



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

06/10/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Brookings Plan Amendment
DLCD File Number 001-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, June 19, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Donna Colby-Hanks, City of Brookings
Gordon Howard, DLCD Urban Planning Specialist
Dave Perry, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF

JUN 03 2013

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Brookings**

Local file number: **CPZ-1-13**

Date of Adoption: **5/28/2013**

Date Mailed:

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 3/22/2013

☐ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Comprehensive Plan and Zone change from Single Family Residential (R-1-6) to General Commercial (C-3)

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **Residential**

to: **Commercial**

Zone Map Changed from: **R-1-6**

to: **C-3**

Location: **Alder St, 93 ft south intersection with Redwood**

Acres Involved: **0**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☒ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 001-13 (19758) [17470]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

ODOT

Local Contact: **Donna Colby-Hanks**

Phone: (541) 469-1137 Extension:

Address: **898 Elk Drive**

Fax Number: **541-469-3650**

City: **Brookings**

Zip: **97415-**

E-mail Address: **dcolbyhanks@brookings.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS [197.615](#) and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and **one complete paper copy** (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information ([ORS 197.615](#)).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption ([ORS 197.830 to 197.845](#)).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. ([ORS 197.615](#)).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 6, 2012

**IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON**

ORDINANCE 13-O-710

IN THE MATTER OF ORDINANCE 13-O-710, AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN DESIGNATION ON A PARCEL OF LAND LOCATED ADJACENT TO THE EAST BOUNDARY OF ALDER STREET APPROXIMATELY 93 FEET SOUTH OF THE INTERSECTION OF REDWOOD STREET AND ALDER STREET; TAX LOT 10000, ASSESSOR MAP 41-13-05CB; FROM RESIDENTIAL TO COMMERCIAL AND THE ZONING FROM R-1-6 (SINGLE-FAMILY RESIDENTIAL) TO C-3 (GENERAL COMMERCIAL).

Sections:

- Section 1. Comprehensive Plan designation to Commercial.
- Section 2. Zoning Map amendment to General Commercial (C-3).

The city of Brookings ordains as follows:

Section 1. Amendment to the Comprehensive Plan to designate property Commercial. The Comprehensive Plan of the City of Brookings is amended to show that the property described in Exhibit "A", attached, is designated as Commercial.

Section 2. Amendment to the Zoning Map to designate property C-3 (General Commercial). The Zoning Map of the City of Brookings is amended to show that the property described in Exhibit "A", attached, is zoned C-3 (General Commercial).

First Reading: May 28, 2013 Passage: May 28, 2013
Second Reading: May 28, 2013 Effective Date: June 27, 2013

Signed by me in authentication of its passage this 29th day of May, 2013

ATTEST:

Ron Hedenskog
Mayor Ron Hedenskog

Joyce Hedington
City Recorder Joyce Hedington

EXHIBIT A

A parcel of land lying in Northwest Quarter of the Southwest Quarter of Section 5, Township 41 South, Range 13 West, Willamette Meridian, City of Brookings, Curry County, Oregon, more particularly described as follows:

COMMENCING at the Northwest corner of Block 30 of Plat No. 1 Brookings, which was approved and filed December 1, 1920 in the Official Records of Curry County, Oregon;

thence, along the Southerly right-of-way of Redwood Street, North $68^{\circ}02'53''$ East (record North $68^{\circ}10'00''$ East) 83.80 feet;

thence, leaving said right-of-way, South $22^{\circ}17'33''$ East 93.55 feet to the TRUE POINT OF BEGINNING;

thence, continuing, South $22^{\circ}17'33''$ East 143.43 feet to the Southerly line of said Block 30;

thence, along said Southerly line, South $68^{\circ}02'22''$ West (record South $68^{\circ}10'00''$ West) 83.80 feet to the Southwest corner of said Block 30;

thence, along the Westerly line of said Block 30, North $22^{\circ}17'33''$ West (record North $21^{\circ}50'00''$ West) 143.44 feet;

thence, leaving said Westerly line, North $68^{\circ}02'53''$ East 83.80 feet to the POINT OF BEGINNING.

CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: May 28, 2013

Originating Dept: PWDS -Planning

48 Donna Colby-Hanks
Signature (submitted by)
City Manager Approval

Subject: Request for Comprehensive Plan Change from Residential to Commercial and a zone change from Single-Family Residential (R-1-6) to General Commercial (C-3) on property located on Map 41-13-05CB, Tax Lot 10000.

Recommended Motion: Staff recommends approval of the File CPZ-1-13 changing the Comprehensive Plan designation from Residential to Commercial and the zone from R-1-6 to C-3 as well as approval of the Final Order.

Financial Impact: None.

Background/Discussion: This zone change is needed to allow the siting of a building to house firefighting equipment historically stored outside on the subject parcel owned by Coos Forest Protective Association (CFPA). The subject property is located adjacent to the east boundary of Alder Street, approximately 93 feet south of the intersection of Redwood Street and Alder Street. With the property line setback requirements in the current residential zone, a structure of the size needed with adequate back-up and turning area for the fire trucks is not feasible. The C-3 zone does not have setback requirements thus allowing for a configuration of development which suites the needs of CFPA.

After reviewing the attached Staff Report, Applicant's findings, and testimony at their May 7, 2013 hearing, the Planning Commission recommended approval of the above requested Comprehensive Plan and Zone Change.

Attached is the Staff Report describing this application and a draft Final Order for your review.

Policy Considerations: None.

Attachment(s):

- A. Planning Commission Staff Report
- B. Final Order

CITY OF BROOKINGS PLANNING COMMISSION
STAFF AGENDA REPORT

SUBJECT: Zone Change
FILE NO: CPZ-1-13
HEARING DATE: May 7, 2013

REPORT DATE: April 25, 2013
ITEM NO: 5.1

GENERAL INFORMATION

OWNER: Coos Forest Protective Association (CFPA).

APPLICANT: Chris Cline, Unit Forester CFPA.

REPRESENTATIVES: John Bischoff, Wildwood Planning Consultants.

REQUEST: A Comprehensive Plan change from residential to commercial and a zone change from Single Family Residential (R-1-6) to General Commercial (C-3).

TOTAL LAND AREA: .28 acre/ 12,020 sq ft.

LOCATION: Adjacent to the east boundary of Alder Street, approximately 93 feet south of the intersection of Redwood Street and Alder Street.

ASSESSOR'S NUMBER: 41-13-05CB, Tax Lot 10000.

ZONING / COMPREHENSIVE PLAN INFORMATION

EXISTING: R-1-6, Single Family Residential.

PROPOSED: C-3, General Commercial.

SURROUNDING: C-3 to the south and west, R-1-6 to the north and east.

COMP. PLAN: Residential.

LAND USE INFORMATION

EXISTING: The subject parcel is developed with two sheds and historically has been used for parking of firefighting equipment.

PROPOSED: Construction of a building to house firefighting equipment.

SURROUNDING: A fast food restaurant is to the south, additional facilities for Coos Forest Protective Association are to the east and north, and a vacant commercial parcel and a non-conforming dwelling are to the west of the subject property.

PUBLIC NOTICE: Mailed to all property owners within 250 feet of subject property and published in local newspaper.

APPLICABLE CRITERIA

Land Development Code – Ordinance No. 06-O-572
Brookings Municipal Code (BMC), Chapter 17.140 – Amendments

BACKGROUND INFORMATION

The subject property is a rectangular shaped, .28 acre parcel of land located adjacent to the east right-of-way boundary of Alder Street, approximately 93 feet south of the intersection of Alder Street and Redwood Street. The parcel is generally flat but contains a steep slope at the southern boundary which is adjacent to the right-of-way of Chetco Avenue. The property is accessed by Alder Street, which in the area of the subject property has a one lane gravel travel surface within a 50 ft. right-of-way with no other improvements.

The subject parcel along with the two adjacent parcels to the north and east, under the same ownership, are zoned Single Family Residential (R-1-6, minimum lot size 6,000 sq ft). All three parcels were purchased by the United States of America in 1936. They were then developed with office space, warehouses, woodshops, and storage of related equipment as the United States Forest Service (USFS) Compound. The USFS continued with this legal, pre-existing, and non-conforming use in a residential zone until 2008 when the property was sold to CFPA. CFPA continues with the same types of uses on the three parcels. CFPA is only requesting a zone change for one of the parcels.

