



**PLANNING COMMISSION SPECIAL SESSION MINUTES ~ APPROVED
NOVEMBER 15, 2011 AT 2:00 PM**

City Hall ~ 82877 Spruce St., Westlake, OR

The proceedings of the Dunes City Planning Commission were recorded on tape and are on file at Dunes City Hall. Upon approval by the Planning Commission, these minutes will be available online at www.dunescity.com.

1. CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Lee Riechel at 2:00 pm.

2. ROLL CALL

Roll Call was taken by Chairman Lee Riechel.

Present: Chairman Lee Riechel, Vice-Chairman George Burke, Commissioner Darlene Beckman, Commissioner Norman Martin, Commissioner Ken Henderson and Commissioner Paul Gargis.

Others Present: City Recorder Fred Hilden, Administrative Assistant Brandie Bell, Road Commissioner Henry Leach and Alan Montgomery.

3. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Vice-Chairman Burke made a motion to approve the Agenda as presented. Commissioner Henderson seconded the motion. The motion passed by unanimous vote.

5. APPROVAL OF THE CONSENT AGENDA

A. Planning Commission Special Session Meeting Minutes from November 8, 2011.

Vice-Chairman Burke made a motion to approve the Planning Commission Meeting Minutes as presented. Commissioner Beckman seconded the motion. The motion passed by a vote of 4 ayes and 1 abstain (Commissioner Henderson).

6. ANNOUNCEMENTS / CORRESPONDENCE

City Recorder Fred Hilden announced that the Road Commission would be conducting a site visit to the Montgomery View Estates on Friday, November 18, 2011 at 3:00pm to review the proposed alternate road alignment.

7. **CITIZEN INPUT** – None

8. **PUBLIC HEARING** – None

9. **UNFINISHED / OLD BUSINESS**

A. Review Montgomery Preliminary Plat change (access to Clear Lake Road).

On November 7, 2011, Tom Poage, Mr. Montgomery's Engineer, met with Melissa Anderson and Fred Hilden to review the proposed alternate road alignment for Montgomery View Estates.

Lane County determined that the original alignment of Montgomery Road was too close to Kiechle Arm Road. Tom Poage has provided an analysis of a viable alternative for routing of the proposed roadway as required by Lane County.

In determining whether the proposed alternate road alignment is a major or minor modification, staff has determined that the applicable criteria are as follows:

Applicable criteria section 155.3.1.2, Access and Circulation, and the pertinent finding in the Dunes City Council Findings of Fact dated April 18, 2011, page 12 of 39. This criteria and the finding are listed in the Findings of Fact Staff Report.

The second applicable criteria is from 155.4.6.3 and 155.4.6.4, Modifications to Approved Plans and Conditions of Approval also listed in the Findings of Fact Staff Report.

Vice-Chairman Burke stated that the proposed change does not affect offsite traffic per Chapter 155.4.6.3.A.3. He also stated that relative to Chapter 155.4.6.3.A.7, there is no guarantee that development wouldn't result in a road adjacent to adjoining properties.

Commissioner Henderson stated that by giving access to lots 1 and 4 onto Kiechle Arm Road that reduces traffic from Montgomery Road onto Clear Lake Road.

Vice-Chairman Burke stated that the Road Commission will be looking at access and slope not whether this change is a major or minor modification.

Chairman Riechel stated he only has a question about 155.4.6.3.A.7, adverse impact on adjoining properties.

Commissioner Burke made a motion to declare the proposed alternate road alignment is not a major modification. Commissioner Henderson seconded the motion.

Commissioner Beckman asked the question if this was the only alternative for placement. Fred Hilden responded that this was the only acceptable alternative to Lane County. **The motion passed by unanimous vote.**

B. Continuation of Chapter 155.4 code revision review. The review began at the beginning of Chapter 155.4.5 and stopped at the end of Chapter 155.4.5.114(F).

10. NEW BUSINESS – None

11. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA – None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Beckman made a motion to adjourn the meeting. Commissioner Gargis seconded the motion. The motion passed by unanimous vote.

Planning Chairman Lee Riechel adjourned the meeting of the Planning Commission at 4:55 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 22nd DAY OF NOVEMBER 2011.

[Signed copy available at Dunes City Hall]

Lee Riechel, Planning Commission Chairman

ATTEST:

[Signed copy available at Dunes City Hall]

Fred Hilden, City Recorder