

DUNES CITY COUNCIL

AGENDA

May 10, 1979

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES OF April 12, 1979

Check March 8th minutes for corrections and sign

III. GUESTS

Dave Jordan, Tri-Agency Dog Control. Discussion of licensing and dog control alternatives.

Emile Mortier. Applicant for position of Building Inspector.

IV. BILLS AGAINST CITY

V. RECEIPTS OF SESSION

VI. CORRESPONDENCE

VII. CITIZENS FOR ANYTHING NOT ON THE AGENDA

VIII. ANNOUNCEMENTS

Comp Plan (2nd draft) available for distribution Wednesday, May 16.

PUBLIC HEARINGS: (All hearings at 7:30 p.m.)

Comp Plan - May 21

Subdivision Ordinance - May 23

Comp Plan & Subdivision Ord. - May 31

IX. REPORTS

CCI

Planning Commission

Road Committee

Water (Stroud)

X. OLD BUSINESS

XI. NEW BUSINESS

Entgelmeier Conditional Use Permit (copies encl.)

XII. ORDINANCES

PUBLIC HEARING - Proposed Soil Erosion Ordinance
(copy enclosed)

XIII. OTHER BUSINESS

*Memo from Herbert re Providing Money
to RFPD to Train Firemen*

XIV. ADJOURNMENT

*Letter signed by Mayor for insertion
in Comp Plan - needs approval*

DUNES CITY COUNCIL

Minutes
May 10, 1979

The meeting was called to order by Mayor Shirley Merz at 7:33 p.m. Mr. Petersdorf, Mr. Fillman, Mr. Stroud, and Mr. Gwilliam answered the roll call. Mr. Banks arrived at 7:40 p.m. Mr. Tout was absent. Attorney Gerber and Engineer Campbell were also present. Ten interested citizens and one newspaper representative were present in the audience.

Mr. Petersdorf moved that the minutes of the April 12, 1979 meeting be approved. Mr. Stroud seconded the motion. The motion passed by unanimous vote.

BILLS - May 10, 1979

G. P. Excavating: spring maintenance	\$ 1,065.77
Siuslaw News: advertising	3.63
Lane County: sheriff	419.52
Ore. State Hiway Div.: bal. of billing for sign upgrading grant	31.12
Pacific Northwest Bell	29.05
Ron Gerber: April Hrs over retainer	235.00
Galeria: flowers & office supplies	15.80
Florence welding: furnace repair	51.17
C L P U D	283.90
Richard Danielson: progress billing	3,129.30
Pat Barber: Auto expense, Mar & April	37.10
Paint Patch: paint supplies	18.97
Jim Gwilliam: EIC travel expense	17.36
	<u>\$ 5,337.69</u>

Mr. Petersdorf moved that the bills be approved and paid. Mr. Stroud seconded the motion. The motion passed by unanimous vote.

RECEIPTS - May 10, 1979

Postage & Copies	\$ 12.89
Motel Tax	25.40
Building Rental	15.00
Cigarette Tax	226.21
Hiway Division	1,098.49
O L C C	538.76
Copies	3.85
Lien Letters	25.00
	<u>\$ 1,945.60</u>

CORRESPONDENCE

There was no correspondence

CITIZENS FOR ANYTHING NOT ON THE AGENDA

No citizen had anything to say.

ANNOUNCEMENTS

- May 16 - Comprehensive Plan (2nd draft) available for distribution.
- May 14 - Workshop to go over the Subdivision Ordinance at 7:30 p.m.
- May 24 - Workshop to consider input from public hearings on the Comprehensive Plan and Subdivision Ordinance at 7:30 p.m.
- June 4 - Workshop to consider input from public hearings on the Comprehensive Plan and Subdivision Ordinance at 7:30 p.m.
- June 14 - Adoption hearing on the Comprehensive Plan and Subdivision Ordinance.

PUBLIC HEARINGS

- May 21 - Comprehensive Plan at 7:30 p.m.
- May 23 - Subdivision Ordinance at 8:00
A Planning Commission meeting precedes the Public Hearing at 7:30
- May 31 - Second hearing on Comprehensive Plan and Subdivision Ordinance.

COMMITTEE REPORTS

CCI: Mr. Brown, Chairman, reported that the Comprehensive Plan drafts have been pretty much reviewed. The committee has finished reviewing the Soil Erosion and Vegetation Ordinance and the committee has also completed the review of the Subdivision Ordinance.

Road Committee: Mr. Barber, former chairman, introduced the new Road Committee Chairman, Mr. Man, to the City Council.

Water Rights: Mr. Stroud reported that Mr. John Stoner would present some concrete proposals to the Council as to the alternative routes the city could take in deciding whether or not to decide on having a water system. The city received a rejection from the State Water Resources Department for an extension to the filing of the 1.5 cubic foot priority on Woahink Lake. The SWR informed the city that if it didn't have its application in by May 14, 1979 it would lose its priority. The county has agreed to help Dunes City in completing the application so that the city would not have to incur the cost of \$1800 to Mr. Strom to complete the application. Mr. Stroud suggested that the city turn the matter over to Mr. Stoner's office for Mr. Stoner to turn in to the SWR so the city would retain its priority date.

Planning Commission: There was no report, but Mr. Brown was available for any questions the Council had to ask.

COMMITTEE REPORTS - CON'T

Economic Involvement Committee: There was no report.

GUEST

Emile Mortier - applicant for position of building inspector for Dunes City. Mayor Merz introduced Mr. Mortier to the Council. Mr. Mortier then explained his qualifications and why he would like to be working for Dunes City. He stated that he will be working for the city of Florence, starting June 1, at the "A" level, which is the highest level of building inspecting. He will assist in training building inspectors in Florence, also. He has worked for ten years out of Eugene and now is working privately there. He works for the cities of Tangent and Cottage Grove, also.

Mr. Stroud asked Mr. Mortier if he would have any assistant help him with the inspecting. Mr. Mortier confirmed the statement that he does have assistants.

Mr. Gwilliam asked when Mr. Mortier would be in Florence. Mr. Mortier said that he is starting in June but currently has one job now and several others that are in the preliminary stages. Mr. Gwilliam asked about a written agreement. Mr. Mortier stated that he has no written agreement with Florence at this time, but they are working on one. Mr. Mortier stated that he works for Cottage Grove on an hourly basis. Mr. Gwilliam suggested to the council that they ask for a proposal from Mr. Mortier.

Mr. Feigel, a member of the planning commission, asked Mr. Mortier if anyone would be based in the Florence area. Mr. Mortier stated that all of the work would be done from Eugene and no one would be in the Florence area. Mr. Feigel asked about the waiting period for inspections since he would be working out of Eugene. Mr. Mortier stated that he inspects by a patrolling system.

Mr. Banks asked what the waiting period is now for inspections. Recorder Barber answered and said that it takes up to two weeks or more. Mr. Gwilliam stated that he just waited six weeks for a car port permit. Further discussion followed.

Mr. Feigel asked who would do the electrical and plumbing inspections. Mr. Mortier stated that the state and county, respectfully, would do them.

Mr. Petersdorf suggested to the Council that they give Mr. Mortier some direction as to where they want to go. Attorney Gerber suggested that the city hire Mr. Mortier on a trial basis. Mr. Petersdorf stated that it would be a good idea for the Building Inspector to be at the Community Center on a certain time and day of the week.

Mayor Merz asked if anyone else had any questions. She then asked if the council would like to discuss this matter or table it. Mr. Gwilliam suggested it be discussed at a later time. Attorney Gerber suggested the council direct Mr. Mortier to make out a contract for the city to look over. Recorder Barber informed the council that if the city was going to have its own building inspector that it must notify the Commerce Department in May. Mr. Petersdorf moved that the council contact the Commerce Department and inform them that the city is thinking about hiring

GUEST CON'T

its own building inspector. Mr. Gwilliam seconded the motion. The motion passed by unanimous vote. Mayor Merz will notify the Commerce Department.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Conditional Use Permit - Entgelmeier

Mayor Merz asked if the council had any questions or would like to discuss the request. Attorney Gerber suggested that the council specify a certain time frame for the old house and garage to be torn down and the trailer installed. Mr. Brown, a member of the Planning Commission, told the council that the Planning Commission did not specify a time frame for Mr. Entgelmeier because he wasn't exactly sure where he was going to position the trailer home. Mr. Petersdorf suggested that once the trailer home was completely installed that the Entgelmeier's have 60 (sixty) days to tear down the old structures. Discussion followed. Mr. Bill Riesenhuber, a member of the audience, stated that 90 (ninety) days would be a good time frame to set up the trailer home and tear down the old buildings.

Mr. Gwilliam moved that the Conditional Use Permit be approved subject to the findings of fact submitted by the Planning Commission with the addition of two more findings, which are:

9. That the setbacks be observed.

10. That a 90 (ninety) day limit be placed on the time to tear down the old structures and install the trailer home.

Mr. Fillman seconded the motion. The motion was passed by unanimous vote.

PUBLIC HEARING

Soil Erosion Ordinance No. 59

The public hearing for the Soil Erosion Ordinance was opened at 8:25 p.m. by Mayor Merz. Mayor Merz asked for input from the audience. Mr. Feigel stated that he thought the Ordinance was very nice. Mr. Brown asked the council to give some serious thought to trimming for utilities, page 3, section 6. Mr. Stroud suggested that the Central Lincoln Public Utility District be exempt from this Ordinance. Mr. Petersdorf suggested that the second sentence of the first paragraph be deleted. Mr. Fillman thought that striking the second sentence was a good idea. Attorney Gerber thought that making the Central Lincoln Utility District exempt was a good idea. Mr. Campbell, City Engineer, suggested that the council ask the Central Lincoln Public Utility District for input and suggestions. Mr. Fillman suggested that a letter (c) be added to read: P.U.D., Telephone, and T.V. Cable lines. Mr. Brown thought that adding a letter (c) to that section and deleting the second sentence of Section 6 was a good idea. Mr. Stroud suggested that in Section 6, paragraph (a) the word vegetation be used instead of the word weeds. Attorney Gerber added that vegetation would also include trees. Mr. Stroud suggested that the words brush and weeds be used. Discussion followed.

PUBLIC HEARING CONT

Mr. Fillman moved that the second sentence of Section 6 be deleted. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

Mr. Fillman moved that a paragraph (c) be added to Section 6 to read: P.U.D., Telephone, and T.V. Cable lines. Mr. Petersdorf seconded the motion. The motion carried by unanimous vote.

Mr. Stroud moved that the words, "and brush", be added to Section 6, paragraph (a) right after the word "weeds". Mr. Fillman seconded the motion. The motion passed by unanimous vote.

Soil Erosion Ordinance No. 59: First Reading.
Mr. Fillman moved and Mr. Stroud seconded that the first reading of Ordinance No. 59 by short title only be held. The motion passed by unanimous vote.

Mr. Fillman moved that the first reading of Ordinance No. 59 be adopted. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

Soil Erosion Ordinance No. 59: Second Reading.
Mr. Gwilliam moved that the second reading be held. Mr. Fillman seconded the motion. The motion carried by unanimous vote.

Mr. Stroud moved that the second reading of Ordinance No. 59 be adopted. Mr. Petersdorf seconded the motion. The motion carried by unanimous vote.

Mr. Gwilliam suggested that a letter of accommodation be given to the CCI Chairman for the fine work the committee has done.

OPEN LETTER TO CITIZENS OF DUNES CITY

Mayor Merz wanted the approval of the council to a letter which she signed to the citizens of Dunes City about the progress of the Comprehensive Plan. Mr. Petersdorf moved that the letter be approved. Mr. Fillman seconded the motion. The motion carried by unanimous vote.

MEMORANDUM ON SRF

Attorney Gerber explained to the council that they could contribute more tax money to other public services. He explained that the city could contribute monies to the local fire department, for example. He also cautioned the council that the monies put out should help only Dunes City and not out-lying areas.

Mr. Gwilliam suggested that Attorney Gerber get an opinion from the State Attorney General on this matter so that the city would not be caught in the middle of any suits against the city for misuse of tax funds. Discussion followed.

Mr. Petersdorf moved that the problem be turned over to the City Attorney. Mr. Stroud seconded the motion. The motion carried by unanimous vote.

OTHER BUSINESS

Mayor Merz asked if there was any other business. Mr. Campbell, City Engineer, reported on the plans for servicing the Community Center with water. He asked for \$90.00 to get the plans reviewed and approved by the county.

Mr. Gwilliam moved that \$90.00 be drawn in a check to Eugene for the fees for the pump house plans to be approved and reviewed. Mr. Fillman seconded the motion. The motion passed by unanimous vote.

Mr. Man, Road Committee Chairman, asked the council to give Mr. Barber a letter of thanks for the fine job he did as Road Committee Chairman. Mayor Merz stated it had already been done.

There being no further business, Mr. Fillman moved that the council adjourn. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

The council adjourned at 9:15 p.m.

Secretary

Mayor

DUNES CITY COUNCIL AND PLANNING COMMISSION

JOINT PUBLIC HEARING

COMPREHENSIVE PLAN

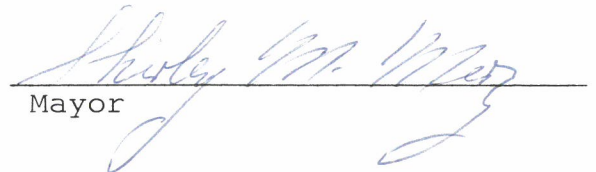
MAY 21, 1979

The Dunes City Council and Planning Commission met in joint session to conduct a public hearing on the Comprehensive Plan. Those responding to roll call included Mayor Merz, Gene Stroud, Bob Petersdorf, Phil Tout, Ed Fillman and Planning Commission members Chairman Passenger, Tim Feigel, and Don Brown. Mayor Merz noted that Mr. Banks had been excused for a prior commitment. Mr. Gwilliam arrived at 7:55.

The Council and Planning Commission accepted testimony from the ten members of the public attending the hearing and discussed some of the points with Jim Hinman of the planning firm and Gary Darnielle of L-COG who were also present. The testimony will be recorded separately from these minutes and become a part of the minutes as well as printed testimony from John Carlson and Don Brown.

A workshop will be held May 24 to consider the testimony given for incorporation into the Comprehensive Plan. A second public hearing will be conducted May 31 on the Plan.


City Recorder


Mayor


Planning Commission Chairman

JOINT PUBLIC HEARING

May 21, 1979

Comprehensive Plan

The following suggestions were proposed as possible corrections to the Comprehensive Plan:

Page 1, paragraph 7, line 5: outlined

2, paragraph 1 begins with a new sentence; In 1978, the city began a process to review and update the Comprehensive Plan.

2, paragraph 1, line 4: add; Any citizen attending a CCIC meeting automatically became a voting member. This town hall meeting atmosphere helped assure that this plan update truly represents the desires of the Dunes City residents.

2, paragraph 4, line 1: This Plan is based on citizens desires as shown by large surveys and developed by the Comprehensive Plan Advisory ect.

3, paragraph 4, line 13: Delete "as over 50 percent of the land was in private ownership"

5, table: There should be a reference, after the table, to page 72.

7, paragraph 3, last sentence should read: Both of these larger cities are located on Highway 101 with connections to Interstate 5.

8, paragraph 6, line 1: Insert the Economic Improvement Commission, before "the Lane Council of Governments"

9, paragraph 3, change "\$8,000 to \$50,000" to \$13000 to \$75000. Change "\$15000 to \$25000" to \$20000 to \$30000.

10, include the criteria for substandard designation, or such statement should be in the appendix.

10, paragraph 6: Would indicate that there are 520 housing units in the city since 15% of 520 is 78 units. The first table on page 11 should be changed to reflect this total if true.

