

BROOKINGS PLANNING COMMISSION MINUTES

July 6, 2021

CALL TO ORDER

The regular meeting of the Brookings Planning Commission was called to order by Chair Wulkowicz at 7:03 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, Chair Gerald Wulkowicz

Commissioners Absent: Skip Watwood

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

Audience - 13

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS – None

PUBLIC HEARINGS

4.1 In the matter of File No. CUP-5-21, a request for approval of a Conditional Use Permit (CUP) to operate a Short Term Rental facility at 543 Cushing Court

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 present along with his representative, Ron Reel, Premier Ocean Properties.

Judy Kaplan, 441 Buena Vista Loop, Brookings spoke in regards to the number of CUP's for short term rentals that are being issued in the community and the trend of absentee owners.

Gayle Drake, 532 Cushing Court, Brookings, concerned that street condition, size and culverts minimize street drivability and parking. Concerned emergency access into and out of the area is limited, endangering residents.

Dee Lake, 439 Buena Vista Loop, Brookings reviewed the letter he submitted on record. Believes a residential neighborhood should stay that way and requested that all neighbors be provided the property managers contact information.

Applicant's representative Ron Reel advised the property is located at the end of the court and does have the required parking so guests should not be parking on the street. Property Management signs will be posted inside and outside the residence and he will provide neighbors with his contact information.

No participant requested additional time to submit materials. The public hearing was closed at 7:29 pm.

The Commission deliberated on the matter. Commissioner Hunter spoke to the resident's concerns but noted that the application met the BMC criteria. **Motion made by Commissioner Coons to approve File No. CUP-5-21, a request for a Conditional Use Permit to operate a short term rental at 543 Cushing Court 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 5-0 vote the motion carried.**

Motion made by Chair Wulkowicz to approve the Final Order regarding file CUP-5-21, 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 5-0 vote the motion carried.

4.2 In the matter of File No. CUP-6-21, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 630 Mardon Court

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 7:34 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant was not present. No members of the public spoke in opposition and no participant requested additional time to submit materials. The public hearing was closed at 7:38 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Bond to approve File No. CUP-6-21, a request for a Conditional Use Permit to operate a short term rental at 630 Mardon Court 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 5-0 vote the motion carried.**

Motion made by Chair Wulkowicz to approve the Final Order regarding file CUP-6-21, 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 5-0 vote the motion carried.

4.3 In the matter of File No. CUP-7-21, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 1236 Moore St

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 7:40 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's representative, Ron Reel, Premier Ocean Properties was present.

Lalita Lynn, 1234 Moore Street, Brookings spoke in support of the application but requested that the property be maintained to avoid homeless people in the area.

Applicant's representative Ron Reel advised they have scheduled landscaping maintenance to be performed throughout the year.

No participant requested additional time to submit materials. The public hearing was closed at 7:48 pm.

The Commission deliberated on the matter. **Motion made by Commissioner Coons to approve File No. CUP-7-21, a request for a Conditional Use Permit to operate a short term rental at 1236 Moore St 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 5-0 vote the motion carried.**

Motion made Chair Wulkowicz to approve the Final Order regarding file CUP-7-21, 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 5-0 vote the motion carried.

MINUTES FOR APPROVAL

5.1 Minutes of regular Planning Commission meeting of June 1, 2021.

Motion made by Commissioner Coons to approve the Planning Commission minutes of June 1, 2021; motion seconded and with no further discussion by a 5-0 vote the motion carried.

UNSCHEDULED PUBLIC APPEARANCES –

Teresa Lawson, 820 Brookhaven Drive, Brookings spoke regarding the current housing shortage and is in support of encouraging property owners to build ADU's and adjusting SDC's so they are not cost prohibitive for property owners to build.

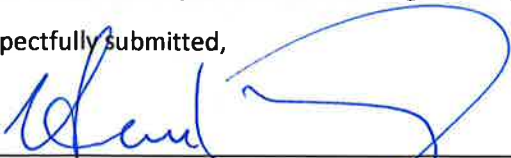
REPORT FROM THE PLANNING STAFF – PWDS Director Baron advised that a Joint City Council and Planning Commission workshop is being scheduled to address affordable/workforce housing. He provided the following data on the current number of CUP's for short term rentals in Brookings: 29 active CUP's and 14 Bed and Breakfasts operating with Home Occupation Permits. He also provided short term rental CUP comparison data on similarly populated communities on the Oregon Coast and will share that information also at the Joint workshop.

COMMISSION FINAL COMMENTS - None

ADJOURNMENT

Chair Wulkowicz adjourned the meeting at 8:27 pm.

Respectfully submitted,



Gerald Wulkowicz, Brookings Planning Commission
Approved at the August 3, 2021 meeting