

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**Regular Meeting**  
**October 4, 2005**

Chair Nishioka called the meeting of the Brookings Planning Commission to order at 7:03 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	Ron Hedenskog
Rick Dentino	Bruce Nishioka
Bill Dundom	Bill Smith

Commissioner Absent: Randy Gorman

*Staff Present:*

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

*Media:* Coastal Pilot reporter, Brian Bullock

*Other:*

Approximately 20 participants in the audience

**CHAIRPERSON ANNOUNCEMENTS**

Chair Nishioka referred to a letter addressed to Commissioner Smith from Busch Geotechnical Consultants. (The letter was included in the packet). He asked Planner Snow if it needed to be read into the record. Snow explained it was not necessary since it was printed in *The Pilot* newspaper. She added City Planner Bischoff will be taking the recommendation to City Council. Commissioner Smith stated he wanted to clarify he realized the expense of the city having a geotechnical consultant. Smith questioned the validity of the technical reports provided by developers.

**MINUTES**

1. By a 5-0-1 vote (motion: Commissioner Dentino; Commissioners Collis, Dentino, Dundom, Hedenskog and Smith voted in the affirmative; Commissioner Nishioka abstained due to absence) the Commission approved the minutes of September 20, 2005.

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

None.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a 6-0 vote (motion: Commissioner Dentino) the Planning Commission approved File No. **M3-6-05**, a request for a minor partition to create two residential parcels; located at 727 Fourth Street; Assessor's Map 41-13-06BA, Tax Lot 3000; R-1-6, (6,000 square foot minimum lot size) zone; Richard Wilson, applicant; Roberts & Associates Land Surveying, representative.

Commissioners Hedenskog, Collis and Nishioka declared ex parte due to a site visits. 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:

Rich Roberts, representative	P. O. Box 2791	Harbor, OR
Richard Wilson, applicant	P. O. Box 1836	Brookings, OR
Larry Webb	717 Fourth Street	Brookings, OR

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

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

#### **THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRAL**

1. By a 5-0-1 vote (motion: Commissioner Collis) the Planning Commission will send a favorable recommendation for File No. **CR-S-0501**, a request for a subdivision to be referred to as *Crown West Subdivision*; creating 11 residential lots and a large remainder lot, and platting 3 roads; the extension of Crown Terrace, Dale Court, and Jodel Court; R-2 (Two-Family Residential) zone; Assessor's Map 41-13-04BA, Tax Lot 4000; Dale Coleman, applicant.

Commissioner Smith wanted it noted that he abstained due to "not enough technical information on the storm water retention" report to make a decision.

Commissioner Hedenskog stated he was familiar with the applicant and property but could hear the case without bias.

The Commission requested the following recommended conditions be forwarded:

- Lot 12 should be described as a "utility lot" in the dedication portion of the plat and the lot labeled with a letter designation on the plat.
- The engineered plans for storm water drainage facilities should be peer reviewed by an engineer of the County's choosing to ascertain the storm water will be handled in such a manner that all down stream properties are protected. Language regarding ownership and maintenance of the storm drainage facilities should be on the plat.
- Site specific geologic hazard reports for each lot should be required prior to final approval of the subdivision plat and a note put on the plat indicating construction must comply with the specific approved report for each lot.

- The road easement traversing the central portion of the subject property should be extended to the southern boundary to provide connectivity to the parcels adjacent on the south and connect to an existing access easement located on Tax Lot 2000, Map 31-13-4B.
- Provisions should be made for a turn-around that meets with the County Roadmasters approval, at the terminus of Dale Court and Jodel Court.
- A statement should be placed on the plat giving ownership and maintenance responsibilities to current and future owners of lots within the subdivision until such time as the County accepts the ownership and maintenance for the roads.

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

Dale Coleman, applicant	P. O. Box 1026	Brookings, OR
Yvonne Maitland	15676 Oceanview Dr.	Brookings, OR
Frank Goodnough	P. O. Box 3141	Harbor, OR
Larry Aslinger	439 Buena Vista Lane	Brookings, OR
John Brazil	15694 Pedrioli Drive	Brookings, OR

Chair Nishioka declared a recess at 9:50 p.m. The meeting reconvened at 10:00 p.m. with the original six members present.

#### **UNSCHEDULED PUBLIC APPEARANCES**

The following discussed drainage issues, high density housing, and the effect of county referrals to the City.

Yvonne Maitland	15676 Oceanview Drive	Brookings, OR
Barbara Nysted	427 Buena Vista Loop	Brookings, OR
John Brazil	15694 Pedrioli Drive	Brookings, OR
Dianne Mueller	97884 Chilcothe Lane	Brookings, OR
Larry Aslinger	439 Buena Vista Loop	Brookings, OR

#### **PLANNING STAFF COMMENTS**

Senior Planner Snow:

- Contacted Ross Walton regarding signage at the *SRW Subdivision site* at 6<sup>th</sup> and Easy Street.
- For the October 26<sup>th</sup> meeting we have a re-zoning case and then the HW3 (Harbor Hills).
- As it currently stands, our November 1<sup>st</sup> meeting should be short because we have only two County Referrals scheduled.
- A copy of the HW3-Harbor Hills spec book will be distributed to each member at this meeting due to the extensive information to review before the October 26<sup>th</sup> hearing.

#### **PROPOSITIONS AND COMMISSIONERS COMMENTS**

- Commissioner Smith questioned if we can refuse to review a County Referral.
- Commissioner Collis asked if the Commission could get some sort of training on reading technical reports. (Planner Snow responded she would look into it.)
- Commissioner Dundum added if would be helpful to have the reports explained in layman's terms

- Commissioner Hedenskog questioned the status of the Hillside property: what process is being taken to clean up the property.

Regarding the Hillside property, Planner Snow explained the Building Official has had two court dates and has another hearing scheduled October 20<sup>th</sup>.

**ADJOURNMENT:**

With no further business before the Planning Commission, the meeting was adjourned at 10:40 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



Bruce Nishioka, Chair

(approved at 10-26-05 meeting)