

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
September 3, 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.

Chet Singleton	George Ciapusci
Dave Ham	Linda Barker, Secretary
Marv Lindsey	John Bischoff, Planning Director

Commissioners Krebs, Freeman and Breuer were absent.

MINUTES

The minutes from the August meeting were presented but not voted upon as there was not a sufficient number of commissioners in attendance at this meeting who had attended the August 6, 1996 meeting. The minutes will be carried forward to the October regular meeting.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

The Final ORDER and Findings of Fact for File Document No. M3-8-96 was presented but not voted upon as there was not a sufficient number of commissioners in attendance at this meeting who had voted on the original motion to deny the application. This Final Order will be on the agenda for the October 1, 1996 meeting.

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: Chair Ham, second: Commissioner Singleton) the Planning Commission approved (File No. CUP-1-96) a request for a Conditional Use Permit to establish a residential care facility on a 42,702 sq. ft. parcel of land located at 417 Fern Street, building known as the Chetco Inn; zoned R-3 (Multiple-Family Residential); Herbert Roberts, application. The motion deletes all reference to Deferred Improvement Agreements in the conditions of approval and requires the applicant to construct curb, gutter, sidewalk and required pavement along the Park Avenue frontage of the subject property as well as completing paving, striping and curb blocks in the parking areas prior to the issuance of an occupancy permit.

Before the hearing began Commissioner Singleton declared that he had dealings with Mr. Roberts in the past and on this building, however this would not cause a bias in his decision. Mr. Roberts responded that he had never met or spoken with Commissioner Singleton,

perhaps the dealings had been with Bill or Jim Roberts. There was no challenge from the audience regarding Commissioner Singleton's participation in the hearing.

A previous motion (Motion: Commissioner Ciapusci) to deny this application died for a lack of second.

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

- a) Herb Roberts PO Box 1386 Brookings OR
- b) Don Horton PO Box H Brookings OR

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

- 2. By a unanimous vote (motion: Chair Ham, second: Commissioner Singleton) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-1-96 with the above noted deletions and additions.
- 3. By a unanimous vote, (motion: Chair Ham, second: Commissioner Ciapusci) the Planning Commission approved (File No. M3-11-96) a request for a minor partition to divide a 4.2 ± acre parcel of land located between Hassett St. and Ransom Ave. approximately 330 ft. east of Fifth St. to create three lots of 116,139 sq. ft., 31,916 sq. ft. and 33,207 sq. ft. in size; zoned R-2 (Two Family Residential); John Zia, applicant.

Before the hearing commenced, Commissioner Lindsey declared that he is a next door neighbor to the parcel under consideration. Commissioner Singleton declared that he is presently doing work for Mr. Zia on one of the lots under consideration.

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

- a) John Zia 97848 Titus Lane Brookings OR

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

- 4. By a unanimous vote (motion: Commissioner Singleton, second: Chair Ham) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. M3-11-96 as written.
- 5. By a unanimous vote (motion: Chair Ham, second: Commissioner Ciapusci) the Planning Commission approved (File No. SUB-1-96/MC-1) a request for a minor change to an approved subdivision located on the west side of Old County road and south of the City limits, to change the street alignment and lot configuration; zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size); Allen Oleander, applicant. The motion included an amendment to the Conditions of Approval to rewrite Item 18 (pertaining to easements for Lots 14, 20 and 21) and replace it with wordage regarding easements for Lots 17, 18 and 19.

Commissioner Singleton declared that his wife is employed by the manufactured home dealer that is supplying homes to this subdivision.

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

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|----|-------------|-------------------|----------------|
| a) | Jim Capp | PO Box 2937 | Harbor OR |
| b) | Tim Bossard | 133 NW "D" Street | Grants Pass OR |

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

6. By a unanimous vote (motion: Chair Ham, second: Commissioner Singleton) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. SUB-1-96/MC-1 as amended.
7. By a unanimous vote, (motion: Chair Ham, second: Commissioner Ciapusci) the Planning Commission approved (File No. CUP-3-94/MC-1) a city initiated minor change to the conditions of approval for File No. CUP-3-94 requiring a directional sign on Alder Street for the Fast Gas Service Station; located on the south side of Highway 101 at Alder Street; zoned C-3(General Commercial. The motion deleted the directional sign requirement at the Alder Street exit from the conditionals of approval subject to the conditions of approval requiring the landscaping of the area along Spruce Drive and along Alder Street south of the driveway be completed.
8. By a unanimous vote (motion: Chair Ham, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File Document No. CUP-3-94/MC-1 as amended.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Planning Director John Bischoff reported the City is in the process of forming infill and redevelopment committees in conjunction with the TGM grant. There will be both a Citizen's Advisory Committee and a Technical Advisory Committee. Meetings will begin the first part of October. It is estimated that reports from the Advisory Committees will be forthcoming early in 1997 and they will be shared with the Planning Commission as they are generated.

Director Bischoff also reported the City is working with DLCD to finalize a grant for a public facilities and services plan that is required in our Periodic Review. The grant amount is between \$30,000 and \$40,000. The City's grant monies will be used to concentrate on sewer and storm drainage issues. Approximately \$11,500 of Curry County's Periodic Review grant money will be used to study conditions on the Chetco River. This will satisfy the water portion of the plan. The transportation

study just completed will furnish the roads, streets, bicycle paths and pedestrian walkways information within the City and Urban Growth Boundary.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

Tuesday, November 5, 1996 is Election Day. Since this is not a mail-in election the Council Chambers will be used for the election. After brief discussion it was decided to set the date of the November Planning commission meeting at the October session.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

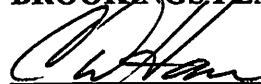
Members of the Planning Commission thanked Doug Alexander for the superb job he did in designing and building the new bench for the Council Chambers.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:14 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



C. D. Ham, Chair