

RESOLUTION NO. 356

A RESOLUTION ADOPTING COMPREHENSIVE PLAN
AMENDMENT AND LAND USE DECISION CRITERIA,
AS A MANAGEMENT IMPLEMENTATION MEASURE.

WHEREAS, the City of Brookings Comprehensive Planning Program does require the establishment of criteria, findings of fact and conclusions to be utilized in the land use decision making process; and,

WHEREAS, the City of Brookings Zoning Ordinance No. 216 and Subdivision Ordinance do not include specific criteria pertaining to Comprehensive Plan Amendments, Zone Changes (District Amendments), Conditional Uses, Annexations and Subdivisions; and,

WHEREAS, the City of Brookings need for establishing land use decision criteria can be accomplished by revising each land use application to include applicable criteria; and,

WHEREAS, the City of Brookings Planning Commission and City Council feel that it is in the best interest of the City and land use planning program to establish specific criteria;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Brookings that the following land use decision criteria be adopted for utilization in all quasi judicial land use decision processes.

I. COMPREHENSIVE PLAN AMENDMENT CRITERIA

A. It shall be the City's responsibility to address the following criteria:

1. The amendment conforms with policies of the plan or demonstrates that there has been a change in circumstances which would necessitate a change in the plan goals and/or policies.
2. Citizens shall review and comment on the amendment.
3. The amendment shall address applicable Statewide planning goals.
4. The amendment shall receive input from affected governmental agencies and other community organizations.
5. The amendment shall address short and long term community impacts.
6. The amendment shall demonstrate public need.
7. The proposed amendment shall demonstrate that it will best meet the identified public need versus other available alternatives.
8. The amendment shall address any other information that may be required by the Planning Commission or City Council.
9. The amendment will correct an administrative error or clarify the intent of the Comprehensive Plan.

- B. It shall be the responsibility of the property owners to address the following criteria:
1. The amendment conforms with policies of the plan or demonstrates that there has been a change in circumstances which would necessitate a change in the plan goals and/or policies.
 2. The amendment shall address short and long term community impacts.
 3. The amendment shall demonstrate public need.
 4. The proposed amendment shall demonstrate that it will best meet the identified public need versus other available alternatives.
 5. The amendment will correct an administrative error or clarify the intent of the Comprehensive Plan.

II. ZONE CHANGE (DISTRICT AMENDMENT) CRITERIA

1. The existing or anticipated transportation facilities (streets, highways, bus routes, etc.) will be adequate and there will be no adverse impact on traffic generation and safety.
2. The existing or anticipated services (sanitary sewers, storm sewers, schools, fire protection, police protection, etc.) can accommodate potential development within the subject area without an adverse impact on the affected service area.
3. The natural features of the site are conducive to the proposed rezoning.
4. Any special areas involved such as flood plains, slopes, etc., will have increased protection as a result of the proposed rezoning.
5. The proposed rezoning is compatible with the existing and anticipated surrounding land use.
6. The proposed rezoning must be in compliance with specific policies of the Comprehensive Plan.
7. There shall be a comparison of the proposed rezoning with other buildable lands zoned identical to the requested change or which could otherwise accommodate the proposed use in terms of efficient services and energy conservation.

III. CONDITIONAL USE PERMIT CRITERIA

1. How the use and/or structure will fit in with existing or anticipated uses in terms of scale, bulk, coverage, density, architectural and aesthetic design.
2. How the operation of the proposed use will fit in with the purpose of the base zone and enhance the operating characteristics of the particular neighborhood.

3. The site for the proposed use will satisfy the specific conditions, standards and/or intent set forth in Article VII of the City Zoning Ordinance.
4. The site for the proposed use is served by streets and highways which are adequate in width, construction and placement to safely carry the quantity and kind of traffic generated by the proposed use.
5. The proposed use will not have an adverse physical effect on the development or use of abutting property.
6. The use conforms to the policies of the Comprehensive Plan.

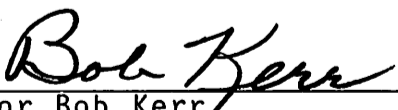
IV. SUBDIVISION (MINOR PARTITION) CRITERIA

1. Development of any remainder of property under the same ownership can be accomplished in accordance with the Subdivision Ordinance.
2. Adjoining property can be developed or is provided access that will allow its development in accordance with the Subdivision Ordinance.
3. The proposed street plan affords the best economic, safe and efficient circulation of traffic possible under the circumstances.
4. The tentative or preliminary plat complies with applicable portions of the Comprehensive Plan.
5. Conditions necessary to satisfy the intent of the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan can be satisfied prior to final plat approval.

V. ANNEXATION CRITERIA

1. The proposed annexation is within the Urban Growth Boundary and is a logical and efficient extension of City limit boundaries.
2. The proposed annexation will facilitate the functional and economic provision of services within the Urban Growth Boundary without seriously impairing City services to existing portions of the City, (direct responsibility for extension costs shall be addressed).
3. The proposed annexation will add property to the City which is needed to provide an adequate supply of zoned lands for the uses proposed, or will add property which has existing development in need of City services.

APPROVED by the Council of the City of Brookings and signed by the Mayor this 10th day of July, 1984.



Mayor Bob Kerr

ATTEST:



Naomi Bradfield, City Recorder