

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
March 7, 2000**

The regular meeting of the Brookings Planning Commission was called to order by Chair Ted Freeman 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	Vikki Nuss	John Bischoff, Planning Director
Judi Krebs	Marv Lindsey	Linda Barker, Secretary
Richard Gyuro	Earl Breuer	
Rick Dentino		

**CHAIRPERSON ANNOUNCEMENTS**

None

**MINUTES**

By a 6-0 vote (motion: Commissioner Breuer, second: Commissioner Gyuro; voting for Commissioners Breuer, Freeman, Gyuro, Krebs, Lindsey and Nuss; Commissioner Dentino abstained as he was not present at the February 1 meeting) the Planning Commission approved the minutes of the February 1, 2000, regular 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 7-0 vote (motion: Commissioner Krebs, second: Commissioner Breuer) the Planning Commission approved File No. M3-1-00, a request for a minor partition to divide a 0.72 acre parcel into two parcels of 13,736 and 17,710 sq. ft. in size; located on the west side of Mill Beach Road approximately 110 feet north of Allen Lane; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Glenn Gulbrandsen, applicant. The approval removed condition No. 2 as drafted and added in its place a provision to place a note on the final plat map stating: "Any further division of either Parcel 1 or Parcel 2 of this minor partition which causes four or more lots to be created from the original parent parcel, will require the completion of all street improvements along the Mill Beach Road frontage of the parent parcel."

Before the hearing began Commissioners Freeman, Krebs, Gyuro, Dentino, Lindsey and Nuss declared ex parte contact as a result of a site visit. Commissioner Gyuro also declared he has property on Allen Lane abutting the subject parcel and had expressed personal views

to the applicant regarding the slash burning and smoke drift that had occurred while the land was being cleared on the parent parcel and also had expressed his disappointment on how some of the land was cleared. He offered Mr. Gulbrandsen the opportunity to request he abstain from participating in any vote. Commissioner Gyuro then stated he could vote fairly on the proposal. No member of the audience challenged any Commissioner for bias or conflict of interest and substance of any ex parte contact.

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

Glenn Gulbrandsen

PO Box 654

Brookings Oregon

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

2. By a 7-0 vote (motion: Commissioner Breuer, second: Commissioner Krebs) the Planning Commission approved the Final ORDERS and Findings of Fact for File No. M3-1-00 as amended.
3. By a 7-0 vote (motion: Commissioner Lindsey, second: Commissioner Gyuro) the Planning Commission voted to send a favorable recommendation to the City Council in the matter of LDC-1-00, a request for a city initiated amendment to Section 52, General Commercial (C-3) District, Section 54, Tourist Commercial (C-4) District, and Section 64, Industrial Park (I-P) District of the Land Development Code to add the phrase "...provided they are used exclusively for storage purposes" to the permitted or conditional uses of "rental storage units."
4. By a 5-2 vote (motion: Commissioner Lindsey, second: Commissioner Gyuro; voting for Commissioners Lindsey, Gyuro, Krebs, Freeman and Dentino; voting against: Commissioners Nuss and Breuer) the Planning Commission voted to send a favorable recommendation to the City Council on a request by the Oregon Department of Transportation (ODOT) to make a recommendation to the City Council on the proposed Highway 101 Couplet. The favorable recommendation was to accept the document as written.

Decision on this request reiterated that the Planning Commission's recommendation would be to accept this report. This is not a formal adoption of the report as a construction plan.

#### **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**

None

## **REPORT OF THE PLANNING DIRECTOR**

Director Bischoff gave his quarterly report which is attached and made a part of these minutes. He also report on the Kim major partition at Fourth and Ransom. The improvements must be completed by September, 2000, and Mr. Kim is making a great effort to have the work completed by that date. In response to Commissioner Krebs question he also stated the city's communication tower had been put off for the time being due to financial constraints.

Commissioner Krebs inquired into the zoning for the new Pelican's Perch senior housing on Moore Street. This property is zoned correctly for the project-R-3 (Multiple-family Residential). She would like to insure that zoning is correct before the City Council endorses a project and if the project needs to come before the Planning Commission for a zone change or conditional use permit that this would be done before the Council gives it endorsement.

The court date for Mr. Litty has been set for April 13, 2000, on the matter of junked cars parked on his property. Keith Smith's hearing has been sent for March 10 in the matter of cleaning up demolition debris from a structure on First Street. Joe Wilson at Alder and Railroad streets has removed enough of the plastic-tarped sheds to remove them as a building/set back issue. The remaining items in his yard are considered lawn ornaments and therefore do not come under city ordinances.

