

ORDINANCE NO. 286

AN ORDINANCE AMENDING THE ZONING MAP AND  
COMPREHENSIVE PLAN OF THE CITY OF BROOKINGS.

WHEREAS, the Planning Commission of the City of Brookings has heretofore held public hearing for the purpose of considering duly filed petitions for amendment of the zoning map and comprehensive plan of Brookings requesting that the hereinafter described zoning change be made, and the Planning Commission having duly considered such petitions did vote unanimously to recommend to the Council that such zone changes be approved based on the following findings:

1. There is a demand for \$80,000 - \$85,000 housing units with ocean frontage.
2. There has been a change in the area population that warrants a change in the comprehensive plan.
3. There is a demand for condominiums.
4. The availability of alternate sites indicates that Cembellin's property is better suited than other options.
5. The proposed developer to develop own sewer system to connect to City system which is adequate to meet increased sewerage disposal demands from proposed development, as set forth in Exhibits 6 and 7.
6. Proposed development does not restrict public's access to the beach.
7. The area in question is not subject to natural disasters and hazards.
8. That the proposed condominium site of 2.25 acres is sufficient for 14 units at 7,000 square feet per dwelling.
9. That the proposed RH zone classification is the best possible use for Cembellin.
10. That Exhibit 3 indicates the proposed condominiums will not interfere with the ocean view of any property other than the developer's, therefore, no aesthetic or scenic resource conflict.
11. That the site plan, Exhibit 2, provides adequate parking.
12. That existing street systems and traffic circulation patterns will support additional 50 - 60 vehicular trips per day, which the development would generate.
13. The Brookings plywood mill will not adversely affect any condominium dwellings on the Cembellin property.

Ultimate findings of fact:

1. The Brookings comprehensive plan is in need of change, due to the increase in population and the existing housing shortage.
2. There is a need for ocean front housing in the \$80,000 - \$85,000 range.
3. The Cembellin property is the best location for ocean front condominiums in the \$80,000 - \$85,000 range.

4. That the proposed changes are in conformance with statewide planning goals and guidelines.

AND WHEREAS, the Council of the City of Brookings did hold public hearings at which public hearings all interested persons were afforded an opportunity to be heard for or against the proposed zone changes and the Council having duly considered the matters, having arrived at the same findings and conclusions of the Planning Commission,

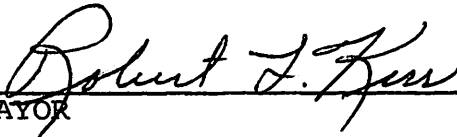
AND WHEREAS, the Council of the City of Brookings did at the public meeting, held October 11, 1977, move for approval of such zone changes, which said motion was adopted,

NOW, THEREFORE, the City of Brookings ordains as follows:

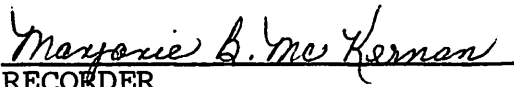
That changes to the zoning map of the City of Brookings heretofore made on the dates indicated by the Council of the City of Brookings, pursuant to motion for approval thereof, are hereby ratified, confirmed and approved, and the zoning map and comprehensive plan of the City of Brookings are hereby declared to have been amended as of the dates of such approving motions. That the subject zone changes and the dates thereof are as follows, to-wit:

Transferring from the RL zone to RH zone, Tax Lot 300, Map 41-13-6CD, October 11, 1977. Frank M. & Gladys J. Cembellin.

Passed by the Council and signed by the Mayor this 22nd day of November 1977.

  
MAYOR

ATTEST:

  
RECORDER