10, paragraph 5: Add; In the beginning of 1975 there were 421 single family houses and 48 mobile homes on single lots. Since then 38 houses and 11 mobile homes have been added. There should now be 459 houses and 59 mobile homes on single lots. In addition there were and are 53 permanent mobile homes in the two mobile home parks. Together these total 571 units.

11, paragraph 1, Substitute the following: Of the 571 dwelling units 81% are conventional single family houses. 10% are mobile homes on single lots. Mobile Home Parks which are a form of multiple dwelling account for another 9%.

11, Housing Mix, paragraph 2, line 1: Should read; Older houses, mobile homes and mobile home parks have been meeting a need for low cost housing.

Page 13, paragraph 1, line 1: 44% was not changed to 29%.

13, paragraph 6, Low density. density low as compared to who, since 1 acre is the cities standard.

23, paragraph 4, line 2: omit the word may.

27, paragraph 3, line 11: drop; and Tsiltcoos.

31, paragraph 3, last sentence: add which after with

32, paragraph 5: Delete last sentence (these are shown on the following Forest Lands Map.)

33, paragraph 3, line 5: (page 71.)

41, paragraph 4 of B-1:...is not on a known...

55, paragraph 6: The pilings on which the sawmill was built are just south of Fishmill Lodge in south Westlake. Robinson Landing is in Honeyman Park.

56, title B: Public Utilities, Facilities and Services

57, Paragraph 5, line 5: delete and

58, paragraph 3, line 8: Put a period after public domestic water supply and capitalize Hydro.

60, paragraph 1, line 2: Put a period after Florence and delete and the Florence Fire Department, and put a comma after Gardiner and add Florence Fire Department.

71, under Land Use - Public change State Park to Federal Park.

71, paragraph 1: should correspond to correction on Page 11.

71, A question on medium density of 8.6 acres. The mobile home parks are 10.03 acres, are they medium density? If so leave as is rather than change all other figures to match.

73, change low density to 1 unit per acre and medium density to 2 units per acre. The figures would then be;

	Units Per <u>Acre</u>	Gross <u>Acres</u>		Total <u>Units</u>	
		<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Low Density	1	215	315	150	220
Medium Density	2	<u>27</u>	<u>39</u>	<u>38</u>	<u>55</u>
TOTAL:		232	354	188	275

This would require an additional 76 acres.

The D.E.Q. is not likely to grant septic permits on less than $\frac{1}{2}$ acre, and then only if the water supply is directly from the lakes. This more reasonable assumption would also give the Plan more creditability in its claim of protecting water and land quality.

Page 74, New Commercial Acreage, Table: Low should be 3.4, according to text high is either 4.9 as shown or 5.2 as shown on Page 76, but still does not agree with page 118.

79, Air, Water and Land Use: should be a separate section.

79, We have a L.I.D. Ordinance.

80, Add reference to reason for 1 acre lot size.

80, Use another word besides "facilities" like system development.

80, Police Protection Policies: change #2 to (a).

83, Somewhere in the text it should be said that we participate in the Economic Improvement Commission.

84, Residential Policy #1: Eliminate and replace with old Policy #1 which was; Require lot size or density on new development that will keep from destroying rural atmosphere.

It is not the desire of Dunes City residents to encourage compact urban growth.

Add the following somewhere:

Dunes City provides a different type of living experience that can be classed as semi-rural because of the nature of the land, the presence of two coastal lakes, and the low overall density. This Plan has provided a framework on which the city may grow at a reasonable rate and provide this same living style for future residents to the year 2000. With 44% of its residents in the low income category and mobile homes making up 19% of its dwellings the city provides that citizens of varying incomes share this beauty of an "un-city". When the time comes that the compact urban growth form characteristic of most cities with their multiple dwellings and high density must be forced on Dunes City this plan will be history. The fish runs and wildlife and natural vegetation will vanish. In this case the demand to share this way of life can not be satisfied but will only destroy the supply.

84, VIII should read:

A. Residential Land Use and Housing Goal.

Provide housing types respondign to the needs of Dunes City residents.

B. Policies

C. Recommendations

84, VII Land Use and Urbanization

B. General Policies

5. Before additional land can be annexed to the city, a plan ammendment is required to extend the urban growth boundary.

6. Land within the urban growth boundary and city limits shall be made available over time for urban uses including those facilities and services with are needed.

85, B-6; line 1: properties to (delete include)

86, B-4: Do not permit strip commercial development

89 & 90, delete XIV Statewide Goals

Page 91, paragraph 2, line 1: Comprehensive Land Use, not plan.

91, I-A line 4: Planned Unit Developments

94, Add a letter "C" to read:

New Commercial development in both Dunes City and Land County along highway 101 south of Honeyman Park should be discouraged. Any demand for new commercial uses should be channeled toward the Highway 101 Glenada area so designated in the Subarea Plan to prevent unnecessary congestion and degradation of scenic values.

94, 1-b: Stabilized dunes and marshlands

102, paragraph 5, line 5: At least every 2 years.

116, Item 7 and 8 should reflect changes suggested for Pages 10 and 11 and 71. And a question. Item 7 shows medium density existing as 8% Why was item 8 medium density projected at 20%.

DUNES CITY COUNCIL AND PLANNING COMMISSION

JOINT PUBLIC HEARING

SUBDIVISION ORDINANCE

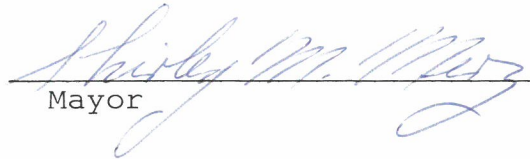
May 23, 1979

The Dunes City Council and Planning Commission met in joint session to conduct a public hearing on the proposed Subdivision Ordinance. Those responding to roll call included Mayor Merz, Bob Petersdord, Jim Gwilliam and Ed Fillman of the Council and Chairman Passenger, Don Brown, Gladys Miller and Tom Hunt of the Planning Commission.

The testimony resulting from the Public Hearing will be compiled in a separate document and become a part of these minutes.

A workshop session will be held May 24 to consider testimony received for incorporation in the Subdivision Ordinance. A second Public Hearing will be conducted May 31, 1979 on the proposed ordinance.


City Recorder


Mayor


Planning Commission Chairman

Joint Public Hearing

May 23, 1979

Subdivision Ordinance

The following are the suggested corrections or additions to the proposed Subdivision Ordinance.

Table of Contents: Article 3; section 3.09 should read, Review of Major Partition map ect.

page 1: The short title should include; and repealing Ordinance Number 43.

page 1: Purpose; line 5, put a period after Ordinance, delete to be. line 6, put a period after city, delete in order to and add this ordinance. Line 8, put a period after way and start the next sentence with, Its purpose is to carry out... Line 14, delete all of the services so that the sentence reads: ...to facilitate adequate provision for the needs of the people of the city of Dunes City.

page 2: Add a definition for Concept Review. Definition (10), division not subdivision. Definition (10) (EE) should read, A lot of which not where.

page 3: Definition (12), delete the word Final. Definition (15), delete That is created by the partitioning of land. Definition (17) (AA), line one, replace the word three with the word more. Line 2, replace calendar year with, within a 12 month period. Definition (17) (AA) (4), line 2, replace parcel or lot with, building site.

page 4: Sub-title (DD), should read, A partition which divides a parcel into not more than 3 lots and does not include the creation of a street. Definition (18) should read, an owner(s) or his lawful agent commencing proceedings under this ordinance to effect a partition of land. Definition (19), the section reference numbers do not coincide. Definition (21), delete Final.

page 5: Definition (26), line 2, should read within a 12 month period not calendar year. Section 1.05 (A), line 2 should read City Recorder not PLanning Commission. The second sentence of that section should be deleted all together.

page 6: Definition (C), should read City Recorder not Planning Commission. Definition (C) second paragraph, second line 19 days instead of 14 days.

Joint Public Hearing - May 23, 1979 - Subdivision Ordinance

page 6 con't: Section 1.06 paragraph (A), line 2, should read ...until the final plat has. paragraph (B), line 2, replace tentative with final. (B) line 4, should read ...have been recorded with the appropriate agency. Section 1.07 paragraph (A), line 4, replace subdivision with Partition.

page 9: Section 2.02 paragraph (B), line 2, should read, for approval or denial.

page 10: Section 2.03 paragraph (B)(2), this is done before final approval is given.

page 22: Type of Street - Paving Width, change minimum figure to 22' or 24' for Arterials and 20' to 24' for Collector streets.

page 35: Section 6.01, the second (A) should be (4).

page 37: Section 7.03, paragraph (A) (2) should be deleted.

PAGE TWO

PAGE TWO

WORKSHOP SESSION - May 24, 1979

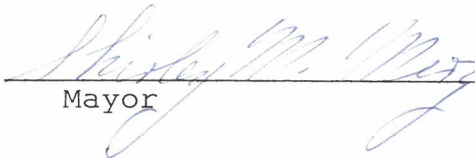
The Dunes City Council and Planning Commission conducted a joint workshop to consider input from public hearings held on: 1) Comprehensive Plan, May 21, 1979 and; 2) Subdivision Ordinance, May 23, 1979.

Those attending were: Council members Merz, Stroud, Petersdorf, Tout and Fillman; Planning Commission members Brown and Hunt.

Recommendation resulting from the workshop for inclusion in the Comp Plan and Subdivision Ordinance will be compiled in separate documents and will become a part of these minutes. Final consideration of the recommendations will be made at the regular meeting of the City Council June 14, 1979.



City Recorder



Mayor

DUNES CITY COMPREHENSIVE PLAN
CHANGES APPROVED MAY 24, 1979

ITEM	PAGE	
1	V through IX	Insert: <u>Index to Findings...Relating to Statewide Goals.</u> (See Attachment.)
2	X	Page Number on Vicinity Map: Show Florence City Limits.
3	2	Paragraph 1 begins with new sentence: <u>In 1978, the city began a process to review and update the Comprehensive Plan. The ongoing Citizen ...</u>
4	2	Paragraph 1, line 4, before this document: add a new sentence. <u>Any citizen attending a Citizen's Committee for Involvement meeting automatically became a voting member. This town hall meeting atmosphere helped assure that this plan update truly represents the desires of Dunes City residents.</u>
5	2	Paragraph 4, line 1 insert after desires: <u>as shown by large surveys.</u>
6	4	Paragraph 4, line 13: Delete, <u>as over 50 percent of the land was in private ownership.</u>
7	6	Paragraph 1, line 1, after estimate: insert (<u>shown on page 72</u>) before was done,
8	7	Paragraph 3, last sentence should read: <u>Both of these larger cities are located on Highway 101 with connections to Interstate 5.</u>
9	8	Paragraph 6, line 1: insert <u>the Economic Improvement Commission,</u> before the Lane Council of Governments.
10	9	Paragraph 3: line 1, <u>\$13,000 to \$75,000;</u> line 2, <u>\$20,000 to \$30,000.</u>
11	9	Paragraph 4: line 2, <u>\$25,000 to \$60,000.</u>
12	9	Paragraph 7: line 1, <u>\$55,000.</u>
13	9	Paragraph 8: line 1, <u>\$35,000.</u>
14	10	Paragraph 6: should read: A more recent survey was done by the Lane County Department of Assessment and taxation in October, 1978. Of the units evaluated 14.6 percent were substandard, that is, worn out or in need of some rehabilitation (see Appendix V, p. 121).
15	iv	Add to Chapter H: <u>V. Definition of Housing Condition; VI. Bibliography.</u>
16	121	Add <u>V. Definition of Housing Condition</u> (see Attachment)
17	11	Housing Mix, first paragraph should read: <u>There are currently only two types of housing in Dunes City, single family and mobile homes. However, some mobile homes are on single family lots and some are in mobile home parks. Of all housing units, 81% are single family homes, 10% are mobile homes on single lots, and 9% are mobile homes in mobile home parks.</u>
18	11	Housing Mix, Paragraph 2, first sentence should read: <u>Older houses, mobile homes and mobile home parks have been meeting a need for low cost housing.</u>
19	13	III. <u>Housing Needs Assessment, Paragraph 2 should read:</u> <u>Dunes City has no multiple family units.</u> <u>Existing lots range in size from less than 1/4 acre to 1 acre or more.</u>

ITEM	PAGE	
20	23	Paragraph 4, line 2: delete the word <u>may</u> .
21	27	Paragraph 3, lines 10 and 11: delete the S from Camps, delete and Tsiltcoos.
22	31	Paragraph 3, line 6: delete with, insert <u>which</u> .
23	32	Delete last sentence (these are shown on the following "Forest Lands Map".)
24	33	Paragraph 3, line 5 page 28F should be (<u>page 71</u>).
25	41	Paragraph 7, line 1 should read: the city is not <u>on</u> a known
26	55	2. Historice Places should read: <u>There are no historical sites in Dunes City listed in the Statewide Register of Historic Places. Some pilings just south of Fishmill Lodge in south Westlake are all that remains of the original sawmill. Robinson's Landing is in Honeyman State Park.</u>
27	57	Paragraph 5, line 5 should read: <u>the Siuslaw River. Siltcoos Lake or groundwater</u>
28	58	Paragraph 3, lines 8 and 9: Put a period after water supply and capitalize <u>Hydro</u> power.
29	60	Paragraph 1, lines 2 and 3 should read: <u>Florence. Trucks could also come from the Florence Fire Department, Gardiner, and State Forestry under mutual aid agreements.</u>
30	71	In table under Public, State Park should be: <u>Federal Park.</u>
31	71	Paragraph 1 after table, delete paragraph.
32	73	Table should read in last four columns:

<u>Gross</u>		<u>Units</u>	
<u>Acres</u>			
<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
206	300	173	253
4	7	15	22
210	307	188	275

33	73	Paragraph 4, line 4: should read <u>210 to 307 gross acres</u> instead of 190 to 278.
34	73	Last sentence should read <u>4.9 additional acres</u> instead of 3.41.
35	74	Table, right hand column should read: <u>High</u>

7.4
0
7.4

36	76	Table should read in two right hand columns:
----	----	--

	<u>Low</u>	<u>High</u>
Land Needed for Future Use (ACRES)		
Residential	210	307
-Low Density	206	300
-High Density	4	7
Commercial	4.9	7.4
Industrial	0	0
SUBTOTAL:	214.9	314.4

ITEM PAGE

Vacant Land for Market Control (10%) of net buildable land)	65.6	65.6
Total Land Needed	280.5	380

Land Available for Development		
Vacant Platted Lots		138
Undeveloped Land		514
Total Available Land		655.95

Excess Available Land For Development	275.95
Within the Current City Limits:	

37 77 Insert before Section I:
Introduction:

Dunes City provides a different type of living experience that can be classed as semi-rural because of the nature of the land, the presence of two coastal lakes, and the low overall density. This Plan has provided a framework on which the city may grow at a reasonable rate and provide this same living style for future residents to the year 2000. With 44% of its residents in the low income category and mobile homes making up 19% of its dwellings the city provides that citizens of varying incomes share this beauty of an "un-city". When the time comes that the compact urban growth form characteristic of most cities with their multiple dwellings and high density must be forced on Dunes City this plan will be history. The fish runs and wildlife and natural vegetation will vanish. In this case the demand to share this way of life can not be satisfied but will only destroy the supply.

38 79 - 80 Move Air, Water and Land Quality title and Paragraphs A through G. from Section III. and insert them as Section IV on page 81. Renumber Sections IV through XIII.

39 79 III., General Recommendation, lines 1 and 2 should read, Encourage Citizens to make use of the existing procedures for funding neighborhood improvements by levying and collecting.

40 80 C. Sewage Systems Policies, add second sentence to policy #1: In general, a density of one units per acre is required to preserve water quality.

41 80 A. Police Protection Policy should read:
Provide police protection for the population level; continue to contract for additional police protection.

42 82 Add to last sentence: region, including continued participation with the Economic Improvement Commission.

