MINUTES BROOKINGS PLANNING COMMISSION

Regular Meeting August 3, 2004

Vice-Chair Collis assumed the chair and called the 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

Ted Freeman

Bill Dundom

Bill Smith

Randy Gorman

Commissioners Absent:

Bruce Nishioka and Bob Gilmore

Staff Present:

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

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Approximately 20 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

Vice-Chair Collis announced the cancellation of three cases from the agenda: Item 8.2-File No. SUB-4-02/MC-1-04 and county referral items 9.2 and 9.3: File No.CR-S-0403, and File No.CR-S-0404.

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

- By a 5-0 vote (motion: Commissioner Gorman) the Planning Commission approved a request for a
 minor change to adjust the required setback for a driveway approach to Lot #3 of the Spindrift
 Subdivision; located at the corner of Pacific Heights and Dawson Road; Assessor's Map 40-14-36
 BB, Tax Lot 5000; R-1-6 (Single-family Residential) zone; File No. SUB-2-02/MC-1-04; Gary
 Cooper, applicant for GLC Construction; Waid & Barbara Woodruff, property owners.
- 2. By a 5-0 vote (motion: Commissioner Freeman) the Planning Commission approved the final map for a 5-lot subdivision, known as *Lilybrook Subdivision*; located at Fourth and Ransom Streets; Assessor's Map 41-13-06AB, Tax Lot 1200; R-2 (Two-family Residential) zone; File No. **SUB-6-03**; Cari Early, applicant, Roberts & Associates, representative.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. Continuation of File No. PUD-2-03 from the July 6, 2004 Public Hearing: By a 3-2 vote (motion: Commissioner Freeman; Commissioners Freeman, Dundom, and Collis voted in the affirmative; Commissioners Gorman and Freeman voted in opposition) the Planning Commission approved the application for a Planned Unit Development to be known as Ransom Creek, to divide a 9.09 acre parcel into 36 condominium units; located at the intersection of Brooke Lane and Timberline Drive; Assessor's Map 40-13-31CA, Tax Lot 900; R-1-6 (Single-family, 6,000 square foot minimum lot size) zone; and 40-13-31CD, Tax Lot 4900; R-1-10 (Single-family Residential, 10,000 square foot minimum lot size) zone; Bruce Brothers LLC, applicant; Jim Capp, representative.

No additional testimony was allowed as the public hearing was closed at the July 6, 2004, meeting and only written testimony was entered into the record.

The motion was amended to include the following condition to the Conditions of Approval:

- Prior to any construction on the site including grading, the applicant shall, with a qualified expert, investigate the wetland identified in a survey completed by a previous owner and shown on Exhibit X-3 of the record. If a wetland is identified, the applicant shall take all steps necessary to abide by all applicable laws.
- 2. By a 3-2 vote (motion: Commissioner Freeman; Commissioners Freeman, Dundom, and Collis voted in the affirmative; Commissioners Gorman, and Smith voted in opposition) the Planning Commission approved the amended Final ORDER and Findings of Fact for File No. **PUD-2-04.**
- 3. By a 5-0 vote (motion: Commissioner Gorman) the Planning Commission approved a request for a minor partition to divide a 2.02 acre parcel into 3 lots; located at 16960 Parkview Drive; Assessor's Map 40-13-31CB, Tax Lot 801; R-1-6 (Single-family Residential, 6,000 square foot minimum lots size) zone; Benjamin Murray, applicant; Roberts & Associates, representative; File No. M3-6-04.

The motion was amended to include the following condition:

a. Power poles within the sidewalk area are to be relocated, if authorized by Coos Curry Electric Cooperative, Inc.

Commissioners Gorman, Smith, and Collis 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:

Benjamin Murray

P. O. Box 665

Brookings, OR 97415

4. By a 5-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the amended Final ORDER and Findings of Fact for File No. M3-5-04.

5. By a 5-0 vote (Motion: Commissioner Smith) the Planning Commission will send a recommendation to City Council to approve the request for a zone change from I-P (Industrial) to C-3 (General Commercial), located at 340 Pacific Avenue, 769 and 777 Cottage Street; Assessor's Map 41-13-06DB, Tax Lot 2700 and 41-13-06DA, Tax Lots 1700, 1900, and 1901; William Sewell, applicant; James Reynolds, representative; File No. CPZ-3-04.

All the commissioners declared ex parte having visited the area and familiarity with the restaurant at the subject properties. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

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

James Reynolds

P. O. Box 7067

Brookings, OR 97415

6. By a 4-1 vote (Motion: Commissioner Dundom; Commissioners Freeman, Collis, Smith and Dundom voted in the affirmative; Commissioner Gorman in opposition) the Planning Commission approved the request for a minor partition to divide a .55 acre parcel into 2 lots; located at 1013 Seventh Street; Assessor's Map 40-13-31DD, Tax Lot 2400; R-1-6 (Single-family Residential, 6,000 minimum lots size) zone; Gomer & Shirley Rettke, applicant; Roberts & Associates, representative; File No. M3-6-04.

Commissioner 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 requests from the following: Rich Roberts, Roberts & Associates P. O. Box 2791 Harbor, OR. 97415

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

7. By a 4-1 vote (Motion: Commissioner Dundom; Commissioners Freeman, Collis, Smith and Dundom voted in the affirmative; Commissioner Gorman in opposition), the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-6-04.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 5-0 vote (Motion: Commissioner Dundom) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. **CR-P-0405**, a request for a partition of a 1.25 acre parcel into two parcels; located at 16643 Crown Terrace; Assessor's Map 41-13-04BB, Tax Lot 2900; R-3 (Residential) county zone; John and Jennifer Donnelly, applicants.

UNSCHEDULED PUBLIC APPEARANCES

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS

None.

PLANNING DIRECTOR COMMENTS:

Planning Director Bischoff discussed the issue of lengthy meetings such as those recently experienced with one ending at midnight and another at 2 a.m. One of the solutions would be, if staff had a full and lengthy agenda, to advise the chairman of a time to end the hearing, and determine a date for the second part of the agenda. The suggested proposal is to end public hearings at 10:30 p.m. and have a second meeting with any carry-over cases and issues.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting adjourned at 10:02 p.m.

Respectfully submitted,

Jim Oll.

BROOKINGS PLANNING COMMISSION