

MINUTES
BROOKINGS PLANNING COMMISSION
January 10, 2006

The regular meeting of the Brookings Planning Commission was called to order by Commissioner Dentino at 7:05 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:

Rick Dentino Randy Gorman
Bill Dundom Ron Hedenskog
 Bruce Nishioka

Commissioners Absent: Jim Collis

Staff Present:

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

Media: Coastal Pilot reporter, Brian Bullock

Other:

Approximately 15 participants in the audience

CHAIR ANNOUNCEMENTS

None.

MINUTES

By a 4-0 vote (motion: Commissioner Hedenskog) the Planning Commission approved the minutes of December 6, 2006, as written.

By a 3-0-1 vote (motion: Commissioner Hedenskog; Commissioner Dundom abstained due to absence) the Planning Commission approved the minutes of December 13, 2005 as written.

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

Before the public hearing, Commissioner Hedenskog declared bias due to conducting business with the applicant, and left the bench.

1. By a 3-0 vote (motion: Commissioner Gorman) the Planning Commission approved the request for a final map for the subdivision known as "Derr *Subdivision*" to divide a 1.05 acre parcel of land into five (5) lots, located at the corner of Hassett Street and Old County Road; R-1-6, (6,000 square foot minimum lot size) zone; Assessor's Map 40-13-32CC, Tax Lot 1300; Gary and Julie Derr, applicants.

Commissioner Hedenskog returned to the bench at 7:18 p.m.

Chair Nishioka entered the public hearing and conducted the remainder of the meeting at 7:19 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote (Motion: Commissioner Dentino) the Planning Commission approved File No. **M3-7-05**, a request for a minor partition to divide a 1.48 acre parcel into three (3) residential parcels; located at 16960 Parkview Drive; Assessor's Map 40-13-31CB, Tax Lot 801; R-1-6, (6,000 square foot minimum lot size) zone; Rich Roberts of Roberts & Associates Land Surveying, Inc., representative; Benjamin Murray, applicant.

Before the public hearing, Commissioners Hedenskog, Dentino, Dundom, and Gorman 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:

Rich Roberts, Roberts & Associates Land Surveying Inc., representative.
P. O. Box 2791, Harbor, OR.

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

2. By a 5-0 vote (Motion: Commissioner Hedenskog) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-7-05**.
3. By a 5-0 vote (Motion: Commissioner Hedenskog) the Planning Commission approved File No. **M3-1-06**, a request for a minor partition to divide a .50 acre parcel into three (3) parcels; located at 919 Seventh Street; Assessor's Map 40-13-31DD, Tax Lot 3200; R-1-6, (6,000 square foot minimum lot size) zone: Richard Smith, applicant.

Commissioners 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.

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

Richard Smith, applicant	P. O. Box 1870	Brookings, OR 97415
Mr. Raymond Hodges	925 Seventh St.	Brookings, OR 97415

The motion was amended to include the following condition:

- #32** *Prior to the recordation of the final plat map the applicant shall remove the existing free standing shed from the property and shall either remove the detached garage or shall sign an agreement to acquire a building permit and start construction of a house on the lot containing the garage or remove the garage within 6 months of the approval date of this partition.*

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

4. By a 5-0 vote (Motion: Commissioner Dundom) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-1-06** as amended.
5. The public hearing was opened for File No. **CUP-1-06**, a request for a conditional use permit to construct a dwelling group consisting of four (4) single family homes on a .57 acre parcel; located at 725 Third Street; Assessor's Map 41-13-06BA, Tax Lot 2200; R-1-6, (6,000 square foot minimum lot size) zone; Jim Capp, representative; Kurt Kessler, applicant.

Commissioners 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.

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

Jim Capp	P. O. Box 2937	Harbor, OR
Oliver Jacobson	P. O. Box 943	Brookings, OR

The public hearing was closed for additional oral testimony when an opponent, Mr. Jacobson, requested seven (7) additional days to submit written argument. It was agreed to continue the matter until the next Planning Commission meeting on February 7, 2006.

The Chair outlined the procedure: any opponents have 7 days, until January 17, 2006 to submit written testimony. The applicant will review that testimony and have until January 24, 2006 for their review and rebuttal.

