

MINUTES
BROOKINGS PLANNING COMMISSION
May 20, 2008

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham 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
Kenneth Bryan	Cheryl McMahan
Juliane Leighton	Bruce Nishioka

Commissioners Absent: Randy Gorman

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

Media: Coastal Pilot reporter, Kurt Madar

CHAIR ANNOUNCEMENTS

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

1. By a 6-0 vote (motion: Commissioner Bismarck) the Planning Commission approved the Final Replat for File No. **PUD-1-04/MC-1-04/MC-1-06/MC-3-07**, the Planned Unit Development known as *Pacific Terrace Estates*; located at the easterly side of Old County Road; Assessor's Map 40-13-32CC, Tax Lots 1504 and 1535, and common open space; Bruce Brothers, LLC, applicants.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. The Chair opened the public hearing at 7:05 p.m., and announced the continuation of File No. **LDC-8-08**, an amendment to Chapter 17.124-Provisions Applying to Special Uses, of the B.M. C. The Chair announced the hearing was legislative and the Planning Commission will make a recommendation to City Council. The criteria used to decide the matter is found in Chapter 140-Amendments, of the BMC.

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 7:12 p.m. and a vote was taken.

By a 5-0-1 vote (Motion: Commissioner McMahan, Commissioner Nishioka casting dissenting vote due to not being present at the May 6th meeting) the Planning Commission voted to forward to City Council a favorable recommendation for File No. **LDC-8-08**.

Planning Director Morris explained the four chapters could be heard together because the changes for **LDC-4-08**, **LDC-5-08**, **LDC-6-08**, and **LDC-7-08**, were identical, but a separate vote for each one will be taken.

The Chair opened the public hearing at 7:13 p.m. for File No. **LDC-4-08**, an amendment to Chapter 17.20-Single-Family Residential (R-1) District, File No. **LDC-5-08**, an amendment to Chapter 17.24-Two-Family Residential (R-2) District, File No. **LDC-6-08**, an amendment to Chapter 17.28- Multiple-family Residential (R-3) District, and **LDC-7-08**, an amendment to Chapter 17.32-Mobile Home Residential (R-MH) District, of the Brookings Municipal Code. City initiated. The Chair announced the hearing was legislative and the Commission will make recommendations to the City Council. The criteria used to decide the amendments to the four Chapters, is found in Chapter 140-Amendments, of the B. M. C.

No ex parte contact, personal bias, personal interest, conflicts or objections was declared by the Commission for all four (4) files. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request. The Public Hearing was closed at 7:21 p.m. and a vote was taken.

2. By a 6-0 vote (Motion: Commissioner McMahan) the Planning Commission will send a favorable recommendation to City Council for File No. **LDC-4-08**, an amendment to Chapter 17.20-Single-Family Residential (R-1) District of the Brookings Municipal Code.
3. By a 6-0 vote (Motion: Commissioner McMahan) the Planning Commission will send a favorable recommendation to City Council for File No. **LDC-5-08**, an amendment to Chapter 17.24-Two-Family Residential (R-2) District, of the Brookings Municipal Code.
4. By a 6-0 vote (Motion: Commissioner McMahan) the Planning Commission will send a favorable recommendation to City Council for File No. **LDC-6-08**, an amendment to Chapter 17.28-Multiple-family Residential (R-3) District, of the Brookings Municipal Code
5. By a 6-0 vote (Motion: Commissioner McMahan) the Planning Commission will send a favorable recommendation to City Council for File No. **LDC-7-08**, an amendment to Chapter 17.32-Mobile Home Residential (R-MH) District of the Brookings Municipal Code.

COUNTY REFERRALS

Planning Director Morris discussed a County Referral, File No. **CR-AD-0808**, located at 17496 Carpenterville Road; Assessor's Map 40-14-25, Tax lot 1302, Tim Patterson, property owner; Ron Righetti, agent. The request is for a conditional use to operate a junkyard (an automobile wrecking/scrap metal yard). Staff reviewed the documents and suggested a recommendation with the following conditions:

1. Provide copies of any state or federal permits required.

2. Maintain a 50-foot area around the well free of any activity as required by Oregon Water Resources.
3. Comply with the conditions outlined in the County Sanitarian's coordination response.
4. Adequately screen to provide a visual barrier from adjacent state and county roads and private properties.

APPROVAL of MINUTES

By a 4-0-2 vote (motion: Commissioner Bismarck) the Planning Commission approved the minutes of May 6, 2008. Commissioners Leighton, and Nishioka abstained due to absence at the meeting.

COMMENTS by the PLANNING STAFF

Planning Director Morris mentioned the positive feedback from the community for approving the naming of the alley, *Art Walk Alley*, (between Chetco Avenue and Spruce Street).

COMMISSIONERS COMMENTS

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 7:26 p.m.

Respectfully submitted,

Hedda Markham, Chair
(approved at _____ meeting)