

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**APRIL 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.	Richard A. Ullian, Planning Director
Jean Hagen	Nancy Corrigan, Secretary
Mary Jane Brimm	
Earl Breuer	
Lonny Draheim	

Commissioners Doug Nidiffer and Ted Freeman, Jr. were absent.

**PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS**

Chairman Appel reminded the Commission and audience of the next meeting of the CAC which is set for April 21, 1988. Topic of discussion will be continued consideration of the land division regulations to be incorporated in the draft Land Development Code.

**MINUTES FOR APPROVAL**

By a unanimous vote of 5-0 (motion: Commissioner Hagen, second: Commissioner Breuer), the Planning Commission approved the minutes of the Commission special meeting of March 8, 1988.

**FINAL ORDERS AND FINDING OF FACT**

1. By a unanimous vote of 5-0 (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 & Jean Hedrick (File #M3-2-88).

Commission Chairman Appel was directed to withhold signature of the Partition Map until recording of a "Deferred Improvement Agreement" stipulating the improvement of a described portion of Ransom Avenue and Fourth Street frontages.

2. By a unanimous vote of 5-0 (motion: Commissioner Breuer, second: Commissioner Hagen), the Commission adopted the Final ORDER and Findings of Fact document in the matter of Planning Commission action on the application for a 5-lot subdivision approval submitted by Ron & Cheryl Bodman, represented by B & D Surveys, Ltd. (File No. SUBD-1-88)

3. By a unanimous vote of 5-0 (motion: Commissioner Brimm, second: Commissioner Breuer), the Commission adopted the Final ORDER and Findings of Fact document in the matter of Planning Commission action on the application for a 5-lot subdivision approval submitted by William Noonan, represented by B & D Surveys Ltd. (File No. SUBD-2-88).

4. By a vote of 4-1 (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission tabled to the next regularly scheduled meeting of May 3, 1988, the matter of Planning Commission action on the application for a conditional use permit approval submitted by South Coast Lumber Co., applicant represented by Donald W. Horton (File No. CUP-1-88).

This action was taken to allow staff time to communicate with the applicant's representative requesting a formal determination of intent to provide a bulk fuel dispensing facility either as an accessory use to the principle activity on the premises of the South Coast Lumber Company ownership (Brookings Plywood and Joe Costa Trucking) or provide such service to outside trucking firms. Such determination would establish whether or not a conditional use permit approval from the Commission is necessary.

The following roll call vote was taken:

<u>aye</u>	<u>no</u>
Hagen	Appel
Brimm	
Breuer	
Draheim	

#### **THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS**

1. The Commission accepted the verbal request from the applicant, Karl Burkhauser, to withdraw 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, applicants (File No. M3-1-88).

The staff was further directed to request from the applicant, or his representative, a formal written statement of withdrawal for the file.

2. By a unanimous vote (motion: Commissioner Hagen, second: Commissioner Brimm), the Commission accepted the Staff Agenda Report dated March 24, 1988, and approved the request for a minor partition to create three (3) parcels from the parent 1.02 acre parcel of property generally located on the northeast corner of Hassett Street and an unnamed, deeded city accessway (identified as Tax Lot 301, Assessor's Parcel Map No. 40-13-32CC) within the Residential Low Density (R-LD) zoning district. The segregation is to allow creating Parcel 1 = 0.17 acres, Parcel 2 = 0.26 acres and remainder (existing homesite) = 0.59 acres; Raymond C. & Helen L. Weaver, applicants (File No. M3-3-88)

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

(a) Helen L Weaver, 522 Hassett Street, applicant.

The staff was directed by the Commission to prepare and present at the next regularly scheduled meeting a final ORDER and findings of fact document for consideration of adoption.

And further, by a unanimous vote (motion: Commissioner Breuer, second: Commissioner Draheim), the Commission forwards a recommendation to the City Council that the unnamed, deeded city accessway upon which the subject property fronts, be named WEAVER LANE, and formally establish same by resolution.

3. The Planning Commission accepted the letter of the applicant requesting withdrawal of her application for approval of a minor partition of approximately 1.6 acres of property generally located on the northwest corner of Hassett Street and Seventh Street (identified as Tax Lot 3300, Assessor's Parcel Map No. 40-13-31DD) within the Residential Low Density (R-LD) zoning district. The purpose of the partition is to create three parcels; Parcel 1 and Parcel 2 = 10,800 square feet and the remainder at 1.10 acres or 47,965 square feet; Elizabeth P. Alexander, applicant (File No. M3-4-88).

4. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Hagen), the Commission accepted the Staff Agenda Report, dated March 23, 1988, and forwards to the County Planning Commission a favorable recommendation to approve a request for approval of a conditional use permit for mobile home park in R-2 (county) zoning district; Christina Lucas, applicant; John F. Thorpe, PE, applicant's representative (County File #C-8803).

This action was taken following the presentation of comments from the following person:

(a) John F. Thorpe, PO Box 1195, applicant's representative.

The Commission accepted the recommendations presented in the staff report as being reasonable and necessary for urban development such that the proposed 22-space mobile home park represents, within the city's UGB. The conditions also represent conformance with the terms and stipulations contained within the Joint Management Agreement.

**COMMISSION MEMBER REMARKS**

Commissioner Breuer gave the other commission members a summary of the Pelican Bay State Prison Impact Analysis orientation meeting held April 4, 1988 at the Brookings Inn Conference Center. He indicated that the Coos-Curry Council of Governments, under contract with the Curry County Board of Commissioners, will be conducting future Study Team and Task Force meetings as the study preparation progresses.

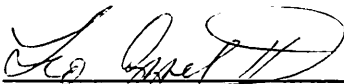
**PLANNING DIRECTOR'S REPORT**

Following a brief outline for the necessity of an amendment to the zoning ordinance establishing the authorization to impose land use conditions and dedications upon developments as a condition of building permit issuance, Mr. Ullian suggested the Commission consider such ordinance in public hearing at the next regularly scheduled meeting. The Commission concurred and so directed staff to prepare same for public hearing.

There being no further business before the Planning Commission, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



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Leo Appel II, Chairman