

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 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
Earl Breuer	Holly Perin, Secretary
Clarence Branscomb	
John Herzog	
Jeff Holmes	
Judi Krebs	
Dave Soiseth	

**PLANNING COMMISSION CHAIRMAN ANNOUNCEMENTS**

The Chairman called for volunteers to compile information for the Planning Commission's report to the City Council; Commissioners Breuer and Krebs volunteered.

**MINUTES**

By a unanimous vote (motion: Commissioner Herzog, second: Commissioner Krebs) the Planning Commission approved the minutes of the November 5, 1991 Planning Commission regular meeting.

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

1. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Herzog) the Planning Commission approved a request for a minor partition of a .82 acre parcel to create 2 lots of 24,627 and 11,293 sq. ft., located on the north side of Dawson Road approximately 410 feet east of the intersection with Blueberry Drive; R-1-6 zone, submitted by Fred Hansen.

This action was taken following comments regarding the request by the following person:

(a) John Zia, 97848 Titus Lane, Brookings OR

1A. By a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-11-91.

2. By a 4-3 vote (motion: Commissioner Herzog, second: Commissioner Holmes) the Planning Commission approved a request for a minor partition of a 1.20+ acre parcel to create three lots of 11,982, 18,486, and 21,672 sq. ft., located on the west side of Blueberry Drive approximately 350 feet north of Dawson Road; R-1-6 zone, submitted by Fred Hansen.

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

(a) John Zia, 97848 Titus Lane, Brookings OR

2A. By a 4-3 vote (motion: Commissioner Herzog, second: Commissioner Holmes) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-12-91.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Planning Commission approved for recommendation to the City Council an amendment to Section 124.010 Day care, nursery schools, and kindergartens, of the Land Development Code.

No one spoke in favor or, or in opposition of, this amendment.

#### MESSAGES AND PAPERS FROM THE MAYOR

Mayor Hummel introduced a Draft Resolution (91-R-523) Prescribing Rules of procedure for Quasi-Judicial Hearings of Land Use Issues for the City of Brookings. This Resolution will replace Resolution 213. The Mayor explained the reason for the Resolution and its provisions. With the Resolution the Mayor also introduced a Land Use Hearing Procedures list which will be read at all public hearings on land use issues. The Mayor asked the Commission to review both documents and comment on the Resolution and Rules. There was discussion of what some of the rules allowed or required and what the rules allow in terms of the public's ability to challenge a Commission members fitness to decide a particular project and the publics ability to ask for a continuance of the hearing.

Mayor Hummel stated that he would like to respond to three items from the minutes of the November 5, 1991 meeting - Easy Street verses Ransom Avenue, street standards and cable access to television coverage of city meetings. The Mayor explained why improvements on Easy St. and Ransom Ave. were financed the way they were and some of the problems involved with both projects. (It was difficult to understand what the Mayor was saying on the tape). The Mayor also discussed the funding and permitting problems at the waste water treatment plant in relation to creating funds for city infrastructure problems.

The Mayor commented on the suggestion made by Bob Krebs on the need for a cable access channel at the November meeting. He agreed with the need and discussed some of the process and difficulties of gaining a cable access.

The Mayor also discussed the area zoned C-3 (Central Commercial) in the center of town and the fact that there is a mixture of non-conforming residential uses in that area.

Mayor Hummel then addressed the issue of improvement costs such as those raised in the Minor Partition application heard earlier and the problems involved in obtaining improvements, whether they are done by the developer or through the Deferred Improvement Agreement process.

Commissioner Soiseth said that he has been asked a number of times why the Easy Street project is taking so long to complete. The Mayor responded that he felt it was due to the amount of work involved. There was discussion of the amount of time taken to do a number of projects in town and that obtaining the easements and right-of-ways is time consuming.

Commissioner Holmes asked the Mayor if the city still required street improvements when development occurred in the commercial zones. The Mayor asked the Planning Director to respond. The Planning Director stated that the Codes give the ability to defer such improvements but it has been the policy to require improvements as development of commercial areas occurred. Commissioner Holmes said that since we are trying to expand our economic base and some businesses start out small they are not able to do street improvements immediately and because of this businesses are going someplace else. The Mayor replied that he thought that this was a good point (the rest of the response was not clear on the tape). Discussion followed.

#### **PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Holmes asked if the staff could continue to give a list of sewer hookups available. The Planning Director said that this could be done.

Commissioner Holmes also asked if the Commissioners could get a something that would indicate basis costs for street improvements and that he thought the Commission should give some consideration to what it would cost the developer for require improvements. The Planning Director replied that he had asked the City Attorney if cost was a consideration in relation to the code requirements and that the attorney said that cost was not a consideration the way the code reads now. The Planning Director said that he would talk to the Public Works people to see if we could get some basic costs. Discussion on the pros and cons of asking the developer to do improvements on all developments followed.

Commissioner Krebs introduced an article from the Country Cousin on the proposed Urban Reserve from the DLCD which would extend two miles from the Urban Growth Boundary and that Brookings was one of the cities required to establish such.

**REPORT OF PLANNING DIRECTOR**

The Planning Director reported on the progress of the Urban Growth Boundary process. He stated by providing background information on what had expired in the past regarding the UGB expansion by answering questions prepared by Commissioner Krebs. The Planning Director then explained progress which has been made in the process and that the city and county have meet with DLCD and a work plan has been prepared. One area that is still not agreed upon is how land within the UGB will be managed and by whom. A second study area has been established and both city and county staff will establish criteria to use to evaluate land to be brought into the boundary. A series of public meetings ~~will be held~~, conducted by staff either jointly or separately, where people can state why their property should or should not be includes in the UGB. The proposed boundary should be ready for hearings by the end of April. The Planning Director stated some of the results of the Urban Growth Boundary study completed by the state and how they related to Brookings. This study has resulted in the Urban Reserve concept which would restrict lot sizes in the reserve to ten and twenty acre sizes and would apparently be administered by the city. Discussion on this matter followed.


Commissioner Holmes asked if the 44 letters of interest would create islands of people who did not want to be in the UGB. The Planning Director said there were undoubtedly such cases but has had many people ask to be in the UGB but nobody had asked to be left out.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 10:22 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Ted Freeman, Jr., Chairman