

BROOKINGS PLANNING COMMISSION MINUTES

June 7, 2022

CALL TO ORDER

The regular meeting of the Brookings Planning Commission was called to order by Chair Wulkowicz at 7:05 pm in the Council Chambers at Brookings City Hall followed by the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Cody Coons, Skip Hunter, Clayton Malmberg (phone), Skip Watwood, Jonathan Weaver, Chair Gerry Wulkowicz

Absent: Anthony Bond

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

Others Present: 5 audience members and Mayor Hedenskog

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS – Commission welcomed new Planning Commissioner Jonathan Weaver

PUBLIC HEARINGS

4.1 In the matter of File No. CUP-17-22, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 1335 Crissey Circle; Assessors Map & Tax Lot No. 4113-06BC-00500

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 7:14 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant, Patrick Dague was present to present his request. He also owns the property adjacent to this parcel, 1339 Crissey Circle, which he operates as a Bed and Breakfast. He will be the property manager and live next door.

Pat Powers, 1347 Chetco Ave, Brookings, submitted exhibits to the Commission expressing his opposition. His property is adjacent to the Bed & Breakfast at 1339 Chetco Ave and he is currently in civil litigation with the applicant over the building and use of stairs across his property to the beach from 1339 Chetco Ave. He believes the applicant would advise the short term rental tenants of the stairway and beach accessibility.

Applicant advised the 1335 Chetco Ave parcel does not adjoin Mr. Power's property or have access to the stairway. He has appealed the court's decision and no longer allows use of the stairway and has installed "No Trespassing" signs.

No other members of the public spoke in opposition and no participant requested additional time to submit materials. Public hearing was closed at 7:32 pm.

The Commission deliberated on the matter and the concerns of the neighboring property, noting that the applicant's property does not adjoin Mr. Powers property or have access. **Motion made by Commissioner Watwood to approve File No. CUP-17-22 a request for a Conditional Use Permit to operate a short term rental at 1335 Crissey Circle 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 CUP-17-22, 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. M3-2-22, , a request for a partition to divide a .40 acre parcel into two (2) parcels, located at 17163 Parkview Drive; Assessor's Map & Tax Lot No.. 4013-31B-01900

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 7:37 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant, Paul Guernsey 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 7:41 pm.

The Commission discussed and deliberated on the matter. **Motion made by Commissioner Coons to approve File No. M3-2-22, a request for a partition to divide a .40 acre parcel into two (2) parcels; located at 17163 Parkview Drive, 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 Wulkowicz to approve the Final Order regarding file M3-2-22, 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 May 3, 2022.

Motion made by Commissioner Coons to approve the Planning Commission minutes of May 3, 2022; motion seconded and with no further discussion by a 6-0 vote the motion carried.

UNSCHEDULED PUBLIC APPEARANCES - None

REPORT FROM THE PLANNING STAFF – Commissioners advised of the Joint Planning Commission and City Council Workshop to be held Monday, June 20, 2022 at 5 pm regarding limiting marijuana businesses in city limits.

COMMISSION FINAL COMMENTS – Commission Skip Hunter presented news article on Short Term Rental moratorium in Marin County, CA and commission discussed the effects of short term rentals in the area taking away long term rentals. No cap on short term rentals was posed by the City Council after the last joint City Council and Planning Commission workshop, Tony Baron suggested possible joint workshop in future to discuss further.

ADJOURNMENT

Chair Wulkowicz adjourned the meeting at 8:00 pm.

Respectfully submitted,



Gerald Wulkowicz, Brookings Planning Commissioner
Approved at the July 5, 2022 meeting