

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
March 2, 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	Bob Gilmore
Bill Dundom	Randy Gorman
Ted Freeman	Bruce Nishioka
	Bill Smith

Staff Present:

John Bischoff, Planning Director
Cathie Mahon, Community Development Secretary

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Approximately 16 citizens in the audience

CHAIRPERSON ANNOUNCEMENTS

None.

MINUTES

By a 6-0-1 vote (motion: Commissioner Freeman; Commissioner Smith abstained due to absence) the Planning Commission approved the minutes from the January 20, 2004 special meeting as written.

By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission approved the minutes from the regular meeting on February 3, 2004 as written.

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 7-0 vote, (motion: Commissioner Gorman) the Planning Commission approved the request for a final map approval for *Parkview Estates* to create 11 lots on a 3.47 acre parcel; located on the west side of Parkview Drive; Assessor's Map 40-13-31 CB, Tax Lots 800 and 803; R-1-6 (Single-family Residential) File No.CUP-3-03, Mike Maher, applicant; Jim Capp, representative.

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

Jim Capp	P.O. Box 2937	Harbor, OR
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- By a 7-0 vote, (motion: Commissioner Freeman) the Planning Commission approved the request for final map; to divide an 11.5 acre parcel of land into a 45 lot subdivision, to be referred to as *Vista Ridge* subdivision; located on the north side of Parkview Drive; Assessor's Map 40-13-31 B, Tax Lots 401, 402, 1100 and 1101; R-1-6 (Single-family Residential) zone; File No. **SUB-2-03**; Maher-Kessler Properties LLC, property owners; Jim Capp, representative.

The action taken following questions and comments regarding the request from the following:
 Jim Capp P. O. Box 2937 Harbor, OR.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

- By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission approved a conditional use permit to allow a shop building and storage yard; located at 603 Hemlock Street; Assessor's Map 41-13-06 DA, Tax Lot 5600; C-3 (General Commercial) zone; Lee Bond, property owner; Noah Bruce, representative; File No. **CUP-2-04**.

Before the hearing began Commissioners Nishioka, Gorman, and Freeman declared they had done business with the applicant but all three stated they could hear the case without bias.

Commissioners Collis, Freeman, Dundo, 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 Wise, representative for Bruce Brothers, Inc. P. O. Box 61 Brookings, OR.

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

- By a 7-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-2-04**.
- By a 7-0 vote (motion: Commissioner Collis) the Planning Commission approved an application for a conditional use permit to secure the existing automobile dealership and associated repair facilities that has been in operation on the subject site for the last 30 or more years on five tax lots, totaling approximately 1.0 acre; located on both sides of Spruce and Wharf streets; C-3 (General Commercial) zone; Assessor's Map 41-13-06 DA Tax Lots 6200, 6201, 9000, and 9200; Rich Bishop, applicant; File No. **CUP-3-04**.

The conditions of approval were amended to include:

- At any time in the future that the automobile display lot is moved to the vacant lot located at the southeast corner of Wharf Street and Spruce Street, the vacant lot shall be paved.

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 Bishop P. O. Box 267 Brookings, OR

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

4. By a 7-0 vote (Motion: Commissioner Nishioka) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP 3-04.
5. By a 7-0 vote (Motion: Commissioner Smith) the Planning Commission approved an application for a minor change to an existing conditional use, to increase the number of felines to be housed from 58 to 100; located at 828 Railroad Street; Assessor's Map 41-13-06 DB, Tax Lot 2800; I-P (Industrial Park) zone; South Coast Humane Shelter, applicant; Director Vicki Cooley of the South Coast Humane Shelter, representative; File No. CUP-5-00/MC-1-04.

Commissioners Freeman, Gorman, and Gilmore 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:
Vicki Cooley, Director to the Humane Society P.O. Box 3136 Harbor, OR

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

6. By a 7-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. CUP-5-00/MC-1-04.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-AD-0404, a request for a conditional use to construct a single-family dwelling on a 10 acre parcel within the county's FG (Forest Grazing) and NH (Natural Hazard) zones; located on McVay Creek Road in Harbor Hills; Assessor's Map 41-13-14 Tax Lot 201; HW3 Development, Inc. and Dan Brittain, property owners; Indian Point, Inc., applicant.
2. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. CR-AD-0406, a request for a conditional use to construct a single-family dwelling on a 2.86 acre parcel within the county's FG (Forest Grazing) and NH (Natural Hazard) zones; located on in the Harbor Hills area; Assessor's Map 41-13-14 Tax Lot 203; Charles and Kirstein Hurst Trust, property owners; Blue Heron Land Company, applicant.

The action was taken following questions and comments regarding the requests from the following:
Jan Sirchuk P. O. Box 2711 Harbor, OR

3. By a 7-0 vote (motion: Commissioner Collis) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. **CR-P-0401**, a request to divide a 0.78 acre parcel into two lots of 8660 square feet, and 25,260 square feet; located at 16290 Chapman Lane; R-2 (Residential Two) county zone; Assessor's Map 41-13-04 CD, Tax Lot 4900; Carol Dailey-Turner, applicant.

The action was taken following questions and comments regarding the requests from the following:
Carol Turner, applicant 16290 Chapman Lane Harbor, OR.

UNSCHEDULED PUBLIC APPEARANCES

Mr. Atwell addressed the commission on his continued concerns about the building projects on Parkview Drive.

REPORT OF THE PLANNING DIRECTOR

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

Commissioner Dundom expressed his appreciation to the commissioners for the get-well card after his hip surgery.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 9:03 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



R. Gilmore, Chair