

MINUTES
BROOKINGS PLANNING COMMISSION
August 5, 2008

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham at 7:02 in the Council Chambers at the Brookings City Hall on the above date with the following Commission members and staff in attendance.

Commissioners Present:

Ken Bryan Hedda Markham
Randy Gorman Cheryl McMahan

Commissioners Absent: Juliane Leighton, Bruce Nishioka, and Steve Bismarck

Staff Present: Planning Director Dianne Morris, Senior Planner Donna Colby-Hanks, and Secretary Cathie Mahon.

Other: Approximately 30 participants in the audience and Coastal Pilot reporter Kurt Madar.

CHAIR ANNOUNCEMENTS

The Chair announced a quorum was present and opened the public hearing.

WRITTEN REQUEST and COMMUNICATIONS

None.

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

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. The Chair opened the public hearing at 7:04 p.m., and announced the public hearing for File No. **DDP-1-08**, a request for approval of a Detailed Development Plan (DDP) on a 10 acre site and a subdivision creating this 10 acre parcel and platting a street from an 80 acre parent parcel; located on the easterly side of Highway 101 and Carpenterville Road; Assessor's Map 40-14-00, Tax Lot 2400; zoned Master Plan Development (MPD); Southwestern Oregon Community College, applicant. Criteria used to decide this application can be found in Chapter 17.70-Master Plan Development District, Chapter 17.100-Hazardous Building Site Protection Hillside Development Standards, Chapter 17.168-Utilities, Chapter 17.170-Street Standards, and Chapter 17.172.070- Subdivisions, of the Brookings Municipal Code.

No ex parte contact, personal bias, personal interest, or conflicts were declared by the Commission. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

Planning Director Morris explained the criteria for the request before the Commission Supplemental B consisting of 15 letters and documents submitted between July 23, 2008 and August 5, 2008, was entered into the record from the following:

- | | | |
|--------------|--|-----------------------|
| Exhibit B-1 | Delos Devin Oregon Dept. of Forestry-Coos District | e:mail correspondence |
| Exhibit B-2 | Ben Mundie DOGAMI | e:mail correspondence |
| Exhibit B-3 | Susan Lynn White-Asst.State Archaeologist
State Historic Preservation Office
Salem, OR | e:mail correspondence |
| Exhibit B-4 | Lori Warner-Dickason-Western Region Manager
Wetland and Waterway Conservation
Dept. of State Lands-Salem, OR | e:mail correspondence |
| Exhibit B-5 | Dennis Boyle, Director of Tio Tinto,
Affiliate of US Borax, Greenwood Village, CO | 1-page letter |
| Exhibit B-6 | Dennis Griffin, State Archaeologist-Salem
Parks & Rec-Heritage Conservation Div. | e:mail correspondence |
| Exhibit B-7 | Craig Tuss, US Department of Interior
Fish & Wildlife Service-Field Office
Roseburg, OR | 2-page letter |
| Exhibit B-8 | Allan Haddox,
Chairman of Rainbow Rock Condo Assoc.
17744 N. Highway 101 #100, Brookings | 2-page letter |
| Exhibit B-9 | Pete Chasar, 935 Marina Hts, Brookings | 1 page letter |
| Exhibit B-10 | EGR & Associates,
Engineers, Geologists, and Surveyors
Eugene, OR | 5-page document |
| Exhibit B-11 | Pat Sherman, P. O. Box 1140, Brookings | 9 page document |
| Exhibit B-12 | CRAG-Law Center, Portland
James Brown on behalf of
Oregon Shores and Catherine Wiley | 20 page document |
| Exhibit B-13 | Bill & Cate Yocum, Brookings, OR | e:mail correspondence |
| Exhibit B-14 | Michelle McCormick, Harbor | e:mail correspondence |
| Exhibit B-15 | Steve Major, P.E. City Engineer
Dyer Partnership, Coos Bay, OR | e:mail correspondence |

Exhibit C was submitted at the meeting by:

Pat Sherman

1 page letter + 2 page copy of Chapter 17.168-Public Facilities

The following gave testimony regarding the request:

