

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**SPECIAL MEETING – Continuation from 11-01-05**  
**November 9, 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, Deputy City Planner, Donna Colby-Hanks, Administrative Assistant; and Lauri Ziemer, Inter-departmental Aide.

*Media:* Coastal Pilot reporter, Brian Bullock

*Other:*

Councilor Mickelson  
*Student Ex Officio* Skylar Shuford  
Approximately 50 participants in the audience

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

**File No. ANX-3-05:**

Supplemental #5- material submitted to the Community Development office by 4:00 p.m. was distributed to the applicant and commissioners at the meeting and entered into the record:

Exhibit AAA	Letter from Paul Mather, ODOT, 3500 NW Stewart Parkway, Ste. 120 Roseburg, OR 97470	18 page document
Exhibit BBB	Gary Wassel, 714 5 <sup>th</sup> Street, Brookings	1 page letter to Pilot
Exhibit CCC	Les Cohen, Chamber of Commerce P.O. Box 940, Brookings	1 page letter
Exhibit DDD	Bob Crouch 15565 Cedar Lane, Brookings	2 page letter
Exhibit EEE	Judy Flash 15499 Museum Road, Brookings	letter

Exhibit FFF	HW3, LLC Copy requested by applicant	July 2004 letter from DLCD regarding Periodic Review
Exhibit GGG	Neil Ozment 860 Crestwood Place, Brookings	Comments to Councilor Gordon & Mayor Sherman
Exhibit HHH	Frank Goodnough P.O. Box 3141 Harbor, OR	Signatures from Harbor residents opposing the annexation
Exhibit III	Hann Lee & Jay Bockisch P.O. Box 1849 Vancouver, WA 98668	Memo to John Bischoff regarding Brookings TSP concerns
Exhibit JJJ	Curry County Clerk Renee Kolen Box 746, Gold Beach	Memo regarding measures submitted by City of P.O. Brookings
Exhibit KKK	Curry County Planning Director David Pratt P.O. Box 746, Gold Beach	Memo regarding Curry County concerns
Exhibit LLL	HW3, LLC representative Leroy Blodgett	Powerpoint presentation

### **CHAIRPERSON ANNOUNCEMENTS**

Chair Nishioka announced the continuation of the Public Hearing for File No. **ANX-3-05**. He asked the Commissioners for ex parte contact or bias. Chair Nishioka and Commissioner Collis both stated they had general discussions but didn't feel they were biased and there were no challenges from the audience. Chair Nishioka explained this was the time for interested parties to be heard.

### **Interested Parties**

Richard Bateman, 32875 Cedar Valley Road, Gold Beach, OR 97444, stated he was a professor at Southern Oregon Community and would require more information prior to having an opinion one way or another.

Curry County Planning Director David Pratt, P.O. Box 746, Gold Beach, 97444 reviewed the memo he submitted, Exhibit KKK, explaining the County's concerns with the annexation. The Commission discussed the timeframe for some of the projects Pratt suggested and the need to review the Joint Management Agreement.

### **Rebuttal**

HW3, LLC representative Jan Sirchuck, P.O. Box 2711, Harbor, stated the remaining large properties in the Harbor Hills area are designated as masterplan areas. He spoke about connectivity of roads, geological hazards, sewer providers, and access to the project and submitted a map of the area into the record, Exhibit MMM.

Chair Nishioka recessed the meeting at 8:25 pm and reconvened at 8:35 pm. Larry Aslinger submitted a video, Exhibit NNN, to Chair Nishioka during the recess.

HW3, LLC representative, Leroy Blodgett explained the history of the project and reviewed Exhibit LLL, a powerpoint presentation. Chair Nishioka felt the information received from the School District was not adequate.

Chair Nishioka recessed the meeting at 9:45 pm and reconvened at 9:55 pm.

Shane Hughes, EGR & Associates, Inc. 2535 B Prairie Road, Eugene, OR 97402 reviewed his education and experience and explained the work EGR & Associates, Inc. have provided to HW3. He described the property and explained the different options to reduce the effects of run-off.

Rick Thrall, PBS Engineering Environmental, 1310 Main Street, Vancouver, WA 98660 reviewed his education and experience. He described the different stability areas of the property and reiterated the land will determine the dwelling density.

Steven Pfeiffer, 1120 NW Couch St. 10<sup>th</sup> Fl., Portland, OR 97209-4128, described the reasonability test for cherry-stem annexations and explained goals are not addressed at the annexation phase. They would be addressed with the masterplan.

Blodgett summarized their facts and described the remaining steps needed prior to pulling the first building permits.

Supplemental #6- material received at the meeting and entered into the record:

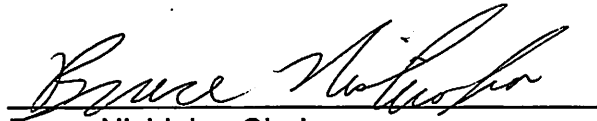
Exhibit MMM	Jan Sirchuck, HW3, LLL, representative P. O. Box 2711, Harbor	1 page map
Exhibit NNN	Larry Aslinger 439 Buena Vista Brookings	Video tape
Exhibit OOO	Shane Hughes, EGR & Associates, Inc 2535 B Prairie Road Eugene, OR	10 page document

There was discussion on tentative dates for submission of additional material by the different parties.

**ADJOURNMENT:**

With no further business before the Planning Commission, the meeting closed at 11:45 p.m. with the announcement that the meeting will reconvene on Tuesday, November 15 at 7:00 pm in the City Council Chambers to allow City Staff to present comments.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bruce Nishioka", is written over a horizontal line.

Bruce Nishioka, Chair

(approved at 12-13-05 meeting)