

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
April 4, 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	Fred Howe	Linda Barker, Secretary
Richard Gyuro	Jim Collis	
Rick Dentino		

CHAIRPERSON ANNOUNCEMENTS

A moment of silence was taken in memory of Commissioner Marv Lindsey who passed away suddenly March 12.

Chair Freeman welcomed new Commissioners Fred Howe and Jim Collis who were appointed to fill Positions No. 2 and 3. Howe (Position 2) replaces Earl Breuer who resigned after 29 years on the Commission and Collis (Position 3) replaces Marv Lindsey.

MINUTES

By a 5-0 vote (motion: Commissioner Krebs, second: Commissioner Nuss; voting for: Commissioners Freeman, Gyuro, Krebs, Dentino and Nuss; Commissioners Howe and Collis abstaining as they were not present at the March 7 meeting) the Planning Commission approved the minutes of the March 7 2000, regular meeting as corrected.

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 Nuss) the Planning Commission will send a favorable recommendation to the City Council in the matter of File No. LDC-2-00, an amendment to Sections 36, PO-1 (Professional Office); 44, C-1 (Neighborhood Commercial); 48, C-2 (Shopping Center Commercial); 52, C-3 (General Commercial); 56, C-4 (Tourist Commercial); and 64, I-P (Industrial Park) Districts, to add the provision that all structures, unless otherwise exempted, must be placed on a permanent foundation.

Before the hearing began Chair Freeman polled the members of the Commission for ex parte contact or bias. There was no response. No member of the audience challenged any Commissioner for bias, conflict of interest or ex parte contact.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. The applicant was not present when File No. CR-AD-0003, a request for a conditional use permit to allow a house on a 5 ± acre parcel located on the easterly side of Harbor Hills Heights Road approximately 1.2 mile above Benham Lane, was called. The Commission held discussion on this application until the end of the meeting to allow the applicant, Harbor Construction, Ltd., additional time to appear. The applicant was not present at the end of the meeting and after Commission discussion Commissioner Krebs moved, Commissioner Howe seconded, and the Commission voted unanimously to notify the Curry County Planning Director that the applicant did not attend this meeting and no action was taken on the request. Discussion centered on whether this would be the only opportunity the Commission would have to speak to the application. As this will be an administrative decision rather than one by the County Planning Commission, Director Bischoff felt the county planner would hold his decision until the applicant could appear before this body.
2. By a 5-2 vote (motion, Commissioner Krebs, second, Commissioner Nuss; voting for: Commissioners Collis, Dentino, Nuss, Krebs and Gyuro; voting against: Commissioners Freeman and Howe) the Planning Commission will send a recommendation to deny File No. CR-AD-0002, a request for a conditional use permit to allow a two space RV park on a 4.22 acre parcel located on the east side of Highway 101 at mile post 360, more specifically 15699 Highway 101 South; zoned County Rural Commercial (RC); Donald and Roberta Chandler, applicants.

An earlier motion to accept staff's recommendation of a favorable response with three conditions of approval was defeated 3-4 (motion: Commissioner Freeman, second: Commissioner Howe; voting for: Commissioners Freeman, Collis and Howe; against: Commissioners Krebs, Gyuro, Nuss and Dentino).

Speaking on this request was the applicant, Don Chandler, PO Box 1736, Brookings.

Commission discussion centered on the concern that temporary uses become permanent, safety hazards to children from the businesses located on the property, and whether the proposed sites fit the criteria for a county RV park.

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 begin his remarks by commending Secretary Linda Barker for the extra effort she put in during the 2 ½-weeks absence of the City Manager's secretary.

He then reported that what is hoped to be the final draft in response to the Urban Growth Boundary remand items has been submitted to the DLCD staff. This response is the same as the draft submitted earlier with additions to address DLCD's concerns with the earlier draft. This draft includes a letter from the Harbor Bench farmers stating they are satisfied with the farm protection measures being proposed by the county. These include a farm district overlay zone and a hold-harmless agreement for property purchases surrounding the farms. In the event of annexation of any of these areas the city also would adopt the farm district overlay zone and the signing of the hold-harmless agreements. Depending on the speed with which DLCD acts on the remand response, these items may be coming before the Planning Commission as early as May.

Commissioner Nuss questioned Director Bischoff on the roll of the Ferry Creek Reservoir in the Public Facility and Services Plan. He recapped some of the uses that had been researched on the reservoir including treatment of the water as a backup source for municipal needs and to add fresh water into the estuary during low river flows, adding that these did not seem like viable options due to costs and other factors.

Director Bischoff also reported :

1. the illegal sign at the Italian Cowboy Restaurant had been turned against the building so only the plywood back is exposed.
2. the poles are up for the warning signs at the theater crosswalk in the center of town.
3. no date has been set for a joint meeting of the City Council and Planning Commission but the City Manager did want to hold such a meeting soon.
4. Keith Smith had satisfactorily cleaned up the structure-demolition debris on property on First Street.
5. Paul Litty has removed one or two of the junked cars on his Oxford Street property and licensed those remaining as classic automobiles.

It was at this point in the meeting that the Commission considered CR-AD-0003 as reported earlier in the minutes.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs asked if anything was being done about the parking on the corner of Railroad Street and Pacific Avenue. Staff answered that in the near future Public Works personnel will be

painting the curb yellow to depict no parking. Public Works has had to deal with an enormous number of utility line locates as Charter Cable installs additional guy wires to utility poles around the city. This has taken the Public Works crews off other projects.

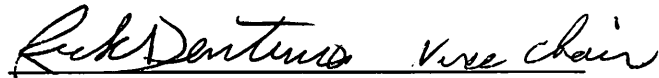
Commissioner Nuss asked if minutes from the Commission meetings are forwarded to the Curry County Planning Commission. This is not done but Director Bischoff stated that on the day following Brookings meetings he sends a memo to the county planner with the results of county referrals so they receive the pertinent information in a timely manner.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION

 *Ted Freeman, Jr. Vice Chair*

Ted Freeman, Jr., Chair