

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**September 5, 2006**

The regular meeting of the Brookings Planning Commission was called to order by Chair Nishioka at 7: 08 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	Ron Hedenskog

Commissioners Absent: Richard Yock

*Staff Present:*

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

*Other:*

Approximately 3 participants in the audience

**CHAIR ANNOUNCEMENTS**

None.

**MINUTES**

By a 6-0 vote (motion: Commissioner Hedenskog) the minutes for the August 1, 2006, meeting was delayed until the next meeting on September 26, 2006.

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

None.

**COUNTY REFERRELS**

1. By a 6-0 vote (motion: Commissioner Markham) the Planning Commission will send a favorable recommendation for File No. **CR-AD-9704**, a request for a modification to an existing conditional use for a Community Building, specifically *Gospel Outreach Mission*; located at 15701 Highway 101; Assessor's Map 41-13-10CC, Tax Lot 3200; Rural Commercial (RC) zone. The request is to allow an increase in the number of permitted residents, erect a metal building on an existing 30' X50' X10' slab, and upgrade the kitchen to commercial use; Chuck Fidroeff, applicant and representative for the *Outreach Gospel Mission*.

The action was taken following questions and concerns from the following:

Mr. Chuck Fidroeff, representative for the *Gospel Outreach Mission*, Box 993, Harbor Chrissy Yock, (address not given) stated she was in favor of the proposal.

Mr. Fidroeff wanted the record to show he was not asking to upgrade to a commercial kitchen, only a commercial stove which would be more appropriate if the increase in residents occurs.

The Commission approved the following recommendations be forwarded to the County:

1. The applicant provides written confirmation from ODOT authorizing the access permit to include the expanded use.
2. The County verifies parking is adequate for the existing and proposed uses. The parking area is to be graveled, and within three (3) years be paved and striped.
3. The applicant provides documentation of an easement for Robin Lane if it is to be used for access to the new structure.
4. The applicant provides written confirmation from the Oregon State Health Division that all requirements are satisfied prior to any increase in guests.
5. Barricades to protect the septic initial and repair areas to be installed.
6. The County requires all outside lighting from the proposed new structure be directed away from the adjacent residential properties.
7. The applicant must insure that all mission rules, as indicated in Attachment B of File **AD-9704**, are enforced.

#### **UNSCHEDULED PUBLIC APPEARANCES**

John Brazil, 15694 Pedrioli Lane, Harbor, stated he was present as a representative and volunteer for the Harbor Fire Department. He addressed some of the concerns he had when the commission approves a building project. He asked if such issues such as access to roadways, water flow to the property, and proper pressure from fire hydrants have been reviewed and signed-off by an engineer. He said a permit should not be approved without these issues being reviewed according to the *Uniform Fire Code*. He concluded his main concern is fire protection and safety for residents.

#### **COMMENTS by the PLANNING STAFF**

Planning Director Snow updated the Commission on some of the results from previously heard cases:

- CUP-3-78/MC-4-06: Brookings-Harbor Christian School. "School Zone" signage has been installed on both Ransom Street and Fifth Street.
- M3-7-06: Mr. Curtis is working with Dan Crumby, Curry County Roadmaster, on road issues outlined in the conditions.

Additional items:

- Commissioners were asked if they had worked on the summary of hours during the fiscal year, spent reviewing material and attending public hearings. (They will be recognized at the City picnic for their volunteerism).
- Reminder about the Planning Commissioner training at the OPI (Oregon Planning Institute) conference on September 16<sup>th</sup> held in Eugene.
- Reminder about the City Picnic Saturday, September 16<sup>th</sup>.

## COMMISSIONERS COMMENTS

Commissioner Collis complimented Director Snow for her job at City Council when two of the Planning Commission decisions were appealed and heard before City Council.

Commissioner Dundom said he thought the session with City Manager Shaddox (before the public hearing) was helpful in answering sewer and water issues. He questioned the engineering review process.

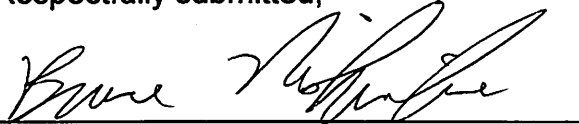
Commissioner Nishioka had a question on *Pacific Terrace PUD* regarding the time period for notification of hearings.

Planning Director Snow reported on the September 26<sup>th</sup> meeting. There will be a Comprehensive Plan change regarding a zone change to the property at 207 North Bank Chetco Road, near *Constitution Way*. She thanked the commission for agreeing to schedule this item for this date. Also on the agenda is a County Referral, requested by Dale Coleman, for a modification to File No. **CR-S-0501**, originally heard last year at the October 26, 2005, Planning Commission meeting.

### ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 8:25 p.m.

Respectfully submitted,



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