

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 2, 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.

Ted Freeman, Jr	John Bischoff, Planning Director
Jeff Holmes	Holly Perin, Secretary
Judi Krebs	
Clarence Branscomb	
John Herzog	
Dave Soiseth	

Commissioner Breuer was absent.

**MINUTES**

By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Branscomb), the Planning Commission approved the minutes of the January 5, 1993 Planning Commission regular meeting.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Branscomb) the Planning Commission approved a request for a continuance for File No. SUB-5-92/CZ-1-92 submitted by Margie From; represented by Charles Simpson.

2. By a unanimous vote, [Commissioner Herzog stepping down], (motion: Commissioner Soiseth, second: Commissioner Holmes), the Planning Commission approved a request for a minor partition to create 2 lots of 6,623 and 24,015 sq. ft. in size from a 0.77+ acre parcel located on the north side of Ransom Avenue opposite the intersection with Sixth St.; R-2 Zone; submitted by Carla A. Smart.

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

(a) Marv Lindsay, Brookings, OR

2.A. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Branscomb), the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. M3-2-93.

3. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Branscomb), the Planning Commission moved to make a favorable recommendation to the City Council making note their concerns with regards to the County Assessor's comments regarding any assessment changes which would occur from a zone change; the

motion also included the Planning Commission's recommendation that the City Council take no action on this request without input from the County Assessor; a request for an ordinance change to combine the uses in the C-5 (General Commercial) and the M-1 (Light Industrial) Zones (Sections 60 and 64 of the Land Development Code) to create a new zoning district to be named "Industrial Park".

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

- (a) Don Richter, 108 Schooner Bay Drive, Brookings, OR
- (b) Yvonne Dunn, 200 Macklyn Cove, Brookings, OR
- (c) Helene Richter, 108 Schooner Bay Drive, Brookings, OR
- (d) Dave Burrows, 830 Ransom Avenue, Brookings, OR

The following persons spoke in favor of the request:

- (a) Milt Gowman, Brookings, OR
- (b) Mr. MacWaters, Brookings, OR

The following person spoke with questions or comments regarding the request:

- (a) John Curry, Brookings, OR

Rebuttal in opposition of the request was given by the following persons:

- (a) Yvonne Dunn, 200 Macklyn Cove Drive, Brookings, OR
- (b) Dave Burrows, 830 Ransom Avenue, Brookings, OR

Rebuttal in favor of the request was given by the following persons:

- (a) Mr. MacWaters, Brookings, OR

#### **REPORT OF THE PLANNING DIRECTOR**

The Planning Director gave the first quarterly report. Items on this report included:

1. The periodic review process which began in 1988. The city has been placed under the new periodic review process. The first step of this was the completion of an evaluation of the city's Comprehensive Plan. The current step is a work plan to address the short comings found in the evaluation and set time lines for completion of each task. The UGB expansion, Urban Reserve Boundary will be a part of the work plan.

2. The UGB expansion and the Urban Reserve Boundary projects. The city has received a 15,000 dollar grant from DLCD to complete the Urban Reserve boundary. The city has used this money to hire a consultant to do much of the work of this project. Since the inventory of suitable land for both the UGB and URB is based on the same criteria this inventory will be used to expand the UGB prior to establishing the URB.

3. Downtown Economic Committee. Started well but not moving. A list of interested people has been established but a committee has not been formed.

4. Dawson Road project. Letter being prepared to send to owners in the area of concern but a date has not yet been set for the meeting. Marvin Lindsey, the pastor of the Church of Christ on Passley Rd. has indicated we could use the church on any night but Wednesday.

5. Claron Glen II Subdivision. The final plat map has been approved for the first phase but there does not appear to be any new activity. Commissioner Branscomb commented on that the people in the Claron Glen I did not like the walkway in lieu of sidewalks on both sides of the street and asked if something could be done at this time. This would be up to the developer since both subdivisions had been approved.

6. Rising Sun Subdivision. Nothing new on this project.

7. Lido Subdivision. Nothing new on this project.

8. Lily Creek Subdivision. Developer is about to submit his construction bond and the final map will probably be on the March agenda.

9. Fred Meyer store. Still on tract and we can expect good news.

10. Congregate Care facility. Their one year extension will be up in March. The Planning Director was contacted by the developer just before Christmas and was told that they thought they had their financing arranged but no contact since.

11. Head Start School. Approved in January and is now in operation.

12. Harris Beach Estates. At the end of Dawson Rd. is beginning to build out a rapid rate

13. Cottage Court Subdivision. Almost completely built out.

14. Golf Course. The Planning Director said that he did not know what the status of the golf course was.

#### **PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Krebs asked about the UGB management agreement. The Planning Director said that was a part of the expansion process and of the work plan for periodic review.

Commissioner Krebs asked if the people on the Downtown Committee interest list could be sent a letter thanking them for their interest. The Planning Director said he would do so.

Commissioner Krebs asked if signs could be placed on the Town Center sites as people committed to property to avoid the appearance of a large vacant area going nowhere. The Planning Director said that the Fred Meyer people said that there would be signs on the property shortly.

Commissioner Krebs commented on the fact that few Commissioners appeared at the join work study session with the City Council.

The Planning Director reported that the city was now up and running with its new computer system.

Chairman Freeman asked if the developer had gotten septic clearance for the Riveria Heights Subdivision yet. The Planning Director said that this was part of the reason for the request for another month continuance. The weather was not allowing for the test to be made. Chairman Freeman went on to ask if it was possible to determine what the cost of connecting to the sewer would be for the people on the south side of Marine Dr. The Planning Director said he would try to get some figures. Chairperson Freeman asked if a survey of the existing septic systems could be conducted to see how they were holding up. Don Jaklewicz from the audience said that it was brought up at the City Council work study session that other cities had allow homes to stay on working septic systems when sewer lines were placed pass them. The Planning Director said that staff has considered changes to the sewer ordinance to allow houses to remain on working septic system when sewer lines were placed adjacent to the property.

Commissioner Holmes asked if this would be the same for the Dawson Tract area. The Planning Director said that this was a different situation than existed in the Dawson Rd. area.

More discussion of Deferred Improvement Agreements followed.

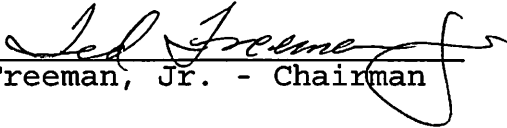
The Chairperson asked Nancy Brendlinger of the City Council if she had any comments. Her response was not picked up on the tape.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:24 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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Ted Freeman, Jr. - Chairman