

BROOKINGS PLANNING COMMISSION MINUTES

August 2, 2022

CALL TO ORDER

The regular meeting of the Brookings Planning Commission was called to order by Chair Wulkowicz at 7:00 pm in the Council Chambers at Brookings City Hall followed by the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Anthony Bond, Cody Coons, Skip Hunter, Clayton Malmberg, Skip Watwood, Jon Weaver (by phone), Chair Gerry Wulkowicz

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

Others Present: 7 audience members

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS - None

PUBLIC HEARINGS

- 4.1 In the matter of File No. LDC-2-22, revisions to the BMC Chapter 17.08 Definitions, 17.48.040, 17.52.040 & 17.56.040 Conditional Uses, 17.82 Uses Prohibited in all Land Use Districts, 17.88.040 Exempt Signs and 17.124 Specific Standards Applying to Conditional Uses; City Initiated.

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 7:07 pm. PWDS Director Tony Baron reviewed the staff report. No members of the public spoke in opposition and no participant requested additional time to submit materials. The public hearing was closed at 7:10pm.

Commission discussed the merits of the matter. **Motion made by Chair Wulkowicz that Planning Commission recommend to City Council approval of File No. LDC-2-22; amending Chapter 17.08 Definitions, 17.48.040, 17.52.040 & 17.56.040 Conditional Uses, 17.82 Uses Prohibited in all Land Use Districts, 17.88.040 Exempt Signs and 17.124 Specific Standards Applying to Conditional Uses based on the Staff Report recommendation; motion seconded and with no further discussion by a 7-0 vote the motion carried.**

- 4.2 In the matter of File No. CUP-20-22, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 1237 Rowland Lane, Assessors Map & Tax Lot No. 4113-06CB-04805.

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 7:21 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's property manager, Ron Reel of Premiere Ocean Properties addressed written comments that had been submitted by neighboring property owners regarding parking and possible issues with noise and speeding.

Candice Michel, 1253 Rowland Lane, Brookings spoke in opposition citing short term rentals change the atmosphere of a neighborhood and the existing homeowners property rights should be considered.

Kristina Richison, 1237 Rowland Lane, Brookings spoke in opposition advising they share a driveway with the applicant and are concerned about the parking, safety of their children in the parking area with tenants who are unaware of them, noise, and property upkeep.

No participant requested additional time to submit materials. Public hearing was closed at 7:37 pm.

The Commission discussed the shared driveway and requested applicant and Ms. Richison to provide any documentation on easements that might exist. **Motion made by Commissioner Malmberg that the Planning Commission continue File No. CUP-20-22, a request for a Conditional Use Permit to operate a short term rental at 1237 Rowland Lane to the next scheduled Planning Commission meeting for the applicant or his representative to address easement question. I make this motion citing the following criterion as not being met and concerns regarding the properties and potential easement conflicts of the driveway.** Commission discussed further; **motion seconded and with no further discussion by a 7-0 vote the motion carried.** Applicant and Ms. Richison advised to provide further easement documentation.

4.3 In the matter of File No. CUP-21-22, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 418 Pine Street; Assessors Map & Tax Lot No. 4113-05BC-07100.

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 7:47 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's property manager, Ron Reel of Premiere Ocean Properties 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 7:51 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Bond to approve File No. CUP-21-22, a request for a Conditional Use Permit to operate a short term rental at 418 Pine 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 7-0 vote the motion carried.**

Motion made by Chair Wulkowicz to approve the Final Order regarding file CUP-21-22, 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 7-0 vote the motion carried.

4.4 In the matter of File No. CUP-22-22, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 17312 Holmes Drive; Assessors Map & Tax Lot No. 4014-36BB-02600.

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 7:52 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's property manager, Ron Reel of Premiere Ocean Properties 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 7:56 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Watwood to approve File No. CUP-22-22, a request for a Conditional Use Permit to operate a short term rental at 17312 Holmes 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 7-0 vote the motion carried.**

Motion made by Chair Wulkowicz to approve the Final Order regarding file CUP-22-22, 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 7-0 vote the motion carried.

4.5 In the matter of File No. VAR-1-22, a request for approval of a Variance to a front yard setback at 1515 Beach Avenue, Assessor's Map & Tax Lot No. 4014-01AA-00405.

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 7:57 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's and their representative Spirit Meller, Sanct Architecture, 519 Chetco Ave, Ste 6, Brookings, were present to address written comments that had been submitted by neighboring property owners and provided a written response that was entered into the public record. Mr. Meller advised that currently neither the garage nor the driveway can accommodate an oversize vehicle and the intent of the variance was to enlarge a single garage 3'6" to be able to park a longer vehicle inside.

No members of the public spoke in opposition and no participant requested additional time to submit materials. Public hearing was closed at 8:10 pm.

The Commission discussed the items addressed in the comments submitted and deliberated on the matter. **Motion made by Commissioner Bond to approve File No. VAR-1-22, a request for a Variance to a front yard setback at 1515 Beach Avenue from 20' to 16', 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 7-0 vote the motion carried.**

Motion made by Chair Wulkowicz to approve the Final Order regarding file VAR-1-22, 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 7-0 vote the motion carried.

MINUTES FOR APPROVAL

5.1 Minutes of regular Planning Commission meeting of July 5, 2022.

Motion made by Commissioner Malmberg to approve the Planning Commission minutes of July 5, 2022; motion seconded and with no further discussion by a 7-0 vote the motion carried.

UNSCHEDULED PUBLIC APPEARANCES - None

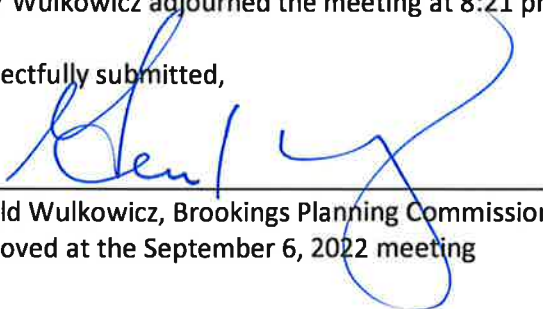
REPORT FROM THE PLANNING STAFF – Only item scheduled for the September meeting will be the CUP-20-22 matter that was continued tonight. The Land Development Code changes for Conditional Use Permits for Short Term Rentals will be scheduled for the October Planning Commission meeting.

COMMISSION FINAL COMMENTS - None

ADJOURNMENT

Chair Wulkowicz adjourned the meeting at 8:21 pm.

Respectfully submitted,



Gerald Wulkowicz, Brookings Planning Commissioner
Approved at the September 6, 2022 meeting