

MINUTES
BROOKINGS PLANNING COMMISSION
December 5, 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	Ron Hedenskog
Bill Dundom	Bruce Nishioka
Randy Gorman	Richard Yock

Commissioners Absent: Hedda Markham

Staff Present:

Dianne Snow, Planning Director, and Cathie Mahon, Secretary.

Other: approximately 12 participants in the audience

CHAIR ANNOUNCEMENTS

None.

MINUTES

By a 5-0-1 vote (motion: Commissioner Dundom) the Planning Commission approved the minutes of November 7, 2006, as written. Commissioner Collis abstained as he was absent from the meeting.

By a 5-0-1 vote (motion: Commissioner Gorman) the Planning Commission approved the minutes of November 14, 2006, written. Commissioner Yock abstained as he was 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 request for a Comprehensive Plan/Zone Change from C-3 (General Commercial) to R-3 (Multi-family Residential), located adjacent to Lucky Lane and north of Chetco Avenue; Assessor's Map 41-13-06BD, Tax Lot 2000; Jeffrey McCollum, representative for South Curry Development LLC, File No. **CPZ-2-06**. The Planning Commission will make a recommendation to the City Council on this matter.

Planning Director Snow introduced Mr. Craig Stone, of Craig A. Stone & Associates, LLC. The firm is under contract by the city for development projects. Mr. Stone presented the staff report, and fielded questions from the Commission.

The motion was amended to include the following condition as stated in Attachment B, Staff Report from John Cowan, Public Works Director:

- *Prior to future 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 will review and approve all plans.*

Mr. Stone read into the record two letters in favor of the request from:

Yvonne Dunn, Premier Properties	937 Chetco Avenue	Brookings
Richard Wilson, Century 21	1016 Chetco Avenue	Brookings

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

Jeffrey McCollum, applicant and representative for South Curry Development LLC
P.O. Box 1448, Medford, OR.

Jim Maize, applicant's agent 1473 Honeysuckle Ave. Medford, OR.

Mr. McCollum introduced two representatives from Stover Engineering (they did not testify)

Ward Stover	711 H Street	Crescent City, CA.
Ryan Young	711 H Street	Crescent City, CA.

Commissioners Dundom, Gorman, 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 applicant waived their right to seven (7) additional days in which to submit written testimony. The public hearing was closed at 7:50 p.m.

2. Chair Nishioka open the continuation for:

File No. **LDC-2-06**, amendments to Section 100-Hazardous Building Site Protection Hillside Development Standards, Section 164-Enforcement and Penalties, Section 170-Street Standards, Section 171-Neighborhood Circulation Plans, Section 172-Public Improvement Standards and Criteria for Utilities, and Section 176-Land Divisions, of the Land Development Code; City Initiated. The criteria used to decide this case is found in Chapter 140-Amendments, of the Brookings Land Development Code. This is a legislative hearing and the Planning Commission will make a recommendation to City Council.

The Commission continued with their review of Section 100- Hazardous Building Site Protection Hillside Development Standards. Because of the additional changes, it was unanimously decided to continue the review until the next scheduled meeting, January 9, 2007.

COUNTY REFERRELS

None.

UNSCHEDULED PUBLIC APPEARANCE

Councilor Michelson announced this would be his last meeting (as council liaison). He wanted to express his appreciation to the Commission for their time and effort in dealing with the various issues brought before them during the 2006 year.

COMMENTS by the PLANNING STAFF

- Planning Director Snow posed the question to the Commission that the regular public hearing falls on January 2nd, right after the holidays. It was unanimously decided to have the meeting the following Tuesday, January 9, 2007.
- Mentioned elections will be on the January agenda.
- Planning Department received two Measure 37's for review.

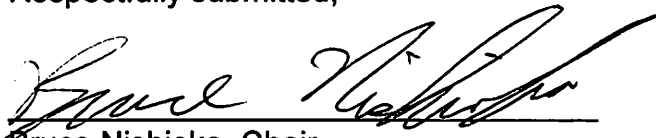
COMMISSIONERS COMMENTS

Commissioner Gorman reminded the Chair and commissioners that the annual report is due.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 9:47 p.m.

Respectfully submitted,



Bruce Nishioka, Chair

(approved at 1-9-07 meeting)