

RESOLUTION NO. 309

WHEREAS, the City Council of the City of Brookings adopted a revised Comprehensive Plan (Plan) and Inventory by motion at its meeting on September 22, 1981, the minutes thereof being approved by the City Council on October 13, 1981; and

WHEREAS, the adopted Plan, Inventory and related ordinances and documents were submitted to the Land Conservation and Development Commission (Commission) on October 14, 1981 for its review and Acknowledgment for compliance with the Statewide Planning Goals as required under State statutes; and

WHEREAS, on April 15, 1982, the Commission reviewed the City's Acknowledgment request for compliance and adopted a 150-day Continuance Order to allow adequate time to revise the Plan and implementing measures to fully comply with Goals 2, 10, 14 and 18, setting aside Goals 16 and 17 to be considered in conjunction with Curry County's Plan and Inventory; and

WHEREAS, City Staff and Curry County have completed the remaining planning work identified by the Department of Land Conservation and Development Staff and the Commission as needed to be done under Goals 1-14 and 18; and

WHEREAS, the City Council has considered the proposed revisions to the Plan and Inventory through the Public Hearing process and have found the revisions to be appropriate and acceptable;

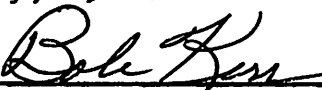
NOW, THEREFORE, the City of Brookings does resolve as follows:

The Brookings City Council hereby adopts the exhibits to this Resolution, marked Attachments "A", "C", "D", "E", "F" and "G", as revisions to the Plan and Inventory. Said Exhibits shall be incorporated into the Plan and Inventory as follows:

A. Attachments "A", "C", "D" and "E" shall replace or be added to the pages in the Inventory as the page number appearing at the bottom of the page indicates.

B. Attachments "F", "G" and "H" shall replace the pages of the same page number in the Plan.

PASSED AND ADOPTED by the Mayor and City Council of the City of Brookings on this 13th day of July, 1982.



Mayor Bob Kerr

ATTEST:



Naomi Bradfield, City Recorder

ATTACHMENT "A"

"The different types of residential, commercial and industrial uses are provided for within their specified zoning districts. For lands within the city limits, reference the Zoning Map and ordinances of the City of Brookings; for lands in the Urban Growth Area, reference the Zoning Map and ordinances of Curry County.

The Comprehensive Plan "land-use" designations are more general in nature and are described below:

RESIDENTIAL - includes all of the following uses:

- 1) residential low-density - provides for low density, single-family uses.
- 2) residential mobile home - provides for single-family mobile homes on individual lots in a mobile-home subdivision.
- 3) residential medium-density - provides for a general mixture of housing types with a medium level of density.
- 4) residential high-density - provides for areas which are suitable for high-density, multi-unit, small-lot style residential uses.
- 5) planned development - provides appropriate opportunities for cluster and townhouse types of development. This classification may be used in combination with any other zone.

COMMERCIAL - includes all of the following uses:

- 1) commercial general - provides general areas for a full range of commercial activities.
- 2) commercial tourist - provides areas that are particularly suited to meet tourism needs.

INDUSTRIAL - includes all of the following uses:

- 1) industrial limited - provides for commercial activities not located in an enclosed building.
- 2) industrial general - provides areas which are suitable for certain types of manufacturing and processing activities.

PUBLIC OPEN SPACE - provides for areas for the development or maintenance of needed public facilities and services, and to protect the natural and visual resources and to insure adequate open space consistent with the Comprehensive Plan.

PLEASE REFER TO GOAL 16 FOR THE CHETCO RIVER ESTUARY DESIGNATIONS.

