

MINUTES
BROOKINGS PLANNING COMMISSION
January 9, 2007

The regular meeting of the Brookings Planning Commission was called to order by Chair Nishioka at 7:07 p.m. in the Council Chambers at the Brookings City Hall on the above date with the following Commission members and staff in attendance.

(The meeting started late due to mechanical sound difficulties with the recording system.)

Commissioners Present:

Steve Bismarck	Ron Hedenskog
Bill Dundom	Bruce Nishioka
Randy Gorman	Richard Yock

Staff Present:

Dianne Snow, Planning Director, Donna Colby-Hanks-Senior Planner, and Cathie Mahon, Secretary.

Other: Mayor Sherman

Approximately 6 participants in the audience

CHAIR ANNOUNCEMENTS

- Chair Nishioka welcomed Steve Bismarck to the commission. Bismarck is assuming the position held by Hedenskog, who moved into a seat on City Council.
- A card was circulated for Jim Collis, who recently resigned due to medical problems.
- Announced our new liaison will be Mayor Sherman.
- Announced a change in the agenda-the County Referrals will be heard first followed by review of the Land Development Code amendments.

MINUTES

By a 4-0-2 vote (motion: Commissioner Dundom) the Planning Commission approved the minutes of December 5, 2006, as written. Commissioners Yock and Bismarck abstained due absence at the meeting.

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

None.

COUNTY REFERRELS

1. By a 4-2 vote (Motion: Commissioner Gorman) the Planning Commission will send a favorable recommendation to the Curry County Planning department for File No. **CR-AD-0645**, a request for an administrative conditional use application to construct a 100 foot mono-pole cell tower and a 12' x 26' equipment shelter on a 4.3 acre parcel, located at 17259 Old County Road; Assessor's Map 40-13-32BB, Tax Lot 700; RR-5 (Rural Residential) zone: Verizon Wireless; applicant; Ed Fournier, agent for Technology Associates; George and Cassie Fitzhugh, property owners.

The following recommended conditions were suggested:

1. Applicant shall submit a geologic report to address the effects of the proposal due to the steep slopes that surround the site.
 2. Security fencing, at least six (6) feet in height, shall be installed around the perimeter of the leased area.
 3. The tower shall be painted a shade of green similar to the surrounding vegetation.
2. By a 6-0 vote (Motion: Commissioner Markham) the Planning Commission will send a favorable recommendation to the Curry County Planning department for File No. **CR-CP/Z-0604**, a request for a zone change from RR-5 (rural residential 5-acres minimum lot size) to R-2 (Residential Two) on a .97 acre parcel located at the westerly side of North Bank Chetco River Road and across from Mountain Drive; Assessor's Map 40-13-33AD, Tax Lot 801; Walter and LaVonne Engstrom, property owners; Leroy Blodgett, Eagle Two Development Corporation, representative.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. Chair Nishioka open the continuation at 7:50 p.m. for:
File No. LDC-2-06, amendments to Section 100-Hazardous Building Site Protection Hillside Development Standards, 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. The criteria used to decide this case is found in Chapter 140-Amendments, of the Brookings Land Development Code. This is a legislative hearing and the Planning Commission will make a recommendation to City Council.

A motion was made by Commissioner Markham to adopt the language change as outlined in a memo from LauraLee Grey, the Building Official:

Section 100.30.C: No grading or filling of more than 40 50 cubic yards can occur until a grading permit or building permit has been issued. Any amount of grading or filling in a hazardous area, as defined in Chapter 17.100.050, or in a floodplain must have a grading permit. Grading permits must show compliance with State of Oregon Structural Specialty Code.

The motion failed due to lack of a second. Discussion ensued.

By a 5-0-1 vote (Motion: Commissioner Markham) the Planning Commission amended the motion with the change from "10 cubic yards" to "50 cubic yards".

Commissioner Bismarck abstained because review of Section 100 began before he was seated on the Commission.

A short recess was declared from 8:43 p.m. to 8:50 p.m.

Yvonne Maitland, 15676 Oceanview Drive, circulated a copy of the hillside standards from the City of Ashland. Discussion ensued.

By a 5-0-1 vote (Motion: Commissioner Markham) the Planning Commission voted to add the suggestions from Commissioner Hedenskog for Section 100.70.

Discussion ensued regarding Yvonne Maitland's memo and whether to change Section 100.20.

By a 3-2-1 vote (Motion: Commissioner Markham; Commissioners Gorman, Nishioka and Markham voted in favor of the motion; Commissioners Dundom, and Yock against the motion, and Commissioner Bismarck abstained) the Planning Commission voted to accept Section 100 with the changes as noted from previous meetings, and the current meeting.

The Public Hearing for File No. **LDC-2-06**, was closed. The Commission will continue with their review to amendments for 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, at their next meeting scheduled for February 6, 2007.

UNSCHEDULED PUBLIC APPEARANCE

None.

COMMENTS by the PLANNING STAFF

- Planning Director Morris distributed a copy of the 2006 Annual Report as compiled by Cathie Mahon. Morris commented there was still time for commissioners to submit their comments and remarks from serving on the commission. Chair Nishioka was reminded to attend the City Council meeting on January 22nd when the report will be presented.
- An *Oregon Planning News* publication was distributed.
- Commission positions #1 and #7 expire April 1, 2007. A news release will be advertising to fill the positions. Applications were given to Commissioners Gorman and Markham with the hope that they will reapply.

ELECTION of OFFICERS

Motions were made for Commissioner Markham to serve as Chair and Commissioner Dundom as Vice-Chair. The motions were unanimously approved.

COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 10:46 p.m.

Respectfully submitted,

Hedda Markham, Chair
(approved at _____ meeting)