

April 29, 1987

TO: Dunes City Council

FROM: Russ Heggen
Chairman, Woahink/Siltcoos Homeowners Association

SUBJECT: Buckwald/Hague Application for Special Use Permit
for Dune Buggy/RV Park

Enclosed is a copy of the data that we submitted to the Dunes City Planning Commission on April 22, 1987. This document (Enclosure A) directly relates the most pertinent points in the Dunes City Comprehensive Plan to the proposed project. The information contained therein fully supports the "Findings of Fact" and "Conclusions of Law" arrived at by the Dunes City Planning Commission in their April 22, 1987 meeting.

At that meeting, the applicant presented a new site plan for the proposed development (see enclosure B). This new site plan showed a major re-design of the ENTIRE project, from a PHYSICAL and TECHNICAL standpoint, but DID NOT make any changes in matters affecting land-use considerations, or in how the subject development would relate to the Dunes City Comprehensive Plan.

The applicant stated that he would present additional technical reports based on the new design at the special meeting scheduled for the Dunes City Council. This "new" data will involve further information on noise studies, soil studies, traffic studies, and legal points. All of this data COULD have been presented to the Planning Commission prior to the meeting on April 22, 1987, if the applicant had desired to so do. The same information was presented to Lane County Hearing Officer Gary Darnielle, and to our attorney, at 1:30 p.m. on April 22, 1987. A package of this data could have been put on the 5:00 p.m. bus from Eugene to Florence (arriving in Florence at 6:30 p.m.), and presented to the Planning Commission, IF the applicant had so desired. For some reason, he wanted to prevent the Planning Commission from reviewing the data, and to minimize the time that the City Council had to review the data.

However, NONE of this new data has any effect on the "Findings of Fact" and "Conclusions of Law" as determined by the Dunes City Planning Commission, and it is submitted that the data has little bearing on the matters that should concern the City Council tonight.

Of primary importance is this: the total re-design of this project by the applicants has proven that, after two years of work on this project, a two-week evaluation by a couple of "laymen" has caused the developers to re-do the entire project. Among the changes that the applicants have incorporated in this new design are the following:

- Reduced the number of RV spaces from 135 to 86, a 40 percent reduction in overall capacity.
- Changed the location of the caretaker house
- Changed the location of the clubhouse
- Reduced the size of the both parking lots by 60% to 70% or more. (The applicant states that the new parking lots contain only 45,600 sq. ft., or 1.047 acres. The Lane County Staff Report listed the previous parking areas as occupying four acres.)
- Relocated the access road to the NRA open dunes area.
- Moved the main entrance to the RV park approximately 300 feet south, to a point directly opposite the existing Heggen residence driveway.
- Re-designed the entire interior road system for the park
- Proposed a 200 to 400 foot long eight-foot high solid concrete wall on the north property line to reduce noise pollution to the adjacent residence to the north.

This major re-design was obviously necessitated by the generation of the topographic data that was supplied by the applicant as part of their new site plan. The absolute need for such topographic data was discussed in our April 1, 1987 submission to Lane County (see section 6, pages 25-26.) This topographic data showed, as we predicted it would, the total impracticality of the applicant's original design.

However, this "new" topographic data is based on eight-year-old aerial photographs, which were of relatively low resolution (estimated to be 1200 feet to the inch), and the majority of the land is under extensive vegetative cover. We suggested in our April 1, 1987 paper that it would be necessary to re-fly the area, and obtain new photos, if one were to obtain meaningful topographic data. Discussions with Dick Hickey, a Certified Photogrammetrist with Chickering/Green, Empire Inc., Eugene, indicated that aerial photos of about 300 feet to the inch would be required to produce fairly accurate contours, IF

the new clearings in the roads and in the log landing provided better ground visibility.

Since there is no ground control data shown on the site plan provided by the applicant, there is no way for a surveyor to determine the accuracy of the site plan in relation to the ground. According to Mr. Hickenbottom, there could be inaccuracies of up to 20 or 30 feet in elevation in any of the areas under heavy vegetation, which includes most of the entire site.

Simple visual observations along the main highway, or along the adjacent north and south property lines, provide numerous examples of obvious inaccuracies of the site plan to the actual ground. (The above comments are not meant in any way to reflect on the technical competence of the photogrammetrist or the site designer. They could only work with the data provided to them.)

Although, as previously stated, the re-design of this project DOES NOT affect the decisions made by the Dunes City Planning Commission, nor should it affect the deliberations of the City Council, there are several points in the technical papers submitted by the applicant that should be addressed here.

The applicant submitted a new study by Steve Wert, the Soils Scientist, regarding water, sewage, and storm drainage. (Attachment "A" of applicants submission.) These matters are being addressed by Mr. Carlson in his paper submitted for this meeting.

The additional technical paper submitted by Mr. Bowser (Attachment "B" of applicant's submission) provides certain noise level data, but provides no basis for how the data was derived, nor any back-up analysis or calculations. His analysis is based on the "old" site plan (see page four of his report), rather than the "new" design, and refers only to "...ORV movements in the parking facilities for the subject park." Even using this incomplete data, Mr. Bowser concluded that a 200- to 400-foot-long eight-foot high concrete wall will be required on the north property line to reduce the noise pollution to meet the DEQ standards.

However, Mr. Bowser's study only addresses ORV activity in the PARKING facilities, not on the steep access road that all of the dune buggies will have to cross to reach the NRA open dunes to the west. The parking lots, according to the applicant's site plans, are at an elevation of 140 feet, while the house to the north is at 100 feet, and the top of the dunes access road is at 225 feet elevation. Obviously, if the sound sources, the ORVs, are at an elevation 85 feet higher than the eight-foot high

concrete wall, that wall is not going to do much good to reduce the noise.

The idea suggested by Mr. Bowser, that of the eight-foot high concrete wall for noise reduction, could be utilized however, in other portions of the proposed site to reduce on-site noise from affecting adjoining and nearby property owners. If it can be proven, and Mr. Bowser has not done so in his paper, that the eight-foot wall could reduce noise pollution to DEQ standards, such a wall, or a series of such walls, constructed along the north, south and east boundaries of the cleared areas (RV sites, roads, and parking lots) of the entire project, MIGHT help reduce the noise problems from the lower areas. This would still, however, not help the noise pollution from the 60 ORVs per hour climbing the 225-foot-high dunes access road.

The highway traffic analysis (Attachment "C" of applicant's submission) by Jim Branch, briefly addresses the traffic problems along the highway. The applicant had objected to our "OUTRAGEOUS FIGURES" (page two of his letter to the Planning Commission), but Mr. Branch's figures and analysis seem to support our data.

We estimated the Highway 101 traffic load at "more than 10,000 cars per day." Mr. Branch lists 9,300 vehicles per day. We used the Lane County Staff Report figures of 540 entries and exits per day (for the campground only), and we estimated that the unspecified uses of the large four-acre parking lots could raise that figure to 1,000 vehicles per day.

With the RV site capacity reduced by 40 percent, and the parking lot size reduced by 70 percent, Mr. Branch estimates a peak traffic load of 100 to 200 vehicles PER HOUR. This is HIGHER than any of the "OUTRAGEOUS FIGURES" that we had previously submitted. Mr. Branch further states that "If more than 15 percent of the project traffic enters from the south, a left turn lane SHOULD BE CONSIDERED." (Emphasis added.) We concur in this recommendation by the applicant's traffic engineer.

At the Planning Commission meeting, the matter of "need" was discussed, and both parties were advised to address that subject at the April 29, 1987 Dunes City Council meeting. It was indicated that particular attention should be paid to the peak summer period.

We have gathered data from the two State Parks in the area (Honeyman and Washburn), four private RV parks, and four U.S. Forest Service campgrounds (Lodgepole, Waxmyrtle, Lagoon, and Driftwood II). That information is summarized below, and additional backup data is provided in enclosures C through G.

Honeyman State Park has a total of 382 RV sites available. The usage for the past ten years is shown on enclosure C, and a summary of the five peak months for the past three years is presented below. This data is extracted from enclosure C.

	1984		1975		1986	
Month	Useage	% Vacant	Useage	% Vacant	Useage	% Vacant
May	2,264	81%	2,383	80%	2,753	77%
June	4,374	63%	4,657	61%	4,912	59%
July	11,066	7%	10,703	10%	10,832	9%
August	11,389	4%	11,413	4%	11,287	5%
Sept.	4,462	63%	3,487	71%	3,746	69%

Maximum monthly useage = 382 sites x 31 days = 11,842

As would be expected, Honeyman has over 90 percent occupancy during the peak months of July and August. What is surprising is that the three other peak months of the year, May, June and September, have VACANCY factors that vary from 59 to 81 percent.

A similar table for Washburn State Park is presented below. The backup data for this park, covering a ten-year period, is presented as enclosure D.

	1984		1985		1986	
Month	Useage	% Vacant	Useage	% Vacant	Useage	% Vacant
May	624	70%	627	69%	645	69%
June	933	54%	922	55%	964	53%
July	1,757	14%	1,899	7%	1,858	9%
Aug.	1,963	4%	1,922	6%	1,947	5%
Sept.	1,273	38%	953	54%	1,074	48%

Maximum monthly useage = 66 sites x 31 days = 2,046

Washburn Park shows a pattern similar to that of Honeyman. It is near-full (90% +) in July and August, and has vacancy factors that vary from 38 to 70 percent in the other three months of the peak season.

It should be noted that the TOTAL attendance for Honeyman Park increased by 2.7% over the preceding year, while Washburn increased by 2.5% in the same time period. However, the total attendance at Honeyman is still below the peak year of 1977. (See figures on enclosure C.)

We obtained useage data from the four private RV Parks in the area, and each gave what data they had, and all were in somewhat different formats.

Lakeshore Trailer Park, owned by Whitey Furby, is located directly across the highway from the proposed project. He provided us with a chart showing the number of RV spaces VACANT for each day for July, August and September of 1985 and 1986. We converted that data to a weekly vacancy factor, based on his 16 available RV sites. Those figures are shown on the chart provided as enclosure E. His weekly vacancy factor ranged from 9 to 41 percent in 1986, and from 4 to 47 percent in 1985. There were only four days in 1986 and only ten days in 1985 when he had no vacancies, during this entire 90-day peak period.

Lakes Edge Trailer and RV Park in Westlake is owned by Dick Parent. He reported the following vacancy factors for the four peak months in 1985 and 1986. His facility has six RV sites available for transient use.

	1985	1986
June	127 vacancy days - 70%	85 vacancy days - 47%
July	45 vacancy days - 25%	90 vacancy days - 50%
August	47 vacancy days - 25%	19 vacancy days - 11%
Sept.	54 vacancy days - 30%	71 vacancy days - 40%
TOTALS	273 vacancy days - 37%	265 vacancy days - 36%

Mr. Parent's records for his RV Park showed a vacancy factor

of from 11% to 50% for the four peak months of 1986, for an average of 36%. The vacancy factor during the same four months in 1985 ranged from 25% to 70%, for an average of 37%.

Siltcoos Lake Resort is also located in Westlake, and has 13 RV sites available. Owner Jim Fish did not have time to compile detailed data, but he estimated that he had approximately a 50% vacancy factor last year (1986) for the three peak months of June, July and August.

The Woahink Lake RV Park is located less than half a mile south of the proposed project, on Highway 101. Owner Bob Robertson states that last year he had only ten RV sites available, and that during July and August he was usually full on weekends, and had about a 50 percent vacancy factor on weekdays. This year he has increased his RV sites to 40 units, and he has also added an access road directly into the NRA open dunes area. Mr. Robertson said that he also has the land and required permits to add up to 38 more RV sites, if business warrants the investment.

A summary of the four private RV parks in the area shows a total of 75 sites currently available (with a potential for 38 more), and a vacancy factor for the peak three-month summer season of between 25% and 50%. The year-round vacancy factor is much higher.

We were unable to obtain useage data on a monthly basis for the four U.S. Forest Service campgrounds in the area. All Reedsport NRA staff members knowledgeable about campgrounds were out of town last Thursday and Friday, as well as Monday and Tuesday of this week. We were able to obtain some data from the Regional USFS office in Corvallis, but it is all on a yearly basis, with no monthly breakdown. This data is similar to the information we presented in Section 6 of our April 1, 1987 report to Lane County, except that that data was for 1984 rather than 1986. Copies of the previously submitted 1984 data is contained in enclosure F, and the similar new data for 1986 is in enclosure G.

Although we were unable to obtain monthly data from the USFS, we do have some data regarding site useage of these four sites for the summer of 1986. This data, compiled by Mr. and Mrs. John Carlson, is based upon their semi-weekly inspections of the four camps during June, July, August and September of last year. They counted the number of campsites in use at each campground on every Wednesday and Saturday morning, and recorded the data in a log book. The results of these visits are as follows:

CAMPGROUNDS VISITED

- Lodgepole	- 3 sites
- Waxmyrtle	- 54 sites
- Lagoon	- 40 sites
- Driftwood II	- 89 sites

TOTAL	--	186 sites
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VACANCY FACTOR FOR 186 USFS RV CAMPSITES - 1986

	June	July	August	September
Midweek	96%	80%	54%	94%
Weekends	73%	49% *	40%	74% **
	(* excludes July 4th)		(** excludes Labor Day)	

The above data does not correlate with the NRA data shown in the enclosures because of different methods of analysis and recording, as well as the different time periods involved. There is no way to directly relate the two data bases, without additional information from the USFS.

The most pertinent data from the 1986 USFS computer printout (enclosure G) is the following:

Campsite	No. of sites	PAOT*	Percent of Theor. Cap.
Lodgepole	3	15	20.09%
Lagoon	40	200	33.40%
Waxmyrtle	54	220	24.43%
Driftwood II	89	445	5.32%
		(* Persons at one time)	

Although the USFS computer printout is rather difficult to interpret, one of the key values shown is the usage figure for Driftwood II campground. In all of 1986, this primary "dune buggy" campground, with 89 campsites, operated at only 5.32 percent of its theoretical capacity (or conversely, it had an

annual vacancy factor of 94.68 percent), according to official USFS records.

The sum total of all the above RV site useage data is to emphasize what we have said from the very beginning: with the exception of the three big weekends each summer, there is NO SHORTAGE of RV site camping facilities in this area.

Honeyman State Park has facilities available all year long, except for July and August. The 75 private park RV sites in the area are never completely filled, and the USFS campsites have a very low occupancy rate. There is no "need" for any additional RV sites in this area.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Russ Heggen", with a stylized, flowing script.

Russ Heggen

Enclosures:

- A - Heggen document for Dunes City Planning Commission
- B - Applicant's "new" site plan
- C - Honeyman State Park useage data
- D - Washburn State Park useage data
- E - Lakeshore Trailer Park useage data
- F - Oregon Dunes NRA campsite data - 1984
- G - Oregon Dunes NRA campsite data - 1986

(A)

April 22, 1987

COMMENTS ON APPLICATION FOR SPECIAL USE PERMIT FOR RV PARK
AS IT RELATES TO DUNES CITY COMPREHENSIVE PLAN

By Russ. Heggen

This paper will review a number of the requirements of the Dunes City Comprehensive Plan and discuss how they relate to the proposed RV park. The bulk of the data will be related to the RV park design data that was submitted by the applicants to Lane County, prior to the public hearing held on April 1, 1987. It will address in only a limited way the REVISED plan, submitted by the applicants on the afternoon of April 21, 1987, only one day before this Planning Commission hearing. There has obviously been almost no time to study the latest submission, nor has the applicant's referenced site plan been made available to us for review. However, the limited information that was contained in the revised plan does not appear to have any major effect on any of the considerations as to how the proposed project would relate to the Dunes City Comprehensive Plan.

