

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
February 6, 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.

Jim Collis	Richard Gyuro	John Bischoff, Planning Director
Fred Howe		Linda Barker, Secretary
Ted Freeman, Jr.		

Commissioners Nuss, Gorman and Krebs were not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

Chair Gyuro announced the newest appointee to the Planning Commission, Randy Gorman, was unable to attend this meeting as he was home ill. Commissioner Gorman was appointed by the City Council December 11, 2000, to replace Rick Dentino who was elected to the City Council.

MINUTES

By a 3-0 vote (motion: Commissioner Collis, second: Commissioner Howe, Commissioner Freeman abstaining as he was not present at the December 5, 2000, meeting) the Planning Commission approved the minutes of the December 5, 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 4-0 vote (motion: Commissioner Freeman, second: Commissioner Collis) the Planning Commission approved (File No. M3-1-01) a request for a minor partition to divide a 0.40 acre parcel into two lots of 8,070.75 and 9,178.31 sq. ft. each using a flag lot configuration; located on the north side of Easy Street approximately 175 feet east of Second Street, more specifically 1116 Easy Street; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Carol Wigley, applicant; Darryl Niemi, representative.

Before the Public Hearing started Commissioners Freeman, Collis and Gyuro 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:

Darryl Niemi	17225 Mountain Drive	Brookings Oregon
Jean Young	710 Second Street	Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 7:27 p.m.

2. By a 4-0 vote (motion: Commissioner Freeman, second: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-1-01 as written.
3. By a 4-0 vote (motion: Commissioner Howe, second: Commissioner Collis) the Planning Commission approved with amendments (File No. SUB-1-01) a request for a six lot subdivision on a 1.70 acre parcel using the provisions of the Dawson Tract Neighborhood Circulation Plan to create a 24-foot wide private street; located on the east side of South Passley Road approximately 400 feet south of Dawson Road; zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size); Vic and Susie Williams, applicant; Darryl Niemi, representative.

Condition 8 of the conditions of approval was changed so that the note on the final plat map will indicate the applicant shall provide engineering evidence to indicate the type of foundation required for Lot 5 rather than a geological report. A third note on the final plat map was added stating "Construction on each lot created by this partition shall provide space for four (4) additional hard surfaced, on-site parking spaces for a total of six (6) spaces.

Before the public hearing began all Commissioners present declared ex parte contact as a result of a site visit. Commissioner Freeman declared the applicant has been a customer of his firm and 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:

Darryl Niemi	17225 Mountain Drive	Brookings Oregon
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The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:00 p.m.

4. By a 4-0 vote (motion: Commissioner Collis, second: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-1-01 as amended.

5. By a 4-0 vote (motion: Commissioner Freeman, second: Commissioner Collis) the Planning Commission approved (File No. SUB-2-01) a request for a four lot subdivision on a 0.73 acre parcel; located in the northwest corner of Azalea Park Drive and Old County Road; zoned R-2 (Two-family Residential); K. C. Erb, applicant; Lloyd Matlock, representative.

Before the public hearing began Commissioners Freeman, Gyuro and Collis declared ex parte contact as a result of a site visit. Commissioner Freeman declared the applicant's representative has work for him in the past and 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:

Lloyd Matlock PO Box 8026 Brookings Oregon

The applicant waived his right to seven (7) additional days in which to submit written argument. The public hearing was closed at 8:22 p.m.

6. By a 4-0 vote (motion: Commissioner Freeman, second: Commissioner Howe) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-2-01 as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 4-0 vote (motion: Commissioner Howe, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation on (File No. CR-P-0016) a request for a minor partition to divide a 661± acre parcel into three parcels of 80±, 83.5 ± and 497 ± acres in size; located on the east side of Highway 101 from slightly south of the Rainbow Rock Condominiums, extending north approximately 12,586 feet or 2.38 miles; zoned County FG (Forest Grazing); U. S. Borax, applicant; Jim Capp, representative. The recommendation will include a change to Condition No. 1 of the conditions of approval to add the words "As long as the subject property is included within the City of Brookings Urban Growth Boundary,"...

All Commissioners present 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:

Jim Capp PO Box 2937 Harbor Oregon

2. By a 4-0 vote (motion: Commissioner Howe, second: Commissioner Freeman) the Planning Commission will send a favorable recommendation with conditions as written on (File No. CR-CP/Z-0002-01 and CR-AD-0107) a request for a Comprehensive Plan and Zone change from the existing RR-5 (Rural Residential, 5 acre minimum lot size) to the RRC (Rural Resort Commercial) Zone, a corresponding Comprehensive Plan change from Rural to Commercial and a conditional use permit to construct a new lodge of 14 rooms, 4 suites and

a full service restaurant; located on the north side of South Bank Chetco River Road approximately 1/4 mile east of Salmonberry Road; John and Patricia Curry, applicants; Jeff Wilding, representative.

All Commissioners present 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:

Jeff Wilding

PO Box 6747

Brookings 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 said staff is considering bringing a Land Development Code change to the Planning Commission that would allow direct sales from outdoor parking lots under certain conditions.

PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

By a 4-0 vote (motion: Commissioner Freeman, second: Commissioner Collis) the Planning Commission accepted the Year 2000 Annual Report as drafted with minor changes to spelling and a change in the wording regarding Earl Breuer's term expiring. Breuer choose not to reapply when his term expired April 1, 2000. The report will be presented to the City Council at their meeting January 12, 2001.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION


Richard Gyuro, Chair