

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 4, 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
Dave Soiseth

John Bischoff, Planning Director
Holly Perin, Secretary

Commissioners Breuer and Herzog were absent.

PLANNING CHAIRPERSON ANNOUNCEMENTS

Chairperson Krebs commented on the annual Planning Commission report.

MINUTES

By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Branscomb) the Planning Commission approved the minutes of the January 7, 1992 Planning Commission regular meeting with the following corrections: page 2 "This action was taken following comments in regards to the request by the following person: (a) Ann Ramp, 555 Chetco Lane, Brookings, OR" and page 4 "...- not only the length of stay for RVs in parks but also the use of RVs for residential living on private lots."

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

By a unanimous vote (motion: Commissioner Branscomb, second: Commissioner Holmes) the Planning Commission approved a request for an extension of time for one year for the Conditional Use Permit to allow a church building and parking area on a 3.5± acre parcel located adjacent to the east side of Highway 101 and south of Parkview Drive; R-1-6 zone; submitted by Church of the Nazarene.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

By a unanimous vote (motion: Commissioner Branscomb, second: Commissioner Freeman) the Planning Commission approved a request for a minor partition on a .54± acre parcel to create 2 lots of 7,455 and 15,187 sq. ft., located at 265 S. Hazel St.; R-1-6 zone; submitted by George and Theora Humphreys.

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

(a) George Humphreys, 265 S. Hazel, Brookings, OR

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

By a unanimous vote (motion: Commissioner Freeman, second: Commissioner Soiseth) the Planning Commission approved for recommendation to the City Council the following amendments to various sections of the Land Development Code to allow for a process to accomplish a minor change to previously approved Planned Unit Developments, Conditional Use Permits and Subdivisions; City initiated.

Section 8.010 Definitions: "Minor Change" A change to the design and/or conditions of approval of a Planned Unit Development, Conditional Use Permit or Subdivision that does not significantly change the nature of the project or subdivision. Minor changes to an approved or completed project may be allowed if the change or combination of changes involve the addition or reduction of generally no more than 20% of the total floor area of the project. Minor changes to Subdivisions and footprints of Planned Unit Developments which require recordation with the County Clerk are only allowed prior to the time of recordation.

116.110 Minor Change. The applicant may apply to the Planning Commission for a minor change to the site plan and/or conditions of approval of an approved planned unit development. The Planning Commission will hold a public hearing to consider the nature of the requested change, impacts the change may have on surrounding properties and/or on the remaining portion of the project and the impact on the city's services and facilities. The Commission may approve or deny the minor change. If the change is approved it may be incorporated into the project. If it is denied the project remains as originally approved and the change cannot be incorporated. Applications for a minor change must be submitted with the following:

A. A filing fee in an amount established by general resolution of the City Council. No part of the fee is refundable.

B. A site plan or revised subdivision map showing the proposed changes and how they compare to the originally approved project. If the change does not include the physical site plan of the project, a text explaining the desired change must be submitted.

C. A statement explaining why the change is needed and how the proposed change relates to the approved project and any impacts it may have on the project and/or adjoining property holders and city services and facilities.

The existing Section 116.110 Mapping will be moved to read Section 116.120.

Section 140.150 Minor Changes. A minor change to the approved Conditional Use Permit may be allowed through the procedure set forth in Section 116.110 of this Code.

The existing Section 140.150 Use permit to run with the land will be moved to read Section 140.160.

Section 176.060.I Major partitions and subdivisions, Minor Change. A minor change to an unrecorded subdivision plat map may be allowed through the procedure set forth in section 116.110 of this Code.

The existing Section 176.060.I will be moved to read Section 176.060.J.

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

By a unanimous vote (motion to table for approximately three months: Commissioner Freeman, motion amended to include a workshop be held on this matter before it appears on the next agenda: Chairperson Krebs, second: Commissioner Branscomb) the Planning Commission tabled an amendment to Sections 8, 16, 20, and 124.070 of the Land Development Code; City initiated.

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

- (a) William Sterling Maxwell, Collis Lane, Brookings, OR
- (b) Ira Tozer, 244 Marine Drive, Brookings, OR
- (c) Christine Bozzone, 734 First Street, Brookings, OR
- (d) Betty Forsythe, 244 Marine Drive, Brookings, OR

UNSCHEDULED PUBLIC APPEARANCES

City Councilor Brimm announced that the City Council has decided that it would be helpful if a City Council person attended the Planning Commission meeting and that she has been selected to be that person. Chairperson Krebs said that she thought this was a good idea.

Ira Tozer addressed the Commission and stated that some time ago the city spent thirty three thousand dollars to determine which streets in Brookings needed to be paved and to date only Easy

Street has been paved. When asked if he had any comment on this, the Planning Director said this was a question for the City Council.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Freeman asked Bob Krebs how their (Harbor Sanitary District Board of Directors) meeting went with DEQ in Portland. Mr. Krebs reported on the meeting and that the main result was that DEQ was of the opinion that the expansion of the plant could occur at the existing plan or in another location using the same outfall and that there would be a meeting scheduled for this area with people from the HSD, City, County and involved state agencies.

Commissioner Holmes said that it had never occurred on him that two plants could use the same outfall and asked about the line connecting the Harbor service area to the treatment plan. Mr. Krebs replied that it would be difficult to use the existing line because of connections from the city system into it. Some discussion followed.

Chairperson Krebs said that when then Chairperson Freeman read the annual report to the Council on January 27, he also volunteered to serve on the new Traffic Committee and that she was pleased to have a Planning Commission member on that committee.

Chairperson Krebs reported on the County Planning Commission hearing on Recreational Vehicle Parks on January 16. There were two subjects at that meeting. The first was whether the length of stay in RV parks should be limited. The testimony was totally against limiting the length of stay. The County Planning Commission has not formulated there report to the County Commissioners. The second subject was the use of RV on private land and this item was postponed because there was no input from any state agencies or local jurisdictions.

Chairperson Krebs also stated that at yesterday's County Commissioners meeting covered an item that was of interest to the City specifically a request from a citizen for a look into the limitations of building heights allow in the County R-1 Zone with a request to lower the height from 35 to 26 feet and after much testimony the Commissioners chose to not make changes. She explained the nature of the concerns.

Chairperson Krebs asked the Planning Director about Deferred Improvement Agreements in the area of the Minor Partition case which was heard earlier that evening. The Planning Director stated that there were to DIAs recorded on Memory Lane in the vicinity of the partition.

Commissioner Holmes said that the Commission had discussed DIAs extensively at previous meetings and the need to be sure that new owners are aware of this obligation and it seem equally important that the new buyer be aware of how many DIAs are in the

neighborhood as an indication as to how soon the LID would be formed. Discussion about DIAs followed.

Chairperson Krebs announced that a Citizens Advisory Committee has been established for the Parkway project and the first meeting will be on February 12, 1992 to get public input. Discussion followed. Bill Schlicting from the local newspaper said that the state had decided to extend the parkway to the California line.

REPORT OF THE PLANNING DIRECTOR

The Planning Director reported on the number of EDU which have been issued since February of 1991 with a small report on the background on what has occurred. Discussion followed. He also reported on the number of building permits issued for the month of January 1992.

Chairperson Krebs commented on the status of the Hillside Development Standard Committee and that this process has been tabled until the UGB expansion is completed.

Commissioner Holmes asked how many EDUs the congregate care facility would use? The Planning Director did not have that answer. Discussion followed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:56 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judi Krebs, Chairperson