In this report I will try to list each of the major items in the Comprehensive Plan that will be most affected by this proposed project, provide a brief discussion of the matter, and a tentative finding of fact. I will cover CHAPTER E - GOALS, POLICIES, AND RECOMMENDATIONS first, as it is the most important section in regard to a proposal of this type. If time permits, I will also review some of the other applicable chapters.

The data in this report will be presented in as clear and unbiased a manner as possible, in hopes that it may simplify the work of the Planning Commissioners, who have a very difficult job to perform in a very short time frame. We have already submitted twelve sets of over 100 pages of data to the Dunes City Planning Commission members and to the City Council members, covering a major portion of the data that was submitted to the Lane County Hearings Officer on April 1, 1987. That data will not be repeated here, but may be referenced in some cases.

CHAPTER E - GOALS, POLICIES, AND RECOMMENDATIONS

I. NATURAL RESOURCES AND PHYSICAL ENVIRONMENTS

Open Space, Scenic Area and Natural Resources

CRITERIA: DUNES POLICIES (page 73)

1. Stabilizing vegetation on older dunes will be protected through special planning and development review procedures as outlined on page 21 (20).

2. Dunes City will coordinate with Lane County, the State Highway Department, and the U.S. Forest Service to protect the stabilized dunes west of the Pacific Coast Highway.

DISCUSSION:

The Geology map (Map 41) of the Dunes City Comprehensive Plan shows all of the 26-acre proposed RV park as being composed of either active dunes or stabilized dunes. This conflicts with the data provided by the applicant in his soils report, but is consistent with the data submitted in our referenced reports (see Section 4 - by Mr. Carlson).

In Chapter D of the Comprehensive Plan, on page 20, it is stated "These older, stabilized dunes can be developed safely where proper care is taken to retain or replace the protective cover of vegetation. Only low intensity uses which will not harm this vegetation should be permitted. Uncontrolled use of off-road vehicles or activities which lower the water table might destroy the protective cover and allow the dunes to become active."

The following paragraphs of the Plan recommend a Site Investigation Report, financed by the developer; the use of a performance bond; and a requirement to re-establish vegetation. The next section states "The dunes are very important to the City in terms of scenic and recreational value, and in terms of the potential danger to property which could result from erosion of stabilized dunes. The stabilized dunes west of the Coast Highway are particularly important in this regard. The city must coordinate with the County, the Dunes National Recreation Area, and the State Highway Department to insure that the protective vegetative cover is maintained, and the active dunes are not allowed to advance further. Additional development in this area is likely to be detrimental."

An aerial map of the proposed project area, with the site plan of the project superimposed on it, is shown as Exhibit E. The site plan shown is that submitted by the applicants for the April 1, 1987 Public Hearing. It is understood that the applicants have reduced the size of the proposed project somewhat, but the site plan with that information will not be made available until the night of the Planning Commission hearing, so it could not be used for this overlay. As shown, the site will require clearing approximately 60% of the entire 26 acres, or the removal

of over 600,000 square feet of vegetation. (26 acres equals 1,132,560 square feet of land.) The development will also require significant changes in the topography of the entire site.

It is difficult to see how the use of the site could be considered low intensity, and not harmful to the vegetation, as required by the Plan. The Plan also recommends against any additional development in this area.

FINDING:

The proposed RV park does not meet the Dunes Policies criteria as listed on pages 73 and 20-21 of the Comprehensive Plan.

CRITERIA: LAKES POLICIES (page 73)

Paragraphs 4 and 5 of this section, as amended by Ordinance Number 102, November 13, 1986, state the following:

4. Every effort will be made to maintain the high water quality of Siltcoos and Woahink Lakes through monitoring recreation use, commercial and industrial use and run-off from septic tank effluent. A Water Quality Control Committee will be formed by July of 1986 to examine problems with water quality.

5. Site construction procedures shall not permanently contribute to increased erosion and sedimentation of lakes, impoundments, or waterways.

DISCUSSION:

The applicant has submitted a report by Mr. Wert, a Consulting Soil Scientist, as to the potential problems associated with water supply, sewage disposal, and storm drainage. His report essentially says that, in his opinion, the site will present no problems in any of these three areas.

Our technical reports have questioned several of Mr. Wert's numbers, and the Lane County Staff Report did likewise. Our Engineering Report, was prepared by Emile Mortier, consulting engineer. (He is also the contract building inspector for Dunes City, and a 22-year resident of this area). Mr. Mortier found many things that were unsatisfactory in the Wert report. His entire report is contained in Section 3 of our primary report. Among the statements made by Mr. Mortier regarding Mr. Wert's report were the following:

"I consider the information and conclusions contained in the Steve Wert Report to be inconclusive and not of sufficient accuracy to be utilized in an engineering design of the proposed improvements on the site."

"I do not believe any Professional Engineer would assume the responsibility for such a design."

"Another consideration is that during flood stage, run-off which as stated is expected to occur approximately at ten year intervals, a considerable amount of erosion and sediment will be carried with the storm water to the termination in Woahink Lake. This will certainly have an adverse affect on the water quality in the lake, which in addition to aesthetic and recreational purposes, is almost the sole water source for properties adjoining the lake."

"...I am of the belief that a further investigation should be made to determine whether, during high storm run-off, there would be intermingling of the sewage flow into the storm water flow which would result in sewage effluent infiltration into the storm water channels draining toward Woahink Lake. This is certainly the condition that has previously occurred within the coastal areas with the same type of site conditions, based on my past experience and observations. Should this occur, the water quality in Woahink Lake would be seriously affected, and since Woahink Lake flows into Siltcoos Lake, the adverse affect would be compounded."

The problem of water quality is of such vital importance to all residents in the entire area that there should be NO question as to the potential contamination effects that the proposed RV park might cause on our water supply. Mr. Mortier, as a Professional Engineer, and a man quite familiar with this section of the coast, has raised some very serious questions regarding storm water drainage and sewage disposal. His entire report should be very carefully evaluated, and further studies conducted if required.

FINDING:

The proposed project does not provide sufficient information to insure compliance with Section C. - LAKES POLICIES. Additional data must be provided by the applicants to prove full compliance, and to prove that there will be no negative effects to Woahink Lake.

Geology, Natural Hazards and Development Constraints

CRITERIA: GENERAL POLICIES (page 75)

The first four items in this section apply somewhat to the proposed development, but the most important are items 5 through 7. In order to keep this paper as brief as possible, only those will be reviewed at this time.

5. Development proposed on slopes of 12 to 16 percent is subject to site review. New development on slopes over 16 percent will require information which shows such development to be safe.

6. No development will be permitted in areas subject to landslide.

7. Approval of new development on stabilized dunes will be subject to a site review.

DISCUSSION:

Although Dunes City is only a coordinating body in regard to this project, this section will be discussed as if the project were being approved by the City. Whether or not the city can effectively request from the County a shared responsibility for such items as a site review or development constraints is not known at this time. It is suggested that the City request such cooperation from the County in this matter.

The stated limitation of 12 to 16 percent slopes being subject to site review would apply to most of the total area of the proposed development. Although no topographic data has been provided by the applicants, it is thought, with considerable confidence, that more than half of the land involved exceeds those figures. Much of the land also has slopes above the 16 percent figure, and would require special documentation to show that the development is safe.

All of the subject development is built on stabilized dunes, according to the Dunes City Comprehensive Plan maps, and would require site review. No such site review has been provided by the applicants.

FINDINGS:

Without site reviews, and additional documentation to show safe development on all portions of the site with slopes over 16 percent, the proposed plan cannot be said to satisfy these GENERAL POLICIES.

III. PUBLIC UTILITIES, FACILITIES AND SERVICES (page 76)

The first four items of this section do not have any particular significance for this project. Only the last three will be reviewed here.

CRITERIA:

E. Fire Protection recommendation

Access conditions should be improved where special hazards exist.

F. Storm Drainage Policy

Avoid concentrated densities which would require storm drains.

G. Energy and Communications Services Policy

Encourage underground utilities and require underground utilities in new subdivisions where not served by utilities already.

DISCUSSION:

Considerable discussion and information regarding Fire/Safety is provided in our primary data package, on pages 18 and 19 of Section 6. It is suggested that this data be reviewed, particularly in regard to access in special hazards areas.

Although Mr. Wert's report states that there will be no storm drainage system required, Mr. Mortier's report totally disagrees with those findings. Since almost all of the storm drainage from the entire 26 acres flows through two highway culverts and on to two parcels of land within Dunes City (Heggen and Furby properties), it should be directly within the City's interest to insist on detailed design data of the storm drainage system, to protect the property of Dunes City residents, and to protect the purity of Woahink Lake water.

The site plans submitted by the applicant do not show any data regarding power and communications utilities. Neither the State nor the County have any requirements for underground utilities, such as is specified by the City in this section. The applicant has not provided any data as to what his plans are in this area.

FINDINGS:

The site plans and information provided by the applicant at this time do not satisfy the requirements of this section.

IV. AIR, WATER AND LAND QUALITY (page 77)

Only the most applicable items in this section will be reviewed at this time.

CRITERIA:

A. General Goals

1. Preserve the quality of the land, air and water resources in the City.
2. All development in the City will comply with DEQ's applicable air and water quality standards and noise control standards.

C. Sewage Systems Policies

1. Require that adequate land area be allotted to each family unit to provide for permanent subsurface disposal system. In general, a density of one unit per acre is required to preserve water quality.

G. Noise Recommendation

1. The city should seek cooperation from Lane County, Honeyman State Park, and the State Water Resources Board to eliminate excessive noise.
2. The City recognizes that increased efforts will be needed to minimize noise problems. Off-road vehicles in violation of noise levels near the city limits will be discouraged. The City shall work with Dunes National Recreation Area and the Department of Environmental Quality to work toward alleviating noise problems.

DISCUSSION:

The Plan calls for a density of one unit per acre to preserve water quality. (C.1. above) This is obviously meant for private residences, not RV parks. However, no section in the Plan could be found that addressed the matter of density of RV parks. Many of

the homes in Dunes City are occasional-use summer homes only, with a very low occupancy factor, but no allowance is made for that in lot size requirements. The Dunes City Zoning Ordinance has a special section (Section 7 - page 20) on Mobile Home and Travel Trailer Parks, which could be construed to also include RV parks, but it is not clearly identified as such. This section is considerably MORE stringent in overall requirements, and most especially in the requirements for Site Plan Submission, than the County apparently is in these areas. (See attached copy of Section 7). If the applicants were to be required to meet the Dunes City Development Standards for a Travel Trailer Park, they would have to provide FAR more data than has been submitted by the applicants to date. It is suggested that Dunes City submit copies of Section 7.I.A.1 (Site Plan Submission) of the Dunes City Zoning Ordinance to the County Hearings Officer as an example of the type and quantity of data normally required by the City for an application of this type.

Considering that the entire RV park portion of the development is located on the southern 18 acres of the total project, with the original 135 RV sites (not 139 as their report of April 21, 1987 indicates) the project would have had a density of 7.5 living units per acre. With the newly proposed reduction to only 87 sites, it comes to only 4.83 sites per acre. This is still almost five times the standard set in paragraph C.1. above.

Noise control is a major concern of the Dunes City Comprehensive Plan, and also in the data package previously submitted by us to the Planning Commission. In Section 6 of that document, on page 8, item B. NOISE, there is a rather lengthy and complete discussion of the noise problems associated with a RV park such as this in a predominantly residential area. Although the applicant provided some noise test data, the above referenced section points out the inadequacies and inaccuracies of the test data submitted.

Section G-2 of the Plan, which was added to the Plan by Ordinance 102 on November 13, 1987, states that "Off-road vehicles in violation of levels near the city limits will be discouraged." The sound level specified by the County, and in accordance with DEQ Standards, is 60 dBA at the property line of any residential property adjoining the noise source. That level is equivalent to normal room conversation. It would appear that approving the location of several hundred additional dune buggies, three wheelers, and motorcycles right at the western boundary of the City limits would NOT be in keeping with the intent of the recently added paragraph G-2.

FINDINGS:

The density of RV park sites has not been established in the Plan, so there can be no statement of compliance with the specifications. It should be noted that the density of the proposed RV park is almost five times the density allowed for any private residences in Dunes City.

The Plan recognizes the problems that exist today with off-road vehicle noise, and makes note of those problems in several areas. Since the proposed project will add several hundred more ORVs in an area immediately adjacent to the western City limits, it does not comply with the requirements of this section.

CRITERIA: TRANSPORTATION POLICIES (page 78)

9. Dunes City will coordinate the local planning review of highway projects with the Department of Transportation.

DISCUSSION:

This project will require a major new access point on Highway 101, directly adjacent to the western boundary of the City limits. As far as is known at this time, there has been no coordination with Dunes City for any form of "local planning review" on this matter.

We provided considerable discussion about the potential traffic hazards, and the increased traffic flow, in Section 6 of our primary report, starting on page 5. Comparisons were made with the highway access at the Oregon Dunes Overlook, a few miles south of the proposed project. Similar comparisons could be made to Washburn State Park, north of Florence, which has far less site and parking facilities than the proposed project. Both of the above referenced facilities have full left- and right-turn refuge lanes, and good visibility clearances in either direction.

We have discussed this matter with Jim Gix, the Chief Engineer for Region III (the six southwestern counties), and he has assured us that a full evaluation of the site will be made when a new highway access permit is sought by the applicants. (The current permit expires in June, 1987.) A copy of our letter to Mr. Gix is enclosed in the exhibits.

FINDINGS:

Dunes City should be involved in the local planning review of

this project, particularly as it affects traffic safety of Dunes City residents using Highway 101.

VII. THE ECONOMY (page 79)

CRITERIA: A. Economic Goals

1. Preserve the rural and scenic character of Dunes City by limiting major economic development.

3. ... However, the City does not encourage nearby communities to reverse land use regulations in order to promote economic development. The City discourages strip development.

5. The retirement industry shall be encouraged as the primary economic base of the city.

DISCUSSION:

Although the developers propose (in their latest revision) to provide a "buffer zone" of from 125 to 175 feet of undisturbed natural vegetation between the developed areas and the highway, this may not be possible. Since the site plan referenced by the applicants has not been made available at this time, detailed analysis cannot be made. However, if an allowance is made for left- and right-turn refuge lanes (even if they are not to be built at this time, space must be allowed for them), and the existing high banks are cut back to allow required safety visibility, and the remaining slopes are regraded to a 25% slope for erosion control, there probably won't be anything left of the 175-foot buffer zone.

The State Highway department required the owner of the 2-acre property in Glenada that was cleared last year to cut back all of the frontage vegetation, to provide for safe visibility for highway ingress and egress. (Reference personal conversations with the owner at that time by this writer.) That is most likely to happen at the proposed development, which has far greater parking and traffic potentials than the small mini-market site in Glenada.

Item 3 above of the Dunes City Plan discourages strip development, which this project would appear to be. It would result in the commercial use of a 1,490-foot strip of land on the west side of Highway 101. Even though the special-use permit can apply certain restrictions (if the Hearings Officer so decides), the property is essentially put into a commercial use category. One need only look at the present dune buggy rental operation of

the applicants (located one-quarter mile to the north of the proposed site) to visualize a similar view on this property.

Item 5 of the Dunes City Plan identifies the retirement industry as the primary economic base. While not all new business in the area will necessarily cater to that market, serious thought should be given by the City to encouragement of businesses that negatively impact on that primary economic base. Extensive public testimony, both written and oral, from Dunes City, Westlake, and nearby County area citizens have left little doubt as to the desires of the retired portion of this community. The vast majority of such citizens have strongly opposed this project.

