

DUNES CITY PLANNING COMMISSION

REGULAR MEETING

AUGUST 15, 2001 --- 7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
MAY 16, 2001 Regular Meeting
- IV. ANNOUNCEMENTS AND CORRESPONDENCE
- V. PUBLIC HEARINGS
 - a. Norman C. Martin & Judy C. Martin
Minor Partition Application, Applicants
Map 19-12-23-2 • Tax Lot 402
 - b. Ed D. Scarberry
Minor Partition
Map 19-12-13 • Tax Lot 309
- VI. NEW BUSINESS
- VII. OLD BUSINESS
- VIII. UNSCHEDULED ITEMS NOT LISTED ON AGENDA
- IX. ADJOURNMENT

**DUNES CITY PLANNING COMMISSION
REGULAR MEETING
August 15, 2001 --- 7:00 P.M.**

I. ROLL CALL

Present: Chair Lee Riechel, Commissioner, Don Puderbaugh; Dan Karnes; Steve Hardeman; Bryce Spankroy; and Planning Secretary, Jeannie Cerda. There were five people in the audience at the beginning of the meeting.

II. APPROVAL OF MINUTES

Action: A motion was made by Chair Riechel, and seconded by Steve Hardeman, to approve the minutes of the May 16, 2001, regular meeting of the Planning Commission, with changes. The voting was unanimous and the motion carried.

5-Aye, 0-Nay, 0-Abstained.

III. ANNOUNCEMENTS AND CORRESPONDENCE

None

IV. NEW BUSINESS

The Planning Commission unanimously recommended that the City Council amend Dunes City Code of Ordinances to state: All preliminary plat maps submitted with a minor partition application, must be prepared or signed off by a state licensed surveyor or engineer. The Planning Commission further recommended that this amendment be effective immediately.

V. PUBLIC HEARINGS

A. Norman C. & Judy C. Martin, Minor Partition Tax Lot 402 on Map 19-12-23-2, Norman C. & Judy C. Martin Applicants.

Chair Riechel, announced the hearing was for a Minor Partition request by Norman C. & Judy C. Martin to partition Tax Lot 402 of Map 19-12-23-2, approximately 7.56 (±) acres, into three parcels. Parcel one approximately 3.37 (±) acres; parcel two approximately 2.00 (±) acres; parcel three 2.19 (±) acres. The address is 83750 Rio Road, Florence, Oregon 97439

The public hearing rules and procedures were explained and the raise it or waive it rule was read. The Minor Partition criteria were projected on the wall. Chair Riechel, stated for the record that

there had been a public meeting at the site. He stated that he and commissioners, Spankroy, Hardeman and Karnes had visited the site. Commissioner Puderbaugh had previously visited the site. Chair Riechel, polled the commissioners for discovery of any additional facts that were found during the site visit.

Commissioner Puderbaugh stated that he did visit the site and was escorted by the applicants. He stated that there were no ex-parte conversations.

No additional findings, ex-parte, or conflicts of interest were declared.

Chair Riechel, asked the applicant to address the criteria in his presentation and to state how his application meets that criteria:

Chair Riechel, opened the public hearing at 7:12 p.m.

Norman C. Martin: 83750 Rio Road, Florence, Oregon 97439

Mr. Martin gave a brief explanation of the proposed minor partition stating that the property is approximately 7.56 (±) acres. He and his wife Mr. & Mrs. Martin currently have a residence on what would be proposed parcel one. The reason for the minor partition at this time is to divide the property into parcels to leave to their children. Mr. Martin stated that he felt the request complied in all respects to the minor partitioning requirements.

Proponents

None

Opponents

None

A lengthy question and answer period followed. Concerns regarding the future projection of Rio Road through the proposed property were addressed. The Planning Commission felt that Rio Road was not an issue, that it would not be reasonable to extend Rio Road. at this time

Mr. Martin was asked to address the mapped wetland/riparian areas on the property, as the preliminary plat indicates the driveway access to parcels two and three go directly through the wetland/riparian area. Mr. Martin stated that there are no wetland or riparian areas on the property, that an offsite determination was incorrectly made classifying wetland/riparian areas on the property.

Chair Riechel, closed the public hearing at 7:48 p.m.

Extensive discussion followed regarding the information presented with the application for a minor partition. Issues of concern were:

1. Riparian areas
2. Water Easements
3. Completed sewage test holes
4. Topography
5. Lot dimensions
6. Lot size

After a lengthy discussion, regarding the minor partition application, Chair Riechel, informed Mr. Martin, that after considering all the information submitted and the preliminary plat presented, the proposed minor partition does not meet Dunes City requirements, that the Planning Commission at this point would probably deny the minor partition application.

