

MINUTES
BROOKINGS PLANNING COMMISSION
September 4, 2007

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham at 7:05 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.

Media: Coastal Pilot reporter, Tom Hubba

Other: Approximately 50 participants in the audience

CHAIR ANNOUNCEMENTS

Chair Markham announced a change in the agenda. The PUD and County Referral would be heard followed by the Downtown Business District.

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

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-0-1 vote (Motion: Commissioner Bismarck; 6 votes were in favor of the motion with Commissioner Bismarck abstaining due to being late to the hearing) the Planning Commission approved File No. **PUD-1-07/SUB-2-07**, an application for a 40 lot subdivision in the form of a Planned Unit Development (PUD) on a 4.68 acre parcel of land; to be known as *Ocean Winds at Brookings*, located at on the north of Chetco Avenue at the terminus of Lucky Lane; Assessor's Map 41-13-06BD, tax lots 2000, 2300, and 2302; zoned R-3 (Multi-family Residential), South Curry Development LLC, applicant; Jim Maize, representative.

Commissioners Dundom, Gorman, Leighton and Markham declared a site visit. Commissioner Dundom stated he sent a letter to the applicant but did not receive a response. He stated he could hear the case without bias. 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:

Jim Maize, representative	P. O. Box 628	Medford, OR 97504
Dean Kenyon	555 Chetco Lane	Brookings, OR 97415
Ryan Young, Stover Engineering	P. O. Box 783	Crescent City, CA. 95531
Sandra Ensley (950 Pioneer)	P. O. Box 1763	Brookings, OR 97415
Celia Weaver	580 Chetco Avenue	Brookings, OR 97415

Read into the record was a letter from:

Diane Randozzi-(owner of 609 Easy Manor) 1920 Midway Dr. Santa Rosa, CA 95405

The Conditions of Approval document was amended to include the following:

General Conditions:

- 9) The CCR's must also state the open space, landscaping and *on-site storm drainage facilities* and owned and maintained by the Home Owner's Association.
- 11) *A final landscape plan will be provided prior to scheduling a hearing for final approval of the plat.*
- 12) *A solid, 6-foot, sight-obscuring fence must be constructed on the perimeter of the subject property.*

Street Conditions:

- 5) A minimum of two street lights shall be placed on West Winds Court and a minimum of 5 street lights on the East Winds Court street systems. *The light(s) shall be directed away from adjoining properties.*

Water System Conditions:

- 3) *The water main shall connect Phase I and Phase II between lots 19 and 26. A 15 foot utility easement in this location must be shown on the plat.*

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

2. By a 7-0 (Motion: Commissioner Gorman) the Planning Commission approved the Final ORDER, Findings of Fact, and amended conditions for File No. **PUD-1-07/SUB-2-07**.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION COUNTY REFERRELS

1. By a 7-0 vote (Motion; Commissioner Markham) the Planning Commission will send a favorable recommendation to the County to approve File No. **CR-Z-0704**, a request for a rezone of a 3.48 acre parcel, located at 15609 Hwy.101, approximately $\frac{3}{4}$ miles south of Benham Lane; Assessor's Map 41-13-10CC, Tax Lot 2600 and 41-13-15B, Tax lots 201 and 202. The request is a zone change from RC (County Rural Commercial) to C-2 (Heavy Commercial) for the purpose of expanding an existing RV park for RV sales; Roy and Teresa Vance, applicants.

The following recommendations will be forwarded to the County:

- The applicant provides written confirmation from Oregon Department of Transportation (ODOT) regarding access and impact on Highway 101.
- The applicant provide written confirmation for septic/sewer service.

Chair Markham called for a short recess at 8:50 p.m. The meeting reconvened at 8:55 pm.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

The Chair opened the public hearing for File No. **LDC-1-07**, an implementation of a plan for the redevelopment of the downtown area of Brookings, by creating a new Downtown Business District (DBD) zone. Under consideration is Ordinance No. 07-O-593, titled Chapter 17.54. The ordinance provides for permitted uses, building setback standards and other requirements that differ from the existing C-3 (General Commercial) zone. The subject area is the first tier of parcels on the north side of Highway 101 (Chetco Avenue) from Center Street to Oak Street to the north side of Railroad Street to Center Street, and from Center Street to Alder Street on the east. City initiated amendment. The Planning Commission will make a recommendation to the City Council.

