

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 2, 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.	Richard A. Ullian, Planning Director
Ted Freeman, Jr., V-Chair	Roy Rainey, City Manager
Doug Nidiffer	Nancy Corrigan, Secretary
Mary Jane Brimm	
Jean Hagen	
Earl Breuer	

Commissioner Lonny Draheim was absent.

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel reminded the Commission and audience of the next meeting of the CAC which is set for February 18, 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 Brimm, second: Commissioner Hagen), the Planning commission approved the minutes of the Commission regular meeting of January 5, 1988.

FINAL ORDERS AND FINDINGS OF FACT

1. By a unanimous vote (motion: Commissioner Hagen, second: Commissioner Nidiffer), the Commission adopted the Final ORDER and Findings of Fact document in the matter of Planning Commission action on the application for a minor partition request submitted by Gerrid Joy and Kevin Kemp, et al (File No. M3-5-87).

2. By a unanimous vote (motion: Commissioner Nidiffer, second: Commissioner Freeman), the Commission adopted the Final ORDER and Findings of Fact document in the matter of preliminary subdivision plat approval for a 33-lot subdivision (Brookings Meadows Subdivision) submitted by Bruce Harden, represented by B & D Surveys, Ltd. (File No. SUBD-2-87).

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS

1. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission accepted the Staff Agenda Report dated January 25, 1988 and December 22, 1987, and granted the request for a minor partition approval of 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) zoning district, to allow the segregation of the subject into three (3) parcels; Parcel 1 and 2 = 0.50 acres and Parcel 3 (remainder) = 5.97 acres; Donald L. Hodges, et al, applicant. (File No. M3-6-87).

This matter was continued from the Commission's January 5, 1988 meeting in order for the applicant to supply additional information concerning the powerline easement which diagonally traverses the residual parcel, and a sketch depiction layout for the remainder parcel. Once these documentations were presented, the Commission made a determination that the requisite findings could be made in the granting of approval of the request.

The Commission further directed staff to prepare a final ORDER and findings of fact document to be presented to the Commission for action at the next regularly scheduled meeting March 1, 1988.

2. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Breuer), pursuant to Section 11.070. Authorization of Similar uses, of Zoning Ordinance No. 216, the Commission determined that "Automobile, boat, truck or trailer sales, service, repair, display or storage" activity is similar to those use activities listed in the Industrial Limited (M-L) zone and therefore authorized the inclusion of such activity in the M-L zoning district regulations.

This action was taken following a staff presentation of the existing auto body shops that are situated within the M-L zone and the type of sales, service, repair and rental uses already permitted outright within that zoning classification. It was also determined that auto body shops could be considered as similar to "welding, sheet metal, or machine shop" listing within the M-L zone, as well as "... implement, machinery, heavy equipment repair."

3. By a vote of 5-1 (motion: Commissioner Brimm, second: Commissioner Breuer), the Commission expressed renewed concern regarding the proposed gravel extraction operation on the Chetco River originally issued by the Division of State Lands, Waterway Permit Section to Karl Ostenberg. The removal permit (No. 4077 and 3375)

was originally issued November 8, 1984 and has since been annually renewed by the Division by Mike and Velta Steevens (agents for Karl Ostenberg.) With each renewal, the Planning Commission has been consistent in its position of concern expressed to the DSL pertaining to the following:

- (a) The proposed gravel removal site is upstream from the city of Brookings water intake system and could seriously affect water quality to the treatment plant; and,
- (b) A disturbance could occur in the flowing stream or quiet water which could adversely affect turbidity levels in the river; and,
- (c) There is a serious potential for oil leaks or spillages from removal equipment, which could lay undiluted until fall rains raise the river level and impact the quality of water entering the city water system; and,
- (d) The removal of material could have a serious impact on river levels and the quantity of water appurtenant to the city's water intake system; and,
- (e) The proposed removal of gravel along the north shore could adversely affect the stability of the river front city owned property (Social Security Bar - Tax Lot 503) which is in the process of being developed for recreational purposes and a possible new water intake site.

These concerns which were basically the same as those raised in objection to the operation in 1984, 1985 and 1986, are further emphasized and appropriate based upon the most recent experience of the salt water intrusion into the city's water intake which may technically be related to the amount, extent and degree of gravel removal or shallow scalping of the barren gravel bars of the Chetco River.

The following roll call vote was recorded:

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

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

1. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Breuer), the Commission forwards a favorable recommendation to the Curry County Planning Director to grant administrative approval of a minor partition request (County File #P-8734) submitted by Randall J. & Janet M. Gerlach for property located on the east side of Crown Terrace Road within the R-3 (County-Residential-Three) zone and the city UGB, to allow the division of the subject 11.37 acre parcel into three (3) parcels; Parcel A = 36,700 square feet, Parcel B = 8,400 square feet, and the remainder = 10.34 acres.

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 Crown Terrace Road.

This action was taken following comments offered to the Commission from the following person:

(a) Randall J. Gerlach, 16049 Driftwood Lane, applicant.

2. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Breuer), the Commission forwards a favorable recommendation to the Curry County Planning Director to grant administrative approval of a minor partition request (County File #P-8803) submitted by Rollin and Irene Crump for a 1.42 acre parcel of property located on the west side of Olsen Lane within the R-3 (County-Residential-Three) zone and the city UGB, to allow the division of an 11,303 square foot parcel from the parent.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission forwards a favorable recommendation to the County Planning Commission to grant approval of the request for a county comprehensive plan map amendment and zone change from Industrial to Residential and M-1 to R-2 for a 0.734 acre parcel of property generally located between Chetco River and the South Bank Chetco River County Road (identified as a portion of Tax Lot 510, Assessor's Parcel Map No. 40-13-33) approximately within the city's UGB; Jess W. Fitzhugh, et al, applicant (County Files No. CP-8705/Z-8705).

This action was taken following comments offered to the Commission from the following person:

- (a) Gerald W. La Rue, PO Box 1956, applicants representative.

It was noted that the city's version of the UGB differs with the county's in that the city map exhibit attached to the joint management agreement depicts the location of the subject property to be just outside the boundary line, whereas the county map exhibit shows it to be within. Nonetheless, regardless of the differences, the Commission still felt it was appropriate to review and offer a recommendation to the County Planning Commission.

There being no further business before the Planning Commission, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Leo Appel II, Chairman.