The parcels further to the east are zoned R-1-6 and are vacant. The parcels further to the north are zoned R-1-6 and developed with single family dwellings and Headstart, a pre-school. The two parcels adjacent to the west are zoned C-3. One is vacant and one is developed with a non-conforming single family dwelling. The parcels to the south, beyond Chetco Avenue, are zoned C-3 and are developed with a fast food restaurant and a fueling station.

The C-3 zone provides for public buildings such as courthouses, libraries, post offices, or fire stations without further land use review (outright). The Applicant's future development plans for the subject parcel involve constructing a building to house firefighting equipment that is currently stored outside or moved off-site for inside storage. The Applicant has stated the off-site storage is less efficient when the equipment is needed in this area. The proposed storage building will not intensify the use of the property, it will only provide cover for the equipment already being stored there. Due to this and the fact that there are no adjacent street improvements, the Applicant will not be required to install street improvements at the time the building is constructed. However, a Deferred Improvement Agreement (DIA) will need to be recorded.

PROPOSED PLAN and ZONE CHANGE

Amendments to the Comprehensive Plan and zoning maps are governed by Chapter 17.140 of the Brookings Municipal Code (BMC). The Applicant is requesting a comprehensive plan change from residential to commercial and a zone change from the R-1-6 designation to the C-3 designation to allow the siting of a structure to house firefighting equipment on the subject property. With the property line setback requirements in the current residential zone, a structure of the size needed with adequate back-up and turning area for the fire trucks is not feasible. The C-3 zone does not have setback requirements thus allowing for a configuration of development which suites the needs of the Applicant.

ANALYSIS

The following is staff's analysis of the proposed zone change in relation to the criteria found in BMC Chapter 17.140, Amendments. The Applicant's findings are **Attachment A**.

Compatibility of the proposed zoning designation with the surrounding land uses.

- The subject property is adjacent on the south and west to other C-3 zoned parcels. To the south, Chetco Avenue provides a buffer to the fueling station and a fast food restaurant. One commercial parcel to the west is vacant and the other is developed with a single family dwelling. The applicant owns the residential parcels to the north and east, currently developed with commercial uses, which provides a buffer to the vacant residential property further to the east. The parcel to the north is developed with a commercial pre-school, Headstart, which required a Conditional Use Permit to verify compatibility with surrounding uses. The subject property was first used by the USFS and most recently by CFPA, for forestry/firefighting activities.

Conclusion: The fire trucks and equipment have historically been stored outside on this property. The same employees will be accessing the property, operating the machinery, and providing maintenance. The intensity of the use will not change. With outside storage being transferred to the proposed structure, the impact to adjacent properties will remain the same or be reduced. Comments from the Brookings Fire & Rescue, Operations Fire Chief are provided as **Attachment B**. Coos-Curry Electric has provided a utility confirmation form (**Attachment C**). Site Plan Committee reviewed this proposal and finds the zone change is consistent with City ordinances and policies.

Impacts on City Services and Streets.

- City sewer, water, and storm drainage facilities have been considered for the project and **Attachment D** is confirmation regarding this from Public Works Department. Sewer infrastructure is adequate to serve the property. However, neither City water nor storm drainage facilities in the area are adequate. Since the proposed structure will not require water service, this is not germane. However, prior to receiving a building permit, storm drainage plans addressing impervious surfaces added by the proposed structure need to be submitted to the City for approval. These plans must be designed in accordance with BMC Title 18, Engineering Requirements and Standard Specifications for Public Works Construction.
- Access to the subject property is from Alder Street. Alder Street in this area has a one lane gravel travel surface within a 50 ft. right-of-way with no other improvements. In these circumstances, BMC Chapter 17.170.070, Off-site street improvements, provides for a Deferred Improvement

Agreement (DIA) to be recorded in lieu of the needed improvements being installed. This will be a requirement prior to the building permit for the proposed structure being issued.

- As the Applicant has stated in their findings, the Brookings Transportation System Plan (TSP) designates Redwood Street with an existing Level of Service (LOS) of "A" which indicates little traffic or congestion. Even less of this traffic uses the short section of Alder Street adjacent to the subject property. The impacts to the streets from the proposed use will be minimal. In the future, should a project be proposed with a high traffic use, a Traffic Impact Study would be required to determine the necessary mitigation for impacts to the City streets.

Thomas Guevara Jr, Oregon Department of Transportation, has provided comments included as **Attachment E**.

Conclusion: Water and sewer service will not be needed for the proposed project. Since City storm drainage facilities in the area are not adequate, the Applicant will need to provide plans showing how storm drainage will be dealt with.

Needed improvements to Alder Street can be deferred per BMC Chapter 17.170.070. The recordation of a DIA will be required prior to a building permit being issued.

Conformance with the Comprehensive Plan, provisions of the Code, and any applicable Statewide Planning Goals.

The Applicant's Representative has provided findings (**Attachment A**) addressing the criteria and the Comprehensive Plan and Statewide Planning Goals. Staff addresses the applicable Goals as follows:

Goal 1 Citizen Involvement

To provide a citizen involvement process that ensures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City of Brookings submitted a notice for publication in the local newspaper and mailed notice of the hearing with a map to property owners within 250 feet of the subject property. Additional notice will be provided at the time this application is heard by City Council. These notices have been provided in compliance with BMC, Chapter 17.84, Public Hearings Notice Procedures for quasi-judicial hearings.

Conclusion: With the required notices, citizens have an opportunity to be involved in all phases of the planning process.

Goal 2 Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: The Planning Commission and City Council base decisions on the criteria in the Land Development Code which is the implementing document for the Comprehensive Plan. The Comprehensive Plan was developed and adopted to meet the Statewide Planning Goals.

Conclusion: The notices discusses in Goal 1 outline the process for citizens to provide oral and written testimony. This along with the criteria for a decision, provides assurances that there is an adequate factual base for recommendations made by the Planning Commission and decisions made by the City Council.

Goal 5 Open Spaces, Scenic and Historic Areas and Natural Resources

To conserve open space and protect natural, scenic resource, cultural, and historic areas while providing for orderly growth and development of the City.

Finding: The City of Brookings Comprehensive Plan Inventories do not identify any Goal 5 resources on the subject property. The subject property is within the City and designated for urban use.

Conclusion: The approval of a zone change from residential to commercial will not impact any Goal 5 resources.

Goal 6 Air, Water, and Land Resource Quality

To maintain and improve the quality of the air (including the control of noise pollution), water and land resources of the Brookings area.

Finding: As stated by the Applicant, the subject parcel is designated for urban uses. Mitigation of storm drainage issues will be addressed at the time a building permit is applied for.

Conclusion: To maintain clean water, the storm drainage system will be designed in accordance with Title 18. Engineering Requirements and Standard Specifications for Public Works Construction.

Goal 7 Areas Subject to Natural disasters and Hazards

To protect life and property from natural disasters and hazards.

Findings: The City has adopted a Flood Damage Prevention Ordinance in BMC, Chapter 15.15. Each new development is reviewed for compliance with the Federal Emergency Management Agency (FEMA) Flood Hazard Maps. The FEMA Flood maps do not identify any flood hazards on the subject property.

The City has adopted Hillside Development Standards in BMC Chapter 17.100 to reduce the effects of flooding, erosion, and landslides. As the Applicant has stated, the area where the structure is proposed does not have slopes greater than 15 percent. Materials consisting of a geologic report and an engineering grading plan will not be required.

Conclusions: No flood hazards are identified on the subject property. Prior to any site preparation, an erosion control plan must be provided and implemented for compliance with BMC, Chapter 17.100, General Mitigation. This will be required prior to issuance of a building permit.

Goal 8 Recreational Needs

To satisfy the recreational needs of the citizens of the Brookings area, State, and visitors.

Finding: As the Applicant has stated in their findings, the subject property is designated for urban, residential development.

Conclusion: A zone change to urban, commercial development will not impact the recreational needs of the community.

Goal 9 Economy of the State

To diversify and improve the economy of the Brookings area.

Finding: ECONorthwest prepared an Economic Opportunity Analysis (EOA) which was adopted into the Brookings Comprehensive Plan in 2009. Although the EOA did not identify a need for commercial sites of less than one acre, it did identify a deficit in commercial sites in the one to two acre size.

