MINUTES BROOKINGS PLANNING COMMISSION REGULAR MEETING November 10, 1998

The regular meeting of the Brookings Planning Commission was called to order by Chair Judi Krebs 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.

Sandy Hislop

Mary Lindsey

John Bischoff, Planning Director

George Ciapusci

Rick Dentino

Linda Barker, Secretary

Judi Krebs

Mary Ball

Commissioners Freeman and Breuer were not present. Commissioner Ball was not present when roll call was held. She arrived at 7:24 p.m.

CHAIRPERSON ANNOUNCEMENTS

Elections will be held at the end of the December, 1998 meeting to elect the Chair and Vice-Chair of the Planning Commission for 1999. The first draft of the 1998 Planning Commission annual report was presented to the Commissioners for review and will be discussed and a final report accepted at the December meeting.

MINUTES

The minutes of the October 6, 1998 meeting were tabled until the December meeting. There was not a sufficient number of Commissioners in attendance at this meeting who had attended the October meeting.

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 3-2 vote (motion: Commissioner Lindsey, second: Commissioner Ciapusci; voting for: Commissioners Ciapusci, Hislop and Lindsey; voting against: Commissioners Krebs and Dentino; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved (File No. CUP-3-78/MC-2) a request for a conditional use permit to expand the existing preschool to include kindergarten through 5th grade in the class; located in the southwest corner of Fifth Street and Ransom Avenue, more specifically 777 Fifth Street; zoned R-2 (Two-family Residential); Brookings Christian School, applicant; Robin LaThorpe, representative. The approval included a change to the conditions of approval as follows:
 - 5. Within 90 days of this approval the applicant shall submit a plan to prevent play yard items from being thrown or rolling into the surrounding public streets for city staff review and approval, within two weeks of the approval of this application. Failure to submit such a plan will cause this approval to be null and void: construct a 6-foot high fence along Ransom Avenue and Fifth Street to prevent balls and other school yard equipment from entering the street right-of-way. This fence will be of an open fabric and will extend

to a point 15 feet south of the northeast corner of the church building and will include a gate at the Ransom Avenue entrance to the north parking lot.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Ciapusci, Krebs, Lindsey and Dentino. Chair Krebs and Commissioner Ciapusci both said they read an article on the school that was published recently in the Curry Coastal Pilot. Chair Krebs also was in the audience at the City Council meeting of October 26, 1998 when congestion at Ransom Avenue and Fifth Street was discussed. Neither Commission felt this caused bias.

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

| propie. | | |
|---------------------------|----------------------|---------------------|
| Peter Spratt | PO Box 1344 | Brookings OR |
| Barbara Wilson | 840 Midland Way | Brookings OR |
| Keith Sorensen | 777 Fifth Street | Brookings OR |
| Gina Fettig | 17222 Mountain Drive | Brookings OR |
| Leona Cone | 301 Alder Street | Brookings OR |
| Todd Haak | 817 N 2nd Street | Brookings OR |
| Don Gallion | 710 4th Street | Brookings OR |
| Patty DePulgia | PO Box 8098 | Brookings OR |
| Gaston DePulgia | PO Box 8098 | Brookings OR |
| Diane Herring | PO Box 6246 | Brookings OR |
| Melody Bruggeman | 17364 Mountain Drive | Brookings OR |
| Joe Conte | PO Box 7557 | Brookings OR |
| CC Jue 220 Cypress Street | Brookings OR | |
| Una Barbour | 901 Barbra Lane | Brookings OR |
| Richard Robert | 910 Barbra Lane | Brookings OR |
| Marvin Pope | 829 Ransom Avenue | Brookings OR |
| Sue Mencum | 714 Fifth Street | Brookings OR |
| Arlene DeJarnett | 915 Ransom Avenue | Brookings OR |
| Clarence Branscomb | 800 Cameo Court | Brookings OR |
| Vi Lovejoy | 716 Fifth Street | Brookings OR |
| Jim Mencum | 714 Fifth Street | Brookings OR |
| Walt Lovejoy | 716 Fifth Street | Brookings OR |
| Ted Bezzerides | 720 Fifth Street | Brookings OR |
| Sharon Merwin | PO Box 3212 | Harbor OR |
| | | |

2. By a 3-2 vote (motion: Commissioner Lindsey, second: Commissioner Ciapusci; voting for: Commissioners Ciapusci, Hislop, and Lindsey; voting against: Commissioners Krebs and Dentino; Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. Cup-3-78/MC-2 with the above change.

The Commission recessed from 9:27 p.m. to 9:35 p.m.

3. By a 5-0 vote (motion: Commissioner Ciapusci, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote;) the Planning Commission approved (File No. M3-6-98) a request for a minor partition to create two lots of 13,790 and 12,828 sq. ft. in size using a flag lot configuration from a 0.61 acre parent parcel; located on the north side of Easy

Street approximately 160 feet west of Fifth Street; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Travis Atkins, applicant; Reily Smith, representative.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Dentino, Ball, Hislop and Krebs.