FINDINGS:

The proposed project does not meet the Economic Goals of the Dunes City Comprehensive Plan.

The above sections cover the bulk of the applicable portions of the CHAPTER E - GOALS, POLICIES AND RECOMMENDATIONS of the Dunes City Comprehensive Plan that pertain directly to the proposed project. Numerous other sections could be found that apply to some part of the proposed project, but it is not thought that any of these items would have any significant impact on the overall decision as to the applicability of the development to the Comprehensive Plan.

One other section of the Plan that has direct impact on the proposed project, and that should be covered here, is CHAPTER F - THE PLAN DIAGRAMS. In paragraph I.D. the point is again repeated that it is desired to "Avoid strip commercial development on Highway 101. (page 88)

In Section III. BOUNDARIES (page 89) - under subparagraph C. Area of Influence, it is stated that "The area of influence (or interest) establishes a specific area within which it is recognized that decisions of other agencies may significantly affect the City."

It is further stated that "Of particular interest to Dunes City are any proposed developments adjacent to the Dunes City limits."

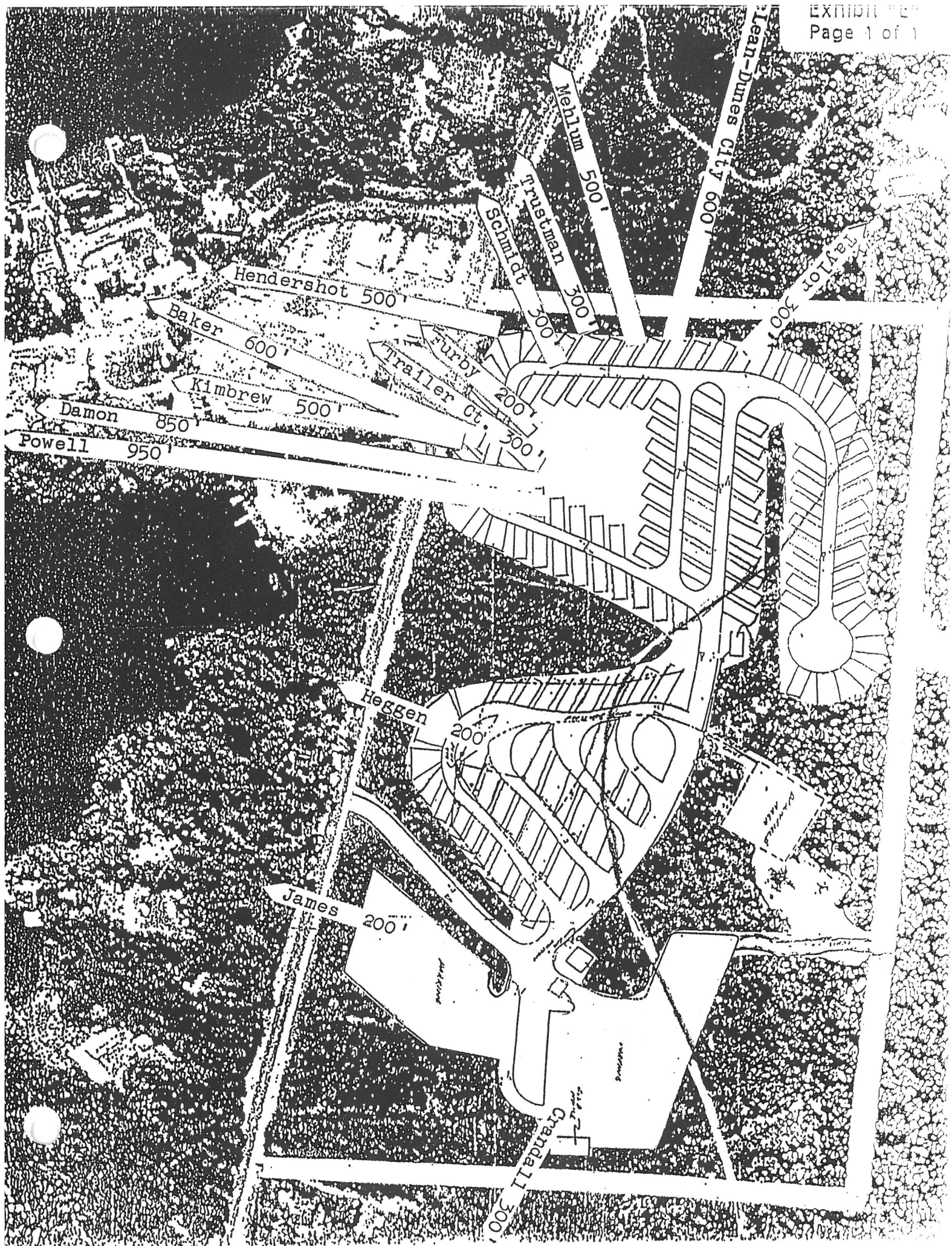
1. ...

2. ...

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 the scenic area.

The applicants have stated in their most recent submission (April 21, 1987) that they do not consider the proposed RV park to be a "commercial activity." It is difficult to see how the proposed development could be considered anything BUT a commercial development. It is being operated by private individuals, it is a business that is being established to make a profit, it will cater to the general public, it will charge fees for its services, it will advertise, it will have commercial advertising signs, and it will, in every possible area, meet the test of being a commercial enterprise. Whether or not it is a "recreational experience of forestland" could be debated, but is of no concern. You could describe Disneyland as a "recreational experience" also, but that would not make it cease to be a commercial development.



SECTION 7: SPECIAL DEVELOPMENT STANDARDS AND REQUIREMENTS

- I. Mobile Home and Travel Trailer Parks. Mobile home and travel trailer parks approved by the City Council shall be designed, constructed and maintained according to the following standards and requirements:

A. Site Plan Submission

1. Preliminary Site Plan Submission Requirements: In addition to the general Conditional Use Permit application requirements of this ordinance, the application for a Conditional Use Permit to construct a new mobile home park or to expand an existing mobile home park shall be accompanied by a plot plan and six copies showing the general layout of the entire mobile home park and drawn to a scale not smaller than one inch representing forty feet. The drawing shall show the following information:
 - (a) Name of the person who prepared the plan.
 - (b) Name of the mobile home park and address.
 - (c) Scale and north point of the plan.
 - (d) Vicinity map showing relationship of mobile home park and adjacent properties.
 - (e) Boundaries and dimensions of the mobile home park.
 - (f) Location and dimensions of each mobile home site; designate each site by number, letter, or name.
 - (g) Location and dimensions of each existing or proposed building.
 - (h) Location and width of park streets.
 - (i) Location and width of walkways.
 - (j) Location of each lighting fixture for lighting the mobile home park.
 - (k) Location of recreational areas and buildings, and area of recreational park.
 - (l) Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials.

- (m) Location of point where mobile home park water system connects with public system.
- (n) Location of available fire and irrigation hydrants.
- (o) Location of public telephone service for the park.
- (p) Enlarged plot plan of a typical mobile home site, showing location of the pad, patio, storage space, parking, sidewalk, utility connections and landscaping.

2. Final Site Plan Submission Requirements: At the time of application for a permit to construct a new mobile home park, or expansion of an existing mobile home park, the applicant shall submit six copies of the following required detailed plans:

- (a) New structures.
- (b) Water supply and sewage disposal systems.
- (c) Electrical systems.
- (d) Road, sidewalk and patio construction.
- (e) Drainage system.
- (f) Recreational area improvements.

B. Development Standards

- 1. Park Area: No mobile home park or travel trailer park should be created on a lot or parcel of land less than five acres in area.
- 2. Space Requirements
 - (a) Each mobile home site shall contain at least 6,000 square feet. Each mobile home site shall be at least 60 feet wide and 100 feet long.
 - (b) Each travel trailer site shall contain at least 1,500 square feet. Each travel trailer site shall be at least 30 feet wide and 50 feet long.

3. Setbacks: No mobile home, travel trailer or accessory thereto shall be located closer than 25 feet from a park property line abutting on a public street or road, 10 feet from all other park boundary lines and 10 feet from any such areas as a park street, a common parking area, or a common walkway.

No mobile home, travel trailer or accessory thereto shall be located closer than 5 feet to a mobile home site or travel trailer site boundary line, closer than 10 feet to a building, or closer than 15 feet to another mobile home or travel trailer.

4. Access: A mobile home park or travel trailer park shall not be established on any site that does not have frontage on and access to a County or public road.
5. Park Streets/Driveways: The minimum width for driveways on which automobile parking is not permitted shall be twenty-five (25) feet; driveways on which parking is to be permitted on one side shall be thirty-three (33) feet wide; driveways on which parking is permitted on both sides shall be forty-one (41) feet wide.
6. Off-Street Parking: Off-street parking areas shall be provided at the rate of at least two car spaces for each mobile home site and at least one car space for each travel trailer site. At least one required space must be located on each site. The remainder shall be located within at least two hundred (200) feet from the sites they are intended to serve.
7. Walkways: Walkways of not less than three feet in width shall be provided from each mobile home site to any service buildings and recreation area.
8. Paving: Park streets and walkways shall be paved with a crushed rock base and asphaltic or concrete surfacing.
9. Recreation areas:
- (a) In all parks with twenty-five (25) or more mobile home and travel trailer sites, there shall be one or more outdoor recreation areas easily accessible to all park residents and available for year-round recreational use.

- (b) Recreation areas shall contain a minimum of five thousand (5,000) square feet, and shall contain an additional one hundred (100) square feet for every mobile home and travel trailer site in excess of fifty (50) sites.
- (c) Recreation areas shall be centrally located and free of traffic hazards whenever possible.
10. Pad Improvements: Mobile home pads shall be paved with asphaltic or concrete surfacing, or with crushed rock contained in concrete curbing.
11. Accessories: Accessories shall be limited to awning, cabana, ramada, patio, carport, garage or storage building. No structural additions shall be built on or become part of any mobile home or travel trailer.
12. Fencing and Landscaping: Every mobile home or travel trailer park shall provide an ornamental, sight-obscuring fence, wall, evergreen, or other suitable screening/planting along all boundaries of the mobile home park site that abuts on public roads or property lines that are common to other owners of property, except for points of ingress and egress.

Walls or fences shall be at least six feet in height. Where walls or fences are required along boundaries that abut on public roads, said walls or fences shall set back from the property lines to conform with setbacks for structures in the zoning district, or as is otherwise required in the Conditional Use Permit. Evergreen planting used as the required fencing shall not be less than five feet in height, and shall be maintained in a living condition for the life of the mobile home park.

13. Signs: One sign not exceeding eighteen (18) square feet in area, which will be allowed on a tract of land under one ownership to designate the name of the mobile home park or travel trailer park. The sign may be indirectly lighted, but shall be non-flashing. Said sign shall conform to the setbacks designated for structures in the zone in which it is located.

Incidental signs for the information and convenience of tenants and the public, relative to parking, traffic movement, office, lavatories, etc., are allowed, provided such signs do not exceed three square feet in size.

No nameplates or advertising signs of any other character shall be permitted.

April 10, 1987

Mr. Jim Gix
Region III Engineer
State Highway Department
Roseburg, Oregon

SUBJECT: Highway 101 access for proposed RV Park in Florence area

Dear Mr. Gix:

Thank you for the courtesies extended last week, during my initial telephone call to you, and in your return call providing the information I requested. I fully realize my particular concern is several levels beneath the major problems that are usually of direct concern to you, and I appreciate your taking an interest in this matter.

As you requested, I am sending you copies of some of the preliminary data that concern the proposed project. As you will see from the enclosed report, the project involved is a large dune buggy/RV park located in the Florence area, about one-quarter mile south of Honeyman Park. If ever approved, the proposed park would involve the largest vehicle parking facility in all of Western Lane County. This is a major project, larger than any other private or public facility of its type in this coastal area, except for Honeyman State Park.

As stated in the enclosed report, it is submitted that the State Highway Department has not been provided sufficient data to properly evaluate the requirements. One of the major purposes of this letter is to correct that situation. I have highlighted the major areas concerning traffic and highway access, to simplify the task of reviewing this rather lengthy document.

It is estimated that this proposed project will generate as much, or more, Highway 101 ingress/egress traffic load as the Oregon Dunes Overlook (several miles south of the proposed project), or Washburn State Park (several miles to the north side), both of which have full left- and right-turn refuge lanes. It is suggested that the same type refuge lanes will be required for this project. I know that such matters are not decided casually, and require engineering analysis and study. To help the Department in acquiring data for preliminary analysis, we have, at

Larry Asbury's suggestion, hired a traffic engineering consultant to assist in this matter. Jim Hanks, of JRH Transportation Engineering, Eugene, is that consultant.

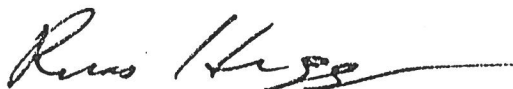
It is possible that the developers may elect to drop this project, based on the many problems involved. If they do, it will of course, be of no further concern to your department. However, if they decide to proceed to the next approval phase, we would appreciate the opportunity to present our side of the story in this important matter.

We know that your staff has the technical expertise to resolve all of the engineering problems in matters such as these, but we want to ensure, that in the early approval phases, you also have correct input data, both from the developers and from local citizens, to allow the correct technical decisions to be made.

Thanks, Jim, for your time and trouble in this matter. I will keep you and your staff informed of future developments, and will provide you with copies of future reports, as they are generated.

Please do not hesitate to contact me should you have any questions in this matter. Mail should be addressed to me at Box 1719, Florence, Oregon 97439, or telephone 997-7522 or 997-8401.