Conclusion: The adjacent residential properties are within the same ownership and developed with the same commercial use as the subject property. There is the potential for a zone change of these adjacent properties and when combined with the subject property, create a parcel of the size that is deficient. With a future zone change, the existing non-conforming commercial use would become conforming.

Goal 10 Housing

Provision of varied housing types that are safe, sanitary and adequate for all residents of the community.

Finding: Oregon Administrative Rule (OAR) 660-024 contains a generally accepted housing mix. The Safe Harbor Housing Mix for a city with a population of 2,500 to 10,000 residents is 60% low density (R-1), 20% medium density (R-2), and 20% high density (R-3). The City of Brookings has 76% low density, 14% medium density, and 10% high density. This zone change will remove one parcel from the available low density category.

Conclusion: The City has a higher percentage of low density than recommended by the Safe Harbor Housing Mix so removing this lot will not negatively impact the housing mix. The requested zone for this parcel is C-3 which allows for dwelling units on all floors except for the ground floor. This zone change has the potential to provide for additional dwelling units on upper floors of proposed structures.

Goal 11 Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to provide a framework for urban and rural development.

Goal 12 Transportation

To provide and encourage safe, convenient and economic transportation system.

The findings and conclusions for Goal 11 and Goal 12 are discussed above in *Impacts on city services and streets serving the area.*

FINDINGS AND CONCLUSIONS

1. Applicant has filed a complete application requesting a Comprehensive Plan/Zone Change from Single Family Residential (R-1-6) to General Commercial (C-3) on the .28 acre subject property. The application is supported by findings of fact and conclusion of law and evidence submitted by

Applicant's Agent (**Attachment A**) as well as Staff's analysis addressing the criteria.

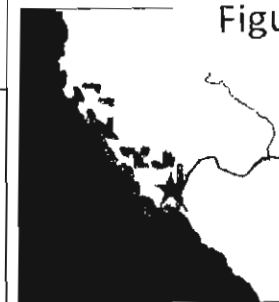
2. The subject property is presently developed with two storage buildings which serve the pre-existing non-conforming commercial forestry /firefighting use on adjacent parcels owned by the Applicant.
3. City water and sewer are not required for the proposed storage building for firefighting equipment. If in the future, this property develops with a commercial use that does require these services, improvements to the water infrastructure will be required. Sewer infrastructure is adequate to serve the parcel.
4. The subject property is currently used for outside storage of firefighting equipment. With the outside storage being transferred to the proposed structure, the impact to adjacent properties will remain the same or be reduced.
5. Storm drainage will need to be taken to drainage facilities on Chetco Avenue, be retained/detained on-site or improvements to existing City infrastructure to accommodate the additional stormwater will be required. Plans to address the additional storm water from new impervious surfaces must be submitted and approved by the City prior to the building permit for the storage structure being issued.
6. Access to the subject property is provided from Alder Street off of Redwood Street. The Brookings Transportation Plan designates Redwood Street with a "A" Level of Service. Currently the Applicant is the only property owner obtaining access from the short section of Alder Street. The zone change will not create any additional traffic.
7. There are no street improvements on Alder Street adjacent to the subject property. Therefore as an option to installing the necessary street improvements, a Deferred Improvement Agreement (DIA) must be recorded prior to the building permit being issued.
8. The Safe Harbor Housing Mix for a city with a population of Brookings' size is 60% low density. The City has 76% of residential properties zoned for low density. Removal of one parcel from residential use will not negatively impact the housing mix.
9. The General Commercial zone allows for dwelling units on upper floors thereby providing potential for additional housing units.

RECOMMENDATION

Staff supports a recommendation of **APPROVAL** of File No. CPZ-1-13 to City Council, based on the findings submitted by the Applicant and the findings and conclusions stated in the staff report.

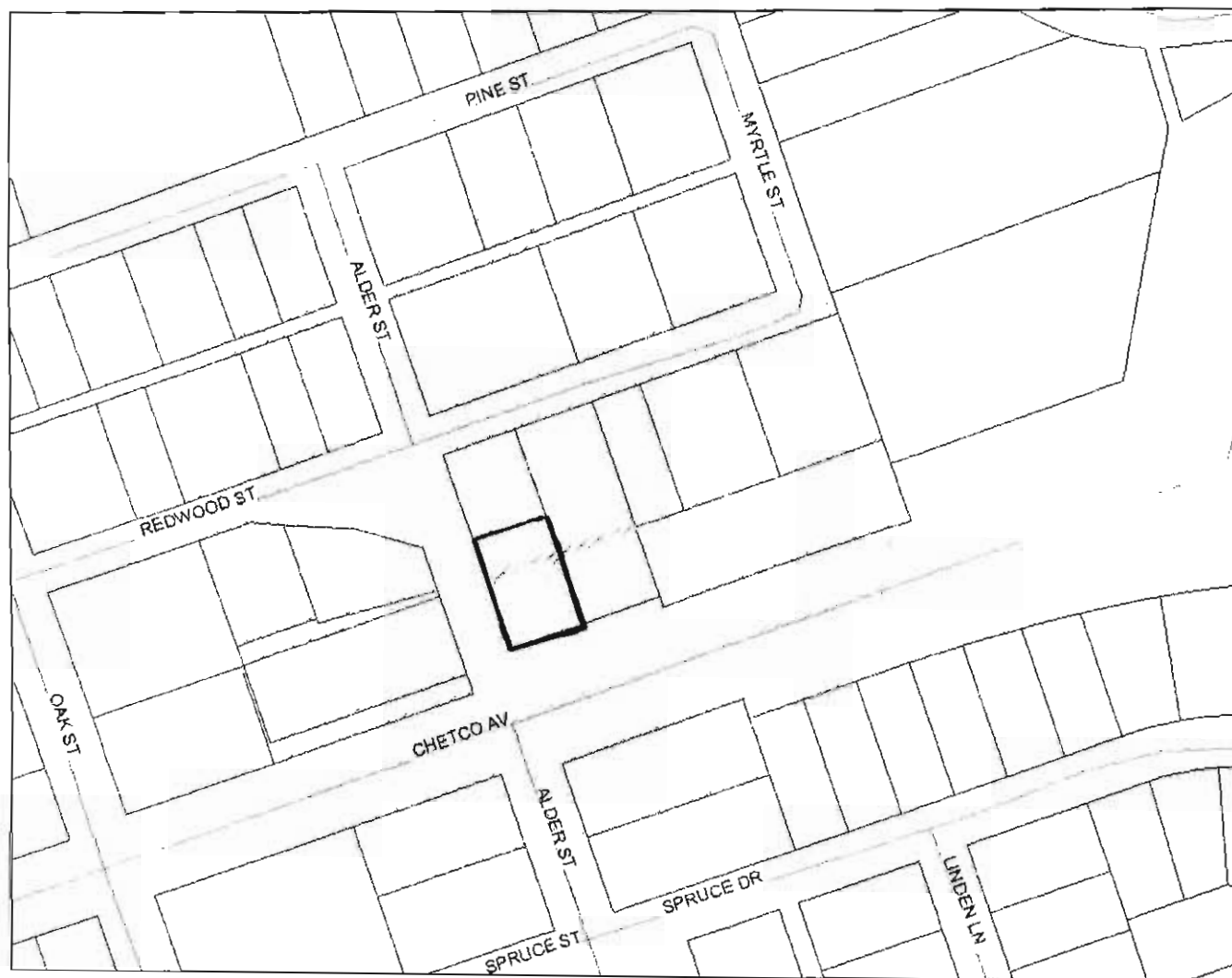
Curry County Enterprise GIS

Figure 1



Legend

- RIVERS
- ROADS
- PARCELS
- ▣ URBAN GROWTH BOUNDARY
- OCEAN



0 200 400 600 ft.

