

**DUNES CITY PLANNING COMMISSION  
REGULAR MEETING  
December 15, 2005**

**I. CALL TO ORDER**

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

**ROLL CALL**

**Present:** Chair Lee Riechel; Commissioners, George Burke, Suzy Navetta, Les Zemlicka, Ron Shearer; Planning Secretary, Teri Tinker and one citizen in the audience.

**II. GUEST SPEAKER**

**Fire Chief Buchanan**

Chief Buchanan brought in the International Fire Code and the International Building Code Books and said that Oregon has to adopt the codes. Chief Buchanan said he has heard numerous times that Dunes City did not adopt the Uniform Fire Code. Chief Buchanan said we do not have to adopt it; that when the State adopts it, we adopted it. Chief Buchanan said, in fact, the State Fire Marshal recommends that we do not adopt it as it is easier to enforce if adopted as a State Code than a local Ordinance. Chief Buchanan said that when adopting this code, you adopt the NFPA Code. Chief Buchanan said one of the great things it says is the word "intention"; what is the intent of the code? Chief Buchanan said some enforce the code in black and white, and that's not necessarily the way he looks at it. Buchanan said he looks at the intent of that code when it was drafted.

Chief Buchanan talked about residential sprinkling systems. Buchanan said if a building is a long distance from a water source, or the road is narrow, you can install a sprinkler system and be 99.9% protected. Buchanan said we will hear him recommend sprinkler systems from time to time. Chief Buchanan said he would like it to actually say "in Dunes City, because of the water supply issues, all new homes will be protected by sprinkler systems."

George Burke asked about electrical failure and no pump.

Buchanan said even though the pump fails, there is enough water in the system to put out a fire. Buchanan said some people put in alternate electrical systems and will be required to be inspected yearly. Buchanan said some systems are installed on the same system as your toilet, and every time you flush the toilet, you check the system.

Lee Riechel asked with the normal 32 gal bladder tank, is the 10-12 gallons you get out of that enough to protect your home?

Buchanan said no, but the system only needs 6 gallons to activate a low volume, high density residential sprinkler system.

Buchanan then went on to talk about water. Chief Buchanan said right now Dunes City is paying maximum insurance rates due to water systems. Buchanan said they just went through a valuation with the insurance company. Most fire departments have one water tanker capable of 3-5,000 gpm and rural eight requires a flow of 200 gpm for 2 hours. In their August test, they walked at 200 gpm, cruised at 500 gpm, and stretched at 750 gpm, and flowed at 1000 gpm with no problems. Buchanan said the Insurance Rating Bureau gave Dunes City the same rate as downtown Florence.

George Burke asked with the results of that test, does it mean sprinklers would not be required?

Chief Buchanan said he would recommend sprinklers every chance he can, as he truly believes in them.

George Burke informed Chief Buchanan, if he will be requiring sprinkler systems, we would need to know now as development is coming.

Chief Buchanan went on to address our roads. Buchanan said their minimum requirement for a street is 20' and some of Dune City's are 10-12' wide.

George Burke asked if the 20' was blacktop?

Chief Buchanan said "all weather". Buchanan said that they can protect the structures on Cloud Nine Rd. even though it does not meet the letter of the law. Buchanan said with the understanding that Dunes City will someday be widening streets, new homes will not create new fire problems, as the new developments will have wider streets.

Lee Riechel said we need standards for these developments.

Buchanan said each case will be different and he would like to look at each one.

George Burke asked Chief Buchanan about cal-de-sac lengths.

Chief Buchanan said cal-de-sacs could be as long as you want to make them as long as there is a turnaround. Buchanan said he is more concerned about start and stop streets and names of streets not being similar. Buchanan suggested having the Planning Commission and the Fire Department sit down with the owners of subdivisions/PUD's etc., and get a recommendation from them to make sure everyone is on the same page.

### **III Planning Meeting**

Lee Riechel said he wanted to discuss two items:

1. Organizing the January meeting
2. Look at application process

#### **January Meeting:**

Riechel said the January meeting will have the Little Woahink PUD public hearing, and there would be a large crowd. Riechel said he wanted to limit the level of comments that will be accepted. Riechel said that we are only a recommending body and we review of applications to see if they conform to the Code. Riechel said he would like to limit comments and time and would like to require comments to reference Code, as this would help us to make a better decision.

George Burke said we need to limit time, and an attorney with 40 people can't take up 40 people's time.

There was no motion, but all agreed to limit time.

#### **Application Process:**

The Commission went over Ordinance 155.046 Subdivisions and went over each of the 23 requirements of a subdivision and what needed to be identified.

#15: Condition of approval: Engineered drainage system maps.  
Require up-front septic feasibility approval

Final plats were discussed and Lee Riechel said that the Planning Secretary should be reviewing all documentation and make sure all conditions have been met before the plat map is signed. Lee said that the Laurel Crossing final plat should have not been signed as there should have been a non-remonstrance agreement on that property.


**ACTION:** Lee Riechel made a motion that a memo should be sent to the Mayor and City Recorder stating all final plats should be reviewed by the Planning Secretary and/or the Planning Commission for accuracy and final approval. Les Zemlicka seconded the motion. There were 4 ayes, 0 nays. Motion Carried

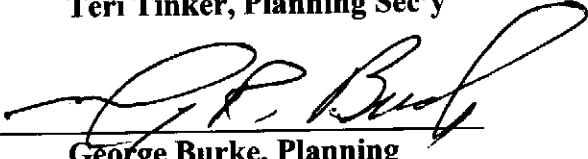
Lee Riechel said that he wants to ask Gary for Hilary Dearborn's continued support for all subdivisions and PUD's.

Meeting adjourned at 10:00 pm

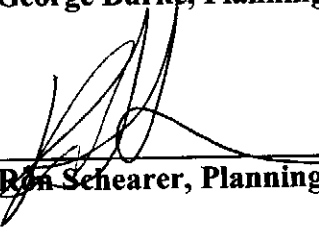
  
Lee Riechel, Chairperson

  
Teri Tinker, Planning Sec'y

  
Les Zemlicka, Planning Commissioner  
Commissioner

  
George Burke, Planning

  
Susie Navetta, Planning Commissioner  
Commissioner

  
Ron Schearer, Planning