MINUTES
BROOKINGS PLANNING COMMISSION
March 1, 2016

The regular meeting of the Brookings Planning Commission was called to order by Chair Bryan Tillung at 7:00pm in the Council Chambers at the Brookings City Hall on the above date. The following Commission members and staff were in attendance:

Commissioners Present: Loren Rings, Ray Hunter, Gerry Wulkowicz, Timothy Hartzell, Cheryl McMahan, Bryan Tillung
Staff Present: Planning Manager - Donna Colby-Hanks; Administrator - Jordan Fanning
Others Present: 5 audience members

Chair Tillung presented the annual report summarizing Planning Commission meetings conducted and the applications processed in 2015. By a 6-0 vote (motion: Tillung, 2nd Wulkowicz) the Planning Commission accepted the Annual Chair Report for 2015 with changes as presented.

PUBLIC HEARINGS

Public hearing procedures addressed by Chair Tillung

- Chair Tillung opened the quasi-judicial hearing regarding File No. CUP-1-16.

File Description: In the matter of File No. **CUP-1-16**, a request for approval of a conditional use permit to operate a short term vacation rental at 222 Del Norte Lane #14, on a 700 square foot condo parcel located on Assessor's Map No. 41-13-05CD, tax lot 60314; Applicant/Owner, Mason; Representative, Paragon Property Management. The criteria used to decide this matter is found in Chapter 17.28.040 Multiple-Family Residential (R-3), Conditional Uses, Section 17.124.170 Short term rentals, and Chapter 17.136 Conditional Use Permits of the Brookings Municipal Code (BMC). This is a quasi-judicial hearing and the Planning Commission will make a decision on this matter.

There was no ex parte contact, bias or personal interest, or conflict of interest declared. There was no objection to the jurisdiction of the Planning Commission to hear the matter. The public hearing was opened at 7:13pm. Planning Manager Colby-Hanks reviewed the staff report. The applicant, Brent Mason, 222 Del Norte #14, Brookings, OR stated that they had purchased the condo unit as a second home in hopes to potentially move to the area upon retirement. Mason explained that in addition to the City requirements, the owner's rules would be outlined for guests. The Commission had no questions for the applicant nor the applicant's representative, Holly Hatch, Paragon Property Management. There was no other testimony in support of the application.

Karen Cunningham, 222 Del Norte #6, Brookings, OR spoke in opposition to the proposal. Cunningham expressed concerns regarding the potential for short term rentals to negatively impact the value of the other condo units. She stated that several real estate brokers and bank mortgage lenders had advised that if to high of a percentage of the condos are utilized as rentals, mortgage lenders would not provide attractive terms to prospective buyers. Cunningham discussed approaching the Smugglers Cove Homeowners Association to consider a by-law change to limit the percentage of rentals. Cunningham's testimony was entered into the record as Exhibit B.

In rebuttal, Mason stated that he is also concerned with property values but felt the best way to address the number of rentals would be through the by-laws.

As final comments, Staff stated that the criteria used for land use matters are required to be clear and objective. The criteria do not limit the number of short term rentals in a condo development nor provide a cap on the number within the City. The short-term rental proposed with this application will have no greater negative impact to the values of the condo units than a long term (more than 30 days) rental which is not regulated by the City.

No participants requested additional time to present evidence and the public hearing portion of the meeting was closed at 7:37pm.

The Commission deliberated on the matter with much discussion regarding the potential for property values to condo units being affected by future buyers being unable to secure financing with too many rentals. Staff advised there were a total of 25 authorized short-term rentals within the City. By a 6-0 vote (motion: Wulkowicz, 2nd McMahan) the Planning Commission approved File No. CUP-1-16 requesting authorization to operate a short-term rental at 222 Del Norte #14. Tillung made a motion to approve the final order, which was seconded by McMahan. The final order was approved by unanimous vote.

APPROVAL of MINUTES

By a 6-0 vote (motion: McMahan, 2nd Tillung) the Planning Commission approved the minutes of the January 5, 2016 Planning Commission meeting as presented.

STAFF REPORT

Commissioner Rings and Commissioner McMahan have submitted applications to be considered for re-appointed to positions expiring in April, 2016. Tentatively, City Council will be considering the applications at their March 14, 2016 meeting. City Manager, Gary Milliman, provided tote bags as a thank you for the Planning Commissioners volunteering. The bags were appreciated. The Planning Commission will be considering a two-parcel partition in April and a possible minor change to an approved conditional use permit.

ADJOURNMENT

Meeting adjourned at 7:50 pm
Respectfully submitted,

Bryan Tillung, Chair of the Brookings Planning Commission
(Approved at the 4/5/16 meeting)