

DUNES CITY PLANNING COMMISSION

MEETING AGENDA

MARCH 21, 2001

- I. ROLL CALL**
- II. APPROVAL OF MINUTES**
FEBRUARY 21, 2001 - REGULAR MEETING
- III. ANNOUNCEMENTS AND CORRESPONDENCE**
- IV. PUBLIC HEARINGS**
 - A. MINOR PARTITION APPLICATION**
JULIANA N. JARVIS, APPLICANT
GENE WOBBE, REPRESENTATIVE
- V. NEW BUSINESS**
- VI. OLD BUSINESS**
- VII. ADJOURNMENT**

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

I. CALL TO ORDER/ROLL CALL

Planning Chair, Lee Riechel, called the meeting to order at 7:02 p.m.

PRESENT: Planning Chair, Lee Riechel; Vice-Chair Dan Karnes; Commissioners, Don Puderbaugh, Bryce Spankroy, and Planning Secretary, Jeannie Cerda. Four people were in the audience at the beginning of the meeting.

EXCUSED/ABSENT: Commissioner, Steve Hardeman.

II. APPROVAL OF MINUTES

ACTION: A motion was made by Vice-Chair, Dan Karnes, and seconded by Commissioner, Bryce Spankroy, to approve the minutes of the February 21, 2001, regular meeting of the Planning Commission with changes.

The voting was unanimous with 4-Aye 0-Nay and 1-Absent, the motion carried.

III. ANNOUNCEMENTS AND CORRESPONDENCE

NONE

IV. PUBLIC HEARINGS

A. MINOR PARTITION APPLICATION - JULIANA N. JARVIS

Chair, Lee Riechel, announced the public hearing for Juliana N. Jarvis' request for a minor partition of approximately 4.72 (±) acres; proposed parcel one is approximately 2.44 (±) acres; proposed parcel two is approximately 1.14 (±) acres; proposed parcel three is approximately 1.14 (±) acres. The property is identified as Tax Lot 212 on Map 19-12-23-1. The address is 83951 Cloud Nine Road. Gene Wobbe, of Wobbe and Associates, is Authorized Representative, for Juliana N. Jarvis.

Chair, Lee Riechel, explained the public hearing rules and procedures and the "raise it or waive it" rule was read. The Minor Partition criterion was projected on the wall. Chair, Lee Riechel, stated for the record that there had been a public meeting at the site. Commissioners; Lee Riechel, Don Puderbaugh, Dan Karnes, and Planning Secretary, Jeannie Cerda, had visited the site. Chair, Lee Riechel, asked the Commissioners if they had discovered any additional findings or facts during the site visit.

Commissioner, Don Puderbaugh, stated that it appears that proposed parcel three may have slopes greater than 12%.

Chair, Lee Riechel, expressed concern regarding proposed parcel one because large trees had recently been removed from the upper portion of parcel one. The applicants' home is at the bottom portion of a steep slope. There appears to be no vegetation recovery. Chair, Lee Riechel, stated that this discovery does not affect the Minor Partition application and will be addressed after the public hearing.

No additional findings or ex parte were declared.

Chair, Lee Riechel, chose not to read excerpts from the staff report unless any person so requested. No request was made.

The rules of procedure for the public hearing were explained by Chair, Lee Riechel.

The public hearing was open at 7:15 P.M.

Chair, Lee Riechel, asked the authorized agent for the applicant to state his name, and to make his presentation for the applicant.

The authorized agent so stated: Gene Wobbe, of Wobbe and Associates, surveyor and representative for Juliana Jarvis. Ms. Jarvis, requests a Minor partition to partition her property into three parcels all of which are in excess of one-acre. The information presented in the staff report was a complete detail of the request. Mr. Wobbe, then requested that he respond to questions by the commissioners.

Proponents

NONE

Opponents

NONE

Chair, Lee Riechel, closed the public hearing at 7:25 P.M.

A brief question and answer period followed.

Chair, Lee Riechel, referred to a response received regarding the Jarvis Partition which stated

that according to the recorded Ward Northwest Survey, and the preliminary partition map submitted with the application, there may be a 10'- 20' discrepancy in the lot line. Mr. Wobbe, stated that the difference in the dimensions would be along the south lot line and would not really affect the acreage. Mr. Wobbe, also stated that he has not seen the Ward Northwest Survey, that he gathered the information from the deed of record. Mr. Wobbe, stated that the actual survey of the property will not be done until the partition is approved.

