

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 1, 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
Clarence Branscomb
John Herzog
Earl Breuer
Dave Soiseth
Ted Freeman, Jr

John Bischoff, Planning Director
Holly Perin, Secretary

MINUTES

1. By a 6-0 vote, ([Commissioner Freeman absent] motion: Commissioner Branscomb, second: Commissioner Herzog), the Planning Commission approved the minutes of the August 4, 1992 Planning Commission regular meeting with the following additions: page 3: "funds..budgeted..include meals, lodging, and travel.."; page 4: "Chairperson Krebs and Commissioner Branscomb requested..".

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. By a 5-2 vote, ayes: Commissioners Breuer, Krebs, Freeman, Branscomb, Herzog; nays: Commissioners Soiseth and Holmes, (motion: Commissioner Freeman, second: Commissioner Breuer), the Planning Commission recommended to the County Planning Commission that they deny a request for a planned unit development to create a 13 unit condominium project on a 2.20 acre parcel located in the southwest corner of West Benham Lane and Oceanview Drive; dissected by Short Way which is a private road; county R-2 zone; submitted by Madelyn and Harvey Moon, represented by Alex Forrester III. Reasons for denial:

1. The Brookings Land Development Code requires PUDs to be 4 acres in size
2. The owners of the property did not seek support from the neighbors
3. The site is not adequate in size for the proposed development
4. Setbacks
5. The phasing over five years is an unreasonable time:
 - a) for economic reasons
 - b) for limited sewer hook ups available
 - c) for the neighbors to have to live by and drive through a construction zone.

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

- (a) Alex Forrester, 303 NE E St., Grants Pass, OR

The following persons spoke in opposition of the request:

- (a) Ruby Short, 15936 Short Way, Harbor, OR
- (b) Frances Weir, Short Way, Harbor, OR
- (c) Donald Humphreys, 15940 Short Way, Harbor, OR
- (d) Phyllis Cottingham, League of Women's Vote, Brookings, OR
- (e) Trudy Martel, 15950 Oceanview Dr., Harbor, OR
- (f) Ann Ramp, Brookings, OR

Rebuttal was given by the following proponents:

- (a) Alex Forrester, 303 NE E St., Grants Pass, OR
- (b) Tim Bossard, 303 NE E St., Grants Pass, OR

Rebuttal was given by the following opponents:

- (a) Frances Weir, Short Way, Harbor, OR

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-1 vote, Commissioner Branscomb stepping down, nays: Commissioner Krebs, (motion: Commissioner Soiseth, second: Commissioner Breuer), the Planning Commission approved a request for a minor change to operate a Christian preschool within the existing Brookings Harbor Christian Church; 1.09 acres located in the southwest corner of Fifth Street and Ransom Avenue in an R-2 zone; with the additional condition that the cars bringing to and picking up the children from the preschool use only the paved parking lot; submitted by Wanda Russell, represented by Michelle Tidwell.

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

- (a) Michelle Tidwell, 988 Parkview Dr., Brookings, OR

The following person spoke in opposition of the request:

- (a) Clarence Branscomb, Cameo Court, Brookings, OR

Rebuttal was given by the following proponent:

(a) Michelle Tidwell, 988 Parkview Dr., Brookings, OR

1A. By a 5-1 vote, Commissioner Branscomb stepping down; nays: Commissioner Krebs, (motion: Commissioner Herzog, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. MC-2-92 with the additional condition outlined in approval of the application.

UNSCHEDULED PUBLIC APPEARANCES

(This item was skipped over until after the Planning Director's comments).

Someone from the audience asked if any of the county planning commissioners were going to the commissioners training session? Chairperson Krebs said that she was going as a county commissioner and that they would not know who else would go until Thursday night.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Freeman said that the city should consider adding preschools to the Land Development Code since they are apparently considered different from day care or nursery schools.

Commissioner Branscomb asked if anyone wanted to comment on the statements read into the record in an earlier hearing that evening concerning conditional use permits?

Chairperson Krebs announced that the Planning Commission had a joint workstudy session with the City Council scheduled for September 21, 1992 and that each commissioner had received a memo asking for topics they thought should be discussed. At this point the topics of roads in the Dawson Tract area and the effect of the possible UGB expansion on applications had been suggested.

Chairperson Krebs announced that the meeting night for November falls on election night and the council chambers is used as a polling place and thus the Commission meeting should be moved to another date. Wednesday November 4, 1992 was selected.

Chairperson Krebs stated that the October meeting falls after the County Planning Commission meeting and if they (the county) have any referrals they should have been on tonight's meeting.

Chairperson Krebs asked for volunteers for a subcommittee to prepare the annual Commission report to the City Council. Commissioners Holmes, Herzog and Freeman volunteered.

Chairperson Krebs stated that the Land Development Code should contain definitions for Congregate Care Facilities, and Deferred Improvement Agreements.

Chairperson Krebs said that the Fire Truck Staging Area shown on the condominium project site plan was something new to her and that she was not sure what its purpose was. Some discussion followed.

Chairperson Krebs a introduced an article from the Port Orford newspaper with the head line Water Supply Critical and said it was timely since we were beginning to address the same issue.

REPORT OF PLANNING DIRECTOR

The Planning Director stated that the first hearing of the evening demonstrated the problems inherent in the Urban Growth Area system when the unincorporated area is governed by one jurisdiction but could be annexed by another jurisdiction. The need for coordinated development standards and zoning applications was very obvious in the discussion concerning the condominium project. Staff was working on a new UGB management agreement which would incorporate more coordinated standards and hopefully the county would accept it.

Commissioner Holmes asked if the city has a zone that permitted churches outright? The Planning Director responded churches were a conditional use in residential zones and not allowed in the other zones.

The Planning Director said that he had four commissioners who had indicated they wanted to go to the commissioners training session and asked if there was any one else interested in going. Commissioners Soiseth and Herzog said they wanted to go. Chairperson Krebs explained where the hotel was and the hours of the classes etc.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:31 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judi Krebs, Chairperson