

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
January 6, 1998**

The regular meeting of the Brookings Planning Commission was called to order by Chair George Ciapusci at 7:01 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  
Judi Krebs  
Keith Pepper  
Marv Lindsey

Rick Dentino  
Ted Freeman  
Mary Ball

John Bischoff, Planning Director  
Linda Barker, Secretary

Earl Breuer was absent.

**CHAIRPERSON ANNOUNCEMENTS**

None

**MINUTES**

By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission approved the minutes of the December 2, 1997, meeting as written.

The minutes from the joint Planning Commission/City Council meeting of December 8, 1997, were presented as informational only.

**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 6-0 vote (motion: Commissioner Freeman; second: Commissioner Lindsey) the Planning Commission approved (File No. SUB-1-98) a request for a 4 lot subdivision on a 1.40 acre parcel of land located on the south side of Hassett Street, 96 feet east of Fifth Street and with an 18 foot frontage on Fifth Street; zoned R-2 (Two-family Residential); Bill and Leslie Wood, applicants. The approval included a change to No. 8 of the conditions of approval to read *The final plat map shall contain a note stating that with the current access, Lot 8 of the subdivision cannot be divided again;* and a change to No. 22 to read *A fire hydrant shall be installed on Hassett St. in a location to be determined by the City Fire Chief. If, through further study, the Fire Chief or other authority determine that the hydrant should be placed in a different location, this condition becomes null and void.*

An earlier motion (motion: Commissioner Freeman, second: Commissioner Lindsey) to approve SUB-1-98 with the above change to condition No. 8 and removal of No. 22 was

withdrawn before it was voted on.

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Krebs, Dentino and Freeman. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

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

Leslie Wood                      PO Box 3021                      Harbor OR

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

2. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Pepper) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-1-98 with the above changes to the conditions of approval.
3. The second public hearing of this meeting concerned proposed changes to the Land Development Code as follows: an amendment to Section 28, Multiple-Family Residential District, of the Land Development Code, to remove single family houses and manufactured homes as permitted uses; and an amendment to Section 16, Suburban Residential District; Section 20, Single-Family Residential District; Section 24, Two-Family Residential District; and Section 112, Rear Lot Development, of the Land Development Code to allow for tandem flag lots as a conditional use permit; City initiated.

Due to the complexity of the issues the Commission voted on each proposed amendment separately as follows:

a) By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission accepted staff's recommendations to a wording change to Subsection 112.010 and will send a favorable recommendation to the City Council on this proposed change to the Land Development Code. The proposed change would amend subsection 112.010 to read: No lots or other large parcels of land may be developed under this section if the property is physically capable of being subdivided or partitioned, either separately or in conjunction with adjacent properties in the same ownership.

b) By a 4-2 vote (motion: Commissioner Pepper, second: Commissioner Krebs; voting for, Commissioners Krebs, Dentino, Ciapusci, and Pepper; against, Commissioners Freeman and Lindsey) the Planning Commission accepted staff's recommendations and will send an unfavorable recommendation to the City Council on the proposed change which would add subsection 112.040, allowing tandem flag lots. An earlier motion (motion: Commissioner Freeman, second: Commissioner Lindsey; voting for Commissioner Freeman and Lindsey; against, Commissioners Krebs, Dentino, Ciapusci and Pepper) to send a favorable recommendation to the City Council for the addition of tandem flag lots was voted down.

c) By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Lindsey) the Planning Commission accepted staff's recommendations and will send an unfavorable recommendation to the City Council on the proposed changes to Section 16, 20 and 24 of the Land Development Code that would allow tandem rear lot development as a conditional use

in those residential districts.

d) By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs) the Planning Commission accepted staff's recommendations and will send a favorable recommendation to the City Council on the proposed change to subsection 28.020 which would eliminate the placing of single family homes in the R-3 district, excluding those lots that were purchased prior to the effective date of the amendment. The motion also included accepting staff's recommendations and sending a favorable recommendation to the City Council on the proposed change to Subsection 28.050 which clarifies the density allowed on a lot that is zoned R-3.

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

None

#### **UNSCHEDULED PUBLIC APPEARANCES**

None

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

None

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

None

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

Mayor Brendlinger commended the Planning Commission on its efforts to bring action on the Post Office parking problem. She announced that the funding for the new Brookings Post Office was approved.

#### **REPORT OF THE PLANNING DIRECTOR**

Director Bischoff will present a quarterly report to the Commission at its February meeting.

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

Commissioners Freeman and Lindsey were chosen to represent the Planning Commission on the Deferred Improvement Agreements Committee.

Commissioner Pepper moved and Commissioner Krebs seconded a motion to accept the 1997 Annual Report as written. The motion passed unanimously. The report will be presented to the City Council at the January 26, 1998, meeting.

Commissioner Krebs announced that her current term as Planning Commissioner will expire March 31, 1998.

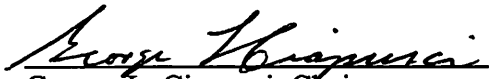
Commissioner Pepper was elected 1998 Chair for the Planning Commission. Commissioner Krebs was elected to sit as Vice-Chair. Both votes were unanimous.

Doby Wilson was introduced as the League of Women Voters' observer to the Planning Commission.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:27 p.m.

Respectfully submitted,  
**BROOKINGS PLANNING COMMISSION**

  
George L. Ciapusci, Chairman