

**DUNES CITY PLANNING COMMISSION**

**REGULAR MEETING**

**OCTOBER 17, 2001 --- 7:00 P.M.**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES  
September 19, 2001 Regular Meeting
- IV. ANNOUNCEMENTS AND CORRESPONDENCE  
None
- V. PUBLIC HEARINGS  
None
- VI. OLD BUSINESS
  - A. Minor Partition - Ed Scarberry (*Action Required*)  
Map No. 19-12-13, Tax Lot 309
  - B. Grant - LCOG has been selected to assist Dunes City
  - C. Ordinance amending term limits for Planning Commission
- VII. NEW BUSINESS
- VIII. UNSCHEDULED ITEMS NOT LISTED ON AGENDA
- IX. ADJOURNMENT

**DUNES CITY PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 17, 2001**

**I. CALL TO ORDER**

Chair Lee Riechel called the meeting to order at 7:05 p.m.

**II. ROLL CALL**

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

**Excused/Absent:** Steve Hardeman - Excused

**III. APPROVAL OF MINUTES**

The approval of the September 2001 Meeting was tabled until corrections of the minutes are made.

**IV. ANNOUNCEMENTS & CORRESPONDENCE**

Chair Riechel announced that since there were no public hearings for the November meeting, and it is currently scheduled for the day before Thanksgiving that the November Planning Commission meeting be cancelled. The Planning Commission concurred.

The November 21, 2001 Regular Planning Commission is cancelled.

**V. PUBLIC HEARING**

None

**VI. OLD BUSINESS**

**A. Minor Partition - Ed D. Scarberry, Map No. 19-12-13 Tax Lot 309**

Chair Riechel asked Mr. Scarberry if he had new information regarding the minor partition application that was tabled at the August 2001 Planning Commission Meeting. Mr. Scarberry indicated that he did have the information the Planning Commission requested and would like to proceed with the public hearing.

Chair Riechel announced that the public hearing for Ed D. Scarberry to minor partition Tax Lot 19-12-13 of Map 309, approximately 10.99 acres (+/-), into two parcels. Parcel one approximately 10.06 acres (+/-), Parcel two approximately 1.93 acres (+/-).

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 that there had been no public meeting at the site as it had recently been visited.

Commissioner Karnes, declared that he would like to abstain from the public hearing.

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

Chair Riechel opened the public hearing at 7:20 p.m.

Mr. Scarberry reviewed the amended preliminary partition map with the Planning Commission. Mr. Scarberry noted the preliminary plat map addresses all the issues addressed by the Planning Commission, Mr. Scarberry also noted that the revised preliminary plat map utilizes one driveway access as recommended by Lane County, and Parcel one is now plated as 10.01 acres and parcel two is platted as 1.82 acres.

### **Proponents**

None

### **Opponents**

None

Chair Riechel closed the public hearing at 7:36 p.m.

After a brief discussion regarding Final Plat requirements and Conclusions of Law, the Planning Commission agreed upon the following conclusions of law:

1. The request is made by the owner of the property in compliance with DCCO 155.030.
2. The proposed minor partition meets the definition of Minor Partition.
3. The data contained in the Minor Partition application conforms with Dunes City Code for access to lots, lot size and lot numbers. Each lot is over the one-acre minimum requirement.
4. The steepness of the property requires a site review.
5. The steepness of the property requires an engineering report for any building or structure to be placed upon slopes greater than 16%.

### **Motion**

Don Puderbaugh made a motion to approve the staff report with addition of the information submitted by Mr. Scarberry and conclusions of law. Bryce Spankroy seconded the motion. The voting was unanimous and the motion carried.

3-Aye, 0-Nay, 1-Abstain, 1-Absent/Excused

### **Conditions**

1. Provide for the City Council full size plat map to a scale of 1"-50' or greater, indicating adjacent properties, etc.
2. Plat map state that a site review is required for any development on slopes 12% or greater.
3. Plat map state that engineering report is required for any development on slopes 16% or greater.
4. Prior to recording the final plat map, a final subsurface sewage capability tests be completed.

### **Motion**

Lee Riechel made a motion to recommend to the City Council that it approve the request of Ed D. Scarberry 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 evidence 'for' that the proposal be approved with the conditions previously stated. Don Puderbaugh seconded the motion. The voting was unanimous and the motion carried.

3-Aye, 0-Nay, 1-Abstained, 1- Absent/Excused.

Chair Riechel announced that this application would be heard by the City Council on

#### **B. Grant - LCOG has been selected to assist Dunes City**

Chair Riechel announced that LCOG has been selected by the TGM Grant to assist Dunes City in the review of Dunes City Ordinances. Chair Riechel suggested that a work session be held on November 14, 2001 with members of the City Council and LCOG to discuss the review process. All planning Commissioners agreed that a November 14, 2001 work session would be appropriate.

#### **C. Ordinance amending term limits for Planning Commission**

Chair Riechel announced that at the October 2001, City Council Meeting, it was agreed upon that an ordinance amending Planning Commission term limits would be in the best interest of the city. The first and second reading of Ordinance 163 amending terms limits will be at the November 2001 meeting.

### **VII. NEW BUSINESS**

None


### **VIII. UNSCHEDULED ITEMS NOT LISTED ON AGENDA**

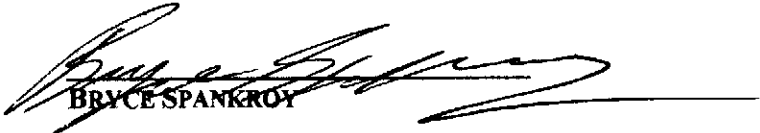
None

**IX. ADJOURNMENT**


Chair Riechel adjourned the meeting at 8:05 p.m.

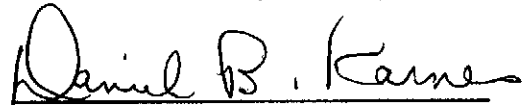
  
CHAIR, DON PUDERBAUGH

  
PLANNING SECRETARY, J. CERDA

  
BRYCE SPANKROY

STEVE HARDEMAN (EXCUSED)

  
LEE RIECHEL - CHAIR

  
DAN KARNES