Sincerely,



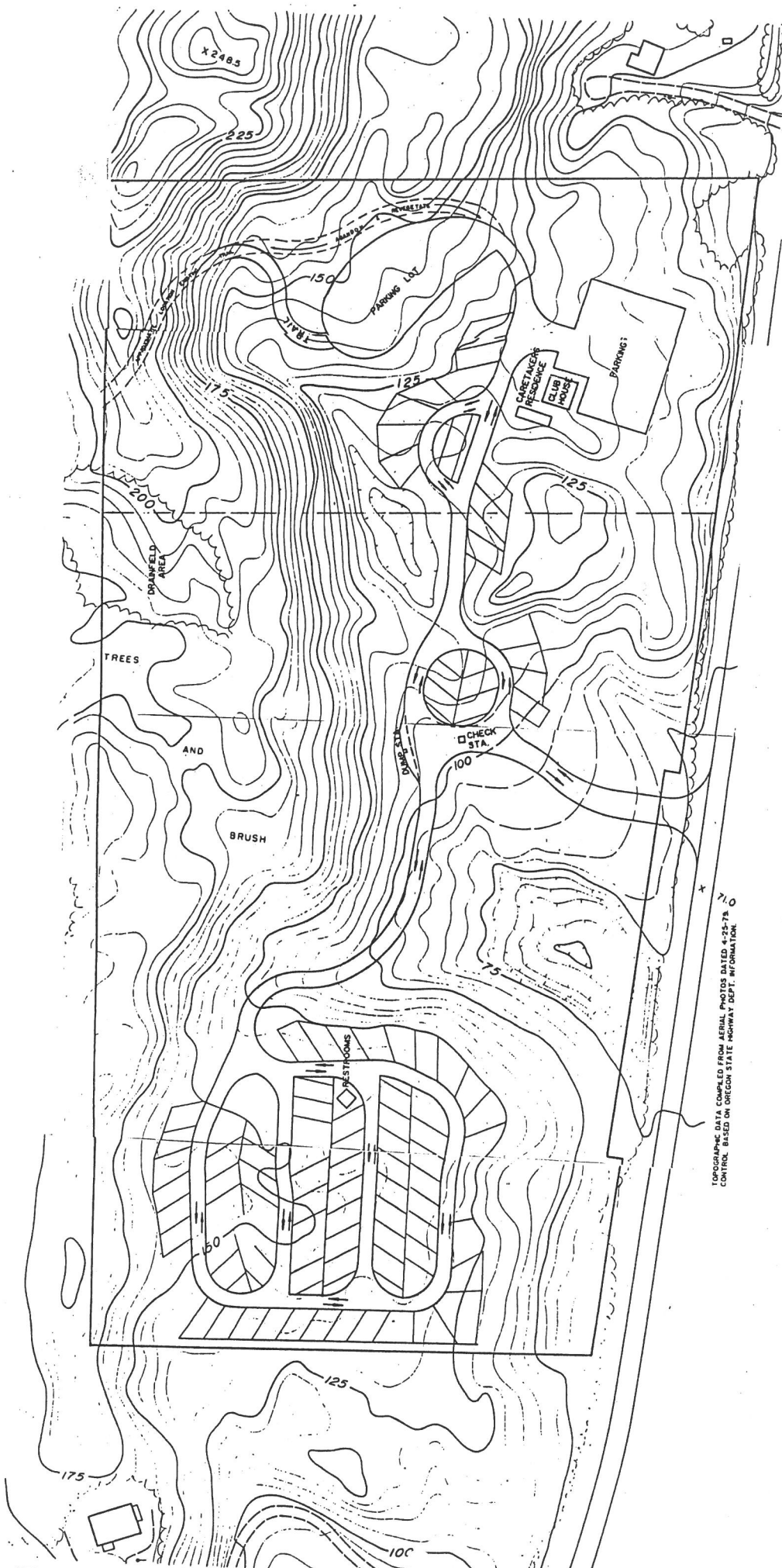
Russ Heggen
Chairman, Woahink/Siltcoos
Homeowners Association
83825 Highway 101, South
Florence, Oregon 97439

Enclosure:

1. Analysis of Staff Report for Special-Use Permit
2. Letter to Editor, Siuslaw News (April 8, 1987)

cc: Larry Asbury
Jim Hanks
Mike Buckwald
Larry Hague

(B)



TOPOGRAPHIC DATA COMPILED FROM AERIAL PHOTOS DATED 4-25-78
CONTROL BASED ON OREGON STATE HIGHWAY 1 DEPT. INFORMATION



CAMP USAGE
JESSIE M HONEYMAN

YEAR

MONTH	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986
JAN	307	222	163	225	277	171	273	205	295	314
FEB	604	402	188	326	295	283	318	370	339	263
MAR	1,372	1,717	1,744	1,276	1,299	1,421	1,166	1,253	1,101	1,483
APR	1,249	827	937	949	859	924	1,009	901	1,064	1,088
MAY	2,435	2,228	2,072	2,406	2,263	2,682	2,387	2,264	2,383	2,753
JUN	5,878	4,952	3,939	3,870	4,437	4,172	4,076	4,374	4,657	4,912
JUL	11,572	10,692	9,307	9,673	10,779	10,525	10,408	11,066	10,703	10,832
AUG	11,061	10,551	10,036	10,964	10,803	11,084	10,836	11,389	11,413	11,287
SEP	3,889	3,304	3,332	3,164	4,998	4,817	4,847	4,462	3,487	3,746
OCT	924	1,136	1,184	1,156	867	977	1,236	963	1,094	1,268
NOV	270	323	392	369	464	432	354	349	345	447
DEC	143	188	304	188	249	198	143	189	237	328
TOTAL	39,704	36,542	33,598	34,566	37,590	37,686	37,053	37,785	37,118	38,721

MONTHLY CAPACITY = 382 SITES X 31 DAYS = 11,842

MAX. ANNUAL CAPACITY = 382 SITES X 365 DAYS = 139,430

PERCENTAGE OF USE - ANNUAL BASIS - ALL SITES -

28.4% 26.2 25.5 24.8 26.9 27.0 26.6 27.1 26.6 27.7

WELCOME TO JESSIE M. HONEYMAN STATE PARK

CAMPING AT HONEYMAN

Welcome to Jessie M. Honeyman State Park, where sparkling fresh-water lakes, towering sand dunes and a profusion of colorful rhododendrons form the back-drop for a variety of recreational pursuits.

The campground contains 241 tent sites, 75 electrical campsites and 66 sites with full utility hookups. Firewood is for sale at a central location. Hot showers are available at the utility buildings and public telephones are located throughout the park (see map for locations). The group camp contains six tenting sites and is located near the shore of Woahink Lake. Each site accommodates 25 people and contains fireplaces, picnic tables and drinking water.

PARK ATTRACTIONS

Picnic facilities are located along the east and south shore of Cleawox Lake and also east of Highway 101 on Woahink Lake.

Swimming, fishing, boating, water skiing, hiking and nature study are some of the activities which have made this park a favorite of long standing with visitors. Both the Cleawox and Woahink Lake day use areas provide boat launching ramps, bathhouses and swimming beaches. A pleasant lakeside trail connects the campground with the picnic area and includes a loop trail around picturesque Lily Lake.

SUPPLIES AND PREPARED FOOD

A concession is located in the Cleawox Lake day use area providing camp supplies, groceries and variety of prepared foods in a restaurant atmosphere.

LOCATED AMID ONE OF THE NATION'S OUTSTANDING COASTAL RECREATION AREAS

A number of state, federal and county parks in the vicinity offer numerous recreation opportunities. Among the state parks and waysides nearby are Neptune, Muriel Ponsler, Carl G. Washburne, Devil's Elbow, Darlingtonia, Umpqua Lighthouse and William M. Tugman.

The coastline north offers several interesting attractions including the lighthouse on scenic Heceta Head. The town of Florence, three miles north of the park, has boat launching, moorage and equipment rental facilities for steelhead and salmon fishing in the Siuslaw River and deep sea fishing. Contact the Chamber of Commerce for further information on local attractions. At Mapleton, 14 miles east of Florence, lumber and plywood mills offer interesting guided tours of their operations.

In addition to Cleawox and Woahink Lakes, the area south of Honeyman contains numerous other fresh-water lakes, including Siltcoos, Tahkenitch, Eel and Tenmile Lakes. This is also an area of spectacular sand dunes, some of which are nearly 500 feet high. Access to the dunes and the beach can be gained by traveling out South Jetty Road (Sand Dunes Drive) just north of the park.

VEHICULAR TRAFFIC ON THE BEACH

Vehicular traffic on the beach in this area is prohibited during certain periods of the year. Information on vehicle restrictions can be obtained at the park headquarters or the campground registration booth. Motor vehicle regulations are also posted at access points and listed in the Highway Division road map.

Enjoy the beaches, but please comply with the beach safety rules posted at access points.

We hope your stay at Jessie M. Honeyman State Park will be a pleasant one. Please leave a clean car for others to enjoy and plan to visit more of the parks and places of interest in Oregon.

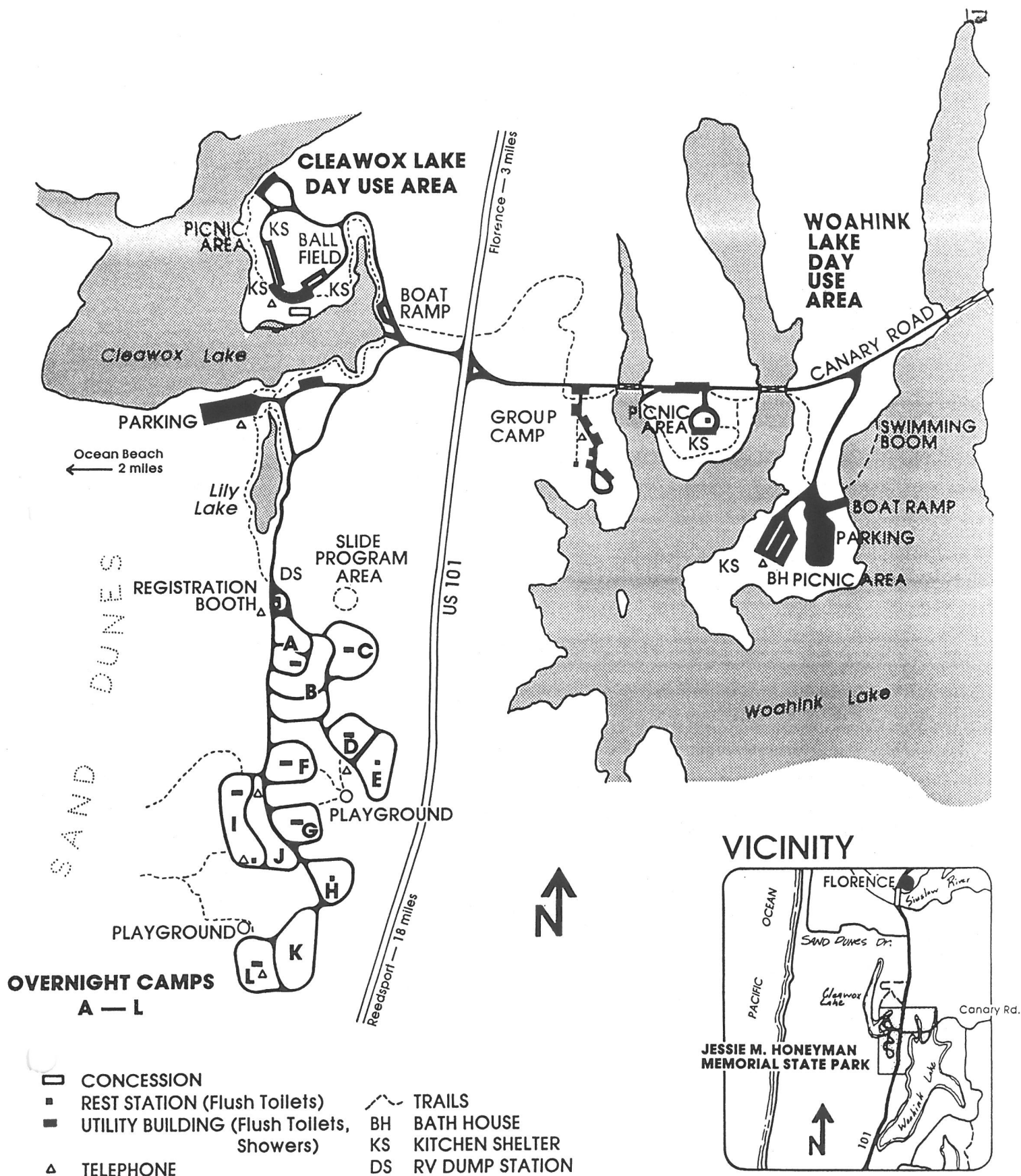
4/18/84
(8816A/61A)

241
75
66
382 SITES

OREGON
STATE PARKS



JESSIE M. HONEYMAN MEMORIAL STATE PARK





NOTED
JOE DAVIS

CAMP USAGE
CARL G WASHBURN

YEAR

MONTH	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
JAN								104	198	
FEB								144	184	
MAR						(9) 213	(1) 246	367	499	
APR	105	90	122	102	196	281	335	429		
MAY	500	516	451	623	580	624	627	645		
JUN	628	695	696	881	825	933	922	964		
JUL	1,273	1,525	1,771	1,798	1,796	1,757	1,899	1,858		
AUG	1,492	1,807	1,830	1,915	1,883	1,963	1,922	1,947		
SEP	749	851	1,135	1,252	1,295	1,273	953	1,074		
OCT	339	501	341	429	398	309	425	453		
NOV	(31)	7	(31)	(31)	(30)	(28)	136	186		
DEC		(2)					61	137		
TOTAL	5,086	5,992	6,346	7,000	6,973	7,353	7,526	8,308		

PERCENTAGE

OF USE →

28.9% 30.5% 31.2% 34.5%

*(DATE CLOSED)

MAX ANNUAL CAPACITY = 66 SITES X 365 DAYS = 24,090

MONTHLY CAPACITY = 66 SITE X 31 DAYS = 2,046

full 58
tent 2
working 6
66 SITES

WELCOME TO **CARL WASHBURNE** STATE PARK

PARK ATTRACTIONS

Welcome to Carl G. Washburne Memorial State Park, where the sounds of the pounding surf and the beauty of Nature's plants provide a restful setting for visitors.

The campground is open year around and has 6 walk-in tent sites, 2 regular tent sites and 58 full hookup sites. Firewood for your use here is for sale at a central location. Two utility buildings with hot showers are located in the campground. A restroom is located in the walk-in camp with flush toilets. The picnic area is located across Highway 101 next to the beach.

Fishing, hiking and nature study are some of the attractions at Washburne. The large rolling hills, west of the Coast Highway, are actually sand dunes that have been stabilized and covered by a variety of plants. Some of these plants include: Shore Pine, Sitka Spruce, small fir, cedar and hemlock, with an understory of evergreen huckleberry, rhododendron, salal and manzanita.

Excellent recreational opportunities are available in the vicinity of Washburne State Park. Nearby state parks include Muriel Ponsler, Devil's Elbow, Darlingtonia, Neptune, Honeyman, Stonefield Beach and Yachats. Several Forest Service and BLM parks are also located in this area.

BEACHCOMBERS DELIGHT

The coast line along Washburne offers beachcombers many interesting finds including marine life living in tide pools formed in the rocky cliffs. You will find sea anemones, starfish, eel, sea biscuits and jellyfish, to name a few. But please leave them for others to enjoy. Also, be on the lookout for the fine agates found on the beach during the winter months. Occasionally, the lucky beachcomber will find a Japanese glass float.

FISHERMAN'S PARADISE

Fishing and clamming are favorite activities here. Ocean fishing along the Central Oregon Coast is good at almost any time of the year. Some of the fish caught include salmon, tuna, ocean trout, cod, sea bass, and red snapper. Big Creek, Tenmile Creek and the Alsea River and other nearby streams provide good fresh water fishing for trout, salmon and steelhead.

The towns of Waldport, Yachats, Newport and Florence offer the visitor many interesting things to do. The city of Yachats, to the north, is a fisherman's paradise. Salmon and rock fish are caught at the mouth of the Yachats River, while trout and steelhead are sought farther upstream. Equally important are the famous smelt runs that occur between May and September. Boat charters, launching ramps, moorage space and boat rentals are available in Florence. Contact the Florence, Waldport, Yachats and Newport Chambers of Commerce for more information.

