

CITY OF BROOKINGS
COUNCIL STUDY SESSION MINUTES
City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
April 20, 1998
7:00 pm

I. CALL TO ORDER

Mayor Brendlinger called the meeting to order at 7:03 pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Council Present: Mayor Nancy Brendlinger, Councilors Larry Curry, Dave Ham, Ex-officio Shiloh Thom

Council Absent: Keith Pepper, Bob Hagbom

Staff Present: City Manager Tom Weldon, Community Development Director Leo Lightle, Planning Director John Bischoff, Secretary Denise Bottoms

Media Present: Martin Kelley, KCRE

IV. DISCUSSION REGARDING THE TRANSPORTATION GROWTH MANAGEMENT STUDY

Planning Director John Bischoff explained where the Transportation Growth Management Study came from. A grant from TGM, which is composed of ODOT and the Department of Land Conservation and Development, was obtained for this study. The primary focus of this project pertains to infill (encourage development of large lots in an R-1 zone with a minimum square footage of 6,000) and redevelopment (including downtown commercial areas).

Mayor Brendlinger requested that redevelopment be included in a study to be the downtown study to be addressed by a committee chosen specifically for the downtown core, a Council goal.

INFIL RECOMMENDATIONS:

John explained the concept of tandem flag lots (Exhibit I) and the disadvantages to this approach. The recommendation would allow an additional lot to be partitioned from the original lot with a minimum 15' wide private driveway. The driveway would be owned and maintained by lots 2 and 3. Staff is not necessarily in favor of this change. Mayor Brendlinger noted that in hillside development this may not be a problem. Councilor Ham expressed the feeling that the city plan should be looked at in regards to keeping Brookings as a rural atmosphere rather than a high density area.

Exhibit II was explained as a second unit on a single family lot that can be rented out as a second single family residence (granny flat) as opposed to the “guest house” in the current code which does not have kitchen facilities and cannot be rented out. Staff is recommending no change to the existing code.

Duplexes on corner lots (Exhibit III) are not allowed in the code at this time. This change would allow duplexes on corner lots as long as they had a driveway off each street and a minimum lot size of 7,500 square feet. The TGM committee recommended this change, but the Planning Commission felt that this was not a good idea and rejected it.

The fourth recommendation was for row houses (Exhibit IV). They are not currently permitted, but would be permitted by conditional use with 4000 square foot lots with conditions if the recommendation was accepted. The Planning Commission and staff did not feel that this was a good idea and rejected it.

Exhibit V would limit the R-3 zone to duplexes and multi-family units. The current code also allows single family homes in this zone. The TGM Committee rejected this recommendation, however, staff supports and recommends this change because we have very limited R-3 zones and we need more affordable housing which means multi-family units. The only concern would be if the family bought a small R-3 lot with the intent of building a single family home on it 5 years in the future, and future codes would not allow it. Staff recommends adopting this change with modifiers in the language which would solve this problem so that the original owner could build on it when they chose to.

Shadow platting was shown in exhibit VI, which currently only applies to the Dawson Tract area. The recommended change would encourage or require shadow platting wherever proposed density is significantly less than planned density. This change was rejected by all parties.

Redevelopment will be addressed in the future, so the Council did not see the need to go into detail on it at this time. The infill issues will be addressed by the Council at the second meeting in May.

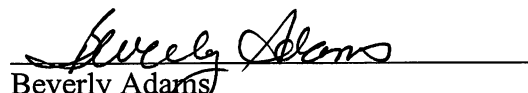
Lorraine Kuhn, who worked on the TGM Committee, said that she is anxious to see results from this study since so much time and expense has been spent on this project.

