

ORDINANCE NO. 92-O-446.J

AN ORDINANCE AMENDING ORDINANCE NO. 89-O-446 (LAND DEVELOPMENT CODE), SECTIONS 8, 116, 140, AND 176, OF THE CITY OF BROOKINGS.

Sections:

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| Section 1. | Ordinance Identified. |
| Section 2. | Amendment to Section 8. |
| Section 3. | Amendment to Section 116. |
| Section 4. | Amendment to Section 140. |
| Section 5. | Amendment to Section 176. |

The city of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Ordinance No. 89-O-446, enacted April 10, 1989, entitled, "An ordinance adopting the Land Development Code and zoning map of the City of Brookings, repealing certain prior ordinances, and declaring an emergency."

Section 2. Amendment to Section 8. Ordinance No. 89-O-446, Section 8.010 is hereby amended to add a definition as follows:

8.010 Definitions

"Minor Change" A change to the design and/or conditions of approval of a Planned Unit Development, Conditional Use Permit or Subdivision that does not significantly change the nature of the project or subdivision. Minor changes may be allowed to the conditions of approval and the design of a completed project including the addition or reduction of buildings, totaling no more than 20% of the total floor area originally approved for the project. Minor changes to Subdivisions and footprints of Planned Unit Developments which require recordation with the County Clerk are only allowed prior to the time of recordation.

**Section 3. Amendment to Section 116. Ordinance No. 89-O-446,
Section 116 is hereby amended to read as follows:**

Sections:

116.110 Minor Change.

116.120 Mapping.

116.110 Minor Change. The applicant may apply to the Planning Commission for a minor change to the site plan and/or conditions of approval of an approved planned unit development. The Planning Commission will hold a public hearing to consider the nature of the requested change, impacts the change may have on surrounding properties and/or on the remaining portion of the project and the impact on the city's services and facilities. The Commission may approve or deny the minor change. If the change is approved it may be incorporated into the project. If it is denied the project remains as originally approved and the change cannot be incorporated. Applications for a minor change must be submitted with the following:

A. A filing fee in an amount established by general resolution of the City Council. No part of the fee is refundable.

B. A site plan or revised subdivision map showing the proposed changes and how they compare to the originally approved project. If the change does not include the physical site plan of the project, a text explaining the desired change must be submitted.

C. A statement explaining how the proposed change relates to the approved project and any impacts it may have on the project and/or adjoining property holders and city services and facilities.

116.120. Mapping.

**Section 4. Amendment to Section 140. Ordinance No. 89-O-446,
Section 140 is hereby amended to read as follows:**

Sections:

- 140.150 Minor change.
- 140.160 Use permit to run with the land.

140.150 Minor Change. A minor change to the approved Conditional Use Permit may be allowed through the procedure set forth in Section 116.110 of this Code.

140.160 Use permit to run with the land.

**Section 5. Amendment to Section 176. Ordinance No. 89-0-446,
Section 176.060 is hereby amended to read as follows:**

Sections:

- 176.060.I Minor Change.
- 176.060.J Expiration of preliminary map or plat.

176.060.I Minor Change. A minor change to an unrecorded subdivision plat map may be allowed through the procedure set forth in Section 116.110 of this Code.

176.060.J Expiration of preliminary map or plat.


First Reading: _____ March 9, 1992 _____

Second Reading: _____ March 9, 1992 _____

Passage: _____ March 9, 1992 _____


Effective Date: _____ April 7, 1992 _____

Signed by me in authentication of its passage this 10th
day of March, 1992.



Fred Hummel
Mayor

ATTEST:



Beverly S. Shields
Finance Director/Recorder