When the commissioners were asked to declare ex parte due or a site visit, Commissioner Nishioka stated he conducts his business (law firm at Hemlock Street) in the subject area. He stated he had conversed with some (of the businesses) and read *The Pilot* (newspaper). Chair Markham stated she has several neighbors who have their business in the zone area. All commissioners declared familiarity to the proposed zone area and properties. All commissioners declared they had read the September 1, 2007 article in *The Pilot* regarding the proposed downtown district. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

Planning Director Morris read into the record a document detailing the background information for the creation of the Downtown Business District (DBD) Also read into the record was a letter from Mr. Babin. Letters included in the packet and received after the packet was distributed were from the following:

Exhibit A Draft copy of Chapter 17.54, creation of DBD

Exhibit B:

Gary & Karen Kerr, Azalea Lanes	410 Oak	Brookings, OR
Leon Walker, Coast Auto Center	530 Chetco Avenue	Brookings, OR
Ron Walker, Coast Auto Center, president	530 Chetco Avenue	Brookings, OR

Exhibit C:

Steve Bismarck, Planning Commission Commissioner	270 Allen Lane	Brookings, OR
John Babin, Attorney at Law	517 Chetco Avenue	Brookings, OR

Testimony was given by the following:

Proponents (favoring the business zone).

Pete Chasar, Brkings Urban Renewal Authority Chairman	935 Marina Hts.	Brookings
Rich Roberts, Roberts & Associate Engineering	611 Spruce	Brookings

- Exhibit D 6 photos of dumpsters located in the DBD area

Opponents:

Rick Bishop, Bishop Automotive	620-625 Spruce St.	Brookings
Bob Minshew, The Gallery Restaurant	515 Chetco	Brookings
Karen Kerr, owner of Azalea Lanes	419 Spruce St.	Brookings
Gary Kerr, owner of Azalea Lane	419 Spruce St.	Brookings
• Exhibit E 11 photos of misc.signs in the DBD area		
Ron Walker, President-Coast Auto Center Inc.	530 Chetco	Brookings
Stephen Braun, KURY announcer	260 N. Hazel	Brookings
James Wheelles, Eversun Electronics	636 Hemlock	Brookings
Bob Pieper-owner of Hearth & Home	548 Chetco	Brookings
Bob Hauser	P. O. Box 64	Brookings
Jake Pieper-owner of Hearth & Home	548 Chetco	Brookings
Rick Gray-owner of 502-508 Hemlock	P.O. Box 7880	Brookings
Mark Gatson	531 Spruce	Brookings

The Public Hearing for File No. **LDC-1-07** was closed at 10:20 p.m. Discussion ensued.

By a 7-0 vote (motion: Commissioner Nishioka) the commissioners voted unanimously to continue File No. **LDC-1-07**, in order to give the Commission time to review the testimony and various documents given at the hearing. The Chair announced the continuation would be September 18, 2007.

MINUTES

By a 6-0-1 (motion: Commissioner Nishioka; Commissioner Nishioka abstained due to being absent from the previous meeting of September 4, 2007).

COMMENTS by the PLANNING STAFF

- Planning Director reminded the Commission the regular meeting scheduled for October 2nd has received one file to be heard.
- A reminder to the commissioners to bring the two documents for the Downtown development, the Master Plan and the Master Plan Appendix, to the next meeting so they can be turned in and forwarded to Council for their review.

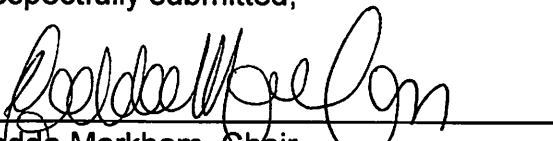
COMMISSIONERS COMMENTS

Commissioner Gorman requested a more concise map for County Referrals.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 10:32 p.m.

Respectfully submitted,



Hedda Markham, Chair
(approved at 10-2-07 meeting)