FOR YOUR INFORMATION

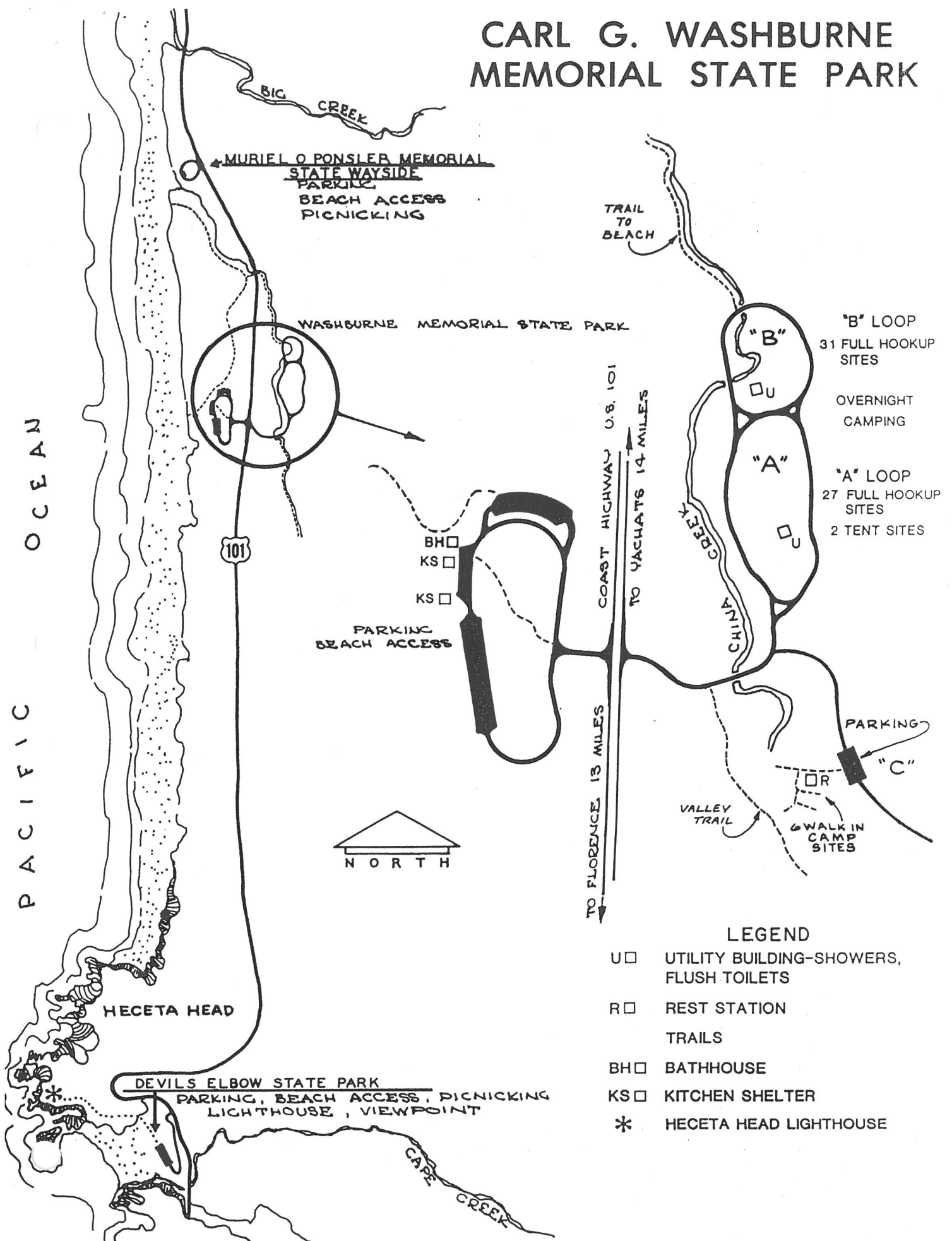
Vehicular travel on the ocean beach is prohibited in the vicinity of Washburne State Park, from the north Lane County line to a point south of Heceta Head.

Enjoy the beaches, but please comply with the beach safety rules posted at access points.

We hope your stay at Washburne will be a pleasant one. Please leave a clean camp for others to enjoy and plan to visit more of the parks and places of interest in Oregon.



CARL G. WASHBURNE MEMORIAL STATE PARK



LEGEND

- U □ UTILITY BUILDING-SHOWERS, FLUSH TOILETS
- R □ REST STATION
- TRAILS
- BH □ BATHHOUSE
- KS □ KITCHEN SHELTER
- * HECETA HEAD LIGHTHOUSE

16 Spaces Available for Transient RVs.

(E)

LAKE SHORE TRAILER PARK - WHITEY FURRY

JULY '85							% VACANT
S	M	T	W	TH	F	S	
	1	2	3	4	5	6	- 25%
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	- 38
21	22	23	24	25	26	27	- 26
28	29	30	31				- 4
1	2	3	4	5	6	7	- 9

AUG. = 20.4%

JULY '86							% VACANT
S	M	T	W	TH	F	S	
	1	2	3	4	5	6	- 36%
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	- 33
21	22	23	24	25	26	27	- 15
28	29	30	31				- 28
1	2	3	4	5	6	7	- 32

AUG. = 28.8%

AUG. '85							% VACANT
S	M	T	W	TH	F	S	
	1	2	3	4	5	6	- 8%
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	- 15
21	22	23	24	25	26	27	- 13
28	29	30	31				- 15
1	2	3	4	5	6	7	- 26

21.2%

AUG. '86							% VACANT
S	M	T	W	TH	F	S	
	1	2	3	4	5	6	- 12%
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	- 13
21	22	23	24	25	26	27	- 9
28	29	30	31				- 14
1	2	3	4	5	6	7	- 19

17.6%

SEPT. '85							% VACANT
S	M	T	W	TH	F	S	
	1	2	3	4	5	6	- 35%
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	- 51
21	22	23	24	25	26	27	- 41
28	29	30	31				- 39
1	2	3	4	5	6	7	- 47

46.1%

SEPT. '86							% VACANT
S	M	T	W	TH	F	S	
	1	2	3	4	5	6	- 24%
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	- 37
21	22	23	24	25	26	27	- 38
28	29	30	31				- 35
1	2	3	4	5	6	7	- 41

35%

DATE AND NUMBER OF SPACES VACANT SHOWN

OREGON DUNES NATIONAL RECREATION AREA

THE OREGON DUNES NRA CONSISTS OF 32,000 ACRES OF LAND, RUNNING ALONG 42 MILES OF THE OREGON COAST FROM FLORENCE TO NORTH BEND. APPROXIMATELY 50% OF THE COASTLINE IS OPEN TO ORV USE, AND OF THE TOTAL OF 14,000 ACRES OF OPEN SAND DUNES, 7,000 ACRES ARE OPEN TO ORV USE. A SMALL MAP OF THE ENTIRE NRA IS ENCLOSED, DIVIDED INTO THE NORTH HALF AND SOUTH HALF, AND LISTING CAMPGROUNDS AND FACILITIES. A DETAILED LISTING AND INFORMATION OF THE 12 MAJOR CAMPSITES IN THE NORTHERN HALF OF THE NRA IS ALSO ENCLOSED. THE NRA STATES THAT THE FEES CHARGED PAY FOR LESS THAN 50% OF THE COST OF MAINTAINING THE CAMPGROUNDS.

A SUMMARY OF THE USE AND OCCUPANCY RATE OF THE FIVE MAJOR NORTH HALF NRA CAMPGROUNDS IS PROVIDED BELOW. IT SHOWS AN AVERAGE USE OF ONLY 42%. THIS DATA WAS SUPPLIED BY THE REEDSPORT NRA OFFICE, AND IS BASED ON FIGURES FOR THE 1984 SEASON.

SITE No	NAME	CAMP SITES	PAOT	RVD	THEOR. CAP	% OF USE
3	LODGE POLE	3	15	2,467	5,475	45%
13	TYEE	13	65	12,264	23,725	51%
84	DRIFTWOOD II	89	445	17,164	162,425	10½%
40	LAGOON	40	200	13,502	48,800	27%
52	WAXMYRTLE	54	270	25,593	32,940	77%

PAOT = PERSONS AT ONE TIME, 5 PER SITE

RVD = RECEIVING VISITOR DAYS, 12 PER DAY

THEOR. CAP. = MAXIMUM THEORETICAL CAPACITY OF SITE,

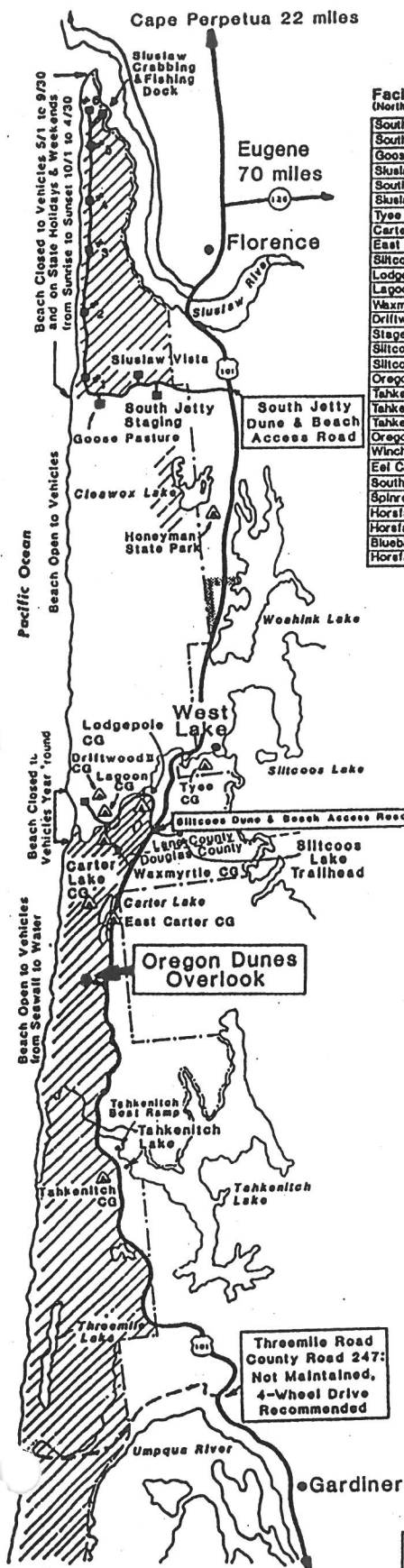
PAOT X NO. OF DAYS PER YEAR OPEN

THEORETICAL CAPACITY DIVIDED BY RVD = AVERAGE USAGE OF ALL SITES

Oregon Dunes National Recreation Area



Siuslaw National Forest
Pacific Northwest Region
USDA · Forest Service



North Half
(Florence to Reedsport)

Facilities (North to South)	Recreation Opportunities										
	Beach Access	Dune Access	Day Use Parking	Campground	Camping Fee	Drinking Water	Shells	Fishing Trail	Direct ORV Access to Dunes	Open to Horse Staging	Information
South Jetty Dune & Beach Access Rd.	X	X						X	X	X	X
South Jetty Hill Staging Area								X	X	X	X
Goose Pasture Staging Area								X	X	X	X
Siuslaw Vista								X	X	X	X
South Jetty Beach Parking (6 Lots)	X	X						X	X	X	X
Siuslaw Crabbing & Fishing Pier								X	X	X	X
Tyee CG				X	X	X	X	X	X	X	X
Carter Lake CG		X	X	X	X	X	X	X	X	X	X
East Carter CG		X	X	X	X	X	X	X	X	X	X
Siltcoos Dune & Beach Access Rd.	X	X	X	X	X	X	X	X	X	X	X
Lodgepole CG		X	X	X	X	X	X	X	X	X	X
Lagoon CG		X	X	X	X	X	X	X	X	X	X
Waxmyrtle CG		X	X	X	X	X	X	X	X	X	X
Driftwood II ORV CG		X	X	X	X	X	X	X	X	X	X
Stagecoach Trailhead				X				X	X	X	X
Siltcoos Beach Parking Lot	X	X						X	X	X	X
Siltcoos Lake Trail				X				X	X	X	X
Oregon Dunes Overlook		X	X	X	X	X	X	X	X	X	X
Tahkenitch Boat Ramp				X				X	X	X	X
Tahkenitch Lake				X				X	X	X	X
Tahkenitch CG		X	X	X	X	X	X	X	X	X	X
Oregon Dunes NRA Office				X				X	X	X	X
Winchester Bay/Umpqua Dunes	X	X	X	X	X	X	X	X	X	X	X
Eel Creek CG		X	X	X	X	X	X	X	X	X	X
South Eel Creek CG		X	X	X	X	X	X	X	X	X	X
Spinreel CG		X	X	X	X	X	X	X	X	X	X
Horsfall Dune & Beach Access Rd.	X	X	X	X	X	X	X	X	X	X	X
Horsfall Staging Area & CG		X	X	X	X	X	X	X	X	X	X
Bluebill CG		X	X	X	X	X	X	X	X	X	X
Horsfall Beach Parking Lot	X	X	X	X	X	X	X	X	X	X	X

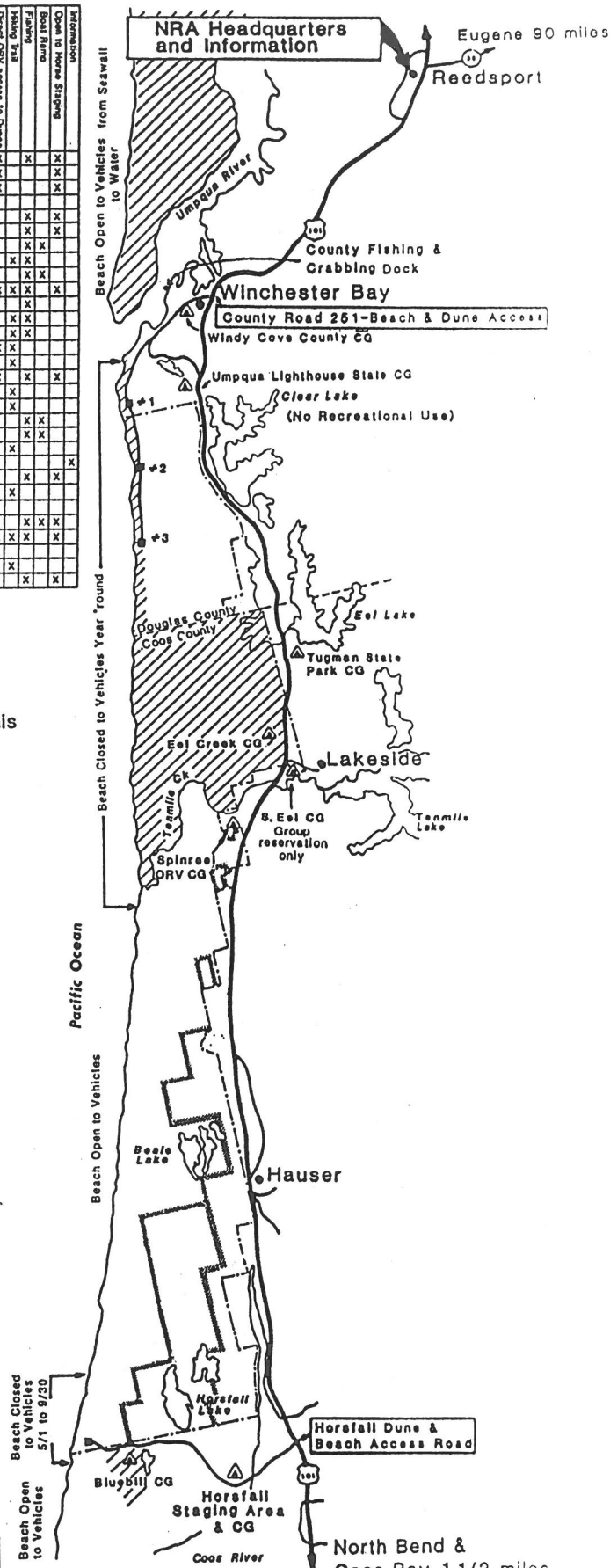
Legend

- NRA Boundary
- Forest Service
- Private Land within this area—Respect Signing
- Area Closed to Off-Road Vehicles
- △ Campgrounds (CG)
- Parking Lots



For more information contact:
Oregon Dunes NRA
855 Highway Avenue
Reedsport, OR 97467
(503) 271-3611

3/85



South Half
(Reedsport to North Bend)

