

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 4, 1992**

The regular meeting of the Brookings Planning Commission was called to order at 7:06 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  
Clarence Branscomb  
Ted Freeman, Jr.

John Bischoff, Planning Director  
Holly Perin, Secretary

Commissioners Herzog, Breuer and Soiseth were absent.

**MINUTES**

1. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Holmes), the Planning Commission approved the minutes of the July 7, 1992 Planning Commission regular meeting with the following change in wording, page 2, item 3:... ~~the motion to approve was failed~~ ...

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION**  
(The following items were taken out of order)

1. By a unanimous vote, (amended motion: Commissioner Freeman, second: Commissioner Branscomb), the Planning Commission approved 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 or 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; R-1-6 zone; with the following conditions: that the applicant sign a DIA, that parcel 2 & 3 will hook to the sewer line in the unnamed street if it is constructed, that a 6" water main will be extended in the unnamed street, and that there will be reciprocal sewer lateral maintenance easements between parcels 2 & 3. Submitted by Harry Harmes.

This action was taken following a failed motion which did not include the "statement" that the Planning Commission was not setting a precedent; that there were extenuating circumstances in this case; (motion: Commissioner Freeman, second: Commissioner Holmes).

1A. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner [inaudible on tape]) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-10-92.

2. By a 3-1 vote, ayes: Commissioners Holmes, Krebs, Freeman; nays: Commissioner Branscomb, (motion: Commissioner Holmes, second: Commissioner Freeman), the Planning Commission moved to make a favorable recommendation to the County Planning Commission that they approve a request for a subdivision to create 8 lots ranging in size from 24,634 to 44,271 sq. ft. on 10.99± acres located on the northerly end of Brookings between Pacific View Dr. and Westwood Ln., north of Marina Heights loop; within the Brookings' Urban Growth Boundary; county R-1 zone; with the additional recommendation that fire hydrants be installed at the developer's expense; File No. S-9202; submitted by Jess Fitzhugh and Bob Allsup.

This action was taken after a motion, made by Commissioner Branscomb to add the recommendation to only allow 5 lots instead of 8 lots, did not receive a second.

3. By a unanimous vote, (motion: Commissioner Branscomb, second: Commissioner Holmes), the Planning Commission moved to recommend to the City Council that they rename "Holmes Court" to "Zia Court".

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

1. By a unanimous vote, (motion: Commissioner Branscomb, second: Commissioner Holmes), the Planning Commission approved a request for a minor partition to create 3 lots of .83, .53 and .46± acres from 1.87± acres located on the north side of Seacrest Lane and west of the northerly extension of Arch Lane; in an R-1-6 zone; submitted by Leon and Mildred Burgess.

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

(a) Leon Burgess, 96753 E. Harris Hts., Brookings, OR

No one spoke in opposition of the request.

1A. By a unanimous vote, (motion: Commissioner Branscomb, second: Commissioner Freeman), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-11-92 with corrections to change the wording on page two from "denied" and "denying" to "approved" and "approving".

#### **UNSCHEDULED PUBLIC APPEARANCES**

City Council person Brimm made an announcement concerning a workshop (the volume on the tape was too low to understand what it was). Chairperson Krebs asked if it would be like a work study session? and went on to say that the City Council has had work study sessions with Harbor Sanitary District, School Board, Parks and Recreation and asked if the Commission was interested in having a work study session with the City Council and suggested some topics. Commissioner Freeman said he thought it was a good idea and suggested a workshop to determine issues to discuss. Chairperson Krebs said she would send a memo to Commission members on the subject since three commissioners were absent tonight.

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

The Planning Director called the Commission's attention to the EDU list and stated that since February 1991 the city has issued a total of 142.3 and Harbor Sanitary has issued 34.5 for a total of 176.8 EDUs. He went on to say that in answer to Commissioner Holmes' question of last meeting, the count does include connections to existing houses in the Dawson Tract area.

The Planning Director announced that the American Planning Association Oregon Chapter is holding a planning commissioner training session on Saturday September 26, 1992 in Lake Oswego. He said that he would send each of them a memo asking if they wished to attend and that funds had been budgeted for this function and would include meals, lodging, and travel. Discussion followed.

The Planning Director informed the Commission of a minor partition on Benham Lane in the UGB. He stated that the county handled these partitions as an administrative item and that this was for information only to the Commission. Chairperson Krebs said that normally we do not see minor partitions in the UGB since they are done administratively. The Planning Director said that he was also surprised. Chair Krebs gave some background on the parcel in relation to the Bayview Ford dealership and street improvements. It was discussed that if a new UGB management agreement is created it should require notice of administrative actions in the UGB and in a timely manner to allow the Commission to respond. Discussion followed.

The Planning Director introduced the Commission to the tentative new UGB line as approved by the City Council as a starting point to proceed with the expansion process. He explained the three alternatives starting with the line county, city and DLCD staff (Glen Hale) had developed and was introduced at a City Council work study session. From the work study session the council had made several suggestions. Staff had returned to the council at the public meeting and offered two new alternatives. He went on to explain the boundary that was accepted by the council as a starting

point to take to the public for comment and to begin the analysis process as per Goal 14. Discussion and questions about the extent and the impacts of the boundary followed. The discussion turned to the Urban Reserve Rural and the city's support for the County of Hood River, City of Hood River, and Josephine County's request for reconsideration of the rule by LCDC.

Chairperson Krebs asked about the hearing procedures rules and the section concerning keeping the record open for at least seven days upon request. The Planning Director said that he talked to the City Attorney and was told that his interpretation of that was as follows:

1. The public hearing is closed.
2. The record is left open for written material for some period of at least seven days.
3. At the end of the first open period the record can be reviewed and responses to evidence submitted during the open period can be submitted for a second specified period of time.
4. At the next meeting the commission or council will consider all submitted evidence and make a decision without reopening the hearing to the public.

Discussion of this report followed.

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

Chairperson Krebs and Commissioner Branscomb requested that better information be given on how to find the site which is the subject of the hearing schedule.

Chairperson Krebs stated that she had attended a number of hearings in the last couple of months and had heard someone at a hearing ask the City Council to take the lead role to study the water conditions in the Chetco River in regard to the projected growth of the area and future supplies. After some discussion the Commission moved to recommend that the City Council work with whatever other agencies to study the water in the river. During the discussion Commissioner Freeman explained some of the background on the issue of the state claiming ownership of river side property to the mean high water line.

Chairperson Krebs pointed out that the flyer which will be sent out indicates that the easterly border of the study area is indicated as Alder St. and she thought the border should be Oak St. Planning Director said that would be corrected and that the flyer would be mailed to owners and tenants within the area and put out as a press release. Some discussion followed. The make up of the committee

would be determined when and if there was enough interest generated.

Chairperson Krebs thanked Council Member Brimm for the article on the rights of property ownership which was given to the Commission.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:32 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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Judi Krebs, Chairperson