

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
April 2, 2002**

The regular meeting of the Brookings Planning Commission was called to order by Chair Randy Gorman 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	Craig Mickelson	John Bischoff, Planning Director
Randy Gorman	Tom Davis	Linda Barker, Secretary
Ted Freeman, Jr.	Ernie Cofrances	Bill Sharp, Fire Chief
Erin Gardner, Ex Officio Commissioner		

**CHAIRPERSON ANNOUNCEMENTS**

Chair Gorman introduced Ernest Cofrances who was appointed to Commissioner Position No.5.

**MINUTES**

By a 5-0 vote (motion: Commissioner Davis; Commissioner Cofrances abstaining as he was not present at the March 5, 2002, meeting) the Planning Commission approved the minutes of the March 5, 2002, regular meeting as corrected. The adjournment time had been recorded as 7:30 p.m. rather than 9:30 p.m. when the meeting was actually adjourned.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS**

None

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATIONS**

By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission approved the final map for (File No. SUB-2-99/PUD/FINAL) Phases 3 and 4 of the Oceanside Estates II Subdivision, consisting of twelve lots located in the easterly portion of the subject parent parcel which is located on the east side of Dawson Road, approximately 800 feet south of Holmes Drive intersection; Pacific-West Associates, Inc., applicant, John Babin, representative.

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

1. By a 5-0 vote (motion: Commissioner Davis; Commissioner Fritz had declared bias and did not participate in the hearing) the Planning Commission voted to send a recommendation to deny (File No. CZ-1-02) a request for a zone change from R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) to R-1-10 (Single-family Residential, 10,000 sq. ft. minimum lot size) over the entire Dawson Tract included within the area bounded on the north by Shigh Creek, on the east by Highway 101, on the south by the northerly boundary of Harris Beach State Park, and on the west by the Pacific Ocean; Walter Battaglia, applicant.

Before the public hearing begin Commissioner Fritz declared bias and left the bench and the meeting room. All remaining Commissioners present declared ex parte contact due to a site visit. 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:

Walter Battaglia	17304 Blueberry Drive	Brookings Oregon
Charles Stanton	17315 Homes Drive	Brookings Oregon
Mike Freels	17332 Blueberry Drive	Brookings Oregon
Roger White	96360 Dawson Road	Brookings Oregon
Almo Cordone	17170 Ocean Park Court	Brookings Oregon
Teresa Dillon	96512 Dawson Road	Brookings Oregon
Carolyn Kelly-Douglass	96392 Dawson Road	Brookings Oregon
Jeff Holmes	17350 Holmes Drive	Brookings Oregon
Lloyd Matlock	PO Box 8026	Brookings Oregon
Martin Andruss	17941 Rainbow Rock Road	Brookings Oregon
Richard Wilson	117 Tanbark Road	Brookings Oregon
Bill Dundom	96829 East Harris Heights	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:50 p.m.

Commissioner Fritz returned to the bench at 8:57 p.m. The Planning Commission recessed from 8:57 p.m. to 9:05 p.m. Chair Gorman announced the meeting may recess at 10:30 p.m. if there are still agenda items to be heard at that time.

2. By a 3-2 vote (motion: Commissioner Freeman; voting for: Commissioners Mickelson, Cofrances, Freeman; voting against: Commissioners Gorman and Davis; Commissioner Fritz had declared bias and did not participate in the hearing) the Planning Commission approved File No. SUB-2-02, a request for a 10 lot subdivision with lots ranging in size from 7,529 to 8,481 sq. ft from a 2.09 acre parent parcel, located in the southeast corner where Dawson Road 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, applicants, Lloyd Matlock, representative.

Before the hearing began Commissioner Fritz declared bias and excused himself. He left the bench and room. All Commissioners declared ex parte contact due to a site visit. 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
Emily Purdy	PO Box 172	Ophir Oregon
Richard Wilson	117 Tanbark Road	Brookings Oregon
Walter Battaglia	17304 Blueberry Drive	Brookings Oregon
Jeff Holmes	17350 Holmes Drive	Brookings Oregon
Charles Stanton	17315 Holmes Drive	Brookings Oregon
Roger White	96360 Dawson Road	Brookings Oregon
Carolyn Kelly-Douglass	96392 Blueberry Drive	Brookings Oregon
Mike Freels	18332 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 9:55 p.m.

3. By a 5-0 vote (motion: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-2-02 as written.

Commissioner Fritz returned to the bench at 10:00 p.m. Chair Gorman announced the agenda order was being changed to hear the County Referral next. This was done because of a time limit the City has to get its recommendation to Curry County. If the meeting was recessed to another date the City would be beyond that time limit. This request is detailed under County Referrals.

4. By a 6-0 vote (motion: Commissioner Davis) the Planning Commission will send a favorable recommendation to the City Council on (File No. ANX-1-02) a request for annexation of a 5.78 acre parcel of land consisting of 4 lots located on the west side of Parkview Drive approximately 220 feet north of Hampton Road and adjacent to the easterly boundary of Harris Beach State Park, which forms the city limits; zoned County R-1 (Residential-One); Mike Mahar, Ken and Melody Gossard, and Ben Murray, applicants; Jim Capp, representative.

Before the hearing begin all Commissioners present declared ex parte contact due to a site visit. 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:

Jim Capp	PO Box 2937	Harbor Oregon
Susan Wimberley	1005 Parkview Drive	Brookings Oregon
Gary Wimberley	PO Box 329	Brookings Oregon
Bob Covey	16987 Parkview Drive	Brookings Oregon
Don Hoag	17156 Mountain Drive	Brookings Oregon

The public hearing was closed at 10:40 p.m.

