

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
JUNE 6, 1995**

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.

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|-----------------|----------------------------------|
| George Ciapusci | Donna Lee |
| Judi Krebs | Chet Singleton |
| Ted Freeman | John Bischoff, Planning Director |
| Earl Breuer | Denise Wood, Clerk |

Commissioner Lindsey was absent.

The Planning Director announced that one of the items that was published in the paper must be postponed because the applicant's representative would not be at tonight's meeting. The was the minor partition located on Dawson Rd.

The Planning Director said that Item 8.2 on the agenda had a discrepancy in that the application had not been signed and that the applicant's representative had the power of attorney to sign it now and asked if the Commission preferred to proceed with or continue the meeting. At this time the applicant's representative addressed the Commission and explained that he was the acting Vice President. The Commission elected to proceed with the case at this meeting after some discussion

MINUTES

By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Lee) the Planning Commission approved the minutes of the May 2, 1995 Planning Commission regular meeting following corrections.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE WRITTEN REQUESTS AND COMMUNICATIONS

1. By a unanimous vote, (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission recommended denial to the County Planning Commission that File No. MP-9501 a request for a major partition of a lot to create three lots of 25,981, 27,255 and 45,608 sq. ft. in size and a road to access the subject property, located on the west side of Oceanview Dr. and adjacent to the north side of the Holly Lane subdivision; Zoned R-2; John Rapraeger, applicant. The motion included the recommendation that the owner apply for a subdivision over the entire property and that the city have the opportunity to review the subdivision application when it is submitted.

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

- 1) Reily Smith 15671 B Hwy. 101 S., Brkgs

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 4-2 vote, (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission denied (File No. CUP-4-95) a request to place a duplex unit and a single family unit on a single lot located on the east side of Fifth St. approximately 200 feet south of the intersection of Ransom Ave.; Zoned R-2; Alice Phillips and Gerrid Joy, applicants.

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

- a) Jan Sirchuk PO Box 1915, Brookings
- b) Joan Brown 730 5th St., Brookings
- c) Bob Strickland 720 5th St., Brookings
- d) Gerrid Joy 975 Marina Hts., Brookings

The Planning Commission took a recess from 8:50 to 8:55.

2. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Singleton) the Planning Commission approved (File M3-7-95) a request for a minor partition to create three lots of 1.83 acres in size from a 5.87 acre parcel located between Marina Heights Rd. on the north and Marine Dr. on the south, approximately 270 feet east of the intersection of Marine Dr. and Old County Rd.; Zoned R-1-6; Quality Environments, applicant. The motion included the addition of two conditions of approval as follows:

1. The applicant shall dedicate to the city for right-of-way purposes a 25 foot wide strip of land along the south side of the of the Marina Heights Road centerline.
2. The applicant shall dedicate a slope easement, to be determined by his engineer and approved by the City Engineer, along the southerly edge of the new Marina Heights Rd.. right-of-way to allow the city to protect the roadway in the event of slope failure.

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

- a) Charles Simpson PO Box 6841, Brookings

2A. By a 6-0 vote, (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-7-95, with the amended conditions.

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 requested and received permission to cancel the July Planning Commission meeting so that he could go on vacation.

The Planning Director stated that he has not been able to bring suggestions to the Commission concerning when and under what circumstances Deferred Improvement Agreements should be used and when full improvements should be required. Commissioner Breuer reminded the Planning Director that at the time of the joint Council Commission meeting a committee was formed to study Deferred Improvement Agreements. Commissioner Freeman asked if the committee had any recommendations yet and Commissioner Breuer said that they only meet once a month and have no recommendations at this time. Some discussion followed

Commissioner Freeman asked the Planning Director about the status of the Urban Growth Boundary expansion. The Planning Director explained what has been occurring and what the next steps are and that the next joint City Council / County Commissioners meeting would be on the 20th of June and it is expected that the boundary would be adopted at that time. He also explained what occurred at the recent meeting with DLCD, ODF&W, DWR, and 1000 Friends in Salem on May 25.

Commissioner Krebs asked about the South Coast Transportation Study. The Planning Director reported on the status of the study and where they were in the process at this time.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs asked about the gas station at the corner of Alder and Highway 101 and whether the left turn lane in Alder was

approved. The Planning Director said that the turn lane had been approved. There was some discussion that followed.

Commissioner Freeman asked about the frequency of the joint Council Commission meetings. Nothing was decided.

Commissioner Lee said that she wanted to say how much she missed Gert (Wishard) and that this was the first meeting that she has not been here.

Commissioner Freeman asked if this was to be Denise's last meeting with them. The Planning Director explained that when the new person was hired for the clerical position in the Community Development Dept., that person would take over the Planning Commission secretary position. Some discussion followed.

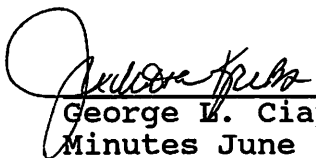
Chair Ciapusci asked about the operation of the Chetco Inn as a residential care facility and the need for a Conditional Use Permit. The Planning Director explained that he and the City Manager had discussed the need for a CUP for that use with the operator of the Inn but no application has come forth. Some discussion followed.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:43 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



George W. Ciapusci - Chairman
Minutes June 6, 1995