

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**June 7, 1994**

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	Earl Breuer
Judy Krebs	Mary O'Holleran
Marv Lindsey	John Bischoff, Planning Director
George Ciapusci	Denise Wood, Secretary
Dan Ambrose	

**MINUTES**

By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved the minutes of the May 3, 1994 Planning Commission regular meeting, following corrections.

By a 7-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the minutes of the May 24, 1994 Planning Commission Special meeting, following addition as discussed.

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

1. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved [File No. MC-1-94] a request for a minor change to increase the size of the church building when replacing the building destroyed by fire and to rearrange the entry to the parking lot and the parking lot layout, located at 544 Pacific St. adjacent to the west side of Oak St. between Fir St. and Pacific St. It was also stated that a lighting plan needs to be submitted; R-3 zoned; Calvary Assembly of God, applicant.

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

- |    |                   |                             |
|----|-------------------|-----------------------------|
| a) | Adrian VanAswegan | Pastor, Brookings-Applicant |
| b) | Terry Beaman      | Brookings                   |

1A. By a 7-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. MC-1-94.

2. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner O'Holleran) the Planning Commission approved [File No. M3-6-94] a request for a minor partition to create two lots of 8,755 and 34,059.50 sq. ft. in size, located on the west side of 6th street approximately 166 feet south of Ransom Ave. (719 6th St.); R-2 zoned; Terry Beaman, applicant.

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

a) John Zia Applicant's Representative

2A. By a 7-0 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact Document for File NO. M3-6-94.

3. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission honored the request of the applicant to withdraw this item until a later date [File No. CUP-3-94].

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

a) Ron LaFranchi Applicant's Representative

b) Fred Hummel 202 Alder, Brookings

c) Ed Dornell 812 Fawn, Brookings

4. By a unanimous vote, (motion: Commissioner Lindsey, second: Commissioner Breuer) the Planning Commission approved [File No. VAR-2-94] a request for a variance to allow a wider driveway for a commercial property, located on the west side of 5th St. at the Sentry Market Parking lot; C-3 zoned; City initiated.

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

a) Jack Frazier Sentry Manager, Brookings

b) Donna Lee 845 Highland, Brookings

4A. By a 7-0 vote, (motion: Commissioner Breuer, second: Commissioner O'Holleran) the Planning Commission approved the Final ORDER and Findings of Fact Document for File No. VAR-2-94.

5. By a unanimous vote, (motion: Commissioner Ambrose, second: Commissioner O'Holleran) the Planning Commission approved [File No. LDC-8-94] a request for a change to Section 144.050 Amendment, Action by the City Council and 144.060 Burden of Proof, to clarify under what conditions findings must be made when approving ordinance amendments and an amendment to Section 176.070 Major

Partitions and subdivisions - final maps, to add the requirement that application for final map approval be submitted at least 30 days prior to the desired hearing date; City initiated.

**UNSCHEDULED PUBLIC APPEARANCES**

None

**REPORT OF 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 reminded the Commission that the next meeting was on July 5, 1994 and is the day after the holiday. The City Council normally holds a work study session on that Monday and would normally hold the session on Tuesday if Monday is a holiday. The Commission is being asked if they would hold their meeting on Wednesday July 6, 1994 to allow the City Council to hold their meeting on Tuesday the 5th. The Commission said that they would like to hold their meeting on the regular day but would move if the Council felt it was necessary. The Planning Director said that he would report this to the City Manager and Mayor.

The Planning Director reported that the Dawson Tract Neighborhood Circulation Plan and the Hillside Development Standards will go to the City Council on June 27, 1994.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Breuer asked if the Planning Director had checked to see if the second house on the lot on Wharf St. had been moved before or after the Change of Zone on the property. The Planning Director replied that when the zone was changed there were two houses on the lot and that the owner had stated that he would like to keep one of the houses as a residence for a future mini storage facility on the site but he would remove the other house. Commissioner Breuer asked if both houses were currently rented. The Planning Director replied that he did not know. Some discussion followed

Commissioner Ambrose said that he thought that the Commission should bring the intersection of Alder St. and Highway 101 to the attention of the City Council because the left turn situation was a major problem. Some discussion followed.

Chair Freeman said that the city should try to find more ways to alleviate the situation at Fifth St. and the Fire Station.

Commissioner Krebs said that she agreed with Commissioner Ambrose

and thinks that the Commission should be looking at that issue.

Commissioner Krebs said that several months ago she had raised the issue of the County's changes to their entire zoning ordinance and that she has not heard whether or not the city planned any input into this process. The Commission only had one more meeting before the County begins to hold one of two public hearings on the changes. She asked if the city was going to have a recommendation concerning its own Urban Growth Boundary. She stated concern for the changes concerning vacation rentals and the number of administrative decisions the new ordinance would allow. She explained some of the types of uses that would come under the administrative decisions and asked the Commission how the city felt about these changes and how they would effect the UGB. Commissioner Breuer said that he understands that there is a state ballot measure that would pull the teeth of some of these administrative rules. Commissioner Krebs read some of the specific wording from the proposed ordinance. She said that Cannon Beach adopted a transit rental ordinance which allowed existing vacation rentals to apply and be authorized but only for a period of five years and then all permits would be rescinded and there would be no vacation rentals allowed. The county was trying to address the fact that there were illegal rentals now but they were allowing it in all residential zones. Discussion followed concerning the ramifications of these changes and the city's role in actions within the UGB. Chairman Freeman asked if they should make a motion to tell the county that we have many concerns for the proposed changes. It was mentioned that Commission's recommendation would have to be to the City Council. The Planning Director said that some of these issues could be covered in the Management Agreement for the UGB if the county would agree to the terms. Commissioner Krebs said that the Commission has not heard back from the City Council on this issue. The Planning Director said that he would try to review the changes and make a recommendation.

Commissioner Krebs said that since the Dairy Queen has remodeled, the lighting is very bright and shines into the eyes of oncoming south bound traffic. The Planning Director said that the Building Inspector has mentioned this to them once before and that he would discuss it with the Inspector again.

Commissioner Krebs said that one of the freestanding signs at the Brookings Real Estate Office has been remodeled and that this was the sign that was the subject of discussion before.

Commissioner O'Holleran said that she thought that earlier action by the Commission had taken care of the fact that there had been no response from the Council.

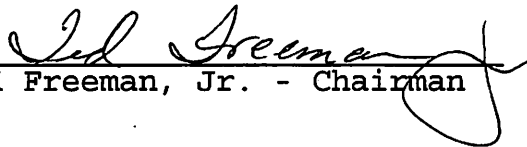
The Planning Director asked the Commission for direction from the Commission as to what they wanted brought to the City Council concerning the County's Ordinance changes. Commissioner Krebs said that she would try to have something by the next meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:44 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Ted Freeman, Jr. - Chairman