



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

01/21/2009

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Brookings Plan Amendment
DLCD File Number 001-09

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 04, 2009

This amendment was not submitted to DLCD for review prior to adoption Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

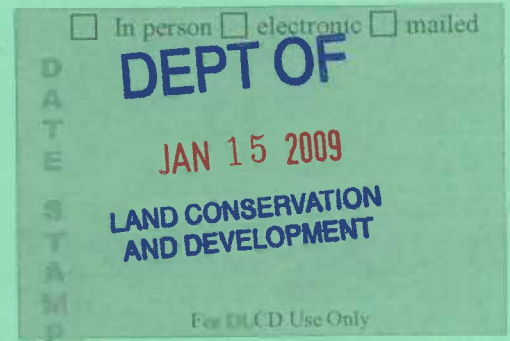
Cc: Planning Director, City of Brookings
Gloria Gardiner, DLCD Urban Planning Specialist

<paa>

DLCD

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



Jurisdiction: **City of Brookings**

Local file number: **LDC-13-08**

Date of Adoption: **1/12/2009**

Date Mailed: **1/14/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **No**Date:

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".
Small housekeeping and clarification revisions to Chapter 17.64, Industrial Park zone.

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

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:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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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. 001-09 (NOA)

Proposed 001-09 (17423)[15355]

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

Curry County

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.

D. Automobile, boat, truck, or trailer sales, service and repair with display areas more than 20,000 square feet and less than 100,000 square feet;

E. Public and quasi-public utility buildings and service yards;

F. Contractors' offices and equipment storage yard or storage and rental of equipment commonly used by contractors;

G. Carpenter, electrical, plumbing, sheet metal, welding, electroplating, heating, sign shops, auto and furniture upholstery shops, printing, publishing and lithographing shops, painting and sandblasting;

H. Cold storage plants;

I. Bakery, creamery, soft drink bottling plant, laundry, dry cleaning, dyeing or rug cleaning;

J. Feed, seed and fuel stores;

K. Commercial parking lots, subject to Chapter 17.92 BMC;

L. Administrative, educational and other related activities and facilities in conjunction with a permitted use;

M. Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials such as cloth, plastic, wood (not including saw, planing or lumber mills or molding plants), paper, cotton, precious or semi-precious metals or stone;

N. Manufacture of electric, electronic or optical instruments and devices;

O. Manufacture of food products, pharmaceutical and similar items, but not including the production of materials having significant potential for odor or the rendering of fats or oils;

P. Retail sale of items offered for wholesale, retail sale of items produced by any permitted manufacturing use, lumber yards (including sales of ancillary hardware), and sales of heavy equipment and other similar heavy bulk items;

Q. Printing, publishing and book binding;

R. Rental storage units and similar type storage areas, provided they are used exclusively for storage purposes;

S. Day care facilities when associated with any permitted or conditional uses. [Ord. 00-O-446.II § 4; Ord. 94-O-446.R § 2; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

T. Existing residential uses, including additions, without any increase in the number of dwelling units.

17.64.030 Accessory uses.

A. Any uses, buildings or structures customarily appurtenant to a permitted use, such as incidental storage facilities. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

B. Accessory uses for dwelling units

1. Home occupations, subject to the provisions of Chapter 17.104 BMC.

2. Other accessory uses and accessory buildings and structures, such as non-commercial greenhouses, customarily appurtenant to a permitted use.

17.64.040 Conditional uses.

The following uses may be permitted subject to a conditional use permit:

A. Service commercial uses such as banks, offices, restaurants, food services, bars, taverns or other convenience establishments designed to serve developed permitted uses;

B. Kennels and other animal boarding facilities, not adjacent to any Residential district and subject to 17.124.070 BMC;

- C. Buildings over 40 feet in height;
- D. Wireless communication facilities, pursuant to Chapter 17.164 and Chapter 17.124.030 BMC; [Ord. 99-O-446.GG § 3; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]
- E. Utility substations or pumping stations subject to BMC 17.124.030;
- F. Short term rentals in existing dwellings subject to BMC 17.124.170;
- G. Automobile, boat, truck, or trailer sales, service or repair with display areas of 100,000 square feet or more;
- H. Retail businesses.

