

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
June 2, 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	Ted Freeman	Linda Barker, Secretary
Mary Ball	Sandy Hislop		

CHAIRPERSON ANNOUNCEMENTS

Chair Krebs asked the Planning Director if the Planning Commission will be meeting in July. When he replied negatively she announced the date of the next meeting: August 4.

MINUTES

1. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Hislop; Commissioner Freeman abstaining; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the minutes of the May 5, 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 5-2 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci; voting for: Commissioners Krebs, Breuer, Ciapusci, Hislop and Dentino; voting against: Commissioners Freeman and Lindsey; Commissioner Ball gave a negative advisory-only vote) the Planning Commission approved (File No. M3-1-98) a request for a minor partition to divide a single parcel of land into two lots of 9,152.93 and 18,170.28 sq. ft. in size; located on the east side of Passley Road at the end of a private street know as Whitney Way; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Victor and Susan Williams, applicants; Lloyd Matlock, representative. The approval of the minor partition included changes to the conditions of approval as follows:
 1. Rerwording of Conditions 4 and 5 to require the applicant to construct service laterals from the existing sewer and water mains, not extend the sewer and water mains themselves;
 2. The addition of the purchase and installation of either a "not a through street" or "dead end" sign at the intersection of Whitney Way and Passley Road to

- condition 9, and
3. The word *should* in the second sentence of condition 6 will be changed to *shall*.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Freeman, Lindsey, Krebs and Breuer. Commissioner Freeman also declared that he has done business with the applicant in the past but this caused no bias.

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

Lloyd Matlock	PO Box 8026	Brookings OR
Vic Williams	1032 Marina Heights Road	Brookings OR

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

2. By a 5-2 vote (motion: Commissioner Ciapusci, second: Commissioner Breuer; voting for: Commissioners Krebs, Breuer, Ciapusci, Hislop and Dentino; voting against: Commissioners Freeman and Lindsey; Commissioner Ball gave a negative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-1-98, approving the order with the changes as listed above.
3. By a 7-0 vote (motion: Commissioner Freeman, second: Commissioner Ciapusci; 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-3-98, an amendment to Section 16, Suburban Residential (SR) District, Section 20, Single-Family Residential (R-1) District, and Section 32, Mobile Home Residential (R-MH) District, to include the phrase "and other livestock" to the conditional use that allows the keeping of horses, cattle and sheep in each zone; to amend Section 8, Definitions, to include a definition of "livestock". to also amend Section 124, Provisions for Special Uses, subsection 070, Animal Feed Yards, Animals Sales Yards, Kennels, Riding Academies and Public Stables, to remove reference to "animal feed yards" and "animal sales yards" in the title as well as the body of the subsection.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-P-9803, a request for a minor partition to break off a 2,380 sq. ft. lot for a tank site 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. Commissioner Freeman declared that he has done business with the applicant in the past and this caused no bias.

Speaking to the Commission on this request was Janet Gerlach, 16058 Driftwood Lane Brookings.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Director Bischoff reported on the May 27 meeting of the Transportation Systems Plan Committee. The committee is looking at secondary or emergency east/west access and identifying roads that loop around parallel to Highway 101 which could be used during closures of the highway. They are also looking at ways to standardize streets within the city, UGB and throughout the county. The committee has agreed on no planting strips between sidewalks and roadways and are looking at an option of eliminating sidewalks in hillside areas. Direct highway access is going to require diligent work by the committee as ODOT is opposed to further highway access except in urban areas. Federal standards include bicycle paths on all arterial (Highway 101) and major collectors which presents a problem through the business section of Brookings. The construction of the proposed couplet will include provisions for these bicycle paths.

The Hillside Development Standards Review Committee has finished its task and is preparing recommendations that will be presented to the Planning Commission at its August meeting. The first presentation will be for discussion only with a public hearing for the zone change tentatively scheduled for September 1.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

The tires stored at Dornbush Tire are being removed and arrangements are being made to install a sight-obscuring fence at the location. Director Bischoff has tried and is still attempting to contact Mr. Mahar regarding street lighting at his subdivision. The Building Department is handling the complaint of accessory buildings at Alder and Railroad Streets. On Thursday, June 4, the site plan committee will be looking at another complaint involving the same individual selling storage buildings from a lot on Railroad Street and Cove Road in the I-P Zone. There has been no date set for the Deferred Improvements Committee. A letter has been sent to the owners of Taco Ole regarding the "no parking" signs that are required by the conditions of approval of the conditional use permit for this business.

Director Bischoff reported the City Council approved the recommendations from the Transportation Growth Management Study exactly as the Planning Commission had recommended them.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs described a trailer displaying address-type signs and a camper shell for sale at a business on the corner of Fern and Chetco Avenues.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION



Judith A. Krebs, Chair