

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
December 4, 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
Ted Freeman, Jr.
Mary Jane Brimm
Judi Krebs
Jeff Holmes
Dave Soiseth

John Bischoff, Planning Director
Leo Lightle, Comm. Dev. Director
Holly Perin, Secretary

Commissioner Herzog arrived at 7:46 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 November 7, 1990 with a correction under Propositions and Remarks from Commission Members: "Chairman Breuer pointed out that the December meeting would be Commissioner Brimm's last meeting due to being elected to the City Council."

THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By a 5-1 vote (motion: Commissioner Krebs, second: Commissioner Soiseth) the Planning Commission tabled for 30 days (until the next regular Planning Commission meeting) a request for final plat approval (Claron Glen), of a 38.63 acre parcel to create 73 residential lots with an average lot size of 13,900 sq. ft., located north of Hasset St. between Second St. and the Brookings Meadow Subdivision, in an R-1-6 zone, submitted by South Coast Lumber Company, represented by Doug MacFarlane, due to a disagreement of the surveyor's placement of property boundaries between the applicant and Mr. Dulisse at 920 Third St. (File No. SUB-1-90)

2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Brimm) the Planning Commission recommended denial of the County Referral of a request for a conditional use permit to develop a 34 unit Mobile Home Park on a 2.6 acre parcel at the end of Tollman Lane directly behind the Brookings Harbor Shopping Center in the Harbor area, in the County's R-3 zone (Residential-Three), submitted by George and Jane Stalls. (File No. C-9024)

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Freeman) the Planning Commission approved the request, with additional conditions to cover fencing and lighting, for a conditional use permit for a 67 unit congregate living and assisted living facility, located approximately 200 feet north of Highway 101 and west of Chetco Lane on a 2.53 acre parcel, in an R-2 zone, submitted by Wedgwood Services, represented by Gary Rood. (File No. CUP-1-90):

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

- a) Gary Rood, Wedgwood Services, Vancouver, Washington.
- b) Burt Elmer, Project Manager, Wedgwood Service, Vancouver, Washington.

No one spoke in opposition of the request.

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

- a) Ann Ramp, 555 Chetco Lane, Brookings, Oregon. Mrs. Ramp quoted from a booklet on assisted living (attached).
- b) Peggy Mory, Brookings, Oregon.
- c) Lucie Giampaoli, Curry County League of Women's Voters, Brookings, Oregon.
- d) John Zia, 97848 Titus Lane, Brookings, Oregon.
- e) Bob Krebs, 15898 Sunset Strip, Brookings, Oregon.
- f) Dorothy Carlson, Brookings, Oregon.

2. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Herzog) the Planning Commission approved a request for a zone change from R-2 (Two Family Residential) to C-5 (General Commercial) with the additional condition that the second house on the property be removed upon development of the parcel, of a 1.2+ acre parcel located on the east side of Wharf Street, north of the easterly extension of King Street, submitted by Donald and Roberta Chandler. (File No. CZ-1-90):

This action was taken following comments spoken in favor by the following person:

- a) Don Chandler, 15667 Hwy. 101 S., Brookings, Oregon.

No one spoken in opposition or with questions or comments concerning 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.

ORAL REQUESTS AND COMMUNICATIONS

Chairman Breuer read for the record a letter from Commissioner Brimm offering her resignation from the Commission so that she could take her seat on the City Council.

Commission members stated that they would miss her.

Commissioner Brimm stated that she would miss working with the commission.

REPORT OF CITIZENS ADVISORY COMMITTEE

Chairman Breuer reported on the progress of the Hillside Development Committee and invited the Commission to attend the next meeting which was set for December 13, 1990.

MESSAGES AND PAPERS FROM THE MAYOR

The Planning Director stated that the Mayor had asked him to tell the Commission that they all were invited to the Volunteer Recognition Night on December 6, 1990 and that they should have received invitations in the mail. (This was a discussion item at the last Commission meeting).

