

**MINUTES
BROOKINGS PLANNING COMMISSION
REGULAR MEETING
May 4, 2004**

Vice-Chair Collis called the regular meeting of the Brookings Planning Commission to order at 7:05 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 Ted Freeman
Bill Dundom Bill Smith
Emilia Parada, Ex Officio Student Commissioner

Commissioners Absent: Bob Gilmore, Randy Gorman, and Bruce Nishioka

Staff Present:

John Bischoff, Planning Director, and Dianne Snow, Assistant Planner
Cathie Mahon, Community Development Secretary

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Councilor Mickelson
Approximately 50 citizens in the audience

CHAIRPERSON ANNOUNCEMENTS

Vice-Chair Collis conducted the meeting due to Commissioner Gilmore absence.

MINUTES

By a 4-0 vote (motion: Commissioner Freeman) the Planning Commission approved the minutes from the regular April 6, 2004, meeting 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. The Planning Commission reviewed the request for an exemption from Section 172.060 A, which states *sidewalks shall be required for all proposed development along streets*, to allow a deferred improvement agreement for a development on Marina Heights Loop and Old County Road; Assessor's Map 40-13-32, CC, Tax Lot 1500; Bruce Brothers, Inc., applicant.

By a 3-1 vote (Motion: Commissioner Smith; Commissioners Smith, Dundom, and Collis voted in the affirmative, with Commissioner Freeman voting against) the Planning Commission approved the request with the following conditions:

- Old County Road to be constructed with full improvements including curb, gutter and sidewalk along the frontage of your property.
- A Deferred Improvement Agreement in lieu of street improvements, along the Marina Heights Road frontage, will be allowed with the understanding that the city retains the option to require the street improvements at the time further development is proposed on the property.

The action was taken following questions and comments regarding the request from the following:
Richard Wise, representative P. O. Box 61 Brookings, OR 97415

2. By a 4-0 vote (Motion: Commissioner Freeman) the Planning Commission approved a request for an extension of one year for File No. **SUB-6-03**, for a subdivision to be known as *Lilybrooke Subdivision*; to divide a 3.73 acre parcel of land into 5 lots; located at Fourth and Ransom Street; Assessor's Map 41-13-06 AB, Tax Lot 1200; R-2 (Two-family Residential) zone; Nora Stanhurst-Olson, property owner; Cari Early, representative

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 4-0 vote (Motion: Commissioner Freeman), the Planning Commission approved an application for a minor partition, to divide a .62 acre parcel into three lots, located on the east side of Homestead Road, north of Ransom Street, more specifically 1338 Homestead Road; Assessor's Map 41-13-06 BB, Tax Lot 703; R-1-6 (Single-family Residential) zone; Noah Bruce, applicant; File No. **M3-2-04**.

Before the hearing began Commissioner Freeman declared he had conducted business with the applicant but stated he could hear the case without bias.

All four 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:
Lloyd Matlock, representative P. O. Box 8026 Brookings, OR
Richard Wise, representative P. O. Box 61 Brookings, OR

Six letters were entered into the record by concerned residents from the subject neighborhood. Mr. Troy Watson, 830 Homestead Road, was spokesman at the meeting representing their concerns, which were: the existing dwelling is in a state of disrepair, and the proposed configuration is not in keeping with other lots in the neighborhood.

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

2. By a 4-0 vote (Motion: Commissioner Freeman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-2-04**.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 4-0 vote (motion: Commissioner Smith) the Planning Commission will send a favorable recommendation to the Curry County Planning Department in the matter of File No. **CR-AD-0414-04**, a conditional use permit to operate a car lot on a 5.33 acre parcel; C-1 (Light Commercial) zone; located at the intersection of Highway 101 and Gerlach Lane; Assessor's Map 41-13-09 BB, Tax Lot 3300; Les Walker, applicant.

The following suggested conditions were included in the motion:

- Gerlach Lane be widened and paved to the full 30 foot width for the first 100 feet from the highway
- That a gravel parking area be allowed for an 18 month period or until final mitigation of the wetlands is determined, whichever comes first.
- That the County contact ODOT about the need or feasibility of prohibiting parking along the frontage of the subject property.

