

BROOKINGS PLANNING COMMISSION
November 7, 2006 Minutes

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:

Bill Dundom	Hedda Markham
Randy Gorman	Bruce Nishioka
Ron Hedenskog	Richard Yock

Commissioners Absent: Jim Collis

Staff Present: Dianne Snow, Planning Director, and Donna Colby-Hanks, Senior Planner.

Media: Coastal Pilot reporter: None

Other: Sarrah Brune, student ex officio
Approximately 15 participants in the audience

CHAIR ANNOUNCEMENTS

None.

MINUTES

By a 4-0-2 (motion: Commissioner Markham) the Planning Commission approved the minutes of October 17, 2006. (Commissioners Dundom and Nishioka abstained as they were absent from the meeting)

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

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0 vote (Motion: Commissioner Hedenskog) the Planning Commission approved the application for **PUD-1-04/MC-2-06**, a request for a minor change to PUD-1-04, *Pacific Terrace*, to change the emergency exit from Izaiha Drive to Pacific Terrace Drive, to obtain approval of the water tank as presently located by authorization for a variation from height and setback requirements; and plat a 175 foot spur road, named Sage Lane, for access to Tax Lots 1527 and 1528; located at Old County Road and Marina Heights; Assessor's Map 40-13-32CC, Tax Lots 1501, 1527, 1528 and 1535; Bruce Brothers, LLC, applicants. Condition # 42 was amended to "The City Engineer will do calculations to determine if the water tank was sized to serve parcels outside of the approved 29 lot Planned Unit Development (PUD). If the tank has more capacity than is needed to serve this approved PUD, a reimbursement formula will be determined and administered by the City to provide pay-back to the Applicant for future use of this portion of the tank."

2. By a 6-0 vote (Motion: Commissioner Markham) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **PUD-1-04/MC-2-06**.

All commissioners with the exception of Commissioner Yock declared ex parte due to site visits. Commissioner Nishioka stated he had received a brief phone call from Mr. Wise and advised him to hire a land use attorney and work with the City. Nishioka stated he could hear the case without bias. There were no challenges from the audience as to the jurisdiction of the Commission to hear the request.

Planning Director Snow reviewed the staff report. Snow entered into the record the supplemental packet (**Exhibit B**) containing a letter from Pete Chasar dated November 1, 2006 and a letter from Harold and Sherry Gallaty dated November 5, 2006. Snow reviewed the proposed conditions of approval.

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

Applicants:

Joshua Bruce, applicant	849 Chetco Point Terrace	Brookings, OR
Noah Bruce, applicant	847 Chetco Point Terrace	Brookings, OR
Richard Wise, office manager	P.O Box 7261	Brookings, OR
Tim Bossard, representative's engineer	816 Bennet Avenue	Medford, OR
John Babin, legal representative	P.O. Box 1600	Brookings, OR

Richard Wise entered into the record **Exhibit C**, a copy of the application requesting a hearing, and **Exhibit D**, an as-built water system site plan, stamped, and unsigned by T.J. Bossard.

Proponents (for removal of tank):

Michael Winger	97690 Marina Heights. Loop	Brookings, OR
Meta Kent	97673 Marina Heights. Loop	Brookings, OR

Opponents:

None

The public hearing was closed at 9:42 PM.

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

The Commission discussed the variations to height and setbacks, the modification of the streets, and extensively discussed and questioned issues regarding the water tank.

COUNTY REFERRELS

None.

COMMENTS by the PLANNING STAFF

- Planning Director Snow distributed additional material for the November 14, 2006 public

hearing. Commissioner Yock announced he would not be available. Snow advised Commissioner Collis would not be able to attend.

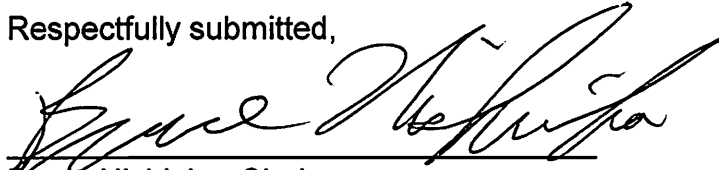
COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 10:25 p.m.

Respectfully submitted,



Bruce Nishioka, Chair

(approved at 12-5-06 meeting)