

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
APRIL 4, 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.

Ted Freeman, Jr., Chair. Richard A. Ullian, Planning Director
Doug Nidiffer, V-Chair. Nancy Corrigan, Secretary
Earl Breuer
Mary Jane Brimm
Lonny Draheim
Judi Krebs

CHAIRMAN ANNOUNCEMENTS

Chairman Freeman welcomed Judi Krebs as the Planning Commission's newest member.

MINUTES FOR APPROVAL

By a vote of 6 - 0 (motion: Commissioner Breuer, second: Commissioner Brimm), the Planning Commission approved the minutes of the Commission regular meeting of February 7,

THE PLANNING COMMISSION TOOK ACTION ON THE FOLLOWING COUNTY REFERRALS

1. By a vote of 6 - 0 (motion: Vice Chairman Nidiffer, second: Commissioner Breuer), the Planning Commission recommended to the County Planning Commission to approve an 18-lot subdivision, South Fork Tuttle Estates, generally located along the South Fork Tuttle Creek, northeast of Highway 101 intersection with Tuttle Lane and Floral Hill Drive, within the city of Brookings Urban Growth Boundary; Jack Darger, applicant (County File No. S-8901), subject to the staff recommendations contained in the Staff Report dated March 30, 1989.

This action was taken after the following person spoke in favor of the request:

- (a) Jack Darger, applicant, PO Box 1958, Brookings

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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.

Ed Freeman, Jr., Chair.
Wendy Mitter, Vice-Chair.
Wendy Mitter, Secretary.
Richard A. Utter, Planning Director.
Earl Bremer
Mary Jane Brimm
Lobby Brimm
Judith Reba

CHAIRMAN ANNOUNCEMENTS

Chairman Freeman welcomed Judith Reba as the Planning Commission's newest member.

MINUTES FOR APPROVAL

By a vote of 6 - 0 (motion: Commissioner Bremer, second; Commissioner Brimm), the Planning Commission approved the minutes of the commission regular meeting of February 4.

THE PLANNING COMMISSION TOOK ACTION ON THE FOLLOWING COUNTY REFERRALS

1. By a vote of 6 - 0 (motion: Vice Chairman Mitter, second; Commissioner Bremer), the Planning Commission recommended to the County Planning Commission to approve an 18-lot subdivision, South Fork Tuttle Estate, generally located along the South Fork Tuttle Creek, northeast of Highway 107 intersection with Tuttle Lane and Fictal Hill Drive, within the city of Brookings Urban Growth Boundary; Jack Barber, applicant County File No. 2-8807, subject to the staff recommendations contained in the staff report dated March 30, 1988.

This action was taken after the following person spoke in favor of the request:

(a) Jack Barber, applicant, P.O. Box 1858, Brookings

2. By a vote of 6 - 0 (motion: Commissioner Breuer, second: Commissioner Draheim), the Planning Commission recommended to the County Planning Commission to approve a request for a variance from access requirements to create two parcels, located at the western terminus of Titus Lane, within the city of Brookings Urban Growth Boundary; H. Hansen and A. Jackson, applicants (County File No. V-8901).

This action was taken after the following person spoke in favor of the request:

(a) H.M. Hansen, applicant, 16063 Driftwood Lane, Brookings

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By a vote of 6 - 0 (motion: Commissioner Breuer, second: Commissioner Nidiffer), the Commission accepted the Staff Agenda Report dated March 24, 1989 and approved the request for a minor partition approval of a 0.93 acre parcel of property located on the east side of Pioneer Road, approximately 300 feet north of its intersection with Easy Street (identified as Tax Lot 3300, Assessor's Parcel Map No. 41-13-5BB) within the Residential Medium Density (R-MD) zoning district; to allow the segregation of the subject parcel into two (2) parcels, Parcel 1 = 13,125, Parcel 2 (remainder) = 27,385 square feet respectively, Donald & Barbara DeMoss, applicants (File No. M3-1-89).