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

Les Walker, applicant	15572 Napa Lane	Brookings, OR 97415
Wayne Krieger, State Representative	95702 Skyview Ranch	Gold Beach, OR 97444
Rose Starer	P. O. Box 2955	Brookings, OR 97415

Seven (7) signatures were entered into the record from residents in the neighborhood in opposition to the proposal in the form of letters and petitions. Their concerns were: construct a solid fence around the property, maintenance and traffic on Gerlach Lane, that the lighting not shine into the surrounding properties, and limit the noise factor such as music coming from the business. Additional issues were: car carriers not unload from Highway 101, and post "no parking" signs to deter potential customers from parking on the highway to look at vehicles.

2. By a 3-1 vote (motion: Commissioner Freeman; Commissioners Smith, Freeman, and Collis voted in the affirmative with Commissioner Dundom voting against the motion) the Planning Commission will send a favorable recommendation to the Curry County Planning Department in the matter of File No. **CR-AD-0415-04**, a request for a Conditional Use permit to operate an 8-unit mobile home park on a 1.05 acres parcel, to be known as *Sunset Beach Mobile Park*; R-2 (Residential) county zone; located on Hoffeldt Lane; Richard Wilson and Larry Garcia, applicants.

The following suggested conditions were included in the motion:

- Peer review of the engineered plans for stormwater drainage, provided by the applicant, should be accomplished prior to issuing of the development permit for the park. The drainage plan should consider any springs located on the property.
- All streets within the manufactured dwelling park should be paved to the width and standards required by Building Codes.
- Any suggestions from Harbor Rural Fire Protection District regarding fire hydrants should

- be required,
- Perimeter fencing, screening of outside storage and dumpsters, a stop sign and directing lighting away from neighbors should be considered as conditions of approval.
- Park Rule and Regulations, submitted by the applicant should be made conditions of approval.

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

Larry Garcia, applicant	P. O. Box 3000	Harbor, OR 97415
Richard Wilson	P. O. Box 1077	Brookings, OR 97415
Don Hoag, engineer	17156 Mountain Drive	Brookings, OR 97415
Dave Bradford	98117 Hoffeldt	Brookings, OR 97415
Rose Starer	P. O. Box 2955	Brookings, OR 97415
Bonnie Morin	P. O. Box 893	Brookings, OR 97415

Thirty-six (36) signatures from residents in the neighborhood in opposition to the proposal in the form of letters and petitions were entered into the record. The questions expressed were: how will trash service assess the property, has a drainage study been done, and where will the mailboxes be placed. The issues were: erect a sight-obscuring fence surrounding the park, excessive traffic on E. Hoffeldt which is a dead end street, inadequate drainage and erosion of land fill on the subject property, density of homes on the lot, and illumination of the proposed placement of the streetlight into surrounding property.

3. By a 4-0 vote (Motion: Commissioner Smith) the Planning Commission voted to send a favorable recommendation to the Curry County Planning Department in the matter of File No. **CR-P-0402**, a request for a partition to create 3 lots on a 1.87 acre parcel; located at 97613 Marina Heights Loop; R-1 (Residential) county zone; Assessor's Map 40-13-32 CA, Tax Lot 3500; Steve M. Martin and Patricia Stadnyk, applicants.

The following suggested conditions were included in the motion:

- The applicant shall dedicate to the County, for right-of-way purposes, that portion of the subject property that is shown as currently being an easement for Marina Heights Loop.
- The final plat shall show the access strip for Parcel 2 extending completely to Marina Heights Loop.
- The applicant shall record a reciprocal access agreement providing access from the single driveway to all of the lots.
- Prior to recordation of the final plat map the applicant shall come to agreement with the City of Brookings for the provision of water service to each of the proposed lots.

UNSCHEDULED PUBLIC APPEARANCES

None.

REPORT OF THE PLANNING DIRECTOR

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS:

- Commissioner Smith voiced his concern about the time staff spends preparing county referrals, and the commissioners spending time during public hearings to review the county request(s).
- He also commented on File No. VAR-1-04, the case heard April 6, 2004. One of the conditions was "the applicant shall provide the means to prevent parking in the front of the building and thus preventing vehicles from backing into Railroad Avenue." Smith said he recently observed that cars are parking on the Railroad side of the business, and asked staff to contact the owner to adhere to this condition.

ADJOURNMENT

With no further business before the Planning Commission, the meeting adjourned at 10:21 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



R. Gilmore, Chair