

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
JANUARY 5, 1993**

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
Ted Freeman, Jr

John Bischoff, Planning Director
Holly Perin, Secretary

Commissioner Soiseth was absent.

PLANNING COMMISSION CHAIRPERSON ANNOUNCEMENTS

1. Chair Krebs announced that item 8.4 on the agenda, the ordinance change regarding zoning, has been re-scheduled to the February 2, 1993 regular Planning Commission meeting.

2. Chair Krebs announced a work study session with the City Council; it will be at 7:00 pm, Monday, January 18, 1993.

MINUTES

By a unanimous vote, (motion: Commissioner Branscomb, Second: Commissioner Freeman), the Planning Commission approved the minutes of the December 1, 1992 Planning Commission regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Herzog), the Planning Commission approved a request to create 3 parcels of 6,225, 6,363.5 and 10, 130.7 sq. ft. in size from a .54± acre parcel located on the west side of the intersection of Memory Lane and Tanbark Road; R-2 zone; submitted by John Riddle.

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

(a) John Riddle, Brookings, OR

1.A. By a unanimous vote, (motion: Commissioner Herzog, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-1-93.

2. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner), the Planning Commission moved to recommend to the City Council approval of a request to vacate a 75 foot portion of the end of Shorewood Terrace which is a public street; .04± acres in size located at the southerly end of Shorewood terrace in the Harris Beach Estates Subdivision and adjacent to tax lots 3400, 3500 and 4000 of Assessor's map 40-14-36BC; R-1-6 zone; submitted by Michael Mahar; represented by William Earl.

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

(a) William Earl, 340 White Oak Circle, Medford, OR

3. By a 3-2 vote, ayes: Commissioners Holmes, Herzog and Breuer; nays: Commissioners Krebs and Branscomb, [Commissioner Freeman stepping down], (motion: Commissioner Herzog, second: Commissioner Breuer), the Planning Commission approved a request for a conditional use permit to establish a preschool facility and a variance to waive 10,000 sq. ft. lot required by the Land Development Code and to allow a one year deferment of all street improvements; .14± acres (6,100± sq. ft.) located at 543 Hemlock St., approximately 160 feet east of Fern Ave.; C-3 zone; submitted by South Coast Headstart; represented by Cynthia Wells.

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

(a) Cynthia Wells, 3915 Cape Arago Hwy., Coos Bay, OR

(b) Bob Dunn, Brookings, OR

3.A. By a 3-2 vote, ayes: Commissioners Holmes, Herzog and Breuer; nays: Commissioners Krebs and Branscomb, [Commissioner Freeman stepping down], (motion: Commissioner Herzog, second: Commissioner Holmes), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. CUP-1-93.

3.B. By a 3-2 vote, ayes: Commissioners Holmes, Herzog and Breuer; nays: Commissioners Krebs and Branscomb, [Commissioner Freeman stepping down], (motion: Commissioner Herzog, second: Commissioner Holmes) the Planning Commission the Final ORDER and Findings of Fact Document for File No. VAR-1-93.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

10. The following information was obtained from the records of the Department of Social Services, Division of Child Welfare, for the period from January 1, 1960, to December 31, 1960:

Figure 1. The effect of the concentration of the *Agrobacterium* strain on the transformation efficiency of *Agrobacterium* strain 101. The concentration of the *Agrobacterium* strain 101 was varied from 10⁶ to 10⁹ cells/ml. The transformation efficiency was determined by the number of transformants per 10⁶ cells. The data are the mean \pm SD of three independent experiments.

REPORT OF PLANNING DIRECTOR

The quarterly report of the Planning Director was postponed until the March meeting.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

By a unanimous vote, (motion to nominate: Commissioner Holmes, second: Commissioner Branscomb) the Planning Commission elected Ted Freeman as 1993 Planning Commission Chairman.

By a 4-2 vote, (motion to nominate John Herzog: Commissioner Freeman, second: Commissioner Holmes. - motion to nominate Jeff Holmes: Commissioner Herzog, second: Commissioner Breuer) the Planning Commission elected Jeff Holmes as 1993 Planning Commission Vice-Chairman.

