

For: Monday, November 10, 2014, City Council Meeting

Advance Packet Information

Dated: October 30, 2014

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

PUBLIC HEARINGS/ORDINANCES

- Public Hearing on LDC-3-14, revising Brookings Municipal Code (BMC) Section 17.168.050, to clarify service lateral installation requirements. [Planning, pg. 2]
 - a. Draft language [pg. 3]
- Ordinance 14-O-471, amending BMC Section 17.168.050 Service extension of the Brookings Municipal Code. [Planning, pg. 4]
 - a. Ordinance 14-O-471 [pg. 5]

*Obtain Public Comment Forms and view the agenda and packet information on-line at 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.

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with at least ten days advance notification. Please contact 541-469-1102 if you have any questions regarding this notice.

CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: November 10, 2014

Originating Dept: PWDS-Planning


Signature (submitted by)

City Manager Approval

Subject: A hearing on File LDC-3-14 for consideration of revisions to Chapter 17.168 Public Facilities Improvement Standards and Criteria for Utilities, Brookings Municipal Code (BMC) to clarify under what circumstances service laterals must be installed.

Recommended Motion: A motion to approve revisions to Chapter 17.168 to clarify under what circumstances service laterals must be installed.

Financial Impact: None.

Background/Discussion: For many years water and sewer laterals were required to be stubbed out to property lines by developers as a condition of approval for new lots created in partitions or subdivisions. Recently it came to the attention of Staff that the provisions for lateral requirements were no longer in the BMC having been inadvertently removed during other code revisions.

Site Plan Committee discussed the matter and concluded that laterals should be installed when water or sewer mains are extended or street improvements are required and installed. Extension of mains and street improvements require construction work in the street. In these instances, laterals could be installed at the same time without further impact to the street or disruption of the neighborhood. However, if no other street construction were needed, street cuts would still be needed to install the laterals. These laterals would remain unused until the lots developed. There is the potential for the stub out to be utilized for camping on vacant properties which is prohibited by the BMC.

The Planning Commission considered these revisions at their October 5, 2014 meeting and unanimously recommended approval.

Following this report is the draft version of the revisions to Section 17.168.050 as **Attachment A**.

Policy Considerations: N/A

Attachment(s): A. Draft text of Section 17.168.050

Original text to be deleted is ~~stricken~~.

Proposed new text is **bold**.

Chapter 17.168
PUBLIC FACILITIES IMPROVEMENT STANDARDS
AND CRITERIA FOR UTILITIES

17.168.050 Service extension.

A. Main extension. Where no city utility mains presently exist, a condition of development permit approval will be provision of basic urban services (water, sanitary sewer, storm drainage and streets) along the full length of all portions of the subject property fronting a public right-of-way. Installation of services shall be according to the provisions of the city's current edition of the Infrastructure Development Guidelines.

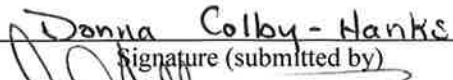
B. Lateral extension. Laterals must be stubbed out to the property lines of any proposed new lots or parcels when mains are extended or street improvements are required and installed. The applicant may request an exemption from this requirement by providing Site Plan Committee with documentation of extraordinary circumstances.

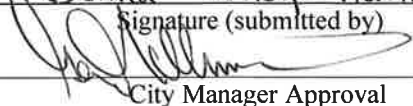
CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: November 10, 2014

Originating Dept: PWDS - Planning



Signature (submitted by)


City Manager Approval

Subject: Ordinance amending Section 17.168.050 of Chapter 17.168, Public Facilities Improvement Standards and Criteria for Utilities, Title 17, Land Development Code, of the Brookings Municipal Code.

Recommended Motion: Motion to adopt Ordinance 14-O-741.

Financial Impact: None.

Background/Discussion: Revisions to add provisions to clarify under what circumstances service laterals must be installed when new lots or parcels are created with a subdivision or partition were considered by the City Council at their November 10, 2014 meeting. City Council approved the revisions.

Policy Considerations: N/A

Attachment(s): Adopting Ordinance 14-O-741.

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON
ORDINANCE 14-O-741

IN THE MATTER OF ORDINANCE 14-O-741, AN ORDINANCE AMENDING SECTION 17.168.050 OF CHAPTER 17.168, PUBLIC FACILITIES IMPROVEMENT STANDARDS AND CRITERIA FOR UTILITIES, OF THE BROOKINGS MUNICIPAL CODE.

Sections:

Section 1. Ordinance Identified.

Section 2. Amends Section 17.168.050.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Section 17.168.050 of Chapter 17.168 Public Facilities Improvement Standards and Criteria for Utilities of the Brookings Municipal Code.

Section 2. Amends Section 17.168.050. Section 17.168.050 is amended to read as follows:

17.168.050 Service extension.

A. Main extension. Where no city utility mains presently exist, a condition of development permit approval will be provision of basic urban services (water, sanitary sewer, storm drainage and streets) along the full length of all portions of the subject property fronting a public right-of-way. Installation of services shall be according to the provisions of the city's current edition of the Infrastructure Development Guidelines.

B. Lateral extension. Laterals must be stubbed out to the property lines of any proposed new lots or parcels when mains are extended or street improvements are required and installed. The applicant may request an exemption from this requirement by providing Site Plan Committee with documentation of extraordinary circumstances.

First Reading: _____ Passage: _____
Second Reading: _____ Effective Date: _____
Signed by me in authentication of its passage this _____, day of _____, 2014

ATTEST:

Mayor Ron Hedenskog

City Recorder Joyce Heffington