

MINUTES  
BROOKINGS PLANNING COMMISSION  
Regular Meeting  
March 1, 2005

Chair 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	Randy Gorman
Rick Dentino	Bruce Nishioka
Bill Dundom	Bill Smith

*Staff Present:*

Ed Wait, Director of Community Development  
John Bischoff, City Planner  
Diane Snow, Senior Planner  
Cathie Mahon, Community Development Secretary

*Media:*

Curry Coastal Pilot reporter, Brian Bullock  
Craig Mickelson, Councilor

*Other:*

Approximately 8 citizens in the audience.

**CHAIRPERSON ANNOUNCEMENTS**

Vice-Chair Nishioka announced the resignation of Commissioner Gilmore and assumed the chair.

**MINUTES**

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

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

1. By a 6-0 vote (motion: Commissioner Gorman) the Planning Commission approved a request for an extension of time for the completion of a conditional use permit to allow a shop building and storage yard; located at 603 Hemlock Street; Assessor's Map 41-13-06DA, Tax Lot 5600; C-3 (General Commercial) zone; File No. CUP-2-04; Bruce Brothers, applicant.

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

Richard Wise, representative for Bruce Brothers P.O. Box 61 Brookings, OR 97415

City Planner Bishcoff addressed the Commission explaining approval of File No. ANX-1-05 could not be considered until Lot Line Adjustment documents necessary for the annexation is recorded with Curry County. He suggested opening the hearing, followed by a motion to continue it until the meeting of April 5, 2005. Approving the continuation would alleviate re-mail notification and re-publication.

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

1. By a 6-0 vote (motion: Commissioner Dentino) the Planning Commission voted to continue File No. ANX-1-05, a request for the an application for the 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 40-13-32CA. These parcels will be part of PUD-1-04, *Pacific Terrace* planned development; Bruce Brothers, applicant; Jim Capp, representative. Criteria used to decide this case can be found in Section 148 of the Land Development Code. This is a quasi-judicial hearing and the Planning Commission will make a recommendation to City Council on this request.

The motion was amended to include the following condition:

- *The applicant shall provide a letter within five days waiving the 120 day processing period.*

2. By a 6-0 vote (motion: Commissioner Smith) the Planning Commission voted to approve File No. M3-1-05, an application for a minor partition to divide a 0.32 acre parcel into two parcels; located at 828 Pioneer Road; Assessor's Map 41-13-05BB, Tax Lot 700; Melody Bond, applicant. Criteria used to decide this case can be found in Section 176 of the Land Development Code. This is a quasi-judicial hearing and the Planning Commission will make a decision on this request.

In addition to the general conditions included in the packet, a condition was included in the motion:

- *A drainage plan to adequately deal with ground water and storm water runoff from the subject property must be submitted to the City for review by the City Engineer.*

Commissioners Dentino, Collis and Gorman declared ex parte contact due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear this request.

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

Lee Bond	P. O. Box 7135	Brookings, OR 97415
Read into the record was a letter from:		
Jeryl L.Schooler	826 Pioneer Road	Brookings, OR 97415

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

3. By a 6-0 vote (motion: Commissioner Collis) the Planning Commission approved the Final ORDER and Findings of Fact for File No. M3-1-05.

#### **UNSCHEDULED PUBLIC APPEARANCES**

Rex Atwell asked a question about construction on county roads. He was directed to call Dan Crumbley, Roadmaster for Curry County.

#### **MESSAGES AND PAPER FROM THE MAYOR**

Councilor Mickelson stated one of the goals set at the City Council goal setting Saturday (January 29<sup>th</sup>) was to revisit the ordinances by Community Development to see if they fit with today's activities, and to establish a time line of completing the review.

Councilor Michelson discussed a couple items from the Mayor. The first one is asking the Commission to think about goal setting for the 2005-06 year. The second was to visit our ordinances and see if they still fit in with today's activities. The other is a proposal to have a joint meeting with City Council and the Commission sometime in April.

#### **PLANNING STAFF COMMENTS**

City Planner Bischoff briefly discussed the *Writ of Mandamus* between the City and Bruce Brothers, and circulated a copy of the 7 additional conditions.

Senior Planner Snow referred to the memo in the packet concerning Ordinance #91-0-483, creating the Planning Commission. The ordinance a list of documents each member should have. Snow is working to assure each member has the appropriate documents.

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

The Commission reviewed the annual report, a few minor changes were made, it was agreed to have Vice-Chair Nishioka sign the report, and it will be presented to City Council at their March 14<sup>th</sup> meeting.

Commissioner Smith announced the hearing for the appeal, File No. MPD-1-04, the Master Plan Development for Borax will be heard in Salem on March 3<sup>rd</sup> at 3:00.

#### **ADJOURNMENT:**

With no further business before the Planning Commission, the meeting was adjourned at 8:57 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



Bruce Nishioka, Vice-Chairperson