

MINUTES
BROOKINGS PLANNING COMMISSION
August 5th, 2014

The regular meeting of the Brookings Planning Commission was called to order by Chair Bryan Tillung at 6:58pm in the Council Chambers at the Brookings City Hall on the above date. The following Commission members and staff were in attendance:

Commissioners Present: Betty Pomerleau, Gerry Wulkowicz, Bryan Tillung, Loren Rings, Cheryl McMahan
Commissioners Absent: None
Planning Staff Present: Planning Manager - Donna Colby-Hanks; Administrator - Jordan Fanning; Consultant - Jay Harland
Others Present: 6 members of the public

THE FOLLOWING ACTIONS WERE TAKEN IN THE PUBLIC HEARINGS:

Public hearing procedures addressed by Chair Tillung

- Chair Tillung opened the quasi-judicial hearing regarding File No. ANX-1-14 at 7:02pm.

File Description: In the matter of File No. ANX-1-14, a request to annex approximately 13.33 acres of land into the City of Brookings; Assessor's Map 40-13-32D, tax lots 2000 & 1500; located adjacent to the eastern boundary of the North Bank Chetco River Road, approximately 380 feet northeast of its intersection with Thompson Road and adjacent to the Chetco River. The subject properties are owned by Mahar/Tribble, LLC. The current Curry County zoning on taxlot 2000, 7.77 acres is Light Commercial (C-1) and taxlot 1500, 5.56 acres is Industrial (I). The applicant is requesting a comprehensive plan change and zone change to Two-Family residential (R-2) as well as an amendment to the Chetco River Estuary Shoreland Boundary along the subject property's eastern boundary. Criteria used to decide this application can be found in Chapter 17.144-Annexations, of the Brookings Municipal Code. This is a quasi-judicial hearing and the Planning Commission will make a recommendation to City Council on this matter.

No ex parte contact, bias, or conflict of interest was disclosed.

Acting as staff, City consultant Harland presented the staff report in full. Planning Manager Colby-Hanks noted that Exhibit "C" had been added to the record including some additional Comp Plan documentation, and a letter of support from Allan Murray. Applicant Ron Tribble of 736 Hemlock Ln, Roseburg, Oregon 97471, highlighted certain parts of the application including: the infrastructure agreement, the geology report, historic use of the property, boundaries, and the Conditional Letter of Map Revision. Applicant attorney Dan O'Connor of 823 Alder Creek Dr., Medford, Oregon 97504, reiterated points about the shore lands boundary, and the wetlands. Mr. O'Connor also urged the Commission to be "Vanilla" when proposing conditions of approval for the annexation itself; having too strict of conditions would limit flexibility in planning and construction. Tribble submitted a rendering of the proposed development; Staff asked the rendering to be added to the record as Exhibit "E". O'Connor submitted a memo and staff asked it be added to the record as exhibit "F". Marianne Padilla of 828 Old County Rd, expressed her support of the application and the annexation/future development. Eldon Gossett of 1012 Easy St, spoke in favor of the Annexation. Having some concern over comments a third party had made, Tribble clarified some finer points of the application. Staff noted that maps showing the 75ft riparian setback did not fully depict the location of the setback in the southern limit of the property, and that the issue should be ameliorated. The public hearing portion of the file was closed at 8:39pm. Commissioners asked several clarifying questions. Commissioner Wulkowicz motioned to approve the file with a change in condition 3C in allowing the CLMR to be phased rather than the applicant providing it as an initial term of approval for the annexation. Motion seconded by Chair Tillung. The application was approved by a split vote of three-two with Commissioners Rings and Pomerleau voting no on the

motion.

APPROVAL of MINUTES

By a 4-0 vote, (motion: Commissioner Wulkowicz, 2nd Commissioner Rings, Abstention by Commissioner McMahan) the Planning Commission approved the minutes of the July 1, 2014 Planning Commission meeting.

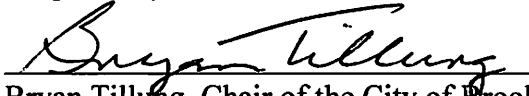
REPORT FROM PLANNING STAFF

- 1 county referral
- The Mayor is hosting a picnic at Loeb State Park
- Commissioner training available in September.

ADJOURNMENT

Meeting adjourned at 9:00pm

Respectfully submitted,



Bryan Tillung, Chair of the City of Brookings Planning Commission
(Approved at the 10/07/14 meeting)