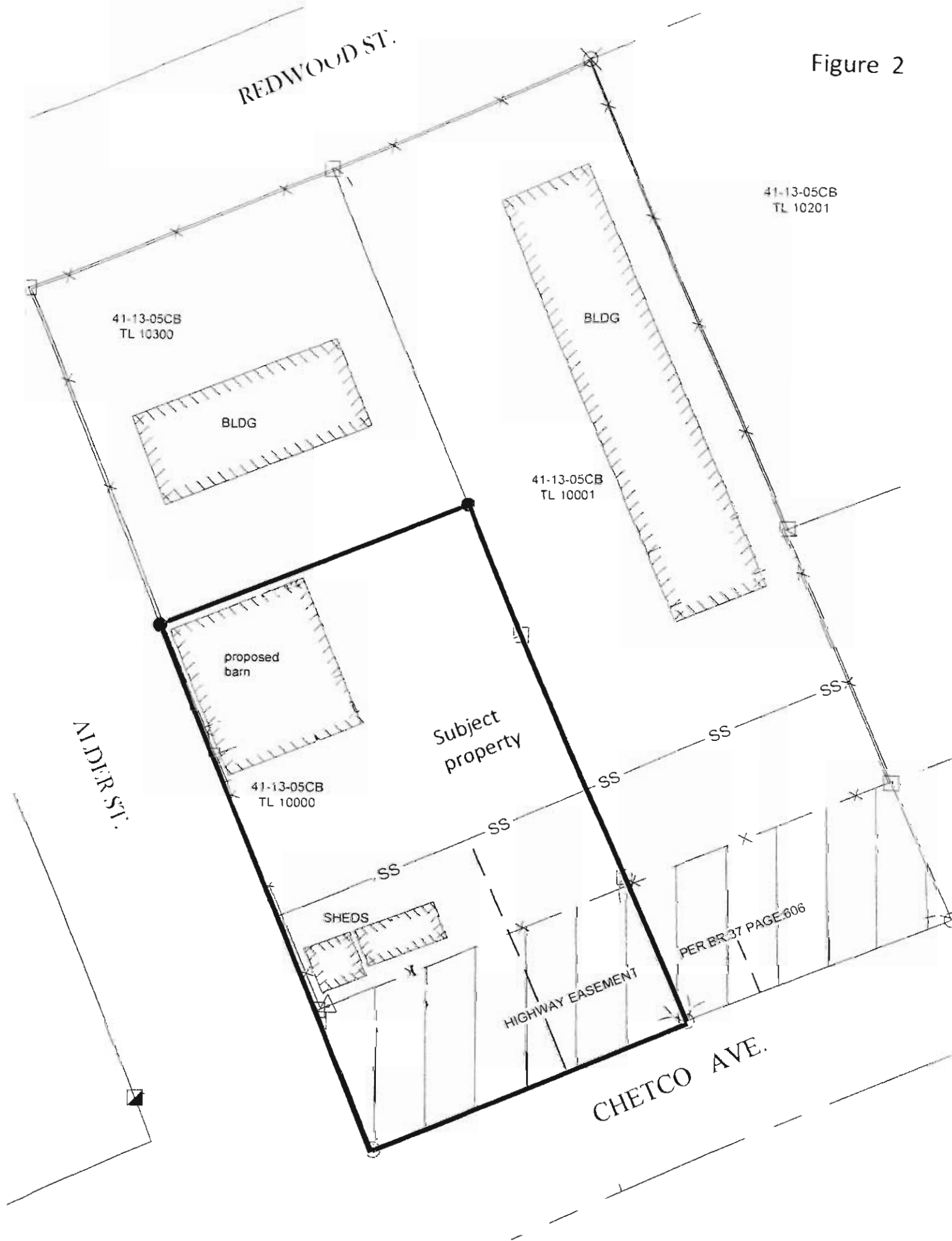
Map center: 42° 3' 16.5" N, 124° 16' 35.2" W



Scale: 1:2,000

This map is a public resource of general information. Use this information at your own risk. Curry County makes no warranty of any kind, expressed or implied, including any warranty of merchantability, fitness for any particular purpose or any other matter.

Figure 2



REQUEST

The applicant is requesting a Comprehensive Plan change from a Residential designation to a Commercial designation and a zone change from Single Family Residential, 6,000 sq. ft. minimum lot size (R-1-6) to General Commercial (C-3), on a 12,020 sq. ft. lot identified as Assessor's Map 41-13-5CB, Tax Lot 10000 and located on the unimproved section of Alder St. north of Highway 101 (Chetco Ave.) The purpose of the zone change is to allow the construction of a truck barn in a location along the westerly boundary. Under the current R-1-6 Zone, the front yard setback is 20 feet, which in this case would be from Alder, and once the barn is constructed, would not allow sufficient area within the lot to maneuver trucks into the barn. (See Exhibit 1).

OWNER/APPLICANT

Coos Forest Protective Association
% Chris Cline
63612 Fifth Rd.
Coos Bay, OR 97420

PROPERTY DISCRIPTION

The subject property is a rectangular shaped parcel with 143.44 feet of frontage on the unimproved section of Alder St. and 83.80 feet of frontage on Highway 101. The easterly boundary is 143.43 feet and the northerly boundary is 83.80 feet. Neither the current county GIS map nor the tax map reflect a recent Lot Line Adjustment that increased the lot area from 9,003.47 sq. ft. to 12,020 sq. ft. A strip about 40 feet wide at the south end of the lot is within the Highway 101 right of way and thus is not usable to the owner. Although the property has frontage on the highway, access from the highway is not possible because of a steep bank that drops from the usable area to the highway. Although the right of way exists for the section of Alder St. between the highway and Redwood St., no street exists in this section because of the steep bank. (See Exhibits 2 and 3).

Access to the property is via a turnout from Redwood St. that extends into the Alder St. right of way, to what was an ally that paralleled the highway but vacated years ago by DV-72 Page: 30-31. A city sewer main crosses the subject property parallel to the highway approximately 70 feet from the sidewalk on the highway. Two sheds are located near the westerly property line and adjacent to the highway right of way easement. Topographically the property is flat with a slight downward slope toward the highway then drops steeply for about 12 feet to the highway grade.

SUROUNDING PROPERTIES

Tax Lot 10300 lies to the north of the subject lot adjacent to Redwood St. and Tax Lot 10001 is adjacent to the subject lot on the east and both are owned by the applicant and zoned R-1-6, but not included in this application. The following is a list of the properties adjacent to the *combined* ownership of the applicant, with zoning, size and use. (See Exhibit 4).

Parcel	Zoning	Size	Use
South of Chetco Ave. 41-13-5CA Tax Lot: 201 Situs: 349 Chetco Ave.	C-3	0.33 Ac.	Fast food restaurant

41-13-5CB Tax Lot: 7600 Situs: 401 Chetco Ave.	C-3	0.26 Ac.	Gas Station
West of unimproved Alder St.			
41-13-5CB Tax Lot: 8000 Situs: Not assigned	C-3	0.10 Ac	Vacant
41-13-5CB Tax Lot: 8001 Situs: Not assigned	C-3	0.38 Ac	Vacant
41-13-5CB Tax Lot: 8100 Situs: 433 Redwood St.	C-3	0.22 Ac	House
41-13-5CB Tax Lot 8200 Situs: Not assigned	C-3	0.07Ac	Vacant
North of Redwood St. West of Alder St.			
41-13-5CB Tax Lot: 9000 Situs: Not assigned	C-3	0.16Ac	Parking Lot
North of Redwood St. East of Alder St.			
41-13-5CB Tax Lot: 9700 Situs: 420 Alder St.	R-1-6	0.43Ac	Former College Campus.
41-13-5CB Tax Lot: 9800 Situs: 408 Redwood St.	R-1-6	0.28Ac	House
East			
41-13-5CB Tax Lot: 10100 Situs: Not assigned	R-1-6	0.46Ac	Vacant
41-13-5CB Tax Lot: 10201	R-1-6	0.15Ac	Vacant

SUBMITTAL REQUIREMENTS

The following is a list of the Submittal Requirements for a Comprehensive Plan/Zone change pursuant to Chapter 17.140.040 of the Brookings Municipal Code and how each is satisfied.

A. A completed land use permit application form.

A land use permit application has been submitted.

B. A description of the subject property, the requested zoning designation, and the proposed uses.

See Request and Property Description above.

C. Compatibility of the proposed zoning designation with the surrounding land uses.

Referring to the list of adjoining properties above, the properties to the northwest, west and south are zoned for commercial development. The two adjoining lots to the east are zoned for residential use but are vacant. The uses on the lots adjoining the applicant's ownership are either vacant or contain a commercial use. The only exceptions are the two lots on the north side of Redwood St. on the east side of Alder. One of these lots contains a house and the other contains a building that has been a library, a college building and is now a Head Start School. The lot directly west of the subject property, although zoned commercial, contains a residence.

