

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
April 7, 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	Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Rick Dentino	George Ciapusci	Linda Barker, Secretary
Mary Ball			

Commissioner Hislop was not in attendance.

CHAIRPERSON ANNOUNCEMENTS

MINUTES

1. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Ciapusci) the Planning Commission approved the minutes of the March 3, 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

1. By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Breuer) the Planning Commission will send a favorable recommendation to the City Council to change the provisions of the Capital Improvements Plan and the Systems Development Charges Plan to transfer funds for the improvement of access trails to Tanbark Point to the improvement of the Chetco Point Park fund.

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

Tom Weldon, City Manager	898 Elk Drive	Brookings OR
Craig Mickelson, Chair	898 Elk Drive	Brookings OR
Parks and Recreation Commission		
Lee Rogers	131 Marine Drive	Brookings OR

2. By a 6-0 vote (motion: Commissioner Ciapusci, second: Commissioner Breuer) the Planning Commission approved (File No. SUB-1-98/FIN) a request for final map approval for the Wood Subdivision consisting of four lots of 7,000, 7255.55, 8,190.88 and 38,530.11 sq. ft. in size; located on the south side of Hassett Street, 96 feet east of Fifth Street; zoned R-2 (Two-family Residential); William and Leslie Wood, applicants. The subdivision was approved January 6, 1998.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. The Planning Commission continued (File No. VAR-2-98) a request for a variance for a 15-foot front yard setback instead of the required 20-foot setback to permit the construction of a single-family dwelling; located on the northeasterly corner of Homestead Road and View Court; zoned

R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Jim Zastrow, applicant; Stan Zastrow, representative.

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

Stan Zastrow	817 Paradise Lane	Brookings OR
Dale Pinkston	1408 View Court	Brookings OR

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Krebs, Ciapusci, Dentino, Ball and Freeman. Commissioner Freeman also declared that he knew the applicant's representative and had done business with him in the past, this caused no conflict and he would hear the request and participate in the decision. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

The applicant exercised his right to seven (7) additional days in which to submit written argument. The application was then continued until the May 5, 1998 Planning Commission meeting.

2. By a 4-2 vote (motion: Commissioner Freeman, second: Commissioner Lindsey; voting for: Commissioners Lindsey, Freeman, Krebs and Dentino; against: Ciapusci and Breuer) the Planning Commission will send a favorable recommendation to the City Council on a request for:

- (1) a zone change on a portion of Tax Lot 323, Map No. 41-13-6D from R-3 (Multiple-family Residential) to M-2 (General Industrial), and a Comprehensive Plan designation change from Residential to Industrial;
- (2) a zone change from R-2 (Two-family Residential) to M-2 (General Industrial) and a Comprehensive Plan designation change from Residential to Industrial on Tax Lots 500 and 600, Map No. 41-13-6D;

Total land area of both areas is 15.94 acres. Tax Lot 323 is located on the north side of Center Street and on east side of the old log pond area; Tax Lots 500 and 600 are located on the north side of Wharf Street, approximately 500 feet west of King Street; South Coast Lumber Co., applicant; Silas W. Davis, David Evans and Associates, representative.

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

Silas Davis	2828 SW Corbett Avenue	Portland OR
Don Kern	102 Schooner Bay Drive	Brookings OR
Richard Miller	222 Schooner Bay Drive	Brookings OR
Gordon Wagner	226 Schooner Bay Drive	Brookings OR
Warren Sturtevant	223 Schooner Bay Drive	Brookings OR
Tom Smith	PO Box 8027	Brookings OR
Sherri Scott	208 Schooner Bay Drive	Brookings OR
Arthur Garnett	PO Box 7696	Brookings OR

Before the hearing was opened the following Commissioners declared ex parte contact as a result of a site visit: Commissioners Lindsey, Krebs, Ciapusci, Dentino, Ball and Freeman. Commissioner Ciapusci declared he had received a notice of the hearing as he lives within 250 feet of the site, this caused no conflict and he would hear the request and participate in the decision. No member of the audience challenged any Planning Commission member for bias or conflict of interest.

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

The Planning Commission recessed for five minutes.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS
None

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

Director Bischoff reported that the Transportation Systems Plan Committee met on March 24, 1998 and is progressing in its goals.

MESSAGES AND PAPERS FROM THE CITY MANAGER

By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation to the City Council to accept the Chetco Point Park General Plan. This action was taken following questions or comments regarding the request from the following people:

Tom Weldon, City Manager	898 Elk Drive	Brookings OR
Craig Mickelson, Chair, Parks and Recreation Commission	898 Elk Drive	Brookings OR

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

The Planning Director related standards regarding building height and number of stories allowed in a building in the residential zones and asked if the Planning Commission would address an ordinance change limiting the height to 30 feet with no restriction on the number of floors within that height. This will be brought before the Commission at their May 5 meeting.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Chair Krebs asked the Planning Director for updates and received answers on the following items:

- a. Fern & Pacific (Dr. Chickenell)—the parking lot has been paved but no landscaping is in as yet. The Planning Director will continue to monitor this situation.
- b. Ron's Fast Gas—the applicant submitted a letter stating he would pay \$1,000 to a nursery and the city could instruct the nursery on what should be planted. City Manager Tom Weldon added that this is an enforcement problem and the staff will take care of it.
- c. Alder and Railroad—Director Bischoff states that the plastic sheds on the northeast corner do not meet building codes and will check into it.
- d. "Not a Through Street" sign on Pine Street at Fern St—the sign has been installed.
- e. Deferred Improvement Committee meeting date—a date has not been set for the meeting. The City Manager will advise when this is set.
- f. Street lights in Meadow Woods (Olander) Subdivision—Staff will check on this.
- g. Commissioner Freeman asked about street lighting on the Mahar Subdivision—Staff will pursue this item.

These items will be revisited at each Planning Commission meeting until they are resolved.

Commissioner Ciapusci inquired about the legality of the "Private Road" sign, handicap access and turnaround on Mill Beach Road. Director Bischoff will explore this accessibility. (As corrected by the Planning Commission, May 5, 1998)

Commissioner Dentino inquired about the planning training to be held April 22 in North Bend. Commissioners Ciapusci, Dentino, Breuer and Hislop will attend.

Chair Krebs asked the Commissioners to consider future agenda items for a joint meeting of the City Council and Planning Commission.

Commissioners Lindsey and Dentino were appointed as a sub-committee for the annual Planning Commission report. They will submit a draft report which will be included in the December packet.

A summary of a survey on suggested improvements to Planning Commission meetings was given by Chair Krebs. Items suggested are:

1. More input from ex-officio/student representative.
2. Written input from the Fire Chief and other city officials who have comments on applications.
3. Applicants assuming their full responsibility in presenting their case before the Planning Commission. The city has developed very good guides for applicants to use so they understand their role in the hearing.

Chair Krebs asked the Commissioners who will be attending the training session in North Bend to listen for input from cities who utilize Facility Adequacy Standards in their land use applications. The Chair had observed a Medford Council meeting on a land use issue where these standards are used and thought the Planning Commission might give them some thought. Chair Krebs asked Director Bischoff to discuss these standards with Jim Eisenhard, Medford City Planning Director.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 10:10 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION



Judith A. Krebs, Chair