



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

02/01/2011

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 003-10

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, February 16, 2011

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: Dianne Morris, City of Brookings
Gloria Gardiner, DLCD Urban Planning Specialist
Dave Perry, DLCD Regional Representative
Angela Lazarean, DLCD Urban Planner
Gloria Gardiner, DLCD Urban Planning Specialist

<paa> YA

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DEPT OF

JAN 27 2011

LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **City of Brookings**

Local file number: **CP-2-10**

Date of Adoption: **1/24/2011**

Date Mailed: **1/25/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 9/9/2010

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".

Changes to the Comprehensive Plan and a replacement Public Facilities Plan to reflect new language in the City/County UGA Joint Management Agreement and recently signed. The replacement PFP updates utility information and references utility master plans.

Does the Adoption differ from proposal? Yes, Please explain below:

There are some minor word changes.

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **N/A**

to:

Location: **N/A**

Acres Involved:

Specify Density: Previous: **N/A**

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...

45-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. _____

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

None.

Local Contact: **Dianne Morris**

Phone: (541) 469-1138 Extension:

Address: **898 Elk Dr.**

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

City: **Brookings**

Zip: **97415-**

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

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST**.

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON

ORDINANCE NO. 11-O-678

IN THE MATTER OF ORDINANCE 11-O-678, AN ORDINANCE ADOPTING REVISION TO THE CITY OF BROOKINGS COMPREHENSIVE PLAN, GOAL 11, PUBLIC FACILITIES AND SERVICES; GOAL 14, URBANIZATION; AND ADOPTING A NEW PUBLIC FACILITIES PLAN. THIS EFFECTIVELY REPEALS THE PREVIOUS PUBLIC FACILITIES PLAN CREATED BY ORDINANCE 02-O-548 AND ALL SUBSEQUENT REVISIONS.

Sections:

- | | |
|------------|------------------|
| Section 1. | Findings |
| Section 2. | Amendments |
| Section 3. | Severance Clause |
| Section 4. | Effective Date |

The City Council for the City of Brookings ordains as follows:

Section 1: Findings

1. Portions of Goals 11 and 14 of the Brookings Comprehensive Plan are in need of updating and amendment. Those portions of the Plan in need of amendment are attached hereto and incorporated by reference.
2. The Public Facilities Plan is also in need of updating. The City has approved Sewer, Water, and Stormdrainage Master Plans which are now incorporated by reference in a new Public Facilities Plan which replaces the previous version of this document
3. Staff sent the 45 day notice to DLCD as required under ORS 197.610 for post acknowledgment plan amendments for the proposed changes to the Comprehensive Plan and Public Facilities Plan.
4. Staff conducted a public hearing before the Brookings City Planning Commission on November 2, 2010. The Commission recommended approval to the City Council.
5. Following public notice, as required by law, the Brookings City Council conducted a hearing on the proposed amendments on Monday, December 13, 2010 at 7:00 P.M. at the Brookings City Hall. A continuance was requested and opportunity was given for additional

written testimony. The hearing was continued on Jan. 10, 2011 and approval was given to the Comprehensive Plan revisions and replacement of the Public Facilities Plan that are attached hereto and incorporated by reference.

Section 2 Amendments

The City of Brookings Comprehensive Plan (Ordinance No. 10-O-669, previously the most recent revision) is amended as shown by the attached changes in the Comprehensive Plan, and by adopting the attached Public Facilities Plan.

Section 3: Severance Clause

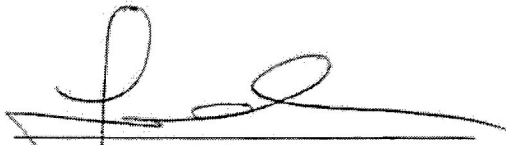
If any section, subsection, sentence, clauses or phrases of this ordinance is, for any reason, held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4: Effective Date:

This ordinance shall take effect 30 days following its passage.


First reading: January 24, 2011
Second reading: January 24, 2011
Passage: January 24, 2011
Effective date: February 23, 2011

Signed by me in authentication of its passage this 25th day of January, 2011.



Mayor Larry Anderson

ATTEST:



City Recorder, Joyce Heffington

GOAL 11 PUBLIC FACILITIES AND SERVICES

GOAL:

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

FINDINGS:

1. The City has adopted a Public Facilities and Services Plan that establishes the framework for the distribution of water and sanitary sewer services and storm drainage systems throughout the expanded Urban Growth Boundary.
2. The City has adopted a Water Master Plan/Conservation Management Plan.
3. The City has adopted a Water Curtailment ordinance that provides the city with the mechanisms to curtail water use in emergencies, including low surface water flows in the Chetco River.
4. On January 12, 2009, the City adopted the "Storm and Surface Water Facilities Plan for Brookings-Harbor Area." New policies from this Plan are found in the "Public Facilities Plan for Urban Growth Expansion."
5. In March, 2008, the City adopted a Wastewater Facility Plan.
6. The city currently provides the following facilities and services within the City Limits:

A. Public Works

- 1) Water Treatment - 2.2 to 2.6 mgd capacity.
- 2) Water Distribution, Pumping and Storage - (Total connections 3,131; 2,711 within the city limits and 420 out side city limits, June 30, 2010).
- 3) Wastewater Treatment – 15.4 mgd peak wet weather capacity. The yearly average flow is 1.42 mgd. The service area includes the incorporated area of Brookings plus the Harbor Sanitary District to the South. (Total of 2,228 connections within the City limits. The Harbor Sanitary District has approximately 895 connections, which are pumped to the City's treatment plant, July 8, 2010).
- 4) Wastewater Collection and Pumping - All public facilities within the city limits are the responsibility of the City of Brookings. All such facilities in the Harbor Sanitary District are owned, operated and maintained by that district.
- 5) Street and Infrastructure Maintenance - The City's Public Works Department provides maintenance of City streets, water mains, sewer

mains, storm drains, and other infrastructure systems.