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs stated that she would like the Planning Commission to request a report from the Parks and Recreation Commission on the status and future disposition of the Park on Easy Manor Drive.

Commissioner Krebs also stated that she would like the Staff Reports to contain the phrase that the city has the capacity to provide storm drain capacity in the same way that the water and sewer capacity is reported. The Community Development Director responded that in recognition of this problem the city now has an ordinance requiring the applicant's engineer to design the storm drainage requirements for a given site. This gives the applicant more flexibility to decide what options are best for him and that these plans then had to meet city requirements and be approved by the City Engineer. Commissioner Krebs stated that her concern was that with all the individual developments doing their own engineering, what is the overall plan to get storm water to the ocean? In answer to a question by Chairman Breuer, the Community Development Director discussed detention ponds and some of the existing conditions in the city.

Commissioner Krebs reported on the Ad Hoc Committee stating that the first meeting was held on November 15 and that she would have provided minutes but had not received them yet. The first meeting was devoted to defining the Committee and its role. She reported that the Committee determined that all the Committees should have a place on the City Council agenda. The next meeting is on December 18 at City Hall.

Commissioner Krebs asked about the January Planning Commission meeting date since the regular meeting date is on the 1st.

Commissioner Krebs then expressed concern about the pipe draining onto the side walk at the corner of Ransom Ave. and Kelly (Julie Dr.) She also complimented city staff on the street improvements that have been made.

Commissioner Brimm asked the Planning Director about the drainage problem on Pioneer Rd at Hassett St. The Planning Director replied that he had been up there earlier and again that day with the Building Inspector and that they did not recognize what the problem was and it needed clarification. Commissioner Brimm said that the drainage from the corner lot was washing mud across Pioneer into the garage on the west side of the street and that she thought the neighbors were going to petition the city if nothing was done soon. The Community Development Director stated that he had talked to the City Manager about this today and that he thought that the

situation had been corrected but it would be looked into.

Commissioner Herzog asked about the requirements to extend the high level water line in the Powers subdivision on Ransom Ave. and who was to extend the line in Ransom? The Community Development Director replied that because of the LID on Ransom Ave. Mr. Powers was going to pay for the extension of the high level line on Ransom to the east and west boundaries of his subdivision but the LID would do the actual installation. Commissioner Herzog asked if this arrangement met the requirements of the Conditions of Approval for the subdivision? Chairman Breuer stated that he did not remember Mr. Powers coming before the Commission with the final plat for the subdivision and that it has been more than a year since approval. The Community Development Director replied that Mr. Powers has been waiting for the LID to proceed but has been held up because the city can not get the easements required and that Powers has gone ahead and installed the sewer because he could not wait any longer and that Mr. Powers was not getting out of doing the improvements only that he was trying to coordinate with the LID; and that he had to come in for the final plat approval and the conditions would be reviewed at that time. Commissioner Herzog said that he hated to see this go on much longer because there was an owner waiting for the high level line because she ran out of water in the summer. The Community Development Director stated that if Mr. Powers wanted to record his map he would have to either install the high level line or bond for its installation regardless of the status of the LID. He would have to apply for final plat approval before recording the map.

Commissioner Holmes asked the Planning Director if he was aware of why the C-5 Zone did not allow caretaker residences and that he thought it would be a good idea. The Planning Director replied that he did not know why and agreed with mixed residential uses on the second floor in commercial zones and that it could be a benefit to the community if it was done correctly. He also stated that the Land Development Code did not allow a shoe store in the "General Commercial Zone" and we should consider this in the future.

Chairman Breuer said that the Commission needed to set a date for the January meeting. The date was set for the 2nd of January.

Earl Breuer

Earl Breuer, Chairman

BROOKINGS PLANNING COMMISSION

Respectfully submitted,

There being no further business before the Planning Commission, the meeting was adjourned at 10:31 p.m.

ADJOURNMENT