A TABULATION OF RECREATION USE REPORTED FOR FISCAL YEAR 1986 ON DEVELOPED SITES

S I T E N A M E	S E R I A L N U M B E R	S I T E K I N D N O .	D E V . S C A L E	C A P . P A R T	M A N A G E D S E A S O N (C A L . D A Y S)	T H E O . S E A S O N C A P A C I T Y (V I S . D A Y S)	R E P O R T E D R E C . U S E (V I S . D A Y S)	D I S T R I C T - 0 4 O R E G O N D U N E S N R A		
								P C I , T H E O . **	R E C . V I S I T S (M)	R E L - E T Y O P E R A T O R
OREGON DUNES OVERLOOK	34212		1.0	145	365	52925	19300	36.46	303.5	3 FS
CARTER LAKE EAST	13944	0034	31.0	30	365	10950	500	4.56	4.8	5 FS
TYPE	13945	0244	31.0	50	365	18250	800	4.38	2.1	5 FS
TAHKEWITCH LAKE	13946	0250	31.0	50	365	18250	2900	15.89	34.6	5 FS
SILTCOOS TRAILHEAD	34240		35.0	50	365	18250	5200	28.49	5.5	5 FS
S. JETTY HILL STAGING	34776		35.0	320	365	116800	20200	17.29	164.1	5 FS
SIUSLAH VISTA	34778		35.0	70	365	25550	1600	6.26	1.3	5 FS
HORSFALL BEACH	13963	0430	35.0	4	365	109500	32300	29.49	40.7	3 FS
SILTCOOS BEACH	21479	0750	35.0	300	365	109500	14600	13.33	69.9	5 FS
SOUTH JETTY NO 1	25022	0840	35.0	110	365	40150	39300	97.88	123.1	5 FS
SOUTH JETTY NO 2	25023	0850	35.0	65	365	23725	5500	23.18	25.6	5 FS
SOUTH JETTY NO 3	25024	0860	35.0	110	365	40150	8600	21.41	41.0	5 FS
SOUTH JETTY NO 4	25025	0870	35.0	65	365	23725	8600	36.24	41.0	5 FS
SOUTH JETTY NO 5	25026	0880	35.0	65	365	23725	8600	36.24	41.0	5 FS
SOUTH JETTY NO 6	25027	0890	35.0	160	365	58400	23300	39.89	12.3	5 FS
UMPOUA NO 2	25028	0900	35.0	160	365	58400	2900	4.96	16.8	5 FS
UMPOUA NO 3	25029	0910	35.0	160	365	58400	22400	38.35	151.3	5 FS
SOUTH JETTY NO 7	28234	0940	35.0	75	365	27375	38300	139.90	164.1	5 FS
GCOSE PASTURE STAGING	30360	0950	35.0	175	365	63875	20800	32.56	164.1	5 FS
HORSFALL STAGING	34777		41.1	500	365	365000	79800	21.86	44.6	3 FS
LAGGON	27566	0025	41.1	15	365	10950	2200	20.09	1.8	4 FS
LAGGON	27569	0028	41.1	200	122	48800	16300	33.40	0.0	3 FS
MAXMYKLE	28235	0029	41.1	270	122	65880	16100	24.43	8.6	3 FS
CARTER LAKE EAST	13962	0031	41.1	55	365	40150	0		0.0	3 FS
TAHKEWITCH LAKE	27561	0046	41.1	185	122	45140	10700	23.70	5.7	3 FS
MID FEE	27570	0055	41.1	135	122	32940	0		0.0	3 FS
NORTH FEE CR	27572	0057	41.1	270	122	65880	20400	30.96	10.7	3 FS
CARTER LAKE WEST	13958	0171	41.1	110	122	26840	4600	17.13	3.9	3 FS
TYPE	13959	0241	41.1	65	365	47450	8100	17.07	5.0	3 FS
TAHKEWITCH LANDING	33445	0250	41.1	130	365	94900	8800	9.27	4.9	4 FS
SCOUTH FEE CREEK	13960	0270	41.1	65	122	15860	0		0.0	3 FS
SPINAREEL	29828	0290	41.1	125	365	91250	41400	45.36	161.4	3 FS
BLUEPILL LAKE	23591	0411	41.1	95	365	69350	13400	19.32	7.0	3 FS
DRIFTWOOD II	33474	1900	41.1	445	365	324850	17300	5.32	15.6	3 FS
CLEAFOX	13965	0071	45.1	176	365	64240	16800	26.15	7.5	5 OTHER
FORT UMPQUA	34214		70.0	10	154	1540	600	38.96	1.8	5 FS
OREGON DUNES	34213		81.3	65	365	23725	800	3.37	9.2	3 FS
DISTRICT TOTAL	37 SITES			5376		2332645	533000		1694.9	

* THEORETICAL SEASONAL CAPACITY FOR OCCUPANCY SITES (KIND CODES 41.1, 41.2 AND 48.0) EQUALS PART X SEASON IN CALENDAR DAYS X 2.
 THEORETICAL SEASONAL CAPACITY FOR DAY-USE SITES EQUALS PART X SEASON IN CALENDAR DAYS.

** STATISTICAL SAMPLING INDICATES THE USE OF WELL MANAGED SITES FALL BETWEEN 20 AND 40 PERCENT OF THEORETICAL CAPACITY.

Exhibit C

MEMO

TO: DUNES CITY COUNCIL MEMBERS
FROM: DUNES CITY PLANNING COMMISSION
DATE: APRIL 27, 1987
SUBJECT: MINUTES OF SPECIAL MEETING ON MIKE BUCKWALD REQUEST

At a special meeting of the planning commission held April 22, 1987, the commission took Findings of Fact and made Conclusions of Law concerning the request of Mike Buckwald before Lane County for a Special Use Permit.

Based upon those Findings and Conclusions, the commission made the motion to recommend to you that you submit a negative recommendation to Lane County to reject this project in its entirety.

The Findings of Fact and Conclusions of Law are contained in the minutes of the meeting. The voting was as follows:

AYE: H. Young, M. Miller, J. Olson and B. Knight
NAYE: E. Petersen.

However, the motion carried.

Respectfully submitted,

K Bacon

Kay Bacon,
secretary

DUNES CITY PLANNING COMMISSION

SPECIAL MEETING

APRIL 22, 1987

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:30 PM by Chairman M. Miller.

PRESENT: E. Petersen, H. Young, Chairman Miller, J. Olson, B. Knight, and secretary K. Bacon. There were one representative of the press and 18 citizens present in the audience. Attorney Gerber was also present.

II. SPECIAL USE PERMIT - MIKE BUCKWALD

The meeting had been called at the request of the city council to take Findings of Fact and make Conclusions of Law as the request relates to the Dunes City Comprehensive Plan (Comp Plan). The commission had been further asked to make a recommendation to the city council based upon its Findings and Conclusions.

M. Miller told those present that the applicant and proponents would be given 30 minutes total time to present proposal and give testimony. Those present in opposition would also be allowed 30 minutes total time. Chairman Miller then called a five-minute recess to allow each side time to organize. The meeting was reconvened at 7:35 PM.

The planning commissioners had each received and read materials submitted prior to the meeting by both sides. The materials submitted by the applicant are incorporated herein as Exhibit A. The materials submitted by the opposition are incorporated herein as Exhibit B.

The commissioners were each asked if they had had any ex parte contact or conflict of interest. B. Knight said that she had not. J. Olson said that she had actively lobbied against the proposal and had passed a petition in opposition. However, she said that she could consider it objectively as it relates to the Comp Plan. E. Petersen declared no conflict or ex parte contact. H. Young declared that he lives in the Lakeshore Mobile Home Park directly across the highway from the site of the proposal and has a conflict of interest. However, he felt he could deal objectively with the proposal. M. Miller read a statement she had prepared. She said that she is a member of the Woahink/Siltcoos Homeowners Association and had actively lobbied against the initial proposal as well as the present proposal. Her position, she said, was based upon her understanding of the Lane County Comprehensive Plan and other regulatory documents

of both Lane County and Dunes City. She said it was not based upon any personal likes or dislikes or in return for any monetary or other remuneration. She said that, since she was basing her opinion upon legal documents -- including the Dunes City Comp Plan the commission would be using, she would not disqualify herself from this proceeding and would keep her mind open to any new citations that would tend to change her opinion and would willingly change her stand should such citations prove conclusive.

The public hearing was opened at 7:43 PM. Mike Buckwald began the public hearing by making his presentation. He had with him a recently completed topographic map which was posted on a blackboard and displayed throughout the meeting. He asked if the planning commission intended to make a recommendation to the council following this meeting. M. Miller responded that the planning commission did plan to make a motion of recommendation to the city council at the conclusion of this meeting.

Mr. Buckwald had copies of a report from a soil scientist that he distributed to planning commissioners. He said that the proposal is about the same as the previous proposal. However, he and his partners, Larry Hague and Terry Duman, have reduced the number of proposed campsites from 139 to 87. They have eliminated campsites on the steep terrain at the back of the site and have left a proposed vegetation barrier along Highway 101 that varies in width from 175 feet at the south end to 125 feet at the north end. He said that the opinion of the soil scientist is that there will not be any problem handling runoff and subsurface sewage disposal on the site. Buckwald reported that he will have a report on sound in the area available for the city council special meeting scheduled for April 29, 1987. He said that if the report finds that sound on the site exceeded the D.E.Q. sound levels recommended for an RR-5 zone, they would build sound barriers for that particular area to prevent sound from carrying to other areas.

The state highway department report, according to Buckwald, thought that the place they had selected for ingress and egress to the site was good because it was in a long straight stretch of highway. The written report states that the applicant will "modify cut slopes for adequate sight distance and maintain brush." It further states, "Reference to OAR 734-50-035, should average peak summertime traffic generate sufficient volumes to justify a left turn refuge, it will be constructed at applicant's expense."

Buckwald said that he would have a traffic engineer's report ready for the city council meeting April 29. He said that he and his partners had obtained logging permits for the site which is designated F-2 and RR-5. However, after logging a small part of the site, they decided the site would be better if developed as a campground. He said that the soil scientist states the water flow is toward the ocean rather than Woahink Lake and that any sewage would flow toward the ocean rather than toward Woahink Lake.

Buckwald said that the Dunes N.R.A. is awaiting the outcome of the public hearings before issuing the permit for their requested dunes access road from the site. He said, however, that the N.R.A. report is favorable. He wanted to reassure those present and the commissioners that the large parking lots proposed are not going to be used for overflow camping; they will be used for those who are visiting campers, extra vehicles per campsite, boats and trailers.

There will be a caretaker's cottage, restroom and shower facilities and clubhouse on the site, Buckwald. said. He added that they would allow the volunteer dunes patrol to utilize the clubhouse for its bi-monthly meetings. And they will allow the patrol to use the access trail to the dunes, if it is ever put through, for patrolling the dunes and rescues on the dunes.

John Carlson. Mr. Carlson read from written remarks he had prepared and distributed to commissioners. He made the following statements and amplified them with his testimony:

"This project will cause degradation of scenic values, extensive topographic modification, permanent removal of acres of vegetation and trees."

"The RV park will contribute to unnecessary traffic congestion."

"This is a high-volume commercial use."

"As planned or even modified, this buggy camp will destabilize the forested dune and remove much of the trees and vegetation and replace them with roads, campsites and parking lots."

"Forest uses will end on this 26 acres."

"The county will have to grant special use permits which, in effect, will turn the F-2 and RR-5 zones into commercial use."

"This conversion to commercial activity will add to and encourage strip development."

Mr. Carlson stated that the owners of Woahink Mobile Home Park, south of Buckwald's proposed site, plan to enlarge their facility by adding an additional 38 spaces to the 40 they presently have. He pointed out that the mobile home park is already in a zone that would allow that expansion. He estimated that with the addition of those 38 spaces, those available at the campgrounds on the Siltcoos outlet, and Mr. Buckwald's 87 proposed sites, that would bring "over 495 dune buggies camped on Dunes City's border".

Mr. Petersen asked Mr. Carlson where the opposition had gotten the figure of 600 cars a day entering and leaving the proposed campground. Mr. Carlson responded that those figures came from Michael Copely of Lane County.

Russ Heggen. Mr. Heggen, president of the Woahink/Siltcoos Homeowners Association, presented some additional printed material to the commissioners. He contested the claim that subsurface sewage drainage would go toward the ocean rather than toward Woahink Lake. He said that all the water runoff from the property drains through two culverts under Highway 101 and into Woahink lake. He also was of the opinion that it is not possible to construct a sound barrier to muffle sound that he estimated would be 1,000 times the acceptable dba level of 60 dba's. He estimated the sound measurement at the north property line would be 90 dba's. He said that each 30 dba increase is equivalent to 1,000 times.

Mr. Heggen read from the Comp Plan update, "Dunes City will coordinate the local planning review of highway projects with the Department of Transportation". He said he did not think there had been any local planning review of this project with this committee or anyone in Dunes City. He said his association thinks there is a definite need for left and right refuge lanes. Mr. Heggen contested a statement he said Mr. Buckwald had made earlier that their road permit had been renewed by the highway department. Mr. Heggen said he had been told by Mr. Jim Gix, Region 3 Engineer for the highway department, that "those permits are not renewable".

In addressing the issue of "need", Mr. Heggen said he had talked with the Dunes N.R.A. Ranger Connie Frisch who had told him that occupancy rate of existing campgrounds is 25% to 30% in the summer and 10% in the winter. The only time the campgrounds are at capacity, he said, are the three big weekends -- Memorial Day, Labor Day and the Fourth of July. He said that he could provide figures for the city council meeting on occupancy rates.

Attorney Gerber pointed out that this proposal will be considered a commercial activity and advised that Mr. Buckwald establish a need. He responded that he would probably not be able to establish a need at this meeting but would work on that point before the city council meeting.

In his rebuttal comments, Mr. Buckwald said that their proposal cannot be compared to the campsites available at the Siltcoos outlet since they would have full hook-up, restroom and shower facilities and could accommodate large motor homes that "presently cannot find places in the community". He reminded those present that it would be a direct violation of the Lane County codes to rent ORV's out of the parking lots and that the lots will be for overflow campsite parking, boats and boat trailers. He said that he did not think the commissioners should base Findings of Fact on the observations of layman as to noise, slope, and water flow rather than licensed engineers. He testified that the road for ingress and egress would not go across culverts or riparian land.

Thurman Furby. Mr. Furby, owner of Lakeshore Trailer Park, lives across the highway from the proposed site. He said that he has 15 spaces in his mobile home park for RV's; and he usually has at least four openings even in heavy use months. Whenever someone has stopped to rent a space and they have been full, he has always been able to find openings for them at other RV parks elsewhere in the community.

The public hearing was closed at 8:46 PM. M. Miller declared a recess at 8:47 PM. The meeting was reconvened at 8:54 PM.

The commissioners discussed whether the proposal could be considered a commercial activity. Ordinance 50 defines RV parks as a commercial activity. Attorney Gerber pointed out that campgrounds are a conditional use under Section 4 of the Zoning Ordinance and a permitted use under community commercial in Section 5 of the Zoning Ordinance.

M. Miller pointed out that the Comp Plan lists a tourist commercial use. The commissioners thought this proposal would come under Chapter F of the Comp Plan as tourist commercial.

M. Miller said that Chapter F, page 90, Section III 3. of the Comp Plan does not condone new commercial development on Highway 101 south of Honeyman Park. Attorney Gerber contested that statement. He interpreted the Comp Plan to say that it may be allowed if the applicant can prove a need. E. Petersen used the analogy, to point out the varying interpretations of "need", of the number of restaurants in Florence that may not be at capacity all of the time. He said that they may be near capacity only on weekends, but in that case, there would be a need. He said he did not think the commissioners had been given concrete proof in the statements presented at this meeting. He said all the testimony about traffic, water flow, and sound had been speculation.

