

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
October 2, 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	Holly Perin, Secretary
Judi Krebs	
Jeff Holmes	
Dave Soiseth	
Ted Freeman, Jr.	

Commissioner Herzog arrived at 7:13 p.m.

**MINUTES FOR APPROVAL**

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission approved the minutes of the Commission regular meeting of September 4, 1990.

**FINAL ORDERS AND FINDINGS OF FACT**

**THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION**

The following items were not on the agenda:

1. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Herzog) the Planning Commission approved a request for changes to File No. SUB-2-90 (Cypress Cove), conditions 16 and 17 (see below) provided the property owners next to the proposed RV storage area sign an approval, and with the provision that the access and parking surface be asphaltic only.

The Planning Director introduced a request for changes to the conditions of approval of SUB-2-90 (Cypress Cove) which was made after the agenda had been distributed and does not require a public hearing. The first change was to Condition 16 to allow the RV facility to be moved into the project boundary at the northerly end of the site, reducing the total number of units from 56 to 52. The change will also provide for four of the 36 parking spaces to be provided with full water, sewer and power hookups. The condition will also allow putting greens to be placed between the housing clusters for the use of the residents.

The second change was to Condition 17 for the Homeowners association by laws to limit the use of the four RV parking spaces which provide water, sewer, and power connections to a period of not more than five (5) days per individual vehicle in a one year period.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Brimm) the Planning Commission accepted the Staff Agenda Report dated September 10, 1990 and approved the request for a three lot minor partition of a .43± acre parcel located in the northwest corner of Ransom Ave. and Second St. in an R-1-6 zone submitted by John Zia.

This action was taken following questions and comments concerning the request from the following person:

- (a) Mr. Newton, Brookings, OR

No one spoke in favor or in opposition of the request.

Further, the Commission directed 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.

2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Holmes) the Planning Commission accepted the staff Agenda Report dated September 18, 1990 and approved the request for a three lot minor partition of a .60± acre parcel located on the east side of Blueberry Drive approximately 600 feet north of Dawson Road in an R-1-6 zone submitted by Willard Jolliffe, represented by Gary Reihl.

This action was taken following questions and comments concerning the request from the following persons:

- (a) Orville Dawson, 96434 Dawson Rd., Brookings, OR
- (b) Suzie Echart, Coldwell Banker, Brookings, OR

No one spoke in favor or in opposition of the request.

Further, the Commission directed 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.

3. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Holmes) the Planning Commission accepted the Staff Agenda Report dated September 18, 1990 and approved the request for a three lot minor partition of a 1.00± acre parcel located in the northeast corner of Easy Street and Third Street in an R-1-6 zone, with the condition that the applicant shall give the required additional right of way on Easy Street as specified by the Engineer, submitted by Paul Pierson, represented by Suzie Echart.

This action was taken after no persons spoke in favor or in opposition, or with questions or comments concerning the request.

Further, the Commission directed staff to prepare the Final ORDER and Finding of Fact document containing conditions of approval to be presented to the Commission at the next regularly scheduled meeting.

#### **ORAL REQUESTS AND COMMUNICATIONS**

1. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Brimm) the Planning Commission approved the appointment of Commissioner Krebs to serve on the Ad hoc committee to review the ordinances establishing the Planning Commission, Parks & Recreation Commission, Golf Board and Committee for Capital Improvements.

#### **REPORT OF CITIZENS ADVISORY COMMITTEE**

1. At the Chairman's request the Planning Director discussed the action to be taken on the Citizens Advisory Committee on the Periodic Review. The first meeting of the CAC will be held on October 23rd and would be advertised in the paper on October 10th and 17th. The add would call for interested parties to sit on the committee. The Director stated that the committee would elect a president and establish a work plan at the first meeting.

#### **PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

1. Commissioner Krebs reported on the Retirement Industry Assessment And Strategy Workshop which was sponsored by Coo-Curry Electric Co-op which introduced their study on the 1990 senior needs for Coos and Curry Counties. The workshop included a consultant from Dagget Industries of Little Rock Arkansas who discussed retirement as and industry and seven points to consider when developing such and industry as and additional economic base. Commissioner Krebs described some of the aspects of the workshop.

2. Commissioner Krebs also reported on the LCDC workshop on changes to the State Planning Goals and on changes to planning law, which was held in Gold Beach.

3. Commissioner Freeman stated concern that the number of minor partitions that we are seeing is possibly a result of the cost of doing a major partition in terms of improvement costs and whether the city could help offset these costs in some way to encourage more efficient use of the land. The Planning Director agreed that it would be desirable to be able to subsidize improvement on major partitions because small land divisions would not pay for the cost of these improvements. Chairman Breuer stated that in the case of the Pierson minor considered tonight, it would probably provide three cheaper large lots through the minor partition than several smaller lots with additional road improvements. Several possibilities were discussed including deferred improvement agreements and other sources of revenue.

4. Chairman Breuer stated that the Planning Director and he had not yet discussed the formation of a Hillside Development Standards Committee but that it would happen next week.

5. Commissioner Holmes asked if the three lots of the minor partition mandated by state law or is it something the city requires? The Planning Director stated that the state defined a minor partition as a division creating three or less lots with no new roads required. Commissioner Holmes stated that he sees many instances where people are creating three lots when they should be making more and it seems that we are not developing land the way it should be because the law makes it impossible for us to do it. Has the state considered changing the laws? The Planning Director stated the state allows the cities to write stricter land division laws but they have to be written in to the ordinance and our ordinance is written using the ORS language. Staff recently had a discussion on what was the actual difference between a major partition and a subdivision in regard to the city ordinances which is very little. The commission discussed this issue with no definite conclusion. The issue of zoning and the fact that although in the ordinances the city has provisions for 8,000, 10,000 and 12,000 sq. ft. lots the city has not zones designated for those sizes except those where the lots were created first and the zone added after the fact. Also that no subdivision in the city was creating 6,000 sq. ft. lots even in the R-1-6 Zone.

6. One of the Commissioners asked if we needed to set a date for the November meeting? the Planning Director said that we did that at the last meeting and the meeting would be on November 7th because the 6th was election day.

**PLANNING DIRECTOR'S REPORT**

1. The Planning Director said that he had talked to the Community Development Director about the Easy St. improvements and was told that the city was still trying to get some of the required rights-of-ways and that design could not proceed until they were obtained.

2. In regard to the LCDC workshop mentioned earlier, the Planning Director stated that one interesting aspect was the interpretation of the new state law requiring 20 notice of a public hearing to surrounding property owners. LCDC said that as long as the jurisdiction had a built in appeal process, which Brookings does, there only need to be a 10 day notice. However until the City Attorney says different staff will stay with the 20 day notice. The Commission has been handed a pamphlet from LCDC describing changes in the ORS.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Earl Breuer  
Earl Breuer, Chairman