

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**SPECIAL MEETING**  
**July 27, 2004**

Chairman Gilmore called the special meeting of the Brookings Planning Commission to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

*Commissioners Present:*

Jim Collis	Bob Gilmore
Bill Dundom	Ted Freeman
Randy Gorman	Bruce Nishioka
Bill Smith	

*Staff Present:*

John Bischoff, Planning Director  
Dianne Snow, Assistant Planner  
Cathie Mahon, Community Development Secretary

*Media:*

Curry Coastal Pilot reporters, Brian Bullock and Scott Graves

*Other:*

City Manager Blodgett  
Community Development Director Lightle  
Councilor Mickelson  
Approximately 65 citizens in the audience.

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

1. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission approved a request for final map of File No. **SUB-3-04**, a subdivision to be known as *Sherwood Forest*, to divide a 1.78 acre parcel of land into four lots and the extension of Arch Lane; Assessor's Map 40-14-36 a, Tax Lots 400 and 401; R-2 (Multi-family Residential) zone; Kurt Kessler, applicant.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a 7-0 vote (motion: Commissioner Freeman) the Planning Commission voted to continue File No. **MPD-1-04**, a request for approval of a Master Plan of Development on a 553-acre parcel; consisting of 1,000 dwelling units of various types, a 2.43 acre commercial site, and a 10-acre college campus, to be built in phases implemented in detailed development plans approved by the Planning Commission; located on the easterly side of Highway 101, approximately 0.8 miles north of Carpenterville Road and extending north to approximately the Cape Ferrelo overlook entrance; Assessor's Map 41-14 and Index, Tax Lots 2400, 2401, and a portion of 2402; U.S. Borax, applicant; Burton Weast, representative.

The motion for continuance was granted to allow those participants present at the meeting to submit additional written testimony within seven (7) days from the meeting date. The applicant, U.S. Borax, would be allowed 7 additional days from that date to respond to the submittals.

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 Borax representatives:

Dennis Boyle, U.S. Borax	26877 Tourney Road	Valencia, CA 91355
Burton Weast, Western Advocates Inc.	22400 Salamo Rd. Ste.201	West Linn, OR 97068
Steve Dixon, Otak, Inc.	17355 SW Boones Ferry Road	Lake Oswego, OR 97035
Chris Wright, Raedeke Associates	5711 NE 63 <sup>rd</sup> Street	Seattle, WA. 98115
Genc Emre, Otak, Inc.	17355 SW Boones Ferry	Lake Oswego, OR 97068
Scott Mansur, DKS Associates	1400 SW 5 <sup>th</sup> Ave., Ste.500	Portland, OR 97201
Marty Stiven, Western Adv.Inc.	22400 Salamo Road Ste. 201	West Linn, OR 97068

A short recess was declared at 9: 00 p.m. The meeting reconvened at 9:06 p.m.

The following people testified after the presentation:

Steve Kridelbauch, SWOCC, Pres.	1988 Newmark Avenue	Coos Bay, OR 97420
Catherine Wiley	96370 Duley Creek	Brookings,OR 97415
Pete Chasar	935 Marina Heights Road	Brookings, OR 97415
Yvonne Maitland	15676 Oceanview Road	Brookings, OR 97415
Judy Caplan	441 Buena Vista Loop	Brookings,OR 97415
Al Collinet	225 Alder Street	Brookings, OR 97415
Joe Knapp	96134 Foxglove Way	Brookings, OR 97415
Toni Mefford	17744 Highway 101 North	Brookings, OR 97415
Revelle Nelson	P. O. Box 7530	Brookings, OR 97415
Stuart Ehrenreich	97666 N. Bank Chetco River Rd. #144	Brookings, OR
Lucie LaBonte	P. O. Box 1521	Gold Beach, OR 97444

A short recess was declared at 11:08. The meeting reconvened at 11:15 with the same members present.

#### **PLANNING DIRECTOR COMMENTS:**

Planner John Bischoff recapped the procedure for continuance of a public meeting. He explained those present at the meeting could submit additional testimony, emphasizing "written testimony" within 7 days from the hearing, which would be August 3, 2004. The applicant, U.S. Borax/Western Advocates, would have 7 days from that date to submit a response, which would be August 10, 2004.

#### **ADJOURNMENT:**

With no further business before the Planning Commission, the meeting adjourned at 11:30 p.m.

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**SPECIAL MEETING – CONTINUED FROM July 27, 2004**  
**August 17, 2004**

Chairman Gilmore called the special meeting of the Brookings Planning Commission to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

*Commissioners Present:*

Jim Collis                      Bob Gilmore  
Bill Dundom                 Ted Freeman  
Randy Gorman              Bruce Nishioka  
Bill Smith

*Staff Present:*

John Bischoff, Planning Director  
Dianne Snow, Assistant Planner  
Cathie Mahon, Community Development Secretary

*Media:*

Curry Coastal Pilot reporters, Brian Bullock and Scott Graves

*Other:*

Approximately 40 citizens in the audience.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE CONTINUED PUBLIC HEARINGS**

1. By a 4-3 vote (motion: Councilor Freeman; Commissioners Collis, Freeman, Dundom, and Gilmore voted in the affirmative; Commissioners Smith, Nishioka, and Gorman in opposition) the Planning Commission will send a favorable recommendation to City Council regarding File No. **MPD-01-04**, a request of a Master Plan of Development on a 553-acre parcel; consisting of 1,000 dwelling units of various types, a 2.43 acre commercial site, and a 10-acre college campus, to be built in phases implemented in detailed development plans approved by the Planning Commission; located of the easterly side of Highway 101, approximately 0.8 miles north of Carpenterville Road and extending north to approximately the Cape Ferrelo overlook entrance; Assessor's Map 41-14 and Index, Tax Lots 2400, 2401, and a portion of 2402; U.S. Borax, applicant; Burton Weast, representative.

The motion was amended to include acceptance of conditions by City staff and:

- *The applicant shall consult with all applicable state and federal agencies to develop measures to protect the existing wetlands and the associated western lily.*
- *The project water system shall be developed to connect to the existing city system and allow reverse flows.*
- *The applicant shall support any future effort to reestablish the ability for fish passage under Highway 101 for Lone Ranch Creek, Ram Creek and Taylor Creek. 'support' mean that the applicant shall not oppose such efforts.*

**UNSCHEDULED PUBLIC APPEARANCES**

None.

**PROPOSITIONS AND COMMISSIONERS COMMENTS:**

**ADJOURNMENT**

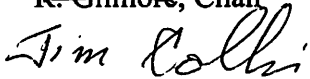
With no further business before the Planning Commission, the meeting adjourned at 9: 12 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

A handwritten signature in cursive script, appearing to read "R. Gilmore", written over a horizontal line.

R. Gilmore, Chair

A handwritten signature in cursive script, appearing to read "Jim Colli".