

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
March 3, 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.

Judi Krebs	Earl Breuer	Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Rick Dentino	George Ciapusci	Linda Barker, Secretary

Ex Officio Commissioner Ball was not in attendance.

CHAIRPERSON ANNOUNCEMENTS

Keith Pepper was selected for City Council Position No. 1 and will no longer be a member of the Planning Commission. As Vice-Chair, Commissioner Krebs assumed the Chair position. Elections for Vice-Chair will be held at the conclusion of this meeting.

MINUTES

1. By a 6-0 vote (motion: Commissioner Dentino, second: Commissioner Freeman) the Planning Commission approved the minutes of the January 6, 1998, meeting as written.
2. By a 5-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman; abstaining, Commissioner Ciapusci) the Planning Commission approved the minutes of the February 3, 1998, meeting as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS
None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATIONS

1. The Planning Commission considered a written request from the Brookings Harbor Youth Association to waive additional parking at a proposed youth center to be located in the basement area of Azalea Lanes. Section 92.040.H of the Land Development Code states that uses not specifically listed in the parking requirements shall furnish parking as required by the Planning Commission. By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission approved waiving additional parking requirements with the stipulation that the Planning Director send a letter to the owner of Azalea Lanes relating to parking arrangements. Any complaints generated by additional parking at the location will be addressed to the owner of the building, not the Youth Association.

Speaking to the Commission on this request was Lorraine Kuhn, PO Box 885, Brookings OR.

2. By a 6-0 vote (motion: Commissioner Breuer, second Commissioner Freeman) the Planning Commission approved (File No. SUB-1-96/FIN) a request for final map approval for Phases 2 and

3 of the Meadow Woods Subdivision; located in the southwest corner of Old County Road and the city limits; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Allen Olander, applicant; Jim Capp, representative. The subdivision was approved April 2, 1996. The motion included renaming the section of road flowing though the subdivision to Weaver Lane North to clarify address positions for emergency personnel. The map will not be signed until bond papers for improvements are received by the city.

Speaking to the Commission on this request was Jim Capp, PO Box 2937, Harbor OR.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (motion: Commissioner Breuer; second: Commissioner Ciapusci) the Planning Commission approved (File No. VAR-1-98) a request for a variance for a 10-foot front yard setback to permit the construction of a single-family dwelling; located on the west side of East Ocean Drive approximately 140 feet from its terminus; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Robert Blacquiere, applicant; Jim Scott, representative.

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

Speaking to the Commission on this request was Jim Scott, 11739 Deer Park Drive, Brookings 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 Breuer, second: Commissioner Ciapusci) the Planning Commission approved the Final ORDER and Findings of Fact for File No. VAR-1-98.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

By a 6-0 vote (motion Commissioner Ciapusci, second: Commissioner Lindsey) the Planning Commission will send a favorable recommendation to Curry County in the matter of CR-AD-9803, a request for a variance to allow a street side yard setback of 3 feet for existing mobile homes on lots along Olsen Lane; located in the southeast corner of Benham Lane and Olsen Lane; zoned County R-2 (Residential 2); Robert and Nona smith, applicants, Rosemary Draskovich, representative.

Before the presentation for CR-AD-9803 was made by Planning Staff, Commissioners Lindsey, Freeman and Krebs declared they had made a site visit. No one in the audience challenged any Commissioners for bias or conflict of interest.

Speaking to the Commission on this request was Eldon Gossett, PO Box 610, Harbor OR.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Director Bischoff reported that the Hillside Ordinance Committee will be meeting March 5, 1998, and will probably be able to make their recommendations after two more meetings.

MESSAGES AND PAPERS FROM THE CITY MANAGER

None

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

Director Bischoff reported the decision on the Urban Growth Boundary Remand Appeal had been handed down with a favorable decision for LCDC. 1000 Friends of Oregon has 35 days from the date of the decision (February 11, 1998) to appeal to the State Supreme Court. Mayor Brendlinger added that the Appeals Court awarded attorney fees to LCDC and the respondents.

Following up on items from the February meeting, Director Bischoff reported he had contacted Dr. Chickenell about landscaping required by his conditional use permit. As soon as weather permits Dr. Chickenell will proceed with this work. Ron's Oil had not been contacted about his required landscaping and this will be done. The "not a through street" signs for Pine Street Cul-de-sac will be placed by Public Works as their schedule permits.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

As there are no agenda items for the joint Planning Commission/City Council meeting scheduled for March 9, 1998, the meeting was postponed until further notice.

The following Commissioners are members of sub-committees:

- Commissioners Lindsey and Freeman- Deferred Improvement Agreements, no meeting scheduled
- Commissioner Dentino - Transportation System Plan, next meeting March 24, 1998
- Chair Krebs - Residential Care Facility, no meeting scheduled
- Former Commissioner Pepper will remain on the Hillside Ordinance Committee in a facilitator position, next meeting March 5, 1998.

Chair Krebs reported on the Governor's Conference on Aging which she attended.

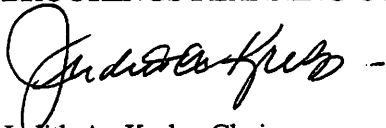
Commissioner Freeman was elected Vice-Chair for the remainder of 1998.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Judith A. Krebs, Chair