

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
December 4, 2001**

The regular meeting of the Brookings Planning Commission was called to order by Chair Richard Gyuro 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.

Russ Fritz	Richard Gyuro	Jim Collis
Randy Gorman	Judi Krebs	Linda Barker, Secretary
Ted Freeman, Jr.	Vikki Nuss	John Bischoff, Planning Director

CHAIRPERSON ANNOUNCEMENTS

Chair Gyuro wished everyone Happy Holidays and congratulated Commissioner Collis for his son-in-law's election as the governor of Virginia.

MINUTES

By a 4-0 vote (motion: Commissioner Krebs, second: Commissioner Fritz; Commissioner Collis, Freeman and Nuss abstaining as they were not present at the November 6, 2001 meeting) the Planning Commission approved the minutes of the November 6, 2001, 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 6-1 vote (motion: Commissioner Krebs, second: Commissioner Nuss; voting for: Commissioners Freeman, Krebs, Gyuro, Collis, Fritz, and Nuss; voting against: Commissioner Gorman) the Planning Commission approved (File No. SUB-6-01) a request for an 11-lot subdivision with lots ranging in size from 7,509 to 7,746 sq. ft.; located in the southeast corner of Dawson Road where it turns from an east/west alignment to a north/south alignment; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Douglas Purdy, applicant, Lloyd Matlock, representative.

Before the Public Hearing started all Commissioners declared ex parte contact due to a site visit. Commissioner Nuss stated she had read a letter to the editor published in the Curry Coastal Pilot December 1, 2001, about the application. Commissioner Krebs had

not seen the letter and the other Commissioners said they had also read it. This caused no bias. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

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

Lloyd Matlock	PO Box 8026	Brookings Oregon
Don Hoag	17156 Mountain Drive	Brookings Oregon
Richard Wilson	117 Tanbark Road	Brookings Oregon
Walter L. Battaglia	17304 Blueberry Lane	Brookings Oregon
Charles Stanton	17315 Holmes Drive	Brookings Oregon
Michael Freels	17332 Blueberry Drive	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:25 p.m.

2. By a 6-1 vote (motion: Commissioner Krebs, second: Commissioner Nuss; voting for: Commissioners Nuss, Fritz, Gyuro, Freeman, Krebs, and Collis; voting against: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-6-01 as written.

Discussion ensued regarding the Dawson Road "S" curve and intersection with Hwy 101. It was agreed to add this item to the agenda for the next City Council/Planning Commission joint work-study session. Commissioner Krebs moved and Commissioner Nuss seconded a motion to bring a request to the City Council to authorize staff to investigate placing stop signs at the corner of Holmes Drive and Dawson Road and on Dawson Road going both north and south at its 90° turn. By roll call vote the motion passed unanimously.

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

The Commission recessed between 8:50 and 8:54 p.m.

REPORT OF THE PLANNING DIRECTOR

Director Bischoff reminded the Commission about its Annual Report due to the City Council in January. December 18 was set for all Commissioners to get input to Chair Gyuro.

Commissioner Krebs moved, Commissioner Fritz seconded and by unanimous roll call vote the Commissioners added the election of next year's officers to the agenda. Commissioner Freeman nominated and Commissioner Krebs seconded Commissioner Gyuro for Chair. Nominations were closed and by unanimous vote Commissioner Gyuro was re-elected for his second term as Chair. Commissioner Freeman moved and Commissioner Nuss seconded the nomination of Commissioner Gorman as Vice-Chair. Nominations were closed and Commissioner Gorman won unanimous approval as Vice-Chair.

There were no questions on the Planning Director's Quarterly report which is attached and made a part of these minutes.

In response to Commissioner Freeman's inquiry, Director Bischoff reported the hearing for periodic review will be sometime in February, 2002. The Planning Commission will get a copy of the packet prepared for the hearing. Due to the workload generated by periodic review the DIA work-study session with the Council will be held after the holidays.

Also due to the extra work generated by periodic review, no follow-up has been done on the Verizon phone yard fencing. The Building Official has been in contact with the property owners behind the old Green Door Restaurant site. While it was reported they were refraining from further garage-like sales at the site several Commissioners had seen sales going on last week. Also noted for investigation was a travel trailer that appears to be lived in parked on Railroad Avenue. Staff will look into these items.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

Commissioner Krebs asked if, now that the Wastewater Treatment Plant upgrade is complete, the availability of sewer connections disclaimer was needed in our Final Orders. Director Bischoff has talked this over with other staff members and it was decided this was best left in so an applicant would not be left in a lurch if something unexpectedly changed.

Commissioner Krebs also asked that building sites on Lumberview Drive be checked to insure they each have six parking spaces.

Commissioner Nuss questioned if County Referrals could be done administratively by city staff since they are handled that way at the county level. After discussion no action was taken to change the present system.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting adjourned at 9:10 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Richard Gyuro, Chair

Planning Directors Quarterly Report
To The
Planning Commission

1. Downtown Redevelopment. The city has taken the next step in the process of redeveloping the downtown core area of the city. A committee has been formed and in three meetings has prepared a Request for Proposals (RFP), which has been sent to a number of planning firms throughout the country. The successful applicant will prepare the master plan of development over the older core of the city's commercial area.
2. The skateboard park is underway and being constructed by "The Dream Team" who has had a great deal of experience building skateboard parks. The new park is located adjacent to the baseball field at the southwest corner of Hasset St. and Third St.
3. A portion of the couplet project has been added as a priority item on the list for the \$400,000,000 allocated for highway projects. This portion includes construction of the existing highway through town and will probably begin in 2004. The existing highway will become the northbound lanes of the couplet system. Funding for the south bound lanes, Railroad St., and the transitions from the existing highway will be a future project.
4. Improvements on Oak St. south of the highway have been completed and sidewalks now extend to Railroad St. and the street surface has been replaced.
5. Volley Ball courts have been installed at Azalea Park and the only remaining task is to place the sand in the courts.
6. The school district is completing a major upgrade of the drainage system under the high and middle school sites in preparation for new buildings. The drainage project involved closing both Easy St. and Fern Ave. at times.
7. The city has received plans for the new Kerr's Hardware Store.
8. South Coast Lumber has submitted preliminary plans for their new office building at the corner of Railroad Ave. and Mill Beach Rd.
9. Staff has been working on the remaining periodic review tasks in an attempt to have the city out of review by the end of the year. The major project left is to complete the required economic, social, environmental, and energy (ESEE) analysis of the withdrawing water from the Chetco River for future populations, as a part of the Public Facilities and Services Plan. An RFP was sent out and a firm has been selected to undertake this analysis. ODOT staff has reviewed the Transportation System Plan and once the city staff has review the changes by ODOT, it will be ready for adoption. Other tasks to be completed are updating the Comprehensive Plan with required changes by state law and all of the data developed for the Urban Growth Boundary expansion, Public Facilities Plan and Transportation Plan. This update is very near completion.
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