Chair, Lee Riechel, asked about the easement along the side property line that states "Pre-Recorded Easement" and "Proposed Easement," which appear to be one of the same. Mr. Wobbe, stated the existing 15' easement goes to Tax Lot 200. The proposed easement is for parcels one and two.

Commissioner, Don Puderbaugh, noted that there were no "Perc test holes" on proposed parcels 2 and 3. Mr. Wobbe, stated that he is not aware of any at this time.

Vice-Chair, Dan Karnes, asked about the access to proposed parcel three considering the steep face along the east end of the parcel. Mr. Wobbe, suggested that a driveway could be placed at the partition line of proposed parcels two and three.

Mr. Wobbe, stated that the steep portions of proposed parcel three appear to fall within the city right-of-way.

A brief discussion was had relating relating to the criteria and the staff report. Commissioner Lee Riechel indicated on pages 4 & 7 of the staff report the approximate parcel footage was omitted.

Motion

Vice-Chair, Dan Karnes, made a motion to accept the staff report with corrections and the addition of the findings of fact. Commissioner, Don Puderbaugh, seconded the motion. The voting was unanimous and the motion carried.

4-Aye, 0-Nay, 1-Absent/Excused

Deliberations followed regarding Conclusions of Law. The Commissioners agreed upon the following Conclusions of Law:

1. The data contained in the application conforms with city code for access to lots, lot size and lot numbers. Each lot is well over the one-acre requirement.
2. The minor partition does not impede the future best use of the remainder of the

property or adversely affect the safe and healthful development of such remainder or any adjoining land or access hereto. Parcel one has access via a driveway easement to Cloud Nine Road, parcels two and three have direct access Cloud Nine Road.

Conditions

1. The apparent conflict between lot line length between the proposed partition map and the recorded map is resolved prior to presentation to the city council and the result still meets the minimum code requirements for area and dimensions.
2. Sanitation approval for proposed parcels two and three.
3. A site review will be required on parcel three if slope determination has not been made, or has been determined to have slopes 12% or greater.

Motion

Commissioner, Bryce Spankroy, made a motion to recommend to the City Council that it approve the request of, Juliana N. Jarvis, for a Minor Partition because having considered the evidence presented by those for the proposal as well as the evidence against the proposal, it is found by the weight of the evidence 'for' that the proposal be approved with the condition previously stated. Vice-Chair, Dan Karnes, seconded the motion. The voting was unanimous and the motion carried.

4-Aye, 0-Nay, 1-Absent/Excused

Chair, Lee Riechel, announced that this application would be heard by the City Council on April 12, 2001, at 7:00 P.M.

V. NEW BUSINESS:

NONE

VI. OLD BUSINESS:

A. CODE REVISION UPDATE

Chair, Lee Riechel, informed the Planning Commission that, Gary Darnielle, from LCOG contacted him and informed him that there are no grant funds available at this time, that Dunes City will have to wait to apply for funding in July 2001. After a lengthy discussion, the Planning Commission agreed to prepare an update and recommendation to the City Council. Chair, Lee Riechel, stated that he, along with

city staff, will prepare a memo for the city council. Chair, Lee Riechel, stated that he will present it at the April 18, 2001, Planning Commission for approval.

VII. UNSCHEDULED BUSINESS

- A.** As a result of a site review conducted by the Planning Commission, to consider a Minor Partition of Juliana Jarvis, it was discovered that proposed parcel one of tax lot 212 map 19-12-23-1, had recently been logged on the upper end of the parcel. There is concern that some erosion can occur and erosion products could enter the lake. The commission is not aware of any erosion control measures. The Planning Commission recommends that the site review committee take immediate action to work with the owner of the property to establish erosion control planning.
- B.** Vice-Chair, Dan Karnes, presented to the city a "Tool Kit" of "Technical Information on Community Trees and Forests". This is a compilation of brochures, CD's booklets, etc., compiled by the International Society of Arboriculture, on the care of trees and forests. These documents will be kept at Dunes City Hall and will be made available to the public upon request.

II. ADJOURNMENT

Chair Lee Riechel adjourned the meeting at 8:13 P.M.

CHAIR, LEE RIECHEL

PLANNING SECRETARY, J. CERDA

VICE-CHAIR, DAN KARNES

DON PUDERBAUGH

EXCUSED
STEVE HARDEMAN

BRYCE SPANKROY