

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**November 17<sup>th</sup>, 2015**

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

Commissioners Present: Loren Rings, Ray Hunter, Joe Vogl, Gerry Wulkowicz, Timothy Hartzell, Cheryl McMahan, Bryan Tillung  
Staff Present: Planning Manager - Donna Colby-Hanks; Administrator - Jordan Fanning  
Others Present: 5 members of the public

**PUBLIC HEARINGS**

Public hearing procedures addressed by Chair Tillung

- Chair Tillung opened the quasi-judicial hearing regarding File No. CUP-5-15

**File Description:** In the matter of File No. **CUP-5-15**, a request for approval of a conditional use permit to operate a short term vacation rental at 222 Del Norte Lane #15, on a 700 square foot condo parcel located on Assessor's Map No. 41-13-05CD, tax lot 60215; Applicant/Owner, Baldwin/Christman. The criteria used to decide this matter is found in Chapter 17.28.040 Multiple-Family Residential (R-3), Conditional Uses, Section 17.124.170 Short term rentals, and Chapter 17.136 Conditional Use Permits of the Brookings Municipal Code (BMC). This is a quasi-judicial hearing and the Planning Commission will make a decision on this matter.

Planning Manager Colby-Hanks presented the staff report in full. Applicant Lisa Baldwin, 5007 Laurel Ave., Grants Pass, answered basic questions from the Commission. The public hearing portion of the file was closed at 7:16pm and McMahan made a motion to approve the file, which was seconded by Hartzel. The file was approved by a unanimous vote. Wulkowicz made a motion to approve the final order, which was seconded by McMahan. The final order was approved by a unanimous vote.

- Chair Tillung opened the quasi-judicial hearing regarding File No. MOD-1-15/MPD-1-04

**File Description:** In the matter of File No. **MOD-1-15/MPD-1-04**, a request to modify a condition of approval, #1 to extend the expiration period for the Lone Ranch Master Plan. Owner/Applicant is U.S. Borax and Representative is Ed Trompke, Jordan Ramis PC. The subject property is located adjacent to the eastern boundary of Hwy 101 approximately 0.8 miles north of Carpenterville Road; Assessor's map 40-14-00, tax lots 2400, 2401 and 2404. The criteria used to decide this matter are found in Chapter 17.70 Master Plan Development (MPD) District, of the BMC. This is a quasi-judicial hearing and the Planning Commission will make a recommendation to City Council on this matter.

**Ex parte contact:** Hunter noted that he was a professor for the college of which the land is both adjacent to and had been donated by the applicant Borax. Hunter confirmed that he would be able to make an un-biased decision on the file.

Rings declared ex parte contact having visited the Lone Ranch website to familiarize himself with the project. No questions were asked of the commissioner and he was allowed to hear the case.

Planning Manager Colby-Hanks presented the staff report in full. Applicant representative Burton Weast, PO Box 1258 Mesquite NV, introduced himself and gave a brief oral history of the property as well as Borax/RioTinto. Ed Trompke, 2 Centerpoint Dr, Lake Oswego, OR explained the

applicant's findings/report. Trompke emphasized that the client is still very interested in moving the project forward but with the stagnate economy, building has largely been infeasible. Nathan Francis, 14486 Borax Rd, Boron CA, introduced himself as the new North/South American land manager for Rio Tinto/Borax. Francis reiterated the applicant's interest in the area as well as its commitment to Brookings as a whole. As an interested party, Janet Pretti, PO Box 295 Port Orford, introduced herself as the executive dean of the Curry campus, noted the College's support of the applicant and file. The public hearing portion of the file was closed at 7:56pm. Wulkowicz noted that he has been a Commissioner long enough to hear several files regarding the development of Lone Ranch. Further, on a personal level, he expressed the opinion that Rio Tinto has been very transparent and has shown commitment in the project. Rings, wanting to know more about the costs associated with the project, made a motion to reopen the public testimony, which was seconded by Hunter. Public hearing was reopened by a unanimous vote. Applicant representative Weast enlightened the commission detailing various costs, historic and future. Further he elaborated on City capacity as requested by Hartzel. Next, Catherine Wiley, 96370 Duley Creek Rd, made comments regarding her concerns that several federal agencies had not been notified of the file. She noted that although she did oppose the proposal of file she had concerns regarding procedures and unanswered questions. Colby-Hanks noted that Wiley's testimony would be entered as exhibit "C". Colby-Hanks clarified some issues brought up by Wiley for the Commission and explained basic Land-Use/Planning practices. Trompke rebutted by elaborating upon the applicants original findings. At 8:18pm the public hearing portion of file was closed. Hunter and Tillung made positive comments regarding the applicant as well as expressing their desire for a positive recommendation to the Council. Rings made a motion to make a positive recommendation to the Council which was seconded by Vogl. The motion was approved by a unanimous vote.

- Chair Tillung opened the quasi-judicial hearing regarding File No. MOD-1-15/MPD-1-04

**File Description:** In the matter of File No. **MOD-1-15/DDP-1-10**, a request to modify a condition of approval, #2, to revise the expiration period for the Detailed Development Plan (DDP). Owner/Applicant is U.S. Borax and Representative is Ed Trompke, Jordan Ramis PC. The subject property is located adjacent to the eastern boundary of Hwy 101 approximately 0.8 miles north of Carpenterville Road; Assessor's map 40-14-00, tax lots 2400, 2401 and 2404. The criteria used to decide this matter are found in Chapter 17.70 Master Plan Development (MPD) District, of the BMC. This is a quasi-judicial hearing and the Planning Commission will make a decision on this matter.

**Ex parte contact:** Hunter reiterated his connection with the college but did not feel his connection unfairly biased him in any way.

Rings reiterated viewing of the Lone Ranch website would not interfere with his duties as a planning commissioner.

Planning Manager Colby-Hanks presented a shortened version of the staff report citing the demonstrative similarities of the file just heard. Applicant representatives Ed Trompke, 2 Centerpoint Dr, Lake Oswego, and Burton Weast, PO Box 1258 Mesquite N, answered a question regarding HOA's and street maintenance of the planned development. Because of the overwhelming similarities of the file with the file previously heard (*File No. MOD-1-15/MPD-1-04*) the interested parties of public opted to defer to all comments previously made. The public hearing portion of the file was closed at 8:39pm. After a brief discussion the Commission voted to approve the motion made by McMahan to approve the file (2<sup>nd</sup> Rings) unanimously. Further, the Final Order was approved by a unanimous vote (motion McMahan, 2<sup>nd</sup> Rings).

## APPROVAL of MINUTES

By a 5-0 vote (motion: Tillung, 2<sup>nd</sup> Wulkowicz) the Planning Commission approved the minutes of the September 1<sup>st</sup>, 2015 Planning Commission meeting. (Commissioners Tillung and McMahan abstained due to not being present at the meeting.)

### STAFF REPORT

Code revisions were handed out to the Commission. There will be no December meeting. January's meeting will involve the CIS report as well as the Chair's annual report to the Council.

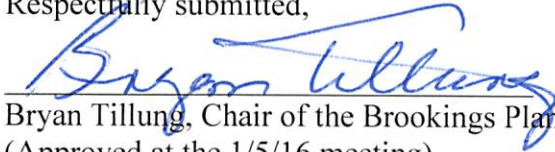
### COMMENTS FROM THE COMMISSION

Tillung noted that he had been to some planning commission training in Bend, and will report on his experience at the next meeting.

### ADJOURNMENT

Meeting adjourned at 8:47pm

Respectfully submitted,



Bryan Tillung, Chair of the Brookings Planning Commission  
(Approved at the 1/5/16 meeting)