The commissioners spent several minutes reviewing various pages of the Comp Plan concerning the economy, dunes, shoreland, various maps about development suitability, subsurface sewage disposal, etc. M. Miller quoted from the Lane County Coastal Resource Inventory prepared by Wilsey and Ham which concurred in the need to maintain low density development in the coastal lakes areas. Councilman R. Petersdorf in the audience responded that the Wilsey and Ham report had been rejected by the council when it was presented several years ago. M. Miller asked why something hadn't been said about that when the Comp Plan was recently updated. Petersdorf said that it had been overlooked.

The commissioners addressed the possibility of noise pollution. M. Miller said that the increased number of ORV's would not lessen a problem that has already surfaced in testimony at council meetings as complaints from citizens about noise from ORV's in the dunes. She said this could only add to the problem. She said that the applicants have not proven to her satisfaction that they have a plan to restrict or lessen noise. E. Petersen suggested that the commission in its recommendation to the council make a condition that all vehicles will have mufflers. Attorney Gerber advised that the council could not do that since the City would have no way to monitor this condition; the campground would be under Lane County jurisdiction.

M. Miller quoted from the report submitted from the Dunes N.R.A. to the applicant and interpreted that report to show that there was not a compelling need for this proposed campground.

J. Olson said that the Comp Plan stresses low-density development; she said that she does not consider this proposal low density.

The commissioners discussed fire protection. M. Miller said that she felt the opposition's statement about fire hazards from extra fuel in jerry cans on site, one access road that may become congested with fleeing campers making access to emergency vehicles impossible were valid arguments.

M. Miller said she thought this development would add to strip development along Highway 101 in violation of the desire of the Comp Plan.

Attorney Gerber reminded the commissioners that they are not obliged to accept the testimony of experts as more valid or having more weight than that of a layman.

FINDINGS OF FACT:

1. The proposed campground site is in an area of stabilized sand dunes and active sand dunes.
2. The Dunes City Comprehensive Plan contemplates low intensity development in this area.
3. This particular plan contemplates 87 campsites, a large parking area, clubhouse, caretaker cottage, and large staging area on 26 acres.
4. These developments will de-stabilize the dunes in a large portion of this area.
5. The commission would classify this development as an intensive development.
6. The Comprehensive Plan discourages this sort of development; but if it were allowed within Dunes City jurisdiction, the City would almost certainly require a re-stabilization plan, bonding and require that a bond for re-stabilization be posted before the proposal was approved.
7. The applicant plans to leave a screening barrier of vegetation of varying widths along Highway 101 the length of the property.
8. The above-mentioned vegetative barrier will be 175 feet wide at the south end of the property and 125 feet wide at the north end of the property.

9. The vegetation is largely deciduous, and there will be a difference in screening from the highway between summer and winter.
10. Because the site slopes uphill from Highway 101, the commission thought the site would also be visible to residences on the east side of Woahink Lake.
11. The proposed plan contemplates constructing an access road to the dunes over particularly steep terrain that is at a higher elevation than the vegetative barrier.
12. No left-turn refuge has been provided for in the plan. Washburne State Park, Honeyman State Park, and the Dunes Overlook all have left-turn refuges in areas where the highway speed is 55 miles per hour.
13. The highway speed in the area of this proposal is 45 miles per hour.
14. This proposal will be for profit and fits the definition of commercial under the Dunes City Comprehensive Plan.
15. The Comprehensive Plan encourages commercial development in the Florence/Glenada area.
16. The Comprehensive Plan discourages commercial development in the area of this proposal.
17. The Comprehensive Plan discourages strip development.
18. Currently, in the same general area there is the Myrtlewood Factory, Stage Coach Gift Shop, Sand Dunes Frontier, Woahink Mobile Home Park, Lakeshore Trailer Park and Millers' Lakeside Gallery (which is presently vacant) and Woahink Landing (presently vacant)
19. The Comprehensive Plan requires that a need be shown. The commissioners discussed whether "need" is interpreted as present need or need in the foreseeable future. The commissioners interpreted it to mean foreseeable future.
20. Commissioners did not get information from the applicant that shows a need for this proposal in the foreseeable future.

21. The engineering is not sufficient at this point to ensure that erosion will not adversely impact neighboring properties.
22. Eight (8) acres of the 26-acre site are zoned RR-5; the remaining 18 acres are zoned F-2.
23. The applicant will install a septic tank to accommodate at least 7,000 gallons of sewage a day.
24. There will be significant road development on the site.
25. The Comprehensive Plan contemplates one (1) residence per acre as desired density.
26. There are two culverts that drain into Woahink Lake from this property.
27. The development is less than 100 yards from Woahink Lake.
28. Destabilizing the dunes and de-forestation in this area will encourage sand movement from wind and water.
29. This development is directly south of Sand Dunes Frontier, another high-density development.
30. The prevailing summer winds in this area are from the north-west and will carry the noise and sand further in the summer.
31. The engines of the ORV's will have to rev and strain to climb the steep dune access road which will also carry them above the vegetation barrier.

CONCLUSIONS OF LAW:

1. This project may adversely affect the water quality in Woahink Lake if materials erode into the streams.
2. The project will increase the noise problem from ATV's in the area.
3. The project may increase congestion along Highway 101 and roadway danger.
4. This area is stabilized and unstabilized sand dunes which should be lightly developed to avoid destabilization, advancement of dunes, and erosion of sand.

5. This development will require clearing of substantial areas of this parcel and will adversely affect the rural, residential and scenic character of Dunes City which our Comprehensive Plan seeks to preserve.
6. The project is a high density development. High density is discouraged by the Dunes City Comprehensive Plan.
7. This project is a commercial project and fosters strip development which our Comprehensive Plan discourages and in an area where our Comprehensive Plan discourages commercial development.
8. Our Comprehensive Plan would require the developer to demonstrate need. The developer has not demonstrated a need for this project.

ACTION

A motion was made by J. Olson and seconded by B. Knight that the planning commission after extensive study of the Dunes City Comprehensive Plan and based on the Findings of Fact and Conclusions of Law does emphatically recommend to the Dunes City Council that it submit a negative recommendation to Lane County to reject this project in its entirety.

AYE: H. Young, M. Miller, J. Olson, B. Knight
NAYE: E. Petersen

III. ADJOURNMENT

The meeting was adjourned at 10:50 PM.

CHAIRMAN M. MILLER

K Bacon
SECRETARY K. BACON

E. PETERSEN

H. YOUNG

J. OLSON

B. KNIGHT

DUNES CITY COUNCIL

REGULAR MEETING
MAY 14, 1987

A G E N D A

- I. CALL TO ORDER AND ROLL CALL
- II. APPROVAL OF MINUTES OF APRIL 9 and APRIL 29, 1987
- III. BILLS AGAINST THE CITY
- IV. RECEIPTS OF THE SESSION
- V. CITIZEN INPUT ON UNSCHEDULED ITEMS
- VI. ANNOUNCEMENTS AND CORRESPONDENCE
- VII. REPORTS
 - A. Cable TV Review - Attorney
 - B. Any other reports councilmen may have
- VIII. PUBLIC HEARING
 - A. Walkabout Cove Subdivision - Jay Mead/Jack Treasure, applicant
- IX. EXECUTIVE SESSION
- X. UNFINISHED BUSINESS
 - A. Salal Road Permit - Ruth Wood, applicant
 - B. Woodland Lane brushing
 - C. Variance - McCleary Peckham, applicant
 - D. Community Center doors
- XI. NEW BUSINESS
 - A. Business Licenses
 - B. Truck Parking Complaint
 - C. Liquor License - Darlings Resort
- XII. ADJOURNMENT

DUNES CITY COUNCIL

REGULAR MEETING
MAY 14, 1987

A G E N D A

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 - B. Any other reports councilmen may have
- VIII. PUBLIC HEARING
 - A. Walkabout Cove Subdivision - Jay Mead/Jack Treasure, applicants
- IX. EXECUTIVE SESSION
- X. UNFINISHED BUSINESS
 - A. Salal Road Permit - Ruth Wood, applicant
 - B. Woodland Lane brushing
 - C. Variance - McCleary Peckham, applicant
 - D. Community Center doors
- XI. NEW BUSINESS
 - A. Business Licenses
 - B. Truck Parking Complaint
 - C. Liquor License - Darlings Resort
- XII. ADJOURNMENT

DUNES CITY COUNCIL

REGULAR MEETING

MAY 14, 1987

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:30 PM by Mayor Nancy LM Johnson.

PRESENT: D. Eastman, R. Forest, Mayor Johnson, E. Fillman, R. DePiero, R. Parent, Attorney Ron Gerber, City Recorder Betty Stocking, and secretary K. Bacon. Councilman R. Petersdorf entered the meeting later. There were 16 citizens and students and one representative of the press present in the audience.

II. APPROVAL OF MINUTES OF APRIL 9 and APRIL 29, 1987

D. Eastman asked about the taxes for the roads in the Tsiltcoos Lake Club Plat. He was informed that K. Bacon had contacted E. Passenger, a property owner in the subdivision, and had advised about the tax bill for the roads. She had volunteered to pay the taxes for this year.

ACTION The minutes of April 9 were approved with the correction of a typographical error on page 3.

ACTION A motion was made by E. Fillman and seconded by D. Eastman to approve the minutes of April 29. The voting was unanimous, and the motion carried.

III. BILLS AGAINST THE CITY

ACTION A motion was made by D. Eastman and seconded by E. Fillman to pay the bills against the City in the amount of \$4,431.30 with the addition of a bill from Radio Shack in the amount of \$29.40. The voting was unanimous, and the motion carried.

IV. RECEIPTS OF THE SESSION - \$6,719.58

D. Eastman had questions concerning the remaining money in personal services and contracted services since both the secretary's salary fund and the fund for legal services were running low. He was advised that the secretary's salary will be paid from the money allocated for part-time since it is from the same category. Attorney Gerber advised that if the City runs short in any budget line item, the City may draw from funds from other line items within that budget fund. If the City underspends in one line item, the

remainder may be transferred to another line item within that budget fund. If the City overspends the budget, he said, it will have to file a supplemental budget.

In response to another question concerning cable tv, he advised that the City will have to file a supplemental budget to reflect the money the City has received for the transfer and show the money that has been spent from those monies.

V. ANNOUNCEMENTS AND CORRESPONDENCE

- A. Letter from Thurman Furby. The council members had received in their packets a copy of a letter the City had received from Thurman Furby concerning the motion made at the April 29 council meeting about the Buckwald proposal. He felt the City had invited Mr. Buckwald to submit a scaled-down version of his present proposal. It was decided to discuss the letter under Unfinished Business.
- B. Flood Plain Ordinance. B. Stocking read a letter from Charles L. Steele of the Federal Emergency Management Agency. Mr. Steele advised that the City had been wrongly advised that it did not need to approve a flood plain ordinance. Mr. Gerber and Gary Darnielle of LCOG are taking care of the matter. B. Stocking will advertise for the ordinance to be read at the June city council meeting.
- C. Comprehensive Plan Update. The City had received a letter from James Ross of LCDC approving the Periodic Review of the Comprehensive Plan.
- D. "Welcome to Dune Country". Mayor Johnson announced that she had received a proposal from KDUN to advertise Dunes City on the "Welcome to Dune Country" program. For \$24 per month the City would receive ten (10) spot announcements. She wondered if the city council would be interested in this proposal. There was discussion. Council wondered what exactly would be included in the announcements and how long they would be. The council also wondered if it might be better to advertise on a station from Eugene with a larger listening audience than a small coastal community station. Mayor Johnson said that she would get more information from KDUN.

- E. County Commissioner Dumdi. Mayor Johnson announced that Ellie Dumdi will be at the Dunes City Community Center Monday, May 18, at 4:30 PM for about an hour to give residents in this area a chance to meet with her.
- F. LCOG Meeting. Mayor Johnson announced that LCOG will be meeting at the Dunes City Community Center May 28 at 7:30 PM. The mayor said that she would like all city council members to attend. The mayor and B. Stocking will provide refreshments.
- G. Sheriff's Contract. Lane County Deputy Sheriff Chuck Tidball was present and had brought with him a proposed renewal contract. A copy of the proposed contract is attached with these minutes. Mayor Johnson reviewed some of the language changes. Page Two, paragraph two, the following language has been inserted: ". . .less that time normally given a Deputy Sheriff, such as, annual vacation, personal days, sick leave and training." She pointed out that the total for services rendered will be less than the City presently pays.

The council asked if there would be any back-up when Deputy Tidball is sick, gone or on vacation. They were informed that the county would not provide back-up. However, the state police would provide some back-up as needed. The council was informed that Deputy Tidball would not be required to make up any hours lost due to sickness, vacation, etc. The county will be responsible to provide all fringe benefits. The cost will be ten hours per week x 52 weeks at \$23.01 per hour for an annual total of \$11,965.

ACTION

A motion was made by D. Eastman and seconded by R. Forest to accept the Sheriff's contract as presented. The voting was unanimous, and the motion carried. Mayor Johnson signed three copies of the contract. Mr. Tidball will have the copies signed by the county and return one signed copy to the City.

VI. REPORTS

- A. Cable TV. Attorney Gerber advised that it is time for the City's tri-annual review of the cable tv franchise. He suggested that the City talk to McCaw and ask that the review be moved to July since the City will be doing the budget in June. R. DePiero announced that he will be unable to continue with the cable tv commission.

Mayor Johnson asked for a council volunteer to head the commission. R. Forest volunteered to head the commission. The mayor accepted R. Forest as head of the commission and told him that he would be head of the Franchise Commission which will consider the garbage and cable tv franchises.

VII. PUBLIC HEARING

- A. Walkabout Cove Subdivision. The public hearing was opened at 8:15 PM.

Eugene Wobbe, acting as agent for the applicants Jay Mead and Jack Treasure, outlined the proposal for the council. The subdivision is proposed to be an eight-lot subdivision with minimum one-acre lot size all meeting the width/depth ratios.

There was no one present to speak in opposition to the proposal.

Mayor Johnson opened the discussion to questions from the council. D. Eastman questioned whether the developers would be able to get a house, water and septic system on lots 6, 7 and 8 because the slope on those lots is so steep. Wobbe said that the water and septic systems could probably be located near the property lines and the house might be located next to the vegetative barrier at the front of the property. Wobbe added that Lane County will be responsible to locate the septic systems and that the county requires that a plot plan be submitted; not just a test hole.

E. Fillman suggested that it might be better to reduce the number of lots to 7 and use the space for lots 6, 7 and 8 for just two lots to allow for room for a house, water and septic.

Wobbe compared the size of the lots in the Walkabout Subdivision to the size of the lots in the Tsiltcoos Heights Subdivision which is located directly behind the proposed subdivision. D. Eastman reminded Wobbe that the Tsiltcoos Heights subdivision has a water system.

Wobbe agreed that Lot 7 is the most critical because of the slope. However, he suggested that perhaps Lots 7 and 8 could share a well.

R. Petersdorf asked if culverts are planned to carry run-off. Wobbe responded that since Boy Scout Road is a county road, Lane County will require culverts when driveway permits are issued if they feel water will be a problem. R. Petersdorf said that he is also concerned about a large spruce tree at the corner of Boy Scout and Parkway roads on Lot 8.

Mayor Johnson asked if there was cable tv service available to the subdivision. The discussion which followed indicated that cable tv goes past the area to areas beyond and would probably be available.

