

BROOKINGS PLANNING COMMISSION MINUTES

October 4, 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, Clayton Malmberg, Skip Watwood, Jon Weaver, Chair Gerry Wulkowicz

Absent: Skip Hunter

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

Others Present: 3 audience members

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS - None

PUBLIC HEARINGS

4.1 In the matter of File No. LDC-3-22, revisions to the BMC Chapter amending Chapters 17.124.170 Specific Standards Applying to Conditional Uses - Short Term Rentals; 17.24.040, 17.28.040 and 17.52.040 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 7:05 pm. PWDS Director Tony Baron reviewed the staff report. Commission discussed proposed changes and suggested adding the wording short-term rentals in existing "*single family*" dwellings to the Condition Uses description 17.52 (J) and 17.56 (I). Discussed removing the requirement that short term rentals not be allowed within 1,000 feet of public or private schools and add the requirement that property owners/managers vet their tenants in the short term rental registration process, so the city is indemnified. Other items were agreed upon as presented.

Michael Lange, 1310 Easy Street #A & B, Brookings, spoke in opposition of limiting short term rentals to R-1 zone.

No participant requested additional time to submit materials.

The public hearing was closed at 7:45 pm.

Commission discussed the merits of the matter. **Motion made by Commissioner Bond to remove Item H – "Short term rentals shall not be allowed within 1,000 feet of any school, public or private" and add requirement to Short Term Rental Registry requirements; motion seconded and with no further discussion by a 6-0 vote the motion carried.**

Motion made by Commissioner Malmberg to amend 17.52.040 (J) to read: Short-term rentals in existing single family dwellings pursuant to BMC 17.124.170 and also amend 17.56.040 (I) to read: Short-term rentals in existing single family dwellings pursuant to BMC 17.124.170: motion seconded and with no further discussion by a 6-0 vote the motion carried.

Motion made by Commissioner Malmberg that Planning Commission recommend to City Council approval of File No. LDC-3-22; revising the Brookings Municipal Code, Chapters 17.24.040, 17.28.040, 17.52.040 and 17.56.040 Conditional Uses and 17.124.170 Specific Standards Applying to Conditional Uses based on the Staff Report recommendation and including the amendments that were added tonite; motion seconded and with no further discussion by a 6-0 vote the motion carried.

4.2 In the matter of File No. MC-2-22/CUP-5-19, a request for approval of a Minor Change of a Conditional Use Permit changing property owner name of 96335 Dawson Road, Assessor's Map No. 4014-36BC, Tax Lot 00200.

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 7:51 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's property manager, Holly Hatch of Paragon Property Management, 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 7:55 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Watwood to approve File No. MC-2-22/CUP-5-19 a request for a Minor Change of the Conditional Use Permit changing the permit for 96335 Dawson Road into the new property owner's name, Michael & Marguerite Sybert, 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 MC-2-22/CUP-5-19, 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 September 6, 2022.

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

UNSCHEDULED PUBLIC APPEARANCES - None

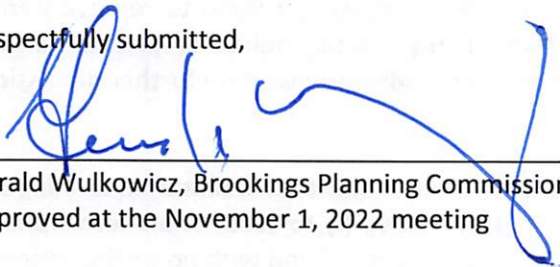
REPORT FROM THE PLANNING STAFF – None

COMMISSION FINAL COMMENTS - None

ADJOURNMENT

Chair Wulkowicz adjourned the meeting at 7:57 pm.

Respectfully submitted,



Gerald Wulkowicz, Brookings Planning Commissioner
Approved at the November 1, 2022 meeting