

MINUTES
BROOKINGS PLANNING COMMISSION
Fifth MEETING – ANX-3-05
December 6, 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 Trew, City Attorney, John Bischoff, City Planner, Dianne Snow, Deputy City Planner, Don Wilcox, Public Works Director, and Cathie Mahon, Secretary.

Media: Coastal Pilot reporter, Brian Bullock

Other:

Councilor Mickelson
Student Ex Officio Skylar Shuford
Approximately 35 participants in the audience

NOTE:

The following documentation was given to both the commissioners and the applicant between the dates of November 15th and December 5, 2005.

Supplemental #8 written testimony received from anyone who previously testified received between November 15th and November 22nd 2005.

Exhibit SSS	Barbara Hilyer 14684 Wollam Road, Brookings	1 page letter
Exhibit TTT	John Bischoff, Brookings City Planner	1 page Memo
Exhibit UUU	Margie Ann Richards & Robert Lake P. O. box 2062 Harbor, OR	1 page letter
Exhibit V V V	Sheila Chambers 15594 Oceanview Drive, Brookings	3 page letter + map
Exhibit W W W	Catherine Wiley 96370 Duley Creek Road Brookings	7 page document

Exhibit X X X	Diane Lemos P. O. Box 2849, Harbor	9 page document
Exhibit Y Y Y	David Pratt, Planning Director for Curry County P. O. Box 746 Gold Beach	1 page letter
Exhibit Z Z Z	Ralph Martin, Chair of HAAC P. O. Box 2423 Harbor	58 page document
Exhibit AAAA	Robert Kampf 98041 Hall Way #38, Brookings	1 page letter
Exhibit BBBB	Albert Nelson 15589 Cedar Lane, Brookings	1 page letter
Exhibit CCCC	Ralph Martin, Chair of HAAC P.O. Box 2423 Harbor	3 page document
Exhibit DDDD	John Bryant Address not given	14 page document
Exhibit EEEE	Rose Starer P. O. Box 2955 Harbor	11 page document
Exhibit FFFF	Judy Kaplan P. O. Box 4187 Brookings	1 page letter
Exhibit GGGG	Richard Sine 15425 Museum Road, Harbor	11 page document
Exhibit HHHH	Carol Crockett P. O. Box 2065, Harbor	1 page letter
Exhibit IIII	Dave Perry, DLCD South Coast Regional Rep. Waldport, OR 97394	1 page letter
Exhibit JJJJ	Larry Aslinger 439 Buena Vista Loop, Brookings	6 page document
Exhibit KKKK	Chris Nichols, Superintendent Brookings-Harbor District 628 Easy Street Brookings	5 page document
Exhibit LLLL	Yvonne Maitland For Citizens for Orderly Development P.O. Box 7102, Brookings	9 page document

Exhibit MMMM	Yvonne Maitland For Citizens for Orderly Development P.O. Box 7102, Brookings	21 page document
Exhibit NNNN	Oregon Hydrangea Company Richard Yock 15696 Hwy.101 South Brookings	4 page letter
Exhibit OOOO	Leroy Blodgett, HW3, LLC P. O. Box 2767, Harbor	104 pages
Documentation submitted between November 23 rd and 29 th by anyone who submitted written testimony.		
Exhibit PPPP	Michael Cosgrove 90 Tanbark Circle, Brookings	2 page letter
Exhibit QQQQ	Catherine Wiley 96370 Duley Creek Road, Brookings	1 page letter
Exhibit RRRR	Yvonne Maitland For Citizens for Orderly Development P.O. Box 7102, Brookings	3 page document
Exhibit SSSS	HW3, LLC P. O. Box 2767, Harbor	25 pages

Documentation submitted by the applicant between November 29th and December 5th in response to written testimony (see Table 8 and 9).

Exhibit TTTT	Steven Pfeiffer, attorney for the applicant 1120 N.W. Couch Street Portland, OR 97209-4128	7 page document
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CHAIR 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. The commissioners expressed no bias and there was no challenge from the audience to continue the meeting. Chair Nishioka explained the hearing was closed for any additional testimony. He outlined the manner of the meeting would be for the commissioner's to discuss the request and documentation of previous meetings, and to ask City staff if they had any questions regarding the request.

Section 148, Annexations, of the Land Development Code was displayed on the overhead. Each of the six (6) criteria in the section was reviewed and discussed by the Commission regarding the requested annexation.

Chair Nishioka recessed the meeting at 8:27 p.m. and reconvened at 8:35 p.m.

The commissioners continued with their review and comments.

Chair Nishioka recessed the meeting at 9:25 p.m. and reconvened at 9:35 p.m.

Attorney Trew advised the Commission on the process of making the motion.

1. By a 3-3 vote, a motion was stated by Commissioner Gorman to send City Council a recommendation to approve the requested annexation, File No. **ANX-3-05**, (Commissioners Collis, Gorman, and Hedenskog voted in the affirmative, Commissioners Dentino, Dundom, and Nishioka voted against the motion).

With a tie vote, the motion was denied.

Discussion ensued.

2. By a 4-2 vote, (motion by Commissioner Collis) the Planning Commission decided to have a second vote (Commissioners Collis, Gorman, Hedenskog, and Nishioka voted in favor of the motion; Commissioners Dentino and Dundom voted against the motion).
3. By a 4-2 vote, (motion by Commissioner Gorman) the Planning Commission voted to send City Council a favorable recommendation for File No. **ANX-3-05**, (Commissioners Collis, Gorman, Hedenskog, and Nishioka voted in favor of the motion; Commissioners Dentino and Dundom voted against the motion).

Discussion ensued. Commissioner Collis stated he would urge City Council to review the Master Plan and have a peer group review the hydrology and geology of the subject property.

COMMENTS by the PLANNING STAFF

Planner Bischoff reminded the Commission the regular Planning Commission will be held on December 13th. The commissioners were also asked to turn-in their supplemental documentation for ANX-3-05, so it could be given to City Council for their review.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting closed at 10:35 p.m.

Respectfully submitted,



Bruce Nishioka, Chair
(approved at 1-10-06 meeting)