

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**March 21, 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	Randy Gorman
Rick Dentino	Ron Hedenskog
Bill Dundom	Bruce Nishioka
	Richard Yock

*Staff Present:*

Planning Director Bischoff, Deputy City Planner Snow, and Cathie Mahon, Secretary.

*Other:*

Approximately 20 participants in the audience

**CHAIR ANNOUNCEMENTS**

The Chair announced with the number of items on the agenda, it was unlikely all would be heard within a reasonable time frame. He explained the public hearing would stop at 10:30 p.m. and if necessary, continue to the following evening (March 22<sup>nd</sup>).

County Referral File No. **S-0601** was the last item on the agenda but it was decided to hear it first because the County had their hearing scheduled on Thursday, March 23<sup>rd</sup>, and the Commission's recommendation could be forwarded to them in time for their hearing.

**MINUTES**

By a 7-0 (motion: Commissioner Collis) the Planning Commission approved the minutes of March 7, 2006 as written.

**COUNTY REFERRELS**

1. By a 7-0 vote (Motion: Commissioner Collis) the Planning Commission will send a favorable recommendation to the county for File No. **CR-S-0601**; a request for a subdivision to divide a 1.05 acre parcel into five (5) residential lots; R-2 (Residential) county zone; Assessor's Map 41-13-04CD, Tax Lots 5900 and 6500; located at the east end of Hoffeldt Lane; Hughes Development LLP, applicant.

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

Jim Pex for J&A Engineering,	997 Seagate Avenue,	Coos Bay, OR 97420
Eldon Gossett	1012 Easy Street	Brookings, OR 97415
Larry Aslinger	439 Buena Vista Loop	Brookings, OR 97415
Jerry Hughes, Hughes Development LLP, P.O. Box 97		Salida, CA 95368

The following participants entered documents into the record:

- 1) Memo from City of Brookings Fire Chief Sharp
- 2) Diagram of Seascape Road by Jim Pex
- 3) Eldon Gossett – a 2-page document of the subject property

The following recommendations were forwarded to the County Planning Commission:

- 1) The proposed extension of East Hoffeldt Lane and the required turnaround should comply with the County's Brookings Urban Growth Boundary road standards. The County Road Master and Planning staff will determine which road standard is appropriate. A road maintenance agreement should be recorded with the subdivision plat.
- 2) The engineered plans for storm water drainage facilities should be provided to address on-site and off-site impacts in a manner that protects all down stream properties from water flow greater than currently exists. Peer review of the applicant's engineered plans should be done by an engineer of the County's choosing. Language regarding ownership and maintenance of the storm water drainage facilities should be on the plat.
- 3) Development should be done in strict compliance with the geologic hazard report.
- 4) Applicant shall contact Oregon Department of Environmental Quality (DEQ) about the need for a 1200C, Stormwater General Permit.
- 5) Prior to any further site preparation the applicant should submit an engineered grading and erosion control plan. Peer review of these plans should be done by an engineer of the County's choosing.
- 6) The County Planning staff should consider requiring the reconfiguring of Lots 3, 4, and 5 into two lots to allow increased square footage on the steep slopes. This would be closer to the lot size in the City's Suburban Residential Zone (20,000 and 40,000 square feet) which is applied to hillside properties.

A recess was declared at 8:45 p.m. The meeting reconvened at 8:53 p.m.

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

1. The Public Hearing was opened for File No. **ANX-1-06**, a request to annex 31.94 acres of land consisting of 7 tax lots; Assessor's Map 40-13-32B, Tax lots 1001, 1201, 1202, and 1300 and 40-13-32C, Tax Lots 211, 213, and 216; located on Old County Road; currently zoned County R-2 (Residential two); Gary Cooper for K&D Properties and Ron Hedenskog, applicants.

Before testimony for the public hearing began, Commissioner Hedenskog declared bias, due to being one of the applicants for the request, and left the bench.

Commissioners Collis, Dundom, and Gorman, 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.

Testimony was taken following questions and comments regarding the request from the following participants:

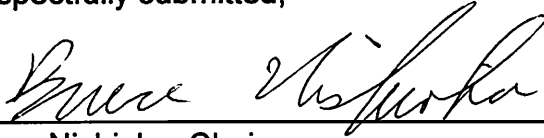
Jim Capp, Western Land Use Services, P. O. Box 2937 Harbor, OR 97415

Gary Cooper, representative for KD Properties, Inc. P. O. Box 5029 Brookings, OR 97415

**ADJOURNMENT:**

At 10:30 p.m. Commissioner Collis made a motion to adjourn. The Chair announced the public hearing would continue to the following evening, March 22, 2006 at 7:30 p.m.

Respectfully submitted,



Bruce Nishioka, Chair

(approved at ~~37~~ meeting)

4-4-06