

MINUTES

BROOKINGS PLANNING COMMISSION

REGULAR MEETING

MAY 3, 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 Nancy Corrigan, Secretary
Doug Nidiffer
Jean Hagen
Mary Jane Brimm
Earl Breuer
Lonny Drahelm

PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS

Chairman Appel reminded the Commission and audience of the next meeting of the CAC which is set for May 19, 1988. Topic of discussion will be the draft Land Development Code, and more specifically application of zoning classifications proposed delineated on a zoning map.

MINUTES FOR APPROVAL

By a vote of 5 - 0 (Commissioners Freeman and Nidiffer abstained) (motion: Commissioner Breuer, second: Commissioner Brimm), the planning Commission approved the minutes of the Commission regular meeting of April 5, 1988.

FINAL ORDERS AND FINDING OF FACT

By a vote of 5 - 0 (Commissioners Freeman and Nidiffer abstained) (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 minor partition request submitted by Raymond C. and Helen L. Weaver (File No. M3-3-88).

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS

1. By a unanimous vote (motion: Commissioner Nidiffer, second: Commissioner Breuer), the Commission accepted the Staff Agenda Report, dated April 25, 1988, and granted approval of a request for a minor partition of approximately 1.23 acres of property generally located on the north side of Hassett Street, 65 feet east of its intersection with Seventh Street (identified as Tax Lot 3400, Assessor's Parcel Map No. 41-13-31DD) within the Residential Low Density (R-LD) zoning district. The segregation is to allow creating Parcel 1 = 9,214, Parcel 2 = 15,163 and Parcel 3 (existing home site) = 28,252 square feet respectively. David Batty, applicant (File no. M3-5-88)

This action was taken following the applicant's verbal concurrence with the staff report and inclusion of condition #4 which states that the existing two car garage must be removed from Parcel 2 as a condition of minor partition approval within six (6) months of final map approval.

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.

2. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Commission accepted the Staff Agenda Report (Subdivision Report) dated April 25, 1988, and granted the request for preliminary plat approval for a proposed 5-lot subdivision (Allen Subdivision) for a 1.28 acre parcel of property generally located on the north side and western terminus of the alignment of Allen Lane (existing private roadway easement); lying within the Southwest Quarter of Section 6, Township 41 South, Range 13 West, Willamette Meridian, city of Brookings, Curry County, Oregon (identified as Tax Lot 100, Assessor's Parcel Map No. 41-13-6CD) within the Residential Low Density (R-LD) zoning district; Edna Allen, applicant, represented by B & D Surveys, Ltd. (File No. SUBD-3-88).

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

- (a) Darryl Niemi, B & D Surveys Ltd., 411 Mill Beach Road, applicants' representative.
- (b) Edna Allen, 300 Allen Lane, applicant.

The following person wrote a letter in favor of the request:

- (a) Frank Cembellin, PO Box 6, Brookings

No one spoke in opposition to the request.

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, and also to include the condition that a stop sign will be placed at the intersection of Allen lane and Mill Beach Road, to be presented to the Commission at the next regularly scheduled meeting for adoption.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Hagen), the Commission accepted the Staff Agenda Report (Subdivision Report) dated April 27, 1988 and granted the request for preliminary plat approval and a conditional use permit for the Church of Jesus Christ of Latter Day Saints (LDS) church expansion and concurrent request for major partition approval for property generally located on the southwest corner of Fern Avenue (identified as Tax Lot 1800, Assessor's Parcel Map No. 41-13-6AD) within the Residential High Density (R-HD) zoning district; Church of Jesus Christ of Latter Day Saints, applicants, represented by McSwain & Woods, AIA (File Nos. CUP-2-88 & M2-1-88).

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

- (a) Mac McSwain, McSwain & Woods, AIA, PO Box 577, Coos Bay, OR, applicants' representative.
- (b) Darryl Niemi, B & D Surveys, Ltd, 411 Mill Beach Road.

And the following persons had questions and comments concerning the project:

- (a) Terry Beaman, Board of Directors, BPOE, Brookings.
- (b) Rick Bishop, 706 Pacific Ave., Brookings
- (c) Dennis Massey, Azalea Chapel, Brookings
- (d) Patricia Remington, 543 Fern Street, Brookings
- (e) Elmer Hitchcock, PO Box 753, Brookings
- (f) Peggy Graves, 702 Pacific, Brookings

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

THE PLANNING COMMISSION TOOK ACTION, MAKING THE FOLLOWING RECOMMENDATION TO THE CITY COUNCIL:

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Planning Commission forwards a favorable recommendation to the City Council for the adoption of Ordinance No. 247, amending zoning Ordinance No. 216 incorporating authorization to impose certain improvement conditions, requirements and dedication of easements as a condition of issuance of certain building permits for development.

This action was taken following closure of the public hearing at which the following persons made comments:

- (a) Bill Cunningham, 325 Mill Beach Road, Brookings
- (b) Nancy Brendlinger, 925 Marina Hts. Dr., Brookings

ORAL REQUESTS AND COMMUNICATIONS:

Judy Krebs, 15898 Sunset Strip, Harbor presented to the Commission a request that matters referred to the city by the County Planning Commission for review and recommendation (requests within the city's UGB) be considered in a public hearing forum. It was felt that all available information on an issue is not considered at the city Planning Commission level to make an informed decision.

THE PLANNING COMMISSION TOOK ACTION MAKING THE FOLLOWING RECOMMENDATION TO THE COUNTY PLANNING COMMISSION:

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm) the Commission forwards to the County Planning Commission a recommendation that no action be taken on the matter of the Wilcox comprehensive plan amendment and zone change (CP/Z-8801).

This action was taken due to the inadequate notice given by the county for the city to react to the request. The Commission requested that more timely notice be given on county referrals to allow the commission the ability to make informed recommendation's with a proper staff report and recommendation prepared and presented on the Commission agenda reports.

PLANNING DIRECTOR'S REPORT

Mr. Ullian presented a letter submitted by Mr. Whiteley on behalf of South Coast Lumber Company and Joe Costa Truck that the proposed bulk fuel storage and dispensing station proposed for the site northwest of Pacific Avenue and Railroad Street would provide service to only those existing businesses on the site and therefore could be considered as an accessory use activity to the primary uses on the premises. This certification would preclude the need for a conditional use permit approval, and therefore the pending request becomes unnecessary and is withdrawn.

There being no further business before the Planning Commission, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Leo Appel II, Chairman