

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

December 7, 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:* Cheryl McMahan Hedda Markham Jerry Wulkowicz Steve Bismarck Ken Bryan Randy Gorman

*Commissioners Absent:* Kelly McClain

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

*Other:* Approximately 15 member of the public, no press

**COMMENTS from the COMMISSION CHAIR**

Chair McMahan took a few moments to recap the Commissions accomplishments over the year of 2010.

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

At 7:02 p.m., Chair McMahan opened the quasi-judicial hearing on **File No. DDP-1-10**, a request for approval of 163 residential lots, streets to provide access, one commercial lot, one additional lot for future development and a large remainder parcel. Applicant: U.S. Borax Inc.; Representative: Burton Weast, Axxiom Resources and Marti Stiven, Stiven Planning & Development Services, LLC. Location: east of Hwy 101, approximately .8 mile north of Carpenterville Rd., Assessor's Map 40-14-00 Tax lots 2300, 2400, 2401. The criteria used to decide this matter is found in the 2004 Brookings Land Development Code:

- a. Section 70.140-70.200 –Detailed Development Plans
- b. Section 172 - Public Facilities
- c. Section 176-060 - Subdivisions
- d. Section 100 – Hazardous Building Site Protection

Planning Director Morris opened the staff report presentation with a late breaking request for a continuance. The Oregon Coast Alliance (ORCA) made a written request for a continuation of the hearing in a document submitted to the Planning Department at 3:56 PM on December 7<sup>th</sup>. Director Morris then proceeded to present the staff report. The Applicant's representative, Burton Weast of 12725 SW 66th Ave #107, Portland, OR 97223, spoke next. Mr. Weast provided a history of the property in question and fielded questions from the Commission. Next, the Applicant's attorney, Tim Ramis of PO Box 230669 Portland, OR 97281 spoke. Then Chair McMahan called for speakers in support of the application. Don Mitchell of PO Box 1104 Brookings, OR and Janet Pretti of 420 Alder St, Brookings OR spoke in support. Next, interested parties were asked to speak. The Commission heard from Linda Carpenter of 17744 Hwy 101 N #100 Brookings, OR spoke on behalf of the Rainbow Rock Condo Association about their general concern regarding Rainbow Rock's water quality now and into the future. The next speaker was Catherine Wiley of 96370 Duley Creek, Brookings. She also requested a continuance of the hearing. Her concerns were centered around the archeological aspects of the property as they relate to the Tolowa Tribe, the possible impacts on the City's water supply and the Chetco River and it's watershed. She also voiced financial concerns for the City and for Coos-Curry Coop regarding installation of utilities. Next, Suntayea Steinruck of Smith River Rancheria, 140 Rowdy Creek Drive, Smith River requested an extension of time also, asking that the Tolowa Tribe be included in any archeological surveys, works or studies done on the property.

Burton Weast came back to the podium to assure the Tolowa Tribe that they would be included in all archeological discoveries and to answer Ms. Wiley's question regarding some of her financial questions. Tim Ramis then took a few minutes to address a few discrepancies in the written material submitted. Chair McMahan then called for discussion amongst the Commissioners. She then announced, "A continuance has been requested, therefore, anyone may submit written testimony within 7 days, by 4:30 pm on December 14, 2010. The next 7 days, December 15 through 4:30 pm on December 21, 2010, will be for rebuttals to material submitted in the first 7 days. Due to the upcoming holidays, the applicant has requested additional time to rebut, so the following 14 days, December 22nd through 4:30 pm on January 4th will be for the applicant to submit rebuttals to any of the material in the record. With this schedule, this hearing will be continued on January 18, 2011 at 7:00 pm in these City Council Chambers. With minimal discussion, Commissioner Wulkowicz made a motion and Commissioner Bismarck seconded that the Planning Commission continue the hearing on FILE No DDP-1-10 to January 18<sup>th</sup> at 7:00 pm in the Brookings City Council Chambers. Motion passed 6-0.

#### **APPROVAL of MINUTES**

By a 6-0 vote (motion: Commissioner Wulkowicz, 2<sup>nd</sup> Chair McMahan) the Planning Commission approved the minutes of the November 2, 2010 PC meeting with a vote of 6-0.

#### **COMMENTS from the PLANNING STAFF**

Director Morris reminded the Commission that the regularly scheduled planning commission meeting on January 4<sup>th</sup> would discuss the City's new bicycle infrastructure plan.

#### **ADDITIONAL BUSINESS**

Commissioner Markham made a motion to re-elect Chair McMahan as Chair of the Planning Commission for 2011, Commissioner Bryan seconded and motion carried 6-0. Chair McMahan then made a motion that Commissioner Bismarck continue on as Vice-Chair, Commissioner Markham seconded, motion carried 6-0.

#### **ADJOURNMENT:**

With no further business before the Planning Commission, the meeting closed at 9:37 pm.

Respectfully submitted,

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Cheryl McMahan, Chairperson (approved at 1/4/2011 meeting)