Mike Crow, applicant's representative	125 W. Central Avenue	Coos Bay, OR
Cherie Mitchell	423 Buena Vista Loop	Brookings, OR
Judith Hanson, SWOCC President	1988 Denmark	Coos Bay, OR
Wayne Krieger, State Legislator		Gold Beach, OR
Jason Wood, Dean of SWOCC in Brgs.	420 Alder St.	Brookings, OR
Dave Kitchen	864 Jodee Lane	Brookings, OR
Peggy Goergen, former SWOCC Dean	1227 Collis Lane	Brookings, OR
Dr. Edmiston	18831 Montbretia Lane	Brookings, OR
Leslie Wolf	17440 Bluff Drive	Brookings, OR
Richard Brooks	P. O. Box 174	Smith River, CA
Suntayea Steinruck	140 Rowdy Creek Rd.	Smith River, CA
Don Mitchell	423 Buena Vista Loop	Brookings, OR
Pete Chasar	935 Marina Heights Rd.	Brookings, OR
Pat Sherman	P. O. Box 1140	Brookings, OR
Yvonne Maitland	15676 Oceanview Drive	Harbor, OR

The Chair noted Exhibit 12, a letter from James D. Brown, CRAG attorney, that on behalf of *Oregon Shores Conservation* and Catherine Wiley, requesting that the record remain open for additional evidence, argument, or testimony. The Public Hearing concluded at 8:37 p.m.

The Chair announced the hearing will be continued on this matter at the Public Hearing on Tuesday, September 2, 2008, at 7:00 p.m. in City Hall Chambers.

Chair Markham outlined the time table frame for the continuation:

- From Wednesday, August 6, 2008, until 4:30 p.m. on Tuesday, August 12, 2008, anyone who participated in the hearing would be allowed to submit additional written testimony and/or evidence.
- From Wednesday, August 13th through Tuesday, August 19th, anyone who participated in the hearing may provide written rebuttal only to the testimony and/or evidence submitted during the prior seven days. No new evidence may be submitted.
- From Wednesday, August 20th to no later than 4:30 p.m. on Tuesday, August 26th, the applicant will be allowed to submit written argument to the testimony and/or testimony submitted during the first two seven day periods. No new evidence may be submitted during this period.

At 8:38 p.m. a short recess was declared. The meeting reconvened at 8:44 p.m.

2. The Chair opened the public hearing at 8:44 p.m. and announced the continuation of File No. **CP-1-08**, a request to consider an adoption of the "*Storm and Surface Water Facilities Plan for the Brookings-Harbor Area.*" This plan, which is to be jointly adopted by the City of Brookings and Curry County, addresses storm and surface water issues within the Urban Growth Boundary. The Planning Commission will make a recommendation to City Council.

No exparte contact, personal bias, personal interest, conflicts or objections were declared by the Commission. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

Testimony and documents were received from the following:

Exhibit D	Tom Huxley 15877 Pelican Bay Drive Brookings	3-page letter 10-page attachment 6 photos
Exhibit E	Maggi Runyan P. O. Box 6537, Brookings	1 page of comments
Exhibit F	Yvonne Maitland 15676 Oceanview Drive, Harbor	2 page letter with 5 pg. attachments
Harry Harms	General Manager of Hastings Bulb Growers, Inc. P. O. Box 2155, Harbor	

A short recess was taken from 9:15 p.m. to 9:18 p.m.

Discussion ensued. Due to a multitude of questions and language concerns by the Commission, Planning Director Morris suggested a continuation of the matter.

Chair Markham made a motion to continue File No. **CP-1-08**. The motion passed by a 4-0 vote.

Chair Markham declared a continuation and announced the meeting would be held on August 19, 2008 at 7:00 p.m. in City Council Chambers.

COUNTY REFERRELS

None.

APPROVAL of MINUTES

By a 4-0 vote (motion: Commissioner McMahan) the Planning Commission approved the minutes of July 1, 2008.

COMMENTS by the PLANNING STAFF

- Planning Director Morris discussed an "*Economic Development Opportunity Survey*" and encouraged the commissioners to participate. The survey is on the city web page-www.brookings.or.us/.
- Morris informed the commission that a second meeting for the month has been scheduled. The Public Hearing will be August 19, 2008, at 7:00. Items on the agenda are: a request for an extension for File No. **PUD-1-07**, a Planned Unit Development known as *Ocean Winds of Brookings*, and two amendments to the Brookings Municipal Code: Workforce Housing, and General Commercial zone (C-3).

COMMISSIONERS COMMENTS

None.

ADJOURNMENT:

With no further business before the Planning Commission, Chair Markham made a motion to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Hedda Markham", written over a horizontal line.

Hedda Markham, Chair
(approved at 9-2-08 meeting)