

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

December 1, 2009

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham 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:*

Steve Bismarck	Hedda Markham
Ken Bryan	Cheryl McMahan
Randy Gorman	Jerry Wulkowicz
Kelly McClain	

*Staff Present:*

Planning Director Dianne Morris, Senior Planner Donna Colby-Hanks and Secretary Alex Carr-Frederick

*Other:* 2 participants, no member of the press

**THE PLANNING CHAIR MADE THE FOLLOWING ANNOUNCEMENTS**

Chair Markham presented a brief annual report re-capping the Planning Commissions accomplishments in 2009. In 2009, the Commission handled 32 cases, 16 Land Development Code Chapter revisions, 6 Conditional Use Permits, 2 Partitions, 1 Subdivision, 1 Variance, 3 Modifications and 2 Plat Map reviews.

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

The Chair announced at 7:05 pm that the public hearing regarding File No. **CP-2-06**, an update to the Joint Management Agreement (JMA) between Curry County and the City of Brookings. 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 this case.

Director Morris reviewed the staff report and presented a written document submitted in opposition to the JMA changes written by Mr. Thomas Huxley of 15877 Pelican Bay Drive. Within that document, Mr. Huxley requested a continuance of the public hearing on this matter. Chair Markham made a motion (Commissioner Bismarck seconded) to accept the document into the record as Exhibit B. Motion passed 7-0. Yvonne Maitland of 15676 Oceanview Drive presented the Commission with a 5 page document, which was unanimously accepted into the record as Exhibit C (Motion Chair Markham, second Commissioner Bryan). Ms. Maitland then spoke in opposition to the JMA, her primary concern being the wording of Article 10, items B & C regarding 2 acre parcels and their ability/duty to hook up to City services. It was clarified that any property owner who wishes to *urbanize* their rural property by splitting it into parcels smaller than 2 acres, would first need to hook up to City sewer and water when it is available. If they choose not to subdivide their property, they are welcome to continue using their rural sewer and water systems as long as the Curry County Sanitarian deems their system safe and in compliance with all applicable codes. Commissioner Bryan moved to keep the hearing regarding CP-2-06 open for additional oral and/or written public comment until the next regularly scheduled Planning Commission meeting on January 5, 2010. Commissioner McClain seconded, and motion failed 4-

3, (Commissioner McMahan also voting in favor). A motion was then made by Commissioner Bismarck (Second: Chair Markham) to close the public oral testimony portion of the hearing, yet allow for the submission of additional written testimony. Written, public testimony will be accepted until December 8, 2009 at 4:30 pm, with the next 7 days (12/9/09 -12/15/09) through 4:30 p.m. for rebuttals to material submitted within the first 7 days. The following 7 days, 12/16/09- 12/22/09) through 4:30 will be for the staff to submit rebuttals to any of the material in the record. The hearing will reconvene on the next regularly scheduled meeting, January 5, 2010 when the Planning Commission will deliberate and make a recommendation to City Council. The motion passed 4-3 (Commissioners Wulkowicz and Gorman also voting in favor).

The Chair opened the public hearing regarding File No. **LDC-16-09** Chapter 17.56 Tourist Commercial District (C-4) of the BMC, City initiated. 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 these requests.

Sr. Planner Colby-Hanks reviewed the staff report. With minimal discussion, Commissioner Bismarck made a motion, Commissioner Bryan seconded it, to make a favorable recommendation to City Council for approval of file No. LDC-16-09, Chapter 17.56 Tourist Commercial District (C-4.) Motion passed 7-0.

The Chair opened the public legislative hearing in the matter of File No. **LDC-14-09** a proposed amendment to Chapter 17.70, Master Plan Development District of the Brookings Municipal Code (BMC), City initiated. 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 these requests.

Director Morris read the staff report. After minimal discussion, Commissioner Wulkowicz made a motion, Commissioner McMahan seconded it, and by a unanimous vote, changes to Chapter 17.70, Master Plan Development District of the BMC were recommended for approval to the City Council.

#### **APPROVAL of MINUTES**

By a 7-0 vote (motion: Commissioner McMahan Second Chair Markham) the PC approved the minutes of the November 3, 2009 PC meeting.

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

Director Morris presented the Citizen Involvement Program (CCI) report for 2009. As directed by LCDC, Director Morris summarized the questionnaires for the Commission, but a few Commissioners expressed a desire to see the actual surveys themselves. Director Morris said she would run it by DLCD, and if there was no conflict, she would provide copies of the 10 completed surveys the City received of the 30 they sent out.

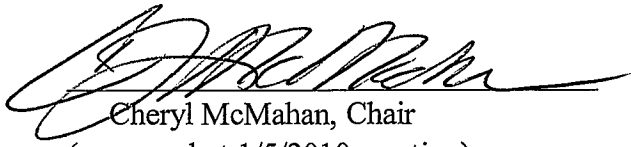
#### **COMMISSIONERS COMMENTS**

The Planning Commission voted for their new Chair and Vice-Chair for the 2010 session. Commissioner McMahan was voted Chair, and Commissioner Bismarck was voted in as Vice-Chair. Both votes were unanimous.

#### **ADJOURNMENT:**

With no further business before the Planning Commission, the meeting closed at 8:15 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Cheryl McMahan', written in a cursive style.

Cheryl McMahan, Chair  
(approved at 1/5/2010 meeting)