

MINUTES
BROOKINGS PLANNING COMMISSION
Regular Meeting
August 2, 2005

Chair Nishioka 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	Randy Gorman
Rick Dentino	Ron Hedenskog
Bill Dundom	Bruce Nishioka
	Bill Smith

Staff Present:

John Bischoff, City Planner; Dianne Snow, Senior Planner; and Cathie Mahon, Community Development Secretary

Media: Coastal Pilot reporter, Brian Bullock

Other:

Approximately 20 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

1. By a 5-1-1 vote (motion: Commissioner Collis; Commissioners Collis, Dentino, Gorman, Hedenskog, and Nishioka voted in the affirmative; Commissioner Dumdum voted against the order, and Commissioner Smith abstained due to a conflict of interest) the Planning Commission approved the Final Order to denied the request for a variance to have a non-conforming shed located at 1003 Ruth Lane, William Burlletson, applicant; File No. **VAR-2-05**.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote (motion: Commissioner Smith) the Planning Commission will send a recommendation to City Council to approve the request for an annexation of a 3,500± square foot parcel of land adjacent to the easterly side of Old County Road and a 2,940 ± square foot parcel adjacent to the northerly city limits and the westerly boundary of Tax Lot 1700, Assessor's Map 40-13-32-CA; parcels part of the *Pacific Terrace* Planned Unit Development (File No. PUD-1-04), Bruce Brothers LLC, applicant, File No. **ANX-1-05**.

Commissioners Hedenskog 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, office manager for Bruce Brothers P. O. Box 61 Brookings, OR 97415

A 10 minute recess was declared at 9:12 p.m. The meeting reconvened at 9:22 p.m. with the same seven members present.

2. By a 6-1 vote (motion: Commissioners Dundom; Commissioners Collis, Dentino, Dundom, Gorman, Hedenskog, and Nishioka voted in the affirmative; Commissioner Smith voted against the request) the Planning Commission approved the request for a minor change to File No. **PUD-1-04/MC-1-05**, a Planned Unit Development, *Pacific Terrace*, to the setback requirements for R-2 (Two-Family Residential) zone be applied instead of SR-20 (Suburban Residential) zone; located at Old County and Marina Heights; Assessor's Map 40-13-32CC, Tax Lot 1500; Bruce Brothers, applicants.

The following supplemental conditions were included in the motion and added to the Conditions of Approval from the original meeting on July 6, 2004:

- 58) Prior to construction of the street segment from Marina Heights Loop to the project boundary (that portion through Tax Lot 300) the applicant shall provide the city with a copy of the recorded easement for that right-of-way segment.
- 59) The gate to the entrance of the project from Marina Heights Loop shall be placed at least 30 feet beyond the right-of-way for Marina Heights Loop and the access code shall be coordinated with emergency services.
- 60) A stop sign shall be placed at the intersection of the Pacific Terrace Loop and Marina Heights Loop.
- 61) A street name sign shall be placed at the intersection of the Pacific Terrace Loop and Marina Heights Road.
- 62) A street light shall be placed at the intersection of Pacific Terrace Loop and Marina Heights Road.
- 63) The final plat shall contain the following note: "Lots 14, 15, 16, 17, 23, 24, 25, 26, 27, and 28 shall meet the appropriate setback standard of the SR-20 zone. *All other lots are allowed to have yard setbacks as follows:*

Front ----- 20 feet
Side ----- 5 feet
Rear ----- 5 feet

Side and rear yard setback shall increase by ½ foot for each foot of building height over 15 feet. Building height shall be determined as defined in the Land Development Code. (Amended by the Planning Commission, August 2, 2005).

Commissioners Hedenskog 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, office manager for Bruce Brothers	P. O. Box 61 Brookings, OR 97415
Pete Caesar	935 Marina Heights Road Brookings, OR 97415
Jim Gardner	P. O. Box 1286 Gold Beach, OR
Pearl Casovia	P. O. Box 6302 Brookings, OR 97415

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

3. By a 6-1 vote (motion Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **PUD-1-04/MC-1-05**.
4. By a 7-0 vote (motion: Commissioner Smith) the Planning Commission voted to send to City Council a recommendation to not approve the request for an annexation of 8 tax lots located along Parkview Drive between Hampton Lane and Vista Ridge Drive; identified as Assessor's Map 40-13-31B, Tax Lots 1317, 1321, 1398, 1801, 1900 and Assessor's Map 40-13-31CB, Tax Lots 1300, 1400, and 1401 along with the segments of Parkview Drive between Hampton Lane and Welch Court, between Vista Ridge Drive and the easterly boundary of the Vista Ridge Subdivision and that portion of Gowman Lane, west of Vista Ridge Drive to the westerly boundary of Vista Ridge Subdivision; File No. **ANX-2-05**, City initiated.

The Commission requested the following questions and concerns be forwarded to City Council:

- Property owners who do not want to annex, should not be forced to annex.
- Is it necessary to upgrade the water main on Parkview Drive to a 10" main for the full length; and if necessary, should it be done prior to the (County's) overlay of Parkview?
- The Commission requested that the complaints (as heard at the meeting) of drainage from the *Vista Ridge Subdivision* causing problems on Parkview Drive be addressed prior to the overlay.
- Before the overlay, the water and sewer mains should have a "T" that would allow future extension into Dodge Avenue should be considered.

Commissioners Dentino, Dundom, Hedenskog, Smith and Gorman declared ex parte due to familiarity with the subject properties by either living or driven in the subject area. 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 answers regarding the request from the following:

Daniel Loeffelholz	96975 Rustic Road	Brookings
Theodore Tsunokai	17136 Parkview Drive	Brookings
Earl Layne	17119 Parkview Drive	Brookings
Paul Guernsey	17163 Parkview Drive	Brookings

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

- 1, 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-AD-0523**, for a conditional use permit to construct a 110 foot high monopole telecommunications tower with panel antennas. A 12' x 20' prefabricated equipment building, 10 feet in height, will be located at the base of the tower; located at the intersection of 17344 Carpenterville Road and Highway 101; Assessor's Map 40-14-25; Tax Lot 1305; US Cellular, applicant; Allen Potter for Eagle Consulting Group, representative; South Coast Lumber, property owner.

Recommendations will be forwarded to the county:

- No lighting shall be permitted on the tower except as required by the FAA.
- No advertising or signs of any type are to be placed on the tower except those required or necessary for safety and warnings.

UNSCHEDULED PUBLIC APPEARANCES

None.

PLANNING STAFF COMMENTS

City Planner Bischoff updated the commission:

- File No. **MPD-1-04, Remand**, the Lone Ranch Master Plan of Development. The remand is the applicant's (U.S. Borax) response to the LUBA (Land Use Board of Appeals) remand concerning two issues: lot size and the *Western Lilies*. The public hearing for the Remand goes before City Council on August 22, 2005 at 7:00 p.m.
- Bischoff also reminded the Commission about the Annual City Picnic schedule for August 27th at Azalea Park.
- A reminder that the second meeting of the month for the Planning Commission is scheduled August 16, 2005.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting was adjourned at 12:08 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Bruce Nishioka, Chairperson