Although currently zoned for residential use the subject property and the two other lots in the applicant ownership have traditionally been used for offices and vehicle storage, originally by the Forest Service and now by the current owner. There is no evidence that the property has ever contained a residential use.

Findings

1. The applicant is requesting a Comprehensive Plan change from a Residential designation to a commercial designation and a zone change from R-1-6 to C-3.
2. The subject property has been used for vehicle storage and office uses for many years.
3. The properties to the northwest, west and south are zoned C-3.
4. The properties to the east are vacant
5. The properties to the north are zoned R-1-6 one of which contains a house and the other contains a building that was a former library, a college campus and is now a Head Start School.
6. Access to the subject property is from the west which is in the commercial zone.

Conclusions

The subject property has been used in a commercial nature for many years and has had no impact on the vacant lots to the east. The library/college/Head Start building in the R-1-6 zone to the north across Redwood St. is more of a commercial use than residential. Only one lot in the residential zone north of Redwood, that can be considered to adjoin the subject property, contains a residential use. All other adjoining lots are commercially zoned and are either contain a commercial use or are vacant except for one lot which contains a nonconforming residence. The requested commercial zone is more appropriate zoning for the subject property than the current residential zone and is compatible with all of the surrounding use.

D. Impacts on city services and streets serving the area.

The requested plan and zone change will not result in a change of use on the subject property. As described above the property has for many years been used for office and vehicle storage, first by the U. S. Forest Service and now by the applicant. The only new use will be the

construction of a truck barn on the subject lot. This building will not contain any facility using water or sewer service.

Although the requested commercial zoning would allow a wide range of commercial uses, the existing use is not likely to change in the future. The location of the lot and the nature of the access to the lot is a limiting factor and would not appeal to uses that depend on walk in clientele and thus not likely to generate a significant amount of vehicular traffic. Any traffic that may be generated by any future use will enter the property from that portion of Redwood St. that is within the commercial zone and thus would not enter the residential area.

Findings

1. The proposed truck barn will not contain any facility that will use water or sewer service.
2. Access to the subject property is via a turnout off of Redwood St.
3. Although the property fronts on Highway 101, for topographical reasons, access from the highway is not feasible.
4. The applicant has provided service provider forms from the City Fire Department, City Public Works Department and Coos Curry Electric Coop.
5. Pursuant to the City's Transportation System Plan (TSP), Redwood St. has capacity for 6,000 vehicular trips per day and in 2006 had an average of 700 trips.
6. The TSP projects the same average trips per day and street capacity in the future.

Conclusions

Because the new truck barn will not need or contain water or sewer facilities the impact on city water and sewer service will not be impacted. The existing use on the subject property is not likely to change in the future. Due to the subject lots location and the nature of access to the lot, it is not likely to appeal to uses that would generate significant amounts of vehicular traffic if the existing use should change in the future. The city's TSP indicates that Redwood St. has an existing Level of Service of A which is the best rating and is projected to retain that level in the future. The proposed zone change will not generate a significant impact on city services or on city streets.

- E. Statement and supportive evidence indicating the manner in which the proposed zone change amendment is in conformance with the comprehensive plan for the city of Brookings, applicable provisions of this code, and any applicable statewide planning goals.*

See Findings and Conclusions below.

- F. The application shall be accompanied by a nonrefundable filing fee in the amount established by general resolution of the city council. [Ord. 09-O-631 § 2; Ord. 93-O-446.N § 6; Ord. 89-O-446 § 1. Formerly 17.140.030.]*

An application fee has been submitted with this proposal.

FINDINGS AND CONCLUSIONS

Goal 1. Citizen Involvement

To provide a citizen involvement process that ensures the opportunity for citizens to be involved in all phases of the planning process.

The findings and policies of Goal 1 are directed primarily to the review of the Comprehensive Plan itself. Provisions for public involvement for quasi-judicial hearings can be found in Chapter 17.84, Public Hearings Notice Procedures, of the Land Development Code.

Finding

Chapter 17.84, Public Hearings Notice Procedures, subsection .040 states “The Notice of Public hearing for quasi-judicial hearing shall be published in a news paper of general circulation in the City of Brookings. The notice and a map showing the location of the subject property will also be mailed to all property owners within 250 feet of the subject property.”

Conclusion

State law and the City’s Land Development Code, which is deemed to be in compliance with state law, requires a “Notice of Public Hearing” to be published in a local newspaper and mailed to property owners within 250 feet of the subject property, thus by doing so, the city meets the requirements of Goal 1 in this quasi-judicial matter.

Goal 2. Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Goal 2 establishes procedures and process under which all land use decision are reviewed and evaluated and other than providing procedure, does not have relevant content to any specific land use application.

Goal 3 and 4. Agricultural Lands and Forest Lands

To cooperate with the County in the preservation and maintenance of agricultural lands.

To support and cooperate with the County in its efforts to protect Forest Lands.

The subject property is not designated as either Agricultural or Forest Land and thus these goals does not apply.

Goal 5. Open Spaces, Scenic and Historic Areas and Natural Resources

To conserve open space and protect natural, scenic resource, cultural, and historic areas while providing for the orderly growth and development of the City.

Findings

1. The subject property is currently zoned Single Family Residential, 6000 sq. ft. minimum lot size (R-1-6).
2. The applicant is requesting a Comprehensive Plan change and zone change to a Commercial designation and the General Commercial (C-3) Zone.
3. The subject property is not designated as open space lands or as having scenic, historic or natural resources.

Conclusion

The subject property is currently and will continue to be used for an urban purpose under the requested zone change. The subject designated by the Comprehensive Plan for urban use.

Goal 6. Air, Water and Land Resource Quality

To maintain and improve the quality of the air (including the control of noise pollution), water and land resources of the Brookings area.

The findings and conclusions for Goal 5, above, apply to Goal 6 also. The current zoning and requested zoning are urban uses. Issues of air and water quality have been considered when the property was designated for urban use. Mitigation of issues that may arise with the type of development that may be placed on the property can be accomplished through the building codes and good building practices.

Goal 7. Areas Subject To Natural Disasters and Hazards

To protect life and property from natural disasters and hazards.

Finding

1. The subject property is not listed on the city or county Rapidly Moving Landslide Maps.
2. The subject property is not in a designated hazard area as shown on county maps.

Conclusion

The subject property is in compliance with Goal 7.

Goal 8. Recreational Needs

To satisfy the recreational needs of the citizens of the Brookings area, State and visitors.

Finding

The subject property is currently designated and zoned for urban development other than recreational uses.

Conclusion

The proposed zone change will not impact recreational needs of the community.

Goal 9. Economy

To diversity and improve the economy of the Brookings area.

Findings

1. The applicant is requesting a Plan/Zone change from the Residential designation to a Commercial designation and from the R-1-6 Zone to the C-3 Zone.
2. The existing use on the subject property will not change except that the zone change will allow the construction of a truck barn on the property.

Conclusion

The reason for the requested plan/zone change is to allow the construction of a truck barn on the property. The truck barn will allow the housing of vehicles that are currently parked in the open. The only impact that the request will have on the economy of the area is positive in that it will provide jobs while the truck barn is being constructed.

Goal 10. Housing

Provision of varied housing types that are safe, sanitary and adequate for all residents of the community.

the level of service or the functional classification of Redwood St. Potential commercial uses in the future are, as stated above, largely limited by the location of and the access to the subject site. If in the event the existing use should cease and new commercial use proposed for the site, access and impact on the street should be considered at that time.

Goal 13. Energy Conservation

To conserve energy.

Finding

1. The applicant is proposing the construction of a truck barn.

Conclusion

Energy Conservation measures can be accomplished through the building code and good building practices.

Goal 14. Urbanization

To provide for the orderly and efficient transition of land within the Urban Growth Boundary from rural to urban uses.

Finding

The subject property is within the city limits and is designated and zoned for urban development.

Conclusion

The proposed Plan/Zone change will not change the fact that the property is designated for urban development.

