

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
July 6, 1999**

The regular meeting of the Brookings Planning Commission was called to order by Chair Marv Lindsey 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.

Ted Freeman	John Bischoff, Planning Director
Marv Lindsey	Linda Barker, Secretary
Judi Krebs	Mike Cooper, Police Sergeant
Reily Smith	Tom Weldon, City Manager
Vikki Nuss	
Earl Breuer	

Commissioner Dentino and Ex Officio Commissioner Ball were not present.

CHAIRPERSON ANNOUNCEMENTS

None

MINUTES

By a 5-0 vote (motion: Commissioner Freeman, second: Commissioner Krebs; Commissioner Breuer abstaining as he was absent from the June 1 meeting) the Planning Commission approved the minutes of the June 1, 1999 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

None

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Smith) the Planning Commission approved (File No. M3-3-99) a request for a minor partition to divide a 1.53 acre parcel of land into three lots of 20,001, 20,016, and 26,490 sq. ft. in size; located on the easterly side of Old County Road, north of the intersection of Old County Road and Hassett Street; zoned SR-20 (Suburban Residential, 20,000 sq. ft. minimum); Steve and Cathy Cadwalader, applicants.

Before the hearing began Commissioners Lindsey, Krebs, Smith, Freeman and Nuss declared ex parte contact as a result of a site visit. Commissioner Freeman also declared he has had

business dealings with the applicant in the past but that it caused no bias or conflict of interest. No member of the audience challenged any Commissioner for bias or conflict of interest.

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

Steve Cadwalader	PO Box 2603	Harbor Oregon
Cathy Cadwalader	860 Old County Road	Brookings Oregon

2. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved the Final ORDERS and Findings of Fact for File No. M3-3-99 as written.
3. By a 5-1 vote (motion: Commissioner Krebs, second: Commissioner Breuer; voting for: Commissioners Breuer, Krebs, Freeman, Smith and Lindsey; voting against: Commissioner Nuss) the Planning Commission voted to send an unfavorable recommendation to the City Council on (File No. CPZ-2-99) a request for a zone and Comprehensive Plan change from the existing R-2 (Two-family Residential) Zone and Residential designation to the I-P (Industrial Park) Zone and an Industrial designation, on a 0.22 acre parcel of land; located on the east side of Cove Road opposite the back entrance to "The Cove" planned unit development; zoned R-2 (Two-family Residential); Morrison Enterprises, applicant; Jim Capp, Western Land Use Services, representative.

All members of the Commission present declared a site visit. No member of the audience challenged any Commissioner for bias or conflict of interest.

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

Jim Capp	PO Box 2937	Harbor Oregon
Scott Hedenskog	PO Box 871	Brookings Oregon
Dan Waltrous	210 Schooner Bay Drive	Brookings Oregon

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

In the matter of CR-C-9205 the Planning Commission voted to send favorable recommendation to Curry County on a request for a one-year extension of time for the city's conditional use permit to construct a golf course; located on 182 acres on the south side of the South Bank Chetco River Road at Jack Creek; zoned County EFU (Exclusive Farm Use); City of Brookings/Salmon Run Golf and Resort, applicants. This extension would allow the completion of the golf course and permission to open the first nine holes of the golf course in August of this year using temporary toilet facilities, bottled water, and a gravel road and parking lot. The favorable recommendation also includes wording that the golf course developer should abide by the County Road Master's letter dated June 3, 1999 which recommends the approach apron on Jack Creek Road at the South Bank Chetco River Road be paved.

Before the hearing began Commissioner Krebs read the following statement into the record:

In July, 1992, I was the Chair of the Curry County Planning Commission who granted this conditional use permit. My signature is on the final order in the packet before us tonight. In 1992, I did NOT participate in the hearing process because I was at that time the Chair of the Brookings City Planning Commission. I also wish to disclose that several years following that hearing, my husband and I invested \$1,500 with the City of Brookings Golf Board, not because we are golfers but as a good faith gesture because we felt the golf course would be good for the community. That money was since returned to all investors.