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 vote of 6 - 0 (motion: Commissioner Brimm, second: Commissioner Krebs), the Commission accepted the Staff Agenda Report dated March 27, 1989 approved the application for a minor partition of approximately a 2.66 acre of property located on the west side and northern terminus of Fifth Street, approximately 125 feet north of its intersection with Helen Lane (identified as the northern 184 feet of Tax Lot 106, Assessor's Parcel Map No. 41-13-31D) within the Residential Low Density (R-LD) zoning district; to allow the segregation of the subject parcel into two (2) parcels, Parcel 1 = 11,830, Parcel 2 (remainder) = 103,204 square feet respectively, Samuel D. & Susan A. Williams, applicants, (File No. M3-3-89).

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.

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 vote of 6 - 0 (motion: Commissioner Berman, second; Commissioner Kriebel), the Commission accepted the Staff Agenda Report dated March 27, 1989 approved the application for a minor partition of approximately 2.66 acre of property located on the west side and northern terminus of Fifth Street, approximately 125 feet north of its intersection with Helen Lane (identified as the northern 184 feet of tax lot 100, Assessor's Parcel Map No. 41-18-310) within the Residential Low Density (R-LD) zoning district; to allow the segregation of the subject parcel into two (2) parcels, Parcel 1 = 11,880, Parcel 2 (remainder) = 102,204 square feet respectively, Samuel O. & Susan A. Williams, applicants, (File No. WR-8-89).

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 vote of 6 - 0 (motion: Commissioner Berman, second; Commissioner Kriebel), the Commission accepted the Staff Agenda Report dated March 24, 1989 and approved the request for a minor partition approval of a 0.98 acre parcel of property located on the east side of Pioneer Road, approximately 300 feet north of its intersection with East Street (identified as tax lot 8300, Assessor's Parcel Map No. 41-18-588) within the Residential Medium Density (R-MD) zoning district; to allow the segregation of the subject parcel into two (2) parcels, Parcel 1 = 18,125, Parcel 2 (remainder) = 27,585 square feet respectively, Donald & Barbara Demoss, applicants (File No. MR-1-89).

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

(a) H.M. Hansen, applicant, 1808 Britwood Lane, Brookings

This action was taken after the following person spoke in favor of the request:

1. By a vote of 6 - 0 (motion: Commissioner Berman, second; Commissioner Kriebel), the Planning Commission recommended to the County Planning Commission to approve a request for a variance from access requirements to create two parcels, located at the western terminus of Titus Lane, within the city of Brookings Urban Growth boundary; H. Hansen and A. Jackson, applicants (County File No. V-8901).

3. By a vote of 6 - 0 (motion: Vice Chairman Nidiffer, second: Commissioner Draheim) the Commission accepted the Staff Agenda Report, dated March 28, 1989, as amended below, and approved the below listed applications affecting an area consisting of approximately 10.53 acres of property generally located on the north side of East Harris Heights Road at the northernmost terminus of Arch Lane (Identified as Tax Lot 1200, Assessor's Parcel Map No. 40-14-36) within the Commercial Tourist (C-T) zoning district and Residential Low Density (R-LD) zoning district:

CUP-1-89: Request to allow for the development of a recreation vehicle park for approximately 90 spaces on 6.6 acres of property zoned Commercial Tourist (C-T); and,

M3-2-89: Request for a minor partition of the remaining 3.93 acre southerly portion of the 10.53 acre ownership, which portion is zoned Residential Low Density (R-LD).

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

- (a) Edward Hewitt, applicant, 96743 E. Harris Heights, Brookings
- (b) Dan Hughes, Attorney, PO Box 1249, Grants Pass, OR 97526
- (c) Mildred Burgess, 96753 E. Harris Heights, Brookings

The following persons spoke in opposition of the request:

- (a) Larry Anderson, 1708 Arch Lane, Brookings
- (b) Marjorie Bruins, 1508 Seacrest Lane, Brookings
- (c) Wyn Dioletto, 1714 Arch Lane, Brookings
- (d) Dr. R.W. Taylor, 1507 Seacrest Lane, Brookings
- (e) Hal Statson, 1703 Arch Lane, Brookings
- (f) Bill Henry, 1512 Seacrest Lane, Brookings

The following persons wrote letters of opposition of the request:

- (a) Wyn Dioletto, 1714 Arch lane, Brookings
- (b) Joyce Tromblee, 180 A Lucinda Drive, Scotts Valley CA 95066

8. By a vote of 8 - 0 (motion: Vice Chairman Nibbler, second: Commissioner Graham) the Commission accepted the staff Agenda Report, dated March 28, 1988, as amended below, and approved the below listed applications affecting an area consisting of approximately 1.53 acres of property generally located on the north side of East Harris Heights Road at the northernmost terminus of Arch Lane identified as tax lot 1200, Assessor's Parcel Map No. 20-14-86) within the Commercial Tourist (C-T) zoning district and Residential Low Density (R-LD) zoning district:

CUR-1-88: Request to allow for the development of a recreation vehicle park for approximately 90 spaces on 0.6 acres of property zoned Commercial Tourist (C-T); and.