* * EXISTING LAND USE * *

TABLE 1

EXISTING LAND USE (1980)

(Zone Districts Revised April 28, 1982)

<u>Zone</u>	<u>Total Area</u>	<u>Vacant Acres</u>	<u>Dwelling Units</u>	<u>Net Density</u>
<u>BROOKINGS:</u>				
R-LD	620	221	510	1.3 DU/AC.
R-MD	217	60	323	2.1 DU/AC.
R-HD	180	31	335	2.2 DU/AC.
R/MH	214	14	19	2.7 DU/AC.
SUBTOTAL	1,038	326	1,187	1.7 DU/AC.
Public/Open Space	239	-0-	-0-	N.A.
Commercial (C/G & C/T)	128	25	47	N.A.
Industrial (ML & MG)	143	30	44	N.A.
TOTAL	1,548	381	1,278	
<u>Urban Growth Area:</u>				
<u>HARBOR:</u>				
R-1	24.8	2.1	36	1.5 DU/AC.
R-2	561.6	167.5	749	1.9 DU/AC.
R-3	65.2	43.8	27	1.3 DU/AC.
SUBTOTAL	651.6	213.4	812	1.8 DU/AC.
C-1	156.1	54.6	54	
C-2	17.6	3.5	2	
M-L	23.8	-0-	-0-	
TOTAL	849.1	271.5	868	
<u>DAWSON TRACT:</u>				
R-1	138.4	68.5	SF 49; MH 4	0.8 DU/AC
<u>AIRPORT AREA:</u>				
R-1	40.1	8.3	{ SF 66; MH 31	.9 DU/AC
R-2	86.3	26.2		
R-3	9.2	-0-		
SUBTOTAL	135.6	34.5		
C-1	6.1			
F-G (Airport)	90.0			
TOTAL	231.7			

<u>Zone</u>	<u>Total Area</u>	<u>Vacant Acres</u>	<u>Dwelling Units</u>	<u>Net Density</u>
<u>MARINA HEIGHTS:</u>				
R-1	26.2	16.7	SF 17; MH 2	1.1 DU/AC
R-3	7.6	-0-	MH 7	1.1 DU/AC
	33.8	16.7		
<u>NORTH BANK:</u>				
<u>CHETCO</u>				
R-2	105.4	77.2	SF 19; MH 17	1.3 DU/AC
<u>LANDS NORTH OF CITY LIMITS:</u>				
R-1	24.2	24.2	-0-	
R-2	174.5	174.5	-0-	
SUBTOTAL:	198.7	198.7		
F-G *	70.0	70.0		
	268.7	268.7		

* These F-G zoned lands were included in the Urban Growth Boundary not because of their residential suitability but because of their proximity to the airport and the City limits.

ATTACHMENT "D"

* * S U I T A B I L I T Y O F V A C A N T L A N D S * *

TABLE 1
Vacant Lands - Urban Growth Boundary

Suitable: Lands suitable and available for urban development with virtually no environmental, physical and fiscal development limitations.

Less Suitable: Lands capable of being developed, but as a result of environmental and/or physical and fiscal constraints will be more costly to develop than suitable lands.

Least Suitable: Lands that have severe development limitations that will lead to much higher development costs than the other two categories of land.

	<u>Suitable</u>	<u>Less Suitable</u>	<u>Least Suitable</u>	<u>Total</u>
<u>BROOKINGS:</u>				
R/LD	153	29	39	221
R/MD	50	-0-	10	60
R/HD	31	-0-	-0-	31
R/MH	14	-0-	-0-	14
SUBTOTAL	248	29	49	326
Commercial (C/G,C/T)	25	-0-	-0-	25
Industrial (M/G,M/L)	30	-0-	-0-	30
TOTAL	303	29	49	381
<u>HARBOR:</u>				
R-1	2.1	-0-	-0-	2.1
R-2	50.0	34.5	83.0	167.5
R-3	29.6	14.2	-0-	43.8
SUBTOTAL	81.7	48.7	83.0	213.4
C-1	45.3	8.1	1.2	54.6
C-2	3.5	-0-	-0-	3.5
TOTAL	130.5	56.8	84.2	271.5
<u>DAWSON TRACT:</u>				
R-1	38.8	7.3	22.4	68.5
<u>AIRPORT AREA:</u>				
R-1	-0-	8.3	-0-	8.3
R-2	18.3	7.9	-0-	26.2
R-3	-0-	-0-	-0-	-0-
SUBTOTAL	18.3	16.2	-0-	34.5

