

BROOKINGS PLANNING COMMISSION MINUTES

March 7, 2023

CALL TO ORDER

The regular meeting of the Brookings Planning Commission was called to order by Chair Watwood at 7:00 pm in the EOC building followed by the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Anthony Bond, Cody Coons, Skip Hunter, Clayton Malmberg, Gerry Wulkowicz, Chair Skip Watwood

Commissioners Absent: Jon Weaver

Staff Present: PWDS Director Tony Baron, Planning Tech Lauri Ziemer

Others Present: 5 audience members

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS - None

PUBLIC HEARINGS

4.1 In the matter of File No. CUP-3-23, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 1341 Chetco Avenue; Assessors Map & Tax Lot No. 4114-01AA-00400

There was no ex parte contact, bias, personal interest, or conflicts of interest declared and no objection to the jurisdiction of the Planning Commission to hear the matter. The public hearing was opened at 7:05 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant, Thomas McGrane, addressed the Commission and was present to answer any questions. No members of the public spoke in opposition and no participant requested additional time to submit materials. Public hearing was closed at 7:15 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Hunter to approve File CUP-3-23 a request for a Conditional Use Permit to operate a short term rental at 1341 Chetco Avenue based on the findings and conclusions stated in the staff report and subject to the Conditions of Approval; motion seconded and with no further discussion by a 6-0 vote the motion carried.**

Motion made by Chair Watwood to approve the Final Order regarding file CUP-3-23, based on the findings and conclusions stated in the staff report and subject to the Conditions of Approval; motion seconded and with no further discussion by a 6-0 vote the motion carried.

4.2 In the matter of File No. CUP-4-23, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 1322 Nautical Heights ; Assessors Map & Tax Lot No. 4014-36A-00809

There was no ex parte contact, bias, personal interest, or conflicts of interest declared and no objection to the jurisdiction of the Planning Commission to hear the matter. The public hearing was opened at 7:17 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant, Eric Meyer, addressed the Commission and was present to answer any questions. No members of the public spoke in opposition and no participant requested additional time to submit materials. Public hearing was closed at 7:27 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Coons to approve File CUP-4-23 a request for a Conditional Use Permit to operate a short term rental at 1322 Nautical Heights based on the findings and conclusions stated in the staff report and subject to the Conditions of Approval; motion seconded and Commission voted with Commissioners Bond, Coons, Hunter, Watwood and Wulkowicz voting in favor and Commissioner Malmberg voting against; by a 5-1 vote the motion carried.**

Motion made by Chair Watwood to approve the Final Order regarding file CUP-4-24, based on the findings and conclusions stated in the staff report and subject to the Conditions of Approval; motion seconded and Commission voted with Commissioners Bond, Coons, Hunter, Watwood and Wulkowicz voting in favor and Commissioner Malmberg voting against; by a 5-1 vote the motion carried.

4.3 In the matter of File No. CP-1-23, a request for a Comprehensive Plan Amendment to rezone map and tax lot 4113-05B-01403 on Lundeen Lane from R-3 Multi Family Residential to R-1 Single Family Residential; Assessors Map & Tax Lot No. 4113-05B-01403

There was no ex parte contact, bias, personal interest, or conflicts of interest declared and no objection to the jurisdiction of the Planning Commission to hear the matter. The public hearing was opened at 7:30 pm. PWDS Director Tony Baron introduced Henry Hearley, with Lane Council of Governments (LCOG) who presented the staff report on behalf of the City. Staff recommended denial of the request because of the significant shortage of affordable multi-housing units and the 2017 Housing Needs Assessment (HNA) finds higher density zoning allows for efficient development of less expensive rentals and there is a greater need for affordable rental housing needs than single family residences.

The applicant, Dan Brattain and Tom McIntosh, Land Use Consultant (via Zoom) addressed the Commission on their request for the property rezoning. Requesting a rezone to R-1 in order to maximize current use of property in terms of development, as cost of construction for multi-family units does not make project affordable and land will stay undeveloped.

No members of the public spoke in opposition and no participant requested additional time to submit materials. Public hearing was closed at 8:28 pm.

The Commission deliberated on the matter. Commission Malmberg felt the rezone was not in the best interest of the City citing the shortage of affordable multi-housing units and the developing of more single family housing does not equate to long term housing when those single family residences can be turned into short term rentals which does not solve the existing housing shortage. **Motion made by Commissioner Bond deny File CP-1-23 a request for a Comprehensive Plan Amendment to rezone map and tax lot 4113-05B-01403 on Lundeen Lane from R-3 Multi Family Residential to R-1-6 Single Family Residential and direct staff to draft a denial final order. Based on Building Code 17.140.050, subsection B-2 that it is not in the City's best interest to decrease the amount of R-3 zoning in the City limits at this time; motion seconded and Commission voted with Commissioners Bond, Hunter, Malmberg, Watwood and Wulkowicz voting in favor and Commissioner Coons voting against; by a 5-1 vote the motion carried.**

Motion made by Chair Malmberg to issue a final order of denial regarding file CP-1-23, based on the findings and conclusions stated in the staff report and subject to the Conditions of Denial; motion seconded and Commission voted with Commissioners Bond, Hunter, Malmberg, Watwood and Wulkowicz voting in favor and Commissioner Coons voting against; by a 5-1 vote the motion carried.

MINUTES FOR APPROVAL

5.1 Minutes of regular Planning Commission meeting of February 7 2023.

Motion made by Commissioner Bond to approve the Planning Commission minutes of February 7, 2023; motion seconded and with no further discussion by a 6-0 vote the motion carried.

UNSCHEDULED PUBLIC APPEARANCES - None

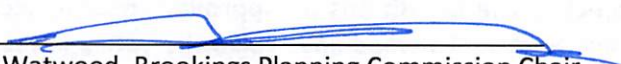
REPORT FROM THE PLANNING STAFF - None

COMMISSION FINAL COMMENTS – Commissioner Wulkowicz asked if short term rentals should be required to have licensed property management companies manage their rental. Tony advised we have not had any complaints but that could be considered in the next code revision.

ADJOURNMENT

Chair Watwood adjourned the meeting at 8:57 pm.

Respectfully submitted,


Skip Watwood, Brookings Planning Commission Chair
Approved at the May 2, 2023 meeting