

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**

January 5, 2010

The regular meeting of the Brookings Planning Commission was called to order by Chair McMahan at 7:00 in the Council Chambers at the Brookings City Hall on the above date with the following Commission members and staff in attendance.

*Commissioners Present:*

Steve Bismarck	Hedda Markham
Ken Bryan	Cheryl McMahan
Randy Gorman	Jerry Wulkowicz
Kelly McClain	

**APPROVED BY CITY COUNCIL ON**

2-8-10

*Staff Present:*

Planning Director Dianne Morris, Sr. Planner Donna Colby-Hanks and Secretary Alex Carr-Frederick

*Other:* No press, one member of the public

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

The Chair announced at 7:01 pm that the public hearing regarding File No. **CP-2-06**, the Joint Management Agreement update, was re-opened as a continued hearing. No ex parte 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 these requests

Public testimony on this matter had been closed at the December 5, 2009 Planning Commission meeting, but additional written testimony was accepted through December 22, 2009. A motion made by Commissioner Markham and 2nded by Commissioner Bryan, was made to accept these documents into the record as Exhibit D-F. Motion passed 6-0 with Commissioner Bismarck abstaining as he had submitted exhibits himself. Director Morris then reviewed Exhibit F which was the staff response to materials in Exhibits D and E.

There were three main areas of concern for the Commission regarding the Draft Agreement. Commissioner Wulkowicz expressed concern over the vagueness of the word 'may' in Article 10, Section A, in reference to the County's responsibility to adopt ordinance provisions to reserve the UGB's potential for future urbanization. Commissioner McClain expressed a desire to more exactly define 'failed septic system' as referenced in Article 10, Section B. Additionally, Chair McMahan wanted safeguarding language added to Chapter 10, Sections B & C to ensure that no lots could be sold before written confirmation was provided that showed that any onsite water or sewage treatment system was adequate and met all state and local standards. A motion was then made by Commissioner Wulkowicz (Second: Commissioner Bryan) to give a positive recommendation for File No. CP-2-06 to the City Council with changes made to Article 10, Sections A, B and C. Motion carried unanimously.

The Chair opened the public legislative hearing regarding City initiated amendments to the Brookings Municipal Code (BMC), Chapter 17.04 Development Permit Procedures, Chapters 17.16, 17.20, 17.24, 17.28 re: Manufactured Home Siting and Foundations, and Chapter 17.36 Professional Office Space. No ex parte 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 these requests.

Sr. Planner Colby-Hanks reviewed the staff report for File No. **LDC-17-09** Chapter 17.04 Development Permit Procedures, indicating that the language changes made suggested by the City's Land Use Attorney. With minimal discussion, Commissioner Markham made a motion (Commissioner McClain 2<sup>nd</sup>), and the PC voted unanimously to make a recommendation to City Council to approve File No. LDC-17-09.

Sr. Planner Colby-Hanks reviewed the staff report regarding File No. **LDC-18-09** Chapters 17.16, 17.20, 17.24, 17.28 re: Manufactured Home Siting and Foundations. The proposed revisions would eliminate unnecessary expense to property owners. Language was to be added to reference the State Building Codes regarding permanent foundations. Commissioner Markham made a motion, Chair McMahan seconded that the PC make a recommendation to City Council for approval of LDC-18-09 re: Manufactured Home Siting and Foundations. Motion passed unanimously.

Director Morris reviewed the staff report for File No. **LDC-19-09**, Chapter 17.36 Professional Office Space. With minimal discussion, Commissioner Bryan moved to recommend approval of File No. LDC-19-09 to City Council and Commissioner Gorman seconded. The motion passed unanimously.

#### **APPROVAL of MINUTES**

By a 7-0 vote (motion: Chair McMahan, 2<sup>nd</sup>, Commissioner Bismarck) the PC approved the minutes of the December 1, 2009 PC meeting.

#### **COMMENTS by the PLANNING STAFF**

Director Morris announced that the Oregon Coastal Management awarded 3 million dollars to it's coastal towns and cities.

The OCMP assists coastal governments in their land use activities by providing federal money for plan maintenance, plan amendment, and periodic review. All coastal jurisdictions that have acknowledged comprehensive plans approved by NOAA/Ocean and Coastal Resource Management for inclusion in the OCMP are eligible. The 3 million dollars will not only help cover planning staff costs, but funding will also be available to improve local beach accesses. Director Morris reminded the Commissioners that a Permitting workshop will be held on January 30, 2010.

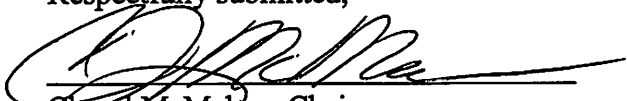
#### **COMMISSIONERS COMMENTS**

Commissioner McClain commented on the eminent departure of the Evergreen Bank bears that have been decorating Chetco Ave. He expressed a desire to enlist local groups and artists to continue the tradition. Commissioners Bryan and Markham commented that they would be willing to help him figure out how to get new bears in the near future.

#### **ADJOURNMENT:**

With no further business before the Planning Commission, the meeting closed at 7:52 pm.

Respectfully submitted,

  
Cheryl McMahan, Chair  
(approved at 2/2/2010 meeting)