43 84 Two lines after VIII. should read:
A. Residential Land Use and Housing Goal

Provide housing types responding to the needs of Dunes City residents.

Also, renumber Paragraphs A and B following to:

- B. Policies
- C. Recommendations

ITEM	PAGE	
------	------	--

44	84	Replace Residential Policy #1, it should read:
----	----	--

1. Encourage infilling of existing vacant lots to provide for efficient development of urban lands.

45	84	Add to VII, B. General Policies:
----	----	----------------------------------

5. Before additional land can be annexed to the city, a plan amendment is required to extend the urban growth boundary.

6. Land within the urban growth boundary and city limits shall be made available over time for urban uses including those facilities and services which are needed.

46	89&90	Delete all of Section XIV Statewide Goals
----	-------	---

47	94	Add Paragraph 3 to read:
----	----	--------------------------

3. New Commercial development in both Dunes City and Lane County along highway 101 south of Honeyman Park should be discouraged. Any demand for new commercial uses should be channeled toward the Highway 101 Glenada area so designated in the Subarea Plan to prevent unnecessary congestion and degradation of scenic values.

48	94	Paragraph 1.b., line 3, insert <u>and marshlands</u> after dunes.
----	----	---

49	102	Paragraph 5, line 5, insert <u>at least</u> before every two years
----	-----	--

50	111	line 4: 92 percent replaces 80 percent
----	-----	--

line 5: 8 percent replaces 20 percent

line 12: 188 to 275 replaces 207 and 296

line 14: 210 to 307 replaces 210 to 302.

line 16,: and industrial replaces, public/semi-public, and transportation

51	112	Summary, line 2: 280.5 replaces 338
----	-----	-------------------------------------

Summary, line 3 should read: 380 acres, leaving 275.95 to 375.45 acres within the city limits.

52	113	Notes at bottom of page:
----	-----	--------------------------

Low Density: includes mobile homes on single lots.

Medium Density: includes mobile home parks.

53	116	Table should be changed to read as follows:
----	-----	---

8. Projected Structure

Type Split for New Construction

Low Density 92%

Medium Density 8%

9. Projected Demand for New Construction (#6-#7)

Low Density

Medium Density

Low	High
-----	------

173	253
-----	-----

15	22
----	----

188	275
-----	-----

ITEM

PAGE

53

116 (Cont'd.)

11. Projected Land Demanding
Structure Type (# by structure
type; existing net density)

	<u>Low</u>	<u>High</u>
Low Density	144	210
Medium Density	3	5
	<u>147</u>	<u>215</u>

12. Projected Gross Land Demand Net Acres/.7=Gross

	<u>Low</u>	<u>High</u>
...etc.		
Low Density	206	300
Medium Density	4	7
	<u>210</u>	<u>307</u>

V. DEFINITION OF HOUSING CONDITION

The most complete information available on structural condition comes from assessment and taxation data provided by the Lane County Assessor. All one, two, three, and four-unit structures (except mobile homes) are individually assessed at least once every six years. During this process the appraiser fills out a Residential Appraisal Characteristics (RAC) data sheet on each dwelling appraised. Physical condition of the dwelling is one of many variables on the RAC sheet. The instructions to the appraiser on how to rate condition are as follows:

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1. (Very poor) means worn-out. Every normal repair and overhaul needed on painted surfaces, roofing, plumbing, heating, etc. Found only in extraordinary circumstances.
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5. (Good) means everything unusually well-maintained, items having been overhauled and repaired as soon as they showed signs of wear.
6. (Excellent) means everything that can normally be repaired or re-finished has just been fixed, such as new roofing, new paint, furnace overhauled, etc.

Ratings one, two, and three are considered substandard. Units rated two or three can be rehabilitated to meet housing standards.

DUNES CITY COMPREHENSIVE PLAN
Typographical Errors, May 24, 1979

Page

- ii II. B. d.: Solid not Sollid
- iv show page number
- I.A. delete second MAKING
- I.B. delete second MAKING
- CHAPTER H. II, line 2, delete ...
- x show page number x. on map
- 1 Paragraph 7, line 5: outlined not outline
- 2 Paragraph 3, line 9: residences not residence
- 11 Second table, total, 1978 should be 14 not 24
- 13 Paragraph 4, line 6: count not county
- 15 Paragraph 3, line 4: lower not lowere
- 21 Paragraph 2, line 6: destroynot destory
- 23 Paragraph 2, line 5: plant not plans
- 23 Paragraph 4, line 2: delete the word may
- 24 Paragraph 1, line 9: muck not much
- 25 Paragraph 9: line 1, plant not plan
line 4, plant not plan; grow not grown
- 32 Table: Heceta not Hecata
Bullards/Ferrdo not Ferrels
- 32 Paragraph 2: line 8, no comma after Nestucca
line 9, habitat not habitate
- 33 Paragraph 5: space between land and which
- 41 Paragraph 5: line 2, siltstone not silstore
line 3, thick not thich
- 55 Paragraph 7, line 3, find not fine
- 56 B. title should read: Public Utilities Facilities and Services
- 56 Paragraph 4, line 8: capacity not capacility
- 58 Paragraph 2, line 2: potable not prttable
- 58 Paragraph 3, line 5: Salmonid not Salomind
- 59 Paragraph 6, line 7: Insurance not Insurating
- 60 Paragraph 5, line 2: County not Couty
- 64 Paragraph 6, line 6: refuge not refuse
- 65 Paragraph 4, line 18: Cleawox not Clearwox
- 73 Paragraph 2, line 5: unsuitable not unsiutable
- 74 Paragraph 4, line 5: value not vaule
- 79 Paragraph B.3.: domain not demain
- 81 Paragraph F.3., line 1: issued not issues
- 85 First line: delete the word include
- 85 Second line: drainage drainange
- 85 Fourth line: delete the word stable
- 85 Paragraph B (now C) 6. used not uses residences not residence
- 87 Paragraph XI. B.1., line 1: fluctuate not fluctuage
- 89 Paragraph B.3: marginal not magrinal
- 91 Paragraph 2: line 1, Comprehensive Land Use (delete Plan)
line 7, in that it summarizes not they summarize
- 91 Paragraph A., line 4, Planned Unit Developments not Planning Unit Development
- 92 Section II: line 3, detailed not detailded
line 3, legislation not legislative
line 7 space between the and use

Page

93 Paragraph C.1., line 2: east of not on
101 Paragraph 1, line 3: used not uses
101 Paragraph 6, line 6: public not puboic
102 Paragraph D, line 3: it sometimes becomes
102 Paragraph 3, line 5: be used not use
104 First Paragraph, line 4: buildings not building

DUNES CITY SUBDIVISION ORDINANCE

I. CHANGES APPROVED MAY 24, 1979

<u>ITEM</u>	<u>PAGE</u>	<u>CHANGE</u>
1	TofC	Section 1.08 title should read <u>Concept Assistance</u> .
2	TofC	Section 3.09 title: insert <u>Partition</u> before the word map.
3	1	Section 1.01, line 2: add <u>and repealing ordinance No. 43</u> .
4	2	insert new paragraph (5) and renumber existing paragraphs (5) through (28). New paragraph (5) should read: (5) <u>CONCEPT ASSISTANCE. An informal meeting between the applicant and the Planning Commission where a development concept is presented. This meeting is for the exchange of information only; no action will be taken. This step is not required by the city.</u>
5	2	Paragraph (10), line 1 : <u>division</u> not subdivision.
6	3	Paragraph (12) : delete the word <u>final</u> .
7	3	Paragraph (15) : delete the words, that is created by the partitioning of land.
8	3	Paragraph (17) - (AA), line 1 : replace the word three with the word <u>more</u> ,
9	3	Paragraph (17) - (AA), line 2 : replace the words calendar year with the words, <u>within a 12 month period</u> .
10	3	Paragraph (17) - (AA) - (4), line 2 : replace the words parcel or lot, with <u>building site</u> .
11	4	Sub-paragraph (DD) should read: A partition which <u>divides a parcel into not more than 3 lots and does not include the creation of a street</u> .
12	4	Paragraph (18) should read: An owner <u>or his lawful agent</u> commencing proceedings under this ordinance to effect a partition of land.
13	4	Paragraph (19) : replace the section numbers 2.02, 3.09, and 5.13 with <u>2.03, 3.10, and 5.13</u> .
14	4	Paragraph (20): replace the section numbers 2.02 and 3.09 with <u>2.03 and 3.10</u> .
15	4	Paragraph (21): delete the word <u>final</u> .
16	5	Paragraph (26), line 2: replace the words calendar year with <u>12 month period</u> .
17	5	Section 1.05 - (A), line 2: replace the words Planning Commission with <u>City Recorder</u> . Also delete the second sentence entirely.
18	6	Section 1.05 - (C), line 2: replace the words Planning Commission with <u>City Recorder</u> .
19	6	Section 1.05 - (C), paragraph 2: replace the words 14 days with <u>19 days</u> .
20	6	Section 1.06 - (A), line 2: insert the word <u>final</u> before plat.
21	6	Section 1.06 - (B), line 2: replace the words tentative plan with <u>final partition map</u> .
22	6	Section 1.06 - (B), line 4: replace the words County Recording Officer with <u>appropriate agency</u> .
23	6	Section 1.07 -(A), line 4: replace the word subdivision with <u>partition</u> .
24	7	Section 1.08: title should read <u>CONCEPT ASSISTANCE</u> .
25	8	Section 1.08, insert new paragraph (D): (D) A CONCEPT ASSISTANCE meeting is for purposes of information only. No approvals will be given at such a meeting.

<u>ITEM</u>	<u>PAGE</u>	<u>CHANGE</u>
26	9	Section 2.02 - (B), line 2: insert the words <u>or denial</u> after approval.
27	10	Section 2.03 - (B) - (2), line 3: delete, and the survey recorded with the County Surveyor. Two copies of the recorded survey have been delivered to the City of Dunes City, together with descriptions of the created lots.
28	11	Section 2.03 -(C) should read: (C) If and when all conditions and requirements of this ordinance are met, the partition map shall be appropriately endorsed and returned to the applicant for recording.
29	14	Section 3.02-(14) line 1: replace the words all proposals with <u>A plan</u> . Also add a second sentence, <u>Location of facilities must be shown on the tentative plan.</u>
30	22	Type of street - Paving Width, should read: Arterials 24'-48' Collectors 24'-44' Locals 22' Cul-de-sacs 20'
31	23	Move lines 1 and 2 to bottom of page 22.
32	35	Section 6.01 the second (A) should be (4)
33	37	Section 7.03 - (A) replace the words within fifteen days of the following actions or conditions with <u>if</u> and continue with the sentence in paragraph (1).
34	37	Section 7.03: delete paragraph (2).
35	41	Section 10.01 add second paragraph: <u>Violations of this ordinance may be abated as a nuisance according to procedures set forth in Dunes City Ordinance Number 51, as amended.</u>

II. Additional Changes Proposed

- | | | |
|----|---|---|
| 36 | 2 | Paragraph (6) add the words <u>or parcel</u> after lot. |
| 37 | 4 | Paragraph (20) replace the word common with <u>city</u> . |

III. The Following Changes Approved May 24th Are Recommended to be Deleted.

ITEMS: 5, 7, 8, 10, 11

DUNES CITY COUNCIL AND PLANNING COMMISSION

JOINT PUBLIC HEARING

May 31, 1979

The Dunes City Council and Planning Commission met in joint session to conduct the second public hearing on the revised Dunes City Comprehensive Plan and the proposed Subdivision Ordinance. The meeting was opened at 7:35 p.m. by Mayor Merz with Council members Tout and Fillman, and Planning Commission members Chairman Passenger and Brown present. The mayor announced that Stroud and Gwilliam were excused to attend other meetings.

It was necessary for the council to take up one item of business - the liquor license renewal of Larry Dier (Darling Resort). Tout moved to allow Mr. Dier's renewal. Fillman seconded. Since no quorum was available, the Recorder contacted Councilman Banks by telephone and received an affirmative vote. Motion carried.

The Public Hearing on the Comprehensive Plan was then opened with the first item submitted by Jim Hinman in the form of a printed definition of Housing Conditions to be added to Page 11 of the Plan.

John Carlson then read his prepared comments into the record of the proceedings. Those comments appear as a separate document and will become a part of these minutes.

Also recieved from Mr. Danielson's office were five pages of changes approved at the workshop May 24, 1979 which resilted from the public hearings conducted May 21. Also presented was a list of typographical errors pointed out at previous meetings which will be corrected in the final draft.

There being no other input on the Comp Plan, the Public Hearing on the Subdivision Ordinance was opened.

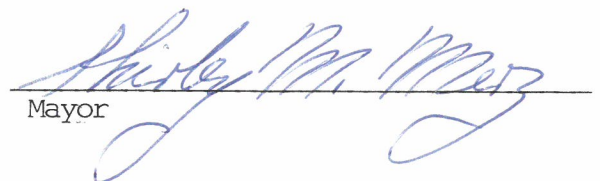
Mr. Hinman presented a copy of the changes approved May 24, 1979 in workshop session following the first Public Hearing on the Subdivision Ordinance held May 23. Two additional changes were proposed as well as a recommendation to delte certain items previously included for changes.

A copy of the changes as presented will become a part of these minutes.

There being no further input, the Public Hearing was closed and those present sprent some time discussing Mr. Carlson's remarks.

A joint workshop will be held June 4, 1979 for the purpose of going over the testimony received on the two documents from the second Public Hearings.


City Recorder


Mayor

COMMENTS ON DUNES CITY COMPREHENSIVE PLAN UPDATE AT 2nd PUBLIC
HEARING MAY 31, 1979

- Pg. 84 Policy A-1 Eliminate and substitute following; "Allow infilling of existing lots of less than one acre size if DEQ regulations can be met.
- Pg. 85 Recommendations B-1. Change end of first sentence to read; "shall be one acre per residential unit."
- Pg. 111 2nd Par. is not true. There is no data to back up this statement. There is no basis for the medium density of 4.5 units per acre.
- Pg. 113 Under land already occupied medium density is shown as 8.6 acres. This is 2.3% of the total residential acreage of 370 acres. Below this is the future use projection of 193 acres needed for residential use. If the future use mixture is to follow the existing then the future medium density should be 4.11 acres not 11 acres. The high side would be 6.5 acres not 17 acres.
- Pg. 73 First mention of 4.5 units per acre as medium density. This kind of density exists in a section of Westlake. These lots were platted about 1908 and all were built before the D.E.Q. came into existence. This density is the main reason that the Siltcoos Outlet becomes polluted in dry summers to the extent that at times swimming at Tyee Campground is stopped. This is hardly as base for future projections of medium density. On pg. 73 first par. lots less than one half acre have been eliminated from the buildable land supply because of subsurface disposal problems.

This new plan improves on the 1975 Plan in some areas. The natural resource data base is more complete. There is a sufficiency of maps. There are more words. It cost 300 times as much as the original.

Some changes in text and policies reflect a desire to please L.C.D.C. more than the people of Dunes City. The surveys alluded to in the 1975 Plan clearly show two desires that should be the main theme of the Plan as it affects future development.

First when asked what features of the city they liked most, 80% picked one of the following; Natural environment; scenery; rural atmosphere; low density; seclusion; quiet and open space.

Second when asked what type of development they favored. 93% were against heavy industry; 67% against light industry; 72% against motels and resorts; 88% against condominiums and 88% against apartments.

There are no multi-family dwellings in Dunes City after some 80 years. Yet the up-date keeps pushing toward multi-family and medium density uses. This attitude forces the conclusion that L.C.O.G. and L.C.D.C. believe all cities try to exclude low income people and must be forced into some kind of mold to promote "compact urban growth". The figures showing 44% of the population as low income and other figures on gap analysis showing a surplus of low income housing disprove this concept in the case of Dunes City.

