

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**August 1, 1995**

The regular meeting of the Brookings Planning Commission was called to order at 7:03 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
Judi Krebs	Chet Singleton
Marv Lindsey	John Bischoff, Planning Director
Dave Ham	Linda Phillips, Secretary

Chair Ciapusci was absent. In his place Vice Chair Krebs chaired the meeting.

Chair Krebs welcomed new faces to the Planning Commission Meetings, Commissioner Dave Ham, replacing Donna Lee who has moved from the community; Linda Phillips, new recording secretary; and Peter Mack, new staff writer of the Curry Coastal Pilot.

Commissioner Ciapusci will replace Donna Lee on the City's Capital Improvement Committee.

Chair Krebs announced that the Benham Lane signal in Harbor is in the process of being erected and should be operatable by August 15. Future ODOT highway work plans within the area were highlighted.

**MINUTES**

By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the minutes of the June 6, 1995 Planning Commission regular meeting following corrections.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS ON FINAL ORDERS**

1. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved the Final Order and Findings of Fact for File Document No. CUP-4-95, an order denying an application for a Conditional Use Permit to place a three dwelling units on a lot located on the east side of Fifth St. between Ransom Ave. and Easy Street; Assessor's Maps No. 41-13-6AB, Tax Lot 2003; R-2 (Two Family Residential) Zone; Alice Phillips and Gerrid Joy, applicants.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS ON WRITTEN REQUESTS AND COMMUNICATIONS**

1. By a unanimous vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission will send a favorable recommendation to Curry County Commissioners in the matter of File No. CR-CP-9504 and Z-9504; a request for a change of zone and

comprehensive plan change from commercial to residential (C-1 to R-2), located at the easterly end of Hall Way approximately 1/4 mile northeast of Highway 101; Tonopah Ventures, Inc., applicant.

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

- a) Rob Hammond, PO Box 874 Gold Beach OR 97444  
Tonopah Ventures

- 2. By a unanimous vote, (motion: Commissioner Lindsey, second: Commissioner Ham) the Planning Commission approved a favorable recommendation to the Curry County Planning Commission in the matter of File No. CR-AD-9521; a request for the conversion of an existing mobile home park to a recreational vehicle park, located at 98203 South Bank Chetco River Road; River Bend Corporation, applicant.

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

- a) Jerry Law PO Box 6788 Brookings OR
- b) Don Porior 1071 Montgomery Coos Bay OR
- c) Don Crookshank 98203 S Bank Chetco Brookings OR
- d) Don Jaklewicz PO Box 1507 Brookings OR

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

- 1. By a 5-0 vote (motion: Commissioner Ham, second: Commissioner Breuer [Commissioner Singleton declared ex parte]) the Planning Commission denied (File No. APC-1-95) an appeal of the Site Plan Committee decision that the applicants sign has been abandoned and that pursuant to Section 88 of the Land Development Code must be removed; located on the westerly side of Highway 101 approximately 600 feet north of Arnold Lane; the Old Cliff House Restaurant sign; Zoned C-4 (Tourist Commercial); Manuel Cunha, applicant.

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

- a) Suzie Etchart PO Box 1117 Brookings OR
- b) Ken Raith 576 Redwood Brookings OR
- c) Les Cohen 324 S Hazel Brookings OR

The Planning commission took a recess from 8:43 to 8:48.

- 2. By a unanimous vote, (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved (File No. CPZ-1-95) a request for a zone change from R-2 (Two Family Residential) to I-P (Industrial Park) and a Comprehensive Plan designation change from Residential to Industrial; located on the west side of Cove Road adjacent to the

north side of the emergency access to the "The Cove" project; Leroy McGrew, applicant. Discussion regarding the City-owned lot adjacent to this parcel followed. The motion included sending a recommendation to the City Council to rezone TL 3400.

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

a) Leroy McGrew 4171 Sam's Valley Rd. Gold Hill OR

3. By a 5-0 vote, (motion: Commissioner Breuer, second: Commissioner Freeman [Commissioner Singleton declared ex parte]) the Planning Commission approved (File No. MP-1-95) a request for a major partition to create three lots of 7,505, 7,540 and 11,154 sq. ft. in size and a cul-de-sac access street to access the subject property, located on the west side of South Passley Road, approximately 240 feet south of Dawson Road; Zoned, R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size); Victor and Susan Williams, applicants.

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

a) Denny Crowe PO Box 2748 Harbor OR

4. By a 5-0 vote , (motion: Commissioner Breuer, second: Commissioner Freeman [Commissioner Singleton ex parte]) the Planning Commission approved the Final Order and Findings of Fact for File Document No. MP-1-95. The motion included the addition of an condition of approval as follows:
1. The applicant shall install "No Parking" signs along both sides of Susan Place. The signs shall be placed with two signs on each side and one at the end of the west end of the cul-de-sac.

#### **UNSCHEDULED PUBLIC APPEARANCES**

City Councilor Nancy Brendlinger stated she is 98% positive that the City must put up for public auction any piece of surplus property.

Terry Hotz of Hall Way in Harbor spoke regarding the City - owned property on Cove Road (Map No. 41-13-6D TL 3400). He said he has spoken with the City Manager on behalf of this client Leroy McGrew about possible purchase of this land. The City Manager has contacted the City Attorney on this matter.

#### **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 reported that SWOCC is searching for a site within the City and the old library building is one of the sites in consideration.

The County Planning Director is proposing that they not accept any applications within the City's Urban Growth Boundary until the City gives it recommendation. Chair Krebs stated that this changes procedure in the Management Agreement between the County and the City. She also stated that the City Planning Commission need the input from the County Staff in order to make sound decisions. Commissioner Breuer added that he thinks it is great that the County made this offer and that the two Departments can work this out. He stated that the good working relationship between the City and County Planning Departments has come about by the professionalism of John Bischoff and Chuck Nordstrom.

The Planning Director brought up a building permit request by the BP Station to construct a 10' X 16' shed to store returned bottles. After some discussion the Planning Director stated that he will bring this request to the Planning Commission in the future.

The Planning Director stated that no Planning Commissioner training is scheduled on the planning conference agenda that is being held in Eugene, Sept 6-8, 1995. Commissioner Krebs reported that it may be held separately in October.

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

In Chair Ciapusci's place, Vice Chair Krebs reported that the City of Reedsport would like to hold a workshop sometime in October for Planning Commission members from the coastal zone only. Depending on the date held, our Commissioners showed interest in attending and offered the following topics for discussion:

- a) Water and Sewer
- b) Local Improvements (such as street paving, stub out policies)
- c) Assessments
- d) Deferred Improvements
- e) Hillside Development
- f) Networking Program to Solve Common Problems.

Vice Chair Krebs asked each Commissioner if they had received a copy of a letter from Bay Area Rehab. She also requested topics for the work/study joint meeting with the City Council in August. Topics suggested included DIA's, UGB, application and fees, and stub-out policies.

Commissioner Breuer requested information on the status of 828 Railroad. The Planning Director will talk with the Building Official to take action on this problem.

Commissioner Ham thanked the City and the Commissioners for welcoming him to the Planning Commission and for the interesting time he had at this, his first meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 10:04 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

*George Hopwood, Chairman*

Judi Krebs, Vice Chair