Commissioner Freeman declared conflict of interest and removed himself from the bench and did not participate in the discussion. Commissioners Nuss, Krebs and Smith declared ex parte contact as a result of a site visit. No member of the audience challenged any Commissioner for bias or conflict of interest.

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

Pete Pavich 99040 South Bank Chetco River Road Brookings Oregon

Following testimony by Pete Pavich, Commissioner Krebs moved and Commissioner Nuss seconded a motion to send a favorable recommendation to Curry County with comments that this request fits the criteria for a minor change as required in the Brookings Land Development Code and a further recommendation that the County Road Department memo of June 3, 1999 regarding the paving of the intersection of Jack Creek Road and South Bank Chetco Road be adopted. Chair Lindsey called for a roll call vote before any Commission discussion. This vote was 4-1 (voting for: Commissioners Nuss, Lindsey, Krebs and Breuer; voting against: Commissioner Smith who declared he needed clarification). By a 5-0 vote (motion: Commissioner Nuss, second: Commissioner Breuer) the Planning Commission voted to revisit the previous vote and allow a period for discussion.

Following discussion on the motion, the Planning Commission voted 5-0 (motion: Commissioner Krebs, second: Commissioner Nuss) to send a favorable recommendation to Curry County on the request for a one year extension of time and specifically the issue allowing the first nine holes to open for play with a gravel road, parking area and the use of bottled water and portable toilets with the following comments:

1. The city has a minor change provision within the Land Development Code which allows an approved conditional use to be amended without reopening the entire action and thus does not place the entire project in jeopardy. The opening of the front nine holes would be such a change and meets the requirement for a minor change.
2. The golf course developer should abide by the County Road Master's letter dated June 3, 1999 which requires pavement of the approach apron of Jack Creek Road onto South Bank Chetco River Road.

UNSCHEDULED PUBLIC APPEARANCES

None

REPORT OF THE CITIZENS ADVISORY COMMITTEE

None

MESSAGES AND PAPERS FROM THE CITY MANAGER

Tom Weldon commented on a memo sent to the PROUD Committee, the downtown study group. The next full committee meeting will be held July 21 at 7:00 p.m. The preliminary draft of the committee's report should be available and presented to the City Council at their August 9 meeting. The City Manager expects the Council will refer the report to the Planning Commission for review. He stated he will ask for a special Planning Commission meeting in August to review the report.

MESSAGES AND PAPERS FROM THE MAYOR

None

REPORT OF THE PLANNING DIRECTOR

1. Staff will be sending letters to several people who have not yet complied with conditions of approval or other land use issues. These include Dr. Chickenell and the owner of the property at Alder and Railroad. The Subway Sandwich Shop landscaping was brought up and staff commented that the Subway is currently working on it.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

1. Commissioner Freeman questioned the piles of soil stacked on the old Union 76 Station lot. This is soil that is being cleaned after a spill while removing the old tanks from the property. Commissioner Krebs asked whether outside lube bays are legal as these are being used in an area behind the dirt piles. These were formerly behind the old station building which was removed. Staff will check into this.
2. Commissioner Krebs commented on pictures used in the presentation for CPZ-2-99. These pictures of the I-P Zone on Cove Street showed one business with outside storage of commercial fishing gear. Staff commented that this use was there prior to the code.
3. Planner Bischoff related that he will be in contact with the roofing company on Cove Road regarding buffering between it and "The Cove."
4. In response to Commissioner Krebs's question, the Planning Commission was reminded of dates for meetings on the Public Facilities and Services Plan. There will be a work-study meeting July 22 at the Best Western Brookings Inn Conference Center for County Commissioners, Councilors and Planning Commissioners. July 27 is set for the continuation of the public hearing on the plan.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Marvin Lindsey, Chair
Ted Freeman, Vice Chair