	<u>Suitable</u>	<u>Less Suitable</u>	<u>Least Suitable</u>	<u>Total</u>
<u>AIRPORT AREA:</u> (cont.)				
C-1	6.1	-0-	-0-	-0-
F-G (Airport)	90.0	-0-	-0-	90.0
TOTAL	114.4	16.2	-0-	124.5
<u>MARINA HEIGHTS:</u>				
R-1	-0-	7.1	9.6	16.7
R-3	-0-	-0-	-0-	-0-
TOTAL	-0-	7.1	9.6	16.7
<u>NORTH BANK CHETCO:</u>				
R-2	9.3	57.1	10.8	77.2
<u>LANDS NORTH OF CITY LIMITS:</u>				
R-1	24.2	-0-	-0-	24.2
R-2	10.4	100.6	63.5	174.5
F-G *	-0-	-0-	70.0	70.0
TOTAL	34.6	100.6	133.5	268.7

TABLE 1(a)
PROJECTED DWELLING UNITS PER ACRE

	<u>Suitable</u>	<u>Less Suitable</u>	<u>Least Suitable</u>
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BROOKINGS:

R/LD	3	2	.35
R/MD	4	3	.5
R/HD	5	4	.85

URBAN GROWTH AREA:

R-1	3	2	.35
R-2	3	2	.35
R-3	5	4	.85
F-G	None	None	.02

* These F-G zoned lands were included in the Urban Growth Boundary not because of their residential suitability but because of their proximity to the airport and the City limits.

ATTACHMENT "E"

* * HOUSING NEEDS PROJECTION * *

TABLE 8

Vacant Lands - Dwelling Units (D.U.)

<u>BROOKINGS:</u>	<u>D.U. Suitable</u>	<u>D.U. Less Suitable</u>	<u>D.U. Least Suitable</u>	<u>Total</u>
R/LD	459.0	58.0	13.6	530.6
R/MD	200.0	-0-	5.0	205.0
R/HD	155.0	-0-	-0-	155.0
R/MH	42.0	-0-	-0-	42.0
TOTAL	856.0	58.0	18.6	932.6
<u>URBAN GROWTH AREA:</u>				
<u>HARBOR:</u>				
R-1	6.3	-0-	-0-	6.3
R-2	150.0	69.0	29.1	248.1
R-3	148.0	42.6	-0-	190.6
TOTAL	304.3	111.6	29.1	445.0
<u>DAWSON TRACT:</u>				
R-1	116.4	14.6	7.8	138.8
<u>AIRPORT AREA:</u>				
R-1	-0-	16.6	-0-	16.6
R-2	54.9	15.8	-0-	70.7
R-3	-0-	-0-	-0-	-0-
TOTAL	54.9	32.4	-0-	87.3
<u>MARINA HEIGHTS:</u>				
R-1	-0-	14.2	33.6	47.8
R-3	-0-	-0-	-0-	-0-
TOTAL	-0-	14.2	33.6	47.8
<u>NORTH BANK CHETCO:</u>				
R-2	27.9	114.2	3.8	145.9
<u>LANDS NORTH OF CITY LIMITS:</u>				
R-1	72.6	-0-	-0-	72.6
R-2	31.2	201.1	22.2	254.6
F-G	-0-	-0-	1.4	1.4
TOTAL	103.8	201.2	23.6	328.6
TOTAL--URBAN GROWTH BOUNDARY	1,463.3	546.2	116.5	2,126.0

EXHIBIT "F"

POLICIES:

