

MINUTES
BROOKINGS PLANNING COMMISSION
July 11, 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	Hedda Markham
Bill Dundom	Bruce Nishioka
Randy Gorman	Richard Yock
Ron Hedenskog	

Staff Present:

John Bischoff, Planning Director; Don Wilcox, Public Works Director; Dianne Snow, Deputy City Planner, Donna Colby-Hanks, Senior Planner, and Cathie Mahon, Secretary.

Other:

Approximately 15 participants in the audience.

CHAIR ANNOUNCEMENTS

- Chair Nishioka thanked Commissioner Dundom and Commissioner Collis for filing-in as Chair during his absence at the two June meetings.
- John Bischoff, Director of Planning, was recognized for his sixteen and a half years of service and the commissioners wished him well during his retirement.

MINUTES

By a 6-0-1 vote (motion: Commissioner Dundom; Commissioner Nishioka abstained due to absence) the Planning Commission approved the minutes of June 6, 2006, as amended.

By a 6-0-1 vote (motion: Commissioner Hedenskog; Commissioner Nishioka abstained do to absence) the Planning Commissioner approved the minutes of June 15, 2006, as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS:

1. By a 6-0-1 vote (motion: Commissioner Markham; Commissioners Collis, Dundom, Gorman, Hedenskog, Markham, and Yock voted in the affirmative; Commissioner Nishioka abstained due to absence) a motion was made to amend the Final Order for File No. **M3-6-06** (minor wording change and correct numbering were the amended items)
2. By a 6-0-1 vote (motion: Commissioner Dundom; Commissioners Collis, Dundom, Gorman, Hedenskog, Markham, and Yock voted in the affirmative Commissioner Nishioka abstained due to absence) the Planning Commission approved the amended Final Order to deny a request for a minor partition to divided a .99 acre parcel of land into 3 parcels; located on the west side of Highway 101; Assessor's Map 41-14-1AA, Tax Lots 800 and 801; Gerald Hughes, applicant, File No. **M3-6-06**.

3. By a 4-0-3 vote (motion: Commissioner Markham; Commissioners Dundom, Hedenskog, Markham, and Yock voted in the affirmative; Commissioners Collis, Gorman and Nishioka abstained due to absence) the Planning Commission amended Final Order for File No. **APPC-2-06**.
4. By a 4-0-3 vote (motion: Commissioner Hedenskog; Commissioners Dundom, Hedenskog, Markham, and Yock voted in the affirmative; Commissioners Collis, Gorman and Nishioka abstained due to absence) the Planning Commission approved the amended Final Order for File No. **APPC-2-06**, an appeal of the Site plan Committee decision regarding front yard and rear yard setbacks for a water tank in the SR-20 (Suburban Residential, 20,000 sq.ft. minimum lot size) zone; located at Old County Road and Marina Heights-*Pacific Terrace*-Assessor's Map 40-13-32CC, Tax Lot 1501; Bruce Brothers, applicant; John Babin, representative.

The following items were amended:

4. At the conclusion of said public hearing, after consideration and discussion of testimony and evidence presented in the public hearing, the Planning Commission, upon a motion duly seconded, ~~denied~~*upheld* the request and...

Findings -#2:

The project site is a 5,382 sq. ft. parcel created as a part of a subdivision/planned unit development, specifically for a water tank necessary to provide sufficient pressure and flows to serve the development *and other development in the area*.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote (motion: Commissioner Hedenskog) the Planning Commission approved a request for a Conditional Use Permit for a dwelling group on a .82 acre parcel; located at 19 Tanbark Road; Assessor's Map 41-13-08BB, Tax Lot 2000; R-1-6 zone; Zoltan Istuan Gyurko, representative, File No. **CUP-7-06**.

Commissioners Collis, Dundom, Gorman, Markham 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 motion was amended to include the following conditions of approval:

- #3) the existing access must serve as access for the proposed dwelling group. The access must be paved *with a full overlay of asphalt, done after construction of the two proposed dwellings*, to a width of at least 20 feet and provide for the approved turn-around area *located at the terminus of the access way and contained entirely on the subject property. No parking signs must be erected in the turn-around area adjacent to the proposed dwelling. The first 200 feet of the access way from its intersection with Tanbark Drive must be located adjacent to the southerly property line.* Signs must be erected stating "No parking allowed on driveway". The applicant must maintain this access driveway.
- #4) The 25 feet of frontage adjacent to Tanbark Road must be improved. *Appropriate traffic control devices must be located at the intersection of the access way and Tanbark Drive.*

Respectfully submitted, proposed dwellings may be no more than 23 feet in height.

A short recess was declared at 8:20 p.m. The meeting reconvened at 8:29 p.m.

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

Bruce Nishioka, Chair

(approved at 7:50 meeting)
Don Wilcox, Director of Public Works for the City of Brookings

Zoltan I. Gyrko applicant	19 Tanbark Road	Brookings, OR
Frank Nagle	22 Seascape Ct.	Brookings, OR
Tom Appleby	24 Seascape Ct.	Brookings, OR
Allen Gordon	100 Tanbark	Brookings, OR
Barry Baum	21 Otter Ct.	Brookings, OR
Jack Heide	11 Seascape Ct.	Brookings, OR

Entered into the record (as part of the staff report) were letters from the following:

Bobbie & Frank Nagle	22 Seascape Ct.	Brookings, OR
Neil Frank	37 th & O Street NW	Wash., D.C.
Tom & Patti Appleby	24 Seascape Ct.	Brookings, OR
Dan Cepeda	10 Seascape Ct.	Brookings, OR
Lorraine Sigourney	20 Seascape Ct.	Brookings, OR
James & Muriel Morrison	17 Seascape Ct.	Brookings, OR

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

2. By a 7-0 vote (Motion: Commissioner Hedenskog the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-7-06** as amended.

COMMENTS by the PLANNING STAFF

- Planner Snow commented the City has entered into several contracts for the purpose of having consultants to assist the City with large projects. Contracted was *Parametrix*, a land use professional service organization; Craig Stone and Associates, a land use planning firm; and James Spikerman-a land use attorney with Gleaves, Swearington, Potter & Scott.

COMMISSIONERS COMMENTS

Chair Nishioka expressed his interest in having a representative from the Public Works department attend one of the meetings to discuss water issues. He commented previous cases have been concerned about the water supply issues and he thought having a water report to review would benefit the commission. Discussion ensued. It was decided a letter from the commission requesting water information would be submitted to Public Works. Nishioka said he would work on an initial draft of the letter.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 10:02 p.m.