

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
February 3, 1998**

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

Judi Krebs  
Marv Lindsey  
Earl Breuer

Rick Dentino  
Ted Freeman

John Bischoff, Planning Director  
Linda Barker, Secretary

Chair Pepper and Commissioner Ciapusci were absent.

**CHAIRPERSON ANNOUNCEMENTS**

Vice-Chair Krebs announced that she would be chairing the meeting. Both Chair Pepper and Commissioner Ciapusci were south of the slide area on Highway 101 and could not return home in time for this meeting.

**MINUTES**

The Planning Commission tabled the minutes of the January 6, 1998, meeting. Vice-Chair Krebs and Commissioner Freeman questioned the report of Item 1 in the Public Hearings Section, SUB-1-98. The audio tape from that meeting will be listened to and if any correction to the motion regarding Conditionals of Approval No. 22 is necessary it will be made before the minutes are resubmitted to the Commission.

**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 Breuer; second: Commissioner Lindsey) the Planning Commission approved (File No. CUP-1-98) a request for a conditional use permit to allow the placement of 6 rental storage units behind an existing business; located on the south side of Railroad Ave., more specifically 845 Railroad Ave.; zoned C-3 (General Commercial); Tom Roades, applicant. The approval added condition of approval No. 15 that states:  
The directional arrows painted on the driveway shall be either removed or repainted to indicate that traffic using the mini-storage facility can enter and exit the facility from the same route.

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

Tom Rodes

PO Box 7826

Brookings OR

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

2. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Lindsey) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-1-98 with the above change to the conditions of approval.

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

By a 5-0 vote (motion Commissioner Lindsey, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-AD-9801, a request for a conditional use permit for the authorization of a bed and breakfast facility in a residential zone; located in the southwest corner of Benham Lane and Bayview Drive, more specifically 15902 Bayview Drive, Harbor; zoned County R-2 (Residential 2); Julia T. Willey, applicant. The motion for a favorable recommendation deleted the condition that the applicant provide two additional paved parking spaces to accommodate guest parking.

Before the presentation for CR-AD-9801 was made by Planning Staff, Commissioners Lindsey and Krebs declared they had each made a site visit. Commissioner Krebs also declared that she lives on Bayview Drive, that it would not cause bias and she wished to participate in this decision. No one in the audience challenged any Commissioners for bias or conflict of interest.

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

Julia Willey

15902 Bayview Drive

Brookings OR

### **UNSCHEDULED PUBLIC APPEARANCES**

None

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

Director Bischoff reported that the Transportation System Plan Committee and the Hillside Ordinance Committee each met in the last month and are making progress in their goals.

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

None

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

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

Director Bischoff's quarterly report was included in the packet and is attached and made a part of these minutes.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

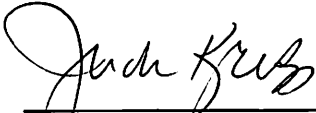
Commissioner Lindsey asked if the Deferred Improvement Agreement Committee would be meeting soon. Director Bischoff will meet with the City Manager on this matter.

Commissioner Krebs asked if the dental office on Fern and Pacific was meeting the conditions of approval of its conditional use permit, particularly in regards to its landscaping. Also noted was the landscaping at Ron's Fast Gas at Chetco Avenue and Alder Street. She also observed that the Pine Street Cul-de-sac lacks a "Not a through street" sign at its entrance from Fern Avenue. Public Works will be contacted to install this sign.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,  
**BROOKINGS PLANNING COMMISSION**



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Judi Krebs, Vice-Chair

Quarterly Report  
To The  
Planning Commission  
February 3, 1998

1. Urban Growth Boundary. There is nothing new on the court decision concerning the appeal. Staff has been working on resolution of the remand issues. A status report on the remand issues is attached.
2. Public Facilities and Services Plan. We are back on line again with the Public Facilities and Services Plan, however, meetings scheduled for January 26 and 27 were rescheduled due to an emergency in the consultant's family. The next Committee meeting is tentatively scheduled for February 10, 1998 at 10:00 AM in the Council Chambers. An earlier meeting was held to coordinate with the large property owners.
3. Transportation System Plan (TSP). This is proceeding on schedule. The last committee meeting was held on January 20. The consultant has prepared an up to date existing traffic count and population projections for the year 2017. These figures will be used to determine traffic projections for the year 2017 and needed improvements to the system. The TSP will be prepared as if the Highway 101 couplet will occur.
4. Highway 101 Couplet Refinement Study. This work is essentially completed. We are waiting for the final draft at this time. The completed study will show the preferred alignment of the north and south transitions, recommended signals, cost projections and possible funding mechanisms that the city can use to offset the cost to the state, which, if used (and successful), may enhance the city's chance of gaining state funding.
5. Hillside Development Standards Committee. This committee has met twice (three times as of the Commission meeting). By the time of the Commission meeting substantial work on the issue of density should have been accomplished.
6. As of this report there has been nothing new on the residential care facility that was approved for Dr. Patel on the property off of Parkview Dr.
7. The residential care facility approved for Don and Becky Hodges on Railroad St. has done some work by converting the garage into rooms for a foster care facility. A foster care facility can house up to 5 clients without falling under the provisions of a city development code.
8. The Bridge St. vacation has been completed. The city vacated the excess right-of-way and quit claimed it back to the state. The applicant is now working with the state to purchase the property.