17.64.050 Yard, height and lot coverage requirements.

A. The minimum front yard shall be 20 feet, and said area shall be landscaped in compliance with 17.92.100 (H).

B. The minimum side and rear yard setback shall be 10 feet when directly across the street or abutting a Residential district and such side or rear yard shall be increased by one-half foot for each foot the building height exceeds 20 feet.

C. Maximum building height shall be 40 feet, except as allowed as a conditional use, and as provided in BMC 17.124.030.

D. The maximum lot coverage by buildings and structures shall not exceed 50 percent of the total lot area. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.060 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.070 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.080 Other required conditions.

A. Site plan approval required as provided in Chapter 17.80 BMC.

B. All uses in this district shall be carried on entirely within an enclosed building except for conditional uses, outdoor equipment, outdoor furniture, dispensers, vehicle and boat sales, and bus stations; provided, that outdoor storage may be permitted when enclosed by 6-foot-high, sight-obscuring fence, wall or landscaping. If the fence will be located in the front yard landscaped setback area, it must be back at least 10 ft. from the front property line.

C. In addition, temporary sales of products allowed either as a permitted or a conditionally permitted use, for no more than 7 consecutive days, may be conducted outside on private property. These sales may occur no more than 4 times during a calendar year. The seller must have a current City business license and required parking spaces must remain available for use by vehicles.

D. Any use or portion thereof causing noise, vibration, or producing intense heat or glare shall be performed in such a manner as not to create a nuisance or hazard on adjacent property.

E. There shall be no emission of odorous, toxic, noxious matter, or dust in such quantities as to be readily detectable at any point along or outside property lines so as to produce a public nuisance or hazard.

F. Access points from a public road to properties in an I-P district shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character.

G. Opening to structures on sides adjacent to or across the street from a Residential district shall be prohibited if such access or openings will cause glare, excessive noise or other conditions such as to have adverse effects on property in the Residential district.

H. All side or rear yards directly across the street from or abutting a lot in a Residential district shall be landscaped in compliance with 17.92.100 (H), BMC.

I. All businesses shall be conducted from a structure anchored to a permanent foundation unless specifically exempted by the provisions of this title or other City ordinances. [Ord. 00-O-446.JJ § 7; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

J. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.

K. An accessway to a new proposed off-street parking area shall be improved from the public roadway to the parking area to a minimum width of 20 feet for two-way traffic. If the accessway is a one-way in or one-way out, it shall be a minimum width of 10 feet and have appropriate signage.

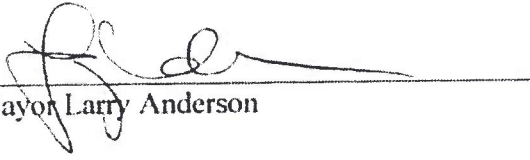
L. Provide for the improvement of an existing dedicated alleyway which is intended to be used for egress and ingress, or backup space of off-street parking for the development.

M. Screen from view all roof-, wall-, or ground-mounted mechanical equipment and devices, in addition to propane tanks.

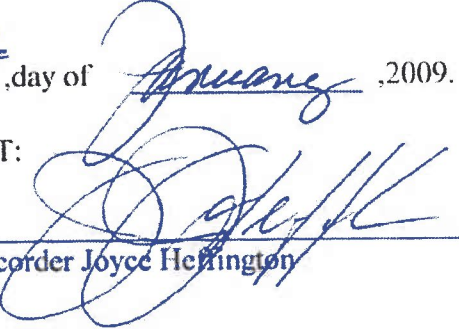
N. Refuse receptacles or dumpsters shall be appropriately positioned, colored or screened to minimize visibility to vehicular traffic or pedestrians.

First Reading: January 12, 2009
Second Reading: January 12, 2009
Passage: January 12, 2009
Effective Date: February 11, 2009

Signed by me in authentication of its passage this 13th day of January, 2009.



