

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**REGULAR MEETING**  
**August 6, 1996**

The regular meeting of the Brookings Planning Commission was called to order at 7:02 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Earl Breuer	Ted Freeman, Jr.	Linda Barker, Secretary
Judi Krebs	Dave Ham	
Marv Lindsey	John Bischoff, Planning Director	

Commissioners Singleton and Ciapusci were absent.

**MINUTES**

By a 4-0 vote (motion: Chair Ham, second: Commissioner Lindsey) the Planning Commission approved the minutes of the July 16, 1996, Planning Commission special meeting. Commissioner Krebs abstained as she was not present at the July meeting.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS**  
None

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATIONS**  
None

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

1. By a unanimous vote, (motion: Commissioner Breuer, second: Chair Ham) the Planning Commission approved (File No. CUP-2-96) a request for a Conditional Use Permit to place a church building on a 3.50 acre site; located adjacent to the east side of Highway 101 and south of Parkview Drive, zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Church of the Narazene, applicant; David E. Shankle, representative. The motion included additional conditions that the building conform to the required 30 foot setback from all side and rear lots and a stipulation that all construction be completed within 4 years from the approval of the Conditional Use Permit.

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

a)	David E. Shankle	1233 Iris Street	Brookings OR
b)	Eric Vance	31408 Camas Lane	Eugene OR
c)	Susan Wimberly	1005 Parkview Drive	Brookings OR
d)	Ronald Eslick	1370 Hampton Road	Brookings OR

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|----|------------------|-------------------|--------------|
| e) | Cynthia Ramsdale | 1202 Hub Street   | Brookings OR |
| f) | Joe Hodge        | 1380 Hampton Road | Brookings OR |
| g) | Tony Yarish      | 443 Pine Street   | Brookings OR |

The applicant waived his right to seven (7) additional days in which to submit written argument.

2. In a unanimous vote ( motion: Commissioner Krebs, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-2-96 with the above noted additions.
3. By a unanimous vote, (motion: Commissioner Breuer, second: Chair Ham) the Planning Commission approved (File No. M3-7-96) a request for a minor partition to divide a 4.89± acre parcel to create three lots of 1.22, 1.71 and 1.95 acres in size; located north of Marine Drive between Old County Road and Marina Heights Road; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Margie From, applicant, Chuck Simpson, representative. The motion allowed the use of septic tanks for these lots since the City is currently under a DEQ imposed ban on sewer main extensions. Each of these lots is large enough in size to meet that requirement for septic tank placement.

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

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| a) | Charles Simpson | PO Box 6841 | Brookings OR |
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The applicant waived his right to seven (7) additional days in which to submit written argument.

Discussion on this application centered on whether a condition should be added requiring extension of the sewer main along Old County Road to the extreme northerly property line of the parent parcel since the DEQ imposed ban on sewer main extensions was still in effect. At this date the new Mutual Agreement and Orders has been signed by the City but not by DEQ.

4. In a unanimous vote (motion: Commissioner Krebs, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-7-96 as written.

The Commission recessed from 8:53 p.m. to 8.59 p.m.

5. In a 3-2 vote (motion: Commissioner Breuer, second: Commissioner Lindsey; voting in favor of the motion: Commissioners Breuer, Ham and Lindsey, against the motion: Commissioner Krebs and Freeman) the Planning Commission denied a request for a minor partition to divide a 5.96 acre parcel to create two parcels of 4.96 and 1.00 acres in size; located on the south side of Hampton Lane approximately 125 feet east of Parkview Drive; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Don and Becky Hodges, applicant.

The Planning Director asked if this denial was made with or without prejudice explaining that the applicants could not bring the request before the Planning Commission for 12 months if the denial was done with prejudice.

In a 4-0 vote (motion: Commissioner Breuer, second: Chair Ham; voting in favor of the motion: Commissioners Breuer, Lindsey, Ham and Freeman; Commissioner Krebs abstained) the Planning Commission amended its previous ruling on M3-8-96 so that the denial is without prejudice allowing the applicants to resubmit their application within 12 months if they wish.

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

a)	Denny Crowe	PO Box 2748	Harbor OR
b)	Lauren Porsch	815 Railroad Street	Brookings OR
c)	Dan Webb	1300 Hampton Road	Brookings OR
d)	Brian Johnson	1372 Hampton Road	Brookings OR
e)	Ron Eslick	1370 Hampton Road	Brookings OR
f)	Jay Patel	PO Box 760	Brookings OR
g)	Susan Wimberly	1005 Parkview Drive	Brookings OR
h)	Eric Vance	31408 Camas Lane	Eugene OR
I)	Alisa Johnson	1372 Hampton Road	Brookings OR
j)	Kim Jester	1300 Hampton Road	Brookings OR

The applicant waived his right to seven (7) additional days in which to submit written argument.

6. In a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved (File No. M3-9-96) a request for a minor partition to divide a 1.40 acre parcel to create two lots of 30,996 sq. ft. and 30,898 sq. ft. in size; located on the north side of Easy street approximately 120 ft. east of Fourth Street zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Hazel Gudger, applicant; Denny Crowe of Stuntzner Engineering and Forestry, representative.

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

a)	Denny Crowe	PO Box 2748	Harbor OR
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The applicant waived his right to seven (7) additional days in which to submit written argument.

