

MINUTES
REGULAR MEETING - PLANNING COMMISSION
CITY OF BROOKINGS
OCTOBER 5, 1976

Commission Members Present: Ray Lockman Mary Jane Brimm
 Bill Robinson President Earl Breuer
 Ralph Renn Chet Thompson

Staff: Building Inspector, Wendell Bartholomew
 Fire Chief, Merle Frank
 Public Service Coordinator, Elmer Lee
 City Manager, Al Hooten
 Public Works Supt., Herb Herzog

Minutes approved, seconded, passed unanimously.

Staff Report:

Building Inspector' report as per attached which is made a part of these minutes.

November 2nd, regular meeting date is election day.

Commission action changed date of next regular meeting to November 1st (Monday) by a Motion by Robinson, second by Renn and unanimous vote..

Legislative Action:

1. Seacliff Terrace. Discussion arose concerning the provisions in the declaration of intent and Mr. Starkweather explained:
 - (a) Will show easement for pedestrian traffic through area.
 - (b) Repair of streets will be borne by property owners association through this same declaration.
 - (c) If a break occurs with a utility there is a question as to whom repairs the street upon the maintenance problem. The petitioners seem to feel that this would be a City problem.

Further discussion was engaged in concerning this maintenance effort regarding this dituation. It was stated that this matter will be taken into consideration upon submission of the final plat along with other considerations.

Mr. Starkweather explained that a non-profit corporation will be set up and the "owners" will then operate the association and they would maintain all features of this project.

Further discussion arose concerning the design of the facilities in the water and sewer lines considering the Corps of Engineer's extending the jetty thus carrying of heavy loads.

These lines might be placed out of the traffic area in the streets to avert potential damage.

Commissioner Renn discussed this in detail and encouraged Mrs. Byrne to consider this.

The Corps of Engineers have been contacted and any damage to the street would be repaired fully.

A MOTION to accept the preliminary plat with provisions and inclusions regarding the perpetual policies of the development, the owners association's operations that will be formed, and that the utilities be built to City specifications. Seconded by Bill Robinson and passed unanimously.

2. ✓ Lot Split by Mr. & Mrs. Lynn Kofford. Mr. Bartholomew explained the request. Mr. Kofford explained that access was available.

Request was approved by a unanimous vote.

3. ✓ Lot Split by Mrs. Helen Plumlee was next explained indicating this property lies next to a property that was granted a zone change.

The owner (Anderson) of this adjacent property had indicated that access would be granted.

The Commission deferred the request until this access could be legally shown rather than by verbal consent.

MOTION was made by Mr. Renn to defer until a later date. Seconded by Brimm. Discussion followed concerning the access with Fire Chief Frank suggesting his opinion would be forthcoming when further information was available. A 20' easement was suggested. Motion carried by unanimous vote.

4. ✓ Lot Split by M. E. Sagers. Explained by Bartholomew. There seems to be no problem. Several items of difficulty are being eliminated. Suggested to look at the property behind this parcel should attach two easements thru forming a 35' roadway rather than the smaller, narrow easement existing. The owner was not in attendance to explain further the project.

Commission took action with Robinson Motion to deny request. Ralph Renn seconded - unanimous. *Wong*

5. Frank Cembellin - Zwagg Rock. Mr. Cembellin showed the Commission a plat of the approved upper lay-out. This has been finalized and approved. The request now is the changing from RL to RH the lower sea side portion of this area. He stated that he has no argument

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to allowing his R-O-W to be utilized by the public to access to the Mill Beach.

Bartholomew explained that a public hearing was required in a re-zone. An application for a re-zone would be filed and the City would implement the procedure.

The development in the lower area would be condominium structures and to the required foundations and building restrictions.

Discussion arose concerning ownership of the beach area and certain roadways or accessways to the beach. There was explained that all property owners in the area have deeded access to this beach and that Mr. Cembellin does not own exclusive easement rights to the beach.

It was felt that certain specific information would be put in order and a proposal of making an accessway to the beach brought to the Commission in order for them to take action on this matter.

Question of where monies would come from arose with various suggestions of sources.

MOTION to table the action on the roadway until more information can be obtained by Robinson seconded by Lockman. Carried by unanimous vote.

MOTION made by Renn to have this platted out by the City Engineer showing the stream, accessway, and various properties with topography data in order for the Commission to make a decision. Brimm seconded. Unanimous vote.

BUSINESS FROM AUDIENCE:

Request from an individual for a single house building permit. A question of the adequate water supply was stated. The area is off the end of Arnold Street on Collis Lane. The owner explained that he wanted this permission to build with one water hook-up so that the one residence could be built.

Commission took action to recommend to Council that this be allowed and that future development plans should be necessary before additional permits are given.

Other business was a request by Ellis Watkins for a deletion of 15' of easement on his property off the Pipeline Road. This request was given to the City Council who tabled it for Planning Commission action.

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The Commission was informed that the existing 8" water line is into the 30 foot easement by only 3' so by releasing the other half or 15 feet of this easement the City still retains a 12' easement outside the 8" line.

14" new line is on the other side of the 8" line with its own easement so is not effected.

Commission recommended by Motion and second to allow. Unanimous vote.

Respectfully submitted,


Al R. Hooten (Acting)
Al R. Hooten

Earl M. Brewer
Chairman

CITY OF BROOKINGS
 BUILDING REPORT
 FOR
 MONTH OF OCTOBER 1976

Att: City Manager

	<u>Value</u>	<u>Permit Fee</u>	<u>Sur. Tax</u>	<u>Total</u>
Dwellings	\$ 24,000.00	\$108.00	\$ 3.24	\$111.24
Garages	3,800.00	28.00	.84	28.84
	1,728.00	18.00	.54	18.54
Church	500.00	5.00	.15	5.15
Professional Bldg.	750.00	8.00	.24	8.24
Stores	7,000.00	40.00	1.20	41.20
	15,000.00	72.00	2.16	74.16
Remodel	1,000.00	10.00	.30	10.30
	1,500.00	15.00	.45	15.45
	6,000.00	36.00	1.08	37.08
	500.00	5.00	.15	5.15
	7,000.00	No Fee		
	30,000.00	127.00	3.81	130.81
	4,000.00	28.00	.84	28.84
	8,000.00	44.00	1.32	45.32
Shed	1,800.00	19.00	.57	19.57
Fences	300.00	5.00	.15	5.15
	300.00	5.00	.15	5.15
Totals	\$113,178.00	\$573.00	\$17.19	\$590.19



 Wendell Bartholomew,
 Building Inspector

WB:cc

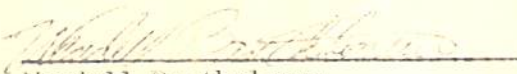
MEMORANDUM

To: City Manager
 From: Building Inspector

October 1, 1976

Building Report
 Month of Sept. 1976

Item	No.	Value	Surcharge	Permit Fee
New Dwellings	2	\$142,000.00	\$12.81	\$427.00
Additions & Alterations	8	23,800.00	4.79	153.00
Garages & Carports	2	3,800.00	1.14	38.00
Storage Shed	1	1,500.00	.45	15.00
Fence	1	500.00	.15	5.00
Sign	1	3,500.00	.84	28.00
Commercial	3	102,000.00	9.93	331.00
	18	277,100.00	30.11	997.00
Plumbing	10		8.40	280.00
TOTALS	28	277,100.00	38.51	1,277.00


 Wendell Bartholomew

WB:cc