Mayor Larry Anderson

ATTEST: 

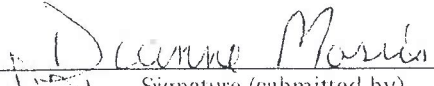
City Recorder Joyce Heffington

STAFF REPORTS
AS FINDINGS

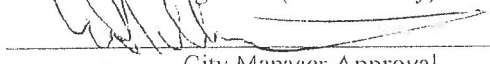
CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: January 12, 2009


Signature (submitted by)

Originating Dept: Planning


City Manager Approval

Subject: A hearing on File LDC-13-08 for consideration and possible adoption of revisions to Chapter 17.64, Industrial Park (IP), Brookings Municipal Code (BMC).

Recommended Motion: Motion approving revisions to Chapter 17.64, Industrial Park, BMC.

Financial Impact: None.

Background/Discussion: The City's Land Development Code (LDC) Committee drafted revisions to Chapter 17.64, IP zone to insert additional permitted and conditional uses, put items in more appropriate Sections, and clarify language. The Planning Commission conducted a hearing on this matter at their December meeting, and with the removal of two words, recommended approval of the draft to the City Council.

Following are some of the more important changes:

- Under 17.64.020, Permitted Uses. Existing residential uses including additions was added. Language was added to (D) to set parameters for car sales lots to be consistent with that approved in the C-3 zone.
- Under 17.64.030, Accessory uses. Accessory uses for dwellings were added to be consistent with residential uses in other zones.
- Under 17.64.040 Conditional uses. Utility substations (E.) were added as a new use. Car sales lots over 100,000 square feet was added in (G) to be consistent with that approved in the General Commercial. (H), Retail businesses, was added.
- Under 17.64.080, Other required conditions. Provisions for temporary sales in (B) and (C) were added. (J) through (M) were moved from other sections of the code to be more easily found here. (N) was added to address concerns raised by citizens regarding the appearance of commercial dumpsters. These changes are the same as approve in the General Commercial.

Policy Considerations: N/A

Attachment(s): Draft version of Chapter 17.64, Industrial Park Zone

CITY OF BROOKINGS PLANNING COMMISSION
STAFF REPORT

SUBJECT: Land Development Code Amendment
FILE NO: LDC-13-08
HEARING DATE: December 2, 2008

REPORT DATE: November 21, 2008
ITEM NO: 7.2

GENERAL INFORMATION

APPLICANT: City Initiated.
REPRESENTATIVE: City Staff.
REQUEST: Revisions to Chapter 17.64 Industrial Park (I-P) District, Brookings
Municipal Code (BMC).
PUBLIC NOTICE: Published in local newspaper.

BACKGROUND INFORMATION

The City's Land Development Code (LDC) Committee reviewed and made revisions to Chapter 17.64, Industrial Park (I-P) District, BMC. Most of the revisions were to insert additional permitted and conditional uses, put items in more appropriate Sections, and clarify language. Following are some of the more important changes:

- Under 17.64.020, Permitted Uses. Existing residential uses including additions was added. Language was added to (D) to set parameters for car sales lots to be consistent with that approved in the General Commercial.
- Under 17.64.030, Accessory uses. Accessory uses for dwellings were added to be consistent with residential uses in other zones.
- Under 17.64.040 Conditional uses. Utility substations (E.) were added as a new use. Short-term rentals (J) was moved from outright permitted use to a conditional use. Car sales lots over 100,000 square feet was added in (G) to be consistent with that approved in the General Commercial.
- Under 17.64.080, Other required conditions. Provisions for temporary sales in (B) and (C) were added. (J) through (M) were moved from other sections of the code to be more easily found here. (N) was added to address concerns raised by citizens regarding the appearance of commercial dumpsters. These changes are the same as approve in the General Commercial.

Following this report is the draft version of Chapter 17.64, BMC (Attachment A).

RECOMMENDATION

After careful consideration, and any input the public may provide, Staff supports a Planning Commission recommendation of approval of file LDC-13-08, Chapter 17.64, Industrial Park District, BMC, to the City Council.

**Chapter 17.64
INDUSTRIAL PARK (I-P) DISTRICT**

Draft 10-15-08

Text to be added is ***bold and italicized***.

Text to be omitted has ~~strikethrough~~.

