

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**APRIL 3, 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	Nancy Corrigan, Secretary
Judi Krebs	
Jeff Holmes	
John Herzog	
David Soiseth	

Vice Chairman Ted Freeman Jr. was absent.

**MINUTES FOR APPROVAL**

By a unanimous vote (motion: Commissioner Brimm, second: Commissioner Herzog) the Planning Commission approved as corrected the minutes of the Commission regular meeting of February 6, 1990. The following corrections were made:

page 1. add title of Vice Chairman to Ted Freeman Jr.'s name.

page 3. Paragraph #7, Addition; ...Commissioner Krebs stated that there was some concern expressed as to whether the city had the capacity to provide water treatment and sewer service....

**THE PLANNING COMMISSION TOOK ACTION ON THE FOLLOWING COUNTY REFERRAL**

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Holmes) the Planning Commission accepted the Planning Staff Agenda Report dated March 30, 1990 and recommended to the County Planning Commission to approve with consideration to the following, a request for a Conditional Use Permit for a fourteen (14) unit mobil home park located in the Harbor area in the northwest corner of the elbow in Olsen Lane, South of Benham Lane and east of Oceanview Drive; R-3 Zone; submitted by Jack & Barbara Nelson. (County File No. C-8927)

- (a) screening/fencing
- (b) outlet - gate/crash gate at end of Haviland Drive
- (c) one way flow of traffic from and back on to Olsen Lane
- (d) procurement of easements

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

1. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Herzog) the Planning Commission, in consideration of an appeal of an administrative decision of the planning director not to support a minor partition, recommended that the applicant apply for a variance along with the minor partition to create two flag lots from a lot located on Ransom Ave. between Third St. and Fourth St.; R-1-6 Zone; submitted by John Bryson.

2. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Brimm) the Planning Commission made a recommendation to the City Council to amend the Land Development Code to change the minimum rear yard set back in the R-1 zone back to the original 15 feet in lieu of the existing 5 foot for dwelling units. The petition for this change was submitted by Tony Ardagna.

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

1. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog) the Planning Commission accepted the Staff Agenda Report dated March 28, 1990 and approved the request for preliminary plat approval for property located adjacent to the west side of Fifth Street, adjacent to the south side of the city limits, and to the north side of the Brookings Meadows subdivision (identified as Parcel Map No. 40-13-31D, Tax Lot 800) within the R-1-10 (Single Family Residential, 10,000 square foot minimum lot size) zone submitted by Samuel & Susan Williams (File No. SUBD-2-89)

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

- (a) Sam Williams, applicant, PO Box 1565, Lively Lane, Brookings OR

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 Herzog, second: Commissioner Brimm) the Planning Commission accepted the Staff Agenda Report dated March 30, 1990 and approved, with amendments to the conditions, the request for preliminary plat approval for a 38.63 acre parcel of property located north of Sunshine Lane (Hassett St.) between Second St. and the Brookings Meadow Subdivision (identified as Parcel Map No. 40-13-31C, Tax Lot 1100) within the R-1-6 (Single Family Residential, 6,000 square foot minimum lot size) zone submitted by South Coast Lumber Company, Doug MacFarlane, applicants representative. (File No. SUBD-1-90)

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

- (a) Charles Strom, Engineer, Marques & Assoc., 1120 E. Jackson, Grants Pass OR
- (b) Louise Reel, Real Estate Agent, Curry County Realty, Brookings OR

The following persons spoke regarding questions they had concerning the request:

- (a) John Dulisse, 920 3rd Street Re: deeded easement on 3rd Street
- (b) Chester & Susan Miller, 941 Helen Lane Re: sidewalks, trees in buffer zone and loss of revenue if a partial portion of lot is donated to a church.
- (c) Gert Wersherd, 831 2nd Street, Re: drainage
- (d) Larry Curry, 885 Midland Way, Re: extension of Midland Way.

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**

1. The Planning Commission heard an oral request from June Redmond, 518 Hassett St., to consider a review of a Conditional Use Permit granted to Mark Colegrove for truck shop. She opposes the use of diesel tractor use on Hassett St. and Pioneer Road. Chairman Breuer stated that Mr. Colegrove would be contacted on the matter. The Planning Commission took no further action.

2. The Planning Commission heard an oral request from Gerrid Joy to consider a transfer of a Conditional Use Permit from Hughes Mobile Home Sales to Gerrid Joy and Kevin Kemp, new owners of the property, until July 1, 1990 when the McDonalds Corp. takes over the property. Chairman Breuer stated that staff's advise to lease or buy Hughes' operation was the quickest way for Mr. Joy to establish his business.

The Planning Commission took no action on this request.

**REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

Mr. Lightle briefed the Planning Commission on the status of the remaining capacity of the cities water supply and the waste water treatment systems, the methods of measuring inventory depletion and answered questions from the commission.

Mr. Lightle further stated that the Wastewater Plant capacity numbers respond to the growth rate. Brown & Caldwell estimates that at 15% growth there is capacity until 1992 - at 10% growth there is capacity until 1993.

Also, the Water Treatment Plant is nearing capacity - but we are putting half the money aside in the next fiscal year's budget and the second half in the following years budget; to do a plant upgrade in two years.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Krebs remarked regarding the CAC (Citizens Advisory Committee) & the current status of Crestwood Subdivision.

Chairman Brewer discussed his plan for a committee to develop a hillside development code and indicated the people he wished to be on the committee. They are: John Bischoff, Planning Director; Leo Lightle; Darrel Allsup; Tiny Caudel; Tom Kerr; Chet Thompson. Chairman Breuer also stated that he would appreciate any other suggestions for the committee. He set April 17, 1990 as the meeting date of the first meeting.

**REPORT OF THE PLANNING DIRECTOR**

Mr. Bischoff reported that the city was soon to receive applications for a subdivision on the Agnew Property east of the treatment plant and on Fifth Street across from Brookings Meadows. He also reported that the city does not presently have manufacturing zoning that is available to interested industrial concerns and that the city should consider expansion of the M-1 and/or M-2 Zone.

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

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Earl Breuer, Chairman