

MINUTES  
BROOKINGS PLANNING COMMISSION  
SPECIAL MEETING  
January 21, 1991

A special 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  
Ted Freeman, Jr.  
Judi Krebs  
Jeff Holmes  
John Herzog  
Dave Soiseth  
Clarence Branscomb

John Bischoff, Planning Director  
Leo Lightle, Comm. Dev. Director  
Holly Perin, Secretary

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION**

1. Nominations for Planning Commission Chairperson were held. Commissioner Herzog made a motion to nominate Ted Freeman, Jr.; the motion was seconded by Commissioner Krebs. Commissioner Freeman made a motion to nominate Judi Krebs; the motion was seconded by Commissioner Holmes. By a 4-3 vote, the position of Planning Commission Chairperson was given to Ted Freeman, Jr.

2. Nominations for Planning Commission Vice-Chairperson were held. Commissioner Breuer made a motion to nominate Judi Krebs; the motion was seconded by Commissioner Soiseth. Commissioner Krebs made a motion to nominate John Herzog; the motion was seconded by (unclear on meeting tape recording). By a 5-2 vote, the position of Planning Commission Vice-Chairperson was given to Judi Krebs.

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

1. By a unanimous vote (motion: Commissioner Soiseth, second: Commissioner Breuer) the Planning Commission approved to continue, and hold no discussion during the January 21, 1991 meeting, of File No. CUP-2-90, consideration of an application for a church building on a 3.5± acre parcel located on the east side of Highway 101 and south of Parkview Drive in an R-1-6 Zone, submitted by Church of the Nazarene, after Planning Director John Bischoff announced that there had been a formal request by an interested party to table the Public Hearing until the next regular meeting.

2. By a unanimous vote, Commissioner Soiseth abstaining, (motion: Commissioner Herzog, second: Commissioner Krebs) the Planning Commission approved, with a change to condition six from "building permit" to "occupancy permit", File No. SUB-4-90, an application for a 95 unit planned unit development located on a 13.2 acre parcel located on the north side of Harris Heights Road at the easterly terminus of Seacrest Lane in an R-1-6 Zone, submitted by A and C Land Company.

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

(a) Larry Anderson, 1708 Arch Lane, Brookings, OR

The following person spoke with questions and comments concerning the request:

(b) Ed Hewitt, 96707 E. Harris Hts. Rd., Brookings, OR

The Commission held considerable discussion on the drainage problems of the city, the need to construct retention basins and the effect that Highway 101 has on the city's ability to move water from the northern side of the city to the ocean.

#### **ORAL REQUESTS AND COMMUNICATIONS**

Chairman Freeman read for the record a letter from the League of Women Voters indicating that a League member will be attending all future Commission meetings.

Mr. Ed Hewitt spoke to the Commission to thank Commissioner Breuer for his fair and helpful service over the years.

#### **REPORT OF CITIZENS ADVISORY COMMITTEE**

The Planning Director stated that the January 22, 1991 CAC meeting has been canceled and if there was to be a special meeting, notice will be given otherwise the next meeting will be on the regularly scheduled date.

Commissioner Breuer stated that he has talked to the mayor about the CAC and CCI and the city has grown to a point that the city should have a permanent CAC or CCI and possible procedures.

## PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Chairman Freeman introduced Clarence Branscomb as the new Commissioner filling the seat vacated by Mrs. Brim who was elected to the City Council.

Commissioner Holmes asked the Planning Director if "they" (reference unclear) have to talk to ODOT about expanding traffic going on to the highway? The Community Development Director replied that yes ODOT is concerned about traffic entering the highway and that they must be informed. The Glenwood Estates project may be required by ODOT to provide a right turn lane and a left turn refuge lane at the entrance to their project. He also stated the ODOT was establishing a Planning Unit to coordinate these efforts and at a meeting with them the Planning Director and he had discussed several issues including the storm drainage problems presented by the highway.

