

**DUNES CITY PLANNING COMMISSION
REGULAR MEETING
June 15, 2006, 7:00 p.m.**

I. CALL TO ORDER

Chair George Burke called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chair George Burke; Commissioners, Susie Navetta, Ron Shearer, David Bellemore, Richard Anderson; Planning Secretary, Teri Tinker, and seven citizens in the audience.

II. APPROVAL OF MINUTES – None

III. NEW BUSINESS:

- A. Welcomed new Commissioners David Bellemore and Richard Anderson.
- B. Discussion of minutes and that the Planning Secretary was working until 11:00 p.m. to do them, so they were not finished. Tinker had Lisa O'Callahan type up the dictation of the last meeting and there were 36 pages of just a 90 minute tape.

ACTION: Susie Navetta made a motion that the minutes be shortened to mostly the facts. Ron Shearer seconded the motion. There were 5 ayes and 0 nays. Motion passed.

- C. Teri Tinker brought up that the City Council only allows 2 hours for Public hearings and that it was suggested that a motion would be required to extend a meeting past 9:00 p.m. All Planning Commission agreed.

IV. PUBLIC HEARINGS -

A. VAR 01-06 James and Diane Watkins Variance:

Burke read information, and opened the Public Hearing at 7:16 pm.

After the question of ex parte contacts, a correction was made by Tinker that the Planning Commission had a Concept Assistance with the applicants to see what they could do with the property.

Tinker gave the Staff Report (See Exhibit A) and showed maps of where the mobile home now sits and where the applicant would like to put new manufactured home and garage. Tinker said there were at least 13 neighbors that signed a petition in support and staff recommends acceptance of the Variance.

Watkins declined to add anything by saying that Tinker had covered everything they would have explained.

Questions to Staff were:

- i. Anderson asked about a drawing from a neighbor and the driveway and/or turnaround? Burke said the area was too small and they would have to back out onto Ford Way.
- ii. Anderson asked if the mobile home could be removed without removing any of the existing trees. Watkins said they would have to remove two trees; one that is leaning over the existing home and one for the garage.
- iii. Navetta asked how high the garage would be. Watkins said it would will be two stories to include an area for fishing poles in second story.
- iv. Anderson asked if there would be any plumbing. Watkins said maybe only a sink.

Burke asked if anyone wanted to speak in favor of the proposal.

GARY BARNES, 5032 FORD WAY, FLORENCE, OR

Barnes said the replacement would improve the looks from the street and by moving the home back, he could only see this as a plus.

Burke asked if anyone wanted to speak in opposition of the proposal.

NONE

Burke asked Watkins if they had anything else to add. Watkins said no.

Burke closed the public hearing at 8:12 pm.

Deliberation:

Navetta said she thought this was a good idea and they can't improve on what they have proposed.

ACTION: Richard Anderson made a motion to approve the Variance. Susie Navetta seconded the motion. There were 5 ayes and 0 nays. Motion passed.

B. MP 05-05 Charles Bangs Minor Partition:

a. acres into two parcels. 1.6 acre and 1.0 acre.

Tinker gave the Staff Report and noted corrections of the street name and date. Tinker gave the Road Commission recommendations of the road only being 20' wide with 12' asphalt with 2-1/2' rocked shoulders and approval of a turn-around with approved home site. Tinker said they have changed from getting water from partial one, to applying for water rights through Dunes City. This would be done before going before the City Council. Tinker said staff recommends acceptance of the Minor Partition with five conditions.

There were no questions of Staff.

Burke asked for comment from applicant.

CHARLES BANG, 83474 WOODLAND LANE, FLORENCE, OR

Bang said he and his wife are the owners of the 2.6 acres and want to divide off one acre. Bang said they thought one of the sons would build on the one acre. They may or may not ever use it, but would like to retain it as an option.

Burke asked if anyone wanted to speak in support of the proposal.

NONE

Burke asked if anyone wanted to speak in opposition of the proposal.

NONE

Burke asked Bang if he had anything else to add. Bang said no.

Deliberation:

Bellemore was concerned about the slopes and being next to the lake, and asked if the driveway would be put in now or when the building permit is requested.

