

MINUTES
BROOKINGS PLANNING COMMISSION
Regular Meeting
September 6, 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

Commissioner Absent: Bill Smith

Staff Present:

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

Media: Coastal Pilot reporter, Brian Bullock

Other:

Approximately 15 citizens in the audience and Councilor Mickelson.

CHAIRPERSON ANNOUNCEMENTS

Chairman Nishioka announced the withdrawal of File No. **CUP-4-05**, an application for a Conditional Use Permit to operate a short term rental from a residential dwelling unit; located at 1303 Moore Street #202; Assessor's Map 41-13-06CB, Tax Lot 90005; R-3 (Multi-family) zone; Kenneth Bortles, applicant. He noted that due to the objection as expressed in over a dozen letters from Pacific Cliff Cove residents, the Bortles withdrew their request.

MINUTES

1. By a 6-0 vote (motion: Commissioner Dentino) the Planning Commission approved the minutes of August 16, 2005, as written.

FINAL ORDERS

1. By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final Order for File No. **VAR-3-05**, in denying a request for a variance to allow a 2-foot side yard setback for a garage; located at 1105 Brytus Place; Kenneth Brytus, applicant.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (motion: Commissioner Dentino) the Planning Commission approved the request for a street name change from Chetco Avenue to Fleet Street; Assessor's Map 41-13-6DA, Tax Lots 10100, 10200, 10300, and 10400; Brookings Natural Food Co-op, Dr. Charles Hurst D.D.S., First Impressions Printing, and Fitzgerald Financial, applicants.

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

Joyce Tromblee, Brookings Natural Food Co-op, 630 Chetco Avenue

2. By a 6-0 vote (motion: Commissioner Gorman) the Planning Commission approved File No. **CUP-3-05**, a request for a conditional use permit to construct a dwelling group consisting of two single-family dwellings; located at 996 Parkview Drive; Assessor's Map 40-14-36, Tax Lot 702; R-1-6, (6,000 square foot minimum lot size) zone; Larry and Susan Anderson, applicants.

Commissioner Gorman stated he resides on Parkview Drive but could hear the request without bias. All the commissioners with the exception of Chair Nishioka, 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:

Charles Smith, Stuntzner Engineering, representative, P. O. Box 2748 Harbor

The motion was amended to include the following conditions and added to the Final Order:

- Applicant must coordinate the location of the mailboxes with the US Post Office and site the mail boxes so as to leave at least 48 inches of unobstructed sidewalk area.
- The applicant shall submit a site plan to ODOT District 7 for review and comment on the site's access and drainage prior to issuance of building permit.

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

3. By a 6-0 vote (motion: Commissioner Dundom) the Planning Commission approved the Final Order and Finding of Fact for File No. **CUP-3-05**.
4. By a 6-0 vote (motion: Commissioner Dentino) the Planning Commission approved File No. **M3-4-05**, a request for a minor partition to create three residential parcels; located at Heather Lane and Highway 101, specifically 1362 Chetco Avenue; Assessor's Map 41-13-06BB, Tax Lots 1000 and 1401; R-2 (Two-Family Residential) zone; Larry Garcia, applicant.

All commissioners except Chair Nishioka declared 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

P. O. Box 3000

Harbor

The motion was amended to include the following conditions:

- The applicant shall submit a site plan to ODOT District 7 office for review and comment on site's access and drainage prior to Planning Director and Planning Commission Chairman signing the partition plat.
- The applicant shall confer with the City Public Works Department regarding the possible need for and location of a street light on Heather Lane. If a street light is required, the applicant shall be responsible for the costs incurred.

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

5. By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final Order and Findings of Fact for File No. **M3-4-05**.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. By a 6-0 vote (motion: Commissioner Dentino) the Planning Commission will send a favorable recommendation to approve File No. **CR-AD-0528**, a request for a conditional use permit to site a single-family dwelling on a 4.5 acre parcel located in the Forest Grazing (FG) zone; Assessor's Map 41-13-10, Tax Lot 303; David and Patty Chesterman, applicants.

UNSCHEDULED PUBLIC APPEARANCES

None.

PLANNING STAFF COMMENTS

Senior Snow updated the Commission:

- As a result of the joint meeting, August 31st, between City Council and the Planning Commission, work will begin on reviewing ordinances and the Land Development Code. Councilor Larry Anderson and Commissioner Bill Dundom will be on the review committee working with Planning staff.
- A second Planning Commission meeting has been scheduled for September 20th.
- The October 4, 2005, regular Planning Commission meeting should be short with only one item on the agenda.
- October 26, 2005, has been scheduled for the Harbor Hills annexation, File No. **ANX-3-05**.
- At the City Council meeting, September 12, 2005, several items will be heard:
 - 1) ANX-1-05, the Bruce Brothers request for annexation of two parcels in the *Pacific Terrace* Subdivision.
 - 2) ANX-2-05, annexation of 8 lots on Parkview Drive
 - 3) APP-2-05, the appeal of the denial for a non-conforming shed, VAR-2-05.

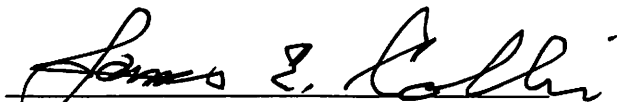
PROPOSITIONS AND COMMISSIONERS COMMENTS

- Commissioner Collis requested that they receive their packet for the Harbor Hills annexation early so the commissioners have ample time for review.
- Commissioner Dentino said no sign has been posted with the contractor and phone number at the 6th and Easy subdivision project. (Snow said she would contact Ross Walton with this request).

ADJOURNMENT:

With no further business before the Planning Commission, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION


Bruce Nishioka, Chairperson ~~VICE-CHAIR~~

(approved at 10-4-05 meeting)