman reported that the Curry Good Samaritan Center would be applying for a conditional use permit to authorize an addition to the existing building to be considered at the Commission's October 4, 1988 meeting. Since it was a relative minor addition and straightforward request, it was requested the application be expedited by also having the final CRFP prepared and presented at the same hearing for adoption.


The Commission concurred with the request.



There being no further business before the Planning Commission,  
the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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Leo Appel II, Chairman