V. **ADJOURNMENT**

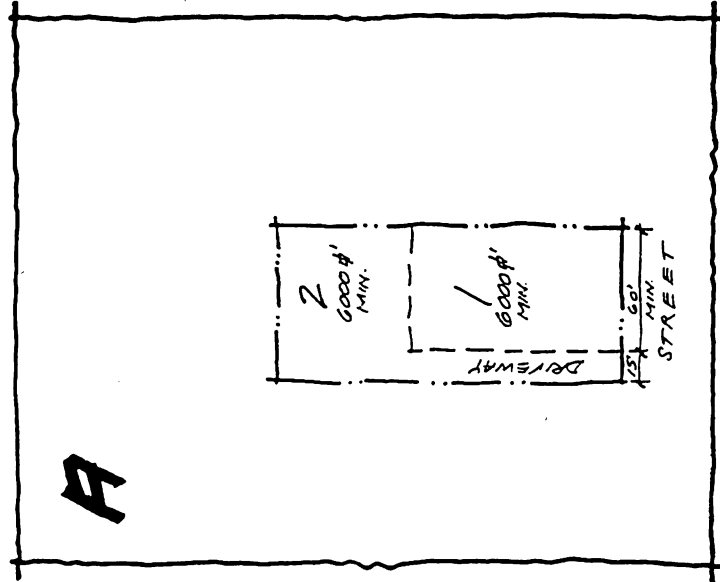
The study session adjourned at 8:05 pm.


Nancy Brendlinger
Mayor

ATTEST:

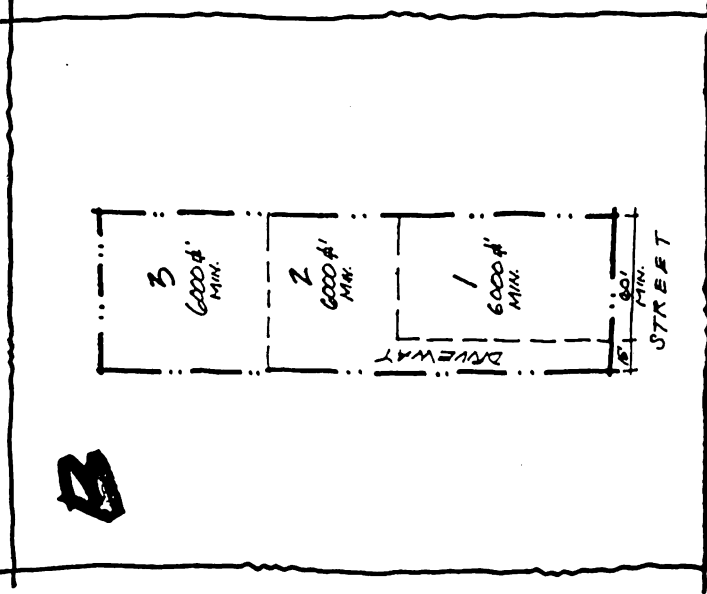

Beverly Adams
Finance Director/Recorder

REAR LOT DEVELOPMENT (FLAG LOT)



EXISTING CODE (EX: R-1-G ZONE)

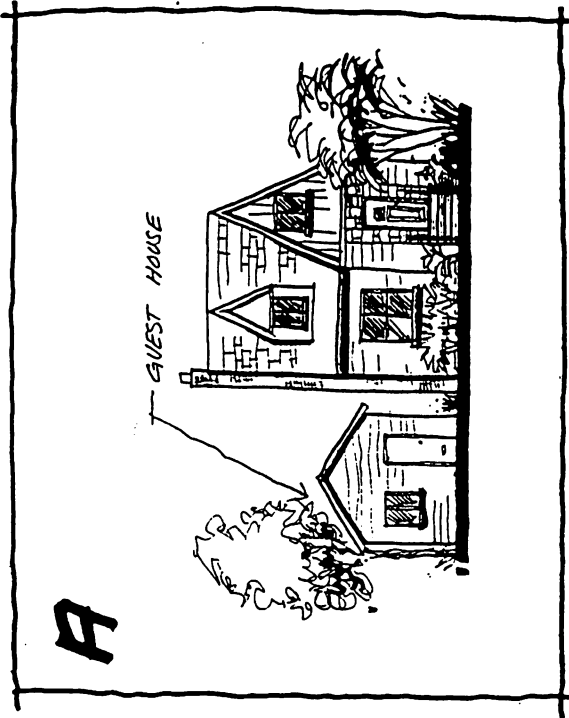
- MAXIMUM OF 1 LOT CAN BE PARTITIONED FROM ORIGINAL LOT WITH A MIN. 15' WIDE PRIVATE DRIVEWAY - EACH LOT MINIMUM 6000 SQ. FT.
- DRIVEWAY OWNED & MAINTAINED BY LOT 2



