

**DUNES CITY PLANNING COMMISSION
WORKSESSION/REGULAR MEETING
MARCH 19, 2003 - 6 PM**

I. CALL TO ORDER

II. ROLL CALL

Present: Lee Riechel, Gary Darnielle, Fred Hilden, Les Zimlicka, Jeannie Cerda, and Christy Lewis.

III. WORK SESSION

A. Discussed Booth Island development.

B. Discussed Expedited Land Use Change: Request would go directly to the City Council then on to a referee who can be provided by LCOG.

IV. PUBLIC HEARING - Opened at 7:10 PM.

A. Norman and Judy Martin: Mr. Martin asked Planning Commission to discuss the 60' frontage and 50' easement for a driveway that were conditions of approval of the Martin minor partition as decided by the City Council. G. Darnielle explained to Martin that the City Council had not remanded their decision back to the Planning Commission; therefore they could not make any new considerations. Riechel said that since the Planning Commission was not involved in litigation with the City Council, they are not aware of the facts to reopen. The Martin's are going to present a packet to the Road Commission. If the Road Commission sets up a special meeting, the Planning Commission could have a joint session.

B. Marvin Beckman: The Beckman's came to the Planning Commission to gather information for possibly developing 35 acres on Booth Island. Riechel explained that Lots 200, 201, and 100 are in an Open Space Overlay Zone that would have to be changed. The City could rezone it to an R1 underline. The SW portions are subdivided for recreational use. They would have to look into what can and can't be done to land that is zoned for open space. Fred Hilden said that the Commission would need to know what type of development the Beckman's had in mind. The Beckman' wanted to know what would be allowed? 5-acre lots? 3-acre lots? Gary Darnielle said that they would want to check with state agencies. He said that ODFW is interested in the open space designation. There would be riparian and septic considerations. Riechel said that there would be some give and take where the agencies are concerned. Darnielle

agreed that both sides would have to give and take. There should be an inventory of the island with the State. The Beckman's asked about how much time it would take to find out if the island is buildable. The Commission said that it would depend on how quickly they get the information. The Beckman's could help the City by hiring a consultant. Darnielle said that there was no deadline for the City. The process would take 120 days for zoning. He said that the more planning that is done up front to help the city, the faster it can move forward in the process. Darnielle said that he remembered that there might have been an Osprey nest in one corner of the island which would have prompted the Open Space Overlay Zone. Cerda and the Beckman's set a date of Friday, March 21, at 10 a.m. to talk to ODF&W by conference call. Darnielle told the Beckman's that if an individual or group has a vested interest in the area, they could challenge the inventory and the case could be appealed to LUBA in which case the cost of developing the land would go up as well as the time frame.

C. Railroad Car Bridge - Little Woahink Creek

Riechel said that the City doesn't have anything for bridges. The land is not on the inventory as a riparian area. It was decided to wait for DSL approval, and then issue a Building Permit.

The Public Hearing ended at 8:50 PM.

V. CLOSING

Lee Riechel talked more about the Martin Minor Partition. Anytime there is a parcel that is not above a street, a street needs to be created. Therefore, it would not be a minor partition, but a major partition. The City Council has set a precedent that if there is no 60' frontage or easement, that a street must be created.

VI. ADJOURNMENT

Meeting adjourned at 9:15 PM.