

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: June 23, 2026 / July 14, 2026

Subject: Ordinance 26-017: Amendments to Section 51-61, Section 51-62, Section 51-63, Section 51-64, Section 51-65, Section 51-66 and Section 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 8-0 to recommend approval.

Item Details:

Staff has prepared revisions to the Subdivision Ordinance in an effort to make improvements to connectivity regulations as well as the street acceptance and warranty process. The amendments include changes to street design, street system coordination, street plans and specifications, street standards, street acceptance, and land design and improvements.

Some of the key changes include:

Streets/Connectivity

Regulations for cul-de-sacs were modified to reduce the allowable length from 600 to 400 feet. A cul-de-sac will only be permitted under the following conditions:

- (1) Physical site conditions warrant a cul-de-sac. Physical site conditions include, but are not limited to:
 - a. Steep slopes or hills.
 - b. Natural barriers such as bodies of water, rock outcrops, or cliffs.
 - c. For the purposes of this chapter, man-made features do not constitute a physical site condition that warrants approval of a cul-de-sac.

- (2) A through street is not physically feasible or desirable due to environmental considerations, access limitations along adjacent arterial streets, or where other unusual features prevent the extension of the street to the property line or the interconnection to other streets within or abutting the subdivisions.

Street Acceptance/Warranty

The developer shall be responsible for constructing the street to the City approved plans and specifications. This shall include all street signs, traffic control signage, ramps, roadways and curbing, and the stormwater management for all street runoff.

The developer shall construct all underground street utilities and storm sewer infrastructure at least one construction season before street paving and curb-and-gutter installation begins. At least one (1) full freeze-thaw cycle must occur after underground infrastructure is complete and before paving or curb-and-gutter work starts.

The developer shall be responsible for the street workmanship, materials, deterioration or any other deficiencies during the first year of the warrant. Years two and three - the developer shall be responsible for deficiencies directly related to settlement and infrastructure failure, based on an engineering field review.

Legal Consideration: None.

Strategic Plan Consideration:

Sustainability - The City of Brookings will meet environmental, community and economic desires and needs without compromising future generations' 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