

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 3, 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
Earl Breuer	
Dave Soiseth	
Clarence Branscomb	
John Herzog	
Jeff Holmes	

MINUTES

By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Branscomb) the Planning Commission approved the minutes of the August 6, 1991 Planning Commission regular meeting with the following corrections: (Page one under Public Hearings) "...the Planning Commission tabled until the next regular meeting for further consideration of the alignment of Dawson Road..." and (Page two under Remarks from Commission members) strike the sentence "Commissioner Krebs thanked him also saying that if he had not attended Commissioner Soiseth probably would not be here."

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-1 vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved a request for a minor partition of a 0.60± acre parcel located on the easterly side of Dawson Road approximately 110 feet north of Skyline Dr. to create a total of two lots; R-1-6 Zone, submitted by Brad and Jeri Raymond.

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

1A. By a 6-1 vote (motion: Commissioner Herzog, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. M3-12-90.

2. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Branscomb) the Planning Commission approved a request for a minor partition of a 18,369 sq. ft. parcel of land located on the south side of Hassett Street approximately 535 feet west of Fifth Street; R-1-6 Zone, submitted by Joseph and Carmen Powers.

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

- (a) Joseph Powers, 15519 Pedrioli Drive, Brookings, OR

The following person spoke in opposition of the request:

- (a) Julie Payne, 880 Highland Avenue, Brookings, OR
- (b) Bonnie Adams, 890 Highland Avenue, Brookings, OR

The following person spoke with questions or comments regarding the request:

- (a) Ruby Collins, 827 Fifth Street, Brookings, OR

Rebuttal in favor of the request was given by the following person:

- (a) Joseph Powers, 15519 Pedrioli Drive, Brookings, OR

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

- (a) Julie Payne, 880 Highland Avenue, Brookings, OR

2A. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Krebs) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. M3-2-91.

3. By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Soiseth) the Planning Commission approved a request for a minor partition on a 1.67 acre parcel located between Cove Road and Memory Lane approximately 220 feet south of Railroad St.; C-5 Zone, submitted by Harbor Equipment Rentals, Inc.

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

- (a) Sam Williams, 915 Brooke Lane, Brookings, OR
- (b) Ralph Brown, 206 Wharf Street, Brookings, OR

No one spoke in opposition of the request.

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

4. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog) the Planning Commission approved a request for a minor partition on a 5.21 Acre parcel located on the east side of the southerly extension of Fifth Street between Highway 101 and the westerly extension of Railroad Street; C-3 Zone, submitted by South Coast Lumber Co.

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

- (a) Woody Davis, David Evans & Associates, Portland, OR

The following person spoke with questions or comments regarding the request:

- (a) Mac Walters, map# 41-13-6D, tax lot 308

4A. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Branscomb) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. M3-7-91.

5. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Soiseth) the Planning Commission approved a request for a minor partition on a 37.73 acre parcel located on the east side of Mill Beach Road and south side of the westerly extension of Railroad Street; C-3 and M-2, R-3 zones, submitted by South Coast Lumber Co.

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

- (a) Woody Davis, David Evans & Associates, Portland, OR

No one spoke in opposition of the request.

5A. By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Branscomb) the Planning Commission approved the Final ORDER and Findings of Fact Document for file no. M3-8-91.

UNSCHEDULED PUBLIC APPEARANCES

Nancy Brendlinger addressed the Commission on the matter of the requirement to place a sidewalk section across a 25 foot section of side walk across the entrance of the Dwelling Group project on Pioneer St. She stated that their engineer has stated that the side walk could not be easily constructed without doing the adjoining sections to the north and south of the their section and that it would probably be removed and rebuilt when the rest of the street was finished. She stated that to avoid having the sidewalk built and then torn out, she would be willing to make a deposit for the cost of the sidewalk. Ms. Brendlinger requested that since there was an existing Deferred Improvement Agreement in effect on this property, that the Commission direct staff to accept this arrangement.

The Planning Director stated that this would be a change to the Conditions of Approval of the Conditional Use Permit and that the matter had been discussed at the Site Plan Committee meeting. According to the City Attorney changes of this nature must go back to the Planning Commission in a public hearing and since the Land Development Code did not allow for consideration of only a portion

of the project such as conditions, the whole project would be open to discussion. He also stated that there appeared to be a discrepancy between what would be required in terms of dollar amounts if there was an agreement or direction from the Commission to allow this request. He also stated that the requirement to construct sidewalks and other improvements on rental units has been a policy of the city and several other developers have been made to make such improvement.

The Commission discussed the issue and the possibility of amending the ordinances to allow for a minor change process which opens only the area of change for further review.

The Commission decided that they could take no action on this matter at this date since it had not been on the agenda and that the item must come back to the Commission as a advertised hearing next month.

REPORT OF CITIZENS ADVISORY COMMITTEE

MESSAGES AND PAPERS FROM THE CITY MANAGER

MESSAGES AND PAPERS FROM THE MAYOR

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs presented the recommended changes to City Ordinances from the Ad Hock Committee.

Commissioner Breuer stated that his only objection was the requirement for a annual report from the Commission to the City Council. Since they get minutes from each monthly meeting the annual report did not appear necessary especially since it has not been done in the past.

Commissioner Krebs stated that the requirement was in the previous ordinance and the only difference would be the timing of the report and that the Mayor had commented that the Council has not had a yearly report in the past. Two City Councilors on the Ad Hock had not objected or raised concerns for keeping the report in the ordinance. Also that the report to be given in January may be beneficial to new Council members.

Commissioner Breuer stated that he had concerns for requirements in the ordinances which did not get followed and if the annual report was to remain then it should be done on a consistent basis.

Commissioner Krebs said that she was glad to see Section 7 which addressed staffing of the committees and the training of commissioners since this was badly needed. She went on to list some of the provisions of Section 7.

Further discussion of the annual report followed in regard to the extent and content of the report. Following the discussion the commission took a non-official vote to recommend the changes to the ordinances without the provision for an annual report.

Commissioner Krebs stated that she hoped that when and if BiMart built out that consideration would give to where and how delivery trucks would approach and exit the property. She stated that when McDonalds gets deliveries there are times when the whole highway is blocked. The Planning Director said that he was trying to recall why the westerly most driveway at McDonalds was only an exit point. Other commissioners stated incidents where trucks had blocked the highway.

Commissioner Krebs said that she has a map of the Campus at Eugene where the Commissioner Training session was to be held. Also the city has made reservations at the Best Western Greentree Inn.

Commissioner Krebs showed the Commission a copy of a request to speak sheet that the county used at public hearings. The Planning Director stated that he thought the request to speak sheet was a good idea since the city would have a record of who spoke and that he had some concern that the Commission would act on something that was said from the floor with no record of who made the statement and it did not have to restrict a persons ability to speak.

Commissioner Krebs introduced an article on planning from the September issue of the Elk Magazine.

Commissioner Breuer had to leave the meeting at this time and the Planning Director stated that he wanted to announce a special meeting to consider the changes made to date on the Comprehensive Plan Periodic Review.

Commissioner Holmes stated that he though the City Council requirements to speak were to strict.

Commissioner Branscomb asked if the Commission was going to car-pool to the training session.

REPORT OF PLANNING DIRECTOR

In response to Commissioner Branscomb's question the Planning Director stated that the session started with registration from 8:00 to 8:30 and the program ends at 4:30 PM and the rooms were reserved for 2 nights and please cancel the second night if you do not use it.

The Commission discussed how to car pool.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:07 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr., Chairman