B. Solid Waste Removal - is presently done by franchised contract

C. Fire Prevention and Protection Services

These services are provided with two paid employees (Chief and Assistant Chief) and 40 volunteers. Ratings outlined in the Inventory document show an adequate program with primary need being in the area of improved water system.

D. Police Protection

- 1) Existing police facilities in the city hall are presently adequate as a base of operations.
- 2) If population growth exceeded significantly the number projected or if the city boundaries were considerably expanded through annexation, or if the incident of crime jumped radically, it is conceivable that new facilities and additional manpower might be required.

E. Parks and Recreation Facilities and Services

- 1) One state park, Harris Beach State Park, is located within the City of Brookings. See adopted Harris Beach Master Plan, 2003.
- 2) The city owns and maintains approximately 54.4 acres of parkland.
 - a. Azalea Park (formally Azalea State Park)
 - 33.2 acres
 - 2 Softball fields
 - Outdoor amphitheater/bandshell
 - 2 Volleyball Courts
 - Kidtown (.25 ac.)
 - Walking and biking trails
 - Capella by the Sea (weddings and passive meditation)
 - Gazebo
 - 4 Horseshoe pits
 - 2 Bar-ba-que grills
 - 11 Picnic tables
 - Flower garden/natural area
 - Restroom facilities
 - Snack shack
 - b. Bud Cross Park
 - 6.4 acres
 - 3 lighted tennis courts
 - 2 baseball fields
 - swimming pool and bathhouse
 - restroom facilities
 - concession stand
 - Skate park
 - 3 Picnic tables
 - Basketball courts
 - c. Chetco Point Park
 - 8.9 acres
 - walking trails
 - 5 picnic tables
 - ocean access/ beach access
 - 4 Horseshoe pits
 - Fire pit
 - Restroom facilities
 - 4 Seating benches
 - d. Easy Manor Park
 - .8 acres
 - 2 Bar-ba-que grills

- playground facilities (remodeled in 2010)
- 4 Picnic tables
- 4 Seating benches
- Restroom facilities
- e. Stout Park
 - 3.3 acres
 - walking paths
 - 8 Seating benches
 - Model railroad garden
 - Manley Arts Center
- f. Numerous mini parks around the City (pocket parks).

3) The City adopted a Parks Master Plan in Aug., 2002. This Plan is incorporated herein by reference.

F. Other facilities and services provided in the City of Brookings are

- 1) Schools
- 2) Transportation for the elderly.
- 3) Regional recreational facilities such as state parks and harbor facilities.

7. The following entities will provide services outside of the city limits within the Urban Growth Boundary.

A. Wastewater Collection

- 1) The Harbor Sanitary District.
 - a. Collects wastewater within their district south of the Chetco River and pumps to the City's wastewater treatment plant.
 - b. Has stated, expansion of the District will only occur when it is in compliance with the Districts adopted Growth Management Policy (Resolution 07-18-R).
- 2) The City of Brookings
 - a. Will provide wastewater collection in the Urban Growth Boundary, south of the Chetco River outside of the Harbor Sanitary District boundaries when land is annexed to the city.
 - b. Will provide wastewater collection in the Urban Growth Boundary north of the Chetco River when land is annexed to the city.

B. Water Distribution

- 1) The Harbor Water District People's Utility District
 - a. Pumps from an intake on the south bank of the Chetco River.
 - b. District boundaries include the entire Urban Growth Boundary expansion south of the Chetco River except for the areas north of its intake facility and the top of the Harbor Hills.
 - c. Is willing to expand its boundaries to include the entire Urban Growth Boundary south of the Chetco River.
- 2) The City of Brookings
 - a. The City currently provides water service to some areas of the Urban Growth Boundary north of the Chetco River.

- b. The City will provide service to the entire Urban Growth Boundary north of the Chetco River.
- c. Due to City Charter language, the City must provide water service to properties in the Urban Growth Area that want to annex unless the legal voters of the City authorize another water provider to serve.

C. Fire Protection

- 1) Brookings Rural Fire Protection District.
 - a. Is located around the City in the area north of the Chetco River.
 - b. Is served under contract by the Brookings Fire Department
- 2) Harbor Rural Fire Protection District
 - a. Provides service to the entire Urban Growth Boundary south of the Chetco River.
 - b. Fire station is located on Benham Lane.

D. Police protection

All of the Urban Growth Boundary outside of the city limits is provided police protection by the Curry County Sheriff's Department.

E. Storm Drain Maintenance

- 1) The Oregon Department of Transportation maintains all drainage facilities within a state road or highway rights-of-way.
- 2) The Curry County Road Department maintains all drainage facilities within county road or street rights-of-way.
- 3). Drainage facilities on private property are maintained by the property owner.

POLICIES:

To insure timely, orderly and efficient arrangement of public facilities and services the following policies will be implemented by the City of Brookings.

1. Public Works

- A. Water treatment facilities. Facilities will be maintained with the proper observation and planning to expand facilities on a timely basis to provide continued service to existing customers and projected growth. Expansion programs will be funded through the most cost-effective methods utilizing all available federal, state and local funds.
- B. Water distribution, pumping and storage. New development requiring extension of water mains, pumping and storage facilities will be paid for and constructed by the developer pursuant to the provisions of the current City of Brookings Standard Specifications document.
- C. Water Master Plan/Conservation Management Plan. The City will maintain

a Water Master Plan/Water Conservation Management Plan, which will be updated as required.

