

Brookings County/City of Brookings Area of Joint Jurisdiction Committee

January 10, 2018

Agenda

- Call to Order Determination of a Quorum
- Approval of Agenda
- Approval of 12/13/2017 Minutes
- Review of Proposed JJA Boundary Map - Muller
- Discussion on Board of Adjustment Options – Kays/Muller
- Initial review of Ag district uses – Kays/Muller s
- Next Meeting Schedule and Topics for discussion
- Adjourn

JJA Map

How do we want to administer?

- Generally Keep what we have
- Create a new process that reflects what we do
- Invent a new process

WHO HAS JURISDICTION OVER WHAT?

Options

- Existing Model
 - Divides oversight (Ag to County) (Non Ag to City)
 - Doesn't actually abdicate County's Authority
- New Model #1
 - County abdicates all zoning authority to City within Joint Jurisdiction
- New Model #2
 - Based on Existing
 - County abdicates all zoning authority to City for (Non-Ag) Zoned Development identified on JJA Zoning Map
 - County retains sole zoning authority to Ag Zoned Land on JJA Zoning Map
- New Model #3
 - County City share Zoning Authority on all development issues Ag and Non-Ag

WHO HAS JURISDICTION OVER WHAT?

Existing Model

- Ordinance and amendments adopted by both city and county
 - Ordinance lists uses by districts
 - Non-Ag uses generally follow city rules but are not consistent
- Administration
 - Ag permits go to County – County only BOA
 - Non Ag Permits go to City – City only BOA

WHO HAS JURISDICTION OVER WHAT?

New Model #1 County abdicates all zoning authority to City within Joint Jurisdiction

- If this is OK then we are done

WHO HAS JURISDICTION OVER WHAT?

Model #2 – Formalization of Existing

- Based on Existing
- County abdicates all zoning authority to City for (Non-Ag) Zoned Development identified on JJA Zoning Map
- County retains sole zoning authority to Ag Zoned Land on JJA Zoning Map
- Only time City and County get together is on updates to Comp Plan or amendments to zoning ordinance/Map
- Ordinance Review
 - Only Land uses to be reviewed in this process would be the Ag-Zone
 - Update Definitions
 - Administrative Process for Ag uses

WHO HAS JURISDICTION OVER WHAT?

Model #3 - County City share Zoning Authority on all development issues Ag and Non-Ag

- New Ordinance established
 - Reference City Ordinance for non-ag uses
 - Ag – Section
 - Definitions
 - Administrative
 - Future Amendments approved by City/County
- All permit applications come to County Zoning Office
- County Zoning Officer Reviews
 - Determines whether ag use meets requirements and prepares staff report for BOA if necessary
 - Forwards non-ag use districts to city staff for review and prepares staff report for BOA if necessary
- County Zoning Issues all ag and non ag permits
- If needs CUP or Variance goes to Joint BOA
 - 3 members of County BOA (including one commissioner) and 2 City BOA

Ag District Review

- Identified all uses in ag zones (Existing Joint, City, Existing County, Proposed County)
- The uses are listed as
 - P – Permitted
 - CU/SE – Conditional Use/Special Exception
 - PSU – Permitted Special Use
- Review will
 - Determine whether use should continue to be allowed as P, CU, or PSU
 - Determine whether specific regulations need to be developed for each use –
Today we will only address whether additional regulations are necessary not what the regulations should be