

**MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
February 3, 2004**

Chair Gilmore 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	Randy Gorman
Ted Freeman	Bruce Nishioka
Bob Gilmore	Bill Smith

*Commissioners Absent:*

Bill Dundom

*Staff Present:*

John Bischoff, Planning Director  
Cathie Mahon, Community Development Secretary

*Media:*

Curry Coastal Pilot reporter, Brian Bullock

*Other:*

Councilor Mickelson  
Approximately 20 citizens in the audience

**CHAIRPERSON ANNOUNCEMENTS**

None.

**MINUTES**

By a 5-0 vote (motion: Commissioner Freeman; Commissioner Smith abstained due to absence at the last meeting), the Planning Commission approved the minutes from the January 6, 2004 meeting as written.

Jim Collis asked that his copies of the correspondence between ODOT and the *Concerned Dawson Tract Citizens* be made part of the record to the Study Session minutes. Commissioner Freeman made a motion to table the January 20, 2004, Study Session minutes; it was unanimously voted in the affirmative.

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

None.

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

1. By 6-0 vote, (motion: Commissioner Smith) the Planning Commission approved the request for an extension of one year; File No. **CUP-3-03**, a conditional use permit to add 2,478 square feet to the floor area of an existing church; located at 540 Pacific Avenue; Assessor's Map 41-13-05 BC, Tax Lot 3000; R-3 (Multi-family Residential) zone; Brookings Presbyterian Church, applicant.

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

Pastor Warren Muller                      P. O. Box 697                      Brookings, OR

2. By a 6-0 vote, (motion: Commissioner Freeman) the Planning Commission approved the request for a final map; to divide a 1.15 acre parcel of land into a 6-lot subdivision, to be referred to as *Walton Subdivision*; located on the east side of Sixth Street and Jasmine Court (a new street); Assessor's Map 41-13-6 AA, Tax Lot 500; R-2 (Two-family Residential) zone; Ross Walton, applicant.

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

1. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission approved an application for a subdivision to create eleven (11) residential lots from a 3.5 acre parcel; to be referred to as *Ocean Way Estates*; located at Tanbark Road, and Edgecliff Drive (a new street); Assessor's Map 41-13-07 AA, Tax Lots 200 and 300; R-1-6 (Single-family Residential, 6,000 minimum lot size) zone; Ross Walton, applicant; File No. **SUB-2-04**.

The conditions of approval were amended to include:

- No. 10: *The C, C, & R's shall also contain a statement that the public beach access strip adjacent to the south side of the southerly property boundaries of Lots 1 thru 4 shall not be encroached into with buildings, fencing, landscaping or in any other form.*
- No. 20...*and 911 officials* shall be provided with an emergency access code for the gate.

All commissioners 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:

Ross Walton	P. O. Box 2071	Brookings, OR.
Don Petrucelli	539 Cushing Court	Brookings, OR.
Connie Drake	P. O. Box 6765	Brookings, OR
Naomi Cook	P. O. Box 1277	Brookings, OR.

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

2. By a 6-0 vote (Motion: Commissioner Nishioka) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **SUB-2-04**.
3. By a 6-0 vote (motion: Commissioner Gorman) the Planning Commission approved an application for a zone change from M-2 (General Industrial) to C-3 (General Commercial District), located at 805 Railroad; Assessor's Map 41-13-06 D, Tax Lot 309; Richard Wilson, applicant, File No. **CPZ-1-04**.

Before the hearing began, Commissioner Nishioka disclosed he was familiar with the applicant in an unrelated matter and would have no financial gain by hearing the case.

Commissioners Collis, Freeman, Smith 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:

Richard Wilson	117 Tanbark Road	Brookings, OR
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The applicant waived their right to seven (7) additional days in which to submit written argument.

4. By a 6-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CPZ-1-04**.

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

1. By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County in the matter of Files No. **AD-0401**, a request for a conditional use to construct a single-family dwelling on a 1.38 acre parcel; and **AD-0401**, a request to construct a single-family dwelling on a 2.62 acre parcel; within the county's FG (Forest Grazing) and NH (Natural Hazard) zones; HW3 Development, Inc. and Dan Brittian, applicants.

A recommended condition for both cases will be forwarded to the county:

- Any future development proposed at urban levels is required to include urban levels of services including roads and utilities.

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

Jan Sirchuk	P. O. Box 2711	Harbor, OR
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**UNSCHEDULED PUBLIC APPEARANCES**

None.

**REPORT OF THE PLANNING DIRECTOR**

None.

**PROPOSITIONS AND COMMISSIONERS COMMENTS:**

Commissioner Gorman asked staff to check into other easements and/or public right of way, in particular with the mention of the two off of Tanbark Road. Planning Director Bischoff responded he would contact the City Manager and discuss the issue with Community Development Director Lightle. Commissioner Collis mentioned the need for a stop sign at Hassett Street and Pioneer Road.

**ADJOURNMENT**

With no further business before the Planning Commission, the meeting adjourned at 9:24 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

A handwritten signature in blue ink, appearing to read 'R. Gilmore', is written over a horizontal line.

R. Gilmore, Chair