- D. Wastewater treatment facility. Expansion programs will be funded through the most cost-effective methods utilizing all available federal, state and local funds.
- E. Wastewater collection facilities. New development requiring extension of sewer mains and new pumping stations will be paid for and constructed by the developer pursuant to the provisions of the current City of Brookings Standard Specifications document.
- F. Streets and other infrastructure facilities. The City's Public Works Department will inspect and maintain all public street and subsurface infrastructure facilities. The extension of existing streets for new development shall be paid for and constructed by the developer pursuant to the provisions of the current City of Brookings Standard Specifications document.
- G. Storm drain facilities. New development requiring new storm drain systems or the extension of existing systems including provision of detention basins, will be paid for and constructed by the developer pursuant to the provision of the current City of Brookings Standard Specifications document.

2. Fire Prevention and Protection

The Fire Chief will continue to serve as the head of prevention and protection services. He will continue to maintain the high level of training and service that the community has come to expect through the conduct of local and regional training sessions and a continued education for himself.

3. Police Protection

The Chief of Police shall be responsible for continually monitoring the department's facility requirements and operations. In conjunction with the annual preparation of his budget request, a written evaluation shall be prepared for the City Manager, who in turn, may call attention to specific items for consideration by Planning Commission, Council or staff.

GOAL 14 URBANIZATION

GOAL:

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

FINDINGS:

1. The city expanded its Urban Growth Boundary in 1995 to include land needed to accommodate projected growth through the year 2015. The boundary expansion consisted of a total of 3,491 acres, of which 1,263 acres is developable land. The remaining acreage is either steep hillsides or located within the Chetco River flood plain and has constraints that must be dealt with prior to development. (See Urban Growth Boundary Map) This includes, but is not limited to, compliance with the Brookings Municipal Code, Chapter 15.15, Flood Damage Prevention, and Chapter 17.100, Hazardous Building Site Protection, Hillside Development Standards, and riparian vegetation setbacks along streams and rivers. The County also has an adopted Flood Damage Prevention Ordinance which must be complied with when developing in the floodplain. The County's Zoning Ordinance, CCZO Sec. 3.250-3.253, Natural Hazards Overlay Zone; Sec. 3.301-3.324, Erosion Prevention and Sediment Control; Sec. 3.401- 3.450, Storm and Surface Water Management Standards have requirements for development of steep slopes which must be met.
2. Pursuant to Oregon Administrative Rules and Goal 14 of the State planning law, a need's assessment based on 1993 data, analyzing projected population growth and the amount of residential, commercial and industrial land needed to accommodate growth to the year 2015, was completed and adopted by the City Council and County Commissioners.
3. A City/County Urban Growth Area Joint Management Agreement (JMA) has been adopted by both the City and County. Provisions of this document include:
 - A. The ability of the City to comment on all land use actions within the Urban Growth Boundary under application to the County, prior to any decision on that application.
 - B. Lots within the Urban Growth Boundary cannot be divided to urban densities until both water and sewer services are available to the lot.

- C. Street standards within both the city and Urban Growth Boundary will be compatible.
- D. Uses shall be permitted to develop under current county plan and zoning designations in the same manner that they were permitted prior to being included within the UGB. The City and County may agree to and adopt ordinance provisions to preserve the UGB's potential for future urbanization.
- E. Areas designated as "Master Plan Areas," on the Urban Growth Boundary map, shall be required to prepare a master plan prior to development (other than allowed by the present zoning designation) that sets forth the land use, road circulation system, and plans for municipal water, sanitary sewer, and management of surface runoff. Master plans shall be developed in coordination with and be approved by the special service providers of these services. Master Plans shall be adopted as post acknowledgment plan amendments pursuant ORS 197.610 by the City or County before any development permits are issued for construction within the Master Planned Areas. Compliance with the master plan shall be a condition of development permit approval by the city or county.
- F. The County shall adopt a Master Plan Zone defining standards and criteria to be used within the designated Master Plan Areas as shown on the Brookings Urban Growth Boundary Area Map (Harbor Hills Master Plan Area and Jacks Creek Master Plan Area). These Master Plan Zones must be adopted by the County prior to submission of a proposed specific master plan for the Harbor Hills or Jacks Creek Master Plan areas. The City has an adopted Master Plan of Development Zone. The City and County will review the proposed County Master Plan Zone as described in Section VI. "Coordination of Legislative Land Use Decisions", JMA.
- G. All new development shall be required to obtain sanitary sewer service from either the City of Brookings or Harbor Sanitary District depending upon agreed service areas. If wastewater treatment capacity is not available, at the time of development, an interim onsite sewage disposal system that meets all state and local requirements may be approved. Use of an interim on-site sewage disposal system is limited to a rural level of development or is specifically allowed by the Public Facilities Plan. For interim development after June 30, 2010, approval shall require a condition that connection to a public sewer system shall occur when service is within 300 ft. of any building requiring services and the existing septic system fails as determined by the appropriate authority.
- H. All new development shall be required to obtain public water service from either the City of Brookings or the Harbor Water Public Utility District,

depending on agreed service areas. If public water capacity is not available at the time of development, an interim on-site water system that meets all state and local requirements may be approved. Use of an interim on-site water system is limited to a rural level of development or is specifically allowed by the Public Facilities Plan. For interim development after June 30, 2010, approval shall require a condition to connect to a public water system when water service is contiguous to the subject property and the existing water system fails or is identified as a public health hazard and no other alternate approved water source is available.

I. Provisions to amend the Agreement.

J. Provisions to terminate the Agreement

4. The population within the new Urban Growth Boundary is projected to grow from 8,655 in 1993 to 16,440 in 2015 based on a 3% growth rate through 2013 and a 2% growth rate there after.

	<u>1993</u>	<u>2015</u>
Brookings City limits	4,970	9,067
North of Chetco River in Urban Growth Boundary	757	1,871
South of Chetco River in Urban Growth Boundary	2,928	5,502
Total	<u>8,655</u>	<u>16,440</u>

5. Based on population growth

A. The following figures summarize residential housing needs within the Urban Growth Boundary including the City of Brookings, based on 1993 data.

