

DUNES CITY PLANNING COMMISSION  
REGULAR MEETING  
February 21, 2001 --- 7:00 P.M.

I. ROLL CALL

Chair, Lee Riechel, called the meeting to order at 7:04 p.m.

**Present:** Bryce Spankroy; Steve Hardeman; Chair, Lee Riechel; Vice-Chair, Dan Karnes; Don Puderbaugh; City Recorder, Mary Spankroy and Planning Secretary, Jeannie Cerda. There were four people in the audience at the beginning of the meeting.

II. APPROVAL OF MINUTES

**Action** A motion was made by Don Puderbaugh and seconded by Steve Hardeman to approve the minutes of the January 17, 2001, regular meeting of the Planning Commission. The voting was unanimous and the motion carried.

III. ANNOUNCEMENTS AND CORRESPONDENCE

IV. NEW BUSINESS

A. Concept Assistance - Minor Partition of Formerly Tax Lot 301 on Map 19-12-23-3 Dave Davis, Applicant

Chair, Lee Riechel, 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/applicant is David Davis. He explained that this would be an informal presentation with open dialogue. Lee Riechel reminded the Planning Commission that the City Council had recently approved a minor partition request for this property and Mr. Davis was in the process of completing a drainage and water easement per the City Council's request.

David R. Davis

Mr. Davis stated that he was being represented by Gene Wobbe of Wobbe and Associates and was in the process of drafting a water and drainage easement for this property.

Mr. Davis reviewed the details of the map that had been submitted with the concept assistance application. Proposed parcel #1 would

be 2.00(+/-) acres; parcel two, 3.00(+/-) acres. The current and proposed easements were explained in detail.

A lengthy question and answer period followed.

Mr. Davis stated:

1. Access to the properties would be off Jensen Lane.
2. Sewage disposal would be onsite systems, that two test holes had been approved as being adequate.
3. Water is anticipated to be well, but will provide an easement to the lake as proposed on a previous minor partition.

Planning Chair, Lee Riechel, asked Mr. Davis if the test hole report/approval was still valid. Mr. Davis stated that he would verify its validity.

Extensive discussion followed regarding slopes, setbacks, and access.

Commissioner Puderbaugh reviewed proposed access for the record: proposed parcel one required easement access proposed parcel two will have access from Jensen Road; existing parcel one will also have access from Jensen Road.

Planning Chair, Lee Riechel, stated that Mr. Davis had minor partitioned this property in September 2000. Dunes City Code states that partition land can only be partitioned once per calendar year. Since Mr. Davis partitioned this property in the year 2000, the property can be partitioned in 2001 if it complies with Dunes City Ordinances.

The commissioners received the proposal submitted by Mr. Davis favorably. They agreed that it was a reasonable plan.

## V. OLD BUSINESS

### A. Grant for Code Revision

LCOG Representative Gary Darnielle and Jennie Minner

The Planning Commission and Gary Darnielle had a lengthy discussion regarding revising the Dunes City Code of Ordinances, what the city would like to accomplish and the cost to the city. Gary Darnielle made many suggestions regarding the process and the possibility of residual grant money available from the last previous fiscal year.

**Action**

Commissioner Puderbaugh made a motion and Dan Karnes seconded the motion directing LCOG to pursue grant funds for a title 15 revisions and prepare a grant proposal to present to City Council. The voting was unanimous and the motion carried.

**VI. UNSCHEDULED BUSINESS**

- A. Commissioner Karnes presented a list of web sites that he felt could be placed onto the Dunes City web site once it is established. A lengthy discussion followed regarding what types of things should be on the web site. The planning commission felt that the web site should have a page dedicated specifically to trees and to vegetation.

The Planning Commission recommends the City Council create a committee to complete the process of developing a web page.

**VII. ADJOURNMENT**

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

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**CHAIR, LEE RIECHEL**

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**PLANNING SECRETARY, J. CERDA**

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**BRYCE SPANKROY**

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**STEVE HARDEMAN**

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**DON PUDERBAUGH**

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**DAN KARNES**