

**MINUTES
BROOKINGS PLANNING COMMISSION
Special Meeting
October 26, 2005**

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

Commissioners Present:

Jim Collis	Randy Gorman
Rick Dentino	Ron Hedenskog
Bill Dundom	Bruce Nishioka

Staff Present:

Ed Wait, Director of Community Development, John Bischoff, City Planner, Dianne Snow, Senior Planner; City Attorney John Trew, Cathie Mahon, Community Development Secretary and Lauri Ziemer, Inter-departmental Aide.

Media: Coastal Pilot reporter, Brian Bullock

Other:

Councilors Mickelson, and Willms
Approximately 100 participants in the audience

CHAIRPERSON ANNOUNCEMENTS

Chair Nishioka announced to the commissioners that Bill Smith had submitted his resignation from the Commission.

MINUTES

1. By a 5-0-1 vote (motion: Commissioner Dentino; Commissioners Collis, Dentino, Dundom, Hedenskog and Nishioka voted in the affirmative; Commissioner Gorman abstained due to absence) the Commission approved the minutes of October 4, 2005.

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

1. By a 6-0 vote (motion: Commissioner Hedenskog) the Planning Commission will send a favorable recommendation to City Council regarding File No. **CPZ-1-05**, a request for a Comprehensive Plan change from a Residential designation to a Open-Space designation and a zone change from R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) to PO/S (Public Open Space), for the purpose of allowing the placement of a new water tank; located on a private street named East Harris Heights Road located on the east side of Seacrest Lane; Assessor's Map 40-14-36AD, Tax Lot 1900; City initiated.

Commissioner Dundom stated he owns property near the subject property but could hear the request without bias. Commissioners Hedenskog and Dundom declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The Public Hearing was opened for 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 3.5± 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, LLC, applicant. The Planning Commission will send City Council a recommendation on the matter.

File No. **ANX-3-05** was opened at 7:30 p.m. The Chairman outlined the procedure of the meeting explaining the applicant would present their testimony followed by those who would like to testify. Due to an outburst from the audience Chair Nishioka closed the Public Hearing at 7:35 p.m. to confer with City Attorney Trew. City Attorney Trew addressed the audience explaining the procedure and points of order for the meeting.

The Public Hearing was reopened at 7:40 p.m.

Commissioners Dentino, Dundom, Collis, Gorman, and Nishioka declared ex parte contact due to a site visit. Commissioner Dundom declared familiarity of the site due to logging in the past near the subject property and stated he could hear the request without bias.

Testimony for the applicant, HW3, LLC, was taken from the following:

Jan Sirchek, representative for HW3, LLC,	P. O. Box 2711	Harbor, OR
Leroy Blodgett, representative for HW3, LLC	P. O. Box 2767	Harbor, OR
Steve Pfeiffer-Perkins Coie, attorney for the applicant,	1120 N.W. Couch St. Portland, OR	

Chair Nishioka declared a recess at 10:50 p.m. The meeting reconvened at 10:55 p.m. with the original six commissioners present.

Chair Nishioka asked for a show of hands from those in the audience who had signed in and wanted to testify. It was decided to hear testimony until 11:30 p.m.

The Chair called for proponents wishing to testify:

Bob Hagbom	960 Third Street	Brookings
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Opponents followed with testimony from the following:

Catherine Wiley	96370 Dudley Creek Road	Brookings
Judy Krebs	15951 Bayview Drive	Brookings
Steve Bismarck	270 Allen Lane	Brookings

The Chair closed the testimony at 11:25 pm. He addressed the audience stating those who had signed in would be able to testify at the continuance of **ANX-3-05**, November 1, 2005, at 7:00 p.m.