North of Chetco River	5,135 D.U. (Dwelling
Units)	
South of Chetco River	3,335
Total	<u>8,470</u>
Existing D.U. North and South of River (1993)	<u>4,508</u>
Total additional D.U. needed by 2015	3,962 D.U.

B. Land available and suitable for residential development, based on 1993 data.

North of Chetco River	662 acres
South of Chetco River	236
Total	<u>898</u>
Vacant residential land available (1993)	<u>465</u>
Total additional residential land needed by 2015	433 acres

This needed residential land was accommodated by the expansion of the Urban Growth Area.

C. An Economic Opportunity Analysis (EOA) was completed and adopted in June of 2009. Based on the information found in the EOA, the City of Brookings, including the Urban Growth Area, has 564 acres of Commercial land and 358 acres of Industrial land. The Study demonstrates there is enough employment land (commercial and industrial land) to meet needs for the next 20 years (2009-2029) although there is a deficit of some of the larger sites needed. This can be accommodated due to a surplus of smaller sites and strategies such as downtown redevelopment, parcel assembly, creation of small industrial parks, and through other means described in detail in the Study .

POLICIES:

1. City shall maintain the livability of Brookings while providing appropriate land-use designation and adequate areas to accommodate expected growth.
2. City shall encourage the orderly outward growth of the community in order to maintain costs of construction, maintenance, and extension of streets, utilities and public facilities at the lowest level possible.
3. Upon annexation of any land within the Curry County Harbor Bench Farm district, the city shall amend its Comprehensive Plan and land Development Code to adopt the Harbor Bench Farm District and the Curry County Harbor Bench Farm Overlay Zone (HBFO) as a city zoning district.
4. The extension of water and sewer mains to support future growth shall be funded by the development served by the mains or by the formation of "Local Improvement Districts" which agree to assess property owners within the district for the extension of service.
5. City shall encourage the development of industrial and commercial lands in such a way as to insure a proper diversification of the local and regional economy.
6. The City has adopted a Master Plan Development (MPD) Zone, which will be placed over any area of the UGB designated as a Master Plan Area, when that area is annexed to the City. To accommodate the MPD Zone, a land use designation of "Master Plan Area" is created and will be applied to any area zoned as MPD. No development can occur within an area designated as Master Plan Area or zoned MPD until there is a Master Plan of Development approved and adopted by the City Council. Adoption of a Master Plan of Development shall be by ordinance to incorporate the approved master plan as a separately bound document as a supplement to all applicable goals of the Comprehensive Plan.
7. City shall work closely with the Harbor Sanitary District recognizing that the sewage system and related expenses will be a major element in the area's growth

management.

8. City shall work closely with Curry County in land use issues within the Urban Growth Boundary pursuant to the provisions of the City/ County Urban Growth Area Joint Management Agreement.
9. The conversion of land from urbanizable to urban within the Urban Growth Area must occur in an orderly and well planned manner that considers the economic and environmental issues identified as a part of the Urban Growth Boundary amendment and pursuant to the provisions of Section 10, Policies Related to Conversion of Urbanizable Land To Urban Land within the Urban Growth Area, of the City/ County Urban Growth Area Joint Management Agreement. The provisions cited in Finding number 3 above are considered to be policies of this plan.
10. City shall work closely with the Port District to insure orderly, economic development and appropriate utilization of the Chetco River Estuary resources.
11. City shall encourage improvement to airport facilities and insure that airport approach zones are protected.
12. The City of Brookings, in conjunction with the Curry County and the Harbor Water District will develop alternatives to water withdrawals from the Chetco River during the later summer months to address the needs of the fish resources in the development of the Public Facilities and Services Plan for the City of Brookings Urban Growth Boundary. The development of the alternatives to water withdrawals will include the following items.
 - A. Findings that recognizes that the fish resource of the Chetco River is significant; the planned population growth and development within the UGB and its planned water withdrawals are uses which conflict with the resource; and the county, city, and special district will consider alternatives and develop a program which will limit the conflicting uses to the extent that they will not negatively impact the fish resource.
 - B. The City has completed an Economic, Social, Environmental and Energy analysis of water withdrawal from the Chetco River and have adopted an ordinance providing the city with the mechanisms and implementing measures to curtail the use of water during emergencies, including the time of surface water flows of 80 cfs and below.

IMPLEMENTATION:

1. Refer to the Urban Growth Area Joint Management Agreement, between the City of Brookings and Curry County.
2. Brookings recognizes the Lone Ranch Master Plan and has adopted it as a separately bound document of the Comprehensive Plan.

**PUBLIC FACILITIES PLAN
FOR THE
CITY OF BROOKINGS AND THE URBAN GROWTH AREA**

**Adopted on January 24, 2011
by Ordinance 11-O-678**

(This repeals the previous Public Facilities Plan most recently revised by Ord. 09-O-626)

PUBLIC FACILITIES PLAN

CITY OF BROOKINGS WATER SYSTEM

The City of Brookings acquired the water system serving property within the City in 1973 and operates the water system as a City business enterprise. The City has made substantial improvements to the water system over the years.

The water enterprise consists of the following operating systems:

Source of Supply: The locations where the City takes or has the right to take water for municipal purposes, and the system for transmission of the water taken from these locations to the water treatment plant and distribution system.

Treatment: Filtering and chemically treating water from the sources of supply to assure that the water meets safe drinking water standards.

Distribution: A system of pipes that delivers water from the treatment plant to storage reservoirs, fire hydrants and individual properties for domestic and industrial use. Distribution includes operation and maintenance of water usage meters.

Management and Customer Service: Overall management of the water enterprise, engineering, planning, meter reading, billing/collections and customer service (new connections, turn-on/turn off, etc).

WATER SOURCE

Following is the current status of the City's various water right development applications and certificates.

