

*For: Monday, **April 23, 2012**, City Council Meeting*

Advance Packet Information

Dated: April 13, 2012

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

PUBLIC HEARINGS/ORDINANCES

- Public Hearing in the matter of File LDC-1-12, revisions to Brookings Municipal Code Chapter 17.170.100, Street Standards, Access Management; City initiated. [pg. 2]
- Ordinance amending Section 17.170.100.E, Reverse Frontage, of the Brookings Municipal Code. [pg. 3]
 - a. Ordinance 12-O-696 [pg. 4]

*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.

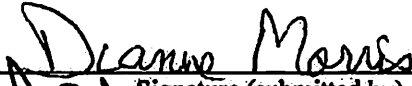

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please contact 541-469-1102 if you have any questions regarding this notice.

CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: April 23, 2011

Originating Dept: Planning Dept.


Signature (submitted by)

City Manager Approval

Subject: A hearing on file LDC-1-12 for consideration and possible adoption of revisions in Sections 17.170.100(E), Access Management, Reverse Frontage, Brookings Municipal Code (BMC).

Recommended Motion: Motion approving revisions as proposed for Section 17.170.100(E), Access Management, Reverse Frontage, Brookings Municipal Code (BMC).

Financial Impact: N/A.

Background/Discussion: Lots that front on more than one street (reverse frontage) are required by current Code language to take access from the street with the lower functional classification, or lower average daily traffic. Numerous lots in the downtown core area have reverse frontage. The downtown core is zoned Commercial and this limitation does not work well with development there. This restriction is appropriate in residential neighborhoods. A Code revision which states that “**Residentially zoned lots**” have this restriction, will clarify this. The Site Plan Committee reviewed this and supports this revision.

The draft language proposed is as follows:

17.170.100 Access Management.

E. Reverse Frontage.

1. **Residentially zoned** lots that front on more than one street shall be required to locate motor vehicle accesses on the street with the lower functional classification, or lower average daily traffic, if both facilities have the same functional classification. Where safety or other concerns exist, the city will have final authority to permit appropriate access.
2. When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road, unless otherwise constrained by topography. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed. A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

The Planning Commission reviewed this Code revision and recommended approval.

Policy Considerations: None.


Attachment(s): None.

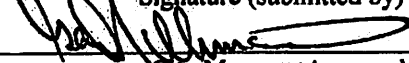
CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: April 23, 2012

Originating Dept: Planning



Signature (submitted by)


City Manager Approval

Subject: Ordinance revising Sections 17.170.100(E); Access Management, Reverse Frontage, Brookings Municipal Code.

Recommended Motion: Motion to adopt Ordinance 12-O-696

Financial Impact: None

Background/Discussion: Revisions to this Section was approved by the City Council at their April 23, 2012 meeting.

Policy Considerations: N/A

Attachment(s): A. Adopting Ordinance 12-O-696.

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON
ORDINANCE 12-O-696

IN THE MATTER OF ORDINANCE 12-O-696, AN ORDINANCE AMENDING BROOKINGS MUNICIPAL CODE SECTION 17.170.100(E), REVERSE FRONTAGE, OF THE LAND DEVELOPMENT CODE.

Sections:

- Section 1. Ordinance identified.
- Section 2. Amending Section 17.170.100(E)

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Brookings Municipal Code Section 17.170.100(E), Reverse Frontage, of the Land Development Code.

Section 2. Amends Section 17.170.100(E). Section 17.170.100 (E) is amended to read as follows:

The City of Brookings Ordains as follows:

17.170.100 (E) Reverse Frontage.

1. Residentially zoned lots that front on more than one street shall be required to locate motor vehicle accesses on the street with the lower functional classification, or lower average daily traffic, if both facilities have the same functional classification. Where safety or other concerns exist, the city will have final authority to permit appropriate access.
2. When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road, unless otherwise constrained by topography. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed. A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

First Reading:	_____	Passage:	_____
Second Reading:	_____	Effective Date:	_____

Signed by me in authentication of its passage this _____, day of _____, 2012

ATTEST:

Mayor Larry Anderson

City Recorder Joyce Heffington



MEMO

TO: City Council
City Manager

FROM: Dianne Morris, Planning Director

DATE: 4-23-12

SUBJECT: Additional Proposed Revision Language

Councilor Hedenskog emailed staff with an additional revision as follows:

17.170.100 Access Management, E. Reverse Frontage.

2. When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road, unless otherwise constrained by topography. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed shown on the recorded plat. A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

Staff agrees with Councilor Hedenskog that dedication of the access rights would be more appropriate on the plat, where other dedication language is located, rather than in a separate document.

Should the Council wish to approve this change as well as the others proposed and move forward with the adopting ordinance tonight, it can be done by reading the change, as well as the Title, into the record. Alternately, staff could make any changes and bring the ordinance back to Council at the next meeting.