

BROOKINGS PLANNING COMMISSION MINUTES

August 19, 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
Ken Bryan Cheryl McMahan
Randy Gorman Bruce Nishioka (late)
Juliane Leighton

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

Other: Approximately 3 participants in the audience and Coastal Pilot reporter Arwyn Rice.

CHAIR ANNOUNCEMENTS

None.

WRITTEN REQUEST and COMMUNICATIONS

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

1. By a 6-0-1 vote (motion: Commissioner Bismarck-Commissioner Nishioka arrived late and could not participate in the vote) the Planning Commission approved the request for a one-year extension for File No. **PUD-1-07/SUB-2-07**, a Planned Unit Development and Subdivision named *Ocean Winds of Brookings*, to divide a 4.69 acre parcel into 40 dwelling units; located on the terminus of Lucky Lane; Assessor's Map 41-13-06BD, Tax Lots 2000, 2300, and 2302; Jeffrey McCollum, applicant for So. Curry Development LLC.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. The Chair opened the public hearing for the continuation of File No. **CP-1-08** at 7:06 p.m. The request is to consider the adoption of the "*Storm and Surface Water Facilities Plan for the Brookings-Harbor Area.*" This plan, which is to be jointly adopted by the City of Brookings and Curry County, addresses storm and surface water issues within the Urban Growth Boundary.

Planning Director Morris outlined several options to obtain answers to address concerns raised by the Commission. David Pratt, Curry County Planning Director, will be contacting Dan Crumley, Curry County Roadmaster; and Amanda Punton, DLCD (Department of Land Conservation and Development). The County and City are pursuing grant funds to hire HGE consultants to address those concerns. It was recommended the

matter be continued until the Planning Commission's October 7, 2008 meeting.

Chair Markham made a motion to continue File No. **CP-1-08** to October 7, 2008, at 7:00 p.m. in City Council Chambers. The motion passed 5-0-2 with Commissioners Leighton and Nishioka abstaining due to being absent.

Secretary note for the record: The initial hearing for **CP-1-08** was held July 1, 2008, and Commissioner Nishioka was absent. The meeting was continued to August 5, 2008, at which time Commissioners Leighton, Nishioka, and Bismarck were absent. Commissioner Bismarck claimed participation eligibility for **CP-1-08** at tonight's meeting based on his review of both the written material and the video recording of the August 5th meeting.

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.

2. The Chair opened the public hearing at 7:15 p.m. for File No. **LDC-10-08**, an amendment to Chapter 17.180-Workforce Housing, of the Brookings Municipal Code. City initiated. The Chair announced the hearing was legislative and the Commission will make a recommendation to the City Council. The criteria used to decide the matter is found in Chapter 140-Amendments, of the B.M.C.

Planning Director Morris distributed to the commissioners nine (9) aerial maps highlighting the R-3 multi-family areas within the City of Brookings. Discussion ensued on "Accessory Dwelling Units" (ADUs), and a few changes to the document. Those changes will be noted before going before City Council on September 22, 2008.

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 7:40 p.m. and a vote was taken.

By a 7-0 vote (Motion: Commissioner Bismarck) the Planning Commission voted to forward to City Council the amended document with a favorable recommendation for File No. **LDC-10-08**.

A short recess was taken from 7:42 p.m. to 7:45 p.m.

3. The Chair opened the public hearing at 7:45 p.m. for File No. **LDC-11-08**, an amendment to Chapter 17.52- General Commercial (C-3) District, of the Brookings Municipal Code. City initiated. The criteria used to decide this matter is 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.

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 action was taken following questions and comments regarding the request from the following:

Exhibit B

Senior Planner Colby-Hanks read into the record a letter from
Bernie Bishop of Bishop Mazda 365 Wharf Street Brookings

Testimony was received from:

Ron Walker, President of Coast Auto Center 530 Chetco Avenue Brookings, OR

By a 4-3 vote (Motion: Commissioner Bismarck) the Planning Commission voted to forward to City Council a favorable recommendation for File No. **LDC-11-08**. Commissioners Bismarck, McMahan, Bryon, and Markham voted in favor of motion, Commissioners Gorman, Nishioka, and Leighton cast the dissenting vote(s).

COUNTY REFERRELS

None.

APPROVAL of MINUTES

None.

COMMENTS by the PLANNING STAFF

- Planning Director Morris discussed the *“Economic Development Opportunity Survey”*. There has been a positive participation with over 140 participants responding. Agencies like the Chamber of Commerce have been encouraging residents to take the survey.
- Web page-www.brookings.or.us/.
- The data will be compiled and a hand-out is expected sometime in October.

COMMISSIONERS COMMENTS

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed 8:37 p.m.

Respectfully submitted,

Hedda Markham, Chair
(approved at _____ meeting)