January 27, 2010

City of Brookings Water Rights Summary

City of Brookings Municipal Supply Water Rights

<i>Application</i>	<i>Permit / Certificate</i>	<i>Type of Use</i>	<i>Source</i>	<i>Priority Date</i>	<i>Rate (cfs)</i>	<i>Volume (AF)</i>	<i>Point of Diversion (POD) Location</i>	<i>Status</i>
S-41805	S-31293 N/A	Municipal	Chetco River	1/22/1966	6.61		Ranney Collector Well	Development timeline expired 10/1/1999; currently in extension process at OWRD.
S-37091	S-27610 83682	Municipal	Chetco River	9/14/1961	4.00		Ranney Collector Well	In use.
G-5869	G-5601 64614	Municipal		8/14/1972	6.00		River Well #1	Currently not in use.
R-41870	R-4720 46860	Municipal	Ferry Creek	2/10/1966		167.40	Ferry Creek	Water being stored.
S-41871	S-31224 46861	Municipal	Ferry Creek Reservoir	2/10/1966		167.40	Ferry Creek Reservoir	Water released from reservoir, not currently being used for potable supply.
S-22928	S-18123 20734	Municipal	Ransom Creek	2/24/1948	0.53			Currently not in use.
Total:					17.14	334.80		

City of Brookings Irrigation Water Rights

Application	Permit / Certificate	Type of Use	Source	Priority Date	Rate (cfs)	Volume (AF)	POD Location	Status
S-71042	S-51383 N/A	Primary irrigation of 180.3 acres on golf course	Chetco River	12/12/1990	1.00		S. bank Chetco River near Freeman property	Use is limited by permit to March 1 through June 30. Development timeline expired 10/1/2002; no extension application pending. Currently not in use and no POD constructed.
R-73396	R-11535 N/A	Storage of water in ten reservoirs for supplemental irrigation on golf course	Chetco River	5/13/1993		62.30	S. bank Chetco River near Freeman property	Development timeline expired 10/1/2002; no extension application pending. Currently not in use and no POD constructed. Numerous permit conditions.
S-73397	S-51595 N/A	Use of stored water from ten reservoirs for supplemental irrigation on golf course	Ten Reservoirs, tributaries of Chetco River	5/13/1993		62.30	Reservoirs on golf course	Development timeline expired 10/1/2002; no extension application pending. Currently not in use and no POD constructed. Numerous permit conditions.
Total:					1.00	124.60		

Additional Water Rights Identified in October 2007 HGE Water System Master Plan Update'

Application	Permit / Certificate	Type of Use	Source	Priority Date	Rate (cfs)	Volume (AF)	POD Location	Status
S-3151	S-1740 2078	Domestic and Industrial / Manufacturing	Ferry Creek	8/22/1913	3.00			Currently not in use.
R-5114	R-372 1407	Domestic	Ferry Creek	8/9/1916		1680.00		Currently not in use.
R-5705	R-408 2071	Domestic	Ferry Creek	8/25/1917		28.00		Currently not in use.
S-7364	S-4674 4953	Domestic and Industrial / Manufacturing	Joe Hall Creek	6/23/1920	2.50			Currently not in use.
Total:					5.50	1708.00		

Currently, the Chetco River supplies 100 per cent of the City's water needs through a Ranney type intake collector located approximately 4 miles upstream from the Highway 101 bridge. The pump station at this point of diversion has a rated capacity of 5.4 million gallons per day (mgd). The City installed a new 16-inch raw water line from the point of diversion to the treatment plant in 2008. With this addition, the system now has the capacity to deliver 3.6 mgd to the treatment plant.

In 2008, the City received Certificate of Water Right (Permit 27610) for 4.0 cfs at the above referenced intake. In 2010, the City submitted a claim of beneficial use to support its partial perfection application (Permit S-31293) for 1.54 cfs at the above referenced intake.

WATER TREATMENT

The water treatment plant, installed in 1976, is a Neptune Microfloc Aquarius Model AQ-300 that utilizes the conventional rapid sand filtration treatment process. The plant consists of two identical, side-by-side units with a combined capacity of approximately 2.6 mgd.

WATER DISTRIBUTION

The main line distribution system consists of approximately 26.5 miles of pipe ranging in size from 2 to 16 inches. Pipe materials vary with the most common types being asbestos cement (AC) and polyvinyl chloride (PVC). The distribution system is over-extended in the higher elevation portions of the service area and is not capable of delivering fire flows in some areas.

WATER USAGE

Calendar 2009 water production data shows that the average daily water demand is 1,059,000 gallons with the peak day demand being 2,055,000 gallons. Using an estimate of 6,470 persons for the current population, the average daily water usage per person would be 164 gallons, with a peak demand of 318 gallons per person.

The City began offering water conservation incentives to customers in 2007, and has reduced its unaccounted-for water usage from 17% in 2007 to 13.5% in 2009.

FIRE FLOWS

The water system must offer sufficient capacity to furnish water for firefighting while maintaining adequate flows for domestic, commercial and industrial demands. In addition, the required fire flow must be delivered at an accepted residual pressure, which is 20 psi. The City of Brookings has adopted the Oregon Fire Code. The Oregon Fire Code provides the minimum fire flow standard applied to new development. A matrix used to determine fire flow requirements can be found in Oregon Fire Code, Appendix B, Table 105.1- Minimum required fire flow and flow duration for buildings. There is no community-wide standard, although a basic fire flow of 1,500 gpm for a two hour duration is a minimum in the Oregon Fire Code.

WATER STORAGE

With the completion of the 1.6 million gallon Seacrest reservoir in 2009, the current available storage is 3.6656 million gallons, or 1.78 times the peak day demand. The sizing of the Seacrest reservoir was reduced from a proposed 2.0 mg due to site constraints. The City plans to include the remaining 400,000 gallon capacity in a future project near the Brookings airport.

WATER SYSTEM MASTER PLAN

The City adopted a Water System Master Plan Update in 2007, which also serve as the City's Water Conservation Management Plan. These Plans are incorporated herein by reference.