Goal 16. Estuarine Resources

Goal 17. Coastal Shorelands

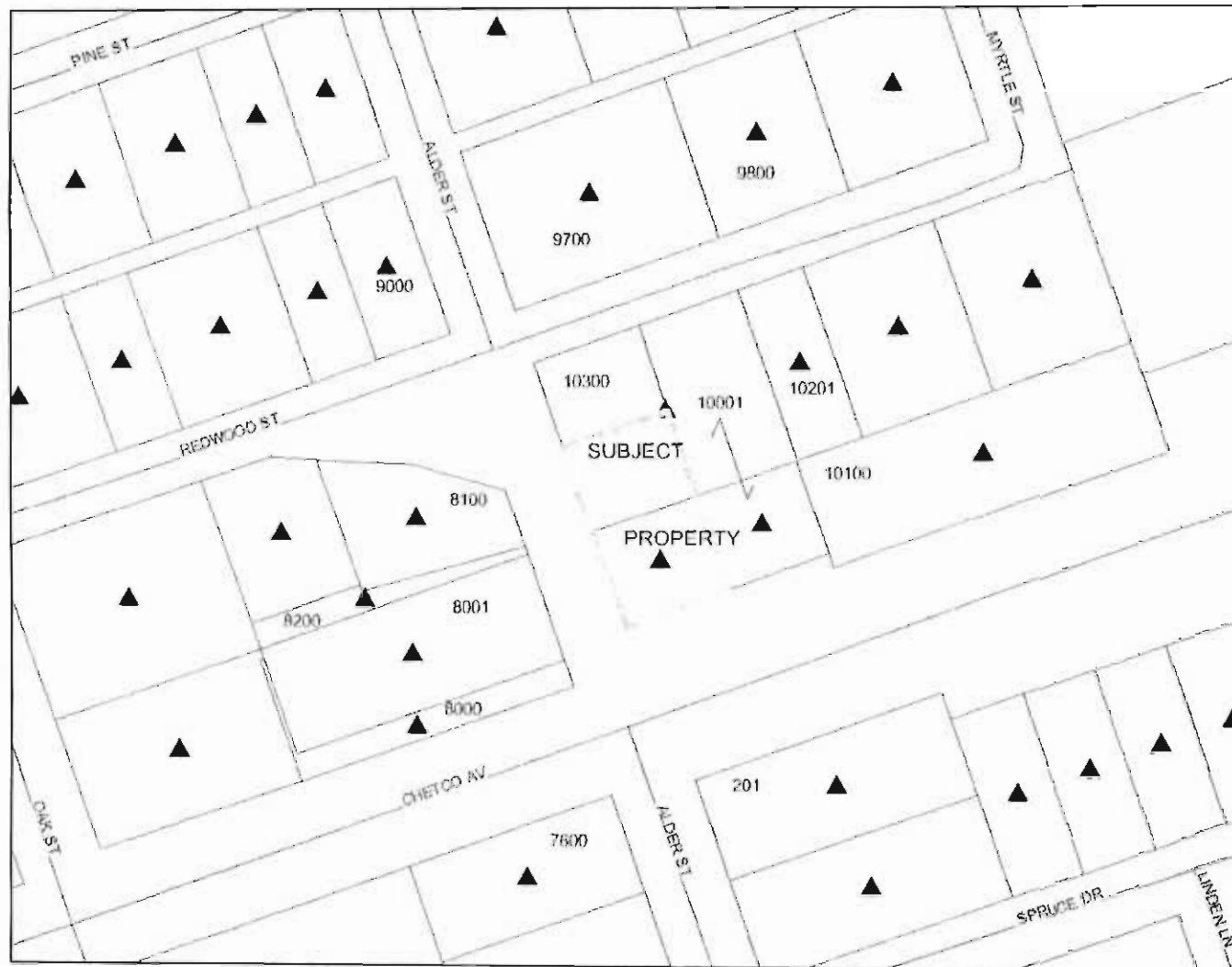
Goal 18. Beaches And Dunes

The subject property is not located on or within the near vicinity of an estuary, shoreland, beach, or dunes and the proposed Plan/Zone change will generate any greater impact on these areas that does not already exist.

Overall Conclusion

The propose Comprehensive Plan change from a Residential designation to a Commercial designation and a zone change from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) to C-3 (General Commercial) is consistent will all of the goals and policies of the City's Comprehensive Plan.

EXHIBIT 1 SUBJECT PROPERTY



Legend

- TOWNSHIPS
- SITES
- ASSESSMENT
- ROADS
- PARCELS
- CITY LIMITS
- URBAN GROWTH BOUNDARY

0 140 280 420 ft.

Map center: 42° 3' 15.9" N, 124° 16' 36.6" W

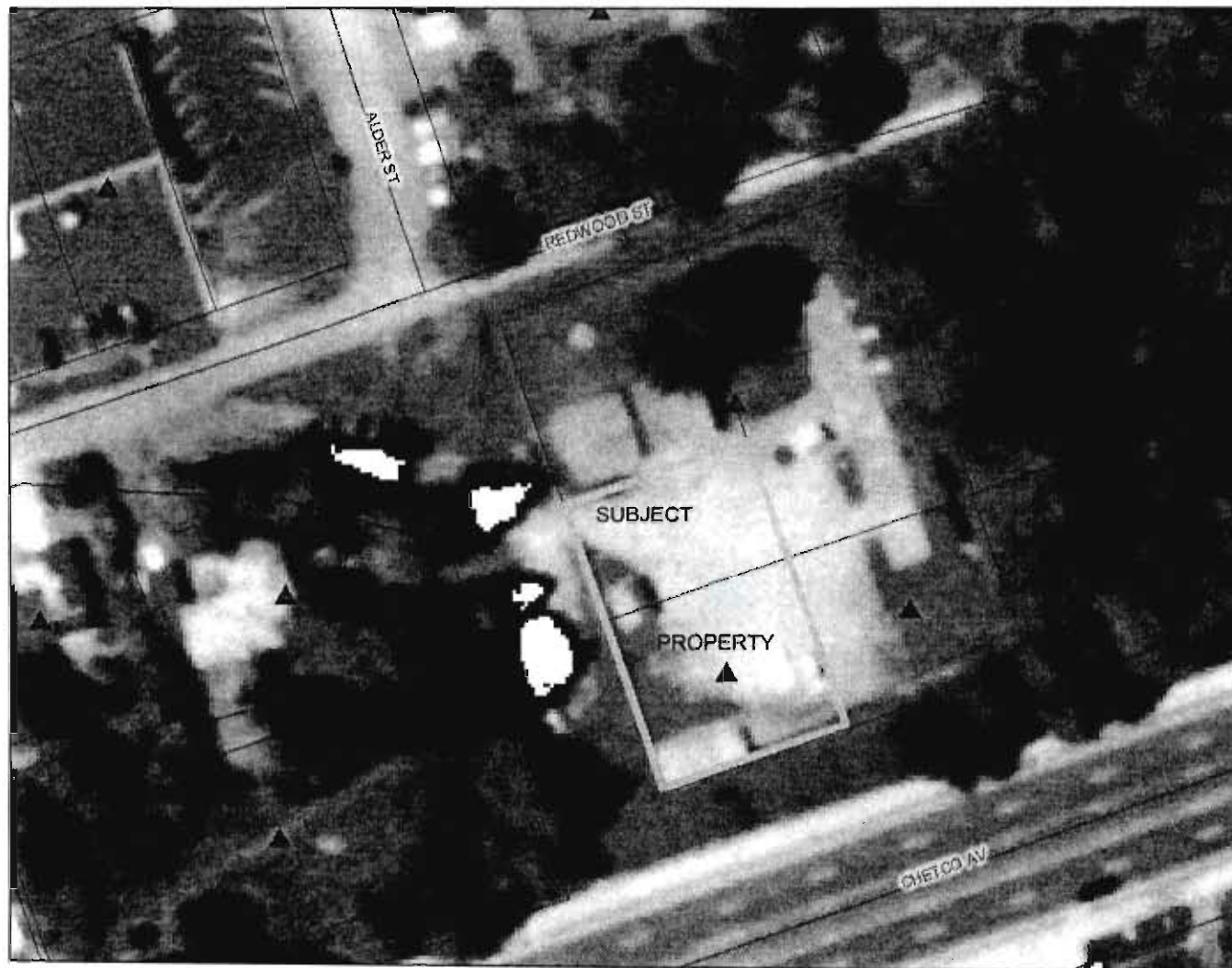


Scale: 1:1,471

This map is a public resource of general information. Use this information at your own risk. Curry County makes no warranty of any kind, expressed or implied, including any warranty of merchantability, fitness for any particular purpose or any other matter.