The main concern of Dunes City residents is to protect the natural environment of the city and preserve some of it for future residents.

I would urge you again to reduce the projected densitites on page 73 to the one unit per acre and 2 units per acre designations suggested in previous comments.

Following is a quote from page 5 of a summary of update recommendations from L.C.D.C. dated 9/20/77.

"It is evident that the existing city limits include more than ample area to accomodate future growth. The City's policy of maintaining a rural-type atmosphere by allowing only one acre division would seem inconsistent with the provisions of Goal 14. However in this case, the natural amenitites of this water-oriented rural community may indeed be lost if development at a high density were to occur.

The City will need to substantiate its boundary and development policies in light of Goal 14."

Some of my previously suggested additions do tend to substantiate the low density policies of the 1975 Plan.

It would be far better to further substantiate the reasons for the low density development plan than to change the Plan.

John S. Carlson
P.O. Box 126
Westlake, Oregon 97493 Phone: 997-3102

V. DEFINITION OF HOUSING CONDITION

The most complete information available on structural condition comes from assessment and taxation data provided by the Lane County Assessor. All one, two, three, and four-unit structures (except mobile homes) are individually assessed at least once every six years. During this process the appraiser fills out a Residential Appraisal Characteristics (RAC) data sheet on each dwelling appraised. Physical condition of the dwelling is one of many variables on the RAC sheet. The instructions to the appraiser on how to rate condition are as follows:

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Ratings one, two, and three are considered substandard. Units rated two or three can be rehabilitated to meet housing standards.

DUNES CITY COMPREHENSIVE PLAN
CHANGES APPROVED MAY 24, 1979

ITEM	PAGE	
1	V through IX	Insert: <u>Index to Findings...Relating to Statewide Goals.</u> (See Attachment.)
2	X	Page Number on Vicinity Map: Show Florence City Limits.
3	2	Paragraph 1 begins with new sentence: <u>In 1978, the city began a process to review and update the Comprehensive Plan. The ongoing Citizen ...</u>
4	2	Paragraph 1, line 4, before this document: add a new sentence. <u>Any citizen attending a Citizen's Committee for Involvement meeting automatically became a voting member. This town hall meeting atmosphere helped assure that this plan update truly represents the desires of Dunes City residents.</u>
5	2	Paragraph 4, line 1 insert after desires: <u>as shown by large surveys.</u>
6	4	Paragraph 4, line 13: Delete, <u>as over 50 percent of the land was in private ownership.</u>
7	6	Paragraph 1, line 1, after estimate: insert (<u>shown on page 72</u>) before was done,
8	7	Paragraph 3, last sentence should read: <u>Both of these larger cities are located on Highway 101 with connections to Interstate 5.</u>
9	8	Paragraph 6, line 1: insert <u>the Economic Improvement Commission,</u> before the Lane Council of Governments.
10	9	Paragraph 3: line 1, <u>\$13,000 to \$75,000;</u> line 2, <u>\$20,000 to \$30,000.</u>
11	9	Paragraph 4: line 2, <u>\$25,000 to \$60,000.</u>
12	9	Paragraph 7: line 1, <u>\$55,000.</u>
13	9	Paragraph 8: line 1, <u>\$35,000.</u>
14	10	Paragraph 6: should read: A more recent survey was done by the Lane County Department of Assessment and taxation in October, 1978. Of the units evaluated 14.6 percent were substandard, that is, worn out or in need of some rehabilitation (see Appendix V, p. 121).
15	iv	Add to Chapter H: <u>V. Definition of Housing Condition; VI. Bibliography.</u>
16	121	Add <u>V. Definition of Housing Condition</u> (see Attachment)
17	11	Housing Mix, first paragraph should read: <u>There are currently only two types of housing in Dunes City, single family and mobile homes. However, some mobile homes are on single family lots and some are in mobile home parks. Of all housing units, 81% are single family homes, 10% are mobile homes on single lots, and 9% are mobile homes in mobile home parks.</u>
18	11	Housing Mix, Paragraph 2, first sentence should read: <u>Older houses, mobile homes and mobile home parks have been meeting a need for low cost housing.</u>
19	13	III. Housing Needs Assessment, Paragraph 2 should read: <u>Dunes City has no multiple family units.</u> <u>Existing lots range in size from less than 1/4 acre to 1 acre or more.</u>

ITEM	PAGE	
20	23	Paragraph 4, line 2: delete the word <u>may</u> .
21	27	Paragraph 3, lines 10 and 11: delete the S from Camps, delete and Tsiltcoos.
22	31	Paragraph 3, line 6: delete with, insert <u>which</u> .
23	32	Delete last sentence (these are shown on the following "Forest Lands Map".)
24	33	Paragraph 3, line 5 page 28F should be (<u>page 71</u>).
25	41	Paragraph 7, line 1 should read: the city is not <u>on</u> a known
26	55	2. Historice Places should read: <u>There are no historical sites in Dunes City listed in the Statewide Register of Historic Places. Some pilings just south of Fishmill Lodge in south Westlake are all that remains of the original sawmill. Robinson's Landing is in Honeyman State Park.</u>
27	57	Paragraph 5, line 5 should read: <u>the Siuslaw River. Siltcoos Lake or groundwater</u>
28	58	Paragraph 3, lines 8 and 9: Put a period after water supply and capitalize <u>Hydro</u> power.
29	60	Paragraph 1, lines 2 and 3 should read: <u>Florence. Trucks could also come from the Florence Fire Department, Gardiner, and State Forestry under mutual aid agreements.</u>
30	71	In table under Public, State Park should be: <u>Federal Park.</u>
31	71	Paragraph 1 after table, delete paragraph.
32	73	Table should read in last four columns:

<u>Gross Acres</u>		<u>Units</u>	
<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
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ITEM PAGE

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Provide housing types responding to the needs of Dunes City residents.

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ITEM	PAGE	
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46	89&90	Delete all of Section XIV Statewide Goals
----	-------	---

47	94	Add Paragraph 3 to read:
----	----	--------------------------

3. New Commercial development in both Dunes City and Lane County along highway 101 south of Honeyman Park should be discouraged. Any demand for new commercial uses should be channeled toward the Highway 101 Glenada area so designated in the Subarea Plan to prevent unnecessary congestion and degradation of scenic values.

48	94	Paragraph 1.b., line 3, insert <u>and marshlands</u> after dunes.
----	----	---

49	102	Paragraph 5, line 5, insert <u>at least</u> before every two years
----	-----	--

50	111	line 4: 92 percent replaces 80 percent
----	-----	--

line 5: 8 percent replaces 20 percent

line 12: 188 to 275 replaces 207 and 296

line 14: 210 to 307 replaces 210 to 302.

line 16,: and industrial replaces, public/semi-public, and transportation

51	112	Summary, line 2: 280.5 replaces 338
----	-----	-------------------------------------

Summary, line 3 should read: 380 acres, leaving 275.95 to 375.45 acres within the city limits.

52	113	Notes at bottom of page:
----	-----	--------------------------

Low Density: includes mobile homes on single lots.

Medium Density: includes mobile home parks.

53	116	Table should be changed to read as follows:
----	-----	---

8. Projected Structure

Type Split for New

Construction

Low Density 92%

Medium Density 8%

9. Projected Demand for New Construction (#6-#7)

Low Density

Medium Density

	Low	High
--	-----	------

173	253
-----	-----

15	22
----	----

188	275
-----	-----

ITEMPAGE

53

116 (Cont'd.)

11. Projected Land Demanding
Structure Type (# by structure
type; existing net density)

	<u>Low</u>	<u>High</u>
Low Density	144	210
Medium Density	3	5
	<u>147</u>	<u>215</u>

12. Projected Gross Land Demand Net Acres/.7=Gross

	<u>Low</u>	<u>High</u>
...etc.		
Low Density	206	300
Medium Density	4	7
	<u>210</u>	<u>307</u>

DUNES CITY COMPREHENSIVE PLAN
Typographical Errors, May 24, 1979

Page

ii II. B. d.: Solid not Sollid
iv show page number
I.A. delete second MAKING
I.B. delete second MAKING
CHAPTER H. II, line 2, delete ...
x show page number x. on map
1 Paragraph 7, line 5: outlined not outline
2 Paragraph 3, line 9: residences not residence
11 Second table, total, 1978 should be 14 not 24
13 Paragraph 4, line 6: count not county
15 Paragraph 3, line 4: lower not lowere
21 Paragraph 2, line 6: destroynot destory
23 Paragraph 2, line 5: plant not plans
23 Paragraph 4, line 2: delete the word may
24 Paragraph 1, line 9: muck not much
25 Paragraph 9: line 1, plant not plan
line 4, plant not plan; grow not grown
32 Table: Heceta not Hecata
Bullards/Ferrdo not Ferrels
32 Paragraph 2: line 8, no comma after Nestucca
line 9, habitat not habitate
33 Paragraph 5: space between land and which
41 Paragraph 5: line 2, siltstone not silstore
line 3, thick not thich
55 Paragraph 7, line 3, find not fine
56 B. title should read: Public Utilities Facilities and Services
56 Paragraph 4, line 8: capacity not capacility
58 Paragraph 2, line 2: potable not prttable
58 Paragraph 3, line 5: Salmonid not Salomind
59 Paragraph 6, line 7: Insurance not Insurating
60 Paragraph 5, line 2: County not Couty
64 Paragraph 6, line 6: refuge not refuse
65 Paragraph 4, line 18: Cleawox not Clearwox
73 Paragraph 2, line 5: unsuitable not unsiutable
74 Paragraph 4, line 5: value not vaule
79 Paragraph B.3.: domain not demain
81 Paragraph F.3., line 1: issued not issues
85 First line: delete the word include
85 Second line: drainage drainange
85 Fourth line: delete the word stable
85 Paragraph B (now C) 6. used not uses residences not residence
87 Paragraph XI. B.1., line 1: fluctuate not fluctuage
89 Paragraph B.3: marginal not magrinal
91 Paragraph 2: line 1, Comprehensive Land Use (delete Plan)
line 7, in that it summarizes not they summarize
91 Paragraph A., line 4, Planned Unit Developments not Planning Unit Development
92 Section II: line 3, detailed not detailded
line 3, legislation not legislative
line 7 space between the and use

Page

93 Paragraph C.1., line 2: east of not on
101 Paragraph 1, line 3: used not uses
101 Paragraph 6, line 6: public not puboic
102 Paragraph D, line 3: it sometimes becomes
102 Paragraph 3, line 5: be used not use
104 First Paragraph, line 4: buildings not building

DUNES CITY SUBDIVISION ORDINANCE

I. CHANGES APPROVED MAY 24, 1979

<u>ITEM</u>	<u>PAGE</u>	<u>CHANGE</u>
1	TofC	Section 1.08 title should read <u>Concept Assistance</u> .
2	TofC	Section 3.09 title: insert <u>Partition</u> before the word map.
3	1	Section 1.01, line 2: add <u>and repealing ordinance No. 43</u> .
4	2	insert new paragraph (5) and renumber existing paragraphs (5) through (28). New paragraph (5) should read: (5) <u>CONCEPT ASSISTANCE. An informal meeting between the applicant and the Planning Commission where a development concept is presented. This meeting is for the exchange of information only; no action will be taken. This step is not required by the city.</u>
5	2	Paragraph (10), line 1 : <u>division</u> not subdivision.
6	3	Paragraph (12) : delete the word final.
7	3	Paragraph (15) : delete the words, that is created by the partitioning of land.
8	3	Paragraph (17) - (AA), line 1 : replace the word three with the word <u>more</u> ,
9	3	Paragraph (17) - (AA), line 2 : replace the words calendar year with the words, <u>within a 12 month period</u> .
10	3	Paragraph (17) - (AA) - (4), line 2 : replace the words parcel or lot, with <u>building site</u> .
11	4	Sub-paragraph (DD) should read: A partition which <u>divides a parcel into not more than 3 lots and does not include the creation of a street</u> .
12	4	Paragraph (18) should read: An owner <u>or his lawful agent</u> commencing proceedings under this ordinance to effect a partition of land.
13	4	Paragraph (19) : replace the section numbers 2.02, 3.09, and 5.13 with <u>2.03, 3.10, and 5.13</u> .
14	4	Paragraph (20): replace the section numbers 2.02 and 3.09 with <u>2.03 and 3.10</u> .
15	4	Paragraph (21): delete the word final.
16	5	Paragraph (26), line 2: replace the words calendar year with <u>12 month period</u> .
17	5	Section 1.05 - (A), line 2: replace the words Planning Commission with <u>City Recorder</u> . Also delete the second sentence entirely.
18	6	Section 1.05 - (C), line 2: replace the words Planning Commission with <u>City Recorder</u> .
19	6	Section 1.05 - (C), paragraph 2: replace the words 14 days with <u>19 days</u> .
20	6	Section 1.06 - (A), line 2: insert the word <u>final</u> before plat.
21	6	Section 1.06 - (B), line 2: replace the words tentative plan with <u>final partition map</u> .
22	6	Section 1.06 - (B), line 4: replace the words County Recording Officer with <u>appropriate agency</u> .
23	6	Section 1.07 -(A), line 4: replace the word subdivision with <u>partition</u> .
24	7	Section 1.08: title should read <u>CONCEPT ASSISTANCE</u> .
25	8	Section 1.08, insert new paragraph (D): (D) A <u>CONCEPT ASSISTANCE</u> meeting is for purposes of information only. No approvals will be given at such a meeting.

<u>ITEM</u>	<u>PAGE</u>	<u>CHANGE</u>
26	9	Section 2.02 - (B), line 2: insert the words <u>or denial</u> after approval.
27	10	Section 2.03 - (B) - (2), line 3: delete, and the survey recorded with the County Surveyor. Two copies of the recorded survey have been delivered to the City of Dunes City, together with descriptions of the created lots.
28	11	Section 2.03 -(C) should read: (C) If and when all conditions and requirements of this ordinance are met, the partition map shall be appropriately endorsed and returned to the applicant for recording.
29	14	Section 3.02-(14) line 1: replace the words all proposals with <u>A plan</u> . Also add a second sentence, <u>Location of facilities must be shown on the tentative plan</u> .
30	22	Type of street - Paving Width, should read: Arterials 24'-48' Collectors 24'-44' Locals 22' Cul-de-sacs 20'
31	23	Move lines 1 and 2 to bottom of page 22.
32	35	Section 6.01 the second (A) should be (4)
33	37	Section 7.03 - (A) replace the words within fifteen days of the following actions or conditions with <u>if</u> and continue with the sentence in paragraph (1).
34	37	Section 7.03: delete paragraph (2).
35	41	Section 10.01 add second paragraph: <u>Violations of this ordinance may be abated as a nuisance according to procedures set forth in Dunes City Ordinance Number 51, as amended.</u>

II. Additional Changes Proposed

- | | | |
|----|---|---|
| 36 | 2 | Paragraph (6) add the words <u>or parcel</u> after lot. |
| 37 | 4 | Paragraph (20) replace the word common with <u>city</u> . |

III. The Following Changes Approved May 24th Are Recommended to be Deleted.

ITEMS: 5, 7, 8, 10, 11

DUNES CITY SUBDIVISION ORDINANCE

I. CHANGES APPROVED MAY 24, 1979

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ITEM	PAGE	CHANGE
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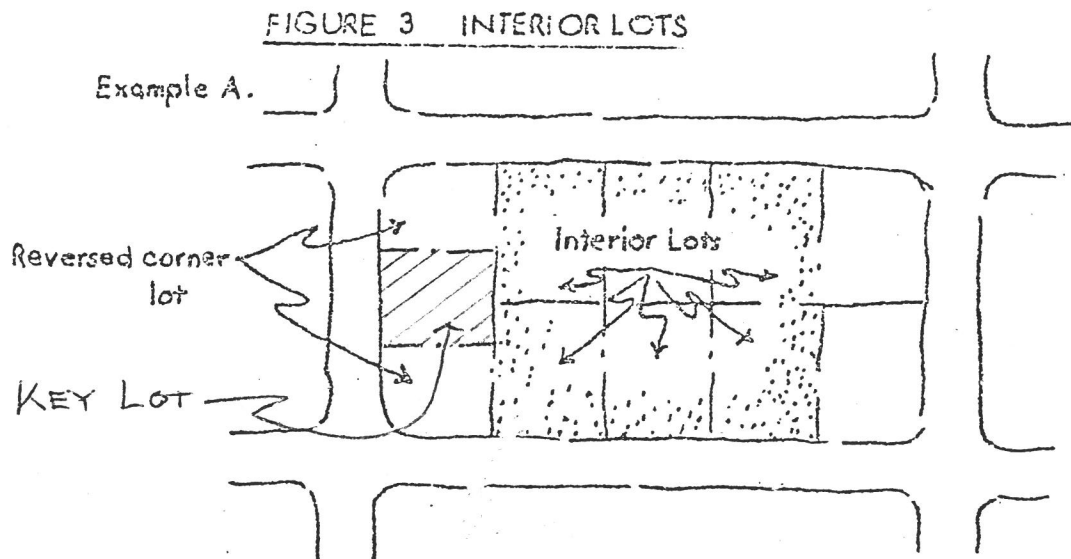
II. Changes Approved May 31, 1979.

