

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 7, 1993**

The regular meeting of the Brookings Planning Commission was called to order at 7:05 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Ted Freeman, Jr
Earl Breuer
George Ciapusci
Judi Krebs
Mary O'Holleran
Marvin Lindsey

John Bischoff, Planning Director
Tracy Placido, Secretary

Commissioner Ambrose was absent.

MINUTES

By a 4-0 vote, [Commissioners O'Halleran and Lindsey abstaining because they were not appointed to the Commission at the time of the July 6, 1993 meeting] (motion: Commissioner Ciapusci, second: Commissioner Breuer), the Planning Commission approved the minutes of the July 6, 1993 Planning Commission regular meeting with changes as recommended.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION

1. By a unanimous vote, (motion: Commissioner Breuer, second Commissioner Krebs), the Planning Commission approved a request for final map approval of a subdivision to create 18 lots ranging in size from 9,360 to 31,123 sq. ft. in size located in the northeast corner of Fifth St. and Hasset St.; R-1-6 Zone; Devan and Judith Stringham, Applicants.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission approved a request for a minor change to change the outside boundary of the approved Planned Unit Development to add an additional 7,287 sq. ft. to the total area of the project and to create one additional building lot; 9,287 acres located on the west side of Dawson Rd. approximately 700 feet south of Holmes Dr.; R-1-6 Zone; M.F. Gorski Construction, Inc., applicant; John Babin, applicant's representative.

This action was taken following questions or comments regarding the request from the following person:

- (a) John Babin, applicants representative

1A. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. SUB-1-93/MC-1.

2. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission recommended to the City Council the denial of a request for a Comprehensive Plan change from Residential to Commercial and zone change from R-1-6 to C-3 on a .42 acre parcel located in the northeast corner of Redwood St. and Alder St. (420 Alder); Bay Area Rehabilitation Center, Inc., applicant; Duane Allen, applicant representative. File No. CPZ-1-93.

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

- (a) Duane Allen, Executive Director Bay Area Rehabilitation Center, Inc.
- (b) Len Woolly, Dawson Rd. Brookings, OR

The following comments were presented in opposition of the request by the following persons:

- (a) John Babin, 514 Myrtle St. Brookings, OR
- (b) Ellen Babin, 514 Myrtle St. Brookings, OR
- (c) Shirley Epperson, 434 Pine St. Brookings, OR
- (d) Polly Keusink, Marine Dr. Brookings, OR
- (e) John Andrews, 422 Pine St. Brookings, OR
- (f) Johanna Yax, 437 Pine St. Brookings, OR
- (g) Mark Yax, 437 Pine St. Brookings, OR
- (h) LaVern Andrews, 422 Pine St. Brookings, OR
- (i) Richard Keusink, Marine Dr. Brookings, OR

The Following person commented on the request:

- (a) Lucy Giampoli, Representing the League of Women Voters

The Following person spoke in rebuttal of those in opposition:

- (a) Duane Allen, Executive Director, Bay Area Rehabilitation Center, Inc.

3. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Krebs), the Planning Commission continued the matter of the UGB expansion to the September 14, 1993 Special Planning Commission Meeting.

This action was taken following comments presented by the following persons:

- (a) Jim Beck, 17885 Surprise Lane, questioned enrollment figures from School Board document.
- (b) David Itzen, School Board Chairman, explained School Board document figures.
- (c) Luci Giampoli, League of Women Voters, referred to HB3661.
- (d) Ralph Hibbs, 15602 Oceanview Dr., spoke in favor of the proposed UGB Boundary.
- (e) Cam Lynn, Rainbow Rock Rd., expressed concern about the speed at which the issue was being decided and for costs of expanding infrastructure into the new boundary.
- (f) Len Barker, West Cougar Dr., requested that the Van Pelt Hills Subdivision be excluded from the new boundary and cited conditions why the area should be removed from the proposed boundary.
- (g) Joan Banquet 18308 Taylor Creek Rd., Asked if the deadline for approval of the new boundary could be extended.
- (h) Sandra Calta (spell?), 15668 Pelican Bay Dr., expressed concern for the speed at which the issue was being decided and the ability to study the issue thoroughly, Harbor Hills drainage issues and lack of sewer capacity.
- (i) Jerry Law, 98918 South Bank Chetco River Rd., spoke in favor of the proposed boundary and asked at what point do we limit growth.
- (j) Dave Itzen, Pedroli Dr., agreed with letter requesting inclusion of area around Pedroli Dr. and thanked commissioners and mayor for moving ahead on this issue.
- (k) Doug DePriest, representing the Rylander Family Trust, asked that this property be included in the new boundary.
- (l) L. C. Ashcraft, 15261 Oceanview Dr., requested that his lot adjacent to the Camilia Park Rural Exception Area be included in the new boundary and that everything on the west side of Oceanview Dr. be included in the boundary.

- (m) Earl Eddy, 96125 Alder Ridge, requested that 40 acres in his ownership adjacent to the proposed boundary be included in the boundary.
- (n) Burton Weist, representing Reservation Ranch, Harbor Construction and U.S. Borax, spoke in favor of the boundary and explained that the UGB should be viewed as a planning tool.
- (o) Mrs. Jerry Law, 98918 South Bank Chetco River Rd., spoke in favor of the proposed boundary.
- (p) Dianna Alexander, 91285 Taylor Creek Rd., presented petition of owners in the Taylor Creek area requesting to not be included in the new boundary.
- (q) Shirley Beaman, 908 Easy St., owns property in Taylor Creek area and asked to be included in the petition against inclusion in the new boundary.
- (r) Doug Alexander, 91285 Taylor Creek Rd., requested that the Taylor Creek area be excluded from the new boundary and gave reasons why the area was not suitable.
- (s) John Banquet (spell?), no address, expressed concern that inclusion in the boundary would cause the extension of water and sewer lines and thus cost to homeowners within the boundary.
- (t) Raymond Yock, 616 Pioneer, expressed concern for the placing urban development adjacent to agricultural lands.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT FROM THE CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE MAYOR

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

REPORT OF THE PLANNING DIRECTOR

The Planning Director said he would be out of town at the Oregon Planning Institute conference for the rest of the week.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs stated that there is no stop sign on Cameo Court where it comes into Ransom Ave. There is no street sign on Crestwood and Ransom.

Chairperson Freeman said that there was no stop sign in Claron Glen

where Midland meets Third St. and on any of the streets entering Third.

Commissioner Breuer said that he did not understand why the city lot on Railroad St. could not look like other storage lots in the area.

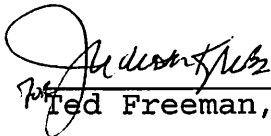
Commissioner Krebs asked about a new gravel area on Wharf St. near the post office.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:01 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr. - Chairman