

*For: Monday, May 12, 2014, City Council Meeting*

## **Advance Packet Information**

Dated: April 30, 2014

Included in this packet is documentation to support the following Agenda items:

### **PUBLIC HEARINGS**

- Legislative public hearing in the matter of LDC-2-14, revisions to Chapter 17.40 Public Open Space to add provisions for a recreational vehicle to be used as living quarters for a caretaker as a Conditional Use, Brookings Municipal Code.  
[Planning, pg. 2]
  - a. Zoning map [pg. 4]
  - b. Revisions [pg. 5]

\*Obtain Public Comment Forms and view the agenda and packet information on-line at [www.brookings.or.us](http://www.brookings.or.us), or at City Hall. Return completed Public Comment Forms to the City Recorder before the start of meeting or during regular business hours.

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# CITY OF BROOKINGS

## COUNCIL AGENDA REPORT

Meeting Date: May 12, 2014

Originating Dept: PWDS-Planning

4 Donna Colby-Hanks  
Signature (submitted by)  
City Manager Approval

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Subject: A hearing on File LDC-2-14 for consideration of revisions to Chapter 17.40 Public Open Space (PO/S), Brookings Municipal Code (BMC) to add provisions for a recreational vehicle (RV) to be used as living quarters for a caretaker as a Conditional Use.

Recommended Motion:

1. A motion to approve the addition of a RV to be used as living quarters as a conditional use in Chapter 17.40 Public Open Space with the criteria in Attachment B, or;
2. A motion to approve the addition of a RV to be used as living quarters as a conditional use in Chapter 17.40 Public Open Space with the criteria in Attachment B and to include a limit of one RV per discrete parcel, unless otherwise approved by the planning commission.

Financial Impact: Collection of minuscule Conditional Use Permit fees.

Background/Discussion: Property zoned PO/S (see map **Attachment A**) is owned by public entities such as the Brookings Harbor School District, the City of Brookings, Harris Beach Park owned by Oregon State Parks, and the Brookings Airport owned by Curry County. The PO/S zone contains provisions for a caretaker, night watchman or park host residence with the approval of a Conditional Use Permit. Curry County is experiencing some safety issues related to wildlife at the Brookings Airport. One option to resolve this issue is to have a caretaker utilizing a RV as living quarters located on the airport property. The City has several parks zoned PO/S that are experiencing ongoing vandalism which an on-site caretaker could deter. There are other instances in the PO/S where the use of a RV for a caretaker could be beneficial.

Currently, the use of RV's is very limited within the City of Brookings. They may be located within a RV park, used as temporary sleeping purposes for no more than two weeks, and be stored on developed residential properties.

The Planning Commission conducted a workshop as well as a public hearing to review and discuss the revisions to add the use of a RV as living quarters for a caretaker. The Commissioners expressed concern with the limitation of one RV used as living quarters for each discrete parcel unless otherwise approved by the planning commission. The Site Plan Committee suggested this criteria to alert applicants that evidence of special circumstances would need to be provided to the planning commission for the use of more than one RV. It would also provide assurance for adjacent properties that impacts could be limited.

The revised provisions reflecting the Planning Commission recommendations are provided as **Attachment B**.

Policy Considerations: N/A

Attachment(s):

- A. Zoning map
- B. PO/S revisions recommended by Planning Commission



## Open Spaces Zoning



Public/Open Spaces



Brookings City Limits



1 inch = 1,500 feet



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Proposed new text is **bold**.

Revisions from Planning Commission Workshop (03-25-14)

Additional new text is **underlined bold**.

Text deleted is ~~strikethrough~~

**Chapter 17.40  
PUBLIC OPEN SPACE (P O/S) DISTRICT**

**17.40.040 Conditional uses.**

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

A. Utilities and services, including storage or repair yards, warehouses or similar uses totally enclosed within a building or contained within a minimum eight-foot-high, sight-obscuring fence;

B. Caretaker, night watchman or park host residence.

**C. The use of a recreational vehicle (RV) for a caretaker, night watchman or park host residence in compliance with criteria below:**

1. **RV must be parked on a dust-free, asphaltic or concrete surface or other materials approved by the site plan committee.**
2. **Adequacy of sewer, water, and storm drainage ~~connections~~ must be reviewed and approved by theCity.**
3. **RV must be sited in compliance with property line setbacks pursuant to BMC Chapter 17.40.050.**
4. **All storage must be entirely within an enclosed accessory structure except for items such as outdoor furniture.**
5. **Applicant shall subscribe to a scheduled waste collection service and provide garbage receptacles on the property.**
5. ~~Caretaker residences shall be limited to one per discrete parcel, unless otherwise approved by the planning commission.~~