

MINUTES
BROOKINGS PLANNING COMMISSION
April 3, 2007

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham 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:

Steve Bismarck	Hedda Markham
Bill Dundom	Bruce Nishioka
Randy Gorman	Richard Yock
Juliane Leighton	

Staff Present:

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

Other: Approximately 10 participants in the audience

CHAIR ANNOUNCEMENTS

None.

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

1. By a 7-0 vote (motion: Commissioner Dundom) the Planning Commission approved the final map for File No. **SUB-1-05/PUD**, *Chetco Terrace Estates*, located east of Spruce Loop adjacent to Chetco River; Assessor's Map 41-13-05CA, Tax Lots 1300, 1600, 6100, 6101, 6120, 6180, and 6190; Jim Capp, representative; Ross Walton, applicant.

COUNTY REFERRELS

1. By a 7-0 vote (motion Commissioner Nishioka) the Planning Commission will send a favorable recommendation to the Curry County Planning department, in the matter of File No. **CR-S-0603**, a request to divide a 14.3 acre parcel into a 14-lot subdivision, to be known as *Hoffeldt East Subdivision*, located at the terminus of East Hoffeldt Lane; Assessor's Map 41-13-04D, Tax Lot 300; R-2 (County Residential) zone; Gerald Hughes for Hughes Development LLP, applicant.

Eight (8) recommendations mentioned in the packet were included in the motion plus the following three:

- 9) The Planning Commission suggested the road, with curb and sidewalks, and storm drainage system should be accepted by Curry County for ownership and maintenance.
- 10) The Planning Commission suggested there needs to be disclosure of remaining capacity and transmission ability of Harbor Sanitary District.
- 11) The Planning Commission suggested confirmation should be required that the Sheriff's Department has the capacity to provide service to this new development.

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

Gerald Hughes, applicant
Jim Pex, J&A Engineering

P. O. Box 97
1925 Timberline Dr.

Salida, CA 95368
Coos Bay, OR

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

Chair Markham opened the continuation for File No. **LDC-2-06**, amendment to Section: 176-Land Divisions, of the Land Development Code; City initiated.

Planning Director Morris referred to her memo included in the packet. She explained City Council remanded Section 176-Land Division back to the Planning Commission for further review. After sections of the Land Development Code (LDC) were reviewed by the Land Development Code Committee, the Brookings Municipal Code (BMC) was published and new citations were given to some the LDC sections. Section 176-Land Divisions is now referred to as Chapter 17.172-Land Divisions.

Morris discussed "Flag Lots" which was an issue discussed at the last Planning Commission meeting on March 6th. Noted in her memo to the Commission was the fact "flag lots" were not addressed in Chapter 17.172-Land Divisions. Criteria is outlined for partitioning a parcel in Chapter 17.112, Rear Lot Development, which has criteria for standard partitioning requirements.

Morris read into the record the recommendation for the language and to insertion into Chapter 17.172.050-Lot Design Standards:

- I. *Rear Lot Development (Flag Lots): This configuration can only be used when the subject property cannot be subdivided or partitioned utilizing standard configurations. Standards for Rear Lot Development are found in Chapter 17.112.*

In conclusion the suggestion is to integrate Chapter 17.112-Rear Lot Development into Chapter 17.172-Land Divisions.

Discussion ensued and motions were made but died for lack of a second.

By a 7-0 (motion: Commissioner Bismarck) the Planning Commission voted to forward to City Council a favorable recommendation to approve Chapter 172-Land Divisions, with the recommendations that were noted in the staff report. The Commission directed staff to work on facilitating the combining of Chapter 17.112 into Chapter 17.172.

There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

MINUTES

By a 7-0 vote (motion: Commissioner Bismarck) the Planning Commission approved the minutes of March 6, 2007.

COMMENTS by the PLANNING STAFF

Planner Director Morris had several items to inform the Commission.

- Reminder about the "Ethics" review by City Attorney Trew on April 9th at 6:00 p.m. with City Council.
- The annual statements due to be mailed by the 15th of April.
- Announced that Commissioner Gorman and Markham had been re-appointed by City Council
- No second meeting for April.
- The next meeting is May 1, 2007 with several items on the agenda
- The *Pacific Terrace* PUD, Bruce Brothers, is being reviewed by LUBA (Land Use Board of Appeals) following an appeal of the City Council's approval.
- Circulated copies of the new *Building Permit* and *Land-Use* procedures. Included were copies of the sign-off forms from difference city agencies, and the flow charts reflecting the process.

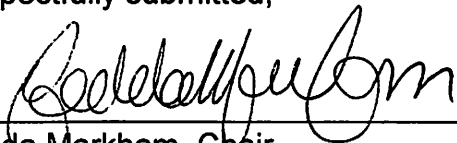
COMMISSIONERS COMMENTS

- Commissioner Bismarck suggested that the new forms and flow charts be put on the City web.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 9:20 p.m.

Respectfully submitted,



Hedda Markham, Chair
(approved at 5-1-07 meeting)