A short recess was declared by the Chair at 9:25 p.m. The meeting reconvened at 9:33 p.m. with the same five (5) commissioners present.

6. By a 5-0 vote (Motion: Commissioner Dentino) the Planning Commission approved File No. **CUP-2-06**, a conditional use permit to construct a dwelling group consisting of two single-family dwellings; located at 994 Parkview Drive; Assessor's Map 40-14-36, Tax Lot 700; R-1-6, (6,000 square foot minimum lot size) zone; Charles Smith of Stuntzner Engineering, representative; Larry Anderson, applicant.

The motion was amended to delete #4 on the Final Order:

4) The existing dwelling must be connected to the City sewer system prior to obtaining the building permit to construct the proposed dwelling.

Commissioners 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.

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

Charles Smith, Stuntzner Engineering, representative P.O. Box 2162 Harbor

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

7. By a 5-0 vote (Motion Dentino) the Planning Commission approved the amended Final ORDER and Findings of Fact for File No. **CUP-2-06**.

COUNTY REFERRELS

1. By a 4-1 vote (motion; Commissioner Hedenskog; Commissioners Dentino, Gorman, Nishioka, and Hedenskog voted in the affirmative with Commissioner Dundom voting against the motion) the Planning Commission will send a favorable recommendation to the county to approve File No. **CR-S-0403**, a request for a subdivision to be known as *Ocean Heights Subdivision*; to divide a 22.28 acre parcel into 34 residential lots; Assessor's Map 41-13-04B, Tax Lot 400; R-2 (County-Residential) zone; Jim Capp, representative; Mahar-Kessler Properties LLC, applicants.

The Commission approved the following recommendations that were in the staff report prepared by City Planner Bischoff, be forwarded to the County:

- That the applicant submit drainage plans prepared by an engineer licensed in Oregon addressing all storm water runoff, including roof drains, generated by the proposed subdivision in terms of on-site and off-site impacts. The applicant shall pay the costs of a peer review of the plans by an engineering firm acceptable to the county.
- Prior to final plat map approval the applicant shall show that each lot created by the subdivision can be developed.
- A note placed on the final plat stating that each lot within the subdivision shall be developed under the provisions of the City of Brookings *Hillside Development Standards* pursuant to Section 100 of the Brookings Land Development Code.
- That Ocean Heights Drive is gated at a point just below the driveway for Lot 34 and again at the intersection with Payne Lane and that the gates be provided with emergency opening devices.
- A barrier shall be placed at the south end of Ocean Vista Lane and a sign stating that it is a "Dead End" be placed at the intersection with Ocean Heights Road.
- The applicant shall amend the recorded Crown Terrace Road maintenance agreement to include the lots of this subdivision into the maintenance system and that a note be placed on the final plat map stating that the owner of each lot within the subdivision is subject to the maintenance agreement.

- The applicant shall improve the entire length of Crown Terrace Loop to Hillside Collector Standards.

The following additional recommendations were stated at the public hearing:

- That the County work with the Harbor Fire Department and Harbor Water District to ensure that the water storage in the Crown Terrace area is adequate for necessary fire protection of both structural and brush fires and that an adequate number of fire hydrants are located throughout the area.
- That the County investigate the potential of widening Payne Road to Hillside Collector standards for the distance from the end of the county road to the new road created by the subject subdivision.
- That the County investigate mitigation of the Foster Road bottleneck.

ELECTION OF OFFICERS

Commissioner Dentino made a motion to have Commissioner Nishioka remain as Chair and Commissioner Collis remain as Vice-Chair. With a show of hands, the motion was approved.

COMMENTS by the PLANNING STAFF

- City Planner Bischoff reminded the Commission that the annual report is due. The secretary passed out a "draft" copy and requested that any changes be brought into the office by the end of the month.
- Bischoff mentioned the county is having training for their commissioners and have extended an invitation to the Brookings Commission. More information will be forwarded.

COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed at 11.57 p.m.

Respectfully submitted,



Bruce Nishioka, Chair
(approved at Feb 7, 2006 meeting)