

ORDINANCE No. 03-O-557**In the Matter of an Ordinance amending Goal 14, Urbanization, of the Comprehensive Plan to provide for a new land use designation of Master Plan Area.****Sections:****Introduction.****Section 1. Amendment to Goal 14, Urbanization, of the Comprehensive Plan.**

**WHEREAS**, a public hearing was held on July 14, 2003 before the Brookings City Council for the purpose of considering a Comprehensive Plan amendment to add a new land use designation of Master Plan Area

**WHEREAS**, the city has annexed property that was designated as requiring a master plan of development prior to any development on the property when brought into the urban growth boundary; and

**WHEREAS**, the city's Comprehensive Plan does not have a land use designation enabling a zoning designation that would accommodate a master plan of development and has created a new Master Plan Development Zone.

**WHEREAS**, the City Council after presentation from staff and testimony from the public, upon a motion duly seconded, did vote in the majority to voted to amend the Goal 14, Urbanization, of the Comprehensive Plan to add a land use designation of Master Plan Area.

The city of Brookings ordains as follows:

Section 1. Amendment to Goal 14, Urbanization, of the Comprehensive Plan to add a new policy creating a land use designation of Master Plan Area. Goal 14 is hereby amended to add a new policy as follows:

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.

[Effective August 13, 2003]