

MINUTES
BROOKINGS PLANNING COMMISSION
February 6, 2007

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

Steve Bismarck	Hedda Markham
Bill Dundom	Richard Yock
Randy Gorman	

Commissioners Absent: Bruce Nishioka

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

Other: Student ex officio Sarra Jordon-Brune
Council liaison Mayor Sherman and Councilor Hedenskog.
Approximately 12 participants in the audience

CHAIR ANNOUNCEMENTS

None.

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

1. By a 5-0 vote (motion: Commissioner Dundom) the Planning Commission approved the request for a one year extension for File No. **MP-1-05**, a partition to divide a .97 acre parcel into 3 residential lots; Assessor's Map 40-14-36BA, Tax Lot 1900; R-1-6 (Single-family Residential, 6,000 sq.ft. minimum lot size)zone; David Reid, applicant.

The action was taken following comments and questions regarding the request from:
David Reid P. O., Box 6662 Brookings

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 5-0 vote (Motion: Commissioner Dundom) the Planning Commission approved an application for File No. **CUP-9-03\MC-1-06**, a request for a minor change to CUP-9-03, to waive condition #11 of the Final Order approved at the August 6, 2003, hearing; located at 805 Pioneer Road; R-2 (Two-family Residential) zone, Assessor's Map 41-13-5BB, Tax Lot 1700; Ron Tribble, applicant for MJR Properties LLC.

The motion was amended to include the following changes in the Conditions of Approval:

- #11. The front yard setback area and the areas in the front of the dwelling units shall be landscaped. *All landscaping shall be done by the end of May, 2007.*
- #12. *Applicant must provide a copy of the landscaping maintenance contract for the subject property.*

All five commissioners 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:

Marianne Padilla

P. O. Box 2161

Brookings

Ms. Padilla entered into the record:

- A copy of the *Services Contract* between the 4 properties at 805 Pioneer and All Seasons Landscaping.
- 11 photo copies of the properties at 805 Pioneer to illustrate current vegetation.

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

2. By a 5-0 vote (Motion: Commissioner Markham) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-9-03\MC-1-06**.
3. By a 5-0 vote (Motion: Commissioner Bismarck) the Planning Commission approved File No. **M3-1-07**, a request for a partition to divide a 0.56 acre parcel into three (3) parcels; located in the 400 block of Memory Lane and Alder Street; Assessor's Map 41-13-05CC, Tax Lot 4600; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Robert Hunter, representative; Penny Wyse-Thomas, property owner.

Commissioners Dundom, Yock, 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:

Robert Hunter

97136 Homestead Way

Gold Beach, OR

Eugene Hance

415 Memory Lane

Brookings, OR

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

4. By a 5-0 vote (Motion: Commissioner Dundom) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-1-07**.
5. Chair Markham opened the continuation of **LDC-2-06**, amendments to Section 164-Enforcement and Penalties, Section 170-Street Standards, Section 171-Neighborhood Circulation Plans, Section 172-Public Improvement Standards and Criteria for Utilities, and Section 176-Land Divisions, of the Land Development Code; City Initiated.
6. By a 5-0 vote (Motion: Commissioner Bismarck) the Planning Commission accepted Section 164-Enforcement and Penalties, of the Land Development Code, which will be forwarded to City Council for approval.

7. Continuation of File No. **LDC-2-06** began with review for Section 170-Street Standards.

Comments regarding Section 170 were received from the following people:
John Brazil, rep. of Harbor Rural Fire Protection District, P.O. Box 2001
Yvonne Maitland 15676 Oceanview Drive Brookings

The following documents were read into the record:

- A-1 Memo from Fire Chief Sharp regarding Standard Minimum Right of Way and Roadway Width.

Mr. Brazil entered the following documents into the record:

- A-2 Presentation sheet
- A-3 Section 368.039 – state Road Standards
- A-4 OFC (Oregon Fire Codes) requirements for *Surface and Turning Radius* (for fire trucks accessing roads)
- A-5 7-page "Harbor Rural Fire Protection District"-Ordinance 3-91

The Public Hearing for File No. **LDC-2-06**, was closed at 9:35 p.m. The Commission will continue with their review of amendments for Section 170-Street Standards, Section 171-Neighborhood Circulation Plans, Section 172-Public Improvement Standards and Criteria for Utilities, and Section 176-Land Divisions, of the Land Development Code, at their next meeting on February 20, 2007.

COUNTY REFERRELS

None.

MINUTES

By a 5-0 vote (motion: Commissioner Bismarck) the Planning Commission approved the minutes of January 9, 2007.

COMMENTS by the PLANNING STAFF

- Planning Director Morris reminded the Commission that a second meeting for the month will be held Tuesday, February 20, 2007.
- The suggested changes for Section 170, discussed at the present meeting, will be printed out and included in the packet for the February 20th meeting.

COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 9:45 p.m.

Respectfully submitted,



Hedda Markham, Chair
(approved at 2-20-07 meeting)