

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
JUNE 2, 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
Jeff Holmes
Ted Freeman, Jr.
Clarence Branscomb
John Herzog
Dave Soiseth

John Bischoff, Planning Director
Holly Perin, Secretary

Commissioner Breuer was absent.

MINUTES

1. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Branscomb), the Planning Commission approved the minutes of the May 5, 1992 Planning Commission regular meeting.

2. By a unanimous vote, (motion: Commissioner Branscomb, second: Commissioner Soiseth), the Planning Commission approved the minutes of the May 20, 1992 Planning Commission special meeting with the following corrections:

(a) page 2 under Public Hearings item number 3; ...the Planning Commission tabled File No. M3-8-92 until the regular July, 1992 meeting at the request of the applicant.

(b) page 4 paragraph 3; After discussion the Commissioner Soiseth made a motion to recommend to the City Council that the ~~wording of Resolution 399 be changed and that a mail out to owners and a door knob hanger be put out....~~

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 4-2 vote, ayes: Commissioners Herzog, Soiseth, Freeman, Holmes; nays: Chair Krebs, Commissioner Branscomb, (motion: Commissioner Freeman, second: Commissioner Herzog), the Planning Commission approved a request for a 13 lot subdivision of a 2.42± acre parcel located on the north side of an unnamed dedicated street extending west from the intersection of Arnold Ln. and Rowland Ln. and approximately 185 feet west of the intersection; R-2 zone, with the condition of fencing being struck and with the additional condition that no parking signs be installed (at the applicant's expense) in the 20 foot easement and that each deed shall read "no parking shall be allowed in the 20 foot easement to the north of each lot"; the motion was amended to add the condition that the street be named Rowland Lane; submitted by Gerrid Joy, Ron Bodman, applicant's representative.

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

- (a) Gerrid Joy, 975 Marina Hts., Brookings, OR

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

- (a) William Guimond, Brookings, OR
- (b) Michael Thornton, 1119 Rowland Ln., Brookings, OR

The following person spoke in opposition of the request:

- (a) Len Larson, 409 Arnold Ln., Brookings, OR

Rebuttal was given by the following proponents:

- (a) Gerrid Joy, 975 Marina Hts., Brookings, OR
- (b) Ron Bodman, 14696 Itzen Ln., Brookings, OR

Rebuttal was given by the following opponent:

- (a) Len Larson, 409 Arnold Ln., Brookings, OR

1A. By a 4-2 vote, ayes: Commissioners Herzog, Soiseth, Freeman, Holmes; nays: Chair Krebs, Commissioner Branscomb, (motion: Commissioner Freeman, second: Commissioner Herzog), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. SUB-1-92, with the changes made in the conditions as described in the motion to approve the subdivision request.

2. By a unanimous vote, Commissioner Branscomb stepping down, (motion: Commissioner Herzog, second: Commissioner Freeman), the Planning Commission approved a request for a subdivision of a 2.62± acre parcel to create 4 lots ranging in size from 6,430 to 7,849 sq. ft., and one remainder parcel of 1.97 acres located in the southeast corner of the intersection of Hassett St. and Fifth St.; R-2 zone, with conditions 15 & 16 being struck and changed to Deferred Improvement Agreements, submitted by Ron Bodman.

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

- (a) Ron Bodman, 14696 Itzen Ln., Brookings, OR

The following person spoke in opposition of the request:

- (a) Gayle Eldred, 917 Helen Ln., Brookings, OR
- (b) Ruby Collins, 827 5th St., Brookings, OR

2A. By a unanimous vote, Commissioner Branscomb stepping down, (motion: Commissioner Soiseth, second: Commissioner Holmes), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. SUB-2-92, with the change in conditions made in the motion to approve the subdivision request.

3. By a unanimous vote: (motion: Commissioner Freeman, second: Commissioner Herzog), the Planning Commission approved for recommendation to the City Council a proposed change to Section 4.070.E Exemption from development permit requirements, to add the ability to do additions of up to 25% of the existing floor area to commercial and industrial buildings, with a maximum of 50% over the lifetime of the building before street work must be done; City initiated.

No one spoke in favor of, or in opposition of, the request.

REPORT OF PLANNING DIRECTOR

The Planning Director introduced the monthly report on Building Permit activity and on the number of EDUs issued during the last month. The Harbor Sanitary EDU report was not issued as of the date of the hearing.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Holmes stated that a few months ago the city was considering the possibility of raising the System Development Charges (SDC) and asked what happened with that issue? The Planning Director said that he could not answer that specifically but it was his understanding that the fees were raised in some areas and reduced in others. There was further discussion concerning the bond election and how it related to the cost of the SDCs.

Commissioner Branscomb asked if there was a report on the proposed Harbor Sanitary District waste water treatment plant. Chairman Krebs said that there was not report and explained further (the sound level of the tape is very low and unintelligible at this point).

Commissioner Freeman asked about the Oregon Planning Institute's conference for this year. The Planning Director said that he had not received official notice of the meeting yet.

Commissioner Krebs asked about the issue of a retaining wall and deck which were being built out to the property line on a lot on Sandy Lane. The Planning Director stated that there was nothing new on this issue. The owner of the house was told that he could not build the deck in that manner and if work continues then further steps must be taken. He said that he would go out to the property with the Building Inspector to see if work had been halted.

Commissioner Krebs said that she wanted the comments she made during one of the public hearing earlier in the evening to be placed in the minutes. The comments were for concern that the conditions of approval on one of the subdivisions allowed the applicants engineer to set the street standard and that she did not think that this should be the case. (The sound quality of the tape had faded to the point of being unintelligible).

Commissioner ? asked about (what sounded like) water running in the gutter in front of the Century 21 office. The remaining discussion was unintelligible.

Commissioner Krebs made a statement about the city's golf course application but most of the discussion was unintelligible.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:57 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judi Krebs, Chairperson