Commissioner Branscomb said that the EDU report from the Harbor Sanitary District did not add up in terms of the EDUs connected and those paid for and not connected. Discussion of what the report actually meant followed.

Outgoing Chairperson Krebs thanked the Commission for the job they did during the past year.

Chairperson Krebs introduced the draft annual report for the Commission's review. The report covered the following items:

- * Parking concerns at the Post Office annex.
- * Maintenance of the city's yard on Railroad between Wharf and Center St.
- * There are still some definitions which need to be added to the Land Development Code.
- * Why are the EDU requirements are different in different cities for the same use?
- * The UGB should have development codes compatible with the city.
- * Under current conditions Minor Partitions are only occasionally given to the city for comment. They are done administratively at the county level and by hearing at the city.
- * Sewer plant limitations may cause the city to stop growing and developing the rural areas may not be a good idea.
- * Developed areas to be annexed should have plans for future streets, traffic loads, street lights, and park requirements, etc. done by the citizens involved prior to applying for annexation.
- * There is still no status on the Oak St., Railroad St., Wharf St. area and have those people who have expressed interest been notified of the status?
- * The Planning Commission is concerned that the requirements placed on subdivisions and conditional use permits are not checked for compliance.
- * A hillside development code is needed as more development occurs on the hillsides around the city.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861.

2. The second part is a report from the Secretary of the Treasury, dated January 1, 1861.

3. The third part is a report from the Secretary of the Interior, dated January 1, 1861.

4. The fourth part is a report from the Secretary of the Navy, dated January 1, 1861.

5. The fifth part is a report from the Secretary of the War, dated January 1, 1861.

6. The sixth part is a report from the Secretary of the State, dated January 1, 1861.

7. The seventh part is a report from the Secretary of the War, dated January 1, 1861.

8. The eighth part is a report from the Secretary of the Navy, dated January 1, 1861.

9. The ninth part is a report from the Secretary of the Interior, dated January 1, 1861.

10. The tenth part is a report from the Secretary of the Treasury, dated January 1, 1861.

- * Will we require sewer hookups to all city residences especially when we require or support urban standards in the UGB. The city set a strong precedent in the Dawson Tract area by not allowing any building until city water was available.
- * Although it is necessary to plan for growth and offer sewer plant improvements plans to the voter, it is also necessary to plan for the possibility that these plans will never be approved. There are voters that do not want the area to keep growing and there are voters that do not want to pay the increased taxes that this growth would require. This statement was reworded to read "Does the city have an alternative?"
- * Until the city has a sewer expansion project approved, should we continue annexing new land for development? What effect will this have on present development and current vacant lots? At this time we do not have the capacity to develop the existing vacant lots within the city limits.
- * With the shrinking timber and fishing industry we need to look at attracting new business and industry to the area. Are we making it too difficult for new business to move here? Do we demand too many street and grounds improvements? Do we make small home based or garage business too difficult to start?
- * Perhaps the city should put an advisory question on the next ballot - do the taxpayers want the city to keep growing or do they want it to stop growing? Be straight with them give them an honest evaluation of the pros and cons and find out what they want to do. Growth costs the taxpayers money and brings problems as well as advantages. It can only be done if they want it and are willing to foot the bill. If they do not want it we can plan more intelligently for the eventual end of growth and how to best accomplish it. After discussion this comment was dropped.
- * Parking in the street adjacent to the apartments on Railroad St. opposite the post office.

There was discussion of the conditions on Fifth St. south of Easy St.

There was discussion concerning most of the above issues beyond what is feasible to transcribe in these minutes.

Commissioner Branscomb said he would like to thank outgoing Chairperson Krebs for a job well done during the last year.

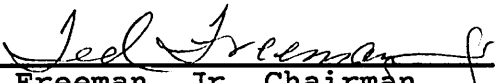
Bob Krebs from the audience stated that there are two things which are going to change the nature of conditions on Railroad Street - the new library and the opening of Fifth St. to Railroad.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:33 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Ted Freeman, Jr. Chairman