Notes: The county C/S and the Tax Maps do not show the correct property lines for T/Ls 10000, 10001 & 10300

EXHIBIT 2



Legend

- TOWNSHIPS
- SITUS
- ASSESSMENT
- ROADS
- PARCELS
- CITY LIMITS
- URBAN GROWTH BOUNDARY

0 80 160 240 ft.

Map center: 42° 3' 16.18" N, 124° 16' 36.91" W

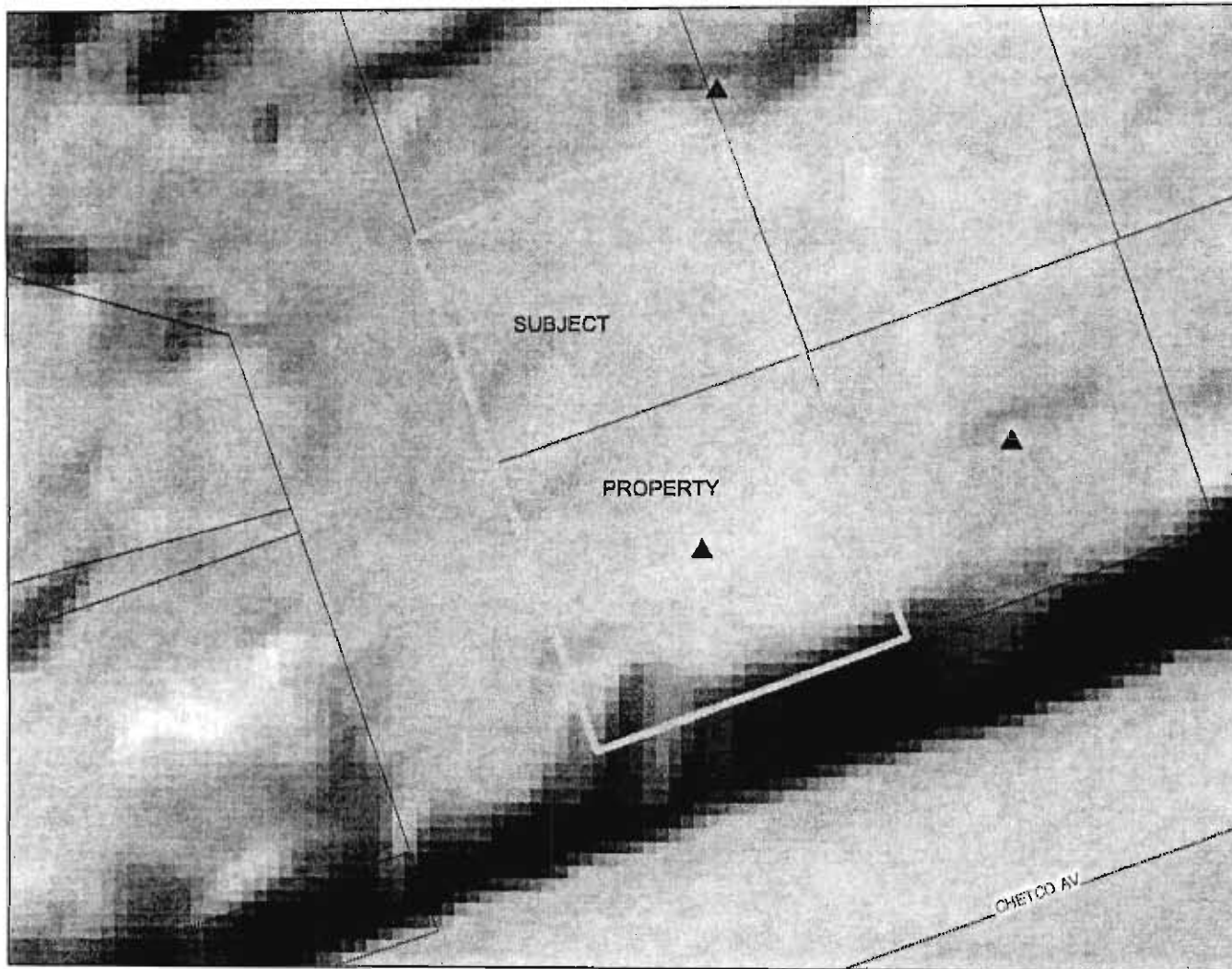


Scale: 1:818

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Notes: See note on Exhibit 1

EXHIBIT 3 Ground Lidar



Legend

-  TOWNSHIPS
-  SITUS
-  ASSESSMENT
-  ROADS
-  PARCELS
-  CITY LIMITS
-  URBAN GROWTH BOUNDARY

0 45 90 135 ft.

Map center: 42° 3' 15.60" N, 124° 16' 36.58" W



Scale: 1:484

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EXHIBIT 4 Zoning



Legend

- TOWNSHIPS
- SITUS
- ASSESSMENT
- ROADS
- PARCELS
- BROOKINGS ZONING**
- C-3
- C-4
- I-P
- M-2
- MPD
- P/OS
- PO-1
- R-1-10
- R-1-12
- R-1-6
- R-1-8
- R-2
- R-3
- R-MH
- SR-20
- CITY LIMITS
- URBAN GROWTH BOUNDARY

0 90 180 270 ft.

Map center: 42° 3' 15.7" N, 124° 16' 36.6" W



Scale: 1:967

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City of Brookings

FIRE / RESCUE

898 Elk Drive, Brookings, OR 97415

(541) 469-1142 Fax (541) 469-3650

TTY (800) 735-1232

jwatson@brookings.or.us

2/26/2013

415 Redwood Street, Coos Forest Protective Agency

From a fire point of view I can't think of any thoughts or concerns with this project that should keep it from going forward.

Jim Watson
Operations Fire Chief
Brookings Fire & Rescue

Your Safety Is Our Business

America's
Wild Rivers
COAST
101 MILES OF NATURE'S BEST

UTILITY CONFIRMATION FORM

This form must be signed by Coos-Curry Electric, the electric utility provider, and then submitted with your application. Bring a copy of your plot plan or plat when discussing your proposal with the utility provider.

I. Application Information – This section to be filled out by applicant

Applicant Name: COOS FOREST PROTECTIVE ASSOCIATION Date: 2-25-13

Assessor Map #: 41-13-05CB Tax Lot: 10000

Site Address: 415 REDWOOD ST BROOKINGS OR 97415

Proposal: Subdivision/ Partition Variance
Conditional Use Permit ☒ Other ZONE CHANGE
10X36' TRUCK BARN

II. Utility Provider Confirmation:

Utility Provider: Coos Curry Electric Coop Inc.

I have reviewed the above referenced proposal and can confirm that the subject property is within this utility provider's district boundary and service can be provided. Any needed extension of service lines and all applicable fees and required charges have been discussed with the applicant.

Signature: Walter Graham Title: Staking Engineer

Date: 3-4-13

CITY OF BROOKINGS

Public Works Department

898 Elk Drive, Brookings, OR 97415

Telephone - 541.469.1135

FAX - 541.469.3650

Attachment D

FOR CITY USE ONLY:

Date - 02-26-13 to Admin Services

Date - to Planning

Date - to PW

Final Approval

Date - N/A to Building

Applicant notified:

WATER/SEWER/STORM DRAIN SERVICE AVAILABILITY REQUEST

Depending on the research required requests may take up to 10 days to process.

Applicant: COOS FOREST PROTECTIVE ASSOC Date: 2-25-13

Telephone: (541) 247 6241 Fax: (541) 247 0222 email:

Current Property Owner: SAME

Property Address: 415 REDWOOD Map & Tax Lot No. 41-13-05CB T/L 10000

Is the property located within the current City Limits? YES NO* *If no, DIA forms required.

Does property have a well? YES NO ♦If yes, backflow protector will be required.