MS-2-88: Request for a minor partition of the remaining 0.88 acre southerly portion of the 10.68 acre ownership, which portion is zoned Residential Low Density (R-LD).

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

- (a) Edward Hewitt, applicant, 88748 E. Harris Heights, Brookings
- (b) Dan Hughes, Attorney, 50 Box 1249, Grants Pass, OR 97526
- (c) Mildred Burgess, 88758 E. Harris Heights, Brookings

The following persons spoke in opposition of the request:

- (a) Larry Anderson, 1708 Arch Lane, Brookings
- (b) Marjorie Brunel, 1808 Seacrest Lane, Brookings
- (c) Wyn Diletto, 1714 Arch Lane, Brookings
- (d) Dr. R.W. Taylor, 1807 Seacrest Lane, Brookings
- (e) Hal Watson, 1708 Arch Lane, Brookings
- (f) Bill Henry, 1812 Seacrest Lane, Brookings

The following persons wrote letters of opposition of the request:

- (a) Wyn Diletto, 1714 Arch Lane, Brookings
- (b) Joyce Tompkins, 100 A Lumber Drive, Scotts Valley CA 95066

- (c) Mr. & Mrs. W.A. Henry, 1512 Seacrest, Brookings
- (d) Ms. Weisbart, 1514 Seacrest lane, Brookings
- (e) Floyd Whitrock, PO Box 1983, 1730 Arch Lane, Brookings
- (f) Mr. & Mrs. Bob Evans, 1525 Glenwood Drive
- (g) Emily C. Hughes, 1724 Arch Lane, Brookings

The Commission amended the staff agenda report recommended conditions to include the following:

1. That final construction drawings be submitted for the project for review and approval by the city Planning Commission, in substantial conformance with the submitted site plan, utility plan, Findings document and minor partition layout, titled "RV's Etc. - A Recreational Park" and prepared by Design Professional Group, Grants Pass, Oregon.
- ...
9. Existing trees along the southern property line shall be retained as a natural vegetative buffer and separation, unless any one such tree is found by a professional forester to be diseased requiring it to be cut down. Such professional forester shall make certification in writing and submit said certification to the city for approval prior to proceeding to cut.
10. Good faith effort shall be made by both Hewitt and Anderson to come to an agreement relative to resolving timing, costs sharing, and degree of improvement involvement pertaining to improvements for the Highway 101 and Glenwood Drive/East Harris Heights intersection. Such agreement shall be presented to the Planning Commission at the time of consideration of final construction drawings approval for the project.

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 and additions to conditions of approval accepted from the Staff Report for consideration of adoption.

REPORT OF THE PLANNING DIRECTOR

Mr. Ullian reminded the Commission of the upcoming CAC meeting scheduled for April 25th and 26th, the purpose of which is to continue discussion of the urbanization issues and the amount of land needed for commercial, industrial and residential uses and to allow interested parties to present new information for committee review and to determine if the UGB should be amended as a part of Periodic Review.

There being no further business before the Planning Commission, the meeting was adjourned at 10:57 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

A handwritten signature in blue ink that reads "Ted Freeman Jr." with a stylized flourish at the end.

Ted Freeman Jr., Chairman

REPORT OF THE PLANNING DIRECTOR

Mr. Utian reminded the Commission of the upcoming CAC meeting scheduled for April 25th and 26th. The purpose of which is to continue discussion of the urbanization issues and the amount of land needed for commercial, industrial and residential uses and to allow interested parties to present new information for committee review and to determine if the USB should be amended as a part of Periodic Review.

There being no further business before the Planning Commission, the meeting was adjourned at 10:57 a.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

led Freeman Jr., Chairman