MINUTES BROOKINGS PLANNING COMMISSION REGULAR MEETING June 3, 1997

The regular meeting of the Brookings Planning Commission was called to order by Chair George Ciapusci 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.

George Ciapusci Keith Pepper Rick Dentino

Earl Breuer Mary Lindsey John Bischoff, Planning Director

Judi Krebs Ted Freeman Linda Barker, Secretary

At the time of the roll call Commissioner Freeman was not present. He joined the meeting at 7:05 p.m.

MINUTES

By a 4-0 vote (motion: Commissioner Krebs, second: Commissioner Pepper; Commissioners Lindsey and Breuer abstaining as they were not present at the March meeting; Commissioner Freeman had not yet joined the meeting at the time of this vote) the Planning Commission approved the minutes of the March 4, 1997 meeting as written.

By a 7-0 vote (motion: Commissioner Krebs, second Commissioner Pepper) the Planning Commission approved the minutes of the May 6, 1997 meeting as corrected.

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

None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 7-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-AD-9711 a request for a conditional use permit to place a house on a 4.50 acre parcel of land located in the Forest Grazing Zone; located on the southerly side of Harbor Hills Road approximately 1/2 miles east of Benham Lane; zoned County FG (Forest Grazing); Pat and David Chesterman, applicants; Jim Capp, representative. The favorable response will include recommendations that: (1) the applicant obtain a geological study to determine the type of foundation needed to secure the house on the hillside; (2) the applicant obtain all required permits from the County Sanitarian for a well and septic system; and (3) adequate fire

protection for the dwelling be addressed.

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

a) Jim Capp

PO Box 2937

Harbor Oregon

Before the referral was heard the following Commissioners declared ex parte contact as a result of a site visit: Pepper, Dentino, Freeman and Lindsey. Each declared this caused no bias. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

2. By a 7-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-AD-9713 a request for a conditional use permit to convert the upstairs area of an existing commercial building into a 3-bedroom apartment for use of the applicant's family for security purposes; located on the east side of Highway 101 and the north side of Raymond Lane, more specifically 15745 Highway 101 South, Harbor; zoned County RC (Rural Commercial); Dale Coleman, applicant. The favorable response will include recommendations that: (1) the County Sanitarian approve the existing septic system for the addition of the apartment or require expansion of the existing system; (2) the outdoor storage be enclosed with a sight obscuring fence of at least eight (8) feet in height; and (3) all parking and maneuvering areas be paved with asphalt or other similar material.

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

a) Dale Coleman

PO Box 1026

Brookings Oregon

Before the referral was heard the following Commissioners declared ex parte contact as the result of a site visit: Krebs and Dentino. Commissioner Freeman declared he has had business dealings with the shop established at this location and Commissioner Breuer declared he has been a customer of the shop in the past. Each declared this caused no bias. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

UNSCHEDULED PUBLIC APPEARANCESNone

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 reported he will include his quarterly report in the July Commission packet. He also reported that the oral arguments for the Urban Growth Boundary appeal will be heard in Salem on June 12, 1997. He will attend representing the City; Chuck Nordstrom will represent Curry County. One City Council member and the Mayor may also attend the court session.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs suggested that a spare bulb be obtained and be available during the meeting for the overhead projector. When bulbs burn out as happened this evening, the presenter and the Commission are both handicapped

Commissioner Lindsey sought the correct avenue to bring street cuts and their repair to the City's attention. Cuts made in Railroad Street and Dawson Road were used as examples of the type of street cut repaving that has happened in the City. Commissioner Freeman detailed alternate methods that are being used in other jurisdictions.

The joint sessions sought between the Parks and Recreation Commission and the Planning Commission were discussed. Commissioner Pepper reported possible agenda topics suggested by the Parks Commission include: (1) preparing a park plan for the entire city that would identify vacant parcels where development could happen and whether plans for new parks should be included in the development of these parcels; and (2) a referral process between the Planning Commission and the Parks and Recreation Commission that when a proposed subdivision is over a certain size Parks and Recreation could be brought into the discussion as well as the Planning Commission. Chair Ciapusci designated three volunteers to meet with a corresponding number of members of the Parks Commission to discuss these issues and set a date for a joint meeting of the two Commissions. Commissioners Krebs, Pepper and Dentino volunteered to serve as representatives from the Planning Commission.

Chair Ciapusci welcomed Chuck Hayward, a recent addition to the staff of the Curry Coastal Pilot. Mr. Hayward is now covering City Hall.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

George L. Ciapusci, Chairman