

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
MAY 20, 1992**

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.

Judi Krebs	John Bischoff, Planning Director
Jeff Holmes	Holly Perin, Secretary
Ted Freeman, Jr.	
Clarence Branscomb	
John Herzog	
Dave Soiseth	
Earl Breuer	

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

1. By a 5-2 vote, [ayes: Commissioners Freeman, Branscomb, Holmes, Herzog, Soiseth; nays: Commissioners Krebs, Breuer], (motion: Commissioner Herzog, second: Commissioner Holmes) the Planning Commission approved a request for a conditional use permit to allow a hair salon in an existing building on an 8,000 sq. ft. lot located at the south west corner of Arnold Ln. and Moore St. in an R-3 zone after removing conditions 6, 11-15 & 21 of approval and adding the condition that the applicant(s) must sign a deferred improvement agreement; submitted by Stan and Marlene Morris.

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

- (a) Pat Montgomery
- (b) Stan Morris, Brookings, OR
- (c) Marilyn Baldwin, Brookings, OR

1A. By a 6-1 vote, [ayes: Commissioners Soiseth, Breuer, Holmes, Freeman, Branscomb, Herzog; nays: Chairperson Krebs], (motion: Commissioner Soiseth, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. CUP-1-92 (with the same amendments as the request for a conditional use permit).

2. By a unanimous vote, (motion: Commissioner Herzog, second: Commissioner Breuer) the Planning Commission approved a request for a minor partition to create two lots from a 44,880 sq. ft. parcel of land located on the west side of and at the southerly end of

South Passley Rd. in an R-1-6 zone after adding the following condition: "The applicant will be required to move the existing fire hydrant and the power pole, at his expense, if required, subject to the Fire Marshall", submitted by Howard and Gayle Burt.

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

(a) Howard Burt, Brookings, OR

2A. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Herzog) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-9-92.

3. By a unanimous vote, (motion: Commissioner Herzog, second: Commissioner Freeman) the Planning Commission tabled File No. M3-8-92 until the regular July, 1992 meeting at the request of the applicant.

#### **MESSAGES FROM THE MAYOR**

The Mayor spoke to the comments from the Commission relating to proposed resolution 91-R-523, Land Use Hearing Proceedings. He interrupted his comments to take time to copy information for the Commission.

At this point the Commission moved on the discussion of the recommendation to the City Council on proposed action on the downtown area. This discussion will follow the Mayor's comments when he returned.

#### **The Mayor Returned**

Commissioner Krebs reiterated the concerns addressed to the Mayor by the Commission.

1. The resolution says that no person could give irrelevant, immaterial or repetitious testimony. The written response to this was that this was not usually a problem and that a few words from the chairman prior to the testimony could resolve the issue.

2. The question as to whether the criteria for each case must be read before the public hearing or could it be referred to the source. It was resolved that reference could be made to where the criteria could be found but it might be helpful if it were read in certain occasions.

3. The inquiry if any commissioner wishes to abstain from the vote and discussion of an public hearing item. The concern for this item was that the City Commission usually did not do this and the practice should be initiated.

4. The same concerns for the question of jurisdiction - whether it was just the applicant that could challenge or could anyone in the audience challenge a commissioner. There was some discussion on this item with no clear decision.

5. The item stating to "allow the applicant or representative to present the applicants case including all the witnesses he wishes to call." It was decided that if fact the Commission was doing this but not exactly in the way the issue is worded. That by allowing all people who wished to speak in favor of the application did if fact allow all of the applicants witnesses to speak.

6. Concern for the wording of the clause which allow anyone in the audience to ask that the record be kept open for at least seven days and that the resolution did not address the seven day period. Discussion followed as to what this actually meant, how it was to be administered, how to avoid the use of this tactic project only as a stalling process and could it be denied. There was no clear resolution of this concern.

7. Could an application be denied base on other issues if it met all of the criteria listed in the Land Development Code for that type of application. The City Attorney had replied when asked that it could not be denied if it met the criteria. The Planning Director stated that one of the criteria was generally that all provisions of the Land Development Code were met and that this was pretty broad.

8. Discussion of the order of presentations in regard to appeals compared to public hearings on non appeal applications and rebuttal evidence. The Mayor's reply to this appeared to be more toward the previous concern.

The Mayor introduce the Ferry Creek Project that the High School Class had completed and that it would be on the next City Council meeting.

#### **REPORT OF PLANNING DIRECTOR**

The Planning Director reminded the Commission of the area under consideration, i.e. the area from Wharf St. to Alder and Spruce to Railroad St. and recapped what had been recommended at the last meeting where this item was discussed. The concern was that some of the city's ordinances and policies were actually keeping the area from converting from the nonconforming residential uses to conforming commercial uses and something was needed to start the process of redevelopment. The Planning Director went on the say that he and Councilman Davis walked through the entire area and that there were a number of items that were assets in the area as well as undesirable conditions such as substandard buildings and poor infrastructure. The recommendation from staff had been the possibility of a owners/concerned citizens committee formed to

study the area and come back to the City Council with recommendations as to what they would like to see happen to the area and possibly give suggestions as how to achieve these goals.

Commissioner Krebs commented that she saw a similarity with the comments made earlier that evening on the circulation concerns in the Dawson Tract area and that if Resolution 399 were changed to do away with the clause that allows membership in a CAC by all residents of the UGB to allow a fixed number of voting members in a CAC. The Planning Director stated that this would also allow several CACs to operate at the same time studying different issues.

After discussion Commissioner Soiseth made a motion to recommend to the City Council that a mail out to owners and a door knob hanger be put out to the old downtown area to determine if there was interest among owners and residents of the area to make changes to the area. The motion was seconded by Commissioner Freeman. It passed unanimously.

The Planning Director reported on the city's appeal of the mobile home park by Mr. Stalls. The project was denied by the County Commissioners.

The Planning Director stated that the Mayor wanted him to point out that the Oregon Planning Institute would be holding their annual meeting on October 4-7, 1992 and that the city had budgeted money to send Commissioners. Some discussion followed.

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

Commissioner Freeman introduce the recommendations of the Traffic Safety Committee and read the hazard identified and the recommendations as follows:

#### **Hazards**

1. Speed limit to high for current conditions.
2. Hazardous pedestrian crossing at Arnold Lane.
3. Hazardous passing zone on two lane stretch of Highway 101 north of Easy St.
4. No left turn lanes at Ransom Av. and Parkview Dr.
5. No left turn lanes from north of Mill Beach Rd. north to Easy St.

## Recommendations

1. Revise speed limits and speed zones.
  - a. Pacific Ave. to Mill Beach Rd. 25 MPH.
  - b. Mill Beach to 300 feet north of Harris Beach Park entrance 30 MPH.
  - c. 300 feet north of Harris Beach Park to 300 feet north of Dawson Rd. 45 MPH.
  - d. 300 feet north of Dawson Rd. to city limits 55 MPH.
  - e. Improve lighting and signage for crosswalk Arnold Ln.
  - f. No passing zone between Easy St. and Harris Beach State Park.
  - g. Left turn lanes for south bound traffic turning into Ransom Ave. and Parkview Dr.
  - h. Establish continuous left turn lane from Mill Beach to Easy St.
  - i. Synchronize traffic signals through town.
  - j. Widen the highway between Arnold Ln. and Harris Beach Park.

Commissioner Krebs said that this was one of the finest work done by a committee. Commissioner Freeman read the names of the committee members.

Commissioner Breuer said the report was something for the Lyons or Rotary Club.


The Mayor had additional comments on the report but they could not be heard on the tape.

### ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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**Judi Krebs, Chairperson**