

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); South-western 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:

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|--------------|--|-----------------------|
| 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 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 the request.

Testimony and documents were received from the following:

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|-------------|--|---|
| 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,

Hedda Markham, Chair
(approved at _____meeting)