

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
March 6, 2001**

The regular meeting of the Brookings Planning Commission was called to order by Chair Richard Gyuro at 7:02 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

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

Commissioner Howe was not present at the meeting.

**CHAIRPERSON ANNOUNCEMENTS**

Chair Gyuro welcomed Randy Gorman, the newest appointee to the Planning Commission. Commissioner Gorman was appointed by the City Council December 11, 2000, to replace Rick Dentino who was elected to the City Council. There was no Planning Commission meeting in January and Commissioner Gorman was unable to attend the February meeting as he was home ill.

**MINUTES**

By a 3-0 vote (motion: Commissioner Freeman, second: Commissioner Collis, Commissioners Gorman, Nuss and Krebs abstaining as they were not present at the February 6, 2001, meeting) the Planning Commission approved the minutes of the February 6, 2001, 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**

1. By a 6-0 vote (motion: Commission Krebs, second: Commissioner Nuss) the Planning Commission approved as presented the final map for the first phase (7 lots) of a 27-lot subdivision (File No. SUB-1-99 PUD) known as Oceanside Estates II Subdivision; located on the east side of Dawson Road approximately 800 feet south of Holmes Drive; zoned R-1-6, Single-Family Residential, 6,000 sq. ft. minimum lot size; Pacific-West Associates, Inc. applicants; John C. Babin, representative.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission approved as written (File No. M3-2-01) a request for a minor partition to divide a 51,570 sq. ft. parcel into two lots of 24,032 and 27,538 sq. ft. in size; located in the southwest corner of Ransom Avenue and First Street; zoned R-2 (Two-family Residential); Gerald and Mary Strom, applicant.

Before the Public Hearing started all Commissioners present declared ex parte contact due to a site visit. Commissioner Freeman also declared he had sold products to the applicant in the past and 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:

Gerald Strom                                      15715 Napa Lane                                      Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 7:35 p.m.

2. By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-2-01 as written.
3. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Nuss) the Planning Commission approved with changes to conditions (File No. M3-3-01) a request for a minor partition to divide a 0.80 acre parcel into two lots of 7,125 and 26,877 sq. ft in size; located on the east side of Pioneer Road approximately 240 feet south of Hassett Street, more specifically 820 Pioneer Road; zoned R-2 (Two-family Residential); Kurt Kessler, representative.

Condition 1 was amended to dedicate a *five (5)* foot wide strip of land on the east side of Pioneer Road instead of a *foot* wide strip of land. In Condition 1 the wording *subject parcel frontage* was changed to read *subject parent parcel* and in Condition 2 the wording *subject property* was changed to read *subject parent parcel*. Conditions 6 and 7 were added:

Condition 6: The applicant shall provide a drainage plan for the entire parent parcel.

Condition 7: The northeast corner of Parcel 1 as shown on the approved preliminary plat map, shall be redesigned to provide a 45° angle beginning 10 feet west of the corner.

Commissioner Krebs' motion, which was approved by the Commission, was to add conditions 7 and 8; however, this was due to a numbering error in the staff report. This was brought to the Commission's attention at the conclusion of the next public hearing (File No. CUP-1-01) and the Commission agreed the new conditions should be numbered 6 and 7.

Before the public hearing began all Commissioners present declared ex parte contact as a result of a site visit. Commissioner Nuss, who lives at 808 Pioneer Road, declared her husband had discussions with the property owner and she had discussed drainage issues on the site with Planning Director Bischoff. This caused no bias. Commissioner Freeman declared the applicant has been a customer of his firm and this caused no bias. Chair Gyuro declared he is a supporter of the Chamber of Commerce and the applicant has done work for that organization however this caused no bias. There was no challenge from the audience to the Planning Commission's jurisdiction to hear this request.

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

Kurt Kessler

PO Box 6335

Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 7:58 p.m.

4. By a 6-0 vote (motion: Commissioner Collis, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-3-01 as amended.
5. By a 6-0 vote (motion: Commissioner Freeman, second: Commissioner Collis) the Planning Commission approved as written (File No. CUP-1-01) a request for conditional use permit to establish a dwelling group of three duplex units and one single family unit for a total of seven residential units; located on the east side of Pioneer Road approximately 240 feet south of the intersection of Hassett Street, more specifically Parcel 2 of Partition File No. M3-3-01; zoned R-2 (Two-family Residential); Kurt Kessler, applicant.

Before the public hearing began all Commissioners present declared ex parte contact as a result of a site visit. Commissioners Nuss, Freeman and Gyuro again declared their contacts with the applicant and that these caused no bias. There was no challenge from the audience to the Planning Commission's jurisdiction to hear this request.

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

Kurt Kessler

PO Box 6335

Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:34 p.m.

6. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-1-01 as written.

#### **THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS**

1. By a 6-0 vote (motion: Commissioner Krebs, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation based on the ODF&W letter and the planning staff recommendations on (File No. CR-AD-0109) a request for a riparian setback variance to allow for the construction of a shop building on the 1.50 acre subject property; located on the easterly side of Highway 101 approximately 930 feet south of Benham Lane, more specifically 15765 Highway 101 South; zoned County RC (Rural Commercial); Charles and Lila Moore, applicants.

Commissioners Gyuro, Freeman, Krebs, Collis and Gorman declared ex parte contact as a result of a site visit.

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

Charles Moore

PO Box 3125

Harbor Oregon

#### **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 reported the City applied for a \$50,000 rural development grant with a \$20,000 local match. The grant would be used to develop a master plan for development of the core area which is essentially that area covered by the PROUD Study. He attended, along with other city officials, a workshop pertaining to establishing tax increment districts.

He reported he may be bringing a change to the Land Development Code to the Commission next month to allow outdoor sales of items such as storage sheds from paved areas. Staff has discussed this possible change in site plan committee and therefore no action has been taken regarding the sheds for sale in the lot next to Carpenter Auto Sales.

The City and the Department of Land Conservation and Development received several letters of objection to the Urban Growth Boundary Remand. To save processing and review time the matter will be taken directly to the Land Conservation and Development Commission where it will be heard either May 3 or 4.

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

Commission Krebs asked that the Planning Commission receive a copy of the City Council Goals and a memo explaining the change in application of Deferred Improvement Agreements. She stated the DIA change may trigger changes in the Land Development Code. Bischoff said the LDC gives the option to grant DIAs so changes in the code may not be necessary.

Commissioner Nuss questioned staff about the seemingly mobile carports that have been installed at 602 Easy Street. Bischoff reported these meet the buildings code requirements and are anchored into the ground. The property owner is also building another rental unit on the lot.

Commissioner Collis inquired whether, in addition to the Commission informational packet as prepared now, the Planning Commission could receive a resume of the planning preceding the packet preparation: information on the site plan committee meeting or subdivision committee meeting held in conjunction with the application. Director Bischoff explained what information is discussed in

site plan and that many of the conditions of approval come from the site plan committee.

Commissioner Krebs mentioned watching the City Council meeting on Cable Channel 4 and seeing Building Official LauraLee Gray receive commendations from the Mayor for the good job she had done last year as president of the Southern Oregon Association of Building Officials.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting was adjourned at 9:11 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

  
Richard Gyuro, Chair