Harbor Water People's Utility District

WATER SOURCE

Currently the Chetco River supplies the Harbor Water Peoples Utility District (HWPUD) water needs. The river intake is a Ranney collector with a rated capacity of 6 million gallons per day. Four pumps serve the intake; each rated at 2.4 mgd capacity. The pumps alternate, with two operating together to handle peak demands.

The HWPUD currently holds two surface water rights from the Chetco River and has two ground water sources. These are summarized in the following table.

Harbor Rural Water District Water Rights			
Source	Priority Date	Amount	Amount
Chetco River	1966	3.500 cfs	2.26 mgd
Chetco River	1980	7.00 cfs	4.53 mgd
Well G3240	1966	3.50 cfs	2.26 mgd
Well G9438	1980	7.00 cfs	4.53 mgd
Total		21.00 cfs	13.58 mgd

WATER TREATMENT

The Ranney intake is considered equivalent to a ground water system. For this reason, water treatment is not practiced.

WATER DISTRIBUTION

The distribution system is an extensive loop system that extends from the Chetco River to the California border, and consists of approximately 50-55 miles of pipe ranging in size from 2 to 16 inches. Pipe materials vary with the most common types being asbestos cement (AC) and polyvinyl chloride (PVC), and ductile pipe.

WATER USAGE

Current water production data shows that the average daily water demand is 700,000 gallons with the peak day demand being 1,700,000 gallons. Serving an estimated 2,500 persons, the current population, the average daily water usage per person is approximately 280 gallons, with a peak demand of 680 gallons.

FIRE FLOWS

The water system must offer sufficient capacity to furnish water for fire fighting while maintaining adequate flows for domestic, commercial, and industrial demands. Also the required fire flow must be delivered at an accepted residual pressure which is 20 psi. The HWPUD has sufficient storage to meet a demand of 1500 gpm for two hours where necessary. The necessary storage

to meet that requirement would be 180,000 gallons. HWPUD has the capacity to deliver fire flows.

WATER STORAGE

There are eleven water storage reservoirs in the HWPUD, which give a total storage capacity of 2,060,000 gallons. The following table summarizes the current water storage for the district.

Harbor Water District Storage			
Reservoir	Bottom Elevation	Overflow Elevation	Storage Capacity
Crown Terrace 1	525.5'	537.5'	10,000 gal
Crown Terrace 2	525.5'	537.5'	10,000 gal
Crown Terrace 3	795'	807'	10,000 gal
Crown Terrace 4	795'	807'	10,000 gal
Crown Terrace 5	1,025'	1,037'	10,000 gal
Crown Terrace 6	1,025'	1,037'	10,000 gal
Hallway 1	201.36'	234.81'	750,000 gal
Hallway 2	203.62'	234.81'	500,000 gal
Coleman	355.18'	388.60'	300,000 gal
Benham	355.18'	386.60'	200,000 gal
Freeman	203.32'	234.74'	250,000 gal
TOTAL			2,060,000 gal

The required storage for the HWPUD is shown in the following table.

Harbor Water Storage Estimate		
Peak Day Demand	1,700,000 gallons	
Twice the Ave Day Demand	1,400,000 gallons	
Larger of the above two		1,700,000 gallons
Fire Storage	1500 gpm x 2hrs	180,000 gallons
Equalization Storage	20% peak	340,000 gallons
	Required Storage	2,220,000 gallons

HARBOR WATER PUD MASTER PLAN

Harbor Water PUD adopted a Master Plan in December, 2000 that is incorporated herein by this reference.

CITY OF BROOKINGS WASTEWATER SYSTEM

The original Brookings sewer system was constructed about 1916 and service was initially limited to the downtown area. The City assumed operation of the sewer system soon after incorporation in 1951. The City operates the wastewater system as a City business enterprise. The wastewater enterprise consists of the following operating systems:

COLLECTION

The City accepts domestic sewage from property in the service area that is connected to the sanitary collection system, and transmits the sewage to the wastewater treatment plant. The collection function includes the operation of sewage lift stations installed at various locations within the collection system to assist the flow of sewage to the treatment plant.

Currently, the collection system consists of a network of 6, 8, 10 and 12-inch mains connected to 18 and 21-inch interceptors and lift stations. There are approximately 32.7 miles of 6-inch to 21-inch gravity mains and 2.75 miles of 4-inch to 14-inch diameter force mains in the collection system. The system provides service connections to individual properties within the service area. The interconnection with the HSD also functions as a part of the collection system.

LIFT STATIONS

The City currently operates 13 lift/pump stations located to serve areas which cannot be served with gravity-fed sewer mains.

TREATMENT

Treatment involves removal of solids from the sewage received at the wastewater treatment plant, and clarification of processed solids after biological treatment and disinfect using U.V. bulbs in the effluent stream, to meet federal and state standards prior to discharge into the ocean. Treatment includes the processing, reprocessing and disposal of solids removed from the sewage.

The wastewater treatment plant has been located at Chetco Point since the early 1950's. Major modifications to the plant were made in 1973, 1991, and 2000.

Treated water, or effluent, produced by the wastewater treatment plant is discharged to the Pacific Ocean. The Oregon Department of Environmental Quality establishes discharge limitations for discharge to ocean waters. The residual of the solids removal process, or sludge, is currently taken from the bio-solids storage tank and transported to a processing facility in Grants Pass during the summer months. Approximately 1,598,040 gallons of sludge was transported for disposal in 2009. A new Class B sludge dewatering facility is planned for construction during 2010-11 which will eliminate the need for sludge trucking to Grants Pass.

RELATIONSHIP TO HARBOR SANITARY DISTRICT

In 1976, the Harbor Sanitary District was formed to serve an area just south of the City. The City and HSD have entered into a series of intergovernmental agreements whereby the City accepts sewage from HSD for treatment. See below for a description of the HSD system.

