

BROOKINGS PLANNING COMMISSION MINUTES

May 4, 2021

CALL TO ORDER

The regular meeting of the Brookings Planning Commission was called to order by Chair Wulkowicz at 7:02 pm in the Council Chambers at Brookings City Hall followed by the Pledge of Allegiance.

ROLL CALL – Commission welcomed new Planning Commissioner Anthony Bond

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

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

Others Present: @18 audience members

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS – Michelle Morosky has been appointed to City Council and Planning Commission Position #2 is now vacant. Anthony Bond has been appointed to Position #6.

PUBLIC HEARINGS

4.1 In the matter of the File No. CUP- 3-21, a request for approval of a Conditional Use Permit to operate two Short Term Rental facilities at 1214 Moore Street.

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 7:06 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant was not present. No participants requested additional time to submit materials. The public hearing was closed at 7:10 pm.

The Commission deliberated on the matter. The Commission did address concerns residents had submitted in writing and agreed to add an additional Condition of Approval requiring the applicant/owner to post a sign in each unit advising there is no beach access on Moore Street and trespassing on the Moore Street Condo property is a trespassable offense. **Motion made by Chair Wulkowicz to approve File No. CUP-3-21 a request for a Conditional Use Permit to operate two short term rentals at 1214 Moore Street based on the findings and conclusions stated in the Staff Report, subject to the Conditions of Approval presented and with an additional Condition of Approval requiring the applicant/owner to post a notice in each rental unit stating there is no public beach access on Moore Street and it is a trespassable offense; motion seconded and with no further discussion by a 6-0 vote the motion carried.**

Motion made Chair Wulkowicz to approve the Final Order regarding file CUP-3-21, 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. M3-1-21, a request for a partition to divide a 5.06 acre parcel into two (2) parcels; located in the 1000 block of Hassett Street.

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 7:18 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant was present to answer any questions. No participants requested additional time to submit materials. The public hearing was closed at 7:24 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Coons to approve File No. M3-1-21 a request for a partition to divide a 5.06 acre parcel into two (2) parcels; located in the 1000 block of Hassett Street, 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 Chair Wulkowicz to approve the Final Order regarding file M3-1-21, 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.

4.3 In the matter of File No. SUB-1-21, a request for approval of a four lot subdivision to be known as Tide Pool Estates, located in the 96000 block of Dawson Road.

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 7:29 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant was present to answer any questions.

Julie Lyons, 96378 Dawson Road, Brookings questioned if parking on the proposed private street. Advised that no parking will be allowed on the 20' wide private street, only on residents property.

No participants requested additional time to submit materials. The public hearing was closed at 7:39 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Malmberg to approve File No. SUB-1-21 a request for approval of a four lot subdivision to be known as Tide Pool Estates, located in the 96000 block of Dawson Road, 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 Chair Wulkowicz to approve the Final Order regarding file SUB-1-21 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.

4.4 In the matter of File No. SUB-2-21, a request for approval of a 22 lot subdivision to be known as Seacrest Estates Phase III, located north of the end of Seacrest Lane.

Motion made by Chair Wulkowicz for a five minute recess, motion seconded and with no further discussion by a 6-0 vote the motion carried.

The applicant's representative, Todd Powell, Powell Engineering and Consulting LLC, 221 N Central Ave, Medford joined the meeting by telephone.

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 7:45 pm. PWDS Director Tony Baron reviewed the staff report.

Briana Francisco, 17150 Stafford Road, Brookings spoke in opposition and voiced concern for the elk herd in the area and asked if for their protection any wildlife agencies had been contacted.

James Lindsey, 1484 Seacrest Lane, Brookings questioned the neighborhood density having only one access in and out of the area and the safety of residents in emergency situations. Suggested with the addition of 41 new residences in Seacrest Estates a traffic safety impact study and future adjacent street connectivity.

No participants requested additional time to submit materials. The public hearing was closed at 8:10 pm.

The Commission deliberated on the matter. PWDS Director Tony Baron noted that a former development plan for the Harris Heights PUD was approved for the addition of 33 footprint lots on the parcel Seacrest Phase I/II is currently being developed which would have been of greater density than the combined proposed Seacrest I/II/III Estates parcels. He also advised the developer did submit an amended preliminary subdivision plat map

eliminating one building lot for the purpose of adding a street stub out to Gowman Lane addressing future street connectivity and development.

Motion made by Commissioner Coons to correct the Staff Report with correct lot acreage and amend number of parcels to be developed in Seacrest Estates III to 22 lots with 21 building lots; motion seconded and with no further discussion by a 6-0 vote the motion carried.

Motion made by Commissioner Coons to approve File No. SUB-2-21 a request for approval of a 22 lot subdivision with 21 building lots to be known as Seacrest Estates Phase III, located north of the end of Seacrest Lane, 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 Chair Wulkowicz to approve the Final Order regarding file SUB-2-21, 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.

MINUTES FOR APPROVAL

5.1 Minutes of regular Planning Commission meeting of April 6, 2021.

Motion made by Commissioner Malmberg to approve the Planning Commission minutes of April 6, 2021; 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

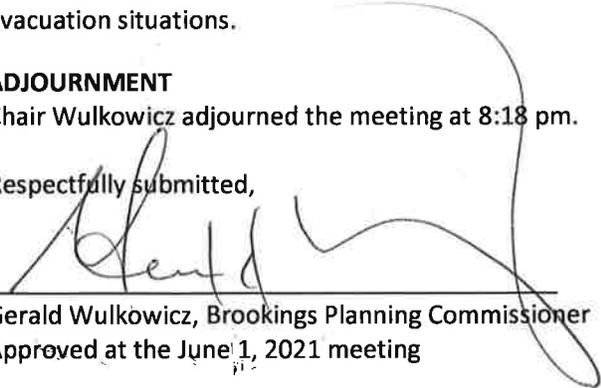
COMMISSION FINAL COMMENTS – Chair Wulkowicz welcomed new Commissioner Bond. He also noted that while being concerned about the elk herd being displaced, the Planning Commission is unable to take that into consideration for denial of the subdivision request.

Commissioner Watwood commented on the abundance and positive community support that is provided during evacuation situations.

ADJOURNMENT

Chair Wulkowicz adjourned the meeting at 8:18 pm.

Respectfully submitted,



Gerald Wulkowicz, Brookings Planning Commissioner
Approved at the June 1, 2021 meeting