29	2	Paragraph (6) add the words <u>or parcel</u> after lot.
30	4	Paragraph (20) replace the word common with <u>city</u> .

III. Changes Approved June 4, 1979

ITEM	PAGE	
31	26	Paragraph (F) Panhandle Divisions: delete period and add <u>in new subdivisions</u> .
32	30	FIGURE 3. INTERIOR LOTS

THE LOT DESIGNATED KEY LOT DOES NOT CORRESPOND TO THE DEFINITION ON PAGE 2. CORRECTED FIGURE IS SHOWN BELOW:



DUNES CITY COMPREHENSIVE PLAN

I. CHANGES APPROVED MAY 24, 1979

<u>ITEM</u>	<u>PAGE</u>	
1	V through IX	Insert: <u>Index to Findings...Relating to Statewide Goals.</u> (See Attachment.)
2	X	Page Number on Vicinity Map: Show Florence City Limits.
3	2	Paragraph 1 begins with new sentence: <u>In 1978, the city began a process to review and update the Comprehensive Plan. The ongoing Citizen ...</u>
4	2	Paragraph 1, line 4, before this document: add a new sentence. <u>Any citizen attending a Citizen's Committee for Involvement meeting automatically became a voting member. This town hall meeting atmosphere helped assure that this plan update truly represents the desires of Dunes City residents.</u>
5	2	Paragraph 4, line 1 insert after desires: (including surveys)
6	4	Paragraph 4, line 13: Delete, <u>as over 50 percent of the land was in private ownership.</u>
7	6	Paragraph 1, line 1, after estimate: insert (<u>shown on page 72</u>) before was done,
8	7	Paragraph 3, last sentence should read: <u>Both of these larger cities are located on Highway 101 with connections to Interstate 5.</u>
9	8	Paragraph 6, line 1: insert the <u>Economic Improvement Commission,</u> before the Lane Council of Governments.
10	9	Paragraph 3: line 1, <u>\$13,000 to \$75,000;</u> line 2, <u>\$20,000 to \$30,000.</u>
11	9	Paragraph 4: line 2, <u>\$25,000 to \$60,000.</u>
12	9	Paragraph 7: line 1, <u>\$55,000.</u>
13	9	Paragraph 8: line 1, <u>\$35,000.</u>
14	10	Paragraph 6: should read: <u>A more recent survey was done by the Lane County Department of Assessment and taxation in October, 1978. Of the units evaluated 14.6 percent were substandard, that is, worn out or in need of some rehabilitation (see Appendix V, p. 121).</u>
15	iv	Add to Chapter H: <u>V. Definition of Housing Condition; VI. Bibliography.</u>
16	121	Add <u>V. Definition of Housing Condition</u> (see Attachment)
17	11	Housing Mix, first paragraph should read: <u>There are currently only two types of housing in Dunes City, single family and mobile homes. However, some mobile homes are on single family lots and some are in mobile home parks. Of all housing units, 81% are single family homes, 10% are mobile homes on single lots, and 9% are mobile homes in mobile home parks.</u>
18	11	Housing Mix, Paragraph 2, first sentence should read: <u>Older houses, mobile homes and mobile home parks have been meeting a need for low cost housing.</u>
19	13	III. Housing Needs Assessment, Paragraph 2 should read: <u>Dunes City has no multiple family units.</u> <u>Existing lots range in size from less than 1/4 acre to 1 acre or more.</u>

ITEM	PAGE	
20	23	Paragraph 4, line 2: delete the word <u>may</u> .
21	27	Paragraph 3, lines 10 and 11: delete the S from Camps, delete and Siltcoos.
22	31	Paragraph 3, line 6: delete with, insert <u>which</u> .
23	32	Delete last sentence (these are shown on the following "Forest Lands Map".)
24	33	Paragraph 3, line 5 page 28F should be (<u>page 71</u>).
25	41	Paragraph 7, line 1 should read: the city is not <u>on</u> a known
26	55	2. Historice Places should read: <u>There are no historical sites in Dunes City listed in the Statewide Register of Historic Places. Some pilings just south of Fishmill Lodge in south Westlake are all that remains of the original sawmill. Robinson's Landing is in Honeyman State Park.</u>
27	57	Paragraph 5, line 5 should read: the Siuslaw River. <u>Siltcoos Lake or groundwater</u>
28	58	Paragraph 3, lines 8 and 9: Put a period after water supply and capitalize <u>Hydro</u> power.
29	60	Paragraph 1, lines 2 and 3 should read: <u>Florence. Trucks could also come from the Florence Fire Department, Gardiner, and State Forestry under mutual aid agreements.</u>
30	71	In table under Public, State Park should be: <u>Federal Park.</u>
31	71	Paragraph 1 after table, delete paragraph.
32	73	Table should read in last four columns:

<u>Gross Acres</u>		<u>Units</u>	
<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
206	300	173	253
4	7	15	22
210	307	188	275

33	73	Paragraph 4, line 4: should read <u>210 to 307 gross acres</u> instead of 190 to 278.
34	73	Last sentence should read <u>4.9 additional acres</u> instead of 3.41.
35	74	Table, right hand column should read: <u>High</u>

7.4
0
7.4

36	76	Table should read in two right hand columns:
----	----	--

	<u>Low</u>	<u>High</u>
Land Needed for Future Use (ACRES)	(ACRES)	(ACRES)
Residential	210	307
-Low Density	206	300
-High Density	4	7
Commercial	4.9	7.4
Industrial	0	0
SUBTOTAL:	214.9	314.4

ITEM PAGE

Vacant Land for Market Control (10%) of net buildable land)	65.6	65.6
Total Land Needed	280.5	380

Land Available for Development	
Vacant Platted Lots	138
Undeveloped Land	517.95
Total Available Land	655.95

Excess Available Land For Development 275.95

Within the Current City Limits:

37 77 Insert before Section I:

Introduction:

Dunes City provides a different type of living experience that can be classed as semi-rural because of the nature of the land, the presence of two coastal lakes, and the low overall density. This Plan has provided a framework on which the city may grow at a reasonable rate and provide this same living style for future residents to the year 2000. With 44% of its residents in the low income category and mobile homes making up 19% of its dwellings the city provides that citizens of varying incomes share this beauty of an "un-city". When the time comes that the compact urban growth form characteristic of most cities with their multiple dwellings and high density must be forced on Dunes City this plan will be history. The fish runs and wildlife and natural vegetation will vanish. In this case the demand to share this way of life can not be satisfied but will only destroy the supply.

38 79 - 80 Move Air, Water and Land Quality title and Paragraphs A through G. from Section III. and insert them as Section IV on page 81. Renumber Sections IV through XIII.

39 79 III., General Recommendation, lines 1 and 2 should read, Encourage Citizens to make use of the existing procedures for funding neighborhood improvements by levying and collecting

40 80 C. Sewage Systems Policies, add second sentence to policy #1: In general, a density of one units per acre is required to preserve water quality.

41 80 A. Police Protection Policy should read:
 Provide police protection for the population level; continue to contract for additional police protection.

42 83 Add to last sentence: region, including continued participation with the Economic Improvement Commission.

43 84 Two lines after VIII. should read:
 A. Residential Land Use and Housing Goal

 Provide housing types responding to the needs of Dunes City residents.

 Also, renumber Paragraphs A and B following to:

- B. Policies
- C. Recommendations

ITEM	PAGE
------	------

44	84
----	----

Replace Residential Policy #1, it should read:

1. Encourage infilling of existing vacant lots to provide for efficient development of urban lands.

45	84
----	----

Add to VII, B. General Policies:

5. Before additional land can be annexed to the city, a plan amendment is required to extend the urban growth boundary.

6. Land within the urban growth boundary and city limits shall be made available over time for urban uses including those facilities and services which are needed.

46	89&90
----	-------

Delete all of Section XIV Statewide Goals

47	94
----	----

Add Paragraph 3 to read:

3. New Commercial development in both Dunes City and Lane County along highway 101 south of Honeyman Park should be discouraged. Any demand for new commercial uses should be channeled toward the Highway 101 Glenada area so designated in the Subarea Plan to prevent unnecessary congestion and degradation of scenic values.

48	94
----	----

Paragraph 1.b., line 3, insert and marshlands after dunes.

49	102
----	-----

Paragraph 5, line 5, insert at least before every two years

50	111
----	-----

line 4: 92 percent replaces 80 percent

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line 14: 210 to 307 replaces 210 to 302.

line 16,: and industrial replaces, public/semi-public, and transportation

51	112
----	-----

Summary, line 2: 280.5 replaces 338

Summary, line 3 should read: 380 acres, leaving 275.95 to 375.45 acres within the city limits.

52	113
----	-----

After land needed for future use

	Low	High
Residential	210	307
Low Density*	206	300
Medium Density**	4	7
Commercial	4.9	7.4
Industrial	0	0
Vacant Land for Market Control (10% Net Buildable Land)	65.6	65.6
Total Land Needed	280.5	380
Remaining Land Within Urban Growth Boundary	375.45	275.95

*Low Density includes mobile homes on single lots.

**Medium Density includes mobile home parks.

<u>ITEM</u>	<u>PAGE</u>
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53	116
----	-----

Table should be changed to read as follows:

8. Projected Structure
Type Split for New
Construction

Low Density 92%
Medium Density 8%

9. Projected Demand for New Construction (#6-#7)	<u>Low</u>	<u>High</u>
Low Density	173	253
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	<u>188</u>	<u>275</u>

11. Projected Land Demanding
Structure Type (# by structure
type; existing net density)

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	<u>147</u>	<u>215</u>

12. Projected Gross Land Demand Net Acres/.7=Gross

...etc.	<u>Low</u>	<u>High</u>
Low Density	206	300
Medium Density	4	7
	<u>210</u>	<u>307</u>

II. CHANGES APPROVED MAY 28, 1979

<u>ITEM</u>	<u>PAGE</u>
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54	84
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SECTION VIII. RESIDENTIAL LAND USE, PARAGRAPH A.1.,
ADD TO END OF SENTENCE: WHEN SANITARY CONDITIONS ARE MET.

55	85
----	----

SECTION VIII. RESIDENTIAL LAND USE, PARAGRAPH B. (NOW C.)
1., LINE 1: SHOULD INSTEAD OF SHALL, MAXIMUM INSTEAD OF
MINIMUM DENSITY

III. CHANGES APPROVED JUNE 4, 1979

ITEM PAGE

56 10 Section II. HOUSING INVENTORY insert new paragraph before existing first paragraph:

Dunes City has 460 year round residences and approximately 110 vacation homes. The vacation units are not significant in the projection of permanent population growth and housing needs. However, it is likely that some of these are being converted to permanent residences. More study of this can be done when data is available from the 1980 Census.

57 60 Paragraph C. Sanitary Facilities, insert second sentence: The Florence Dump at Rhododendron Drive is a land fill site operated by Lane County. This is the land fill site closest to Dunes City.

58 73 Insert new paragraph after table (before last paragraph): If medium density occurs, it will be through the infilling of existing platted lots. However, the combination of Oregon Department of Environmental Quality septic tank and well siting requirements and the lack of access to the two lakes dictate that most of those lots will not be developed unless a community water system is available.

59 94 Insert new paragraph 4.:

4. An area one mile south at the Lane County-Douglas County line, from the ocean east to Five Mile Road in sections 5 and 8 of Township 19S, Range 11W. This area includes the southern tip of Booth Island and the southern portion of Siltcoos Lake. Uses in this area which might affect the water quality of Siltcoos Lake are of particular interest. Any development on Booth Island should be coordinated with Dunes City.

DUNES CITY COUNCIL

AGENDA

June 14, 1979

- I. CALL TO ORDER AND ROLL CALL
- II. PUBLIC HEARING - BUDGET, FY 1979-80 (copy of budget enclosed)
- III. APPROVAL OF MINUTES OF May 10, 1979
- IV. BILLS AGAINST CITY
- V. RECEIPTS OF SESSION
- VI. CORRESPONDENCE
Letter of resignation - Charles Banks
Highway Division regarding request for street lighting on 101 & Canary Road
- VII. ANNOUNCEMENTS
June 20, 7:30 p.m. - Western Lane Planning Commission will conduct the second public hearing on sub-area plan for area south of the Siuslaw. The meeting will be held in the Community Center and will be their regular meeting for the month. An agenda is available in the office.
- VIII. CITIZENS FOR ANYTHING NOT ON THE AGENDA
- IX. REPORTS
Planning Commission - copy of minutes and a recommendation enclosed.
Road Committee
- X. OLD BUSINESS
Proposed contract with Emile Mortier, Building Inspector applicant enclosed.

DUNES CITY COUNCIL AGENDA - June 14, 1979

XI. NEW BUSINESS

Nuisance Violation - abandoned trailer Buckskin Bob. Notice sent May 17th giving 10 days to abate nuisance. Copy of relevant information enclosed.

Urban Growth Agreement with Douglas County. Copy enclosed.

XII. ORDINANCES - PUBLIC HEARINGS

Adoption of Comp Plan

Adoption of Subdivision Ord. # 60

Proposed revisions to Zoning Ordinance

XII. OTHER BUSINESS

XIII. ADJOURNMENT

DUNES CITY COUNCIL

MINUTES

June 14, 1979

The regular meeting of the Dunes City Council was called to order at 7:30 p.m. by Mayor Merz. Present were councilmen Gwilliam, Fillman, Tout, Stroud and Petersdorf. Mr. Banks was absent. Attorney Gerber and City Engineer Campbell were present. There were seven interested citizens and two newspaper representatives in the audience.

A letter of resignation was read from Mr. Banks as he has moved from the City. Mayor Merz announced this vacancy would be filled at the July meeting and that applications were being accepted.

A motion by Petersdorf and second by Fillman for approval of the May 10, 1979 meeting minutes be accepted was made. Motion carried.

BILLS

A motion by Stroud and second by Petersdorf to pay the outstanding bills as per enclosed was made. Motion carried.

RECEIPTS

A list of the receipts as per enclosed was read.

Mayor Merz asked Pat Barber, City Recorder to step forward and she was presented a corsage and dinner for two in recognition and appreciation for having served five years as City Recorder for the City of Dunes City.

CORRESPONDENCE:

A letter from the State Highway Commission in regards to the request for a street light at the intersection of Hwy. 101 and Canary Road was read. At this time they see no hazard and therefore the request was denied. Mr. Tout will pursue this further for the City.

