

BROOKINGS PLANNING COMMISSION MINUTES
August 6, 2019

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

Introduction of new Commissioner Cody Coons

Commissioners Present: Tim Hartzell, Skip Hunter, Cody Coons, Clayton Malmberg, Cheryl McMahan, and Gerald Wulkowicz

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

Others Present: 10 audience members

PLANNING COMMISSION CHAIR PERSON ANNOUNCEMENTS - None

PUBLIC HEARINGS

4.1 In the matter of File No. CUP-5-19, a request for approval of a Conditional Use Permit to operate a Short Term Rental facility at 96335 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 7:07 pm. PWDS Director Tony Baron reviewed the staff report.

The applicant's property manager Holly Hatch of Paragon Properties explained as property manager her business is available to contact any time if neighbors have concerns about vacation rental tenants and that they would only be parking on the parcel property.

Denise Ortega, 96511 West Cliff Drive, Brookings, expressed concern about a short term rental in the neighborhood of owner occupied homes.

Marko Torsen, 96507 West Cliff Drive, Brookings, expressed concern that the property was bought by a large out of the area corporation and being turned into a short term rental, limiting an already small rental market for residents. He was also concerned with the turnover of short term visitors in the neighborhood and that they typically don't respect property access to the beach and use private easements.

Debbie Gleason, 17192 S. Passley, Brookings, expressed concern about another short term rental changing the nature of the neighborhood and opposed.

Bob Huntoon, 96436 Ocean Park Drive, expressed concern that the traffic will increase and renters will use the private beach access for Chetco Terrace.

Applicants Julie & Joe Montoya, 1326 Susan Circle, Roseville, CA clarified that they are not a large corporation but incorporated their small business for financial purposes. They purchased the property with the intent to retire here in three years, have engaged with the neighbors and made substantial improvements to the property. They do have deeded beach access, housekeepers and landscapers who will be maintaining the property.

No participant requested additional time to submit materials. The public hearing was closed at 7:33 pm.

The Commission discussed criteria required for a CUP and deliberated on the matter. As the home is on a flag lot Chair Wulkowicz requested that the address be posted at the driveway entrance. **Motion made by Chair Wulkowicz to authorize a Conditional Use Permit to operate a Short Term Rental facility at 96335 Dawson Road, a .46 acre parcel located on Assessor's Map No. 40-14-36BC; Tax Lot 00200, zoned R-1-6, based on the findings and conclusions stated in the staff report and subject to the Conditions of Approval with Condition of Approval #13 be amended and that the address be visible and posted at the driveway entrance on Dawson Road; motion seconded by Commissioner Hunter. By a 6-0 vote the motion carried.**

Motion made by Commissioner Malmberg to approve the Final Order with modification of Condition of Approval #13 that the address be visible and posted at the driveway entrance on Dawson Road; motion seconded by Commissioner Hartzell. By a 6-0 vote the motion carried.

MINUTES FOR APPROVAL

5.1 Minutes of regular Planning Commission meeting of June 5, 2019. **Motion made by Commissioner Hunter to approve the minutes as presented; motion seconded by Commissioner Hartzell. Commissioners McMahan and Coons abstained. By a 4-0 vote the motion carried.**

UNSCHEDULED PUBLIC APPEARANCES - None

REPORT FROM THE PLANNING STAFF – Tony Baron provided an update on the number of CUP Short Term Rentals (STR) advising that there are currently 22 active STRs, five B & B/Home Occupation Permits, and three inactive CUP's. The number is not as high as perceived.

Discussed beach access issues for neighborhoods with deeded beach access and how to control people who use the easements illegally. Suggested signs with strong wording including trespassing language to discourage use.

COMMISSION FINAL COMMENTS - None

ADJOURNMENT

Chair Wulkowicz adjourned the meeting at 7:53 pm.

Respectfully submitted,



Gerald Wulkowicz, Brookings Planning Commissioner
Approved at the September 3, 2019 meeting