

MINUTES
BROOKINGS PLANNING COMMISSION
September 26, 2006

Chair Nishioka called the meeting of the Brookings Planning Commission to order 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	Ron Hedenskog
	Richard Yock

Staff Present:

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

CHAIR ANNOUNCEMENTS

None.

MINUTES

1. By a 7-0 vote (motion: Commissioner Markham) the Planning Commission approved the minutes of August 1, 2006, as written.
2. By a 7-0 vote (motion: Commissioner Markham) the Planning Commission approved the minutes of September 5, 2006, as written.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote (Motion: Commissioner Collis) the Planning Commission approved an application for File No.CPZ-1-06, a Comprehensive Plan change from Tourist Commercial (C-4) to Multi-family Residential (R-3) zone; located at 207 North Bank Chetco Road; Assessor's Map 41-13-05B, Tax Lots 1600, 1601, 1602, 1603, and 1700; Steve Cadwalader, applicant. The Planning Commission will make a recommendation to the City Council on this matter.

The motion was amended to include the following additional Conditions:

- *At the time of development, no more than 70 multi-family units may be sited on the subject property. At such time when mitigation for traffic problems at Constitutional Way are completed, an application to consider additional development may be submitted.*
- *Prior to the issuing of a building permit for any development, the property owner shall submit engineered analysis of sewer, water, and storm drainage needs for the specific proposal. This analysis shall also determine the adequacy of the existing infrastructure to be used to transport sewer, water, and storm drainage.*

- *Any increase in capacity needed by the proposed development must be engineered, constructed, and paid for by the property owner. The City must review and approve all plans.*

All the Commissioners declared ex parte due to familiarity of the subject property. 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, Western Land Use Services, P. O. 2937

Harbor, OR 97415

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

A recess was declared at 8:10 p.m. The meeting reconvened at 8:15 p.m.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRELS

1. By a 7-0 vote (Motion Commissioner Markham) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. **CR-S-0501**, an approved in October, 2005, for an 11 residential-lot subdivision, referred to as *Crown West Subdivision*, a large remainder lot, and platting 3 roads and the extension of Crown Terrace; Dale Coleman, and Jodel Court; R-2 (Two-family Residential) zone; 41-13-04BA, Tax Lot 4000, Dale Coleman, applicant. The modification is for variances from 1) the pavement requirement for a "minor collector and hillside street" and 2) the "intersection spacing for a local road", Dale and JoAnn Coleman, JODEL, LLC.

Read into the record was a letter from Frank Kelly, Fire Chief of Harbor Rural Fire Protection District.

The following conditions will be included in the recommendation:

1. Construct streets as proposed in findings and shown in exhibits.
 2. Obtain written confirmation from Harbor Rural Fire District that they have reviewed and support the variance request.
2. By a 7-0 vote (Motion: Commissioner Dundom) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. **AD-0639**, a request for a variance to the *access management standards*, Section 4.050 of the CCZO, for a proposed 2 parcel partition on a 0.55 acre parcel; Assessor's Map 41-13-09, Tax Lot 1100; located at the intersection of Hwy. 101 and East Benham Lane at 15983 Hannon Lane; R-2 (County Residential) zone; Michael Whipple, property owner; Jim Capp of Western Land Use Services, agent.

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

Jim Capp, Western Land Use Services, P. O. 2937

Harbor, OR 97415

Read into the record was a letter from John Brazil, Harbor Fire District volunteer.

The following conditions will be included in the recommendation:

1. Verify the new property line meets the setback from the existing dwelling.
2. Public improvements as recommended in Dan Crumbly, Curry County Roadmaster's letter, of May 9, 2005.
3. The applicant provides a scale plot plan showing the proposed dwelling on Parcel 1 complies with the required setback from the access easement on the northern property line.
4. The driveway for Parcel 2 is relocated onto subject property or an easement be obtained from the owner of Tax Lot 1101 to the south.
5. The applicant provides current utility service confirmation for sewer, water, and electricity.
6. The applicant provides a geotechnical report and engineered grading, erosion control, and drainage plans.

COMMENTS by the PLANNING STAFF

- Planning Director Snow distributed an informational sheet regarding the recent forming of the Oregon Task Force appointed by Governor Kulongoski, to study Land Use Planning for the state.
- An ODOT notice was distributed on the CARS (Constitution Way Area Refinement Study) open house, September 28th at the library.
- The commissioners were asked to bring their Municipal Code notebooks for updates which will be handed out at the next meeting, October 3, 2006.
- Discussed a report reviewing the number of meetings during the fiscal year- July 2005 to June 2006. It reflected the number of meetings has increased from once a month to twice a month, and sometimes three public hearings as occurred in November 2005.
- The second Tuesday in November falls during the week of Thanksgiving. The November 21st meeting will be November 14th. At that time Land Development Code amendments to Sections 100, 164, 170, 171, 172, and 176 will be reviewed and a recommendation forwarded to City Council.


COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 8:55 p.m.

Respectfully submitted,


Bruce Nishioka, Chair
(approved at 10-17-06 meeting)