ANNOUNCEMENTS:

Mayor Merz announced the Western Lane Planning Commission would be meeting June 20, 1979 at 7:30 p.m. in the Dunes City Community Center for the second public hearing on the sub-area plan for the areas south of the Siuslaw River.

CITIZENS FOR ANYTHING NOT ON THE AGENDA:

Mrs. Barber announced the P.U.D. had put in a new power pole at the south corner of the building for the new water supply system. Mr. Entgelmeier would like the old pole and in exchange would complete the block wall for the city. City Recorder will notify Mr. Entgelmeier that this will be agreeable to the City and work out a time schedule for the block wall with him.

A letter from Glen Hale, co-ordinator for LCDC that the city limits boundary for urban growth for Dunes City has been found to be satisfactory.

west
B Mrs. Merz stated she had been to the Western Lane Planning Commission meeting and on the public hearing for Martha Jacobs for a change in zoning from residential to tourist commercial east of Hwy. 101 across from the S. end of Woahink Lake the recommendations from the Dunes City Planning Commission to not allow this, testimony from Mr. John Carlson that it went against Dunes City Comprehensive Plan was not considered. The change in zoning was recommended for approval by the Western Lane Planning Commission. It was recommended by the Council that the City Recorder send a letter of protest to the Lane County Commissioners, with copies to the Western Lane Planning Comm. and Mr. Lee Miller of the Lane County Planning Dept. of the apparent disregard for the wishes of Dunes City.

Mayor Merz announced the committee for Site Review for the soil erosion ordinance to be as follows: Ira Mann, Jim Barber and Mrs. Carmine Gallo.

Dunes City will send the City of Florence a letter on the position Dunes City has taken for zoning south of the Siuslaw River. They would like to have this no later than June 18, 1979.

Mrs. Barber announced there was money in the budget left for a new typewriter for the office.

A motion by Petersdorf and second by Tout that the City purchase an IBM typewriter for \$810.00 was made. Motion carried.

PUBLIC HEARING FOR BUDGET:

Mayor Merz opened the public hearing for the 1979-80 budget for Dunes City at 8:00 p.m. Questions from the audience were asked for and there were none.

The police protection contract with Lane County will expire July 1, 1979. The new contract from the county has not been received as yet.

COMMITTEE REPORTS:

Ira Mann, road committee chairman reported some of the streets needed brushing and that it would help if some of the residents who live on these streets could do some of this on their own.

Evelyn Passenger, planning commission chairman reported that a Conditional Use Permit for a mobile home from Elaine Quinn was not recommended for approval citing testimony from neighbors and that Mrs. Quinn was not present nor did she have a representative present. It was also recommended the existing trailer on the property be removed.

The Planning Commission also recommended disapproval to Lane County for a zone change to Marth Jacobs from residential to tourist commercial.

OLD BUSINESS:

A contract with Emile Mortier for Dunes City building inspector was read.

A motion by Stroud, second by Tout to adopt the agreement as written and to also include , as set forth by the Oregon State Boundary Commission excluding all other monies earmarked for the state, to be effective July 1, 1979, was made. Motion carried.

NEW BUSINESS:

Nuisance violation against Mrs. Emily Chavey. Mrs. Chavey sent a letter of authorization to have the City of Dunes send her a bill for expenses incurred to have the nuisance abated. Attorney Gerber recommended the City get a firm bid from G P Construction for the cost of clean-up and removal of the nuisance.

A motion by Tout, second by Fillman to declare this a nuisance and defer action pending an agreement within seven (7) days for Mrs. Chavey to assume the obligation and Dunes City will handle the details. Motion carried.

An Urban Growth Agreement with Douglas County was read. It was agreed to postpone this for adoption until June 28, 1979.

PUBLIC HEARINGS:

The public hearings for the adoption of the Comprehensive Plan, adoption of Subdivision Ordinance No. 60 and proposed revisions to the zoning ordinance was opened at 8:35 p.m.

A motion by Petersdorf, second by Stroud to accept the Citizens Involvement Committee annual review was made. Motion carried.

Don Brown, CCI chairman gave a report on the Dunes City draft plan material review.

A motion by Petersdorf, second by Fillman to adopt the Comprehensive Plan with changes of May 16, 24, 31 and June 4, 1979 other than typo or spelling errors was made. Motion carried by roll call vote with Merz, Stroud, Petersdorf, Gwilliam, Tout and Fillman answering aye. Mr. Banks seat is vacant.

Subdivision Ordinance No. 60:

A motion by Fillman, second by Stroud to adopt Subdivision Ordinance No. 60 with changes, and to have the signature portion inserted at the end was made. Motion carried by roll call vote with Merz, Stroud, Petersdorf, Gwilliam, Tout and Fillman answering aye. Mr. Banks seat is vacant.

Revisions to the zoning ordinance will be taken care of at the June 28, 1979, meeting.

Public Hearing on 1979-80 Budget:

The public hearing on the Dunes City 1979-80 budget was declared closed at 9:00 p.m. by Mayor Merz.

A motion by Petersdorf, second by Fillman to pass a resolution to adopt the 1979-80 budget for Dunes City was made. Motion carried.

A recess was called to discuss a work session on the Dunes City Draft Plan Material Review. A work session will be held on June 21, 1979 with the City Council, Planning Commission and CCI for this.

Council reconvened. B

A motion by Stroud, second by Petersdorf to adjourn at 10:30 p.m. was made. Motion carried.

Attorney Gerber asked that the council go back in session so that the first and second readings be held pursuant to the City Charter.

Mayor Merz reconvened the meeting at 10:35 p.m.

A motion by Fillman, second by Tout to have the first reading of Subdivision Ordinance No. 60, repealing Ordinance No. 43 was made. Motion carried.

A motion by Stroud, second by Tout to accept the ordinance and adopt was made. Motion carried by roll call vote with Merz, Stroud, Petersdorf, Tout and Fillman answering aye. Gwilliam absent and Banks seat vacant.

A motion by Fillman, second by Tout to have the second reading of Subdivision Ordinance No. 60 repealing Ordinance No. 43 was made. Motion carried.

A motion by Stroud, second by Petersdorf to adopt Ordinance No. 60 was made. Motion carried by roll call vote with Merz, Stroud, Petersdorf, Tout and Fillman answering aye. Gwilliam absent and Banks seat vacant.

A motion by Stroud, second by Petersdorf to adjourn at 10:45 p.m. was made. Motion carried.

Evelyn Passenger
Evelyn Passenger, Recording Secretary

G. E. Fillman

T. O. Tout

Eugene C. Stroud
Mayor Merz

Robert Petersdorf

JUNE 14, 1979

INITIALS	D
PREPARED BY	
APPROVED BY	

FORM P-556 (GREEN) P-556-B (BUFF)

Cost Rate SYSTEMS DELTA, D. ELMWOOD PARK, 10.2 GREENSBORO, N.C. GALLS, TULARE, CALIF.

L. TWO

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LINE
No

Bills

Receipts

LEN
Letters

Cap.

	1	READ INSURANCE, Recorder's Bond	5000	5/11	250	5/10	1
*	2	POSTAGE	884	5/14	250	5/4	
	3	LANE County; Sheriff	43216	5/16	250	5/16	
	4	Gus SWANSON painting South wall	1200	5/16	250	5/16	
	5	GALER. A. Office Supplies	450	5/16	250	5/16	
	6	CIGARETTE TAX		5/16	250	44	3
	7	Siuslaw News	4774				
*	8	Postage Stamps	1500				
*	9	Petty Cash	937				
	10	POSTAGE 857					
	11	Keys 80					
	12	Pat BARBER, mileage May	2870				
	13	Low GERBER, hrs. over Retainer	14800				
	14	Dept. of Transp. - gas tax		127322			
*	15	LANE County, Bldg permit, pump house	9000				
	16	PAULINE W. Bell	3750				
	17	Copeland Lumber, paint	1700				
	18	CH PULL		24160			
	19	Richard DANIELSON	186200	186200			
	20	CH PULL 253.70/19.80	27350				
	21	Building Rental	500	500			
	22	OH CC		82057			
	23	Joe English, Budget Prep	23000				
	24	LANE County, Motel TAX		12282			
	25	CUP REQUEST, Wm Coenelius		7500			
	26	Howard Campbell, engineering fees	22200				
	27						
	28	sub. total	347831	272636	1500		4
	29						
	30	Total	347831	274536	-		-
	31						
	32						
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DUNES CITY COUNCIL SPECIAL MEETING

MINUTES

June 28, 1979

The special meeting of the Dunes City Council was called to Order by Mr. Stroud, Council President in the absence of Mayor Merz. Petersdorf, Tout and Fillman were present. Mayor Merz and Mr. Gwilliam were absent. Mr. Banks seat vacant. The meeting was called to order at 7:50 p.m.

Mr. Stroud opened the public hearing at this time for hearings on the Comprehensive Plan, changes to the Zoning Ordinance No. 50 to bring into compliance with the updated Comp Plan and the new Subdivision Ordinance No. 60 to correct possible conflicts with the Comp Plan.

Discussion on the Comprehensive Plan changes as of June 21, 1979 were then changed as per enclosed.

Zoning Ordinance No. 50 changes as per enclosed.

Chairman Stroud declared the public hearings closed at 10:00 p.m.

Ordinance No. 61 Comprehensive Land Use Plan

A motion by Petersdorf, second by Tout to have the first reading of Ordinance No. 61 was made. Motion carried.

A motion by Petersdorf, second by Tout to adopt Ordinance No. 61 was made. Motion carried.

A motion by Petersdorf, second by Fillman to have the second reading of Ordinance No. 61 was made. Motion carried.

A motion by Petersdorf, second by Fillman to adopt Ordinance No. 61 was made. Motion carried by roll call vote with Stroud, Petersdorf, Tout and Fillman answering aye. Mayor Merz and Mr. Gwilliam absent. Mr. Banks seat vacant.

Ordinance No. 62- An Ordinance Correcting Possible Conflicts Between Municipal Ordinances No. 60 and 61:

A motion by Tout, second by Petersdorf to have the first reading of Ordinance No. 62 was made. Motion carried.

A motion by Fillman, second by Tout to adopt the first reading of Ordinance No. 62 was made. Motion carried.

Motion by Tout, second by Petersdorf to have the second reading of Ordinance No. 62 was made. Motion carried.

Motion by Tout, second by Petersdorf to adopt the second reading of Ordinance No. 62 was made. Motion carried by roll call vote with Stroud, Petersdorf, Tout and Fillman answering aye. Merz and Gwilliam absent. Banks seat vacant.

Ordinance No. 63-Third Amendment to Ordinance No.50:

Motion by Petersdorf, second by Tout to have the first reading of Ordinance No. 63. Motion carried.

Motion by Petersdorf, second by Tout to adopt Ordinance No. 63 was made. Motion carried.

Motion by Fillman, second by Tout to have the second reading of Ordinance No. 63 was made. Motion carried.

Motion by Tout, second by Fillman to adopt the second reading of Ordinance No. 63 was made. Motion carried by roll call vote with Stroud, Petersdorf, Tout and Fillman answering aye. Merz and Gwilliam absent. Banks seat vacant.

Urban Growth Study Area and Area of Critical Concern Joint Agreement between Douglas County and Dunes City:

A motion by Tout, second by Fillman to accept the joint planning agreement between Douglas County and Dunes City was made. Motion carried with Stroud, Petersdorf, Tout and Fillman answering aye. Merz and Gwilliam absent. Banks seat vacant.

Meeting adjourned at 10:20 p.m.

Evelyn Passenger
Evelyn Passenger, Recording Sectry

G. E. Fillman
Phil Tout

Gene Stroud
Gene Stroud, Council President

Roll Call

DUNES CITY COUNCIL

AGENDA

July 12, 1979

- I. CALL TO ORDER AND ROLL CALL
- II. APPROVAL OF MINUTES OF June 14, 1979
- III. BILLS AGAINST CITY
- IV. RECEIPTS OF SESSION
- V. CORRESPONDENCE
- VI. ANNOUNCEMENTS
- VII. CITIZENS FOR ANYTHING NOT ON THE AGENDA
- VIII. REPORTS

CCI	E I C
Planning Commission	Water Com. - Stroud
Road Committee	Com. Cntr. Water -Campbe
- IX. OLD BUSINESS

Appointment to fill vacancy on Council (Two applications received last month and two applications enclosed)

- X. NEW BUSINESS

Resolution adopting fees pursuant to Ord. 60
Sheriff's Contract Renegotiate (copy encl.)
Discussion of possibility of going to two meetings per month.
Legal Opinions - Print Shop & Fire District
- XI. PUBLIC HEARINGS

Cornelius - Conditional Use Permit request to install mobile home.
EPW ₂ - Planned Unit Development
- XI. OTHER BUSINESS
- XII. ADJOURNMENT

VIII. BILLS AGAINST THE CITY

IX. RECEIPTS OF SESSION

X. REPORTS:

Planning Commission

Road Committee

XI. OLD BUSINESS:

Consideration of Covenants & Restrictions for PUD. ;
Final consideration is part of Final Application procedure.

Discussion of instituting City Police program. One appli-
cation was received at last meeting.

XII. NEW BUSINESS:

Discussion of possible setback violation of mobile home
at Siltcoos Resort. (copy enclosed)

Consideration to increasing mileage allowance.

Discussion of approving resolution supporting creation
of a parks and recreation district for west Lane County.
(copy of letter from Gerber enclosed)

Adopt resolution establishing fees to be charged for
various documents, ie: Zoning Ordinance, Subdivision
Ordinance, Comp Plan.

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

DUNES CITY COUNCIL

MINUTES

JULY 12, 1979

The meeting of July 12, 1979 was called to order by Mayor Shirley Merz at 7:34 p.m. The City Recorder called the roll and found all present. The minutes of the previous meeting were approved with the following corrections:

Page 2, paragraph 3 should read west side, not east side.

Page 4, paragraph should read with Planning Commission and Citizens Involvement Committee and reviewed by LCDC.

Page 4, paragraph add that the Council reconvened after the motion..

The minutes of the June 28, 1979 special meeting were approved with one correction; a spelling err on page two.

Mayor Merz wanted it stated for the record that a telephone poll of the Council was taken by Mr. Stroud concerning the Woahink Lodge's Liquor license renewal. It was approved and granted.

BILLS - JULY 12, 1979

Westlake P.O. Box, Rent	\$ 6.00
Guard Publishing, Legal notice	3.00
<i>LANE</i> Lake County, Sheriff	544.08
<i>B</i> Traffic Safety Supply; signs	262.59
Pacific Northwest Bell	29.29
Galeria, Office Supplies	9.65
West Coast Laundry; tissue	41.00
Danielson; Comprehensive Plan	1,562.50
Central Lincoln P.U.D.	266.80
Siuslaw News; publishing	90.05
Lane County Sheriff	314.64
L-COG; ½ annual dues	283.00
Ron Gerber; retainer/ extra hrs.	1,078.00
LOC; annual service charge	259.90
Corl's Book Shop; Office supplies	10.45
Frank Brooks; trailer removal	200.00
Pat Barber; mileage, June	18.90
Petty Cash	8.41
TOTAL	<hr/> \$4,988.26

Paid, not reported; Charles Strong, Engineering Services,
Community Center Water \$ 256.37

Mr. Gwilliam moved that the bills for July be approved and paid. Mr. Fillman seconded the motion. The motion passed by unanimous vote.