1. City shall not unduly restrict land development thereby artificially inflating the cost of both new and existing housing, but rather provide land in suitable quantities and encourage the construction of new residential units to meet increased demand.
2. City shall provide for a variety of housing options and sites and plan for suitable locations. It is recognized the private sector will continue their leadership role in this function.
3. City shall advance where possible the evolution of safe and aesthetically pleasing residential neighborhoods that are efficiently integrated with business and commercial property, schools, parks, public facilities and other urban development.
4. City shall, through mapping and other means, provide where known, general information relative to site development suitability.
5. City shall keep an inventory of the city's housing stock and regularly update significant statistics.
6. City shall give consideration to alternative residential construction both in form and layout, for such reasons as aesthetic, energy conservation, lessened development costs, and provision of more usable open space.
7. City shall allow mobile homes in mobile home parks, and mobile home subdivisions. Lands zoned for mobile homes/manufactured housing (outright use) in the urban growth area will be zoned for same upon annexation.
8. City shall, in light of increasing demand for multi-family housing, provide suitable and adequate areas for such development.
9. City shall encourage maintenance of the existing housing stock in safe and livable condition.
10. City shall continually monitor and inspect all phases of both new residential construction and improvements to existing structures to insure safety and code compliance.

IMPLEMENTATION:

1. The city planning commission and staff shall have the continuing responsibilities of seeking compatibility in zoning, building codes and service layout within the city's urbanization boundary.
2. The city shall continue to improve its efforts to make residential neighborhoods more safe and pleasant places to be.
3. The city will continue to consider and/or follow recommendations in comprehensive engineering plans for the water and sewer systems.
4. The city planning and building department shall be responsible for keeping current statistical information regarding the city's housing stock.
5. The city code enforcement officer shall enforce sanitation, nuisance and other ordinances designed especially for the betterment of the living environment in our neighborhoods.

ATTACHMENT "G"

D. Marina Heights:

- located on the northeast side of Brookings.
- subdivision is served by city water, with individual septic tanks; water and sewer plans show further expansions and extension of lines into the area.

E. North Bank of the Chetco River:

- parcels of land between the eastern city limits and the Ferry Heights area.
- served with city water, septic tanks; city water can be extended further into the area, but city sewer will require further study as it may require a pumping station.

F. Lands directly north of Brookings city limits:

- serviceable by city water and sewer.

No significant impacts on air (including noise control), land or water quality are expected as a result of orderly development (with sewers) in the urban growth area.

The same criteria used in determining the City's ability to accommodate needs were applied to the lands listed above. Reference is made to Housing Needs Projection section of Goal 10-Housing and the inventory of Goal 14.

2. The following figures summarize residential land needs beyond the Brookings city limits and within the Urban Growth Boundary.

Brookings	1,191 D.U.
U.G.A.	673 D.U.
NEEDED	1,864 Dwelling Units
Land Available and Suitable for Residential Development	
Brookings	933.0 D.U.
U.G.A.	1,193.0 D.U.
AVAILABLE	2,126.0 Dwelling Units

ATTACHMENT "H"

areas consistent with their ecological, recreational, aesthetic, water resource, and economic values, and consistent with the natural limitations of beaches, dunes and dune vegetation for development.

Considering the close relationship of Goals 17 and 18 the findings, policies and implementation for these two Goals have been combined.

FINDINGS:

Coastal shorelands situated within the City of Brookings corporate limits and Urban Growth Boundary fall in two categories:

1. Contiguous to an estuary
2. Contiguous to the ocean

Findings, policies and implementation relating to category 1 have been addressed as a part of Goal 16 (Estuarine Resources). Category 2 includes the remaining ocean front property. The inventory for Goal 17 describes the bluffline which distinctly divides shorelands from uplands. All readily developable shorelands have been committed to development within their specified land use categories. All remaining parcels will be addressed in accordance with the policies set forth in this Plan.

All large beach areas within the limits of this Plan are easily accessible to the public.

GOALS 17 AND 18

POLICIES:

1. The City will make every reasonable effort to assist property owners in identifying and implementing erosion control methods on the coastal shorelands, beaches and dunes within its jurisdiction.
2. The City acknowledges existing access to and recreational uses of coastal shorelands and will support their continued use.
3. The City will manage floodplain areas in coastal shorelands to promote use and development consistent with hazards to life and property. Priority uses for floodplain areas shall include recreation, open space and uses which are water-dependent.
4. The City will base decisions on land use actions occurring in beach and dune areas on the following findings:
 - a. The type of use proposed and the adverse effects it might have on the site and adjacent areas;

THE TERRITORY