Describe project and proposed sized of piping to serve development:

ZONE CHANGE

BUILD TRUCK BARN

Are you requesting service at this time? If yes, complete service request form. YES NO

For City Use Only:

Administrative Services

Is there a current water account/service for this property? YES/How many 1 NO

Is there a current sewer account/service for this property? YES/How many 1 NO

Are there any liens on this property? YES NO

Planning

★Out of city limits. DIA Forms Submitted: YES NO In UGB: YES NO

Public Works

Location and size of existing infrastructure: Adequate?

Water: 2" COPPER ON REDWOOD NOT ADEQUATE YES NO

Sewer: 8" CONCRETE ON ALDER 8" PVC ON SITE YES NO

Stormdrain: 18" CMAA ROTTEN OUT BOTTOM YES NO

Additional Comments: THERE ISNT A UTILITY CASIMENT OVER 8" PVC SEWER. TYPICALLY THIS WOULD HAVE A 15' CITY UTILITY CASIMENT. PW WOULD LIKE OWNER NOT CONSTRUCT PERMITTABLE STRUCTURE WITH 7.5' OF SEWER MAINLINE

Building

Pay Backs: \$ SDC's: \$ + bld when plans submitted - SDC for storm water Other: 8 STREETS AS NO

Backwater Valve Required YES NO plumbing in building

Attach/Draw Site Location Map with cross streets, etc. on back of this form

REDWOOD ST.

(N 68°10'00" E 157.00')³
(N 68°02'53" E 155.87')²
(N 68°02'53" E 155.87')

72.07'
(72.07')²

41-13-05CB
TL 10201

41-13-05CB
TL 10300

(20)

BLDG

BLDG

(19)

41-13-05CB
TL 10001

SEE DETAIL "C"

NEW LINE
S 68°02'53" W 83.80'

proposed barn

VACATED ALLEY
PER DV:72 PAGE:30-31

OLD LINE
LINES TO BE VACATED

41-13-05CB
TL 10000

(1)

SHEDS

SEE DETAIL "B"

L1
TIE

HIGHWAY EASEMENT

PER BR:37 PAGE:606

S 68°02'22" W 155.31'
(S 68°02'22" W 155.31')²
(S 68°10'00" W 156.00')³

777+00

U.S. HWY 101

ENGINEERS STA.
776+00.17 7000' LEFT

ROBERTS & ASSOCIATES HAS NOT MADE AN



Oregon

John A. Kitzhaber, M.D., Governor

Attachment E

Department of Transportation

Region 3 Planning

3500 NW Stewart Parkway

Roseburg, OR, 97470-1687

Phone: 541.957.3692 / Fax: 541.672.6148

Thomas.Guevara@odot.state.or.us

Donna Colby-Hanks, Planning Director
City of Brookings Planning
898 Elk Drive
Brookings, OR 97415

April 25, 2013

Re: **Coos Forest Protective Association C-3 Zone Change (CPZ-1-13)**

Donna
Ms. ~~Colby-Hanks~~:

Thank you for sending agency notice of a proposed Zone Change from Single Family Residential (R-1-6) to C-3 (General Commercial) located on Alder Street, approximately 93 feet south of the Alder Street and Redwood Street intersection (Map 41-13-05CB Tax Lot 10000). It's my understanding the subject property has historically been used as the United States Forest Service (USFS) Compound for offices, warehouses, woodshops and storage of related equipment. The proposed commercial zone change is necessary to accommodate a storage building with adequate backing and turning area for fire trucks.

We reviewed the proposed land use change and determined that C-3 land uses do not significantly affect US 101. Although Alder Street is platted to connect to US 101, the topography does not make connection practical. Moreover, the City's Transportation System Plan (TSP) does not identify a connection for Alder Street to US 101. Please be advised that a traffic analysis may be required for any future land use changes that intensify traffic demand on US 101 and/or a TSP amendment to connect Alder Street to the highway.

Please enter this letter into the public record and send me a copy of the City's final decision.

Sincerely,

Thomas Guevara Jr.
THOMAS GUEVARA JR.
Development Review Planner

CC: RVDRT

**BEFORE THE CITY COUNCIL
CITY OF BROOKINGS, COUNTY OF CURRY
STATE OF OREGON**

In the matter of City Council File No. CPZ-1-13;	)	Final ORDER
application for a Comprehensive Plan and Zone	)	and Findings of
Change; Chris Cline, Coos Forest Protective	)	Fact
Association, Applicant.	)	

ORDER approving an application for a Comprehensive Plan designation change from Residential to Commercial and a zone change from R-1-6 (Single-family Residential) to C-3 (General Commercial), on a .28 acre parcel located on Assessor's Map 41-13-05CB, Tax Lot 10000; Zoned R-1-6 (Single-family Residential).

WHEREAS:

1. The Planning Commission duly accepted the application filed in accordance with Chapter 17.140, Amendments, Brookings Municipal Code; and,
2. The Brookings Planning Commission duly considered the above described application on the agenda of its scheduled public hearing on May 7, 2013; and,
3. Recommendations were presented by the Planning Manager in the form of a written Staff Report dated April 25, 2013, and by oral presentation, and evidence and testimony was presented by the Applicant at the public hearing; and,
4. At the conclusion of said public hearing, after consideration and discussion of testimony and evidence presented in the public hearing, the Planning Commission, upon a motion duly seconded, accepted the Staff Report and recommended that the City Council approve the request; and,
5. The Brookings City Council duly considered the above described application in a public hearing at a regularly scheduled public meeting held on May 28, 2013, and it is a matter of record; and,
6. At the conclusion of said public hearing, after consideration and discussion of testimony and evidence presented in the public hearing, the City Council, upon a motion duly seconded, accepted the Planning Commissions recommendation.

THEREFORE, LET IT BE HEREBY ORDERED that the application for an amendment/ zone change on the subject parcel is approved. This approval is supported by the following findings and conclusions:

FINDINGS and CONCLUSIONS

1. Applicant has filed a complete application requesting a Comprehensive Plan/ Zone Change from Residential (R-1-6) to Commercial (C-3) on the .28 acre subject property. The application is supported by findings of fact and conclusion of law and evidence submitted by Applicant's Representative as well as Staff's analysis addressing the criteria as found in the staff report for CPZ-1-13 and included by this reference.

2. The subject property is presently developed with two storage buildings which serve the pre-existing non-conforming commercial forestry /firefighting use on adjacent parcels owned by the Applicant.
3. City water and sewer are not required for the proposed storage building for firefighting equipment. If in the future, this property develops with a commercial use that does require these services, improvements to the water infrastructure will be required. Sewer infrastructure is adequate to serve the parcel.
4. The subject property is currently used for outside storage of firefighting equipment. With the outside storage being transferred to the proposed structure, the impact to adjacent properties will remain the same or be reduced.
5. Storm drainage will need to be taken to drainage facilities on Chetco Avenue, be retained/detained on-site or improvements to existing City infrastructure to accommodate the additional stormwater will be required. Plans to address the additional storm water from new impervious surfaces must be submitted and approved by the City prior to the building permit for the storage structure being issued.
6. Access to the subject property is provided from Alder Street off of Redwood Street. The Brookings Transportation Plan designates Redwood Street with a "A" Level of Service. Currently the Applicant is the only property owner obtaining access from the short section of Alder Street. The zone change will not create any additional traffic.
7. There are no street improvements on Alder Street adjacent to the subject property. Therefore as an option to installing the necessary street improvements, a Deferred Improvement Agreement (DIA) must be recorded prior to the building permit being issued.
8. The Safe Harbor Housing Mix for a city with a population of Brookings' size is 60% low density. The City has 76% of residential properties zoned for low density. Removal of one parcel from residential use will not negatively impact the housing mix.
9. The General Commercial zone allows for dwelling units on upper floors thereby providing potential for additional housing units.

LET IT FURTHER BE OF RECORD that the City Council APPROVED the requested Comprehensive Plan and Zone Change requested by File # CPZ-1-13.

Dated this 28th day of May, 2013.

Ron Hedenskog, Mayor

ATTEST:

Donna Colby-Hanks, Planning Manager



DEPT OF

JUN 03 2013

LAND CONSERVATION
AND DEVELOPMENT

CITY OF BROOKINGS

898 Elk Drive
Brookings, OR 97415
Ph:(541) 469-2163 Fax:(541) 469-3650

TO: Plan Amend Specialist
DLCD
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540