BROOKINGS WASTEWATER MASTER PLAN

The City adopted a Wastewater Facilities Master Plan in March, 2008. That Master Plan is incorporated herein by reference. A detailed discussion of the treatment system and plant capacity can be found in the Plan. Until sewer service can be extended to properties, interim urban-level treatment systems may be allowed only if specifically provided for in master plans which set forth appropriate standards and conditions and which have been adopted as post-acknowledgement plan amendments or periodic review work task elements.

HARBOR SANITARY DISTRICT WASTE WATER SYSTEM

The community of Harbor is an unincorporated residential, commercial, and industrial area south of the Chetco River and the City of Brookings. The Harbor Sanitary District (HSD) has served this area since June 1976. The HSD operates only a collection system. Wastewater is piped to the Brookings wastewater treatment plant for treatment. The area's land use is predominantly residential, but a regional shopping center and an extensive commercial and industrial complex surround the Brookings-Harbor Boat Basin. The Harbor Bench area south of Harbor, an area experiencing steady growth, currently is out of the sewer service area; however, it is an area that potentially may become part of the service area. In 1979 the Oregon Health Division directed the HSD to annex an adjoining area, the Oceanview Mobile Home Estates, due to wastewater treatment concerns.

POPULATION

The following population data was taken from the "City of Brookings Comprehensive Utilities Plan" dated September 1981. Population projections were based on the 1970s, a growth period.

Harbor Sanitary District Population Growth				
Year	1980	1990	2000	2010
Population	1,968	2,645	3,555	2,770

COLLECTION SYSTEM

In 1976, the HSD was formed. The collection system consists of four pump stations and a network of gravity lines. Wastewater is pumped across the Chetco River to the south portion of the City of Brookings service area. There a 20-inch gravity main conveys the wastewater to the Brookings treatment plant. The daily flow rate is approximately 0.28 mgd.

The collection system consists of 16.5 miles of 8-inch and 12-inch transite pipe.

PUMP STATIONS

Flows from the entire Harbor collection system enter HSD pump station No. 14. Discharge from this station is to the Brookings WWTP by means of an 8-inch force main over the Chetco River or a 12-inch force main under the Chetco River. Space for additional force mains is available. Pump station No. 14 is rated at 2,000 gpm and 125 feet. The other three pump stations are small and serve limited areas.

HARBOR SANITARY DISTRICT MASTER PLAN

HSD plans to complete a Master Plan during the winter of 2010.

Until sewer service can be extended to properties, interim urban-level treatment systems may be allowed only if specifically provided for in master plans which set forth appropriate standards and conditions and which have been adopted as post-acknowledgement plan amendments or periodic review work task elements.

CITY OF BROOKINGS STORM DRAINAGE

The City of Brookings operates a storm drainage system within the city boundaries. Drainage basins flow to the ocean or the Chetco River. Generally local area flows are conveyed via pipes to discharge points at surface drainage ways. The majority of the existing piping system is located in the western old portions of the city draining to the Chetco. Highway 101 presents a major flow obstruction to natural drainage pattern, requiring culvert crossings. Some limited historical flooding has occurred, but the problems are related to site-specific causes.

CURRY COUNTY

Curry County services all public storm drainage in the study areas north and south of the Chetco outside City limits. The service level is mainly rural road maintenance that consists of ditch culvert cleaning associated with road maintenance. All other drainage features are privately owned. The Harbor Bench area, which is outside the urban growth area, has experienced flooding and erosion due to upstream growth and diversion of flows due to culvert placement.

CITY/ COUNTY STORM DRAINAGE MASTER PLAN

On January 12, 2009, the City and the County adopted the "Storm and Surface Water Facilities Plan for Brookings-Harbor Area." In the Plan are design and development standards and proposed improvements to the storm drainage facility. There are also maps depicting the various basin areas in City limits and the Urban Growth Area, hydrologic/ hydraulic analysis, and the discussion of the effects on specific areas in the Plan. The Plan is hereby incorporated by this reference.

The Storm and Surface Water facilities Plan for Brookings Harbor Area" contains the following policies:

- Low impact development is preferred.

- Negative impacts to natural watercourses are to be avoided.
- Piping of a natural watercourses is to be avoided, where practicable.
- Protection of ground water sources is critical.
- Proposed facilities should address water quality impacts and mitigation measures.
- Erosion and sediment must be controlled using the City, County, and Department of Environmental Quality requirements.
- Stormwater discharges shall be maintained at current levels.
- A public education program is recommended to disseminate information on the importance of preventing negative impacts from stormwater.

The "Storm and Surface Water Facilities Plan for Brookings-Harbor Area" contains specific design and development standards and proposed improvements to the storm drainage facility. To avoid adverse impacts created by development, the Plan contains five strategies to be generally utilized:

1. There should be no post-development net increase in storm drainage discharge downstream.
2. Low impact development practices as described in the 2007 "Storm and Surface Water Facilities Plan" shall be implemented.
3. The capacity of the downstream drainage infrastructure is improved to convey the increased flow. Usually this means constructing larger culverts and storm drains. Generally, the natural drainage channels are improved, but because of the study area's proximity to the ocean and the steep rocky terrain, these channel improvements may not be necessary.
4. A regional detention facility is constructed to capture the additional runoff and release the flow at a slower natural rate. A regional facility is normally associated with a single drainage way or creek.
5. An onsite detention facility is constructed for each individual development. The goal for a regional or onsite detention facility is that the runoff from the post-development condition be reduced to flow equaling the pre-development condition.

The Harbor Hills Master Plan Area within the UGA is required to prepare a comprehensive surface water management plan prior to any land use approvals. The details required and the review and approval process are described in the "City of Brookings and Curry County Joint Management Agreement", dated June 30, 2010.

