

MINUTES
BROOKINGS PLANNING COMMISSION
Regular Meeting
April 5, 2005

Vice 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

Commissioners Absent:

Bill Smith and *Ex Officio Student* Emily Parada

Staff Present:

John Bischoff, City Planner
Diane Snow, Senior Planner
Cathie Mahon, Community Development Secretary

Media:

Curry Coastal Pilot reporter, Brian Bullock

Other:

Councilor Craig Mickelson,
Approximately 12 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

Vice-Chair Nishioka welcomed Commissioner Hedenskog who was appointed by City Council for a four-year term.

ELECTION OF OFFICERS

Commissioner Gorman nominated Commissioner Nishioka for Chairman. Commissioner Dundom nominated Commissioner Collis as Vice-Chair. Nominations were closed and by a voice vote the commissioners unanimously approved the motions. Commissioners Nishioka and Collis will serve for a one year term.

MINUTES

By a 5-0-1 vote (Motion: Commissioner Dentino; Commissioner Hedenskog abstained due to not being present at the last meeting) the Planning Commission approved the minutes of March 1, 2005, as amended. The word "mandamus" was incorrectly spelled.

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 voted to removed Case No. **ANX-1-05** from the agenda.
2. By a 5-1 vote (motion: Commissioner Collis; Commissioners Collis, Dentino, Dundom, Hedenskog, and Nishioka voted in the affirmative; Commissioner Gorman voted against the motion) the Planning Commission voted to approve File No. **SUB-1-05/PUD/CUP**, a request for a subdivision and Planned Unit Development, to be known as *Chetco Terrace Estates*, to divide a 4.91 acre parcel consisting of 7 parcels to create 18 residential lots; R-1-6, (6,000 square foot minimum lot size) zone; Assessor's Map 41-13-5CA, Tax Lots 1300, 1600, 6100, 6101, 6120, 6180, and 6190; Ross Walton, applicant.

The motion was amended to include the following three (3) additional conditions:

- *#17) Prior to any construction of the storm drain system, the applicant shall obtain and present to the City all Federal, State, and local permits required to place storm water into the Chetco River.*
- *#27) A sight obscuring fence at least five (5) feet high shall be placed along the side property lines of the lot containing the entrance street and the area between the new street and the fence shall be landscaped and provisions in the CC&R's shall require the homeowners association to maintain the fence and the landscaping.*
- *#28A) The septic system to the existing house shall be disconnected from the house, pumped out and filled with sand or other suitable material. The house shall then be connected to the domestic sewer system.*

Commissioners Dentino, Collis, Hedenskog, 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:

Jim Capp, Western Land Use Service,	P. O. Box 2937	Harbor, OR 97415
Don Hoag, Project Engineer	Mountain Drive	Brookings, OR 97415
Margie Hoagland	344 Del Monte	Brookings, OR 97415
Harley Simmonds	P. O. Box 91	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 Dentino) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **SUB-1-05/PUD/CAP**.

UNSCHEDULED PUBLIC APPEARANCES

None.

MESSAGES AND PAPER FROM THE MAYOR

Councilor Mickelson invited the Commission to a joint meeting with City Council on April 19th, at 7:00 p.m. He explained the session will be an exchange of ideas plus discuss City Council's interest in reviewing current ordinances.

PLANNING STAFF COMMENTS

Senior Planner Snow referred to the memo included in the packet regarding "Duties and Responsibilities" of the Planning Commission. The 5-page outline reviewed the duties of the commission, their responsibility when making a decision, and how appropriate steps and wording of a motion.

PROPOSITIONS AND COMMISSIONERS COMMENTS

Discussion occurred regarding street parking and safety concerns brought up during the hearing by residents affected by the new subdivision, *Chetco Terrace Estates*. It was suggested that any issues or questions be directed to the Traffic Committee. It was suggested a memo could be written with a recommendation and forwarded to that committee.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting was adjourned at 10:50p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Bruce Nishioka, Chairperson