

**CITY OF BROOKINGS  
SPECIAL COUNCIL MEETING MINUTES  
City Hall Council Chamber  
898 Elk Drive, Brookings, OR 97415  
January 4, 2006 7:00 p.m.**

**I. Call to Order**

Mayor Pat Sherman reconvened the hearing at 7:00 p.m.

**II. Pledge of Allegiance**

Led by Mayor Sherman

**III. Roll Call**

Council Present: Mayor Pat Sherman, Council President Larry Anderson, Councilors Jan Willms, Craig Mickelson, and Dave Gordon, a quorum present.

Council Absent: Ex Officio Susan Stadelman

Staff Present:

City Manager Dale Shaddox,  
Community Development Director Ed Wait,  
City Planner John Bischoff,  
Deputy City Planner Dianne Snow,  
and Administrative Assistant Donna Colby-Hanks

Media Present: Curry Coastal Pilot Reporter Peter Rice

Other:

Approximately 50 other citizens

**IV. Public Hearing**

A. *Continuation of file No. ANX-3-05, a request to annex 607 acres of land consisting of 14 tax lots in seven different ownerships located on the side and top of the area known as Harbor Hills, including 3.4± miles of Highway 101 right-of-way extending from the Brookings city limit line on the Chetco River Bridge, south to the southerly property line of the subject property abutting the highway; identified as Assessor's Maps 41-13-10, Tax lot 300; 41-13-14, Tax lots 200, 201, 203, 300, 307, 308, 310, 312; 40-13-15A, Tax lot 100; 40-13-15B, Tax lots 5200, 5300, and 40-13-15DA, Tax lots 100, and 101; HW3, applicant. Criteria used to decide this application can be found in Section 148-Annexation, of the Brookings Land Development Code. The Planning Commission made a recommendation of approval of this application on December 6, 2005.*

The applicants answered questions regarding surface water and clarified roads requested to be annexed. The feasibility of the number of dwelling units was discussed. The Council discussed requesting verification of financial information. Rick Thrall gave information on the geologic hazards on the property and along the coast. There would be no low-income housing although some multi-family dwellings were proposed.

**Proponents:**

Dick Wilson, 117 Tanbark, Brookings, in favor of the project but concerned with Harbor.

Les Cohen, 324 S. Hazel, Brookings, stated the Chamber of Commerce's mission was to create and maintain the economy. Cohen felt the growth needed to be managed and entered into the record **Exhibit XXXXX**.

Elliot Shwartz, Brookings, felt that development was inevitable and wished to see the growth managed to protect the farmland.

Bill Yocum, 934 7<sup>th</sup>, Brookings, felt it was better to develop the hills than the farmland and supported long range planning.

Jim Relaford, 817 Easy Street, Brookings, felt hillside development needs to be held to high standards and the City has the ability to manage the growth.

Harry A. Harms, Hasting Bulb Farms, P.O. Box 2155, Harbor, felt it was better to plan for development of a larger tract of land. Harms stated the farmers have been working with the developers.

Ted Fitzgerald, 21225 Carpenterville Road, Brookings, felt the project could be a win/win for the farmers and the developers with the best use of the land being determined by careful planning.

Doug Lewis, 17886 Rainbow Rock Road, Brookings, stated that development was inevitable and it would be best to keep the parcel as large as possible and with the local team.

Tim Patterson, 621 Chetco Avenue, Brookings, discussed the possibility of this development and a performing art center.

Bill Ferry, P.O. Box 1640, Brookings, felt the City had stronger standards and was more capable of controlling development.

The hearing recessed at 8:32 pm and reconvened at 8:40 pm.

**Opponents:**

Bob Mears, P.O. Box 2959, Harbor, spoke regarding ORS Chapter 195 and suggested an election.

Rose Starer, P.O. Box 2955, Harbor, felt the applicant's findings were not adequate and favored an election.

Ralph Martin, P.O. Box 2423, Harbor, felt there were many deficiencies in the applicant's findings.

Ian Maitland, 15676 Oceanview Drive, Brookings, felt the Harbor Hills have not been well maintained and McVay Lane was not included in the Urban Growth Boundary (UGB).

John Johnson, 632 Hassett Street, Brookings, felt this development would bring higher taxes and wanted it voted on.

Yvonne Maitland, 15676 Oceanview Drive, Brookings, was concerned with landslides and felt the first responsibility was to citizens.

Catherine Wiley, 96370 Duley Creek Road, Brookings, reviewed the goals and stated all citizens must be considered.

Larry Aslinger, 439 Buena Vista, Brookings, objected to the annexation.

Diana Lemos, P.O. Box 2849, Harbor, felt the Surface Water Management Plan was deficient and not orderly development.

Clyde Burke, 97619 Marina Heights Loop, Brookings, felt the annexation should be rejected and the City needs to take better care of what it has.

Pete Chasar, 935 Marina Heights Road, Brookings, felt the Traffic Systems Plan, Public Facilities Plan, and the Stormwater Masterplan would need to be amended to accommodate this development. Chasar also had financial concerns.

Steve Bismarck, 270 Allen Lane, Brookings, felt both the cherry stem and body of water could not be used for annexation.

**Interested Parties:**

David Pratt, Curry County Planning Director, 94235 Moore Street, Gold Beach, answered Council questions regarding Curry County's proposal to masterplan the entire Harbor area.

Stan Milstone, 206 Schooner Bay Drive, Brookings, appreciated the exchange of views and ideas and expressed concerns regarding financing.

Mary Milstone, 206 Schooner Bay Drive, Brookings, reviewed the language in the Brookings Charter.

**Exhibits received at the City Council meeting of January 4, 2006.**

UUUUU	Leroy Blodgett	4 page letter from Steven Pfeiffer dated 01-04-06
VVVVV	Ron Wimberly	3 page letter, 2 pages photos
WWWWW	Sheila Chambers	2 pages annexation information
XXXXX	Les Cohen	3 pages oral testimony
YYYYY	Bill Ferry	13 pages photos
ZZZZZ	Bob Mears	ORS Chapter 195
AAAAA	Ralph Martin	2 page letter with Attachments A, B, & C
BBBBB	Ian Maitland	Testimony, photos, draft DOGAMI map
CCCCC	John Johnson	1 page testimony
DDDDD	Yvonne Maitland	17 pages testimony, news article, hydrologist review
EEEEEE	Catherine Wiley	7 pages text, 4 pages photos
FFFFFF	Larry Aslinger	Video tape
GGGGG	Larry Aslinger	2 transparencies
HHHHH	Pete Chasar	5 pages testimony, news article LUBA case

**V. Adjournment**

Mayor Sherman recessed the hearing at 10:22 pm and announced the hearing would reconvene Thursday, January 5, 2006, 7:00 pm in the Council Chamber.

Respectfully submitted:



Pat Sherman  
Mayor

ATTEST by City Recorder this 24 day of January, 2006.

  
\_\_\_\_\_  
Paul Hughes  
Finance Director/City Recorder