Chair, Riechel asked Mr. Martin, if he would like to waive the 120-day rule and return to the Planning Commission within 90-days with the required changes or information to approve the partition request.

Mr. Martin and Mrs. Martin both agreed to waive the 120-day rule in order to make the necessary changes.

ACTION:

Commissioner Karnes, made a motion to table the Minor Partition Request of Norman C. & Judy C. Martin for no more than 90-days, in order for the applicants to address the following issues:

1. Full dimension on all three parcels
2. Lot depth & width ration
3. Easements
4. Wetland/Riparian Areas

Commissioner Hardeman seconded the motion. The voting was unanimous and the motion carried

5-Aye, 0-Nay, 0-Abstain

Chair Riechel called for a ten-minute recess at 8:50 p.m.

Chair Riechel reconvened at 9:00 p.m.

B. Ed. D. Scarberry, Minor Partition Tax Lot 309 on Map 19-12-13, Ed D. Scarberry Applicant.

Chair Riechel, announced the hearing was for a Minor Partition request by Ed D. Scarberry to partition Tax Lot 309 on Map 19-12-13, approximately 11.99 acres; into two parcels. Parcel one approximately 10.06 (±) acres; parcel two approximately 1.93 (±) acres, off Clear Lake Road.

The public hearing rules and procedures were explained and the "Raise it or waive it" rule was read.

The Minor Partition criteria were projected on the wall. Chair Riechel stated for the record that there had been a public meeting at the site. He stated that he and commissioners, Spankroy, Hardeman and Karnes had visited the site. Commissioner Puderbaugh had previously visited the site. Chair Riechel polled the commissioners for discovery of any additional facts that were found during the site visit.

Commissioner Puderbaugh stated that he did visit the site, and the applicant was not present. He stated that he was unclear as to where the proposed parcels would be and expressed a concern regarding the slope on the property.

Commissioner Karnes, declared that he would like to abstain from the public hearing as he is friends with the applicant and is a neighbor to the property and would like to see the property developed.

No additional findings, ex-parte, or conflicts of interest were declared.

Chair Riechel asked the applicant to address the criteria in his presentation and to state how his application meets that criteria:

Chair Riechel opened the public hearing at 9:05 p.m.

Ed. D. Scarberry 4933 Heceta Beach Road, Florence, Oregon 97439

Mr. Scarberry stated that he and his wife would like to partition this property into two parcels. The larger of the two they would like to build their home. He stated that there will be no further dividing of the property.

Proponents

_____ None

Opponents

_____None

A question and answer period followed regarding details of the submitted preliminary plat plan.

Chair Riechel closed the public hearing at 9:13 p.m.

Extensive discussion followed regarding the information presented with the application for a minor partition. Issues of concern were:

1. Accurate size and dimension of parcels on plat map
2. Approximate slopes and contours
3. Proposed partition lines
4. Easements
5. Water source
6. Sewage disposal test holes
7. Driveway access dimensions

After a lengthy discussion regarding the minor partition application, Chair Riechel informed Mr. Scarberry that after considering all the information and the preliminary plat map submitted, the proposed minor partition does not meet Dunes City requirements, that the Planning Commission will probably deny the minor partition request.

Chair Riechel asked Mr. Scarberry if he would like to waive the 120-day rule and return to the Planning Commission within 90-days with the required changes and information.

Mr. Scarberry agreed to waive the 120-day rule in order to make the required changes.

ACTION

Commissioner Puderbaugh made a motion to table the Minor Partition Request of Ed D. Scarberry for no more than 90-days, in order for the applicants to address the following issues:

1. Grades of all property to be shown on preliminary partition map.
2. Accurate dimensions on all property lines.
3. Preliminary plat must reflect all adjacent property.
4. All easements must be shown on preliminary plat map.
5. Water source must be indicated on preliminary plat map.
6. Sewage disposal test holes.
7. Driveway access dimensions

Commissioner Hardeman seconded the motion. The motion carried with one abstention.

4-Aye, 0-Nay, 1-Abstention

VI. OLD BUSINESS

None

VI. UNSCHEDULED BUSINESS


None

VII. ADJOURNMENT

Chair Riechel adjourned the meeting at 9:55 p.m.



CHAIR, LEE RIECHEL



PLANNING SECRETARY, J. CERDA

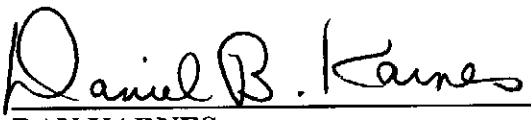


BRYCE SPANKROY

STEVE HARDEMAN



DON PUDERBAUGH



DAN KARNES