

MINUTES
BROOKINGS PLANNING COMMISSION
July 7th, 2015

The regular meeting of the Brookings Planning Commission was called to order by Chair Bryan Tillung at 7:02pm in the Council Chambers at the Brookings City Hall on the above date. The following Commission members and staff were in attendance:

Commissioners Present: Bryan Tillung, Ray Hunter, Joe Vogl, Cheryl McMahan, Gerry Wulkowicz, Loren Rings
Commissioners Absent: Timothy Hartzell
Staff Present: Planning Manager - Donna Colby-Hanks; Public Works Supervisor- Richard Christensen;
Administrator - Jordan Fanning
Others Present: 20 members of the public

PUBLIC HEARINGS

Public hearing procedures addressed by Chair Tillung

- Chair Tillung opened the quasi-judicial hearing regarding File No. MC-1-13/SUB-2-09

File Description: Request for a two-year extension of time for preliminary plat approval of Alderwood Subdivision, File No. **MC-1-13/SUB-2-09**, applicant Kurt Kessler, Kurt Kessler Kustom Builder. Subject property is located adjacent to Fourth Street between Easy and Ransom Streets; Assessor's map 41-13-06AB, tax lot 1200; zoned Two-Family Residential (R-2). Criteria used to decide this case can be found in Brookings Municipal Code (BMC) 17.172.070(G), Expiration of Preliminary Plat. The Planning Commission will make a decision on this request.

Planning Manager Colby-Hanks presented the staff report in full. Applicant Kurt Kessler, PO Box 6335, Brookings, defended the application to the Commission. After a brief discussion by the Commissioners, Commissioner McMahan made a motion to approve the file, which was seconded by Hunter. The file was approved by a unanimous vote.

- Chair Tillung opened the quasi-judicial hearing regarding File No. ANX-1-15

File Description: In the matter of File No. **ANX-1-15**, a request to annex approximately 0.26 acre of land into the City of Brookings; Assessor's Map 40-13-31CB, tax lot 1403; located adjacent to the eastern boundary of Parkview Drive, approximately 255 feet north of its intersection with Hampton Road, more specifically 16947 Parkview Drive. The subject property is owned by Tan. The current Curry County zoning is Two-Family Residential (R-2). The owner/applicant is requesting a zone change to Single-Family residential (R-1-6, minimum lot size 6,000 sq ft). Criteria used to decide this application can be found in Chapter 17.144-Annexations, of the Brookings Municipal Code (BMC). This is a quasi-judicial hearing and the Planning Commission will make a recommendation to City Council on this matter.

Planning Manager Colby-Hanks presented the staff report in full. Applicant Lie Tan, 1300 Daisy Lane, Grants Pass, defended the application to the Commission. After a brief discussion by the Commissioners, Commissioner McMahan made a motion to recommend approval of the file by the City Council, which was seconded by Hunter. The motion was approved by a unanimous vote.

- Chair Tillung opened the quasi-judicial hearing regarding File No. SUB-1-15

File Description: In the matter of File No. **SUB-1-15**, a request for preliminary approval of a two-lot subdivision and platting the extension of the northern spur of Buena Vista Loop. The subject property is located at the terminus of the northern Buena Vista Loop spur and the Pacific Ocean, more specifically 437 Buena Vista Loop; Assessor's Map 41-13-08BB, tax lot 403; and Applicant/Owner, Gauger. The criteria used to decide this matter is found in Chapter 17.20 Single-Family Residential, Chapter

Planning Manager Colby-Hanks presented the staff report in full and Public Works Supervisor Richard Christiansen remarked on public utilities in the area. Applicant John Gauger, 11 Seascape Ct, defended the application to the Commission. Comments in support of the file were made by Jack Heide, 7 Seascape Ct. Brookings. Comments in opposition of the file were by J. Kaplan 441 Buena Vista Lp Brookings, Dee Jay Lake 439 Buena Vista Lp Brookings, Neilda Cavlin 421 Buena Vista Lp Brookings, Barbara Nysted 427 Buena Vista Lp Brookings. Those in opposition expressed concerns about additional traffic, access and street frontage. Staff made clarifying comments in response to the public comments regarding easements, property rights, property lines, and the definition of subdivision. Public testimony was closed at 8:26pm. After a brief discussion by the Commissioners, Commissioner Wulkowicz made a motion to approve the file with two modifications to the conditions of approval including adding the word “centered” to item 23 in reference to a sewer easement. The motion was seconded by McMahan. The motion was approved by a unanimous vote. Next, a motion for a final order was put forth by Commissioner Rings and seconded by Chair Tillung. The motion passed unanimously.

- Chair Tillung opened the legislative hearing regarding File No. LDC-3-15

File Description: In the matter of File No. **LDC-3-15**, revisions to Chapter 17.124.170 Specific Standards Applying to Conditional Uses, Short-term rentals, to add criteria for inspection and testing of smoke alarms and carbon monoxide detectors, of the BMC. The criteria used to decide this matter are found in Chapter 17.140 Amendments, of the BMC. This is a legislative hearing and the Planning Commission will make a recommendation to City Council on this matter.

Planning Manager Colby-Hanks presented the staff report in full. No comments rendered from the public. After a lengthy discussion between the Commissioners regarding facility inspections and renewal feasibility, Commissioner Rings made a motion to recommend approval of the file to the City Council, but should include a clause in which the owner attests to the replacement of batteries at the time of their business license renewal. The motion was seconded by Chair Tillung. The motion was approved by a unanimous vote.

- Chair Tillung opened the legislative hearing regarding File No. LDC-4-15

File Description: In the matter of File No. **LDC-4-15**, revisions to Chapter 17.88.040 Exempt signs, to add provisions for business owners to have the option to display a sandwich board sign or a flag with or without text, of the BMC. The criteria used to decide this matter are found in Chapter 17.140 Amendments, of the BMC. This is a legislative hearing and the Planning Commission will make a recommendation to City Council on this matter.

Planning Manager Colby-Hanks presented the staff report in full. Public comment submitted by Laurie Brand, P.O. Box 1554, Gold Beach, OR as an interested party. After a detailed discussion by the Commissioners, Commissioner Hunter made a motion to recommend approval of the file and asked that the City Council consider having a design committee look at the issue, when the committee is formed. Motion seconded by Chair Tillung. The motion was approved in a unanimous vote.

APPROVAL of MINUTES

By a 4-0 vote, 3 abs(Wulkowicz, McMa. , Rings) (motion: Tillung, 2nd Hunter) the Plan. g Commission approved the minutes of the June 2nd, 2015 Planning Commission meeting.

ADJOURNMENT

Meeting adjourned at 9:27pm
Respectfully submitted,



Loren Rings, Acting Chair of the City of Brookings Planning Commission
(Approved at the 9/01/15 meeting)