POSSIBLE CODE CHANGE (EX: R-1-G ZONE)

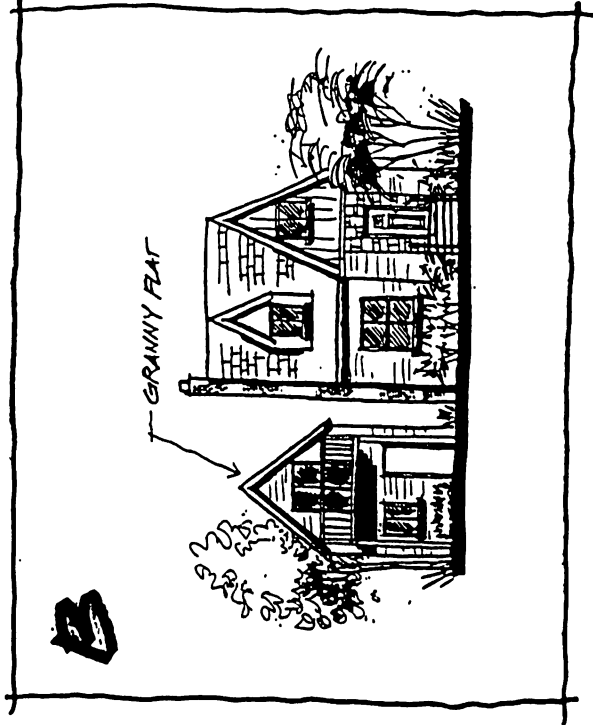
- MAXIMUM OF 2 ADDITIONAL LOTS
- DRIVEWAY OWNED & MAINTAINED BY LOTS 2 & 3

ACCESSORY LIVING UNITS



EXISTING CODE (SINGLE FAMILY ZONES)

- GUEST HOUSE:
- LIVING AREA WITHOUT KITCHEN FACILITIES; RENTAL NOT PERMITTED.

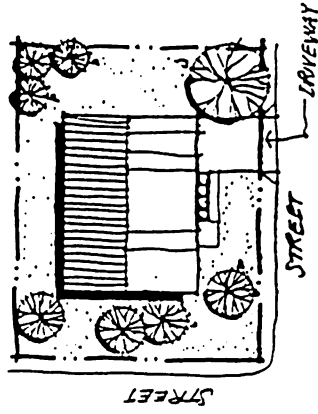


POSSIBLE CODE CHANGE

- GRANNY FLAT: (SINGLE FAMILY ZONES)
- LIVING AREA WITH MINIMUM KITCHEN FACILITIES
- ALLOW RENTAL IF PRIMARY DWELLING UNIT IS OWNER OCCUPIED

DUPLEX ON CORNER LOT

A

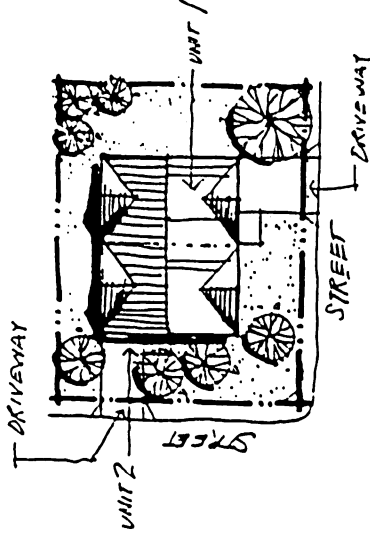


EXISTING CODE

(EXAMPLE: R-1-G ZONE)

SINGLE FAMILY DWELLINGS PERMITTED
(NO DUPLEXES)

B



POSSIBLE CODE CHANGE

ALLOW DUPLEXES ON CORNER LOTS
WITH:

