

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: April 28, 2026 / May 12, 2026

Subject: Ordinance 26-017: Amendments to Sections 51-61, 51-62, 51-63, 51-64, 51-65, 51-66 and 51-67 – Subdivision Regulations

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

The City of Brookings is proposing amendments to Section 51-61, Section 51-62, Section 51-63, Section 51-64, Section 51-65, Section 51-66 and Section 51-67 of the Subdivision Regulations. Staff recommends approval. The Planning Commission voted 5-3 to recommend denial.

Item Details:

Staff has explored amendments to the Subdivision Ordinance in an effort to make improvements to connectivity regulations within the ordinance as well as update regulations related to street standards and street acceptance.

The amendments include changes to street design, street system coordination, street plans and specifications, street standards, street acceptance, and land design and improvements.

During the public hearing, the Planning Commission heard concerns related to a potential reduction in future development as an unintended consequence of increasing the warranty period, which will extend the development timeline. The proposal may also increase costs for the developer, which therefore has a potential to increase the overall cost of housing. The Planning Commission questioned if a cost analysis had been performed.

The Planning Commission discussed whether an increased warranty period was appropriate or if the work performed should be held to the stricter standards of the draft Engineering Design Standards Manual. The Planning Commission also discussed whether or not this would be consistent with industry standards. The intent is to align the warranty period with Brookings Municipal Utilities' warranty period.

The Planning Commission discussed preferences for shorter block lengths, while also debating the pros and cons of cul-de-sacs. Ultimately, the Planning Commission attempted multiple amendments to the ordinance which focused on a compromise

between extending the warranty period, while also adding policies to enforce quality of work performed.

Staff will provide the following additional information:

- Comparison to City of Sioux Falls regulations
- Example of the cost burden for extending warranty from 1 year to 3 years
- Examples of recent street issues and where the funding to repair will come from
- Confirm BMU's warranty period and when it starts
- Feedback from at least one or two local developers

Legal Consideration:

None.

Strategic Plan Consideration:

Sustainability – The City of Brookings will meet environmental, community and economic desires and needs without compromising future generation's quality of life by strategically planning, implementing and maintaining infrastructure and facilities.

Financial Consideration:

None.

Supporting Documentation:

Ordinance - clean

Ordinance - marked

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Comparison Communities