

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
May 5, 1998**

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

Judi Krebs	Earl Breuer	George Ciapusci	John Bischoff, Planning Director
Marv Lindsey	Rick Dentino		Linda Barker, Secretary
Mary Ball	Sandy Hislop		

Commissioner Freeman was not in attendance.

**CHAIRPERSON ANNOUNCEMENTS**

Chair Krebs welcomed Sandy Hislop. This was Commissioner Hislop's first meeting since her appointment to the Commission.

**MINUTES**

1. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci; Commissioner Hislop abstaining; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the minutes of the April 7, 1998, meeting with corrections.

**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 5-0 vote (motion: Commissioner Ciapusci, second: Commissioner Breuer; Commissioner Hislop abstaining, Ex Officio Commissioner Ball gave an affirmative advisory-only vote;) the Planning Commission denied (File No. VAR-2-98) a request for a variance for a 15-foot front yard setback instead of the required 20-foot setback to permit the construction of a single-family dwelling; located on the northeasterly corner of Homestead Road and View Court; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Jim Zastrow, applicant; Stan Zastrow, representative. This hearing was continued from April 7, 1998, when the applicant exercised his right to seven (7) additional days in which to submit written argument. No new written argument had been submitted.
2. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci; Commissioner Hislop abstaining; Ex Officio Commissioner Ball gave an affirmative advisory-only vote;) the Planning Commission approved the Final ORDER and Findings of Fact for File No. VAR-2-98, denying the request.
3. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission will send a

favorable recommendation to the City Council in the matter of LDC-2-98 a change to Sections 16, Suburban Residential (SR) District; 20, Single-Family Residential (R-1) District; 24, Two-Family Residential (R-2) District; 28, Multiple-Family Residential (R-3) District; 32, Mobile Home Residential (R-MH) District; 36, Professional Office (PO-1) District; and 40, Public Open Space (P/OS) District of the Land Development Code to amend the maximum building height provisions. The amendment is to remove the two or three story provision and keep the existing height in feet provision of each zoning district. City initiated.

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

1. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey) the Commissioner will send a favorable recommendation to Curry County in the matter of CR-P-9802, a request for a minor partition to create three parcels from a parent parcel located on the west side of Parkview Drive approximately 320 feet south of Dodge Avenue; zoned County R-1; Kenneth and Melody Gossard, applicants. The favorable recommendation includes conditions of approval as follows:
  - a. The applicant shall dedicate to the county for right-of-way purposes 2 ½ feet of additional right-of-way along the south side of the unnamed right-of way along the northerly side of the subject parent parcel.
  - b. The applicant shall dedicate to the county for right-of-way purposes sufficient additional land along Parkview Drive to provide 25 feet of right-of-way on the westerly side of the street center line.
  - c. A note be placed on the recorded partition map stating that further division of Parcel 3 as shown on the approved preliminary plat map, through the use of a subdivision or major partition, required street improvements on Parkview Drive and the unnamed street will include the frontage of Parcels 1 and 2 of this approved partition.

Before the hearing began Ex Officio Commissioner Ball declared bias and did not participate in the hearing. Commissioner Ciapusci declared he has had a business relationship with the applicant and that this did not cause bias. Commissioners Ball, Krebs, Ciapusci and Lindsey declared ex parte contact as a result of a site visit. No member of the audience challenged any Commissioner for bias or conflict of interest.

Speaking to the Commission on this request was Kenneth Gossard, PO Box 2641, Harbor OR.

2. By a 6-0 vote (motion: Commissioner Dentino, second: Commissioner Ciapusci; Commissioner Ball gave an affirmative advisory-only vote) the Commissioner will send a favorable recommendation to Curry County in the matter of CR-AD-9806, a request for a conditional use permit to allow a water tank to be sited on the property for a future water system that will provide water to the surrounding area, located on the east side of Crown Terrace Road, approximately 1,000 feet beyond 16925 Crown Terrace; zoned County R-3 (Residential-Three) and FG (Forest Grazing); Randall and Janet Gerlach, applicants.

Before the hearing began Commissioners Ball, Krebs, and Lindsey declared ex parte contact as a result of a site visit. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

#### **UNSCHEDULED PUBLIC APPEARANCES**

None

## **REPORT OF THE CITIZENS ADVISORY COMMITTEE**

Director Bischoff reported that Hillside Standards Committee met on May 1 and have nearly finalized their recommendations. These recommendations may be brought before the Planning Commission in July.

## **MESSAGES AND PAPERS FROM THE CITY MANAGER**

None

## **MESSAGES AND PAPERS FROM THE MAYOR**

None

## **REPORT OF THE PLANNING DIRECTOR**

The Planning Director gave a report on items that had been brought to his attention at the April Planning Commission meeting. His report is attached and made a part of these minutes.

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

Commissioner Ball reported the Brookings-Harbor High School girls softball team won their game this evening by 5 runs. She attended the Planning Commission meeting in her uniform as she didn't have time to change between events.

Commissioner Ciapusci also welcomed Commissioner Hislop to the bench.

Commissioner Breuer said that a resolution to the DIA question could make Planning Commission decisions easier and encouraged setting a date for the DIA committee meeting.

Commissioner Dentino gave a report on the training session for persons involved in land use issues that was given in North Bend in April. He and Commissioner Breuer attended.

Commissioner Hislop asked when Brookings and Harbor will annex.

Commissioner Krebs questioned the Planning Director whether the July meeting will be held. Director Bischoff will report his vacation schedule to the Commissioners as soon as it is set. She also noted stacks of tires at a location which is visible from both the A & W and Chives Restaurants and behind the Home Port Bagel shop. She noted the fire danger involved with this condition. She also asked for and received clarification on the Urban Growth Boundary status. Director Bischoff explained that at this time the county and city planning offices are working under the new UGB Agreement so land use requests for areas in the new boundary will be brought before the city Planning Commission for recommendation. Rezoning applications in the new boundary areas will not be accepted until the Public Facilities and Services Plan is completed.


Commissioner Breuer asked, with the approved sewer bond in place, how long before DEQ allows unlimited sewer connections. Secretary Barker related that the city was allowed 644 additional sewer hook-ups when the Mutual Agreement and Orders was signed in August, 1996. This allotment allows hook-ups while the treatment plant is being expanded. It is not known what DEQ's course of action will be if the allotment is used before the expansion work is finished.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



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Judith A. Krebs, Chair