- DRIVEWAY OFF EACH STREET
- MINIMUM OF 7,500 SQ. FT. LOT SIZE

ROW HOUSES

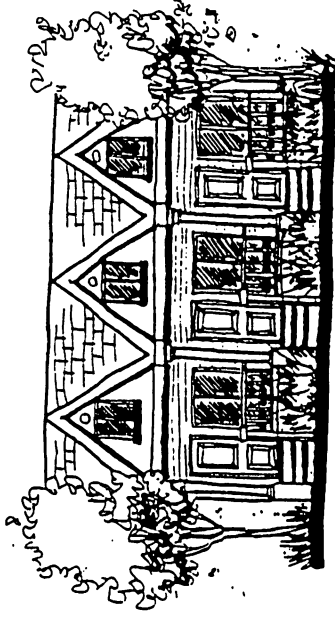
A



EXISTING CODE (SINGLE FAMILY ZONES)

- NOT PERMITTED

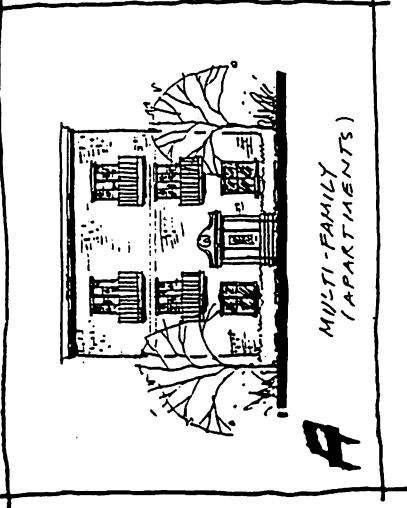
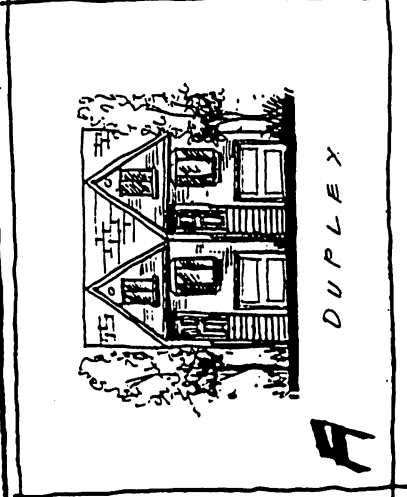
B



POSSIBLE CODE CHANGE (R-1-6 ZONE)

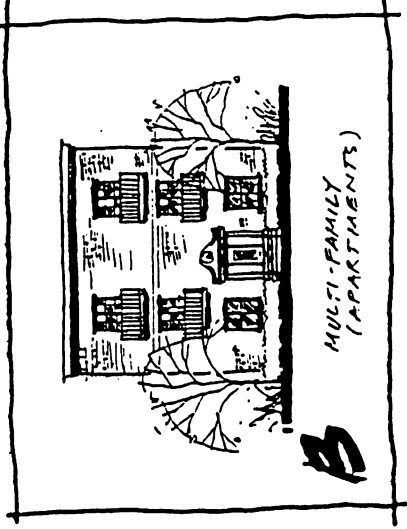
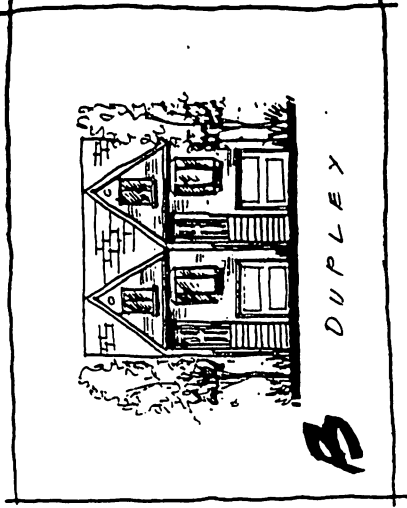
- ALLOW ROW HOUSES BY CONDITIONAL USE WITH 4000 SQ. FT. LOTS (PER UNIT) WITH FOLLOWING CONDITIONS:
 - FRONTAGE ON ARTERIAL OR COLLECTOR STREET
 - MAXIMUM 1 BLOCK PER DEVELOPMENT
 - 40' MINIMUM LOT WIDTH
 - COMMON WALL CONSTRUCTION PERMITTED

