

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**MAY 1, 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	
Ted Freeman Jr., Vice Chairman	

**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 April 3, 1990. The following corrections were made:

page 4. added two paragraphs of more detailed information to Community Development Directors Report.

**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 preliminary plat approval of a 2.64 acre parcel to create 7 lots located on the west side of Fifth Street adjacent to the south side of the city limits within a R-1-10 zone submitted by Sam and Susan Williams.

2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Soiseth) the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for preliminary plat approval of a 73 lot subdivision on a 38.63 acre parcel located on the north side of Hassett Street between Second Street and Brookings Meadow Subdivision within a R-1-6 zone submitted by South Coast Lumber Co. Douglas MacFarlane, applicants representative.

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

1. By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Brimm) the Planning Commission approved a request of an extension of time of a conditional use permit to allow a 90 space recreational vehicle park on East Harris Heights Road within a C-T zone submitted by Edward Hewitt.



2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Brimm) the Planning Commission tabled until the June 1990 meeting a consideration of a request for a minor partition on a 3.10 acre parcel to create 3 lots, located between Marina Heights Road and Marine Drive within a R-1-6 zone submitted by Miller Contractors, Charles Simpson, applicants representative.

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

1. By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Brimm) the Planning Commission accepted the Staff Agenda Report dated April 27, 1990 and approved the request for a variance from the provisions of the Land Development Code and a minor partition on a 21,354 square foot parcel to create 2 equal size lots located on the south side of Ransom Street approximately 200 feet east of Third Street within an R-1-6 zone submitted by John and Catherine Bryson.

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

- (a) John Bryson, applicant, Gold Beach OR

The following person made comments regarding the request:

- (a) Tony Ardagna, 810 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**

Commissioner Soiseth commented on the fact that the applicant was seldom at the hearing in which the Final Order is approved and questioned if this was appropriate. After discussion it was decided that the Final Order was acceptance of the conditions of approval including changes at the original hearing and that the applicant did not have to be present.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Brimm commented on the various locations in town that had poor visibility at corners and parking lots, citing Sentry Market parking lot as an example, that need to be considered by the City Council. The Planning Director asked that if there are specific problems that they should be brought to staff's attention for correction.

By a unanimous vote of the Planning Commission, the following conditions were adopted for the proposed site plan for a minor subdivision of 1.00 acre, located on the east side of Third Street, bounded by Heights Road and Marine Drive, and approved by the Planning Commission, Charles Simpson, acting as representative.

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

By a unanimous vote of the Planning Commission, the following conditions were adopted for the proposed site plan for a minor subdivision of 1.00 acre, located on the east side of Third Street, bounded by Heights Road and Marine Drive, and approved by the Planning Commission, Charles Simpson, acting as representative.

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

John Bryson, architect, 1015 Bessie St.

The following persons made comments regarding the hearing:

(A) Tony Adams, 517 Highland 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.

**GRAT REQUESTS AND COMMITMENTS**

Commissioner South commented on the fact that the applicant was seldom at the hearing in which the Final Order is approved and questioned if this was appropriate. After discussion it was decided that the Final Order was acceptance of the conditions of approval including changes at the original hearing and that the applicant did not have to be present.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner South commented on the various locations in town that had been visited at various times and making total city center market center lot as an example, that need to be considered by the City Council. The Planning Director asked that if there are specific programs that they should be brought to staff's attention for consideration.

Commissioner Krebs reported on the action that the County has taken on three County referrals the City has commented on in the recent past. The actions were as follows:

1. County Commissioners have tabled the request for a recreational vehicle park on north bank road for 120 days.
2. The 34 unit mobile home park rezone from R-3 to C-1 behind the Harbor Shopping Center has been tabled until the applicant can demonstrate that he has the required 50 ft. right of way.
3. The County accepted the City's recommendations on the 11 unit mobile home park on Nelson Way in the Harbor area.

Commissioner Krebs also expressed concern that the recently annexed areas such as the Oregon Driftwood Shores would meet the standards adopted in the new Land Development Code, if the code would apply to this area, and if staff has looked into and considered this issue. The Planning Director stated that staff did have concern for these matters and there may be streets that can not meet city standards. Discussion followed about water and sewer service on private streets. Commissioner Holmes pointed out that standards must be applied evenly and equably to all areas.

Commissioner Freeman stated concern for the way minor partitions were being used in the city, citing the Bryson case and the Riviara Heights (Miller) case that were heard earlier this evening. He also stated that he did not like the fact that one of the lots in the Miller case had a flag lot in it and stated that he thought we were trying to get away from such designs. He also stated that Tuesday night was not a good night for workshops. The Planning Director stated that it was his understanding that the ORS allows the city to write a stricter land division code but that it had to be in an adopted ordinance; and that the city does have the right to deny a minor partition if a road would be considered necessary or appropriate. Discussion followed about the difficulty of providing public roads to allow development of large lots that have been isolated by the creation of smaller lots along existing roads. Examples in the Dawson tract were cited.

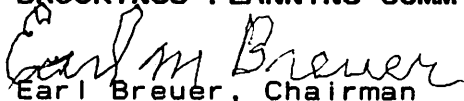
#### REPORT OF THE PLANNING DIRECTOR

The Planning Director did not have anything to report.

There being no further business before the Planning Commission, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

#### BROOKINGS PLANNING COMMISSION

  
Earl Brewer, Chairman

Commissioner's office received on the afternoon of the County was taken on three County requests the City has commented on in the recent past. The actions were as follows:

1. County Commissioners have tabled the request for a recreational vehicle park on north bank road for 1990.

2. The 34 unit mobile home park zoning from R-8 to O-1 behind the Harbor Shopping Center has been tabled until the applicant can demonstrate that he has the required 50 ft. right of way.

3. The County accepted the City's recommendation on the 11 unit mobile home park on Nelson Way in the Harbor area.

Commissioner Kabe also expressed concern that the recently annexed areas such as the Oregon Hillwood Shores would meet the standards adopted in the new Land Development Code. It would apply to this area, and it still has looked into and considered this issue. The Planning Director stated that staff did have concern for these matters and there may be areas that can not meet city standards. Discussion followed about water and sewer service on private streets. Commissioner Holmes pointed out that standards must be applied evenly and equally to all areas.

Commissioner Freeman stated concern for the way minor utilities were being used in the city, citing the Ewason case and the Riviera Heights (Miller) case that were heard earlier in the evening. He also stated that he did not like the fact that one of the lots in the Miller case had a flag lot in it and stated that he thought we were trying to get away from such designs. He also stated that Tuesday night was not a good night for worksheds. The Planning Director stated that it was his understanding that the ORS allow the city to write a structure land division code but that it had to be in an adopted ordinance and that the city does have the right to deny a minor partition if a road would be considered necessary or appropriate. Discussion followed about the difficulty of providing public roads to allow development of large lots that have been isolated by the creation of smaller lots along existing roads. Examples in the Ewason tract were cited.

#### REPORT OF THE PLANNING DIRECTOR

The Planning Director did not have anything to report.

There being no further business before the Planning Commission, the meeting was adjourned at 9:08 P.M.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

Earl Swanson, Chairman