

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: June 24, 2025 / July 8, 2025

Subject: Ordinance 25-015: Amendments to Chapter 94 Zoning for the addition of concrete, asphalt and rock crushing facility as an allowable conditional use.

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

The City of Brookings is proposing amendments to Chapter 94 Zoning for the purpose of regulating the use of a concrete, asphalt and rock crushing facility. The use would be allowed as a conditional use with proposed conditional use standards. Staff recommends approval. The Planning Commission voted 8-0 to recommend approval with changes to the hours of operation.

Item Details:

A concrete, asphalt or rock crushing facility is currently not defined as a use in the zoning ordinance. Other similar uses such as mining or concrete plant are defined, however the use of crushing specifically and individually is not defined. In order to fill this gap, staff is proposing a new use: Concrete, Asphalt and Rock Crushing Facility.

The use would be defined as:

A use in which the principal activity is performed in an open area where concrete, asphalt, rock, brick, cement or other similar paving or building materials are crushed, ground, pulverized, bought, sold, exchanged, stored, mixed, packed, disassembled or handled. A concrete, asphalt and rock crushing facility does not include:

- (1) The use on a public roadway construction or repair project approved by the city engineer of equipment which directly moves along the roadway surface and grinds, or grinds, reconstitutes and resurfaces the roadway; or
- (2) The temporary on-site crushing, grinding, or pulverizing of a razed building, parking area or structural materials

The use would be permitted via Conditional Use Permit in the Agriculture District, Industrial I-1 Light District and Industrial I-2 Heavy District with the following conditions for approval:

- (a) All concrete, asphalt and rock crushing facilities shall be located at least three hundred (300) feet from any non-industrial or non-agriculture zoned district boundary line.

- (b) The crusher(s) and stockpiles of material shall be setback a minimum of one hundred (100) feet from the property line and/or right-of-way line.
- (c) Hours of operation shall be limited to 7 am to 6 pm Monday through Saturday when abutting Agriculture or Industrial zoned properties and 8 am to 5 pm Monday through Friday when abutting properties zoned other than Agriculture or Industrial.
- (d) The use shall be conducted, operated and maintained in accordance with any necessary local, state and federal permits, copies of which shall be provided to and maintained on file in the Community Development Department.
- (e) The following shall be provided with an application for a conditional use permit:
 - (1) A site plan drawn to scale showing the location of buildings; areas of outdoor processing and storage; fences, walls, landscaping and screening vegetation; and the location of any stream, river, lake, wetland and major topographical feature within three hundred (300) feet of the site.
 - (2) A dust management plan describing dust emission sources, their quantity and composition, and indicating conformance with all applicable air quality regulations.
 - (3) A drainage plan for stormwater management and runoff indicating conformance with all applicable stormwater regulations.
 - (4) A traffic plan describing the number of truck/vehicle trips the proposal will generate and the principal access routes to the facility including a description of the facility's traffic impact on the surrounding area.

After discussion at the June 3rd Planning Commission meeting, the hours of operation were changed to set difference hours of operation if located adjacent to a non-agriculture or industrial district.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration:

None.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes