

ORDINANCE NO. 417

AN ORDINANCE GRANTING AUTHORITY OF THE PLANNING
COMMISSION OF THE CITY OF BROOKINGS TO IMPOSE
CONDITIONS ON PRELIMINARY PLAT APPROVAL.

WHEREAS, the Planning Commission of the City of Brookings heretofore held a public hearing for the purpose of considering the revisions to the Subdivision Ordinance No. 217 by the inclusion of provisions specifically listing those conditions that may be imposed by the Commission in consideration of granting preliminary plat approval for proposed subdivisions, and the Planning Commission did unanimously recommend to the City Council that said amendment be enacted; and

WHEREAS, the Brookings City Council did hold a public hearing at which all interested persons were afforded an opportunity to be heard on the matter; and

WHEREAS, it was found that the proposed amendment to the Subdivision Ordinance No. 217 would more effectively carry out and implement the goals and policies of the Brookings Comprehensive Plan;

NOW, THEREFORE, the City of Brookings ordains as follows:

SECTION 1. That Article 2, Section 2.050, Subsection (4) of Subdivision Ordinance No. 217 be redesignated as Subsection (5).

SECTION 2. That Article 2, Section 2.050, Preliminary Plat Approval of Subdivision Ordinance No. 217 be amended by the inclusion of the following:

Subsection "(4) Authority of the City Planning Commission to impose conditions on approval of preliminary plat. In order to insure compliance with this Subdivision Ordinance, including the design and improvement standards in Article 7, Subdivision Ordinance No. 217 and the intent and provisions of the Zoning Ordinance No. 216, the City may impose conditions on the approval of a preliminary plat for a subdivision, including by way of example and not by way of limitation the requirements that the subdivider provide, pay for, and install, or cause to be installed, water distribution systems, storm drain structures, sewer lines, pumps, and appurtenant sewage disposal devices, curbs and gutters, sidewalks and pedestrian walkways, street base course material, wearing course material, bridges, electrical transformers and electrical distribution facilities, underground wiring, street lights, underground communications systems and wiring, gas distribution systems, underground cable TV wiring, fire hydrants, fire alarms, and other

fire-control devices, street signs, traffic-control devices, the preservation or replacement of trees, shrubs, ground cover, and other vegetation, structures and provisions to stabilize soil and to prevent erosion, culverts or other devices to enclose open ditches and inhibit access to them by children, devices for the removal of materials and wastes from sewage not amenable to or capable of treatment or reduction by the City's sewage treatment processes or prohibited by state or federal laws or regulations, the reservation or dedication to the City of utilities easements along lot lines and easements for drainage purposes in order to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles, pedestrian easements along boundaries contiguous with streets, rivers, streams, ocean frontage or beaches, vehicle turning and deceleration lanes and easements, and the delayed or phasing development of residential and business structures so as to insure that the City can provide necessary municipal services and facilities. The City may also require cash payments equal to the amount the city manager or his designee determines to be the estimated current cost for installation of curbs, gutters, sidewalks, pedestrian walkways, street paving, and other improvements referred to above, or a bond with corporate surety in such amount. The City may also require that all improvements, structures, buildings, and easements on the subdivided property shall be constructed, placed, or installed according to the City Council approved construction plans, pursuant to Article 4 of this Subdivision Ordinance.

First Reading: July 22, 1987

Second Reading: July 22, 1987

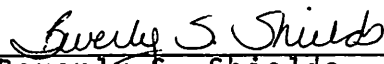
Passage: July 22, 1987

Signed by me in authentication of its passage this 22nd
day of July, 1987.



Gil Batty
Vice Mayor

ATTEST:



Beverly S. Shields
City Recorder