

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**SPECIAL MEETING**  
**MARCH 8, 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 | Roy Rainey, City Manager             |
| Doug Nidiffer             | Donna VanNest, Executive Secretary   |
| Jean Hagen                |                                      |
| Mary Jane Brimm           |                                      |
| Earl Breuer               |                                      |
| Lonny Draheim             |                                      |

**PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS**

Chairman Appel reminded the Commission and audience of the next meeting of the CAC which is set for March 17, 1988. Topic of discussion will be continued consideration of the public facilities improvements standards, and land division regulations, to be incorporated in the draft Land Development Code.

**MINUTES FOR APPROVAL**

By a unanimous vote of 6 - 0 (Commissioner Draheim abstained) (motion: Commissioner Breuer, second: Commissioner Hagen), the planning Commission approved the minutes of the Commission regular meeting of February 2, 1988.

**FINAL ORDERS AND FINDING OF FACT**

By a unanimous vote of 7 - 0 (motion: Commissioner Breuer, second: Commissioner Brimm), 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 Donald L. Hodges, et al (File No. M3-6-8).

Commission Chairman Appel was directed to withhold signature of the Partition Map until execution and recording of a "Deferred Improvement Agreement" stipulating the improvement of a described portion of Hampton Road frontage.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS

1. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Brimm), the Commission tabled to the next regularly scheduled meeting of April 5, 1988, the request for minor partition approval to allow the division of property generally located on the north side of Meadow Lane, approximately 355 feet east of its intersection with Seventh Street (identified as Tax Lot 300, Assessor's Parcel Map No. 40-13-31DD) within the Residential Low Density (R-LD) zoning district; Karl & Elfriede Burkhauser, applicant (File No. M3-1-88).

This continuance was granted following the applicants' representative, Darryl Niemi requesting same in order to confer with his client to determine whether to proceed with the application as requested.

2. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Draheim), the Commission accepted the Staff Agenda Report, dated February 23, 1988, and granted approval of a request for a minor partition to create three (3) parcels from the parent 2.24 acre parcel of property generally located on the southwest corner of Ransom Avenue and Fourth Street (identified as Tax Lot 3100, Assessor's Parcel Map No 41-13-6BA) within the Residential Low Density (R-LD) zoning district. The segregation is to allow creating Parcel 1 = 8,100, Parcel 2 = 6,300 and remainder = 83,874 square feet respectively; Donald & Jean Hedrick, applicant (File no. M3-2-88)

This action was taken following the applicants' representative, Darryl Niemi, B & D Surveys, Ltd., indicating his clients' concurrence with the staff report.

The Commission further directed staff to prepare and present at the next regularly scheduled meeting of the Commission, a final ORDER and findings of fact document containing conditions of approval accepted from the Staff Report for consideration of adoption.

3. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Brimm), the Commission accepted the Staff Agenda Report (Subdivision Report) dated February 23, 1988, and granted the request for preliminary plat approval for a proposed 5-lot subdivision (Bodman Subdivision) for a 0.85 acre parcel of property generally located on the northeast corner of Fifth Street and Ransom Avenue. (identified as Tax Lot 800, Assessor's Parcel Map No. 41-13-6AB) within the Residential Medium Density (R-MD) zoning district; Ron Bodman, applicant, represented by B & D Surveys, Ltd. (File No. SUBD-1-88).

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

- (a) Ron Bodman, 14696 Itzen Drive, applicant.
- (b) Darryl Niemi, B & D Surveys, Ltd., 411 Mill Beach Road, applicant's representative.

Further, the Commission directed staff to prepare a final ORDER and findings of fact document containing the conditions of approval accepted from the Staff Report, to be presented to the Commission at the next regularly scheduled meeting for adoption.

4. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Hagen), the Commission accepted the Staff Agenda Report (Subdivision Report) dated February 24, 1988 and granted the request for preliminary plat approval for a proposed five (5) lot subdivision (Noonan Subdivision) for a one (1) acre parcel of property generally located on the northwest corner of Third and Easy Streets (identified as Tax Lot 2100, Assessor's Parcel Map No. 41-13-6BA) within the Residential Low Density (R-LD) zoning district; William J. Noonan, applicant, represented by B & D Surveys, Ltd. (File No. SUBD-2-88).

This action was taken following closure of the public hearing at which the following persons spoke concerning street improvement requirements recommended in the staff report:

- (a) Darryl Niemi, B & D Surveys, Ltd, 411 Mill Beach Road, applicant's representative.
- (b) Bill Noonan, 720 Old County Road #1, applicant.

Both had requested that the Staff Agenda Report be amended to allow the imposition of a "Deferred Improvement Agreement" for the improvement of both Third and Easy Streets in lieu of the full improvement requirements of the subdivision ordinance. The Planning Commission reaffirmed the staff recommendation in granting the subdivision preliminary plat request, but allowing the improvements to be constructed within an 18 month time period.

Further, the Commission direct staff to prepare the final ORDER and findings of fact document containing conditions of approval to be presented to the Commission at the next regularly scheduled meeting.

5. By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Breuer), the Planning Commission accepted the Staff Agenda Report, and recommended conditions, dated February 26, 1988 and granted a request for a conditional use permit to allow the construction and operation of a bulk fuel storage and dispensing station on a portion of property generally located at the northwest corner of the intersection of Pacific Avenue and Railroad Street (South Coast Lumber Company-Brookings Plywood Plant site) identified as a portion of Tax Lot 302, Assessor's Parcel Map No. 41-13-6D, within the Industrial General (M-G) zoning district; South Coast Lumber Co, applicant, represented by Donald W. Horton. (File No CUP-1-88).

This action was taken following closure of the public hearing at which the following persons spoke in favor of the request but objected to condition numbers 1, 2, and 3 as contained in said staff report:

- (a) Donald W. Horton, PO Box H, representing the property owner and applicant, South Coast Lumber Company.
- (b) Thomas J. Whiteley, leasee of site for the proposed fuel storage and dispensing facility.

The Commission reaffirmed the recommended conditions contained in the said staff report and directed staff to prepare the final ORDER and findings of fact document containing said conditions of approval to be presented to the Commission for final action at the next regularly scheduled meeting.

There being no further business before the Planning Commission,  
the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

  
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Leo Appel, Chairman

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