RECEIPTS

Building Rent	\$ 20.00
Motel Tax; May	121.30
Copies	15.50
Lien letters	5.00
Department of Transportation	1,163.82
State of Oregon; Cigarette Tax	204.79
Conditional Use Permit	75.00
O L C C	561.56
Federal Revenue Sharing	1,045.00
Lein Letters	10.00
Building Permit	5.20
TOTAL	\$ 3,227.17

CORRESPONDENCE

The City Recorder read a letter from the Land Conservation and Development Department. They had received our request for acknowledgement of compliance and have set a tentative consideration date of the 11 and 12 of August. They will be contacting us before that date to set up a place and time to meet with them.

ANNOUNCEMENTS

Mayor Merz announced that Lane County will be conducting a workshop on Alternate Rural Land Planning on July 26 at 3:30 p.m. at Paris Hall in Eugene.

Mayor Merz mentioned that the City's present janitor has been very ill and has been replaced by a temporary janitor.

CITIZENS FOR ANYTHING ON THE AGENDA

No citizen had anything to say

REPORTS

CCI: Mr. Brown reported that the CCI has completed all of its packages and they have been presented to the City Council. Mayor Merz asked Mr. Brown if the CCI committee would put suggestions forward for a Master Road Plan. She set no time limit but suggested that it would be nice if it would be completed by next spring.

Planning Commission: Chairman Passenger read the recommendations of the Planning Commission to the Council.

Road Committee: Mr. Mayn read the minutes of the Road Committee's last meeting. He asked for approval for proposed road improvements within the limits of the budget. Discussion of the Council followed.

Mr. Tout moved that the Road Committee budget be approved. Mr. Stroud seconded the motion. The motion passed by a unanimous vote.

REPORTS CON'T.

EIC: Mr. Gwilliam reported that the EIC's budget has been submitted to L-COG for approval. The final plans for the organization of the EIC will be finished in about two months.

Water Committee: Mr. Stroud reported that the coastal water study that the county funded still had to have some recommendations come from it and our water system is dependent on the study. Our final draft is hindering on the counties study. The County will make some specific recommendations concerning an area water system.

Community Center Water: Mr. Campbell reported that he met with the coordinator of the Environmental Health Division and said that they are very reluctant to let us take any water out of Siltcoos outlet. Mr. Campbell stated that he talked to a few people in the Westlake area about the possibility of hooking the Community Center up to there water systems, but decided it would take too much red tape to be able to hook up with an individual owner. He also told the Council that he was meeting with the people from the EHD on the 17th of July and they would see what they could do then.

OLD BUSINESS

New Councilperson: Mayor Merz read the names of the people who had put in applications for the Council seat vacated by Mr. Chuck Banks. She appointed Mrs. Goodren Gallo and Mr. Bob Read, ex-Mayor of Dunes city, to count the secret ballots of the Council. Mrs. Gwen Slocum was elected. Recorder Barber swore in the new Council member. Mr. Petersdorf moved that a unanimous vote for Mrs. Slocum be cast to fill the seat of Councilperson. Mr. Tout seconded the motion. The motion passed unanimously.

NEW BUSINESS

Resolution adopting fees pursuant to Ordinance No. 60: Mayor Merz read the new fees. Mr. Stroud moved that the resolution adopting fees pursuant to Ordinance No. 60 be approved. Mr. Fillman seconded the motion. The motion passed by unanimous vote.

Sheriff's Contract: Mr. Petersdorf explained the new Sheriff's contract with the possibility of Dunes City having its own City Police Service. He and Mayor Merz met with the City Attorney and set up some figures as to the cost of setting up our own Police Service. He explained the costs to the Council. The total approximate cost per year would be \$15,200.00. He mentioned that the Forest Service would contract our Police out to patrol the parks in our area, and that would be extra income to support the Police Service. Further discussion followed.

NEW BUSINESS CON'T - Sheriff's Contract

Mr. Gwilliam moved that the City renew the Sheriff's contract with the county and advise them that we are looking into establishing our own police protection. Mr. Fillman seconded the motion. The motion passed with Mr. Tout voting against the motion.

Possibility of two meetings a month: Mayor Merz explained to the Council that the question of having more than one meeting a month came at a time when the Council was meeting more than once every week so it has been put off until things slowed down a little bit. She stated that if it was decided to go to more than one meeting a month that the time could also be restricted to maybe 2½ hours, if the Council so agreed.

Mr. Petersdorf asked if the Planning Commission had its own rules and regulations that stated if they wanted to so to more than one meeting a month that they could? Mayor Merz stated that they did have some guidelines but that it wouldn't do the Planning Commission any good to meet two times a month when the Council only met one time a month, because of the fact that everything the Planning Commission does has to go through the City Council.

Mr. Petersdorf doesn't think that the Council would have to meet two times a month. He pointed out that if the Council did decide to meet more than once a month that the City Attorney's fees would double, that the City Recorder would have to work more, which would be another added cost and that these added costs were not provided for in the new budget.

Mr. Stroud pointed out that now that the Comprehensive Plan is completed that maybe the work load will begin to taper off. Mayor Merz stated that if the last week was any indication of what is to come that the work will not taper off.

Mr. Brown, a member of the Planning Commission, explained why the Planning Commission recommended going to two meetings a month. He stated that the Commission has had several very late meetings and the public sits in the audience until all hours and waits until there turn to speak finally comes along.

Mr. Gwilliam brought up the point that the Council and the Commission might not be meeting at the right time or on the right day of the week. Mr. Brown answered the question by saying that it has been his experience that the Council and Commission are meeting at the best times. Mr. Gwilliam stated that if the Council went to two meetings a month that they wouldn't be meeting just for meetings' sake. He said that if the Council didn't have anything to do that they could just cancel the meeting. Mayor Merz stated that they would have to meet, but that if they didn't have anything to do they could open and close the meeting right away.

NEW BUSINESS CON'T - Possibility of two meetings a month

Mr. Tout stated that the Planning Commission could meet on the first and fourth Wednesdays of a month and that way they would have everything done by the time of the Council meeting. Chairman Passenger, of the Planning Commission, stated that that was not the idea behind meeting two times a month. She stated that that would mean the Commission would be meeting two weeks in a row and that wasn't the idea.

Mr. Petersdorf moved that the Planning Commission check their Ordinance and see if it allows for more than one meeting a month and at their own discretion hold two meetings a month while the City Council hold only one meeting a month. Mr. Tout seconded the motion. The motion passed by unanimous vote.

Copy Machines: Recorder Barber read her staff notes to the City Council concerning the purchase of a new copy machine. The Council had several questions and Recorder Barber answered them. Mr. Petersdorf moved that the City purchase machine no. 3, Toshiba. Mrs. Slocum seconded the motion. The motion passed by unanimous vote.

Legal Opinions: Print Shop - Fire District - Attorney Gerber read his Legal opinions to the Council. The Council reviewed the discussion of the Planning Commission concerning a home occupation for Mr. Heckman for a print shop in his garage. The Commission found that the print shop was within the boundaries of the Zoning Ordinance under allowable home occupations.

Mr. Fillman concured with the Commission. He moved that the Council concur with the Planning Commissions decision that the print shop for Mr. Heckman is an allowable home occupation and that his business be reviewed in a year. Mrs. Slocum seconded the motion. The motion passed by unanimous vote.

Plumbing Permits-contract: Attorney Gerber read and explained the counties plumbing permit contract to the Council. Mr. Gwilliam moved that the Council approve the Plumbing Contract for the county. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

PUBLIC HEARINGS

Conditional Use Permit - Cornelius: Mayor Merz opened the public hearing for a Conditional Use Permit for Mr. and Mrs. Cornelius to install a mobile home. Mayor Merz explained the permit to the Council. Attorney Gerber brought up the point that there was an administrative error concerning the public notices for the Planning Commission meeting. The notices were not sent out, but the newspaper was notified and published the correct notice. He stated that the Council could hear the request because proper notices were given out for this meeting.

NEW BUSINESS CON'T - Conditional Use Permit - Cornelius

After some general discussion Mr. Stroud moved that the Conditional Use Permit be granted. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

Planned Unit Development - EPW₂ Investments, Inc.: Mayor merz opened the public hearing for a Planned Unit Development for EPW₂ Investments, Inc. Attorney Gerber read a letter from the City Building Inspector concerning the preliminary plans from Mr. Gerald Attig, consulting surveyor of the project. In the letter he stated that Mr. Attig's engineering license had been revoked and was no longer qualified to do the engineering on this project. The City Attorney also stated that he had written a letter to Mr. Attig asking him to explain his position. Mr. Attig said that Mr. Van Vorhees did the engineering on the project and he was currently in Alaska and as soon as he returned he would correspond with the City. Mayor Merz stated that she had some information that Mr. Van Vorhees had left Mr. Attig's office two months ago. Mr. Attig stated that Mr. Van Vorhees still does all of the engineering work for his office. Further discussion followed.

Mr. Petersdorf asked how the Council could approve something that the Planning Commission wanted to change and hasn't had a chance see the new plats that were presented tonight at this meeting. Mayor Merz stated that the Planning Commission set forth many conditions and that the plats that were presented at this meeting were a result of those conditions.

The Council adjourned for 10 minutes so that the Planning Commission members present could review the new plats and confirm if Mr. Attig's office had in fact gone by the conditions the Commission set forth.

The Council reconvened and Mayor Merz asked Mr. Attig to explain the plats to the Council. Mr. Attig did so. Mr. Fillman asked if the west side of Woahink Creek would be open space. Mr. Attig said yes, until such time as further development would be approved at some future time. Mr. Attig then continued to explain the plats.

Mayor Merz asked if the individual homes were to be of a common architectural design. Mr. Attig explained that the plans of all of the individual homes would be screened by an architectural committee. He also stated that when most of the lots are sold the home owners' will hire there own architectural staff.

Mr. Tout asked if the homeowners' would have any decisions as to what went on within the PUD. Mr. Attig said that after most of the land was sold that the homeowners' would make some decisions.

NEW BUSINESS CON'T - PUD

Attorney Gerber asked if the Planning Commission wanted the plats back for reconsideration. Chairman Passenger stated that they did want them back for reconsideration.

Mr. Elliott, one of the owners, stated that the concept of the plans was the same and that he didn't see what was the matter. Discussion followed.

Attorney Gerber suggested that the Council meet again when the Commission has had a chance to review the new plats. He suggested that they meet again when they meet to discuss the police protection. Attorney Gerber suggested also that the Council give the Planning Commission and Mr. Attig some direction.

Mr. Coyne, representing the Suislaw Rural Fire Department, voiced a concern about the building heights, especially of the condominiums. He was told that height was not a problem.

Mr. Heckman, a member of the audience, voiced concern about the traffic that the PUD will generate.

Mr. Read, former Mayor of Dunes City, stated that he felt that a PUD would be a lot better in the proposed area than would be just individual people building there individual homes. He also stated that the property as it stands right now is not a very pretty spot, especially for the people who live on the lake and have to look at it. He said that he thought that the developers deserve some kind of a discussion soon.

Mr. Campbell, City Engineer, talked about the water system and about the possibility of leasing water from the PUD. He stated that he felt that it should be written in the contract that at some time when the people vote for a community water system that we should be able to get water from the PUD.

Mr. Brown voiced concern about citizens attending some public hearings and not attending others. He sees no use in going over time and time again the old material just so that the newcomers can catch up.

Recorder Barber stated concern about the similarity in the street names as compared with the surrounding street names. Further discussion followed on streets.

Attorney Gerber stated that at the next meeting Mr. Attig should be prepared to state at what point the selling would start; Would a corporation be set up; and have at least two parking spaces per condominium unit. He also voiced concern about the fact that they might have trouble with there water.

Mr. Elliott stated that no parcel could be sold until all of the improvements were finished, by state law.

NEW BUSINESS CON'T - PUD

Mr. Read stated that he felt this PUD's water system would be the start of the Dunes City water system.

Mr. Petersdorf brought up the point that there might be some conflict between the Sea Plane rides and the home owners'. He didn't want to see the Sea Plane kicked out of business just because the people of the PUD didn't want it any more because it may bother them.

Mr. Elliott stated that the owners of the property thought that the Sea Plane rides were an attraction and there would be no conflict. Mr. Petersdorf stated that maybe ten years from now that wouldn't be the case. He stated that there would be a conflict with swimmers.

Mr. Stroud moved that the Planning Commission get the plans again and the Council meet again in two weeks. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

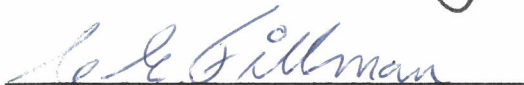
OTHER BUSINESS

Mr. Gwilliam talked about putting a light on the corner of Highway 101 and Canary Road.

There being no further business the meeting was adjourned at 10:52 p.m.



Secretary


Mayor













A D D E N D U M
DUNES CITY COUNCIL
MINUTES

JULY 12, 1979

What follows is the Verbatim dialogue that took place concerning the Conditional Use Permit for Mr. and Mrs. Cornelius:

Mayor Merz - The meeting is now open for Public Hearing on a Conditional Use Permit request for a Mobile Home by the Cornelius family. You have the proposal before you.

Attorney Gerber - Madam Mayor, apparently there was an Administrative "foopa" and we didn't get a proper notice out for the Planning Commission. I assume that we do have proper notice, is that correct, Pat?

Recorder Barber - Yes.

Attorney Gerber - As I understand the case log, the Court of Appeals, Mumble..... we can go forward.

Mayor Merz - Okay you have maps in the back. The portion that was missing for the Planning Commission meeting was the contacting of all of the neighbors of which you now have a page here with all of their signatures, who do not object. There has been a Mobile Home on this property, um, they did file for (Commission?). It is adjacent to a Mobile Home park. I also understand that they have had some personal conflict since the time they went before the Planning Commission and this date and they are now requesting permission to move in tomorrow.

Mr. Petersdorf - Would you go back to the map on the back page?

Mayor Merz - ok.

Mr. Petersdorf - Note that from the hill to the lake is only 16 feet, mumble..... it is supposed to be 75 feet.

Mrs. Passenger - Mr. Petersdorf from where the edge of the pads to the straight edge is 15 feet then it goes down a steep bank to the lake, so it is within the limits.

Mayor Merz - Where was the Mobile home that was on the property located in regards to this map? It was on the same pads it has been all along, they've been their new, am I correct?

Mr. Stroud - I would like to move that the Conditional Use Permit for the Cornelius' be granted.

Many seconds

Mayor Merz - All those in favor of the motion say Aye? Opposed. Is there any public comment on this issue? Hearing none the motion stands as approved.

Kari J. Mealy

DUNES CITY COUNCIL

SPECIAL MEETING MINUTES

JULY 26, 1979

The meeting was called to order at 7:30 p.m. by Mayor Merz. The secretary called the roll and found Mr. Tout absent. Mr. Tout later arrived at 7:35 p.m. There were 22 interested citizens present, 2 newspaper reporters, Attorney Gerber and Engineer Campbell.

After some announcements by Mayor Merz, Mr. Brown, representing the Planning Commission, explained to the Council the conditions which they set forth at their last meeting of July 25, 1979, concerning the Planned Unit Development by EPW-2 Investments, Inc.

Mayor Merz then asked if anyone in the audience had any comments or questions. Mr. Heckman, who lives on Parkway Drive, asked if the PUD would be approved or killed tonight. Mayor Merz answered that a **decision** would be made.

Mr. Carlson, a member of the audience, stated that if the PUD were granted with conditions it would be like granting final approval. He also stated that the sewer system should be subsurface. He pointed out that when the developing starts, that 3 septic tanks on the property should be replaced because at least 2 of them are dumping raw sewage into Woahink lake. He also stated that West Lane Planning Commission would like to have an opportunity to comment on the PUD.

Mayor Merz told Mr. Carlson that the West Lane Planning Commission should have made their request directly to the City and not through the newspaper. Attorney Gerber pointed out that we did not have any agreement with the West Lane Planning Commission at the time the PUD was coming to be.

