

DUNES CITY PLANNING COMMISSION

REGULAR MEETING

JANUARY 17, 2001 -- 7:00 P.M.

I. CALL TO ORDER / ROLL CALL:

Chair, Don Puderbaugh, called the meeting to order at 7:00 p.m. Those in attendance: Planning Commission Chair, Don Puderbaugh; Steve Hardeman; Bryce Spankroy; Dan Karnes; Lee Riechel; City Recorder, Mary Spankroy. There were no people in the audience.

II. APPROVAL OF MINUTES:

Don Puderbaugh noted two corrections to the December 20, 2000 Planning Commission meeting minutes. Section III, last line, "nominated" should be changed to "nominated and elected." Section IV, fifth line, delete "to" in take to time". Dan Karnes made a motion to approve the minutes as corrected, seconded by Steve Hardeman. All approved, motion passed unanimously.

III. ANNOUNCEMENTS AND CORRESPONDENCE:

No discussion.

IV. OLD BUSINESS:

Don Puderbaugh reported that he had spoken with Rob Ward regarding renewed concerns dealing with the **Dave Davis Minor Partition**. Both Mayor Ward and Mr. Puderbaugh agreed that it is nothing that the Planning Commission needs to be involved with at this time.

V. NEW BUSINESS:

A. Dietz Property – 84467 Green Gate Road – Site Visit

Don Puderbaugh reported on his meeting with Gary & Melinda Dietz following the site visit by the Planning Commission on Tuesday, January 16, 2001. Also in attendance were Mayor Rob Ward and Councilor Bob Petersdorf. The visit was requested by the Dunes City Council and Conservation Committee after severe erosion problems were discovered at the Green Gate Road location. Mr. Puderbaugh indicated that the Dietzes agreed to immediately contact an engineer and it was suggested that they obtain two solutions – an immediate one to temporarily stop the on-going erosion as well as a long-term plan. The Dietzes will be reporting to the City Recorder on their progress; Mayor Ward mentioned a report should be presented within ten days. Don Puderbaugh expressed concern about the steep cut bank and its proximity to adjacent property lines in addition to the evident fill problems. Discussion followed regarding the Planning Commission report on the Dietz property requested by the City Council.

PLANNING COMMISSION SITE VISIT REPORT

Residence of Gary & Melinda Dietz - 84467 Green Gate Road

January 16, 2001

The Dunes City Planning Commission concurs with earlier reports by Dennis Klosterman and Bob Anderson of the Conservation Committee regarding the severity of the landfill erosion problems at the Dietz's property and the resulting affect on the surrounding lands and the water of Woahink Lake. Observed areas of Code violations include:

1. City Code Section 151.040 regulating grading on private property and in particular Section 151.042 requiring permits for grading/excavating. It is understood that the Dietzes did not obtain required permits for their fill work. Also neglected was Section 151.052 dealing with erosion control in the preparation and maintenance of cut and fill slopes.
2. Definite violations of Section 154.05 Soil Erosion Control were observed: It shall be considered detrimental to the safety, health, and welfare of the citizens of the city to allow the products of soil erosion to: (A) intrude into any public body of water; and (C) cross any property line onto land owned by persons other than the owners of the property from which the products of erosion originate.
3. A determination is needed as to Section 151.050 requiring cut and fill slopes to be set back from site boundaries in accordance with the code guidelines. The boundaries were not able to be ascertained during the preliminary site visit.
4. Damage to trees / vegetation in the path of the eroding fill materials must be considered. Possible depletion of topsoil and the cut off of air supply to root systems has a high probability.
5. It was observed that there may also be building permit violations, which would be addressed by Council action.

It is recommended that the recovery plan should include the immediate and long term containment of the erosion, the removal of the erosion by-products, the salvaging and/or re-establishment of vegetation, the restoration of the natural drainage area, and the stabilization and recovery of the whole site.

B. Work-sessions for Councilors and Commissioners

Lee Riechel introduced available information that deals with conflict of interest and ex-parte contact issues. The City has legal guidelines regarding these topics and work-sessions are held annually, often in connection with the City of Florence, that present these topics to newly elected/appointed City officials. Don Puderbaugh also mentioned conversations with Mayor Ward regarding the possibility of more Council-Planning Commission work-sessions to discuss any City Code areas that may need clarification and agreement by both groups.

VI. ELECTION OF OFFICERS

Nomination & election of Planning Commission Chair and Vice-Chair for 2001. Steve Hardeman nominated Lee Riechel for the position of Chair of the Planning Commission. The nomination was seconded by Bryce Spankroy and accepted by Mr. Riechel. There being no

further nominations, the vote was unanimous for Lee Riechel to serve as Chair of the Planning Commission. Steve Hardeman nominated Dan Karnes for the position of Vice-Chair of the Planning Commission. Don Puderbaugh seconded the nomination and Mr. Karnes accepted. There were no further nominations and the vote was unanimous for Dan Karnes to serve as Vice-Chair of the Planning commission.

Appreciation was expressed to Don Puderbaugh for his dedicated work as Planning Commission Chair. Lee Riechel took over as Chair following a brief recess.

VII. WORK-SESSION

The revision processes of the Dunes City Code of Ordinances as well as the possibility of obtaining a Technical Assistance Grant for this project were reviewed. It was noted that many of the necessary steps in such a project are unclear and it was decided that Lee Riechel would contact LCOG for additional information before a work-session with the City Council is scheduled. Don Puderbaugh presented an expanded pros and cons list for the related options and asked for any review and input.

VIII. DISCUSSION

Dan Karnes will be submitting a list of web sites that address various topics relating to tree conservation. It may be possible to incorporate this information into the Dunes City web site for public access.

IX. ADJOURNMENT:


Planning Chair Lee Riechel adjourned the meeting at 8:25 p.m.




Planning Chair, Lee Riechel




City Recorder, Mary Spankroy



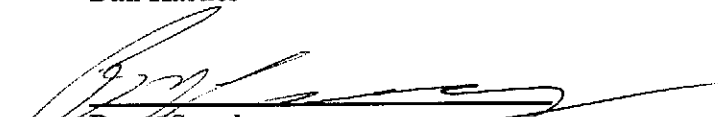
Steve Hardeman



Dan Karnes



Don Puderbaugh



Bryce Spankroy