Commissioner Holmes asked if ODOT was concerned about development on individual lots and could they put a freeze on all development. The Community Development Director answered that they were concerned with large development and not individual lots and that ODOT's control was through the issuance of access permits for the highway. The Planning Director added that staff has indicated to ODOT that the city would inform them of all major projects that may have an impact on the highway even if it is not directly on the highway.

Commissioner Holmes also asked about the traffic which would be generated by the church project which was continued to the next meeting. It was decided that this was not the time to discuss this project.

Commissioner Branscomb asked if the city assumed any liability for the traffic going onto the highway from an approved project. The Planning Director said that the project must get a permit from ODOT and that this should absolve the city of liability. Commissioner Breuer agreed.

Commissioner Herzog said he remembered that a while back it was determined that Mr. Hewitt and Mr. Anderson were going to get together to solve problems of their mutual access to the highway. Mr. Hewitt replied from the audience and could not be heard on the tape.

Commissioner Krebs stated that she was a part of a group working with ODOT on issues in the Harbor area and that ODOT has been very responsive to citizen input and attributed the fact that the Benham Lane stop light was on the six year plan to this input. She also said she was glad that ODOT had established the Planning Unit because in the past they did not always get information on the Planning Commission agenda.

Commissioner Krebs asked that if the exhibits for agenda cases could have the names of adjoining property owners. She also commended the Planning Director for the upcoming meeting with the County Road Master and Planning Director to begin coordinating roads within the UGB.

Commissioner Krebs reported that the Ad Hoc meeting for last Wednesday had been canceled because of the war and the meeting will be rescheduled.

Commissioner Krebs asked the Planning Director, in reference to the Crestwood Subdivision and a question asked at an earlier meeting, who is responsible for enforcing the conditions of approval place on each project and who was responsible to inform the developer what needed to be done? The Planning Director stated that in the Crestwood case the developer was well aware of what must be done and that at the time the final plat was brought in the conditions would be reviewed for completeness. Commissioner Krebs asked if there would ever be a case where one or two conditions were removed without the Commission knowing about it. The Planning Director replied that any change to the conditions must be brought to the Commission for approval and that staff can make the determination that a condition has been met but cannot change the substance of the condition. Commissioner Herzog stated that his question was that he had been told that the Crestwood Subdivision was not going to install the high level water line in Ransom Ave and what was the city's position on this? The Community Development Director stated that the high level water line in this case was also involved with the lid in that the street could not be completed until the water line was installed and the LID has been delayed and thus the street has not been improved. Mr Powers has been very cooperative with the city on this issue and was being delayed by the LID issue. Commissioner Breuer stated that he does not think the final plat for Crestwood Subdivision has been presented for approval (it has been over one year) and is now delinquent and must reapply. The Planning Director replied that the city was partially responsible for the delay and that the final map was being prepared and would probably be on the next meeting.

Commissioner Herzog asked if it was ethical for two commissioners to go together to look at property involved in land use applications. The Planning Director said he would ask the City Attorney.

Chairman Freeman asked if the hearing procedure could be changed to add a rebuttal for the opposition. The Planning Director said he would look into it and referred the Commissioners to the handbook Land Use Procedures For Local Officials.

Chairman Freeman asked when the street lights would be installed in Claron Glen Subdivision.

Commissioner Krebs suggested changing the title of Item 9 of the agenda to make it more clear that it was the publics time to speak.

Chairman Freeman introduced Clarence Branscomb as the newest member of the Commission. He also suggested a change in wording on the agenda from Oral Requests and Communications to clarify time period for unscheduled public appearances, etc.

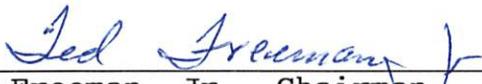
#### REPORT OF PLANNING DIRECTOR

#### ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:17 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

  
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Ted Freeman, Jr., Chairman