



City of Brookings

Brookings City & County
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Legislation Text

File #: PC 20-016, **Version:** 1

Final Plat of Lots 29, 30, 31, 32, and 33, Block 10, Timberline Addition

Summary:

The applicant is seeking Final Plat approval to create five (5) new residential lots.

Background:

The property is located in Timberline Addition along Summit Pass and is zoned R-1C. The City Council approved a Preliminary Plat for the land area on January 9, 2018. The Preliminary Plat was approved after the secondary access requirement went into effect so a secondary access is required as there are more than 40 residential lots without an alternative access. The developer plans to extend Summit Pass to West 16th Avenue South to meet the access requirements. Brookings Municipal Utilities reviewed the Final Plat and the easements are sufficient as shown.

Findings of Fact:

1. The Final Plat is in compliance with the approved Preliminary Plat.
2. The Final Plat is subject to the secondary access requirement in the Subdivision Regulations.

Staff Recommendation:

Staff recommends approval of the Final Plat with the following contingencies:

1. A secondary access shall be constructed in accordance with 51-64 of the Subdivision Regulations prior to recording the Final Plat.
2. City Engineering will need the lowest available opening prior to recording the Final Plat.

Attachments:

Notice

Approved Preliminary Plat

Final Plat

Aerial Map