Mr. Heckman voiced objection to all of the traffic that the PUD would generate. He mentioned that the access roads from Clear Lake Road to the PUD were not up to the City's standards. He stated that he has seen a lot of PUD's and has never seen any of them pay for themselves. He said that the votes that the PUD will create by the influx of people could greatly change the way of life in Dunes City. He said that after a while the people will vote for a complete sewer and water system and pretty soon the City will have to be talking about taxes.

Engineer Campbell recommended that the 7th condition from the Commissions July 25 meeting dealing with the PUD's water system be made a requirement.

Mrs. Baumeister, a member of the audience, asked if the water right were obtained by the previous owner and would it still apply to a 77 unit development. Mayor Merz said that the water right to the property was obtained many many years ago. Mr. Elliott, one of the owners of the property, suggested that they work under both the previous water right and the right that Dunes City has to Woahink Lake.

Mrs. Baumeister asked if the recreation areas would be irrigated by the water coming out of Woahink Lake. Attorney Gerber stated that they have a water right for so many feet of water per second and they can take out no more than that. If they want more water they would have to reapply for another water right. Mrs. Baumeister asked if the state knows what the water will be used for, then she read a letter she received from the state concerning her application for water rights on Woahink Lake. The letter stated that the water was not to be used to irrigate yards or gardens. Attorney Gerber stated that he was not aware of that fact and that maybe the water situation on Woahink has become critical. Mrs. Baumeister wanted to know if they would have to reapply for their water right. Mayor Merz suggested that Mr. Elliott check on his water right to see exactly what it says.

Martha Jakob, a member of the audience, asked how many boat ramps there would be and how many rooms would be permitted per home. She also asked of what quality the home would be. Mayor Merz stated that there would be only one boat dock. Mr. Attig said that there are no final plans to date but that they will not be able to provide a boat dock for every home in the PUD. He stated that there will be room to launch approximately 18-20 boats. Attorney Gerber suggested that the boat launch be constructed with the possibility of expansion, if needed. Mr. Attig said that that would be possible. Attorney Gerber stated that he felt the boat launch will be a problem. Ms. Jakob stated concern about the amount of oil that is dumped into the lake by motor boats. She said that the lake is what draws people to live in a place like the proposed PUD. She suggested that the boating from the PUD be restricted to sail boats. Mayor Merz told Ms. Jakob that the state has very strict rules about the dumping of oil into the lake.

Mr. Carlson asked if any calculations have been made to see if the water supply will be enough to subtain the PUD through the dry years. Mayor Merz stated that the State Water Department would have to check on it. Mr. Carlson stated that in the early years, when the water rights for this piece of land were given out, the water was measured in cubic feet per second and for domestic use only, with a limited amount for irrigation of yards, ect. Mr. Carlson also stated that if the water right was obtained in the 1930's, that it could be taken over by any municipality within 50 years of its approval date.

Mrs. Baumeister asked that if in a dry year the lake recedes about two inches, would this affect the flow of Woahink Creek, with the added subtraction of water by the PUD. Mayor Merz stated that it wouldn't effect the flow.

Recorder Barber stated that the size of the boat dock is regulated by the state if it is over so many square feet, and then if the size of the dock exceeds that so many feet then the land is leased from the state.

Mayor Merz read the Council the corrections of the new draft of the Covenants and Restrictions for the PUD, and explained them.

Attorney Gerber stated that he still does not agree with the wording of Section 2 concerning taxes.

Mr. Petersdorf raised a question on Article 8, on page 16, about the restricting of fences and their construction. He wants to make sure that no tacky fences are constructed.

Attorney Gerber wanted a clause added somewhere in the Covenants and Restrictions saying something to the effect that if the Architectural Committee isn't working to the best of its ability, then the design decisions would revert back to the Planning Commission or the City Council. Mr. Elliott liked the idea and said he didn't find anything wrong with adding the clause.

Mr. Gwilliam asked about the road problem concerning the access roads to the PUD from Clear Lake Road. Mr. Attig pointed out the 8th condition set forth by the Planning Commission concerning obtaining easements from the property owners adjoining the access by way of negotiating for the property.

Mr. Gwilliam asked Mr. Attig if he had contacted the Real Estate Commission or the Fish and Wildlife Commission yet. Mr. Attig said he hadn't contacted them as of yet.

Mr. Fillman asked if all the buildings to be razed included the buildings on Highway 101. Mr. Attig said that that was his understanding from the Planning Commission.

Mr. Gwilliam asked if the septic tanks from the houses on Highway 101 would be filled. Mr. Attig said that it is state law and they will pump the tanks and then tear them out.

Mr. Fillman asked about Condition 10 from the Planning Commission July 25, meeting concerning a parking lot. Mr. Attig said that all they will have to do is flip the parking lot to the east side.

Mrs. Slocum asked if the access roads will be adequate. Mayor Merz said she didn't think the roads would be adequate. Mr. Attig stated that there will be approximately 616 trips per day generated by the PUD.

Mr. Petersdorf voiced concern about the design team. He wants to make sure that the team doesn't keep on changing without the City knowing about it. He wants to see Mr. Voorhies stay with the PUD through its entirety. Mr. Attig said that the team would stay the same and that no changes will be made. Mr. Attig stated that if there were any changes in the design team that the City Council would have the opportunity to approve the new member. Mr. Petersdorf said that wouldn't be necessary but he would like a letter or some other form of communication from Attig letting the City know what is going on.

Mr. Petersdorf brought up Mr. Carlson's concern about the sewage system. Mr. Attig stated that the system would be a subsurface system. Attorney Gerber told the Council that they could make the subsurface system a condition.

Mr. Petersdorf asked how the City would know if the water right was being followed. He wanted to know if there would be any way that the City could check and see if they were only taking out their share of water. Mr. Attig said that the system would have to be approved by the

any cost incurred by the City for condemnation, including legal fees. Mr. Gwilliam suggested that the City seek out consultation to see if a 33 foot wide road will handle the amount of traffic that would be entering or leaving the PUD. Attorney Gerber then said that the Council would be approving the PUD on the basis that they may be widening the roads and have to pay any costs incurred by the City.

Mr. Brown told the Council that the Planning Commission at one time considered enacting the one-way street ordinance. Mayor Merz asked Mr. Brown if the Commission asked for any figures on how much traffic a 77 unit PUD would generate. Mr. Brown said they had. It was concluded that an average household generates 7.8 trips per day. Mr. Gwilliam asked why the Commission did not recommend one-way roads. Mr. Brown stated that the Commission felt that 33 feet would be adequate. Attorney Gerber told the Council that at 7.8 trips per day, per household, 1 or 2 cars would be on the road every 2 minutes. He felt that a 33 foot road would not be adequate.

Mayor Merz told the Council that Recorder Barber has written a certified letter for the property owner who is readying a piece of property for a home and who will be affected by any widening of the road.

Mr. Campbell mentioned to the Council that considerable engineering would have to take place for the construction of the roads for things such as slope easements. Mayor Merz said that the only road she feels would be a problem would be the road that the Council took into the property when they conducted their site review. Mr. Petersdorf stated that he felt the roads should be 60 feet wide according to the Comprehensive Plan. Mr. Tout said that all the other streets are going to be wide and when they have to come up on a 33 foot road there are going to be problems.

Mr. Tout moved that the City adopt the preliminary plans with the conditions and to require a 60 foot right of way from Clear Lake Road and if it is not possible to obtain a 60 foot right of way then the City will condemn the appropriate land. Mr. Fillman seconded the motion. Attorney Gerber suggested a rephrasal of the motion. Mr. Tout and Mr. Fillman both agreed to a rephrasal. Discussion followed.

Mr. Petersdorf voiced concern that he didn't want to condemn the land of someone who has been living somewhere for 60 years. He felt it wouldn't be fair to the property owner.

Mr. Elliott told the Council that the County has roads with widths of 50 or 60 feet and he felt that a 50 foot road would be adequate. Attorney Gerber stated that Mr. Elliott could come back with a proposal of 50 feet and the Council could then approve 50 feet. He also told the Council that they could always reduce their requirements but they can't increase them.

Attorney Gerber rephrased the motion of Mr. Tout as follows: The access road from Clear Lake Road will be North Pioneer and a road commonly referred to as "Ray Bentley's Road", said roads to be 60 feet wide by way of condemnation if necessary and developer's to reimburse the City for condemnation expenses. The motion passed by unanimous vote.

Mayor Merz asked Mr. Attig about the phasing of the development. Mr. Attig said that the whole project will be done at once. All improvements will be completed before anything is sold.

Mr. Gwilliam asked about the 5th condition from the Planning Commission's July 25, meeting dealing with an area of the property where water is ponding. Mr. Brown told him that the Commission just wanted to see if there would be a possibility of more flooding. Mr. Attig told him that he look at it and the reason the water is ponding is that a road was made across the land. If the road was removed the water would drain. Mr. Gwilliam asked him what he planned to do about it. Mr. Attig told him that he will have his landscape architect look into it.

Mr. Gwilliam asked where the additional fire hydrants would be located. Mr. Brown told him that the places have already been defined. Mayor Merz asked Mr. Brown if the fire department was satisfied with the placement of the hydrants. Mr. Brown stated that in his opinion they were fine but that the plans were not submitted to the fire chief or to the Board of Directors.

Mr. Petersdorf had a question of condition 10 from the July 25 meeting of the Planning Commission concerning the overlapping of a road and a parking lot. Mr. Brown stated that the road or the parking lot would be moved to avoid the overlapping. Attorney Gerber suggested that the Council add; and the City reserves the right to approve changes made to rectify the situation, to the condition.

Mr. Gwilliam asked Mr. Attig if the City could get copies of the letters and answers to the letters that they will be sending out to the various agencies. He also stated that the City wants to know what is going on. Mr. Elliott suggested that the City designate someone to work with them. Attorney Gerber suggested Mr. Mortier, the city building inspector, for the building advise and if any legal advise was need he could be contacted. Mr. Attig suggested Mr. Campbell, the city engineer, be designated to work with them. Mayor Merz told Mr. Attig that Mr. Campbell is not qualified in this area of engineering. Mr. Tout explained that what Mr. Gwilliam was trying to say was that the City wants copies of any and all correspondence that concerns the PUD. Mr. Attig said he will refer any copies to the City Recorder.

Mayor Merz stated that she would like to see the affidavits for the water rights and how much the right is for. Mr. Gwilliam asked for a review of the water right. Mr. Elliott mentioned, again, that it may be a good idea to work also under the Dunes City water right to Woahink Lake since the water system at some time will serve the City anyway.

Mr. Petersdorf stated that he would like to have copies of the contracts from the design team members. Attorney Gerber stated that he too would like to receive copies of the contracts.

Mayor Merz had a question on condition no. 4 from the June 27 meeting of the Planning Commission, concerning boat dock size. Attorney Gerber stated that Mr. Attig had already specified that the dock would accomodate approximately 20 boats. Mayor Merz thinks that the City should limit the size of the dock. Mr. Gwilliam mentioned that he did

not want to see boats tied around trees or beached. He wants the boats only around the boat dock. Attorney Gerber suggested that the words "boats not anchored, beached or tied to trees" be added along with "to accommodate approximately 20 boats to meet with City approval."

Mr. Gwilliam mentioned that there was no parking for the condominiums. Mr. Attig stated that the parking lot will meet the City Ordinance of at least two spaces per living unit.

Mr. Gwilliam asked if they had an alternate subsurface sewage system. Mr. Attig stated that the alternate system would be submitted with the final package.

Attorney Gerber suggested that the paper work for the homeowner association be properly filed as a prerequisite of sales.

Mr. Gwilliam suggested and moved that the Covenants and Restrictions be separated and put on the next Council meetings agenda for approval. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

Attorney Gerber continued with the conditions and any changes in them. He mentioned that 20 acres west of the PUD not be zoned. He said that the Council is only approving the preliminary design with a subsurface sewage system. He suggested a condition be that any changes in the design team be reported to the City within ten days. All preliminary contracts be looked over by Mr. Mortier and copies of all correspondence and contracts be forwarded to the City Recorder. Approval of the PUD is subject to the fact that they are able to engineer adequate parking spaces subject to two parking spaces for every living unit being designed and 2 parking spaces for every home site. The City may require centralized parking, also.

Recorder Barber noted that the condominiums are to be built by the developers and that a final subdivision plat is to be submitted before final application of the PUD.

Mr. Petersdorf moved that the Planning Commission conditions of June 27, 1979 and July 25, 1979 with the changes of this meeting be approved. Mr. Fillman seconded the motion. The motion passed by unanimous vote.

Attorney Gerber asked for a ten minute recess so that he could check all of the legal aspects of the project.

The Council reconvened at 9:45 p.m.

Attorney Gerber read through the findings of fact and conclusions of law. Mr. Stroud moved they be approved. Mr. Fillman seconded the motion. The motion passed by unanimous vote. The City Attorney then read the list of conditions agreed to by the Council. Mr. Tout moved to approve the preliminary plans as he did on page 5 of these minutes. Mr. Fillman's second still stands. The motion carried by unanimous vote, by roll call vote.

A complete copy of the "Order of Preliminary PUD" approval is attached and will become a part of these minutes.

Mr. Petersdorf told the Council that he had many comments on the PUD from people who really liked the idea. He thinks the Planning Commission did a very good job.

Mr. Gwilliam suggested that a resolution be made out to the Planning Commission with thanks for a job well done, and did so move. Mr. Petersdorf seconded the motion. The motion passed by unanimous vote.

Mayor Merz then asked the Council if they wanted to recess and table the next item of business or continue on tonight. Mr. Petersdorf suggested that the Council hear what a member of the audience told him during the recess and then bring up the subject of Police Protection at the next meeting.

Mr. Darrel Eastman, a resident of Dunes City, and a retired police sergeant of 13 years experience, from southern California, spoke to the Council. Mr. Eastman pointed out several problems the City will run into by having their own police protection. He said it would be very expensive and the City would need at least five officers to do the job. He pointed out that someone in the state keeps records of how many calls for assistance are made and at what time of the day or what day of the week in Dunes City. He pointed out that Dunes City has a lot of water surrounding it and if there were to be a problem on the lake the City would have to have a boat of their own, they couldn't use someone's private boat. If the City were to buy a vehicle it would have to meet certain requirements. He mentioned that once in a while an officer will wreck a car and radios are very expensive. If the officer is to be on duty 24 hours a day then a radio will have to be installed in his home. If the officer is to ever leave his car then he will have to have a hand held radio which is extremely expensive. The only income the City would get would be from citations. The City would have to get approved radar systems and certify them. He said that the City should arrange with the local courts to set up a way to get the revenue of any tickets that are now written in Dunes City limits if it is not happening now, which it should be. He feels that the contract we currently have needs revision. Mr. Eastman also pointed out that the City is looking for a retired officer and a retired officer would not be able to handle any type of real emergency, that is why he is retired in the first place. He pointed out that if the City wants a young person then that young person will have to have another job and wouldn't be able to be on duty 24 hours a day because the salary offered is not enough to support a young family. He pointed out that a retired officer would not have the capability to solve violent crimes. The City doesn't have any specialized lab equipment to be able to handle it. He doesn't see the advantage of Dunes City getting its own police protection if the City is only doing it to get the revenue from the traffic citations. It is really much cheaper to contract out for police protection. If the City were to have a large outdoor gathering of people and needed 20 officers to control the crowd they wouldn't have it. If nothing ever happened in the City then it would be alright but there is always a chance that something will happen and the person will have to be physically able to do almost anything. Insurance will have to be taken out and if your one man is injured on the first the City will be out of any protection at all.

Mr. Petersdorf told the Council that the NRA told him that they would have a representative show up to the meeting but they didn't so the business will have to be tabled until the next meeting.

There being no further business the meeting was adjourned at 10:30 p.m.

Terri J. Mealy
Secretary

Mayor
