

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: July 22, 2025

Subject: Resolution 25-065: Amending the 2040 Comprehensive Plan's Future Land Use Map Amendment

Presenter(s): Mike Struck, Community Development Director

Summary and Recommended Action:

Mark Hayes has submitted a Future Land Use Map revision request for 3439 Main Avenue South. The request is to change the Future Land Use Map from Open Wetland to Urban Medium Intensity. The Development Review Team recommends approval of the request. The Planning Commission voted 8-0 to recommend approval.

Item Details:

The 2040 Comprehensive Plan, adopted in 2018, includes a Future Land Use Map, which aims to guide future development, redevelopment and rezoning proposals within the planning area.

The Future Land Use Map describes the property located at 3439 Main Avenue South as Open Wetland. The Open Wetland future land use category is meant to be applied to areas potentially impacted by wetlands or a high-water table. The property at 3439 Main Avenue South is not impacted by any delineated wetlands or floodplain; however, based on the development suitability map the property is likely impacted by a high-water table and relatively low and flat topography. This development constraint can be mitigated by grading as necessary.

Existing zoning includes primarily Joint Jurisdiction (JJ) Agriculture to the north, south, and east with Joint Jurisdiction Residence R-3A also to the south and west.

Future Land Use Map amendments are reviewed by the Planning Commission, who makes a recommendation to approve or deny any requests. This recommendation is then forwarded on the City Council who makes any map amendments via adopted resolution.

Legal Consideration:

None.

Strategic Plan Consideration:

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

Financial Consideration:

None.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Request Letter

Location Map

Future Land Use Map

Zoning Map

Floodplain Map

Suitability Map