Sections:

<u>17.64.010</u>	Purpose.
<u>17.64.020</u>	Permitted uses.
<u>17.64.030</u>	Accessory uses.
<u>17.64.040</u>	Conditional uses.
<u>17.64.050</u>	Yard, height and lot coverage requirements.
<u>17.64.060</u>	Signs.
<u>17.64.070</u>	Parking.
<u>17.64.080</u>	Other required conditions.

17.64.010 Purpose.

This district is designed to provide for a combination of wholesale, heavy commercial and light industrial uses in ***a manner that will have areas*** of the community having minimal impact on surrounding areas in relation to noise, odor, vibration, or visual nuisance, and to provide a suitable and stable environment for such uses. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.020 Permitted uses.

The following uses are permitted:

- A. Any use listed as a conditional use in the C-3 district, with the exception of BMC ~~17.52.040(F)~~ ***(A), (G), and (I) and (J)***;
- B. Implement sales, service, repair and rental;
- C. Wholesale businesses, storage, warehousing transfer companies and trucking companies;
- D. ***Automobile, boat, truck, or trailer*** sales, service and repair ***with display areas more than 20,000 square feet and less than 100,000 square feet***;
- E. Public and quasi-public utility buildings and service yards;
- F. Contractors' offices and equipment storage yard or storage and rental of equipment commonly used by contractors;
- G. Carpenter, electrical, plumbing, sheet metal, welding, electroplating, heating, sign shops, auto and furniture upholstery shops, printing, publishing and lithographing shops, painting and sandblasting shops ~~operated entirely within an enclosed building or within an eight-foot-high, sight-obscuring fence~~;
- H. Cold storage plants;
- I. Bakery, creamery, soft drink bottling plant, laundry, dry cleaning, dyeing or rug cleaning;
- J. Feed, seed and fuel stores ~~conducted entirely within an enclosed building or within an eight-foot-high, sight-obscuring fence~~;
- K. ~~Secondhand store~~;

~~LK.~~ Commercial parking lots, subject to Chapter 17.92 BMC;

~~M.~~ Veterinarian clinics;

~~N L.~~ Administrative, educational and other related activities and facilities in conjunction with a permitted use;

~~OM.~~ Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials such as cloth, plastic, wood (not including saw, planing or lumber mills or molding plants), paper, cotton, precious or semi-precious metals or stone;

~~PN.~~ Manufacture of electric, electronic or optical instruments and devices;

~~Q O.~~ Manufacture of food products, pharmaceutical and similar items, but not including the production of fish or meat products, or fermented foods, such as sauerkraut, vinegar or other materials having significant potential for odor or the rendering of fats or oils;

~~RP.~~ Retail sale of items offered for wholesale, retail sale of items produced by any permitted manufacturing use, lumber yards (including sales of ancillary hardware), and sales of heavy equipment and other similar heavy bulk items;

~~SQ.~~ Printing, publishing and book binding;

~~TR.~~ Rental storage units and similar type storage areas, provided they are used exclusively for storage purposes;

~~US.~~ Day care facilities when associated with any permitted or conditional uses. [Ord. 00-O-446.II § 4; Ord. 94-O-446.R § 2; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

T. Existing residential uses, including additions, without any increase in the number of dwelling units.

17.64.030 Accessory uses.

A. Any uses, buildings or structures customarily appurtenant to a permitted use, such as incidental storage facilities and the like. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

B. Accessory uses for dwelling units

1. **Home occupations, subject to the provisions of Chapter 17.104 BMC.**

2. **Other accessory uses and accessory buildings and structures, such as non-commercial greenhouses, customarily appurtenant to a permitted use.**

17.64.040 Conditional uses.

The following uses may be permitted subject to a conditional use permit:

A. Service commercial uses such as banks, offices, restaurants, ~~cafes,~~ refreshment stands, **food services**, bars, taverns or other convenience establishments designed to serve developed permitted uses;

B. Kennels and other animal boarding facilities, not abutting- **adjacent to any Residential district and subject to 17.124.070 BMC;**

C. Buildings over 40 feet in height;

D. Wireless communication facilities, pursuant to Chapter 17.164 and Chapter 17.124.030 BMC; [Ord. 99-O-446.GG § 3; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

E. Utility substations or pumping stations subject to BMC 17.124.030;

F. Short term rentals in existing dwellings subject to BMC 17.124.170;

G. Automobile, boat, truck, or trailer sales, service or repair with display areas of 100,000 square feet or more;

17.64.050 Yard, height and lot coverage requirements.

A. The minimum front yard shall be 20 feet, and said area shall be appropriately landscaped **in compliance with 17.92.100 (H)**.

B. The minimum side and rear yard setback shall be 10 feet when directly across the street or abutting a "R" **Residential** district and such side or rear yard shall be increased by one-half foot for each foot the building height exceeds 20 feet.

C. Maximum building height shall be 40 feet, except as allowed as a conditional use, and as provided in BMC 17.124.030.

D. The maximum lot coverage by buildings and structures shall not exceed 50 percent of the total lot area. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.060 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.070 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.080 Other required conditions.

A. Site plan approval required as provided in Chapter 17.80 BMC.

B. All uses in this district shall be carried on entirely within an enclosed building except for **conditional uses, outdoor equipment, outdoor furniture, dispensers, vehicle and boat sales, and bus stations** parking and loading; provided, that outdoor storage may be permitted when enclosed by eight 6-foot-high, sight-obscuring fence, wall or landscaping. **If the fence will be located in the front yard landscaped setback area, it must be back at least 10 ft. from the front property line.**

C. In addition, temporary sales of products allowed either as a permitted or a conditionally permitted use, for no more than 3 7 consecutive days, may be conducted outside on private property. These sales may occur no more than 3 4 times during a calendar year. The seller must have a current City business license and required parking spaces must remain available for use by vehicles.

D. Any use or portion thereof causing **excessive** noise, vibration, or producing intense heat or glare shall be performed in such a manner as not to create a nuisance or hazard on adjacent property.

~~DE.~~ There shall be no emission of **excessive** odorous, toxic, noxious matter, or dust in such quantities as to be readily detectable at any point along or outside property lines so as to produce a public nuisance or hazard.

~~EF.~~ Access points from a public road to properties in an I-P district shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character.

~~FG.~~ Opening to structures on sides adjacent to or across the street from a "R" **Residential** district shall be prohibited if such access or openings will cause glare, excessive noise or other conditions such as to have adverse effects on property in the "R" **Residential** district. Noise escaping from buildings adjacent to a "R" district shall not exceed 45 db at the adjoining property line.

~~GH.~~ All side or rear yards directly across the street from or abutting a lot in a "R" Residential district shall be appropriately landscaped shall be maintained to protect the character of the residential properties **in compliance with 17.92.100 (H), BMC.**

~~H.~~ All side and/or rear yards which require landscaping and fencing for visual and noise buffering adjacent to a "R" **Residential** district shall consist of landscaping materials of sufficient height at maturity to visually screen the industrial or commercial building, parking and storage areas from the residential area. The use of native or draught resistant plants is encouraged.

~~I.~~ A landscaping, irrigation and fencing plan shall be submitted to the planning department for review and approval. All required landscaping shall be maintained in a healthy condition.

~~JI.~~ All businesses shall be conducted from a structure **anchored to** placed on a permanent foundation unless specifically exempted by the provisions of this title or other city ordinances. [Ord. 00-O-446.JJ § 7; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

J. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.

K. An accessway to a new proposed off-street parking area shall be improved from the public roadway to the parking area to a minimum width of 20 feet for two-way traffic. If the accessway is a one-way in or one-way out, it shall be a minimum width of 10 feet and have appropriate signage.

L. Provide for the improvement of an existing dedicated alleyway which is intended to be used for egress and ingress, or backup space of off-street parking for the development.

M. Screen from view all roof-, wall-, or ground-mounted mechanical equipment and devices, in addition to propane tanks.

N. Refuse receptacles or dumpsters shall be appropriately positioned, colored or screened to minimize visibility to vehicular traffic or pedestrians.

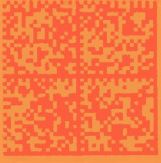


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MAILED FROM ZIP CODE 97415



CITY OF BROOKINGS

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

TO:

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