

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**February 7, 2006**

The regular meeting of the Brookings Planning Commission was called to order by Chair Nishioka 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  
                                         Bruce Nishioka

Commissioners Absent: Bill Dundom

*Staff Present:*

John Bischoff, City Planner, Dianne Snow, Deputy City Planner, and Cathie Mahon, Secretary.

*Other:*

*Media:* Coastal Pilot reporter, Brian Bullock  
*Student Ex Officio* Skylar Shuford  
Approximately 15 participants in the audience

**CHAIR ANNOUNCEMENTS**

None.

**MINUTES**

By a 4-0-1 (motion: Commissioner Dentino; Commissioner Collis abstained due to absence) the Planning Commission approved the minutes of January 10, 2006, as amended.

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

1. By a 5-0 vote (motion: Commissioner Dentino) the Planning Commission approved the request from the Fire Chief for a road name change from 96753 East Harris Heights to 6753 Burgess Lane; Assessor's Map 40-14-36AD, Tax Lot 2300; Leon & Mildred Burgess, property owners.
  
2. By a 3-1-1 vote (motion: Commissioner Collis; Commissioners Collis, Hedenskog, and Nishioka voted in favor; Commissioner Gorman voted against the request) the Planning Commission approved the request for a one-year extension for File No. **PUD-2-04**; for the *Ransom Creek* Planned Unit Development; to divide a 9.09 acre parcel into a 36-unit condominium development; located at Brooke Lane and Timberline Drive; Assessor's Map 40-13-31CA, Tax Lot 900 and 40-13-31CD, Tax Lot 4900; Bruce Brothers LLC, applicants.

Commissioner Dentino recused himself stating he voted against the development when it was heard before City Council (he was on the council at that time-2004). He stated his feelings regarding the project had not changed and therefore could affect his decision concerning the extension of time.

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

Commissioner Dentino joined the meeting after the vote at 7:50 p.m.

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

1. The Chair opened the continuation for File No. **CUP-1-06**, a request for a conditional use permit to construct a dwelling group consisting of four (4) single family houses on a .57 acre parcel located at 725 Third Street; Assessor's Map 41-13-6BA, Tax Lot 2200; R-1-6, (6,000 square foot minimum lot size) zone; Kurt Kessler, applicant.

Chair Nishioka explained the continuation was due to a request at the initial hearing, January 10, 2006, for additional time to submit written argument. No written argument was submitted. He further clarified that oral testimony was closed and asked staff to review the request.

By a 4-0-1 vote (motion: Commissioner Gorman; Commissioner Collis abstained due to being absent at the hearing) the Planning Commission approved the request for File No. **CUP-1-06**.

The motion was amended to include the following additional conditions:

- A trash disposal shall be coordinated with Curry Transfer and Recycling. If a common trash bin is used, it shall be screened by a 6 foot high fence.
- A street light shall be installed at the intersection of the driveway and Third Street.

All five commissioners declared ex parte due to a site visit or living near the subject property.

Entered into the record was Exhibit A, submitted by Kurt Kessler, photographs of two-story houses surrounding the subject property.

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

2. By a 4-0-1 vote (motion: Commissioner Gorman; Commissioner Collis abstained due to being absence at the hearing) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-1-06**.

The Chair called a recess at 8:11 p.m. and the meeting reconvened at 8:21 p.m.

- 3 By a 5-0 vote (motion: Commissioner Dentino) the Planning Commission approved File No. **MP-1-06**, a request for a major partition to divide a .97 acre parcel into three residential lots with a private street to be named *Eden Lane*; R-1-6, (6,000 square foot minimum lot size) zone; Assessor's Map 4014-36BA, Tax Lot 1900; David Reid, applicant.

The motion was amended to include the following conditions:

- #10- a note on the final plat shall also state that access from Parcel 3 shall be either from Eden Lane or within the south one half of the street frontage along Passley Road.
- #15-the private street shall be constructed with 18 feet of pavement and the hammer head turnaround shall be paved to its full length and width, and construction shall include support of the bank along the north side of the property.

Commissioners Collis, 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.

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

David Reid, applicant	P. O. Box 6662	Brookings, OR
Martin Andruss	17941 Rainbow Rock Road	Brookings, OR
Steve Wentzel	96506 Susan Place	Brookings, OR
Ralph Sloniker	96500 Susan Place	Brookings, OR

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

4. By a 5-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **MP-1-06** as amended.
5. The public hearing was opened for File No. **CUP-3-06**, a request for a conditional use permit to construct a 100 foot high mono-pole telecommunications tower with a 12 by 26 foot equipment shelter building; located at 224 Cove Road; Assessor's Map 41-13-06DD, Tax Lot 1003; I-P (Industrial Park) zone; Verizon Wireless LLC, applicant; Ed Furnier, agent for Technology Associates.

Commissioners Dentino, 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.

Questions and comments regarding the request were from the following:

Ed Fournier, TAIC agent	4800 SW Meadows Road, Suite #300
	Lake Oswego, OR 97035

Deputy City Planner Snow read into the record a memo from Fire Chief Sharp regarding his concern with weeds and brush on the lot of the proposed cell tower placement. His memo asked that prior to installation of the tower, the applicant remove the weeds because the Fire Department considers them to be a hazard and public nuisance.

The Chair closed the public hearing at 9:55 p.m. The Commission had questions and concerns and asked if the applicant could address them. The public hearing was re-opened at 10:10 p.m. and closed at 10:23.

Discussion ensued. Commissioner Gorman made a motion but withdrew it due to question concerning location near a residential zone, could the tower be configured to look like a tree, and questioned the possibility of camouflaging the tower.

Followed by withdrawing his motion, Commissioner Gorman stated perhaps the hearing should be continued so the applicant can address the questions brought up during the discussion. Chair Nishioka asked the applicant if he would be willing to return to address the commissioners concerns, specifically can the tower could be painted or covered to look more along the line of a tree. By a voice vote the Commission approved the continuation of the hearing.

The Chair announced the continuation would be held on March 7, 2006, to allow the applicant time to submit additional material to present to the commissioners.

A short recess was declared by the Chair at 10:47 p.m. The meeting reconvened at 10:55 p.m. with the same commissioners present.

### COUNTY REFERRELS

None.

### COMMENTS by the PLANNING STAFF

- Deputy City Planner Snow distributed a draft copy of the Section 80-Site Plan Approval, to the Commission. Section 80 will be heard at the March 7<sup>th</sup> public hearing and asked that they review the section and make any suggestions for changes at that time. Following the Planning Commission review, a recommendation will be forwarded to City Council and heard at their March 27<sup>th</sup> meeting. Recognized for working with staff on this revision were Commissioners Smith and Hedenskog.
- City Planner Bischoff reminded the commissioners planned about the training session scheduled by Curry County in Gold Beach on Saturday, February 18<sup>th</sup>.

### COMMISSIONERS COMMENTS

None.

### ADJOURNMENT:

With no further business before the Planning Commission, Councilor Gorman made a motion to adjourn the meeting at 11.29 p.m.

Respectfully submitted,



Bruce Nishioka, Chair

(approved at 3-7-06 meeting)