

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

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	Linda Phillips, Secretary
Judi Krebs	Dave Ham	John Bischoff, Planning Director
Marv Lindsey	George Ciapusci	

PLANNING COMMISSION CHAIRPERSON ANNOUNCEMENTS

Chair Ciapusci announced that although it was not on the printed agenda election of a new chair and vice-chair would take place at the end of this meeting.

MINUTES

By a 6-0 vote, (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission approved the minutes of the December 6, 1995 Planning Commission regular meeting.

FINAL ORDERS

None

WRITTEN REQUESTS AND COMMUNICATIONS

1. The Planning Commission accepted a letter from Georgine Paulin, 15510 Pedroli Drive, Harbor, Oregon regarding advertising signs in the Brookings-Harbor community.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote, (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission voted to send a favorable report to the City Council in the matter of LDC-1-96; a request for an amendment to the Land Development Code to change Section 88, Sign Regulations, to add a list of the submittal requirements for a sign application and a housekeeping amendment to provide internal consistency.
2. By a 6-0 vote, (motion: Commissioner Krebs, second: Commissioner Ham) the Planning Commission voted to send a favorable recommendation to the City Council in the matter of LDC-2-96; a request for an amendment to the Land Development Code, Section 4, Section 12, Section 68, Section 140, Section 144, Section 156, and Section 176, to clarify, correct wording, and to create internal consistency within the Code and an amendment to correct a misused word that occurs throughout the Code.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 6-0 vote, (motion: Commissioner Ham, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-AD-9601; a request for a variance of front yard setback requirements in the county's R-2 (Residential-Two) Zone; located on Bubb Lane west of Wenbourne Lane; Bud and Helen Steele, applicant. Before discussion on this issue Commissioner Krebs declared that on February 1, 1996 she had been at the location and met the applicant. She instructed him that she could not talk with him about the application as she did not want to disqualify herself from the hearing. She spoke with him only about the hearing process as there appeared to be some confusion about the process at the county level.

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

- a) Bud Steele PO Box 3248 Harbor, Oregon

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

After Commission discussion on this application it was recommended to the Planning Director that he contact Curry County staff about the completeness and accuracy of applications submitted by them.

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

1. A copy of a letter from the City of Yachats was distributed to Commission members. This communication gave final arrangements for a winter round table workshop to be held February 10, 1996 in Yachats. Applications for attending the APA Basic Training session in Springfield on March 9, had been passed out prior to the meeting. Any Commissioner wishing to attend either session will contact the Planning Director. At Commissioner Krebs' suggestion he will find out if a later session of the APA training will be held in Grants Pass as was done last year.
2. The Planning Director gave his quarterly report. A copy of his report is attached to these minutes.

During a portion of the report concerning signs, Chair Ciapusci noted the sign for the carpet store near the north end of the Chetco River bridge appears to be oversized. After his report the Planning Director asked for questions. Commissioner Krebs asked about access for the

parcel on Highway 101 at Fifth Street now that a sold sign has been posted on the lot. Access for this lot will be from Fifth Street only. She also remarked on unsatisfied conditions on two Conditional Use Permits. The landscaping at the church on Oak and Pacific has not been completed. The curb has not been painted at the service station at Alder and Highway 101 nor has signage regarding northbound traffic been installed. The Planning Director has contacted Ronald LaFranchi of Ron's Oil about these items. Mr. LaFranchi stated that an employee of his will be doing the painting as soon as the weather allows.

UNSCHEDULED PUBLIC APPEARANCES

Ken Raith, 516 Redwood, Brookings Oregon addressed the Commission on the status of signs within the City. He noted that the sandwich board type sign at the Thrift Shop on Chetco Avenue is still evident and that the post on Loring's abandoned sign should also come down.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Comments were received on the draft of the Planning Commission Annual Report. Commissioner Krebs moved and Commissioner Lindsey seconded a motion to adopt the Brookings Planning Commission Report for 1995. This motion passed by a 6-0 vote. The report will be signed by Chair Ciapusci as outgoing chair and read to the Council by the incoming chairperson.

Commissioner Krebs announced that former Commission member Donna Lee has been appointed to the Florence, Oregon Planning Commission. Commissioner Krebs also commented on the hard itinerary that Chair Ciapusci has endured this year and the tremendous job he has done as chairperson. Commissioner Breuer added his favorable comments to those addressed by Commissioner Krebs.

The Commission recessed from 8:50 to 8:52.

Commissioners Breuer and Lindsey were reminded that their terms on the Commission will expire on April 1, 1996. Commissioner Breuer will not be submitting a letter for reappointment while Commissioner Lindsey expressed a desire for reappointment.

Commissioner Freeman read a draft of the Chetco Watershed Council Yearly Report.

Election of officers was held. Dave Ham will be the new Chair with Commissioner Freeman assisting him as Vice Chair.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:08 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


George L. Ciapusci, Chair

QUARTERLY REPORT

1. **Urban Growth Boundary.** We have received a copy of the DLCD Staff Report which remanded the boundary back to the city to address 6 issues. The report also initiated a 21 day appeal period in which any interested party that participated in the process, including the city could appeal any or all of the report. The city and county in a joint meeting decided not to appeal any of the remanded items since the report was, overall, favorable to and supportive of the city and to appeal would jeopardize the DLCD staff support.

There have been 8 appeals filed including one from the Citizens For Orderly Development and from 1000 Friends of Oregon. The appeal hearing will be set for either March 7 or 8, in Salem.

2. **South Coast Transportation Study.** The study stalled when there was a turn over in the ODOT staff and the consultant's staff at the same time, and stalled again when a second staff turnover at the consultant's level. We are expecting the final draft for review of the management team sometime this week and then it will be taken to the advisory committee and ultimately to the Commission and Council for approval.
3. **TGM Grant.** The city has applied for a Transportation Growth Management Grant which will be used to create an in-fill development strategy for the currently developed area within and adjacent to the existing UGB. The study will examine infrastructure needs to accommodate in-fill development and to develop policies to encourage in-fill development. The amount of the grant is approximately \$46,000 which will be used to hire a consultant to do the study. This is a joint study with the county.
4. **Signs.** The enforcement of the sign regulations is an on going headache, particularly sandwich board signs. Most of the structural signs have been either brought into compliance or removed. It seems that as one sandwich board is removed another appears, so chasing them is a constant activity. The next on the list to get a notice is the sandwich board sign at Sessions Surf Shop and the portable sign at the thrift store.
5. **Oceanside Estates II.** The Gorski subdivision located on the east side of Dawson Rd. has been allowed to expire and is no longer in effect. This unfortunate because we did not get the required street improvements on Dawson Rd.
6. **Clarion Glen II.** The street improvements, water lines and sewer lines are in place and supposedly the lots are being offered for sale.
7. **Marin Dr.** Staff has been watching the conditions on Marine Dr. to make sure that the erosion control measures are doing their job. With all of the rain we have had, there is little or no erosion on the lands that were graded last summer.
8. I have heard that the fast lub store that the commission approved last summer is preparing to grade their lot, however, there is no evidence of grading but with all of this rain its not surprising.
9. The city has received a dedication deed to Chetco Pt. which includes all of the land south of the wastewater treatment plant. This is now public property it is my understanding that the Parks and Recreation Commission will be taking a look at it.
10. Linda has prepared a packet of information for the City Engineer for the update of the city's zoning map. This will include all of the annexations, and subdivision and to get the map corrected in regard to the port. We are also trying to see if the map can be reduced to a 11X17 page and still be readable.
11. The Brooking Town Center Subdivision in the corner of Railroad and Pacific will be coming to you for final map approval in March.