

MINUTES
BROOKINGS PLANNING COMMISSION
Regular Meeting
November 2, 2004

Chairman Gilmore called the meeting of the Brookings Planning Commission to order at 7:00 p.m. in the Council Chambers at the 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 Bob Gilmore
Bill Smith
Emilia Parada, Ex Officio Student Commissioner

Staff Present:

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

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Approximately 10 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

Chair Gilmore announced this would be Commissioner Freeman's last meeting because he is moving out of the City of Brookings and therefore cannot serve on the commission. Best wishes were extended to him for his 17 years of service.

The Chair announced a change in the agenda. Item 9.1, a county referral, File No. **CR-AD-0444/PUD-0401**, will not be heard because of some incomplete application items.

MINUTES

By a 6-0-1 vote (motion: Commissioner Collis; Commissioners Dundom, Freeman, Gilmore, Gorman, Nishioka and Collis voted in the affirmative; Commissioner Smith abstained due to absence at the meeting) the Planning Commission approved the minutes of the regular meeting on October 5, 2004 as written.

By a 5-0-2 vote (motion: Commissioner Freeman; Dundom, Freeman, Gorman, Nishioka and Gilmore vote in the affirmative; Commissioners Collis and Smith abstained due to absence) the Planning Commission approved the minutes of the special meeting (from October 5 hearing) on October 19, 2004, as written.

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

1. By a 4-3 vote (motion: Commissioner Collis; Commissioners Gorman, Dundom, Gilmore and Collis voted in the affirmative; Commissioners Freeman, Nishioka, and Smith voted against the motion) the Planning Commission voted to approve a request for an exemption from Section 172.060, which requires street and sidewalk improvements, to allow a deferred improvement agreement for a building permit to construct a single-family dwelling; located at West Blueberry; Bruce and Laura Dodd.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission voted to approve a request for a subdivision to be known as the *Larry Subdivision*, to divide a 1.00 acre parcel of land into a five lot subdivision; located at Ransom Avenue and Second Street; Assessor's Map 41-13-06BB, Tax Lot 3600; R-2 (Multi-family Residential) zone; Larry Garcia, applicant, File No. **SUB-5-04**.
2. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission voted to approve the Final ORDER and Findings of Fact for File No. **SUB-5-04**.

All seven 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:

Larry Garcia, applicant	P. O. Box 3000G	Harbor, OR
Don Hoag, engineer	17156 Mountain Drive	Brookings, OR
Sally Laasch	P. O. Box 7816	Brookings, OR

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

3. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission approved an application for a minor partition to divide a 1.03 acre parcel into 2 lots; located at 619 Memory Lane between Cove Street and Memory Lane; Assessor's Map 41-13-06DD, Tax Lot 1003; I-P (Industrial Park) zone; Robert Allsup, applicant; Lloyd Matlock, representative; File No. **M3-7-04**.

The motion was amended to include the following condition:

- The applicant must sign and record a DIA (Deferred Improvement Agreement) for the installation of the required 20 foot wide landscaped area adjacent to the front property line (Cove Road) and an eight foot high, sight-obscuring fence, wall or landscaping around outside storage areas. This DIA will be implemented either one year from the date of this order or when development occurs on Parcel 2, whichever comes first. This condition of approval must be noted on the partition parcel.

4. By a 7-0 vote (motion: Commissioner Gorman) the Planning Commission voted to approve the Final ORDER and Findings of Fact for File No. M3-7-04.

Commissioners Collis, Freeman, and Dundum 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

P. O. Box 8026

Brookings, OR

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

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

None.

UNSCHEDULED PUBLIC APPEARANCES

None.

PLANNING DIRECTOR COMMENTS:

Planning Director Bischoff extended appreciation to Commissioner Freeman for his 17 years of service on the commission.

PROPOSITIONS AND COMMISSIONERS COMMENTS

Commissioner Dundum made a motion, and it was unanimously approved by a 7-0 vote, to send a recommendation to City Council to look at the parking problem at Fawn Avenue and Ransom.

Commissioner Gorman asked Bischoff if Lundeen Lane could be widened. Bischoff's response was lack of funds prevents it from being widened.

ASSISTANT PLANNER COMMENTS:

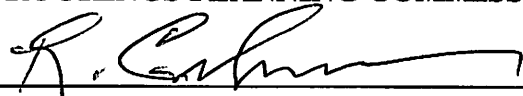
Assistant Planner Snow updated the Planning Commission on their recommendation for approval on a county case heard at the October 5th meeting:

- File No. CR-P-0452, a request for a conditional use permit to construct a 100 foot high monopole, telecommunications tower on the west side of Carpenterville Road, was approved by the County and included the two conditions suggested by the Planning Commission.
 - That the maximum height of the tower be held to 110 feet including antennas as per the applicant's submittal.
 - That the county ensures the fall line of the tower would not be across the actual travel way of Highway 101. The right-of-way in that area is 225 feet wide but where the actual travel way is located within the right-of-way should be located to determine if the tower poses a threat.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting adjourned at 8:17 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION



R. Gilmore, Chairperson

12-07-04