7. In a unanimous vote (motion: Commissioner Freeman, second: Commissioner Krebs), the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-9-96.
8. By a unanimous vote (motion: Commissioner Krebs, second: Chair Ham), the Planning Commission approved (File No. M3-10-96) a request for a minor partition to divide a 2.50 acre parcel into two lots of 14,543 sq. ft. and 90,985 sq. ft. in size; located in the southeast

corner of Dawson Road where it turns from east/west to north/south; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Mr. and Mrs. Douglas Purdy, applicant. The approval was given with two additional conditions: 1. that any further division of Parcel Two as shown on the preliminary plat map shall require construction of curbs, gutters, and sidewalk on both Dawson Road frontages adjacent to the parent lot including the frontage of Parcel One; and 2. that a notation be placed on the deed to Parcel 2 indicating this is to be done up front so all future owners are aware of this condition if they choose to divide this parcel further.

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

- a) Emily Purdy PO Box 172 Ophir OR
- b) Douglas Purdy PO Box 172 Ophir OR

The applicant waived his right to seven (7) additional days in which to submit written argument.

- 9. In a unanimous vote (motion: Commissioner Krebs, second: Commissioner Breuer), the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-10-96 with the additional conditions.

The Commission recessed from 10:48 p.m. to 10:51 p.m.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS**

- 1. By a 5-0 vote (motion: Commissioner Krebs, second: Chair Ham) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-AD-9623; a request for a conditional use permit to expand an existing mobile home park by 6 spaces; located on the north side of Olsen Lane and west of Sunset Strip; zoned R-3 (Residential-Three) County; Jerry and Elizabeth Robinson, applicant, Rob Hammond, representative. The recommendation will include the following conditions: 1. that the fence along the easterly and southerly side of the area of expansion be repaired and provided with some type of sight obscuring screening; 2. another suitable location must be found for the trash collection facility as the area for the expansion is currently the localized trash collection facility for the entire park; 3. and that new units should be addressed to Olsen Lane as the mobile units across the street from the expansion area are addressed to Olsen Lane.

Before this referral was heard by the Planning Commission Commissioner Krebs declared that she had received notification from the County that this case would be heard by them. She received notification because her property is located within 250 feet of the subject parcel. She did not wish to remove herself from hearing the case.

- 2. By a 5-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-P-9609; a request for a minor partition to divide a 5.0 acre parcel into three lots of 1.16,

1.37, 2.47 acres each; located on the west side of Eastwood Lane approximately 400 feet north of a stub street called Eastwood Spur, west side of property is bounded by Old County Road; zoned County R-2 (Residential Two); Roger Hollibaugh, applicant.

**UNSCHEDULED PUBLIC APPEARANCES**

None

**REPORT OF THE CITIZENS ADVISORY COMMITTEE**

None

**MESSAGES AND PAPERS FROM THE CITY MANAGER**

None

**MESSAGES AND PAPERS FROM THE MAYOR**

None

**REPORT OF THE PLANNING DIRECTOR**

The Planning Director gave his quarterly report which is attached and made a part of these minutes.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Breuer brought to the Planning Director's attention a house and lot located between Hemlock and Railroad Streets and between Local Market and Phil's Decorating on Railroad Street that has blackberry vines growing above the rooftop and weeds waist high on the lot. The Planning Director will bring this to the attention of the Building and Fire Departments.

Commissioner Lindsey asked for clarification on sewer main extensions now that the new MAO has been signed: can they be extended before the bond is obtained? The Planning Director responded that he understands we will be able to extend mains but that we must obtain financing according to the time line in the MAO. Councilor Brendlinger added there was nothing in the MAO addressing this point.


Commissioner Krebs reminded the Commission that our regular meeting in November falls on election day and that provisions must be made for another meeting date. She commented that M3-7-96 was approved without any County sanitation report. Also she noted that there are a number of cars with "for sale" signs parked on the lot at Betsy Bubble Bath on Spruce Street. The Planning Director will look into this matter.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 11:27 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
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C. D. Ham, Chair

## Quarterly Report

1. Golf Course - City staff and volunteers building driving range at this time. Golf instructor hired to run driving range as a business.
2. TGM Grant - In process, the state is finishing the contract between the consultant, Cogan Owen Cogan of Portland. Linda Davis who did our UGB study will be the project manager on this project also. Needed infrastructure to encourage in-fill of commercial and industrial and residential areas, suggest strategies to encourage in-fill including possible zoning changes etc. \$40,000
3. Public Facilities and Services Plan - Applying for a Grant to complete periodic review task to establish a public facilities and services plan to provide the orderly extension of services into the new UGB. \$20,000.
4. Sign at the Fast Gas Station. Staff will bring this item to you at the September meeting.
5. UGB - Appealed to the State Court of Appeals. The state is preparing the record for the court at this time. Once the record is submitted the appellant has 49 days to file their argument and then the state has 49 days to respond. At some point the court will set a date for oral arguments. We expect a decision about July of next year.
6. Macklyn House residential care facility is nearing completion landscaping is in.
7. The Pinnacle residential care facility is apparently not going to be built.
8. Sewer status - City has signed MAO and returned to DEQ for their signature. We can continue to extend mains and connect to sewer providing that we pass a bond by June 1, 1997. If the bond is not passed the city could be subject to daily fines.
9. Sidewalks being placed along the west side of Fern Ave. Also considering changing the location of the Stop sign at Fern and Elk to make Elk the through street.
10. Landscaping in place at the Assembly of God Church at Oak and Pacific.
11. SWOCC informed that they have yet to place the required street signs.
12. Chetco Inn - On July 24 the City Council revoked the occupancy permit for the Chetco Inn. The Inn operators are trying to resolve the concerns at this time.
13. Baseball fields at Azalea Park - Irrigation is in place for field No. 3 and they hope to have it seeded by September 1. Working to extend irrigation to the other fields.
14. The DIA sub-committee needs to be activated.