

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
July 2, 1991

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.

Ted Freeman, Jr.	John Bischoff, Planning Director
Judi Krebs	Holly Perin, Secretary
Jeff Holmes	
Clarence Branscomb	

MINUTES FOR APPROVAL

By a 3-0 vote ([Commissioner Krebs abstaining due to her absence at the June 4, 1991 meeting] motion: Commissioner Branscomb, second: Commissioner Holmes) the Planning Commission approved the Minutes of the June 4, 1991 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARING

By a 3-1 vote (motion: Commissioner Holmes, second: Commissioner Branscomb) the Planning Commission approved a request for a minor partition of a 9.61+ acre parcel to create three lots of 1.00, 1.85 and 6.59 acres; located between Marina Heights Road and Marine Drive approximately one half mile east of Old County Road; Assessor's Map No. 40-13-32C, Tax Lot 1100; R-1-6 Zone (Single Family Residential, 6,000 sq. ft. minimum lot size submitted by O.D. Harris; represented by Charles Simpson.

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

- a) Charles Simpson, Brookings, OR

The following persons spoke in opposition of the request:

- a) Dick Keusink, 16883 Marine Drive, Brookings, OR

Rebuttal for the request was given by the following person:

- a) Charles Simpson, Brookings, OR

Rebuttal in opposition of the request was given by the following persons:

- a) Dick Keusink, 16883 Marine Drive, Brookings, OR
- b) Polly Keusink, 16883 Marine Drive, Brookings, OR

By a 3-1 vote (motion: Commissioner Branscomb, second: Commissioner Holmes) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. M3-6-91.

UNSCHEDULED PUBLIC APPEARANCES

Bob Krebs: Asked if the drainage inspection on a lot could cause the lot to be unbuildable. The Planning Director said that the inspection would indicate how the drainage would be handled and would cause the lot to be undevelopable.

Don Jackelwicz: Asked how many lots on Marina Heights Road had signed a Deferred Improvement Agreement. The Planning Director indicated that 4 lots had signed such an agreement. Discussion followed about how many lots had been developed and who could have signed a DIA.

REPORT OF CITIZENS ADVISORY COMMITTEE

The Planning Director stated the CAC had finished the Periodic Review for all Goals except 10, 11, and 14 and that the next step was to ensure that the policy document is consistent with the inventory document. At this point the expansion of the UGB is the next order of business and meetings with the county and LCDC were scheduled for the next few weeks.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs: Asked the Planning Director if the Benkindorf document was to be used for the inventory of the periodic review. The Planning Director answered yes except certain data was two years old and must be updated. Goals 10, 11, and 14 would be completed after the UGB expansion.

Commissioner Krebs: Said that since she voted against the earlier minor partition but for the final order, was this correct and was the final order the final order regardless of the vote for the application itself? The Planning Director said he would ask the City Attorney.

Commissioner Branscomb: Stated that he thought there should be a better way of finding the properties on the agenda and that he had trouble locating the site of the earlier minor partition. The Planning Director said that staff could take a commissioner to the site with no conflict problems. Someone in the audience suggested calling the property owner. It was determined that if this occurred it would be an ex parte contact and must be declared.

Commissioner Holmes: Suggested that instead of calling for proponents and opponents the chairman should ask for those who are for and those who are against the project. The former wording is confusing and easily misunderstood. Commissioner Krebs added that if the terminology is to be changed then a third category for those who are interested and just have questions, so that they are not on the record as for or against. Discussion followed.

Chairman Freeman: Stated that the Mayor, Planning Director, Commissioner Krebs and himself had met to discuss the problems with communications between the City Council and the Commission. Part of the problem is that the city is staffed at a 1984 level and is now at least a thousand people larger. The Commission Chairman will now get a City Council Packet and the Commission will get a quarterly update on the various project in the city.

Commissioner Branscomb: Said he would like to have a map of the city. The Planning Director said the city had new maps available at the front counter.

Commissioner Holmes: Asked the Planning Director if he knew anything about the City Council's request of the State Parks Dept. to put a pretreatment plant in Harris Beach Park. The Planning Director said that he would find out by the next meeting.

REPORT OF THE PLANNING DIRECTOR

Planning Director: Explained that the Commission had the latest EDU list and explained what it meant.

Commissioner Branscomb: Asked if people near to but not hooked up to a sewer line could be connected. The Planning Director said that as long as there were remaining hookup, they could.

Planning Director: Stated that in regard to the question of communications with the City Council, the City Manager said that the Commission should not feel that they must be able to answer every question asked of them by the public and should be free to refer people to the proper staff person. Also the City Council gets a update each month on city project and this would be in their packets. Discussion followed about the possibility of moving the Commission Meeting to a time after the City Council meeting.

Discussion also occurred about when and if the City Council was going to act on the extra, minimum risk, 300 EDU hookups.

Commissioner Krebs: Stated that in the past the Commission Chairman would get the City Council packet and it was a good idea to start doing this again. She also said that she hoped that no one was offended because of her remarks at the meeting with the Mayor about having to go to the library to know what was on the City Council agenda. The Planning Director said that no one was offended.

Someone in the audience ask what was meant by minimum risk. The Planning Director explained that it meant that the City's Engineers had indicated that 300 more connections could be made with a minimum risk of getting in trouble with the DEQ. Discussion followed.

Commissioner Krebs: Asked about the Planning Commissioners training session in September. The Planning Director stated that he has not heard any dates yet. Discussion followed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Ted Freeman, Jr., Chairman