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

Reily Smith

PO Box 7276

Brookings OR

- 4. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-6-98.
- 5. By a 5-0 vote (motion: Commissioner Lindsey, second: Commissioner Krebs, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved (File No. M3-7-98) a request for a minor partition to divide the 0.57 acre parent parcel into two parcels of 10,123 and 14,706 sq. ft. each; located on the west side of Seventh Street approximately 132 north of Hassett Street also with frontage on Hassett Street, approximately 282 feet west of Seventh Street; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Mark and Ricarda Hargrove, applicants; Reily Smith, representative. The approval included a change to Condition No. 3 to read:

The applicant shall pave the driveway from Hassett Street to the shop building. The pavement shall extend easterly into the Hassett Street right -of-way to meet the existing paved driveway.

Condition No. 6 was added and reads:

The final plat map shall contain a note which reads as follows: "Hassett Street is currently an unimproved public right-of-way. At such time street improvements are established on Hassett Street, any redesign of the driveway from Parcel 2 as shown on this plat map, that may result from these improvements, will be incurred at the cost of the owner of said Parcel 2."

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Ball, Krebs and Dentino.

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

Reily Smith

PO Box 7276

Brookings OR

- 6. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Ciapusci, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-7-98 with the above changes to the conditions of approval
- 7. By a 5-0 vote (motion: Commissioner Ciapusci, second: Commissioner Lindsey, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved (File No. M3-8-98) a request for a minor partition to divide a 1.57 acre parcel of land into 3 lots of 8,138, 22,010, and 38,409 sq. ft. using a flag lot configuration; located on the west side of Old

County Road approximately 490 feet south of Hassett Street, more specifically 871 Old County Road; zoned R-2 (Two-family Residential); John Whitaker, applicant.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Ball, Krebs and Ciapusci.

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

John Whitaker

PO Box 303

Brookings OR

- 8. By a 5-0 vote (motion: Commissioner Lindsey, second: Commissioner Krebs, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-8-98.
- 9. By a 5-0 vote (motion: Commissioner Lindsey, second: Commissioner Dentino, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved (File No. M3-9-98) a request for a minor partition to create two lots of 9,147.50 sq. ft. each from an 18,295 sq. ft. parent parcel using a flag lot configuration; located on the south side of Ransom Avenue, approximately 195 feet east of Fifth Street; zoned R-2 (Two-family Residential); Jan Sirchuk, applicant. The approval included deleting Conditions No. 1, 2, and 3 from the conditions of approval.

Before the hearing began the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Dentino, Ball, Lindsey, Krebs and Ciapusci.

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

Jan Sirchuk

1021 Seventh Street

Brookings OR

10. By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Ciapusci, Ex Officio Commissioner Ball gave an affirmative advisory-only vote) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-9-98 with the changes noted above.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 5-0 (motion: Commissioner Ciapusci, second: Commissioner Dentino, 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-MP-9802, a request for a major partition to create three lots of 49,505, 31,258 and 26,505 sq. ft. from a 2.46 acre parent parcel and creating a new private road to provide access to the new lots; located on the south end of West Hoffeldt Lane, Harbor, zoned Country R-3 (Residential Three); Walter and Iva Thompson, applicants; Reily Smith, representative.

Before the Commission heard the case the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Ball, Krebs and Lindsey.

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

Reily Smith

PO Box 7276

Brookings OR

Janet Gerlach

16058 Driftwood Lane

Brookings OR

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

PROUD, the downtown core study committee, has met twice now. Sub-committees have been established to explore the revitalization of the downtown area.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

Director Bischoff reported on the status of the hillside development standards issue. A zone change for the area involved must be made before an ordinance change is enacted. This zone change request will come before the Commission in January.

By unanimous consent the Planning Commission reappointed Commissioner Ciapusci as the Planning Commission representative on the Capital Improvements Plan Committee.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Chair Krebs asked for clarification on the following items:

- Subway Sandwich Shop: Staff responded the planting is complete around the sign post.
 The planting area bordering Chetco Lane actually belongs to the Chetco Senior Center.
 Director Bischoff will contact the Sandwich Shop about landscaping needed behind the building.
- 2. Dentist office on Pacific Avenue at Fern Avenue: Tractor work has been done on the property, however no planting has be performed. Director Bischoff will be in contact with Dr. Chickenell.
- 3. Lack of installation of "No Parking" street signs at Taco Ole': The owners of the restaurant will be contacted about these signs. The broken sign has been ordered and will be installed. The sandwich board sign has not been in evidence since the new operators were notified it did not meet Land Development Code regulations.
- 4. In the minutes of the August meeting Commissioner Breuer commented on an eyesore on Moore Street. Director Bischoff found no evidence of a problem that could be regulated by the Land Development Code. Commissioner Hislop asked if it had to do with the logs that had been delivered to a residence there in September. Staff replied that the logs had been cut up and taken to the owners' property very soon after the city contacted the property owner.
- 5. A new basketball court has been installed at the First Baptist Church. Commissioner Krebs asked staff to see if they plan to fence the area as it is a possible traffic hazard.

A Planning Commission training workshop has been rescheduled from October to February. Additional

information will be distributed as it is available.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 11:24 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

Judith A. Krebs, Chair