

MINUTES
BROOKINGS PLANNING COMMISSION
Regular Meeting
July 12, 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	Bill Smith
Rick Dentino	Ron Hedenskog	
Bill Dundom	Bruce Nishioka	

Staff Present:

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

Media: Coastal Pilot reporter, Brian Bullock

Other:

Approximately 15 citizens in the audience.

CHAIRPERSON ANNOUNCEMENTS

None.

MINUTES

By a 6-1-0 vote (motion: Commissioner Dentino; Commissioner Smith abstained due to being absent at the last meeting) the Planning Commission approved the minutes of June 7, 2005, as written.

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

1. By a 7-0 vote (motion: Commissioner Smith) the Planning Commission approved the request for an extension of one year for the subdivision portion of a Planned Unit Development, *Pacific Terrace*, which was approved July 6, 2004; located at Old County and Marina Heights Road; Assessor's Map 40-13-32-CC Tax Lot 1500; File No. **PUD-1-04**; Bruce Brothers LLC, applicant.

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

2. By a 7-0 vote (motion: Commissioner Collis) the Planning Commission approved the request for a final map for a subdivision at *The Cove*, a Planned Community, to divide a 0.88 acre parcel into 4 lots; located at Schooner Bay Drive; Assessor's Map 41-13-07AA, Tax Lots 2100 and 199; R-1-6, (6,000 square foot minimum lot size) and R-2 (Two-Family Residential) zones; Bill Moore for The Cove Homeowners Association.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote (motion: Commissioner Smith) the Planning Commission approved a request for a minor partition, File No. **M3-2-05**, to divide a .59 acre parcel into two lots; located at 610 Hassett Street; Assessor's Map 40-13-31DD, Tax Lot 4000; R-1-6, (6,000 square foot minimum lot size) zone; Cynthia Telford, property owner; Dan Telford, representative.

Commissioners Dentino, Dundom, Hedenskog, and Gorman declared *ex parte* with the subject property. 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:

Dan Telford, representative P. O. Box 4541 Brookings, OR.

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

2. By a 7-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the final ORDER and Findings of Fact for File No. **M3-2-05**.
3. By a 3-3 vote (motion: Commissioner Hedenskog) the Planning Commission did not approved File No. **VAR-2-05**, a request for a variance to have a non-conforming shed in the side yard and setback from the dwelling; located at 1003 Ruth Lane; Assessor's Map 41-13-06BA, Tax Lot 3110; R-1-6 (6,000 square foot minimum lot size) zone; William Burlletson, applicant.

Before the public hearing began Commissioner Smith declared bias and left the bench and meeting room. Commissioners Collis, Dentino, Dundom, Gorman, and Hedenskog, 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

With a tie vote, discussion ensued. Commission Gorman recommended a new motion and a vote was taken:

By a 5-1 vote (motion: Commissioner Gorman; Commissioners Dentino, Collis, Gorman, Hedenskog, and Nishioka voted to deny the request; Commissioner Dundom voted against the motion) the Planning Commission denied the request for a non-conforming shed at the subject property; 1003 Ruth Lane.

The motion was as stated:

That the Planning Commission deny the request due to the fact there are other options and solutions for the applicant, such as placement (of the shed) on the terrain in the backyard or to use the existing garage.

Mrs. Jimmi Burlletson entered into the record:

Exhibits A-E 5 photos of the subject property and shed.

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

Jimmie and William Burtleton, applicants	1003 Ruth Lane	Brookings, OR
Richard and Betty Brown	815 Highland Avenue	Brookings, OR
Carl Pelaccio	810 Highland Avenue	Brookings, OR
Cynthia Rodriquez	1004 Ruth Lane	Brookings, OR
Dick Carlton	815 Midland Way	

A Final Order and Findings of Fact for File No. **VAR-2-05**, will be submitted for review and approval at the next meeting on August 2, 2005.

4. By a 7-0 vote (motion: Commissioner Dentino) the Planning Commission approved to have File No. **VAR-3-05** continued at the August 16, 2005, public hearing meeting.

UNSCHEDULED PUBLIC APPEARANCES

None.

PLANNING STAFF COMMENTS

Senior Planner Snow mentioned several items:

- City Council has expressed an interest in having another joint meeting with the Commission.
- The Commission asked Planner Snow to review the DIA's (Deferred Improvement Agreement) on Hassett Street, those properties that do not have sidewalks. They asked Snow to write a Memo to City Council regarding the need for a comprehensive plan for street improvements on the entire length of Hassett Street and to call-in DIA's so there would be continuous sidewalks on Hassett. This request was spurred after hearing the minor partition on Hassett Street (File No. M3-02-05), and realizing the applicant could end up being the only property with sidewalks.
- An appeal filed on the Commission's decision to approve File No. CUP-1-05, Fred Meyer storage on Mill Beach and Railroad. The appeal to City Council will be heard on July 25, 2005.

PROPOSTIONS AND REMARKS FROM COMMISSION MEMBERS

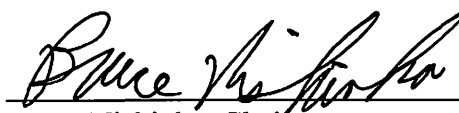
- Commissioner Smith remarked perhaps a review of our current ordinances is one of the items to discuss for the joint meeting with City Council.
- Commissioner Gorman questioned storage of building materials on Railroad and Hemlock.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

BROOKINGS PLANNING COMMISSION



Bruce Nishioka, Chairperson