

MINUTES
BROOKINGS PLANNING COMMISSION
June 5, 2007

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham at 7:00 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 Julianne Leighton
Bill Dundom Hedda Markham
Randy Gorman

Commissioners Absent: Bruce Nishioka and Richard Yock

Staff Present:

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

Other: Approximately 8 participants in the audience

CHAIR ANNOUNCEMENTS

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote (Motion: Commissioner Gorman) the Planning Commission approved File No. **M3-4-07**, an application for a minor partition to divide a 0.32 acre parcel into two (2) parcels; located at 17352 Blueberry Drive; Assessor's Map 40-14-25CC, Tax Lot 3100; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Michael Woudstra.

Commissioners Dundom, Leighton, and Markham 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 action was taken following questions and comments regarding the request from the following:

Mike Woudstra, applicant, 17352 Blueberry Drive Brookings, OR

The applicant was reminded one of the conditions of approval was to complete a DIA (Deferred Improvement Agreement), "for future street improvements along the frontage of the subject property on Blueberry Drive."

2. By a 5-0 vote (Motion: Commissioner Markham) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-4-07**.

3. By a 5-0 vote (Motion: Commissioner Bismarck) the Planning Commission approved File No. **M3-5-07**, a minor partition to divide a 1.09 acre parcel into two (2) parcels; located at 723 Old County Road; Assessor's Map 41-13-05BB, Tax Lot 2200; R-2 (Two-family Residential) zone; Samuel Dotson, applicant.

The applicant was reminded one of the conditions of approval was to complete a DIA (Deferred Improvement Agreement), "for future street improvements on the frontage of Old County Road including paving, gutter, sidewalk, and storm drainage."

4. By a 5-0 vote (Motion: Commissioner Markham) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-5-07**.

Commissioners Dundom and Markham 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 action was taken following questions and comments regarding the request from the following:

Sam Dotson	723 Old County Road	Brookings, OR
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The applicant waived their right to seven (7) additional days in which to submit written testimony.

The applicant was reminded one of the conditions of approval was to complete a DIA (Deferred Improvement Agreement), specifically "for future street improvements on the frontage of Old County Road, including paving, curb, gutter, sidewalks, and storm drainage.

COUNTY REFERRELS

1. By a 5-0 vote (Motion Commissioner Dundom) the Planning Commission will send a favorable recommendation for File No. **CR-P-0703**, a request to partition a 1.59 acre parcel to create three parcels; located at 16629 Foster Road; Assessor's Map 41-13-05AA, Tax Lot 701; R-2 (County Residential) zone; Dwight Banoak, Trustee and representative for the Jane Simmons Trust, property owner.

The Commission approved the following recommended conditions be forwarded to the County:

1. That a note be placed on the plat stating a site specific geologic report will be required prior to any development on Parcel 1 and 2.
2. That the parcels are configured so the driveways are 50 feet apart.

MINUTES

By a 5-0 vote (motion: Commissioner Markham) the Planning Commission approved the minutes of May 1, 2007.

COMMENTS by the PLANNING STAFF

Planning Director Morris updated the commission:

- The second meeting for the month is cancelled
- Reminder the next meeting is scheduled for July 10th, but do not currently have anything definite for the agenda.

- The *Pacific Terrace* appeal to LUBA (File No. **APP-5-06** and **APP-5-06**) was dismissed after resolution with attorneys from all parties involved. The issues with the water tank and landscaping were settled. Further review by City Council is not necessary.
- Commissioner Dundom had discussed concerns about truck/commercial parking on both sides of Railroad, and Center Street. Morris reported the concerns were forwarded to Public Works Director Cowan who was scheduled to present the issue to City Council.
- Commissioner Markham discussed an issue with the pile of dirt on King Street. Report from Public Works is that the gutter has been cleaned out so the dirt is currently not accumulating.

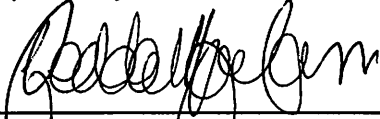
COMMISSIONERS COMMENTS

- Commissioner Dundom had questions about engineering reviews required by the City.
- Commissioner Bismarck asked if Chapter 172 had been approved by City Council.
- Morris reported Chapter 17.172-Land Divisions and Chapter 17.112-Rear Lot Development went before Council on May 29th. The Council requested language revisions. The revisions are scheduled for review at their June 11th meeting. Also on the agenda is a request for an *extension of time* for Chapters 17.168-Public Improvements, 17.170-Street Standards, 17.171-Neighborhood Circulation Plan, and 17.172-Land Divisions.
- Commissioner Markham expressed her concern for the house on Hemlock Street.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed at 7:55 p.m.

Respectfully submitted,



Hedda Markham, Chair
(approved at 8-7-07 meeting)