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

1. Chair Freeman asked if there would be a joint meeting of the Planning Commission/City Council this year. Director Bischoff will talk with the City Manager about this.
2. Commissioner Gyuro inquired if the city had or was considering a tree removal ordinance. Discussion centered on tree removal, both pro and con, and tree replacement. He also added that other options were available for land clearing than slash burning such as what had recently been used on Mill Beach Road. George Ciapusci of 285 Allen spoke on the recent burn on Mill Beach Road and stated that it had been an illegal burn which was closed down as soon as the Brookings Fire Chief investigated. The logger who was carrying out the slash burn was warned by the Department of Environmental Quality (DEQ).
3. Commissioner Krebs requested the Public Works Division take a look at the parking situated at the corner of Pacific Avenue and Railroad Street. Cars are being parked on the corner, over the pedestrian crosswalk, making it very difficult for both pedestrians and drivers in this area. She asked if the curb in this area could be painted yellow. Director Bischoff will take this to the Community Development Director.
4. Commissioner Krebs also asked about the sign at Colangelo's Italian Cowboy Restaurant.

The sign, made of a 4' X 8" sheet of plywood, has been leaning against the building for some time. Director Bischoff will contact them by letter about this sign.

5. Commissioner Nuss asked if the Planning Commission would have any impact on the projects chosen for any of the grants the city applies for through the CERT Program next year. She specified areas that could use the grant money might be the Dawson Road "S" curve and sidewalk improvements around the school. Director Bischoff responded the sidewalk improvements are in the Capital Improvement Plan now and that projects for the grants need to be brought to the attention of the City Council. Commissioner Krebs suggested the school district may be eligible to apply for these same grants.
6. Commissioner Krebs commented that the Planning Commission hadn't received any information on the City Council goals for FY 2000-2001.
7. It was announced that Commissioner Nuss has also been appointed to the Curry County Planning Commission.
8. Chair Freeman related that this was Commissioner Breuer's last meeting, after 29 years on the Planning Commission. Commission Secretary Linda Barker read a condensed history of Earl's contributions to the Planning Commission. Commissioner Breuer then entertained the Commission with remembrances of past Council and Planning Commission decisions.
9. A discussion about televising Planning Commission meetings ensued with suggestions on how to make the telecasts more effective. The April meeting will be the first television session for the Planning Commission.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Ted Freeman, Jr., Chair

QUARTERLY REPORT  
March 7, 2000

1. Urban Growth Boundary—We are very close to the point that Chuck and I can package the remand items and send them to DLCD. When we give them to DLCD we will also schedule a meeting to sit down with their staff and go through each item point by point. This way we will know what will satisfy DLCD before we take the remand items to the City Council and the County Commissioners for a public hearing.

The last issue to be resolved is gaining the support of the lily farmers on the Harbor Bench. The county has created a new overlay zone to go along with the Farm District overlay on the Harbor Bench. This new zone will require new construction on lots adjacent to the farm land to sign and record a statement that the owner understands that their lot is located adjacent to farm land and that they have on recourse against impacts that arise from “accepted farm practices”. The farmers have written a letter with questions concerning sewer assessments and a couple of other matters. Chuck is preparing the answer to these questions and once these are answered we should have a letter from the farmers agreeing to the UGB.

2. Transportation Plan. I tried to hold a meeting of the Transportation Committee on Wednesday February 23, to get back to work on the required ordinance. However, only two people showed up so the meeting was postponed. I will call all of the members personally and try to regenerate some enthusiasm.
3. Public Facilities And Services Plan. The city has adopted the plan and it is now at the county for their review, comment and adoption. Chuck is trying to get his periodic review completed at the CIC level and have them start on the facilities plan.
4. Day Care Facility on Ocean View Dr. This project was given a favorable recommendation from the city PC and approved by the county PC. It was appealed to the County Commissioners by the neighbors and the appeal was denied. Therefore the applicant can continue to operate the day care facility at that location. The manufactured home that has been moved onto the property is allowed as a permitted use because by county ordinance, if there are both water and sewer service to a lot, the R-1 Zone allows one dwelling unit per 6,000 sq. ft. Since the subject lot is much greater, 18,730 sq. ft., and there is water and sewer service, the manufactured home is considered to be a permitted use.
5. The “S” curve on Dawson Rd. The city does not have the funds to tackle this issue at this time. This project would be very expensive due to the fact that the intersection must remain aligned with the entrance to Carpenterville Rd.
6. Taco Bell. Taco Bell has opened (March 1) in Brookings and is located in the Kentucky Fried Chicken building. They received a sign permit some time ago to change the face of the KFC sign to include the Taco Bell sign. They also changed the awnings on the building.
7. The City Council meetings are now being televised. We are next. Although the PC meetings will be televised, the City Manger said that he would listen to any comments and concerns that the Commission has on this subject and pass them on to the Mayor. Televised PC meetings will probably start in April.

8. A new affordable senior housing project called “Pelican’s Perch” is being proposed for vacant land on Moore St. The developer is the same people who did the “Azalea Reach” project. This new building will consist of 24 units with an indoor recreational and lounge areas.
9. Junk in Yards. Between the Planning and Building Departments we have completed one court case and have another pending regarding removal of trash and “junk” from various yards.
10. Extension of Wharf St. The Wharf St. extension is now under construction and when finished the vacation of Center St. will be completed by adopting the vacation ordinance. Part of the street extension included the rerouting of a sewer main and extension of a water main within the new right-of-way.