

MINUTES
BROOKINGS PLANNING COMMISSION
June 6, 2006

The regular meeting of the Brookings Planning Commission was called to order by Vice-Chair Collis at 7:04 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 Hedda Markham
Randy Gorman Richard Yock (arrived at 7:07 p.m.)

Commissioners Absent: Bruce Nishioka

Staff Present:

John Bischoff, Director of Planning, Dianne Snow, Deputy City Planner, Donna Colby-Hanks, Senior Planner, and Cathie Mahon, Secretary.

Media: Coastal Pilot reporter, Peter Rice

Other:

Approximately 15 participants in the audience

CHAIR ANNOUNCEMENTS

Due to Chair Nishioka's absence, Vice-Chair Collis assumed the responsibility as Chair and opened the meeting.

MINUTES

By a 5-0 vote (motion: Commissioner Gorman) the Planning Commission approved the minutes of May 2, 2006, as amended.

(Commissioner Yock joined the meeting at 7:07 p.m.)

By a 6-0 vote (motion: Commissioner Dundom) the Planning Commission approved the minutes of May 16, 2006, as written.

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) Planning Commission approved File No. M3-05-06, a request for a minor partition to divide a 0.40 acre parcel into two (2) parcels; located at 17163 Parkview Drive; Assessor's Map No. 40-13-31B, tax lot 1900; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Janice Palmiter Guernsey; applicant.

The motion was amended to include a request (as noted in italics) from Dan Crumley:

- The applicant must coordinate with the County Roadmaster regarding required street improvements, *pay the required fee for these improvements*, and provide documentation to the City that this has been done.

Commissioners Collis, Dundom, 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. Vice-Chair Collis stated he has worked with the applicant on *Habitat for Humanity* projects but this acquaintance would not affect his ability to hear the case without bias.

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

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

Paul and Janice Palmiter Guernsey, applicants, 15954 Short Way Brookings, OR 97415
Don Wilcox, Director of Public Works for the City of Brookings

Entered into the record was a letter, Exhibit A, from:
Dan Crumbly, Curry County Road Master P. O. Box 247 Gold Beach, OR

2. By a 6-0 vote (Motion: Commissioner Dundom) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-5-06** as amended.
3. By a 6-0 vote (Motion: Commissioner Gorman) the Planning Commission denied the request for File No. **M3-6-06**, a request for a minor partition to divide a .99 acre parcel into three residential parcels, located at 1359 Chetco Avenue; Assessor's Map 41-14-01AA, Tax Lots 800 and 801; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Gerald Hughes, applicant.

Commissioners Collis, 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.

Vice-Chair Collis announced a short break from 8:10 p.m. to 8:18 p.m. to give the applicant time to set-up for his *PowerPoint* presentation.

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

James Pex, applicant representative 997 Seagate Avenue, Coos Bay, OR 97420
Rich Roberts, Roberts & Associates Land Surveying, P.O. Box 2791 Harbor, OR
Jim Rodine, applicant geologist 294 Edgerton Sunny Valley, OR 97497
Eldon Gossett, Coldwell Realty 703 Chetco Avenue Brookings, OR 97415
Robert Minshew 1349 Chetco Avenue Brookings, OR 97415
Warren Krick 1347 Chetco Avenue Brookings, OR 97415
Yvonne Maitland 15676 Oceanview Drive Brookings, OR 97415
Catherine Wiley 96370 Duley Creek Brookings, OR 97415

Barbara Nysted
Carl Tobin
Jan Krick
Norman Wilson

427 Buena Vista Loop
835 Cameo Court
1347 Chetco Avenue
609 15th Avenue

Brookings, OR 97415
Brookings, OR 97415
Brookings, OR 97415
Modesto, CA

Entered into the record were 2 exhibits:

Exhibit A-a letter from Thomas Guevara, Development Review Planner for ODOT

Exhibit B-Title of the subject property submitted by James Pex, applicant representative

Planner Bischoff stated a Final Order with the Findings of Fact for the denial will be on the July 11, 2006 Public Hearing agenda.

A short recess was declared by the Vice-Chair at 10:05 p.m. The meeting reconvened at 10:10 with the same commissioners present.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON COUNTY REFERRALS

1. File No. **CR-AD-0618**, a request from Verizon Wireless to place a cell tower at 97115 Hilltop Drive was postponed until the July 11, 2006 meeting.
2. By a 6-0 vote, the Planning Commission will send a favorable recommendation for File No. **CR-AD-0623**, a request for a conditional use approval for a single-family dwelling on a .58 acre parcel, located on the east side of Dodge Avenue; zoned Light Commercial (C-1); Lubosh Kormout, applicant.

COMMENTS by the PLANNING STAFF

- Planning Director Bischoff reminded the Commission the next public hearing will be held on July 11, 2006.
- Planner Snow announced the date for Bischoff's retirement dinner. The no-host dinner will be at the Smugglers Cove, 6:00 p.m. on July 13th.

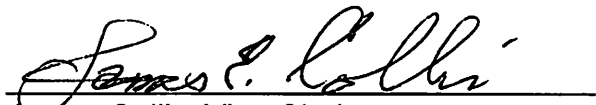
COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 10:35 p.m.

Respectfully submitted,



James Collis, Vice-Chair

(approved at 7-11-06 meeting)