Supplemental #1 - written testimony received before 3:00 p.m. on the day of the Public Hearing and entered into the record: :

Exhibit A	Douglas Cross 16340 Lower Road #185, Brookings	1 page letter
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Exhibit B	Citizens for Orderly Development P. O. Box 7102, Harbor Harbor, OR	3 page letter
Exhibit C	Dept. of Land Conservation Matthew Crall, Transportation and Land Use Planner 635 Capitol St. NE, Ste.150, Salem, OR	1 page letter
Exhibit D	Letter to Sparks, ODOT, from Steve Pfeiffer: Lee Sparks, ODOT 3500 Stewart Parkway, Roseburg, OR Steven Pfeiffer-attorney for Perkins Coie 1120 N.W. Couch Street Portland, OR 97209-4128	4 page document
Exhibit E	HW3,LLC representative Leroy Blodgett P. O. Box 2767, Harbor	1 page letter
Exhibit F	H.A.A.C. (Harbor Against Annexation Committee) P. O. Box 2184, Harbor	1 page letter
Exhibit G	Dale Clemens 1905 Vista Drive Modesto, CA 95355	2 page letter
Exhibit H	Letter from Steven Pfeiffer, Perkins & Coie Mr. Lee Sparks and Mr. Tom Guevara, Steven Pfeiffer, Perkins & Coie , 1120 N.W. Couch Street,Portland, OR 97209- Lee Sparks & Tom Guevara, ODOT, 3500 Steward Parkway, Roseburg, OR 97470	3 page letter
Exhibit I	Loren Griffith-Harbor Sanitary District P. O. Box 2457, Harbor	1 page letter
Exhibit J	David Pratt, Curry County Planning Director, P.O. Box 746 Gold Beach, OR 97444	1 page letter
Exhibit K	Frank & Mary Goodnough P. O. Box 3141, Harbor	2 page letter
Exhibit L	Ralph Martin P. O. Box 2423, Harbor	1 page letter
Exhibit M	ODOT-Tomas Guevara, Development Review Planner 3500 NW Stewart Parkway Roseburg, OR 97470	9 page document

Exhibit N	Larry Aslinger 439 Buena Vista Loop, Brookings	1 page letter
Exhibit O	Diana & Peter Chasar 935 Marina Heights, Brookings	2 page letter
Exhibit P	M. Y. Darrieuxland P. O. Box 1042, Harbor	4 document
Exhibit Q	From H.A.A.C. P. O. Box 2184, Harbor To: Lorna Young, ODOT 355 Capitol Street NE, Room 135 Salem, OR 97301	6 page document
Exhibit R	Frank Goodnough P. O. Box 3141, Harbor	4 page document
Exhibit S	Steven Pfeiffer, Perkins & Coie , 1120 N.W. Couch St.,Portland, OR 97209	4 page letter

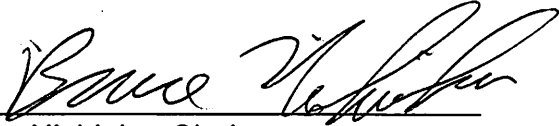
Supplemental#2: The following material was submitted at the public hearing and entered into the record:

Exhibit T	HW3, LLC, representative Leroy Blodgett, P. O. Box 2767, Harbor	18 page Powerpoint
Exhibit U	Catherine Wiley 96370 Duley Creek Road, Brookings	24 page document
Exhibit V	Document from: Goal One Coalition 39625 Almen Drive, Lebanon, OR 97355 Submitted by: Catherine Wiley 96370 Duley Creek Road, Brookings	17 page document
Exhibit W	Judy Krebs Bayview Drive, Brookings	2 page letter
Exhibit X	Sheila Chambers 15594 Oceanview Drive, Brookings	2 page document
Exhibit Y	Leroy Blodgett, HW3,LLC representative P. O. Box 2767, Harbor	1 page document

ADJOURNMENT:

The Chair reiterated continuation of File No. **ANX-3-05** will be heard on Tuesday, November 1st at 7:00 p.m. With no further business before the Planning Commission, the meeting was adjourned at 11:33 p.m.

Respectfully submitted,
BROOKINGS PLANNING COMMISSION



Bruce Nishioka, Chair

(approved at 12-13-05 meeting)