

## **BROOKINGS PLANNING COMMISSION**

September 2, 2008 Minutes

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham at 7:03 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	Juliane Leighton
Ken Bryan	Hedda Markham
Randy Gorman	Cheryl McMahan

Commissioners Absent: Bruce Nishioka

*Staff Present:* Planning Director Dianne Morris, Senior Planner Donna Colby-Hanks, and Secretary Cathie Mahon.

*Other:* Approximately 12 participants in the audience and Coastal Pilot reporter Awry Rice

### **CHAIR ANNOUNCEMENTS**

None.

### **WRITTEN REQUEST and COMMUNICATIONS**

#### **THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATIONS**

#### **THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON FINAL ORDERS**

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

1. Chair Markham opened the public hearing at 7:03 p.m. for File No. **DPP-1-08**, a request to consider an approval for 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 approximately 1 mile north of its intersection with 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.

The Chair announced: Commissioners Leighton, Bismarck, and Nishioka (absent for this meeting) were not in attendance for the first hearing on August 5, 2008. If the Commissioners watched the DVD of the hearing, read all the materials, they may participate. Both Commissioner Bismarck and Leighton claimed eligibility for File No. **DDP-1-08**, based on their review of both written material and video viewing of the meeting.

No exparte contact, personal bias, personal interest, including site visits since the last meeting were declared by the Commissioners. Commissioner Bismarck stated he had read a letter regarding the application in The Pilot newspaper but could participate in the meeting without bias.

Entered into the record were written comments and rebuttal subsequent to the August 5<sup>th</sup> hearing:

#### Exhibit D

- James Brown on behalf of Oregon Shores and Catherine Wiley 917 SW Oak St, Portland, OR
- Pat Sherman P. O. Box 1140 Brookings, OR
- Michael Crow, agent for SWOCC 125 W. Central Ave. Coos Bay, OR
- Suntayea Steinruck, for Smith River Rancheria Smith River, CA

#### Exhibit E

- Pat Sherman P. O. Box 1140 Brookings, OR

#### Exhibit F

- Michael Crow, agent for SWOCC 125 W. Central Ave. Coos Bay, OR

#### Exhibit G

- Staff Report for the continuation meeting

The Chair announced no public testimony would be heard. The Commission will deliberate on the evidence and any commissioner may ask questions of staff concerning matters already in the record.

#### Commission Deliberation

Chair Markham stated the criteria as specified in the staff report would be read, followed by comments from each commissioner. For the record each commissioner would be called and asked to comment on the question: *does the application meet the criteria?*

Criteria outline from the August 5<sup>th</sup> staff report:

Subdivision Criteria- Do you find the preliminary plat meets the Brookings Municipal Code;

Subdivision Criteria-Streets and Utilities-request for a DIA (Deferred Improvement Agreement) and does the criteria meet the criteria for water, sewer, and storm drainage;

DDP-detailed development plan criteria-does the application meet the criteria;

Hazardous Building Site-does the application meet the criteria;

Conditions of Approval from the Lone Ranch Master Plan- do the proposed Conditions of Approval meet the criteria?

### **Motion:**

Chair Markham made a motion to approve File No. **DDP-01-08**. Commissioner Gorman seconded the motion.

Discussion ensued. The motion was withdrawn.

After further discussion two changes (italicized) were as follows:

- Condition # 24. The Applicant must follow the recommendations as stated in the U. S. Fish and Wildlife letter dated July 30, 2008 (attachment B) *if the applicant decides to pursue introduction of the Western Lily on the subject property.*
- Condition #33. All water lines, booster pumps, and reservoirs shall be installed pursuant to the provisions set forth in the OAR Chapter 33, Section 42-200 thru 42-243, by the Oregon State Health Division and the Public Works document "General Engineering Requirements and Standard Specifications". *The Applicant must get approval from the City Public Works Department concerning the allowable time to flush and test new water lines.*

### **Motion:**

Chair Markham made a motion to approve File No. **DDP-01-08** with the amended Conditions #24 and #33. The motion passed with a 6-0 vote for approval.

The Planning Commission directed staff to prepare *Findings* and a *Final Order* reflective of the decision. The Chair announced the Commission will meet to vote on the *Final Order* on September 9, 2008, at 7:00 p.m. in Council Chambers.

### **COUNTY REFERRELS**

None.

### **APPROVAL of MINUTES**

By a 5-0-1 vote (motion: Commissioner Bismarck) the Planning Commission approved the minutes of August 5, 2008, as written. Commissioner Leighton abstained due to absence.

By a 6-0 vote (motion: Commissioner McMahan) the Planning Commission approved the minutes of August 19, 2008, as amended.

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

Planning Director Morris discussed the October 7<sup>th</sup> meeting:

- Asked if the Commission was available to attend a 6:00 p.m. workshop with the consultants, *Echo Northwest*, who created the "Economic Opportunity Analysis" survey. Representatives from *EcoNorthwest* will discuss the findings.
- Following the workshop at 7:00 p.m. will be the regular Planning Commission meeting. The continuation for File No **CP-1-08**, adoption of the "Storm and Surface Water Facilities Plan" will be open and continued.
- After the Public Hearing closes, a joint workshop with the County to continue discussion of the Storm and Surface Water Facilities Plan" will take place.

**COMMISSIONERS COMMENTS**

None.

**ADJOURNMENT:**

With no further business before the Planning Commission, the Chair adjourned the meeting at 7:43 p.m.

Respectfully submitted,

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Hedda Markham, Chair  
(approved at \_\_\_\_\_meeting)