

MINUTES
BROOKINGS PLANNING COMMISSION
Regular Meeting
September 7, 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 Bruce Nishioka
Randy Gorman Bill Smith
Emilia Parada, Ex Officio Student Commissioner

Commissioners Absent:

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 15 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

None.

MINUTES

By a 6-0 vote (motion: Commissioner Freeman) the Planning Commission approved the minutes for the special meeting on July 27, 2004 and the continuance on August 17, 2004, as written.

By a 5-0-1 vote (motion: Commissioner Freeman; Commissioners Dundom, Smith, Freeman, Gorman, and Collis voted in the affirmative; Commissioner Nishioka abstained due to absence at the meeting) the Planning Commissioner approved the minutes of August 3, 2004, as amended

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

1. By a 6-0 vote (motion: Commissioner Dundom) the Planning Commission approved the final map to divide a 2.96 acre lot parcel into a 14 lot subdivision to be known as *Oakwood Subdivision*: located at Parkview Drive and Hampton Lane; Assessor's Map 40-13-31 C, Tax Lots 601 and 603; File No. **SUB-9-03**; Kurt Kessler, applicant.

2. By a 6-0 vote (motion: Commissioner Gorman) the Planning Commission approved the final map for an 11-lot subdivision, known as *Ocean Way Estates*; located on the west side of Tanbark Road; Assessor's Map 41-13-07AA, Tax Lots 601 and 603; File No. **SUB-2-04**; Ross Walton, applicant.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-1 vote (motion: Commissioner Gorman; Commissioners Collis, Dundom, Nishioka, Gorman, and Freeman voted in the affirmative; Commissioner Smith voted in opposition) the Planning Commission approved the application for variance to encroach 5 feet into the required 10 foot side yard setback of an accessory structure; located at 912 Easy Street; Assessor's Map 41-13-06AB, Lot 1500; R-1-6 (Single family residential, 6,000 square foot minimum lot size) zone; Brian Woosley, applicant, File No. **VAR-3-04**.

2. By a 5-1 vote (motion: Commissioner Freeman; Commissioners Collis, Dundom, Nishioka, Gorman and Freeman voted in the affirmative; Commissioner Smith voted in opposition) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **VAR-3-04**.

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

Brian Woosley P. O. Box 883 Brookings, OR 97415

Read into the record was a letter from:

Patrick & Susan Dodgen P. O. Box 1628 (Barbara Lane) Brookings, OR 97415

There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

3. By a 6-0 vote (motion: Commissioner Smith) the Planning Commission approved a request for a conditional use permit to establish a dwelling group of two single-family units on a 0.32 acre parcel; located at 524 Myrtle Street; Assessor's Map 41-13-05CA, Tax Lot 102; R-1-6 (Single-family Residential, 6,000 square foot minimum lots size) zone; Bart Kast, applicant; File No. **CUP-6-04**.

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

- *The applicant must contact the U.S. Post Office to determine appropriate mailbox location.*

- *A 6-foot high fence must be constructed along the northwest property line to provide a visual barrier.*

Commissioners Gorman, and Freeman declared they had done business with the applicant but stated they could hear the case with bias. Commissioner Smith, and Freeman 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.

A recess was declared at 9:16 p.m. The meeting reconvened at 9:21 p.m. with the same six board members. Ex Officio Parada left the meeting.

At the request of the applicant and agreement from the Chair, the public hearing was re-opened at 9:40 p.m. (The applicant wanted clarification of the fence placement). The public hearing was officially closed at 9:42 p.m.

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

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|---------------|-------------------|---------------------|
| Bart Kast | 17230 Rustic Lane | Brookings, OR 97415 |
| John Babin | 514 Mrytle Street | Brookings, OR 97415 |
| Bill Youngman | 418 Pine Street | Brookings, OR 97415 |

Letters were read into the record from the following:

| | | |
|--------------------|-------------------|---------------------|
| Deane Roppe | 420 Pine Street | Brookings, OR 97415 |
| John & Ellen Babin | 514 Mrytle Street | Brookings, OR 97415 |

There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

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

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 6-0 vote (Motion: Commissioner Gorman) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. **CR-P-0409**, a request for a partition of a 0.89 acre parcel into two parcels; located at 16691 Crown Terrace; Assessor's Map 41-13-04BB, Tax Lot 1300; R-3 (Residential) county zone; Bill and Barbara Giles, applicants.

UNSCHEDULED PUBLIC APPEARANCES

None.

PROPOSITIONS AND COMMISSIONERS COMMENTS

None.

PLANNING DIRECTOR COMMENTS:

Planning Director Bischoff said no cases have been filed for the October 5th public hearing. A meeting will be held sometime in October to review the new Downtown Business (DB) zone district and members will be contacted for that hearing.

- Bischoff reported a couple of meetings. On Monday, September 13, 2004, the Borax project will be heard before City Council.
- An appeal of the Planning Commissions approval of File No. **PUD-2-04**, the planned development for Ransom Creek Condominium project will be heard before City Council on Monday, September 27th.

Several members requested copies of the appeal, and any new documents.

ASSISTANT PLANNER COMMENTS:

Assistant Planner Snow updated the Planning Commission on their recommendation for approval on two county cases heard and forwarded to the county for their public hearings.

- In July for Margaret Cockran and Kim Jones, File No. **CR-S-0402**, a replat in the Crestline Subdivision was approved.
- In August for John & Jennifer Donnelly, File No. **CR-P-0405**, a request for a partition was approved along with the condition suggested by the Planning Commission:

Prior to construction of Parcel 1, an engineered storm drainage plan be submitted and approved to prevent runoff from damaging other properties.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting adjourned at 10:15 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



R. Gilmore, Chairperson