

MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
April 1, 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.

Ernest Cofrances	Randy Gorman	John Bischoff, Planning Director
Ted Freeman	Bruce Nishioka	Cathie Mahon, Secretary
Russ Fritz		Ex Officio Michelle Carrillo

Commissioners Collis and Smith were not present at the meeting.

CHAIRPERSON ANNOUNCEMENTS

None.

MINUTES

By a 4-0-1 vote, the Commission (motion: Commissioner Freeman; Commissioner Fritz abstained due to absence at the meeting) approved the minutes of the March 4, 2003, regular 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 5-0 vote (motion: Commissioner Freeman) the Commission approved a request for an exemption from Section 172.060 of the Land Development Code which states *sidewalks shall be required for all proposed developments along all streets*; Assessor's Map 41-13-6 BB, Tax Lot 2300; located at 1214 Mar Vista Lane; Ulrich and Sylvia Luger, homeowners.

Planning Director, John Bischoff, stated the Luger's could request their final inspection after completing the *Deferred Agreement* forms.

2. By a 5-0 vote (motion: Commissioner Nishioka) the Commission approved a final map for File No. SUB-4-02, to divide a 3.15 acre parcel into a 15-lot subdivision, creating two new streets which will be an extension of Weaver Lane and Meadow Lane; located on Old County Road and Brookings city limits; Assessor's Map 40-13-32 CC, Tax Lots 100, 104, and 105; R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) zone; Donna and Allen Olander, applicants: Jim Capp, representative.

Planning Director Bischoff explained the Final Map came before the Commission because the applicant submitted a bond estimate to the City Engineer for unfinished site work. The map will not be signed off until final approval.

3. By a 5-0 vote, (motion: Commissioner Freeman) the Planning Commission approved File No. SUB 2-03, a request for a subdivision to be identified as *Vista Ridge*, to divide an 11.5 acre parcel of land into 45 residential lots, located at Parkview Drive and Airport Road; Assessor's Map 40-13-31 B, Tax Lots 401, 402, 1100 and 1101; R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) zone; Michael Mahar, and Pete Smart owners; Jim Capp, representative.

Four commissioners: Commissioner Freeman, Cofrances, Fritz, 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 this request

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

Jim Capp	P. O. Box 2937	Brookings, OR 97415
Don Hoag	17156 Mountain View Drive	Brookings, OR 97415
Darryl Niemi	P. O. Box 1722	Brookings, OR 97415
Lorna Curry	P. O. Box 1473	Brookings, OR 97415

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

4. By a 5-0 vote (motion: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB 2-03.
5. By a 5-0 vote (motion: Commissioner Nishioka) the Planning Commission approved File No. SUB-3-03, a request for a subdivision to be identified as *Garcia Subdivision*; to create six residential lots from a 1.18 acre parcel; located at Ransom Road and First Street; Assessor's Map 41-13-5 BB, Tax Lot 1300; R-2 (Two-family Residential) zone; Larry Garcia, applicant.

Four commissioners: Commissioner Freeman, Cofrances, Fritz, 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 this request.

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

Jim Capp	P. O. Box 2937	Brookings, OR 97415
----------	----------------	---------------------

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

6. By a 5-0 vote (Motion: Commissioner Nishioka) the Planning Commission approved the Final ORDER and Findings of Fact for File No. SUB-3-03.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

7. By a 5-0 vote (Motion: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-S-0302, a request for a 20-lot subdivision from a 9.79-acre parcel; and File No. AD-0309, a variance to the road standards regarding road width, cul-de-sac length, and driveway separation; to be identified as Crown Terrace II; R-2 (Residential Two) zone; Assessor's Map 41-13-4 B, Tax Lot 300; Randall and Janet Gerlach, applicants; Jim Capp, representative.

The following were recommended conditions placed on the motion:

- All streets be paved within the boundaries of the subdivision;
- Drainage from the property be engineered and handled so all down stream properties are protected;
- And that a turnout from Sunset Ridge Lane be provided for emergency vehicles.

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

Jim Capp

P. O. Box 2927

Harbor, OR 97415

UNSCHEDULED PUBLIC APPEARANCES

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

None.

REPORT OF THE PLANNING DIRECTOR

Planning Director Bischoff brought several items before the Commissioners.

- He reminded the Commissioners about the work study session with City Council regarding the *Master Plan for Harris Beach State Park*, on April 7, 2003.
- The following Monday, April 14th, John Trew, the city attorney, is conducting the annual discussion of *ethics*. The session starts at 6:00 p.m. and is expected to be an hour.
- The form (included in the packet) from the State of Oregon should be completed and mailed before April 15th or there is a penalty of \$10.00 for each day after the 15th.
- Per Commissioner Collis's request, letters of compliance were sent to both *Dan's Photo* and the *Fat Boy's Cookhouse* for removal of their abandoned signs.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 9:40 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Randy J. German, Chair