

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
November 4, 2003**

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

Commissioners Present:

Jim Collis	Bill Dundom
Bob Gilmore	Randy Gorman
Bill Smith	Bruce Nishioka

Commissioner Absent:

Ted Freeman

Staff Present:

John Bischoff, Planning Director
Cathie Mahon, Community Development Secretary

Other:

Approximately 6 citizens in the audience

CHAIRPERSON ANNOUNCEMENTS

Chair Gorman welcomed Bill Dundom, the new commissioner to the Commission.

MINUTES

By a 6-0-1 vote, the Planning Commission (motion: Commissioner Collis; Commissioner Dundom abstained due to not being present at the meeting) approved the minutes as amended from the October 7, 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 3-3 vote (motion: Commissioner Collis) the Planning Commission denied the request to recommend to City Council, File No. **LDC-6-03**; amendments to the Land Development Code: Section 8, Definitions; Section 20, Single-family Residential (R-1) District; Section 24, Two-family Residential (R-2) District; Section 28, Multiple-family Residential (R-3) District, and Section 32, Mobile Home Residential (R-MH) District, to correct the requirements related to street side and rear yard setbacks.

Discussion ensued. Clarification and questions of the request were directed to Planning Director Bischoff and the following motion with conditions was voted unanimously.

2. By a 6-0 vote (motion: Commissioner Gilmore) the Planning Commission voted to approve the motion with the following staff recommendations:

- For all sections: the street yard shall not be required to increase with building height;
- Section 20, Single Family Residential (R-1) District, Sub-Section 060: Lot Width, Lot Coverage and Yard requirements be amended to read:

Side yards abutting a street shall be a minimum of 15 feet in width; and provided that the *non-street* side yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

- Section 24, Two Family Residential (R-2) District, Sub-section .060. C, be amended to read:

The minimum side yard shall be at least five (5) feet, except that the street side yard shall be a minimum of 10 feet. The *non street* side yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

- Section 28, Multiple Family Residential (R-3) District, Sub-section .060.C, be amended to read:

The minimum side and rear yard shall be at least five (5) feet, except that the street side yard shall be a minimum of 10 feet. The *non street* side yards *and* rear yard shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

- Section 32, Mobile Home Residential (R-MH) District, Sub-section .060. be amended to read:

That the side yards abutting a street shall be a minimum of 15 feet in width; and provided that the *non street* side yards *and* rear yard shall be increased by one-half foot for each foot by which the building height exceeds 15 feet.

- Section 8. Definitions, be amended to read:

Building, Height of – The average of the vertical distance measured from the highest peak of the roof to finish grade at the center of all four sides of the building.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 6-0 vote (motion: Commissioner Nishioka) the Planning Commission will send a favorable recommendation to Curry County; File No. **CR-AD-0345**, a request for a variance to encroach into the Riparian Corridor setback requirements, for the purpose of constructing a single-family dwelling; located at 98451 North Bank Chetco River Road; Assessor's Map 40-13-33 DA, Tax Lot 1100; RR5 (Single-family Residential, 5 acres minimum lot size) county zone; Mark and Becky McCourt, applicants.

A condition was placed on the motion to:

- Provide for county approval, plans for temporary erosion control measures to ensure that dirt from foundation and other excavations does not enter the stream course during construction and the period before the final planting of additional vegetation.

2. By 6-0 vote (motion: Commissioner Gilmore) the Planning Commission will send a favorable recommendation to Curry County for a conditional use permit, File No. **AD-0343**, to construct a single-family dwelling on a 5.35 acre parcel; located at Harbor Hills Heights Road; Assessor's Map 41-13-10, Tax Lot 308; Harbor Construction, applicant; Jim Capp, representative.

A condition was placed on the motion:

- That as recommended in the existing geological report, a site-specific geological report be completed once the actual site for the home is determined.

3. By a 6-0 vote (motion: Commission Gilmore) the Planning Commission will send a favorable recommendation to Curry County for a conditional use permit, File No. **AD-0347**, to construct a single-family dwelling on a 1.7 acre parcel; located on McVay Creek Road; Assessor's Map 41-13-14, Tax Lot 312; FG (Forests Grazing) zone; HW3 Development, Inc. and Dan Brittain, applicants; Stuntzner Engineering, representative.

A condition was placed on the motion:

- A site-specific geological study be required once the exact location of the house is determined.

UNSCHEDULED PUBLIC APPEARANCES

Rex Atwell approached the podium. Mr. Atwell stated he wanted the volunteers on commissions, boards, and firefighters to know he appreciated their dedication and good work.

REPORT OF THE PLANNING DIRECTOR

Planning Director Bischoff reminded the Commissioners about the joint hearing with City Council scheduled for November 24, 2003 at 7:00 p.m. There will be a presentation of the *Access Management Plan* by ODOT representatives who will explain the proposed *STA (Special Transportation Area)* from Thomas Creek to Chetco Bridge. . The Commission will be asked to recommend adopting the *Access Management Plan*. The City Council will consider the recommendation from the Planning Commission and vote to either adopt or deny it.

Planning Director Bischoff brought to the attention of two members whose terms are expiring in 2004. Commissioner Dundom filled the position when Commissioner Fritz retired; that term expires April 1, 2004. Commissioner Smith was advised his term expires on the same date. Both commissioners were advised to submit a letter to City Council for re-appointment.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

Chair Gorman reminded the commissioners that nominations for the chair, and vice-chair position will be held at the next Planning Commission meeting.

Annual Report:

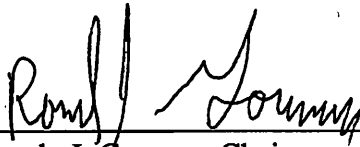
Discussion ensued with focus on contacting ODOT about a traffic light out of Dawson subdivision, having a stoplight or center turn lane. All commissioners agreed, with the increased density as a result of new subdivisions, traffic volume will increase, and studies need to be conducted to come up with solutions for accessing Highway 101 out of Dawson Road, and Carpenterville Road. Reducing the speed from Dawson Road to Easy Street on Highway 101 was a suggestion. Commissioner Smith concluded the discussion by stating we (the Planning Commission) cannot continue to approve developments without doing something about traffic flow and safe access.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. Gorman, Chair