

REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
MARCH 2, 1971

Chairman Jack Holte called the meeting to order at 7:30 p.m.

Commissioners present were Gladys Kanick, Cal Gorte, Richard Olsen, Ernest Christensen and Mayor Les Williams. Those absent were Commissioners Gerald Ross and William Landis.

APPROVAL OF MINUTES:

Minutes of regular meeting February 2, 1971 were approved as mailed.

BUILDING REPORT:

The Building Inspector, Mr. Lee Fountain, gave the following Building Report for the month of February 1971:

	<u>Permit No.</u>	<u>Value</u>	<u>Fee</u>
Residential			
W. C. White (New)	1690	\$15,148	\$ 62.00
Frank Rose	1689	500	5.00
Jim Sims	1688	6,272	35.00
Blaine Herkelrath (New)	1687	<u>12,096</u>	<u>53.00</u>
		34,016	155.00
Accessory, Etc.			
C. C. Williams	1686	1,400	14.00
Warren Kelsoe	1685	Flat Fee	3.00
Dan's Photography	1684	Flat Fee	7.50
Harley Mitts	1683	<u>300</u>	<u>5.00</u>
		1,700	29.50
February 1971		February 1970	
8 Permits Issued		7 Permits Issued	
Value \$35,716		Value \$8,601	
Fee 184.50		Fee 44.00	
2 New Houses		No New Houses	

OTHER MATTERS:

The Building Inspector was called upon to present the preliminary plat for proposed subdivision by Ralph Cheney,

Page 2 - Minutes
Regular Planning Commission Meeting
City of Brookings
March 2, 1971

encompassing thirteen lots in Tax Lot 2800, Map 41-13-5CC. This property is located South of Railroad Street, between Tanbark and Matot. The approximate size of each lot is slightly over 63 feet wide and in excess of 120 feet long.

In response to the mailing of preliminary plats as required, Mr. Fountain said some objections had been received and presented substantiating letters to the Commission. One letter, dated February 26, 1971, from the Brookings Land and Townsite Company, signed by Elmer Bankus, read in part:

"I am calling to your attention a piece of ground extending from Railroad St. to Memory Lane and designated on the drawing as "Tanbark Road" (not open).

Please be advised that this piece of land has never been a street, is not now a street, and is land privately owned by me. No authority has been given by me to change the ownership in any way, so the adjoining property owner has no right to plan subdivision lots facing my property where he has no access."

The Chairman then read a portion of February 22, 1971 report by Transamerica Title Insurance Co., Order No. 22418, wherein it was noted that the premises are not presently assessed for taxes. In the discussion that followed it was brought out that Mr. Elmer Bankus is not indicated as an owner of any adjoining property to that portion identified as Tanbark Road, between Railroad Street and Memory Lane on official map 41-13-5CC. Also, that the above identified property has no tax lot number, therefore indicating it has not been taxed.

Mayor Les Williams then announced that he had a notice dated March 2, 1971, from the Curry County Assessor's office in which was stated that Tanbark Road, between Railroad Street and Memory Lane appears to be a dedicated street and that this information dates back to October 1964. Also, that no one is presently paying taxes on this street, it does not carry a tax lot number, and is not on the assessment roll or the tax

Page 3 - Minutes
Regular Planning Commission Meeting
City of Brookings
March 2, 1971

roll for the County. This information was over the signature of Virgie M. Crowder, Deputy Assessor. The Mayor said he had talked with the City Attorney who said not to let the matter of claimed ownership of street stand in the way if the Planning Commission was of a mind to approve the proposed subdivision. It would have to be tested sooner or later and now is as good a time as any.

The Building Inspector read from Subdivision Ordinance No. 217 that portion pertinent to the preliminary plat presented and informed the Commission they had 40 days within which to act on this matter.

A letter dated February 26, 1971, from the Brookings Utilities Co., in which the City was advised that no water mains had been installed to serve the area shown in preliminary plat by Mr. Ralph C. Cheney, and that he had not made arrangements for same, was referred to the Commission by the Building Inspector.

Commissioner Christensen asked what kind of buildings were to be put on this property and whether they complied with the zoning. Mr. Fountain said the intent was to build duplexes and multiple dwellings which conform to the zoning of R-H.

In discussion it was mentioned that sometime in the later part of 1964 there was a general dedication of all streets. In prior years the City installed a sewer main down the closed portion of Tanbark Road but to date have not used it because of restrictions imposed by Mr. Bankus.

MOTION was made by Commissioner Christensen, seconded by Mayor Williams, and carried unanimously that the preliminary plat for proposed subdivision by Ralph C. Cheney be accepted.

Page 4 - Minutes
Regular Planning Commission Meeting
City of Brookings
March 2, 1971

ADJOURNMENT:

Commissioner Christensen made a MOTION that the meeting be adjourned. Motion was seconded by Commissioner Kanick and carried unanimously. The meeting was then adjourned at 7:50 p.m.



CHAIRMAN

ATTEST:



SECRETARY