

**DUNES CITY PLANNING COMMISSION**

**REGULAR MEETING**

**MAY 10, 2001**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

April 18, 2001- Regular Meeting Minutes

**IV. ANNOUNCEMENTS**

**V. NEW BUSINESS**

A. David R. & Christina G. Davis  
Concept Assistance - Minor Partition  
Map 19-12-23-3 TL 301

B. Norman C. & Judy C. Martin  
Concept Assistance - Minor Partition  
Map 19-12-23-2 TL 402

**VI. OLD BUSINESS**

**VII. UNSCHEDULED BUSINESS**

**VIII. ADJOURNMENT**

**DUNES CITY PLANNING COMMISSION  
REGULAR MEETING  
May 16, 2001 - 7:00 P.M.**

**I. ROLL CALL**

Chair, Lee Riechel, called the meeting to order at 7:00 p.m.

**Present:**

Chair, Lee Riechel; Vice Chair, Dan Karnes; Commissioners: Don Puderbaugh, Steve Hardeman and Bryce Spankroy; Planning Secretary, Jeannie Cerda, and four persons were in the audience.

**II. APPROVAL OF MINUTES**

**Action:** D. Karnes, and seconded by D. Puderbaugh made a motion, to approve the minutes of the April 18, 2001, regular meeting of the Planning Commission with correction.

The voting was unanimous and the motion carried.

5-Aye, 0-Nay

**III. ANNOUNCEMENTS AND CORRESPONDENCE**

None

**IV. PUBLIC HEARING**

None

**V. NEW BUSINESS**

**A. Concept Assistance - Minor Partition of Lot 3 of Tax Lot 301 on Map 19-12-23-3, David R. & Christina G. Davis, Applicants.**

Chair, L. Riechel, announce that the application was for concept assistance on a minor partition of tax lot 301 on Map No. 19-12-23-3. He stated for the record that the owner is David R. & Christina G. Davis. He stated that this would be an informal presentation with open dialogue.

David R. Davis

Mr. Davis state that this was a request to partition 5.82 acres into two parcels. He reviewed details of the map submitted with the concept assistance application. Proposed parcel one would be approximately 1.52 (+) acres; proposed parcel two would be approximately 4.30 (+) acres.

There was a lengthy discussion regarding access to the proposed parcels. D. Puderbaugh asked about access to proposed parcel one. Mr. Davis stated that he had met with the road committee and applied for a right-of-way use permit that would allow him to use the unimproved portion of Osprey Way. Mr. Davis stated that the road committee tentatively agreed subject to conditions. D. Puderbaugh stated that at the end of Osprey is a very steep slope. Mr. Davis stated that Norm Wells, of Ray Wells, Inc., is currently working with Robert Petersdorf and Norman Martin, of the Road Committee, regarding the details of the proposed access.

D. Puderbaugh asked if the "50' road easement" above the panhandle lot on the preliminary partition map, is a road easement or driveway easement. Mr. Davis stated that it is an easement originally granted by and between Rogina and Coehlo. Coehlo is the property owner of the property north of the driveway. They exchanged easements with the original intent that the easement across the property would service the property. Since there are more than three easements off the driveway access on Clear Lake Road, access must be taken off of Osprey Way. Mr. Davis stated that he would prefer that access be taken off of Clear Lake.

Chair, L. Riechel stated that he believes Mr. Davis has the option available to him to develop the driveway as access to proposed parcel one by developing the access at Clear Lake Road into a public road ending in a cul-de-sac or hammerhead. Mr. Davis that he was not aware that was an option, otherwise he would have proposed to convert the driveway access into a public road. Mr. Davis asked if there was an ordinance prohibiting roads from being created that would end in a cul-de-sac? Chair, L. Riechel stated that there was an ordinance stating that roads should go through, but where it is not practical for geological or topographical reasons, they can be approved.

Chair, L. Riechel, suggested that Mr. Davis return to the Road Committee with a proposal prior to submitting his application for a minor partition.

It was the consensus of the Planning Commission that extending Osprey Way or developing the driveway access off of Clear Lake Road into a public road would meet the access requirement for proposed parcel one.

D. Puderbaugh inquired about secondary water access to proposed parcel one. Mr. Davis stated that there was no planned easement access to proposed parcel one. D. Puderbaugh inquired if it would be possible to run a waterline easement along the south line of the parcels. Mr. Davis stated that there could be an easement along the south line

of the property.

The proposal submitted by Mr. Davis was received favorably by the Planning Commission. It was agreed that it was a good scheme and noted that should Mr. Davis propose to develop the existing driveway off of Clear Lake Road into a public street, that it should be presented to the road commission for their recommendation prior to submitting an application for a minor partition.

**B. Concept Assistance - Minor Partition of Tax Lot 402 on Map 19-12-23-2. Norman C. & Judy C. Martin, Applicants.**

Chair, L. Riechel, announced that the application was for concept assistance on a minor partition of tax lot 402 on Map 19-12-23-2. He stated for the record that the property owners and applicants are Norman C. and Judy C. Martin. He explained that this would be an informal presentation with open dialogue.

**Norman C. & Judy C. Martin**

Mr. Martin stated that they were applying for concept assistance on tax lot 402. The drawing submitted indicates parcel two of tax lot 402 as the parcel for the proposed minor partition. Proposed parcel one would be 2.00 (±) acres; proposed parcel two 2.00 (±) acres; proposed parcel three 3.56 (±) acres, with a future easement for \_\_\_\_\_.

D. Karnes asked if the proposed access to the lots would be down the two, two-acre parcels. Mr. Martin stated that the reason the easement access goes directly through the lots is in case they chose to further divide the two, two-acre lots into four one-acre lots, all parcels would have access. D. Puderbaugh suggested that upon the application for a minor partition, that Mr. Martin include a conceptual plan regarding future partitioning of the property.

D. Puderbaugh stated that when submitting their minor partition application, the following items should be included on the preliminary plat map along with other information required in the application process:

1. Easements, i.e. water, access, etc.
2. Water source.
3. Sewer disposal(test holes).
4. Adjacent lots and right-of-ways must be indicated on plat.
5. Topography mapped onto preliminary plat map.
6. Driveway access dimensions

A lengthy discussion followed regarding access to the proposed properties.

D. Karnes, inquired about the mapped wetlands on the property. Extensive discussion followed regarding the validity of the mapped wetlands. Mrs. Martin stated that the

wetlands were mapped by an off-site determination. It was recommended that the wetland issue be resolved prior to the filing of a minor partition application.

The proposal submitted by Mr. & Mrs. Martin, was received favorably by the Planning Commission. It was agreed that it was a good scheme and noted that should Mr. & Mrs. Martin propose to submit an application for a Minor partition, that they should address the wetlands issue at that time and submit a preliminary map with the information previously discussed.

Chair, Lee Riechel, recessed for a short break and reconvened the meeting at 8:05

#### V. OLD BUSINESS

- A. City staff is currently working with LCOG on pursuing a grant for the code revision as recommended by the Planning Commission and approved by the City Council. It has been requested that LCOG prepare a grant letter.
- B. The recommendation from the site review committee regarding the erosion control of the Jarvis property. The site review suggested that the city get in contact with the department of forestry regarding reforestation.

The planning commission agreed that city staff contact the chair of the site review and explain in further detail that erosion control is usually not addressed through the department of forestry that the city should take another look at the potential problem.

#### VII. Unscheduled Items

The planning commission agreed that since there was no new business, the June Planning Commission meeting will be canceled.

#### VIII. ADJOURNMENT

Chair, L. Riechel adjourned the meeting at 8:40 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