



PLANNING COMMISSION AGENDA

CITY OF BROOKINGS

COUNCIL CHAMBERS 898 ELK DRIVE

September 4, 2007 7:00 p.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PLANNING COMMISSION CHAIRPERSON ANNOUNCEMENTS
5. FINAL ORDERS
6. WRITTEN REQUESTS AND COMMUNICATIONS
7. PUBLIC HEARINGS

7.1 In the matter of File No. **PUD-1-07/SUB-2-07**, an application for a Planned Unit Development and Subdivision to be known as *Ocean Winds at Brookings*, to divide a 4.68 acre parcel into 40 dwelling units; located on the northern terminus of Lucky Lane, approximately 200 feet north of Highway 101; 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. Criteria used to decide this case can be found in the Brookings Municipal Code sections 17.28.040-Multiple Family Residential (R-3) District, 17.116.030, 17.116.060 through 17.116.090-Planned Unit Development, 17.172.070-Subdivisions, and 17.172.050-Lot Design Standards. This is a quasi-judicial hearing and the Planning Commission will make a decision on this request.

7.2 In the matter of File No. **LDC-1-07**, in the effort to implement the plan for the redevelopment of the "downtown" area of Brookings, the City Planning Commission and City Council will conduct hearings to consider a new zoning district for the subject area. Under consideration is Ordinance No. 07-0-593, titled Chapter 17.54-Downtown Business (DBD) District. This ordinance provides for permitted uses, building setback standards and other requirements that are different than the existing C-3 Zone over the subject area. The subject area includes the first tier of lots on the north side of Highway 101 (Chetco Avenue from Center Street to Oak Street, to the north side of Railroad Street and from Center Street on the west to Alder Street on the east. This is a City initiated amendment. The Planning Commission will make a recommendation to City Council.

-----> Please see attached letters regarding **LDC-1-07**.

8. COUNTY REFERRALS

- 8.1 In the matter of File No. **CR-Z-0704**, a request to rezone a 3.48 acre parcel, located at 15609 Hwy.101 approximately $\frac{3}{4}$ miles south of Benham Lane; identified as Assessor Map 41-13-10CC, Tax Lot 2600 and 41-13-15B, Tax Lots 201 and 202; from Rural Commercial (CR) zone to Heavy Commercial (C-2) zone; to allow for the sale of Recreational Vehicles; Roy and Teresa Vance, applicants. The Planning Commission will send a recommendation to the Curry County Planning Department.

9. MINUTES FOR APPROVAL

- 9.1 Minutes of regular Planning Commission Meeting August 7, 2007

10. UNSCHEDULED PUBLIC APPEARANCES

11. REPORT FROM THE PLANNING STAFF

12. PROPOSITIONS AND REMARKS FROM COMMISSION MEMBERS

13. ADJOURNMENT