Burke said the driveway would be put in before the final plat could be accepted or else a bond would be required if that the road could not be put in due to weather. They would have a year to do that.

Bellemore said that the driveway is steep and was concerned about erosion control. Bellemore suggested the driveway would need more than just 2-1/2' rock shoulders and would need something there to divert water to promote infiltration, which will prevent the driveway from gathering water.

Burke said the driveway has been there a long time and along the left side (property line), there is a rocked ditch that comes down and off their property into a drainage ditch on the road, which does not seem to be dirty.

Bangs said they bought the property in 1999 and shortly in 2000, Dunes City needed a place to dump clean dirt so he worked with the Road Commission and paid for all improvements including a drain box to keep run off clean even during the hardest rain.

Anderson said he was concerned about 12% slopes that would require engineering.

Burke said at the time of building permit issuance a site review would be required on slopes over 12%, and slopes over 16% would require engineering or engineered foundation.

Anderson said there are is heavily treed and wants to be careful of removing all the trees. Anderson said the Conservation Committee went out on the property the home is at now and was very heavily treed at that time, but it appeared that a lot more trees were removed than was expected. Anderson said he is concerned that they would remove all the trees to get a view.

Burke said the City can only control vegetation and tree removal in the 50' shoreland setback.

Bangs said that the prior owners removed trees with the required permits. Bangs said the trees were identified and permits were obtained from Dunes City to remove those trees for an improved view. Bangs said when the City came in and dumped in the swell area, there were casualties and some trees were removed from disease plus some were blow down. Bangs said they did not want to lose all the trees.

Navetta said her concerns were with the driveway. Navetta said the frontage of the property is not 60' and she was certain that the property is a panhandle lot, plus looked like there was more than 150' of driveway that the fire department wouldn't allow. Navetta said the driveway is much too close to the garage, which may be alright for their children, but not for other people that may purchase the property.

Bangs said the garage is only a game room above the garage.

Bellemore said the plan does not show as a panhandle but, instead talks about an easement, then wanted to know what the difference was.

Navetta said it's the same.

Burke said it is a driveway easement.

Navetta said it does not have a frontage of 60'.

Anderson said that this is not a panhandle, because it is a driveway easement not a street.

Burke said this is a shared easement with access off Woodland, and there is not 60' existing now, and Woodland has only 30' of right way and dead ends at the property.

There were multiple discussions about the road easements and driveways and everyone giving their opinions about the dead end road and what to do about it. There was a comment that the owner has a right to divide the property. The question was asked if we have to approve it.

Anderson said that we have to go by what the Ordinances say and just because we do not like something, we can't deny the request.

Navetta said that after there are 30 houses on a street, there must be a second access.

ACTION: Navetta made a motion to deny the request for a minor partition due to flag lot, how close the driveway is to the garage, driveway frontage and the length of driveway and turnaround. David Bellemore seconded the motion. There were 1 ayes (Navetta) and 4 nays (Anderson, Burke, Shearer, Bellemore). Motion failed.

ACTION: Shearer made a motion to approve the Minor Partition with the five conditions (see Exhibit B). Richard Anderson seconded the motion. There were 4 ayes (Anderson, Burke, Shearer, Bellemore) and 1 nay (Navetta). Motion passed.

Burke closed the Public hearing at 8:35 p.m.

V. OLD BUSINESS:

A. Woods on Woahink – Final Plat Approval

Don Rase went over each of the conditions of the final order and addressed each with documentation to confirm.

ACTION: Susie Navetta made a motion to exceed 9:00 p.m. Richard Anderson seconded the motion. There were 5 ayes and 0 nays. Motion passed.

ACTION: Ron Shearer made a motion to recommend approval of the final plat to the City Council for the Woods on Woahink Subdivision. Susie Navetta seconded the motion. There were 5 ayes and 0 nays. Motion passed.

VI. UNSCHEDULED BUSINESS - None

VII. ADJOURNMENT

Burke adjourned the meeting at 9:08 p.m.

George Burke, Chairperson

Teri Tinker, Planning Sec'y

Richard Anderson, Planning Commissioner

David Bellemore, Planning Commissioner

Susie Navetta, Planning Commissioner

Ron Shearer, Planning Commissioner