MULTI-FAMILY RESIDENTIAL



EXISTING CODE

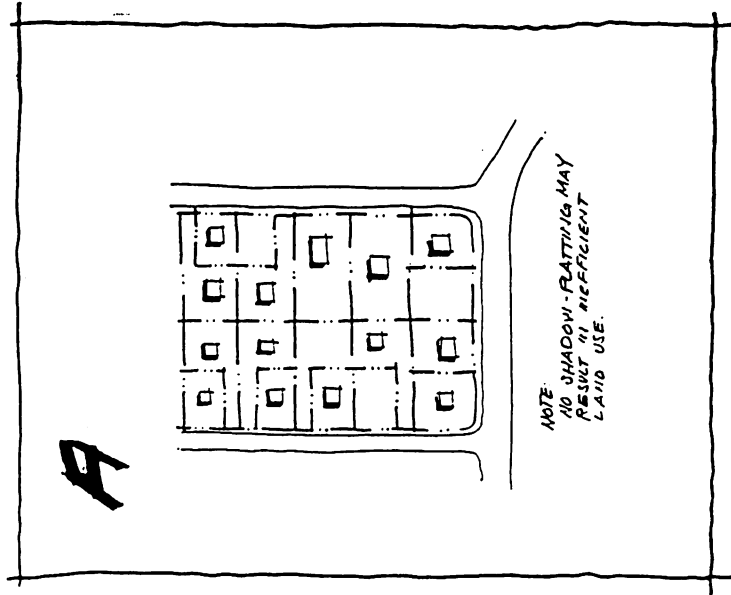
• THIS ZONE ALLOWS SINGLE FAMILY HOMES & DUPLEXES AS WELL AS MULTIPLE FAMILY DWELLINGS



POSSIBLE CODE CHANGE

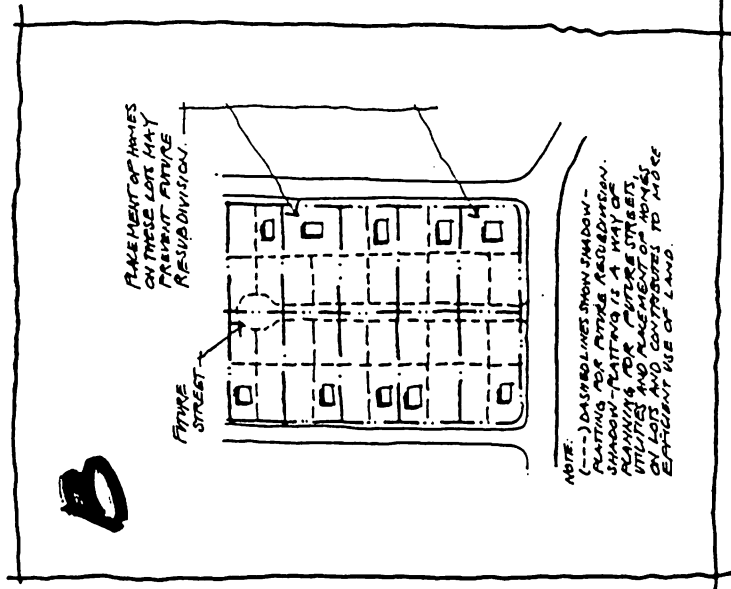
• LIMIT USE OF MULTIPLE FAMILY ZONE TO MULTIPLE FAMILY & DUPLEX UNITS ONLY;
PROHIBIT SINGLE FAMILY.

SHADOW PLATTING



EXISTING CODE

- APPLIES ONLY TO DAWSON TRACT



POSSIBLE CODE CHANGE

- TO ENCOURAGE OR REQUIRE WHEREVER PROPOSED DENSITY IS SIGNIFICANTLY LESS THAN PLANNED DENSITY