It was decided to continue the meeting and hear all requests rather than recessing to a later date.

The Commission recessed between 10:42 p.m. and 10:47 p.m. Ex Officio Commissioner Gardner left the meeting at this time.

5. By a 5-0 vote (motion: Commissioner Davis; Commissioner Freeman declared bias and did not participate in the hearing) the Planning Commission approved (File No. CUP-2-02) a request for a conditional use permit to build an auto body repair shop on a 17,892 sq. ft. lot located in the northwest corner of Railroad Street and Pacific Avenue; zoned C-3 (General Commercial); Wm. Lane and Cecelia Worlton, applicants.

Before the hearing begin Commissioner Freeman declared bias and left the bench and the room. All Commissioners present declared ex parte contact due to a site visit. 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:

Cecelia Worlton	PO Box 1912	Brookings Oregon
Wm. Lane Worlton	PO Box 1912	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 11:05 p.m.

6. By a 5-0 vote (motion: Commissioner Davis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-2-02 as written.

Commissioner Freeman returned to the bench at 11:07 p.m.

7. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission will send a favorable recommendation to the City Council on (File No. VAC-1-02) a request to vacate the southerly-most 55± sq. ft. of Truman Lane; located at the southerly end of Truman Lane that is surrounded on three sides by Tax Lot 6200; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Paul Sherman, applicant.

All Commissioners present declared ex parte contact due to a site visit. 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:

Paul Sherman	PO Box 1140	Brookings Oregon
--------------	-------------	------------------

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 11:13 p.m.

8. By a 5-1 vote (motion: Commissioner Freeman; voting for: Commissioners Fritz, Cofrances, Freeman, Gorman and Mickelson; voting against: Commissioner Davis) the

Planning Commission approved (File No. SUB-3-02) a request for a subdivision to create 9 lots ranging in size from 6,002.54 to 10,477 sq. ft including a new cul-de-sac street located on the north side of Hassett Street approximately 380 feet west of Old County Road; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Noah and Joshua Bruce, applicants. The approval included the requirement that a quantified drainage study be done on the property before construction is allowed.

All Commissioners present declared ex parte contact due to a site visit. Commissioner Freeman said he sold products to the Bruce brothers in the past but 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 after questions or comments regarding the request from the following:

Don Hoag	17156 Mountain Drive	Brookings Oregon
Walter Murray	PO Box 1745	Brookings Oregon
Julie Derr	540 Hassett Street	Brookings Oregon
Richard Heyman	PO Box 6328	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 11:47 p.m.

9. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-3-02 with the added condition.

By a 6-0 vote (motion: Commissioner Davis) the Planning Commission directed Planner Bischoff to bring safety issues on Hassett Street between Pioneer Road and Old County Road and on Pioneer Road to the attention of the City Manager.

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

The County Referral section of this agenda was heard after the Final ORDER and Findings of Fact was approved for SUB-2-02.

By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission will send a favorable recommendation on (File No. CR-AD-0203) a request for a conditional use permit to place a single family house on a 0.65 acre parcel of land zoned by the County as C-1 (Light Commercial); located on the south side of Shopping Center Avenue, approximately 800 feet from the intersection with Lower Harbor Road, more specifically 97760 Shopping Center Avenue, behind Larry's Marine on Lower Harbor Road; applicants, Ernest and Elodie Krauss. No one spoke on this request.

#### **UNSCHEDULED PUBLIC APPEARANCES**

None

**REPORT OF THE CITIZENS ADVISORY COMMITTEE**

None

**MESSAGES AND PAPERS FROM THE CITY MANAGER**

The Commission agreed to meet with the City Council in a joint work session on April 22, 2002, to discuss deferred improvement agreements. The Commission requested the meeting begin at 5:30 p.m. to give more time for the discussions prior to the Council's meeting at 7:00 p.m.

**MESSAGES AND PAPERS FROM THE MAYOR**

None

**REPORT OF THE PLANNING DIRECTOR**

Director Bischoff reminded Commissioners of Urban Renewal Plan public workshops that have been scheduled. The next one will be April 4. He also reminded them of the Public Officials Ethics presentation by City Attorney John Trew that will be held April 8 at 6:00 p.m.

He spoke about a Planning Commissioners training session that is being put together by the City. The City is applying for a DLCD technical support grant to hold the training sessions in Brookings in May or June.

At last month's meeting Director Bischoff was directed to write a memo to the City Manager regarding calling in the DIAs on Weaver Lane. The memo was written but no answer has been received at this time.

**PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS**

Commissioner Fritz noted that street signage for Pacific Avenue is missing at its intersection with Railroad Street.

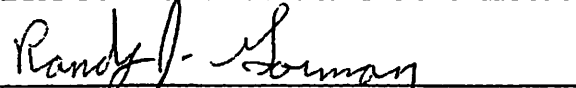
Discussion ensued regarding lengthy meetings and ways they could be avoided. It was suggested to limit the meetings to 10:30 p.m. and recess to another date or limit the number of cases heard in a single meeting. This will be brought to the attention of the City Council since this would need an ordinance change.

**ADJOURNMENT**

There being no further business before the Planning Commission, the meeting adjourned at 12:05 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



Randy J. Gorman, Chair