

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

JANUARY 5, 1988

The regular 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.
Ted Freeman, Jr., V-Chair
Doug Nidiffer
Mary Jane Brimm
Jean Hagen
Lonny Draheim

Richard A. Ullian, Planning Director
Leo Lightle, Engineer Technician
Roy Rainey, City Manager
Nancy Corrigan, Secretary

Commissioner Earl Breuer was absent.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel reminded the Commission and audience of the next meeting of the CAC which is set for January 21, 1988. Topic of discussion will be street standards to be incorporated in the draft Land Development Code.

MINUTES FOR APPROVAL

By a unanimous vote of 6-0 (motion: Commissioner Hagen, second: Commissioner Freeman), the Planning Commission approved the minutes of the Commission special meeting of November 24, 1987.

THE PLANNING COMMISSION TOOK ACTION, MAKING THE FOLLOWING RECOMMENDATIONS TO CURRY COUNTY:

1. By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Nidiffer), the Commission forwards a favorable recommendation to the Curry County Planning Director to grant approval of a minor partition request (County File #P-8729) submitted by Richard Wilson for property bounded by Ocean View Drive, Olsen Lane and Sunset Strip within the R-3 (County-Residential Three) zoning district and the City of Brookings Urban Growth Boundary.

It was further recommended that the county incorporate a version of the city's "Deferred Improvement Agreement" arrangement for under- and unimproved streets upon which partitions of land are being authorized by the county within the city's UGB, and that

such agreement execution be a condition of approval of this minor partition for the frontage of Ocean View Drive, Olsen Lane and Sunset Strip.

2. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Brimm), the Commission forwards a favorable recommendation to the Curry County Planning Director to grant the request for a minor partition of Harry Clarke to allow the division of an 8.50 acre parcel of property to segregate a 10,600 square foot existing home site therefrom. The subject property is the site of the Harbor Trailer Court generally located fronting Harbor Trailer Court Road and Highway 101 (identified as Tax Lot 501, Assessor's Parcel Map 41-13-5D) within the Commercial One (C-1) zone and the city UGB.

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTIONS:

1. By a unanimous vote (motion: Commissioner Draheim, second: Commissioner Freeman), the Commission accepted the Staff Agenda Report, dated December 29, 1987 (with exception, below listed), and approved the request of Gerrid Joy & Kevin Kemp, et al for a minor partition of a 1.5 acre parcel of property located on the south side of Highway 101 (Chetco Avenue), approximately 250 feet northwest of its intersection with Pacific Avenue (identified as Tax Lot 305, Assessor's Parcel Map No. 41-13-6D) within the Commercial General (C-G) zoning district, to allow the creation of three (3) approximately equal-sized parcels. (File #M3-5-87)

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

(a) Dr. Gerrid Joy, 975 Marina Heights Road; applicant.

In approving the request, the Commission deleted the staff recommended condition (condition #1) pertaining to the creation of a common use drive lanes across the frontage of the parent parcel along Highway 101, but retained the recommended conditions regarding the installation of a sidewalk along the entire frontage and the recordation of deeds and/or descriptions of the three (3) resulting parcels with the Curry County Recorder and Assesor's Offices within six (6) months of final approval of the parcel map. The staff was further directed to prepare a final ORDER and findings of fact document to be presented at the next regularly scheduled meeting.

2. By a vote of 5-1 (motion: Commissioner Brimm, second: Commissioner Hagen), the Commission tabled action on the request for a minor partition filed by Donald L. Hodges, et al, to the next regularly scheduled meeting February 2, 1988. The request applies to a 6.97 acre parcel of property located on the south

side of Hampton Road, approximately 125 feet east of its intersection with Parkview Drive (identified as Tax Lot 600, Assessor's Parcel Map No. 40-13-31C) within the Residential Low Density (R-LD) zone, to allow the segregation of the subject into three (3) parcels; Parcel 1 and 2 = 0.50 acres and Parcel 3 (residual) = 5.97 acres respectively. (File #M3-6-87)

This continuance action was taken by the Commission when questions were raised concerning the width of the easement for the existing power line which diagonally traverses the residual parcel, and the fact that neither the applicant nor the applicant's representative was present to answer the question. The Commission was also concerned that a sketch depiction of how the remainder parcel could be divided was not available for review at the meeting as requested by staff in the Staff Agenda Report, dated December 22, 1987.

The following roll call vote was recorded:

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

3. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Nidiffer), the Commission accepted the Staff Agenda Report (Subdivision Report) dated December 30, 1987 and granted preliminary plat approval for a proposed 33-lot subdivision (Brookings Meadows Subdivision) for an 11.95 acre parcel of property generally located on the northwest corner of Fifth Street and Sunshine Lane ("paper" street) (identified as a portion of Tax Lot 106, Assessor's Parcel Map No. 40-13-31D) within the Residential Low Density (R-LD) zoning district (File #SUBD-2-87), subject to conditions contained in said Subdivision Report.

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

- (a) Bruce Harden, PO Box 6831, applicant

And the following persons had questions concerning the development project:

- (a) Elizabeth Alexander, 714 Hassett Street
- (b) Steve Salisbury, last house on Fifth Street
- (c) Lawrence Hall, 705 Fifth Street

The Commission further directed staff to prepare a final ORDER and findings of fact document to be presented for action at the Commission's next regularly scheduled meeting February 2, 1988.

The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Leo Appel II, Chairman