

MINUTES
BROOKINGS PLANNING COMMISSION

April 1, 2008

The regular meeting of the Brookings Planning Commission was called to order by Chair Dundom at 7:00 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	Cheryl McMahan
Randy Gorman	Bruce Nishioka
Juliane Leighton	

Staff Present:

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

Other: Approximately 10 participants in the audience

CHAIR ANNOUNCEMENTS

The Chair announced a change in the agenda because City Manager Milliman wanted to address the Commission about the *Annual Statements* required by the Oregon Government Ethics Commission (OGEC). A sample of the Annual Verified Statement of Economic Interest was distributed to members of the Commission. Milliman clarified some of the aspects of the form and stressed the form must be completed and postmarked by April 15, 2008, or a fine is assessed at \$10.00 for the first 14 days the statement is late and \$50.00 thereafter.

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

1. By a 7-0 vote (motion: Commissioner Bismarck) the Planning Commission approved the request to name an alleyway in the 500 block between Chetco Avenue and Spruce Street to *Art Walk Alley*; Assessor's Map 41-13-05CB, Tax Lots 6500 through 7400; zoned C-3 (General Commercial) district; Lynn Guild, representative for the businesses and property owners in the subject area.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 7-0 vote (motion: Commissioner Markham) the Planning Commission approved a request for a minor change to alter Condition #1 of the Final Order for the *Rettke Partition*; located at 1101 Seventh Street, Tax Lot 2400 and 1013 Seventh Street, Tax Lot 2401; Assessor's Map 40-13-31DD; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; Shirley and Gomez Rettke, applicants; File No. **M3-6-04/MC-1-08**.

Planner Colby-Hanks stated the project is complete except for street improvements. In lieu of street improvements it was determined a DIA on Seventh Street would resolve Condition #1. After the DIA (Deferred Improvement Agreement) is recorded with Curry County, it is filed in the City of Brookings files. The DIA for the *Rettker Partition* stated “for future street improvements including storm drainage on the frontage of Seventh Street for tax lots 2400 and 2401.”

No ex parte contact, personal bias, personal interest, conflicts or objections were declared by the Commission. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

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

2. By a 7-0 vote (Motion: Commissioner Markham) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-6-04/MC-1-08**.

(Commissioner Markham left the meeting at 7.55 due to illness.)

3. By a 6-0 vote, (Motion: Commissioner Nishioka) the Planning Commission approved a request, File No. **M3-1-08**, for a minor partition to divide a 1.26 acre parcel into two residential parcels, located at 1359 Chetco Avenue; Assessor Map 41-14-01AA, Tax Lots 800 and 801; R-1-6(Single Family Residential, 6,000 sq.ft. minimum lots size) zone; Hughes Development, applicant.

No ex parte contact was declared but all the commissioners stated they frequently pass the location when driving on Chetco Avenue. No personal bias, personal interest, conflicts or objections were declared. 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:

James Pex, applicant representative	997 Seagate Avenue, Coos Bay, OR 97420
Bruce Cockerham	1365 Chetco Avenue Brookings, OR

The Conditions of Approval were amended to include the following conditions:

- 7) All existing storm drain pipes using the present storm drainage facility must be connected to the new storm drain facility.
- 8) The applicant will replace any disturbed vegetation on the neighboring property after installing the new storm drainage facility.

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

4. By a 6-0 vote (Motion: Commissioner Leighton) the Planning Commission approved the amended FINAL ORDER and Findings of Fact for File No. **M3-1-08**.

5. The Chair opened the public hearing at 8:15 p.m. for File No. **LDC-1-08**, an amendment to Chapter 17.88-Signs, of the Brookings Municipal Code; City initiated. The Chair announced the hearing was legislative and the Commission will make a recommendation to the Council. The criteria used to decide the matter is found in Chapter 140-Amendments, of the B.M.C.

No exparte contact, personal bias, personal interest, conflicts or objections were declared by the Commission. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request. The Public Hearing was closed at 9:34 p.m. and a vote was taken.

By a 5-1 vote (Motion: Commissioner Gorman; Commissioners Bismarck, Dundom, Gorman, Leighton, and McMahan voted in the affirmative with Commissioner Nishioka voting against) the Planning Commission voted to forward to City Council a favorable recommendation for File No. **LDC-1-08**, with the suggested changes. Commissioner Nishioka's veto vote was because he does not like sandwich signs.

Mr. Tim Patterson, owner of *The Redwood Theatre*, 621 Chetco Avenue, showed a video to the Commission regarding his new (electrical) sign. The video reflected his challenge on the time (seconds) for blinking signs. Discussion ensued. It was decided by the Commission to have City Council make the final decision on this issue. Mr. Patterson also had concerns on non-conforming signs.

COUNTY REFERRALS

Planning Director Morris reported on a County Referral. At the Curry County Planning Commission meeting of March 27th, the County voted to approve the rezone of property located at 15609 Benham Lane for the applicants, Roy and Teresa Vance.

APPROVAL of MINUTES

By a 5-0-1 (motion: Commissioner McMahan-Commissioner Nishioka was absent from the March 4th meeting) the Planning Commission approved the minutes of March 4, 2008.

COMMENTS by the PLANNING STAFF

Planning Director Morris had several announcements:

- Congratulations extended to Commissioners Dundom, and McMahan for the re-appointment to serve on the Commission.
- Discussed the goal of amending chapters of the Land Development Code. She explained two chapters were scheduled for the May 6th hearing, and asked for a consensus about having a second meeting on May 20th. The second meeting would cover 5 residential zones. Most members agreed to the second meeting.

COMMISSIONERS COMMENTS

Chair Dundom mentioned the death of Jim Capp, a private land use planner, who over the past years participated at Planning Commission hearings representing his clients. Dundom added a card was being circulated to send to his family. He announced the memorial is Saturday, April 5th at 11:00 a.m.

ADJOURNMENT:

With no further business before the Planning Commission, Commissioner Leighton made a motion to adjourn. The meeting closed 9:46 p.m.

Respectfully submitted,

William J. Dundom, Chair
(approved at _____ meeting)