

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
October 7, 2003**

Chair Randy Gorman called the regular meeting of the Brookings Planning Commission to order 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.

*Commissioners Present:*

Jim Collis	Bob Gilmore
Ted Freeman	Randy Gorman
Bruce Nishioka	Bill Smith

*Staff Present:*

John Bischoff, Planning Director  
Cathie Mahon, Community Development Secretary

*Other:*

David Courtland, Curry Coastal Pilot reporter  
And approximately 50 citizens in the audience

**CHAIRPERSON ANNOUNCEMENTS**

Chair Gorman announced with nine items on the agenda, the Commission would try to hear them but it may be determined if they cannot finish by 11:00 p.m., to continue the following evening, Wednesday, October 8, 2003.

**MINUTES**

By a 6-0 vote, the Planning Commission (motion: Commissioner Smith) approved the minutes as amended from the September 2, 2003 meeting.

**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 6-0 vote (motion: Commissioner Smith) the Planning Commission will send a favorable recommendation to City Council, File No. **CZ-1-03**, a request for a zone change from R-2 (Two-family Residential) to R-3 (Multi-family Residential), located on 2.6 acres at 1038 Chetco Avenue; Assessor's Map 41-13-06 BD, Tax Lots 2300 and 2302; Jerry Norman, applicant.

Commission Freeman disclosed he has supplied (building) materials to the applicant but felt there would be no conflict of interest.

Four Commissioners (Collis, Freeman, Gorman, and Nishioka) declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

The action was taken following questions and comments regarding the request from the following:

Jerry Norman	P. O. Box 1025	Brookings, OR
Skip Watwood	P. O. Box 1077	Brookings, OR

Entered into the record were 3 letters:

Gary & Barbara Lowden	1036 Chetco Avenue	Brookings, OR
Celia Weaver	580 Chetco Lane	Brookings, OR
Tricia and Dean Kenyon	P. O. Box 1966	Brookings, OR

The applicant waived their right to seven (7) days in which to submit written argument.

2. By a 4-1 vote (motion: Commissioner Gilmore; Commissioners Collis, Gilmore, Gorman and Nishioka voted in the affirmative; Commissioner Smith voted against) the Planning Commission will send City Council a favorable recommendation for File No. **CPZ-2-03**, an application for a Comprehensive Plan Change and zone change involving a portion of four tax lots consisting of a zone change from R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) to R-3 (Multi-family Residential) on Tax Lots 301, 400, and 401; a zone change on a portion of Tax Lot 301 from C-4 (Tourist Commercial) to R-3 (Multi-family Residential); a Comprehensive Plan change from residential to Commercial and a zone change from R-1-6 to C-4 on a portion of Tax Lot 200; located at 96707 East Harris Heights Avenue; Assessor's Map 40-14-36 A; Edward Hewitt, applicant.

Commissioner Freeman declared bias and left the bench.

Three Commissioners (Commissioners Collis, Gorman, and Nishioka) declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

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

Edwood Gossett	P. O. Box 4610	Brookings, OR
Larry Anderson	P. O. Box 1746	Brookings, OR
Bruce Barnett	1722 Arch Lane	Brookings, OR
Bill Nokes	P. O. Box 6998	Brookings, OR
Judith Hanson	1510 Seacrest Lane	Brookings, OR
Marty Grodin	1728 Arch Lane	Brookings, OR
Harold Ollenberger	1374 Glenwood Drive	Brookings, OR
Judith Capland	P. O. Box 4187	Brookings, OR

Entered into the record were letters in opposition by residents objecting to the proposed use:

Bruce Barrett	1722 Arch Lane	Brookings, OR
Patricia Helmuth	1734 Arch Lane	Brookings, OR
Wyn Dioletto	1404 View Court	Brookings, OR
Douglas Vogt	1717 Arch Lane	Brookings, OR
Ronald & Dorothy Fagundes	1730 Arch Lane	Brookings, OR
Dave Vetterlein	1719 Arch Lane	Brookings, OR
Rebecca Steffen	P. O. Box 130	Volcano, CA
Francia White	1516 Seacrest Lane	Brookings, OR
Donna Rivera	1368 Glenwood Drive	Brookings, OR
Bob & Carolyn Brown	1387 Glenwood Drive	Brookings, OR
Jerry Seare	1370 Glenwood Drive	Brookings, OR
Joan M. Ingram	1369 Glenwood Drive	Brookings, OR
Thomas J. Patrick	1371 Glenwood Drive	Brookings, OR
Shirley Swieringa	322 Spruce Street	Brookings, OR
S.M. Henry	1512 Seacrest Lane	Brookings, OR
Paul Stretars	P. O. Box 189548	Sacramento, CA
E. Martin Grodin	1728 Arch Lane	Brookings, OR
Dan & Jessica Gustafson	1705 Arch Lane	Brookings, OR
Ms. Carolyn Self	1405 Glenwood Lane	Brookings, OR
Joseph Oxendine,	Pres. of Harris Beach Homeowners Assoc.	P. O. Box 7954
Don & Donna Johnson	1515 Seacrest Lane	Brookings, OR
Bill Nokes	P. O. Box 6998	Brookings, OR
Judith Hanson	1510 Seacrest Lane	Brookings, OR
Harold Ollenberger	1374 Glenwood Drive	Brookings, OR
Judith Capland	P. O. Box 4187	Brookings, OR

Commissioner Freeman returned to the bench at 9:50 p.m. The Planning Commission recessed at 9:50 p.m. The meeting reconvened at 10:00 p.m. with the same six members present.

3. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission will send City Council a favorable recommendation for File No. **CPZ-3-03**, a request for a zone change from R-3 ( Multi-family Residential) to P/OS (Public Open Space), and a comprehensive plan amendment change from Residential to Open Space; located at 517 Railroad Street; Assessor's Map 41-13-05 CC, Tax Lot 1800; Curry County, applicant; Grant Young, representative.

Four commissioners (Collis, Freeman, Gorman, and Nishioka) 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.

The action was taken following questions or comments regarding the requests from the following:

Grant Young, Planning Director      P. O. Box 746      Gold Beach, OR

The applicants waived their right to seven (7) additional days in which to submit written argument.

4. By a 6-0 vote (motion: Commissioner Gilmore) the Planning Commission approved File No. **CUP-11-3**, a request for a conditional use permit to operate a dog grooming and inside kennel business, located at 2 Ross Road; Assessor's Map 41-13-06 DA, Tax Lot 13000; C-3 (General Commercial) zone; Manuel Lopez, applicant.

The motion was amended to exclude the following condition:

5. *The applicant shall sign and record a Deferred Improvement Agreement for street improvements along the Elk Drive frontage*

Two commissioners (Commissioners Gorman and Freeman) declare ex parte contact due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

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

Manuel Lopez, applicant	P. O. Box 6051	Brookings, OR
Katherine Korb	924 Weaver Lane	Brookings, OR

The applicants waived their right to seven (7) additional days in which to submit written argument.

5. By a 6-0 vote (Motion: Commissioner Gilmore) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-11-03**.
6. By a 5-0 vote (Motion: Commissioner Smith) the Planning Commission approved File No. **VAR-5-03**, a request for a variance to encroach 2.6 feet into the required 10 foot side yard setback; located at 846 Chetco Point Terrace; Assessor's Map 41-13-07 A, Tax Lot 422; R-2 (Multi-family Residential) zone; Daryn Farmer, applicant.

Commissioner Nishioka recused himself due to a possible conflict of interest.

Two Commissioners (Commissioner Gilmore and Gorman) declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The action was taken following questions and comments regarding the request from the following:

Daryn Farmer	P. O. Box 969	Brookings, OR
--------------	---------------	---------------

A letter was submitted as part of the record in favor of the variance from the property owner east of the subject property, 844 Chetco Point Terrace:

Mr. Ronald L. Walker	P. O. Box 8100	Brookings, OR
----------------------	----------------	---------------

The applicant waived their right to seven (7) additional days in which to submit written argument.

7. By a 5-0 vote (Motion: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **VAR-5-03**.

8. By a 5-0-1 vote (Motion: Commissioner Freeman; Commissioners Collis, Freeman, Gilmore, Gorman, and Nishioka voted in the affirmative; Commissioner Smith abstained due to absence from the special meeting that discussed this item) the Planning Commission will send to City Council a recommendation to approve File No. **LDC-5-03**, an amendment to Section 132, Interpretations and Exceptions, Sub-Section 020.E of the Land Development Code, to allow Recreational Vehicles, boats, trailers, pick-up campers, to be stored in the front and street side yard with certain restrictions.

The motion was made on the following wording:

- E. *Boats, trailers, pick-up camper, motor home, and similar recreation equipment may be stored, but not occupied, on a lot in an "R" district.*
1. *Parking or storage shall be at least five (5) feet from the front property line and at least three (3) feet from a street and interior side or rear lot line, except however, no storage shall be allowed within 20 feet from the corner along both property lines at a street intersection.*
  2. *All areas used for storage of such vehicle/equipment shall be paved.*

The action was taken following questions and comments regarding the request from the following:

John White	P. O. Box 3078	Harbor, OR
Robert Sheehan	905 Hassett	Brookings, OR

9. It was unanimously decided to continue File No. **LDC-6-03**, an amendment to requirements related to street side and rear yard setbacks, until the next public hearing, November 4, 2003.

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

1. By a 4-2 vote (motion: Commissioner Freeman; Commissioners Collis, Freeman, Gilmore, Gorman voted in the affirmative; Commissioners Nishioka and Smith voted to deny the request) the Planning Commission will send a favorable recommendation to Curry County; File No. **CR-AD-0338**, a request for a variance from setback requirements and size limitation for a "guest house", located at 15857 Oceanview Drive; Assessor's Map 41-13-09 CB, Tax Lot 5200; R-3 (Multiple-family Residential) county zone; Mary O. Jones, applicant.
2. By 6-0 vote (motion: Commissioner Gorman) the Planning Commission will send a favorable recommendation for a conditional use to place a manufactured home to serve as office space for auto sales, and a storage facility for vehicles and boats; located on 1.9 acres off Shopping Center Avenue; Assessor's Map 41-13-05 DA, Tax Lots 900 and 1000; John and Mary Whitaker, applicants.

#### **UNSCHEDULED PUBLIC APPEARANCES**

None.

**PROPOSITIONS AND COMMISSIONERS COMMENTS:**

Chair Gorman asked the commissioners to start thinking of suggestions to be included in the annual report for City Council, due January, 2004.

**REPORT OF THE PLANNING DIRECTOR**


None.

**ADJOURNMENT**

With no further business before the Planning Commission, the meeting adjourned at 12:08 a.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

A handwritten signature in cursive script, appearing to read "Randy J. Gorman", is written above a horizontal line.

Randy J. Gorman, Chair