

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
JULY 7, 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
Clarence Branscomb	
Dave Soiseth	
Earl Breuer	
Ted Freeman, Jr.	

Commissioner Herzog was absent.

MINUTES

1. By a 5-0 vote, [Commissioner Freeman absent], (motion: Commissioner Soiseth, second: Commissioner Branscomb), the Planning Commission approved the minutes of the June 2, 1992 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 4-2 vote, ayes: Commissioners Soiseth, Breuer, Holmes, Freeman; nays: Commissioners Branscomb, Krebs; (motion: Commissioner Freeman, second: Commissioner Breuer), the Planning Commission approved a request for a 4 lot subdivision of a 1.00± acre parcel to create lots of 10,852.43, 10,777.30, 10,702.17, and 10,627.04 sq. ft. located in the northeast corner of Easy St. and Third St., in an R-1-6 zone; submitted by Michael Wilcher, represented by Melanie Wilcher.

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

- (a) Mike Wilcher, PO Box 396, Brookings, OR
- (b) Tony Ardagna, Midland Way, Brookings, OR
- (c) Bill Wilson, 1011 Easy St., Brookings, OR

No one spoke in opposition of the request.

1A. By a 4-2 vote, ayes: Commissioners Breuer, Soiseth, Holmes, Freeman; nays: Commissioners Branscomb, Krebs; (motion: Commissioner Soiseth, second: Commissioner Breuer), the Planning Commission the Final ORDER and Findings of Fact Document for File No. SUB-3-92.

2. By a 5-1 vote, ayes: Commissioners Krebs, Soiseth, Breuer, Branscomb, Freeman, nays: Commissioner Holmes; (motion: Commissioner Soiseth, second: Commissioner Branscomb), the Planning Commission approved a request for a 45 lot subdivision of a 31.13± acre parcel to create lots ranging from 10,121 to 33,209 sq. ft. with an average lot size of 13,404 sq. ft., a continuation of the Claron Glen Subdivision, in an R-1-6 zone, with the following changes. Condition 19: strike "...on Via Lido at the intersection with Fifth Street" and replace with "at all intersections."; condition 23: add "by the applicant" before "and accepted by the City Engineer..."; condition 26: strike out the first and the last sentence of the paragraph. Application submitted by South Coast Lumber, Woodi Davis and Peter Patten applicant's representatives.

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

- (a) Woodi Davis, Portland, OR
- (b) Peter Patten, Portland, OR
- (c) Mrs. Wisherd, 831 N. 2nd St., Brookings, OR

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

- (a) Tony Ardagna, Midland Way, Brookings, OR

Rebuttal was given by:

- (a) Woodi Davis, Portland, OR

No one spoke in opposition.

2A. By a 5-1 vote, ayes: Commissioners Freeman, Branscomb, Krebs, Soiseth, Breuer; nays: Commissioner Holmes, (motion: Commissioner Freeman, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. SUB-4-92 with the change in conditions 19, 23, and 26 as described in the motion to approve the application.

3. By a 3-3 vote, ayes: Commissioner Holmes, Freeman, Branscomb; nays: Commissioner Soiseth, Breuer, Krebs, (motion to approve: Commissioner Holmes, second: Commissioner Freeman), the motion to approve was failed for a request for a minor partition of two parcels to create three lots of 12,698.44, 8,833.62 and 8,789.51 sq. ft. , from .70± acres of 30,321.57± sq. ft. located in the southwest corner of Blueberry Dr. and an unnamed and unimproved dedicated right-of-way and adjacent to the northerly boundary of the Cottage Court Subdivision, in an R-1-6 zone; submitted by Harry Harms.

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

(a) Harry Harms, 00366 Winchuck River Rd., Brookings, OR

No one spoke in opposition of the request.

3A. Due to the Planning Commission failing the motion to approve M3-8-92, and having no other motion thereafter, there was no motion to approve the Final ORDER and Findings of Fact Document for File No. M3-8-92.

4. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Soiseth), the Planning Commission approved a request for a two lot minor partition of a 27,380± sq. ft. lot to create two lots of 10,440± and 16,940± sq. ft. located on the west side of Fern Avenue approximately 350 feet north of the intersection of Fern Ave. and Elk Dr. and 360 feet south of Easy St. (553 Fern Ave.), in an R-3 zone; submitted by Harvey and Lynda Timeus. (Date of first hearing May 5, 1992).

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

(a) John Lamar, Brookings, OR

No one spoke in opposition of the request.

4A. By a unanimous vote, (motion: Commissioner Branscomb, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-8-92.

MESSAGES AND PAPERS FROM THE MAYOR

The Planning Director referred to the amended Quasi-Judicial Hearing Procedures Rules, pointing out that the section on appeals had been amended to make all appeals de novo. Chairman Krebs said that the Commission requested a definition of de novo. The Planning Director said that it meant all new and that in the case of appeals it means that the hearing would be as if there had never been a previous meeting. Some discussion followed.

REPORT OF PLANNING DIRECTOR

The Planning Director said that next month he would be bringing a proposal to change the name of Homes Ct. because of conflict with addressing on Holmes Dr. which is in the same number block. Discussion followed as to whether the Commission had the ability to name streets or if it was done by the City Council.

The Planning Director announced that the Oregon Planning Institute Conference would be held on October 5, 6 and 7th but there would be no Planning Commission training session this year. However, the APA may have a Commission training session.

The Planning Director refereed to the EDU list which was handed to them earlier. Commissioner Holmes asked if the numbers included the houses in the Dawson Tract area. Some discussion followed and the Director said he would find the answer.

Chairperson Krebs asked the Planning Director about the situation down on Sandy Ln. with the deck which was to be extended to the property line. The Planning Director said that the Building Inspector and he had talked to the house owner who agreed to pull the deck back to within two feet of the house which is allowed by the fire code since it was a nonliving area. Some discussion followed.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Branscomb commented on the parking and traffic conditions at the Post Office annex on Railroad St.

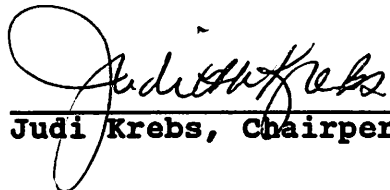
Commissioner Holmes made a further comment on the Hearing Procedures Rules discussed earlier, asking what exactly happened when the record was asked to be kept open for seven days. After some discussion the Planning Director said that he did not understand the exact procedure and would contact the City Attorney to clarify the meaning of the rule. More discussion followed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:57 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judi Krebs, Chairperson