

MINUTES
BROOKINGS PLANNING COMMISSION
SPECIAL MEETING
July 17, 1990

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.

Earl Breuer, Chairman	John Bischoff, Planning Director
Mary Jane Brimm	Leo Lightle, Comm. Dev. Director
Judi Krebs	Holly Perin, Secretary
John Herzog	
Ted Freeman Jr., Vice Chairman	
Jeff Holmes	

Commissioner Dave Soiseth arrived at 7:08 p.m.

MINUTES FOR APPROVAL

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog) the Planning Commission approved the minutes of the Commission regular meeting of July 3, 1990 with the following correction: in the matter of File No. M3-3-90, the motion (to adopt the Final ORDER and Findings of Fact) was made by Commissioner Freeman, and seconded by Commissioner Brimm.

FINAL ORDERS AND FINDINGS OF FACT

1. By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Freeman) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for a minor partition of a 1± acre parcel located in the northwest corner of Ransom Avenue and Second Street, within the R-1-6 Zone (Single Family Residential, minimum lot size 6,000 sq. ft.) to allow the division of the property into three lots of 8,000, 12,045, and 22,638 sq. ft.; Dave Pfeutze applicant.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARING

(This item was taken out of sequence)

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog) the Planning Commission approved and recommended to City Council a request for a planned unit development of 56 units on a 30.69± acre parcel located south of Wharf Street between the southerly extension of Cove Road and the Waste Water Treatment Plant; 7.29 acres within the R-1-6 Zone and 23.40 acres within the R-2 Zone submitted by Dan Agnew and Western

Pacific Development.

This action was taken following comments in favor presented by the following persons:

(a) Alex Forrester, of the Design Professionals Group, 303 NE E St., Grants Pass, OR

(b) Tim Bossard, of the Design Professionals Group, 303 NE E St., Grants Pass, OR

(c) Jerrold Boscoe, of Western Pacific Development, 1320 NW Prospect, Grants Pass, OR

(d) John Babin, of Babin & Keusink, Brookings, OR

(e) Jan Loren, PO Box 124, Brookings, OR

(f) Sandy Coons, Brookings, OR

(g) Dan Ambrose, 214 Lilac, Brookings, OR

(h) John Doering, of Rubio's, Brookings, OR

The following person spoke in opposition of the request:

(a) Alan Coy, 223 Wharf St., Brookings, OR

The following persons spoke with questions and comments concerning the request:

(a) Tony Ardagna, Midland Way, Brookings, OR

(b) Ralph Brown, 206 Wharf St., Brookings, OR

ORAL REQUESTS AND COMMUNICATIONS

John Zia addressed the Commission on the urgent need for consideration of affordable housing in the city. Mr. Zia cited the fact that the service orientated occupations were rapidly approaching a point that they could not afford to buy or rent housing in Brookings at a reasonable price. The city and developers must work together to find methods of providing lower cost housing. Chairman Breuer stated that he would talk to the mayor about the issue.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs asked about the funding for the traffic light at Fifth St. and 101. The Commission concluded that the light was to be funded jointly by the city and South Coast Lumber. She also asked about the proposed right-of-way for Railroad St. stating conflicting indications from the South Coast Lumber project and existing right-of-way. Staff explained that the 70 ft. right-of-way was along the new street from Mill Beach Road. Her third comment was a request for information on the Easy St. improvements at the next Commission meeting. Her last comment was to provide for the Commission and staff copies of the Oregon Water Rights Book.

Commissioner Freeman asked and commented about the suspected wetlands along Mill Beach Road and the validity of the statement by the South Coast Lumber Co. representative that this area was a wetland.

PLANNING DIRECTOR'S REPORT

The Planning Director answered Commissioner Krebs' question about why the street light was not a condition of approval of the Change of Zone for South Coast Lumbers project - the city does not place conditions on zone change application.

The Planning Director stated that the Mayor wanted the Commission to know that there was money in the budget to send the commissioners to the Planning Commission Training Session in Eugene.

The Planning Director also stated that the Commission was being asked to hold two special meetings. The first would be a joint meeting with the Urban Renewal Advisor Board on July 3, 1990 to hear a presentation on the Urban Renewal Plan. The Second meeting would be to make a recommendation to the City Council on the consistency of the Urban Renewal Plan with the Comprehensive Plan.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:48 PM.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Earl Breuer, Chairman