

MINUTES
BROOKINGS PLANNING COMMISSION
March 6, 2007

The regular meeting of the Brookings Planning Commission was called to order by Chair Markham at 7:00 p.m. 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 |
| Bill Dundom | Bruce Nishioka |
| Randy Gorman | Richard Yock |
| Juliane Leighton | |

Staff Present:

Dianne Morris, Planning Director, and Cathie Mahon, Secretary.

Other: Student ex officio Sarra Brune, Coastal Pilot reporter, Tom Hubka and 9 participants in the audience.

CHAIR ANNOUNCEMENTS

None.

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

None.

FINAL ORDER

None.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS

1. By a 6-1 vote (Motion: Commissioner Dundom; Commissioners Dundom, Gorman, Leighton, Markham, Nishioka, and Yock voted in favor of the proposal; Commissioner Bismarck voted against the motion) the Planning Commission approved the request for a minor partition, File No. **M3-2-07**, to divide a 0.78 acre parcel into three (3) parcels; located at 331 Mill Beach Road; Assessor's Map 41-13-06CA, Tax Lot 1501; R-1-6 (Single Family Residential, 6,000 sq.ft. minimum lot size) zone; David Scott, representative for Suzanne Freeman, property owner.
2. By a 7-0 vote (Motion: Commissioner Markham) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **M3-2-07**.

Before the hearing began, Commissioner Bismarck stated he resides in the neighborhood of the subject property, but could hear the request without bias. Commissioners Dundom, Bismarck, Leighton, and Markham declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The action was taken following questions and comments regarding the request from the following:

| | | |
|---|---------------------|---------------|
| Dave Scott, representative for property owner | P.O. Box 2957 | Harbor, OR |
| Tamara Townsend | 329 Mill Beach Road | Brookings, OR |
| Judith Seyle | 1103 Byrtus Place | Brookings, OR |
| Sam Garrett | 333 Mill Beach Road | Brookings, OR |

Entered into the record were photographs submitted by the following residents who reside in the neighborhood of the subject property:

| | | |
|-----------------|---------------------|---------------|
| Tamara Townsend | 329 Mill Beach Road | Brookings, OR |
| Judith Seyle | 1103 Byrtus Place | Brookings, OR |

Commissioner Bismarck read into the record a definition of a "flag lot" from the Land Use Planning in Oregon, book by Mitch Rohse, author, page 103:

Even when the pole or panhandle serves the purpose for which it was intended, the flag lot still is considered to be an inefficient design. It wastes land, delays or precludes the development of the public roads, and often causes conflict among neighbors when access roads are not built precisely on the flag's staff. People who want to divide their land may want to use flag lots rather than dedicate land for and share in the cost of a new segment of public road. But many jurisdictions have strong policies against flag lots precisely to ensure that public roads or other forms of access will be built where they are needed.

The applicant waived their right to seven (7) additional days in which to submit testimony.

COUNTY REFERRELS

None.

MINUTES

By a 5-0-2 vote (Motion: Commissioner Bismarck; Commissioners Dundom and Nishioka abstained due to absence at the February meeting) the Planning Commission approved the minutes of February 20, 2007, as written.

COMMENTS by the PLANNING STAFF

- Planning Director Morris distributed to the commissioners a *City Manager Profile*, detailing some of the characteristics the City Council is looking for in the search for a City Manager.
- Referred to a Memo from John Cowan, Public Works Director, who responded to comments in the Planning Commission annual report.

COMMISSIONERS COMMENTS

Commissioner Bismarck suggested the "flag lot" issue be forwarded to City Council when they review Section 172-Land Divisions at their meeting on March 12th. He added when the issue is addressed by Council perhaps it will be remanded back to Planning Commission.

Commissioner Nishioka had a suggestion to add to the *City Manager Profile*. He said a requirement should be the City Manager should live in the City. He also suggested the Planning Commission meet with the potential candidates.

ADJOURNMENT:

With no further business before the Planning Commission, the meeting was adjourned at closed 8:16 p.m.

Respectfully submitted,



Hedda Markham, Chair

(approved at 4-3-07 meeting)