

MINUTES
BROOKINGS PLANNING COMMISSION
October 1st, 2013

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham at 7:04pm in the Council Chambers at the Brookings City Hall on the above date. The following Commission members and staff were in attendance:

Commissioners Present: Hedda Markham; Curtis Williams; Jerry Wulkowicz; Bryan Tillung;
Commissioners Absent: Cheryl McMahan; Betty Pomerleau
Planning Staff Present: Planning Manager - Donna Colby-Hanks; Administrator - Jordan Fanning
Others Present: 8 members of the public.

WRITTEN REQUESTS AND COMMUNICATIONS

Written request from Smith River Rancheria to rename Alpine Street to SRR1 was postponed by the requestor. The Planning commission granted postponement of the request unanimously with a motion by Chair Markham and a second from Commissioner Wulkowicz.

THE FOLLOWING ACTIONS WERE TAKEN IN THE PUBLIC HEARINGS:

Public hearing procedures addressed by Chair Markham

- Chair Markham opened the quasi-judicial hearing regarding File No. M3-1-13 at 7:07pm.

File Description: In the matter of File No. **M3-1-13**, a request for a partition to divide a 3.07 acre parcel into two parcels; located at 615 Fifth Street; Assessor's Map 41-13-06AC, Tax Lot 700; Professional Office (PO-1) and Multiple-Family Residential (R-3) zones; C & K Market/Nidiffer, applicant. Criteria used to decide this case can be found in Chapter 17.28 Multiple-Family Residential, Chapter 17.36 Professional Office and Section 17.172.060- Partitions of the Brookings Municipal Code (BMC). This is a quasi-judicial hearing and the Planning Commission will make a decision on this request.

No ex parte contact, bias, or conflict of interest was disclosed.

Planning Manager Colby-Hanks presented the staff report in full. Staff noted that the partition had been approved in the 1980's but was never executed. The applicant was not present at the meeting to answer any questions or defend the partition. Wulkowicz made the motion to approve of the application and was seconded by Chair Markham. The application was approved unanimously. Chair Markham made a motion to approve the final order which was seconded by Wulkowicz and was followed by a unanimously in-favor vote.

- Chair Markham continued the quasi-judicial hearing with File No.

File Description: In the matter of File No. **MC-1-13/SUB-2-09**, a request for a minor change to the preliminary approval of Lilybrooke 2; a 14 lot subdivision of a 3.11 acre parcel; located adjacent to Fourth Street between Easy and Ransom Streets; Assessor's Map 41-13-06AB, Tax Lot 1200; Two-Family Residential (R-2) zone; Alderwood Lane/Kessler, applicant. Criteria used to decide this case can be found in Chapter 17.24 Two-Family Residential, Section 17.172.070(F) Minor Change to a Subdivision, and Section 17.116.090 Minor Change to a Planned Community of the Brookings Municipal Code (BMC). This is a quasi-judicial hearing and the Planning Commission will make a decision on this request.

No ex parte contact, bias, or conflict of interest was disclosed.

Planning Manager Colby-Hanks presented the staff report in full. Wulkowicz noted that he would

prefer that the wetlands and detention pond be delineated on the plat. Staff noted that the wetlands and storm drainage facilities are not typically drawn on plat maps, and that the CC&R's might be a better place to delineate such facilities. Further, Wulkowicz expressed concern about the size of the detention pond and whether it would fit on the proposed property. Applicant Kurt Kessler, PO BOX 6335 Brookings, was asked to defend his application and answer questions from the Commission. Kessler noted reasons for location and type of detention pond. In opposition of the application, two members of the public presented their opinions on the matter. Patrick Dodgen, 905 Barbra Lane, gave a historical accounting of the progression of development of the lot in question. Although his concerns were noted, they were not germane to the decisions being considered by the commission. Janet Jolley, 935 Ransom St., declared her concerns of whether or not Lily Brooke One will be associated with the new sub-division Alderwood, formerly named Lily Brooke Two, with regards to the CC&R's and HOA. Further Jolley also noted her concern of slope stability issues beneath her property should development occur in the lots adjacent to hers. Jolley also submitted a drawing to the Commission and was entered into evidence as exhibit B. Kurt Kessler was asked to respond to Jolley's questions. Kessler noted that there will be no accountability of the residence from Lily Brooke One to the new subdivision. Kessler also addressed several other questions presented by members of the public. The Planning Commission discussed the matter briefly and requested some minor changes to the Final Order. The application was approved unanimously with a motion from Chair Markham and second from Wulkowicz. The Final Order was also approved unanimously with a motion from Wulkowicz and second by Williams.

APPROVAL of MINUTES

By a 4-0 vote (motion: Commissioner Williams, 2nd Chair Markham) the Planning Commission approved the minutes of the June 4th, 2013 Planning Commission meeting.

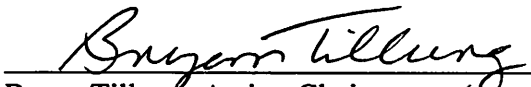
REPORT FROM PLANNING STAFF

County Referrals – Shoreland boundary maps adopted by the county will not be adopted by the city. A volunteer appreciation picnic will be held on October 12th for all City of Brookings Volunteers.

ADJOURNMENT

With no further business before the Planning Commission the meeting adjourned at 8:18 pm.

Respectfully submitted,



Bryan Tillung, Acting Chairperson (approved at the 12/03/13 meeting)