

**DUNES CITY PLANNING COMMISSION
REGULAR MEETING
MAY 17, 2000 --- 7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. March 17, 2000 --- Regular Meeting Minutes

III. ANNOUNCEMENTS AND CORRESPONDENCE

IV. NEW BUSINESS

- A. CONCEPT ASSISTANCE - MINOR PARTITION
Map 19-12-23-3 Tax Lot 301

V. OLD BUSINESS

- A. Tree Conservation Booklet - Discussion
- B. Subscription for Notification/ODF - Discussion

VI. UNSCHEDULED BUSINESS

VII. ADJOURNMENT

**DUNES CITY PLANNING COMMISSION
REGULAR MEETING
MAY 17, 2000 --- 7:00 P.M.**

I. ROLL CALL

Present: Bryce Spankroy; Steve Hardeman; Chair, Don Puderbaugh; Lee Riechel; Dan Karnes; City Recorder, Mary Spankroy and Planning Secretary, Janet Hayes. There were five people in the audience at the beginning of the meeting.

II. APPROVAL OF MINUTES

Action A motion was made by Lee Riechel and seconded by Steve Hardeman to approve the minutes of the March 15, 2000, regular meeting of the Planning Commission. The voting was unanimous and the motion carried.

III. ANNOUNCEMENTS AND CORRESPONDENCE

IV. NEW BUSINESS

Concept Assistance - Minor Partition of Tax Lot 301 on Map 19-12-23-3
David Davis, Applicant

Chair, Don Puderbaugh announced that the application was for concept assistance on a minor partition of tax lot 301 on map 19-12-23-3. He stated for the record that the property owner is Robert Rogina and the applicant is David Davis. He explained that this would be an informal presentation with open dialogue.

Rob Ward, Ward Northwest Inc.

Mr. Ward stated that he was representing the applicant, David Davis. He explained that David Davis was in the process of purchasing the property. Mr. Davis plans on relocating from Reedsport and building his home on one of the proposed parcels. He reviewed details of the map submitted with the concept assistance application. Proposed parcel number one would be 5.14 (+/-) acres; parcel number two, 1.69 (+/-) acres; parcel

number three, 5.03 (+/-) acres. The current and proposed easements were explained in detail. Mr. Ward described the status of the parcel as successfully reforested and distributed current photos of the application site (Exhibit A). A lengthy question and answer period followed.

David Davis - 590 Greenwood Ave., Reedsport, OR 97467

Mr. Davis said he had met with representatives of South Coast Water District (formerly Siltcoos Heights Water), they currently supply water to Osprey Estates. They told him that they are in the process of upgrading their system and have a pending P.U.C. application to extend their service boundary. He felt this was a possible alternative to individual wells.

Commissioner Riechel said he lives off the NE corner of the application site. He stated that a few of his neighbors had experienced water quantity problems. This is not so with the steeper sloped properties. Commissioner Riechel felt a well might be more advantageous than running a water line to Siltcoos because that arm of the lake is so shallow.

Rob Ward said that Mr. Davis might in the future divide proposed parcel #3 creating two 2.5+ acre parcels. Mr. Ward said that having a driveway at the end of Osprey Way would be possible.

There was a lengthy discussion concerning the 1987 condition of approval, that any further development of the parcel would require that a road be platted to connect to Osprey Way (formerly identified as Future Drive).

Commissioner Riechel stated that they had discussed this 1987 condition of approval at the Road Committee meeting on 5/15/00. It was their recommendation that the condition of approval should stand and a connection to Osprey Way would be required. They discussed the topography, culvert requirements, watershed protection and feasibility of a connecting road.

It was the consensus of the commission that putting a connecting road in this area would not be in the best interest of the land or property owner. They discussed the proposed access arrangements for the parcels at length. The proposal submitted by Mr. Davis was received favorably by the commissioners. They agreed that it was a good scheme and noted that should it expand into five lots as described it would still be a reasonable plan.

Chair Puderbaugh recessed for a short break and reconvened the meeting at 7:50 p.m.

V. OLD BUSINESS

A. Tree Conservation Booklet - Discussion

The City Council has directed the commission to develop a booklet/brochure to distribute to residents about the conservation of trees. Chair, Puderbaugh suggested some of the publications the planning secretary had gathered while working on the tree ordinance draft could be useful in the development of the booklet. Dan Karnes agreed to spearhead the project if there was not a short deadline for completion. Don Puderbaugh said he would give the research materials he had to the planning secretary for Dan. The commissioners concurred that a simple format would be the most effective and least expensive. Dan will try to have an outline with topics developed for discussion at the regular meeting in August.

B. Subscription for Notification ODF - Discussion

The planning secretary explained the available formats and rates for subscription notification. A written format would run approximately \$100.00 + per report whereas the diskette is \$8.00 per report. Reports are available weekly, monthly or quarterly. One problem with the diskette service is that it is in Dbase4 or Paradox 4.5 formats only. We do not have either program. Our computer consultant, Bert Smart said he could get us a Dbase4 program and help us with learning how to use it for approximately \$250.00.

The commissioners discussed the report criteria available, the best medium to receive the report, distribution of the report and the costs.

Action

Lee Riechel made a motion to recommend to the City Council that they approve the purchase of a Dbase4 program for approximately \$250.00 to allow usage of the F.A.C.T.S. computer diskette service from the Oregon Department of Forestry. The commissioners also recommend that the city subscribe to receive the report quarterly and specify all the criteria available (full report). Steve Hardeman seconded the motion. The voting was unanimous and the motion carried.

VI. UNSCHEDULED BUSINESS

Lee Riechel shared a suggestion from Mayor Ward regarding logging in Dunes City. If someone logs under the Forest Practices Act the city can follow up and make sure that the re-planting is done as prescribed in the Forest Practices Act. The commissioners discussed what committee would be responsible for tracking this activity and what type of

action would be required to accomplish their goal.

Action

A motion was made by Lee Riechel to recommend to the City Council that it extend the charter of the Conservation Committee to include the follow-up and review of lands logged under the Forest Practices Act in Dunes City to insure completion of its requirements. Bryce Spankroy seconded the motion. The voting was unanimous and the motion carried.

VII. ADJOURNMENT

Chair Puderbaugh adjourned the meeting at 8:20 p.m.

CHAIR, DON PUDERBAUGH



PLANNING SECRETARY, J. HAYES



BRYCE SPANKROY

STEVE HARDEMAN



LEE RIECHEL



DAN KARNES