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**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**August 1, 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:*

Dianne Snow, Planning Director, Donna Colby-Hanks, Senior Planner, and Cathie Mahon, Secretary.

*Other:*

*Media:* Coastal Pilot reporter

Approximately 6 participants in the audience

**CHAIR ANNOUNCEMENTS**

None.

**MINUTES**

By a 7-0 vote (motion: Commissioner Markham) the Planning Commission approved the minutes of July 11, 2006, as written.

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

1. By a 7-0 vote (Commissioner Gorman) the Planning Commission approved the request for a one-year extension of File No. **M3-3-05**, an application for a minor partition to divide a 2.16 acre parcel of land into two lots; located at 620 Fern Avenue; Assessor's Map 41-13-06AD, Tax Lot 2000; R-3 (Multi-family Residential) zone; Ron Gable, applicant.

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

1. By a 7-0 vote (Motion: Commissioner Hedenskog) the Planning Commission approved File No. **CUP-8-06**, a request for a replacement sign located at the *Chetco Activity Center*, located at 550 Chetco Lane; Assessor's Map 41-13-06AC, Tax Lot 2200; R-3 (Multi-family Residential) zone; Bill Boynton, applicant.
2. By a 7-0 vote (Motion: Commissioner Hedenskog) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-8-06**.

Commissioners Collis, Gorman, Hedenskog, and Markham 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:

Bill Boynton, representative

P. O. Box 1444

Brookings, OR 97415

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

3. By a 7-0 vote (motion: Commissioner Markham) the Planning Commission approved File No. **M3-7-06**, a request for a minor partition to divide a .83 acre parcel into two parcels; located at 17094 Parkview Drive; Assessor's Map 40-13-31B, Tax Lot 1317; R-1-6 (Single-family Residential, 6,000 sq.ft. minimum lot size) zone; Edward Curtis, applicant.

Commissioner Gorman announced he lives on Parkview Drive but could hear the request without bias. Commissioner Collis claimed he has had business dealings with the applicant but could hear the case without bias. Commissioners Collis, Gorman, Markham, and Dundom 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:

Ed Curtis, applicant

P. O. Box 4043

Brookings, OR 97415

The motion was amended to include the following conditions (as noted in italics).

- General Conditions

*8. Applicant must submit a signed statement and have a note put on the plat, agreeing to remove the shop building on Parcel 1, or obtain a building permit to site a dwelling, or convert the shop to living quarters within 1 year of recording the plat.*

- Street Conditions:

*2. Access will be a shared driveway easement as shown and described on the plat. A note on the plat must state this easement area will be used and maintained by both parcels and all future assigns. An additional note must state the access easement will be dedicated and platted as a half-street in any future partitioning of the subject property.*

- Sanitary Sewer and Storm Drain Conditions:

*5. The existing on-site septic drain fields located on Parcel 1 to serve the existing dwelling on Parcel 2 must be abandoned. This requirement must be coordinated with the Curry County Sanitarian.*

The Chair closed the public hearing at 8:05 p.m. The Commission had questions and concerns and asked if the applicant could address them. The public hearing was reopened at 8:07. The hearing was closed at 8:26 p.m.

4. By a 7-0 vote (Motion: Commissioner Hedenskog) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-7-06**, as amended.

A short recess was declared by the Chair at 8:30. The meeting reconvened at 8:38 p.m. with the same commissioners present.

## COUNTY REFERRELS

1. By a 7-0 vote (Motion Commissioner Markham) the Planning Commission will send a favorable recommendation to the County, for File No. **CR-AD-0625**, a request for a conditional use permit to expand the *Town & Country Animal Clinic* by 4,100 square feet; located at 15740 Highway 101; Assessor's Map 41-13-9DD, Tax Lot 600; RC (Rural Commercial) zone; John and Amber Jacobson, and Laurie and Jeff Johnson, applicants.

The Commission requested the following recommended conditions be forwarded to the County:

- The applicant receives clearance (form) from ODOT.
- The County ensures that the septic system is moved out from under the expansion footprint.
- The County verifies the setbacks are adequate for the height of the existing structure and proposed addition.

2. By a 7-0 vote (Motion: Commissioner Collis) the Planning Commission will send a favorable recommendation to the County for File No. **CR-AD-0611**, a request for a variance from the minimum setback requirements for a property line and a road; located on the north side of Highway 101 at the end of Floral Hill Drive inside the UGB (Urban Growth Boundary), R-2 (County Residential) zone; Assessor's Map 41-13-9AB, Tax Lot 140; William Vogel, applicant.

The Commission requested the following recommended conditions be forwarded to the County:

- 1. "No Parking" signs be erected along the access easement.
- 2. Siting of dwelling must comply with conclusions as stated in the geologic reports dated June 12, 2006 and July 3, 2006.

## COMMENTS by the PLANNING STAFF

Planning Director Snow discussed several issues:

1. Updated the Commission on two previous cases that have been appealed to City Council.
  - **APPC-2-06-Pacific Terrace Water Tower**, Final Order approved at the July 11<sup>th</sup> meeting and
  - **CUP-7-06**-conditional use permit approved at the Public Hearing, July 11, 2006, for a dwelling group at 19 Tanbark Road.
  - Both cases will be heard at the August 28<sup>th</sup> City Council meeting
2. Two grants have been awarded by DLCDC (Dept. of Land Conservation and Development)
  - +\$6,000 grant from the DLCDC Coastal program.
  - A \$10,000 grant-some of the funds will be used for the GIS data base.
3. The regularly scheduled meeting is September 5<sup>th</sup>, the day after Labor Day. Discussion ensued with the consensus it was not a problem with any of the commissioners.

## COMMISSIONERS COMMENTS

Commissioner Markham asked to be informed when GIS classes are available.

Commissioner Gorman expressed his concern on traffic and safety around the schools.

Commissioner Dundom stated he drove to the corner of Fifth and Ransom to check on traffic visibility. His concern stems from the traffic triangle clearance area, noting that a tree is blocking the view around the corner, and vegetation is over the three foot limit. He said this should be taken care of before school starts. (Note: at the May 2, 2006, meeting, approval was granted for the Brookings-Harbor Christian school to use the church facility for grades 4<sup>th</sup> through 6<sup>th</sup>, File No.CUP-3-78/MC-4).

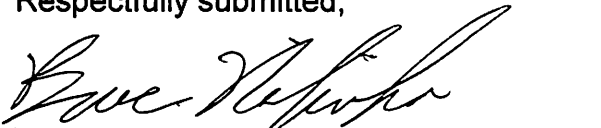
Commissioner Collis had a question on the Urban Renewal Agency Program.

Chair Nishioka circulated a copy of a draft letter concerning water issues. It was a request to have a City representative present to the Commission a review of city water distribution, specifically how it would provide adequate water for any (future) annexation.

## ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 9:30 p.m.

Respectfully submitted,



Bruce Nishioka, Chair  
(approved at 9-26-06 meeting)