APPENDIX A:
SPECIAL MASTERPLAN AREAS MAP

BROOKINGS HARBOR URBAN GROWTH AREAS

————— URBAN GROWTH BOUNDARY

Service Provider

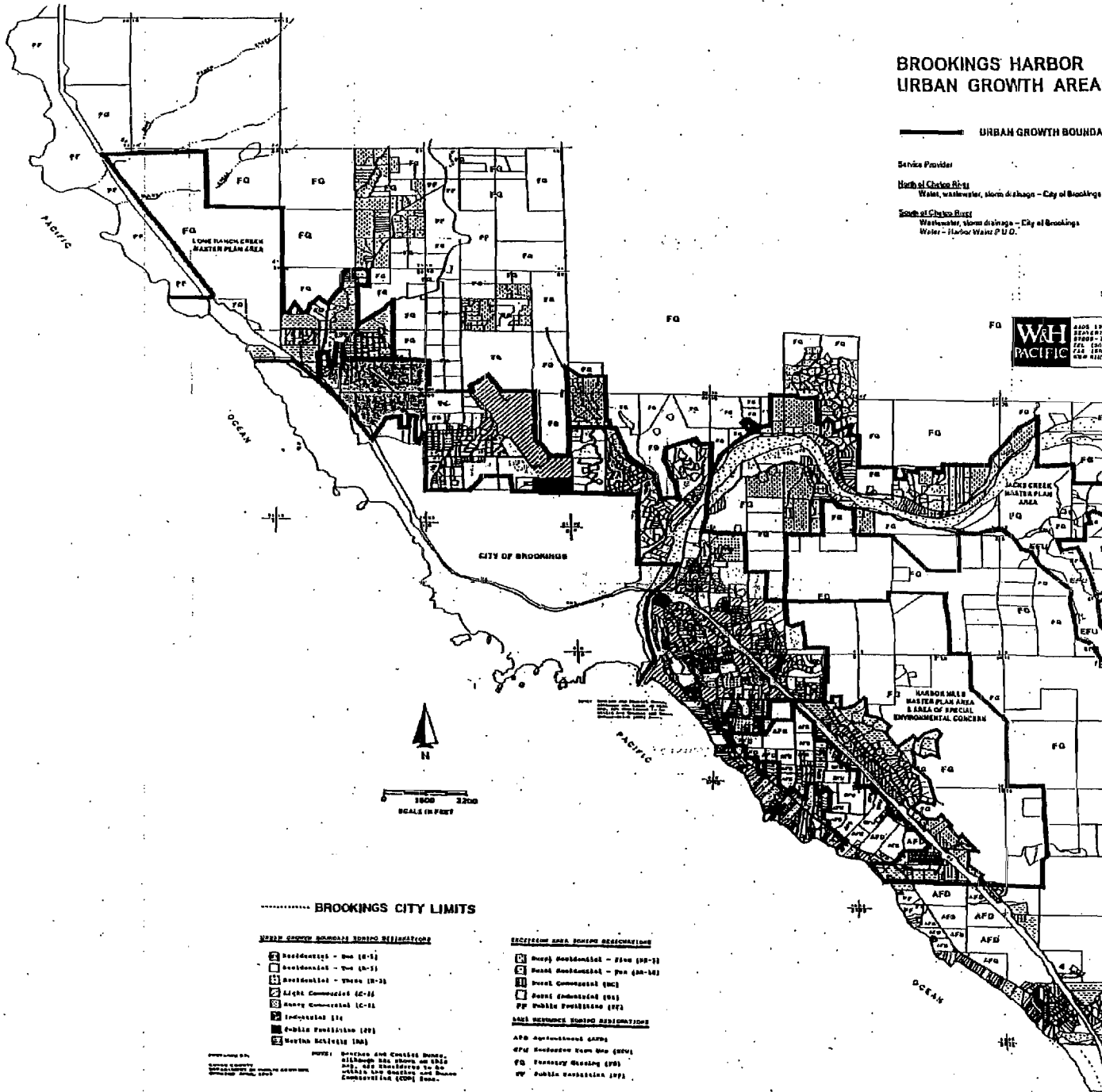
North of Chisno River

Water, wastewater, storm drainage - City of Brookings

South of Chisno River

Wastewater, storm drainage - City of Brookings
Water - Harbor Water P.U.D.

Sep



..... BROOKINGS CITY LIMITS

URBAN GROWTH AREAS ZONING DESIGNATIONS

- Residential - One (R-1)
- Residential - Two (R-2)
- Residential - Three (R-3)
- Light Commercial (LC-1)
- Heavy Commercial (HC-1)
- Industrial (I)
- Public Facilities (PF)
- Neighborhood (N)

NOTE: Wetlands and Limited Density, although not shown on this map, are shown in the public land database and should be considered (LUD) zone.

RESERVED AREA ZONING DESIGNATIONS

- Neighborhood - Five (N-5)
- Neighborhood - Four (N-4)
- Neighborhood (NC)
- Neighborhood (N2)
- Public Facilities (PF)

LAND RESOURCE ZONING DESIGNATIONS

- AFD Agricultural (AFD)
- AFD Residential Farm Use (AFD)
- FG Forestry Grazing (FG)
- PP Public Protection (PP)



City of Brookings

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dmorris@brookings.or.us

DEPT OF

JAN 27 2011

**LAND CONSERVATION
AND DEVELOPMENT**

January 25, 2011

RE: Approval of File #CP-2-10

Dear Participant:

The City Council approved the adopting ordinance for revisions to the Comprehensive Plan and a new Public Facilities Plan at their meeting on Jan. 24, 2011. Enclosed is the Notice of Adoption required by the Department of Land Development and Conservation.

Thank you for your interest.

Respectfully,

A handwritten signature in cursive script that reads "Dianne Morris".

Dianne Morris
Planning Director

File: Participants
File



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CITY OF BROOKINGS

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TO:

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Salem, OR 97301-2540