

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 10, 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
Dave Soiseth

John Bischoff, Planning Director
Holly Perin, Secretary

Commissioners Breuer and Freeman were absent.

MINUTES

By a unanimous vote, (motion: Commissioner Soiseth, Second: Commissioner Herzog), the Planning Commission approved the minutes of the October 8, 1992 Planning Commission regular meeting, changing the word "planning" on page 3, paragraph 9 to "planting".

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 two lots of .39± and .54± acres in size from a .93± acre parcel located adjacent to the north side of Shorewood Terrace at the point where the street turns toward the south; R-1-6 zone; submitted by Michael Mahar; represented by Darryl Niemi.

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

(a) Darryl Niemi, B&D Surveys, Harbor, OR

1A. By a unanimous vote, (motion: Commissioner Herzog, second: Commissioner Holmes), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-13-92.

2. By a unanimous vote, (motion: Commissioner Soiseth, second: Commissioner Herzog), the Planning Commission approved a request for a minor partition to create two parcels of 7.93± and .39± acres in size, on 8.32± acres located on the west side of Dawson Rd. approximately 700 feet south of Holmes Drive; R-1-6 zone; deleting Condition of Approval A2 by combining its wording with Condition of Approval A1. Submitted by Michael Gorski; represented by Darryl Niemi.

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

(a) Darryl Niemie, B&D Surveys, Harbor, OR

(b) Alex Forrester, Grants Pass, OR

2A. By a unanimous vote, (motion: Commissioner Herzog, second: Commissioner Branscomb), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-14-92 with the changes in the Conditions of Approval as outlined in the public hearing.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. By a unanimous vote, (motion: Commissioner Soiseth, second: Commissioner Herzog), the Planning Commission moved to make no recommendation to the County Planning Commission on County Application CP-9204/Z-9202 because there was not enough information given to the City Planning Commission to make a referral.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Soiseth remarked that the situation at the Post Office (annex) was still bad. Chair Krebs commented that this had been an item on the Commission's annual report in January of this year.

Commissioner Branscomb asked when the joint meeting with the City Council would be held. Chair Krebs replied that it was in January.

Commissioner Herzog asked about the lot being prepared for a manufactured home on Barbra Lane. The Planning Director replied that the site would contain a modular home and that modular homes have always been allowed in the R-1-6 Zone and stated that the difference between modular home and manufactured home was that modular homes have an Oregon Gold Seal compared to a manufactured homes HUD Red Seal but he did not know what the physical difference was.

Commissioner Branscomb asked about the house of Francis Hays saying that nobody has touched the house in months. The Planning Director stated that he thought they were waiting for the street for the new subdivision next to it to be completed. Commissioner Branscomb asked if the basement garage was approved since the driveway was so steep. The Planning Director said that it was for the developers to workout.

Chair Krebs reported that on October 28 a water meeting was held by the city with representatives from a number of local, county, state and federal agencies. The purpose of the meeting was to discuss the Chetco River and potential future water availability and to initiate a study of the river. This was a follow up on the Commissions recommendation that a study should be made of the river. She stated that it was an eye opener to hear a federal

agency representative state that if everyone who had a water right on the river would use it to the maximum allowed it would "suck the river dry". She reported that there would be a study committee created and follow up meetings would be held and one of the ODF&W representatives said that without knowing what the capacity is we should already be practicing conservation methods. There was a series in the Oregonian on water in the state.

Chair Krebs stated that the Commission should start considering their annual report to the City Council and if anyone had ideas for the report please let her or Commissioner Holmes know.

Chair Krebs said that she was pleased Bill Schlicting of the Pilot was visiting the sites and reading the Planning Commission Hearing Packet.

Chair Krebs asked the Planning Director about berry bushes growing over the sidewalks in the Kelly Subdivision. The Planning Director said he would see about getting it resolve.

Chair Krebs asked if street signs had been changed on Holmes Ct. The Planning Director said that they were and all utilities, police and fire departments and post office had been notified.

Commissioner Holmes asked if the city had water rights on the Chetco River and who were all of the people who had rights on the river. The Planning Director said yes the city had water rights and that there were a number of public and private water rights. Discussion followed.

REPORT OF THE PLANNING DIRECTOR

The portion of the tapes that contain the request for unscheduled public appearances, report of the CAC, report of the mayor, and the report of the city manager were on the tape (tape 2) that was damaged during recording.

Prior to the discovery of the damaged tape the Planning Director reported on the following items:

1. The status of the Dawson Tract road study. The following people from the public also commented on the subject:
 - a. Darryl Niemi
 - b. Alex Forrester
2. Changes to the permitted and conditional uses in the C-3 Zone which would be on the December agenda.
3. The possibility of combining the C-5 and M-1 Zones to create more industrial zoned land.

The tape narrative picks up with the report of the Planning Director near the end of his introduction of the County Referral item concerning the ODOT application for a zone change and a plan

change on a parcel of land within the Highway 101 located in the northwest corner of the highway and Hoffeldt Lane in the Harbor area.

The Oregon Department of Transportation requested that the county change the Comprehensive Plan designation from Public Facilities to Commercial and the zone from PF to C-1 (County File No. CP-9204 and Z-9202) on a 0.96 acre parcel of in the location described above. City staff did not receive the notice of hearing early enough to place the item on the November Planning Commission agenda. Staff's primary concern for this application is that access to the property be from Shopping Center Ave. and not from the highway. After discussion and concern that the notice was received to late to be considered in a formal manner by their body, the Planning Commission voted to make no recommendation since they did not have adequate information to make a proper recommendation.

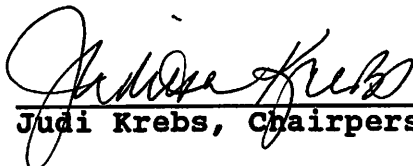
Chairperson Krebs asked the Planning Director if he was going to give the Commission an update on projects in the city. The Planning Director stated that he had not prepared a report and asked if it could be given at the January hearing since it is at the end of the quarter.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:41 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judi Krebs, Chairperson