Concerning street lights, B. Stocking said that the City receives revenue from Central Lincoln P.U.D. that should more than cover the cost of an additional street light near the subdivision. However, R. Petersdorf said that he thinks the developer should pay the cost of installing the pole and transformer that would be needed.

Petersdorf also stated that, in contrast to the planning commission's findings, Boy Scout Road is heavily traveled especially in the summer months when Camp Baker is busy.

R. Forest asked why a natural reserve strip was planned at the back of the property. Wobbe explained that the reserve strip was done to reduce the length of the lots to meet the City's requirement that lots not exceed a depth/width ratio of $2\frac{1}{2}$ to 1.

The public hearing was closed at 8:55 PM.

ACTION

A motion was made by R. Petersdorf and seconded by E. Fillman to grant preliminary approval to Walkabout Cove Subdivision and to accept the planning commission's Findings of Fact, Conclusions of Law and conditions and that an additional condition be added to stipulate that the large tree at the corner of Boy Scout Road and Parkway Drive on Lot 8 be removed at the expense of the subdivider at the time Lot 8 is sold and that a street light be installed at the developer's expense near Lot 5 within six months of the first house being built within the subdivision. The voting was unanimous, and the motion carried.

The meeting was recessed at 9:15 PM and reconvened at 9:25 PM.

ACTION A motion was made by D. Eastman and seconded by E. Fillman to authorize D. Eastman to order the door and hardware for a sum not to exceed \$287.70 for the wooden crossbuck door and hardware and to authorize George Casselberry to remove the existing door and to hang new door, threshold and lock system and to paint for a sum not to exceed \$150 for labor and materials. The voting was unanimous, and the motion carried.

D. Thurman Furby Letter. There was considerable discussion between the council members, Mr. Furby and the attorney concerning R. DePiero's motion at the end of the special Buckwald hearing. R. DePiero explained that he had worded his motion the way he had because he does not feel that a less-dense campground in the area of Mr. Buckwald's proposal would be in violation of the Comprehensive Plan.

F. Siltcoos Resort Signs. E. Fillman reported that the signs that the city council had asked Jim Fish of Siltcoos Lake Resort to remove as condition for approval of his sign permit have been replaced. B. Stocking said that she would have the building inspector take a look at them.

IX. NEW BUSINESS

A. Darlings Resort Liquor License.

ACTION A motion was made by R. Petersdorf and seconded by R. DePiero to renew the liquor license for Darlings Resort. The voting was unanimous, and the motion carried.

B. Truck Parking Complaint. The City had received a letter from Wayne Hafdahl, the U.S. mail contractor, that he had been asked to move his truck off the street because it blocked the Lake's Edge RV Park sign. In response to the inquiry in his letter, the secretary reported that the owner of Lake's Edge has applied for a sign permit for her newly-erected sign. B. Stocking reported that she had talked to the postmistress at the Westlake Post Office about having Mr. Hafdahl park in the parking area behind the post office. She was informed that there is not sufficient room in that lot for him to maneuver his truck. B. Stocking had suggested to Mr. Hafdahl that he park his truck in a different spot each day.

VIII. UNFINISHED BUSINESS

- A. Salal Road Permit. B. Stocking said that she had a call from Ruth Wood saying that they would not have anything to present at the council meeting because she had been unable to talk with Dr. Orcutt. Attorney Gerber advised that if she mails a letter it is presumed that Dr. Orcutt has received it whether he accepts it or not. B. Stocking was advised to inform Mrs. Wood of that advice.
- B. Woodland Lane Brushing. B. Stocking said that she had received a letter that the brushing had already been done on Woodland Lane since last month's meeting. The Director of Roads had checked the brushing that had been done, and it looked fine to him.
- C. Variance - McCleary Peckham, applicant. Jim Archer, Mr. Peckham's agent, had the front property line determined by a licensed surveyor. He had presented the council with copies of the survey map in compliance with the conditions for approval stipulated by the council. The survey shows the house as being 23 feet from the front property line now. With the proposed 4-foot, six-inch addition to the house, the house would be 18 feet, six inches from the property line. This would require a six-foot, six-inch variance.

The mayor directed the City to issue the final order and building permit since Mr. Peckham has complied with the conditions.

- C. Community Center Doors. Various council members reported that the contractors they had contacted did not have time to install a new door for the Community Center. The City had received a bid from George Casselberry of \$142 to remove the existing door, install the new door and hardware and paint the door. This price does not include the cost of the door. There was discussion of paying Mr. Casselberry a price to include the cost of the door.

ACTION

A motion was made by D. Eastman and seconded by E. Fillman to have Mr. George Casselberry install a crossbuck door just as the City has now, including the hardware, labor and painting a price not to exceed \$450 installed including the cost of the door. In the discussion that followed, Mr. Eastman withdrew his motion and E. Fillman withdrew his second.

- C. **Business-Licenses.** Mayor Johnson asked the attorney if the City could charge a separate fee for garbage collectors than it does for other businesses. He responded that the City could since it would involve inspecting the vehicles, etc. D. Eastman asked if the business license ordinance that the City had already had the first reading on would include garbage collectors or whether it would require a separate ordinance for garbage collectors. Attorney Gerber advised that the City could handle it either way. The council discussed not only licensing businesses located within Dunes City but also license those businesses that do business within Dunes City; i.e., contractors, etc. The mayor said that the City is considering a business license as a much-needed source of revenue. The mayor wanted a committee to study the possibilities and present the council with a draft ordinance for consideration at its June meeting so that the garbage license will be able to be implemented by the August council meeting. R. Forest, as Franchise Commission chairman, will chair that committee.

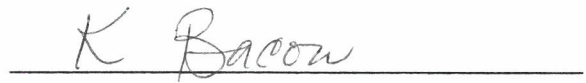
Attorney Gerber said that he would like to talk with McCaw Cablevision (or the new franchise holder) to see what they foresee for rate increases in the next twelve months for budgeting purposes and about moving the review to July. He thinks the City could consider garbage and tv at the same meeting. Attorney Gerber thought that it would be possible to have some drafts ready for the June meeting for garbage and business license. However, he did not think it would be possible to have the first reading that night because of the public input and council input.


- D. **Director of Roads' Salary.** D. Eastman talked about the upcoming budget hearing. He said that, as the road commissioner, he would like the city council to consider giving the Director of Roads a \$25 a month raise. The city council agreed, and B. Stocking will call the City's accountant and ask that he adjust the budget to reflect a \$25 raise per month for the Director of Roads. This will bring his monthly salary from \$100 per month to \$125.
- E. **Anniversary.** The secretary pointed out that this meeting marked Attorney Gerber's ninth year as the City's attorney.

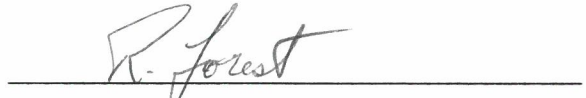
X. ADJOURNMENT

The meeting was adjourned at 10:40 PM.

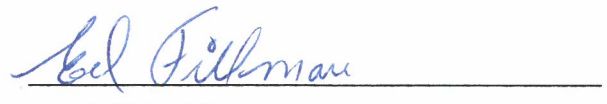

MAYOR NANCY LM JOHNSON

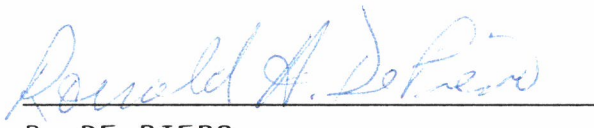

SECRETARY K. BACON

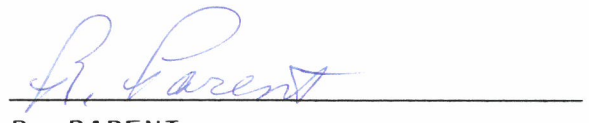

D. EASTMAN


R. FOREST


R. PETERSDORF


E. FILLMAN


R. DE PIERO


R. PARENT

AGREEMENT

THIS AGREEMENT made and entered into this day by and between Lane County, hereinafter referred to as COUNTY and the City of Dunes City, Oregon, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, the parties to this agreement desire that a certain level of police services be provided to CITY through contractual agreement with COUNTY.

WHEREAS, COUNTY is willing to provide said police services to CITY:

WHEREAS, COUNTY will provide a peace officer as defined by State Statute.

NOW , THEREFORE, IT IS HEREBY AGREED as follows:

I. The parties jointly agree:

a. COUNTY shall appoint an employee of the Sheriff's Office and CITY shall appoint an official of CITY, who shall act as coordinating agents to provide correspondence and communications between the parties to this agreement.

b. Determine the appropriate working hours for the officer assigned to CITY subject to the maximum hours as hereinafter provided.

c. Cooperate with each other to the extent that the maximum police protection may be afforded within the city limits of CITY, with the limited resources available.

d. COUNTY agrees to indemnify and hold CITY harmless from all claims or damages in any action, suit or proceeding brought by a third party in which COUNTY is determined negligent in the performance or failure to perform activities under this agreement.

CITY agrees to indemnify and hold COUNTY harmless from all claims or damages in any action, suit or proceeding brought by a third party in which CITY is determined negligent in the performance or failure to perform activities under this agreement.

II. COUNTY shall:

a. Assign one duly certifiable deputy sheriff to work full

time within the city limits of CITY. In the event an emergency exists, the Sheriff/Sheriff's Designee may reassign deputies otherwise assigned to perform these services.

Full time, as used herein, shall mean a regular workday of two (2) hours each day, five (5) days per week, for a total of ten (10) hours each week, less that time normally given a Deputy Sheriff, such as, annual vacation, personal days, sick leave and training.

b. Provide training as necessary for the deputy sheriff assigned to CITY in order that they may properly carry out their responsibilities of law enforcement within city limits of CITY.

c. Cooperate with CITY and generally carry out the recommendations of CITY, but the control and final decision with regard to the manner of operation of the the deputy sheriff assigned to CITY shall be made by the Sheriff/Sheriff's Designee of the Department of Public Safety of Lane County.

III. As set forth in Attachment 'A' CITY shall:

a. Pay COUNTY the hourly rate for the deputy sheriff assigned as stated in Attachment 'A'. In the event there is a change in salaries and/or fringe benefits provided to the deputy sheriff, the time provided will be adjusted accordingly.

b. CITY shall pay any additional costs incurred as a result of this contract; i.e., towing charges, ambulance and medical fees for incidents which occur within the city limits.

IV. The deputy sheriff assigned to CITY shall enforce all laws, rules and regulations and carry out all functions as a police officer, including full power and authority to arrest for violations of all duly enacted ordinances of CITY.

Violations which are a breach of City, County and State laws may be cited to District Court. Violations of County ordinances and State laws shall be cited to the appropriate court other than Municipal Court.

V. The term of this agreement is from 1 July 1987 to 30 June 1988. However, this agreement shall continue on a year-to-year basis if neither party elects to terminate. Either party may terminate this agreement at any time, upon written notice given to the other thirty (30) days in advance. It is further understood that the contract amount, as stated in Attachment 'A', will be adjusted annually to the mutual satisfaction of both parties.

VI. The agreement may not be amended or modified unless by written mutual consent of both parties.

IN WITNESS WHEREOF, this agreement is executed by CITY officials duly authorized to execute the same, pursuant to a resolution adopted by the City Council of CITY at a regular meeting, and by COUNTY through the Board of Commissioners.

LANE COUNTY, OREGON

Date: _____

By: _____
JAMES R. JOHNSON, County Administrator

Date: _____

By: _____
DAVID N. BURKS, Sheriff
Department of Public Safety

CITY OF DUNES CITY, OREGON

Date: _____

By: _____

ATTACHMENT "A"

1987 - 88 DUNES CITY CONTRACT ESTIMATE

Ten (10) hrs. per week X 52 weeks X \$23.01 = \$11,965

DUNES CITY COUNCIL

REGULAR MEETING
June 11, 1987

A G E N D A

- I. CALL TO ORDER AND ROLL CALL
- II. BUDGET HEARING - Include Resolution to Phase Out Revenue Sharing
- III. APPROVAL OF MINUTES OF MAY 14, 1987
- IV. BILLS AGAINST THE CITY
- V. RECEIPTS OF THE SESSION
- VI. CITIZEN INPUT ON UNSCHEDULED ITEMS
- VII. ANNOUNCEMENTS AND CORRESPONDENCE
 - A. Eugene 4th Annual Mayor's Invitational Football Weekend
 - B. OSU Extension
 - C. Ordinance #111 to add to Ordinance Files
- VIII. REPORTS
 - A. Meeting with Commissioner Dumdi
 - B. LCOG Meeting at Community Center
 - C. Building Inspector Report on Signs at Siltcoos Lake Resort
 - D. Any other reports council members may have
- IX. PUBLIC HEARINGS
 - A. Flood Ordinance
 - B. Sign Permit for Westlake Resort
- X. EXECUTIVE SESSION
- XI. UNFINISHED BUSINESS
 - A. Draft of Solid Waste Ordinance
 - B. Draft of Cable T.V. Franchise
 - C. Draft of Business License Ordinance
 - D. Request to Reinstate Conditional Use Permit for Howard Brusseau
- XII. NEW BUSINESS
 - A. Resolution Regarding Provision of Basic Services
 - B. Sign Permit - Set Fee for Conditional Use Permit (this may be taken up together with the Sign Permit under IX. Public Hearings)
 - C. Oregon Mayor's Association 1987 Summer Workshop
- XIII. ADJOURNMENT

DUNES CITY COUNCIL MEETING

REGULAR MEETING

June 11, 1987

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:30 PM by Mayor Nancy LM Johnson.

PRESENT: D. Eastman, R. Forest, R. Petersdorf, Mayor Johnson, E. Fillman, R. DePiero, R. Parent, Attorney R. Gerber, City Recorder B. Stocking and secretary K. Bacon.

There was one representative from the press and four citizens present in the audience.

II. BUDGET HEARING

ACTION A motion was made by R. Petersdorf and seconded by E. Fillman to pass resolution 6-11-87A Transferring Revenue Sharing Fund to the General Fund. The voting was unanimous, and the motion passed.

ACTION A motion was made by E. Fillman and seconded by R. Petersdorf to approve the 1987-88 Budget as presented. The voting was unanimous, and the motion passed.

Mayor Nancy LM Johnson read Resolution 6-11-87B in its entirety. The Resolution Adopting budget, Making Appropriations and Levying Taxes is attached with these minutes.

ACTION A motion was made by R. Petersdorf and seconded by E. Fillman to adopt Resolution 6-11-87B. The voting was unanimous, and the motion carried.

III. APPROVAL OF MINUTES OF MAY 14, 1987

ACTION A motion was made by R. Petersdorf and seconded by E. Fillman to approve the minutes of the May 14, 1987. The voting was unanimous, and the motion carried.

IV. BILLS AGAINST THE CITY

D. Eastman asked about adding the bill for the door for the Community Center to this month's bills so that it could be paid within this fiscal year. It was agreed that it should be added.

ACTION A motion was made by D. Eastman and seconded by R. Petersdorf to pay the bills against the City in the amount of \$7,156.02 with the addition of the price for the door (approximately \$264) and installation. The voting was unanimous, and the motion carried.

V. RECEIPTS FOR THE SESSION - \$5,138.23

VI. CITIZEN INPUT ON UNSCHEDULED ITEMS

There was no citizen input on unscheduled items.

VII. ANNOUNCEMENTS AND CORRESPONDENCE

- A. Lane County Deeds and Records. The City secretary had written to Lane County requesting copies of C. C. & R.'s for the subdivisions within Dunes City. The City had received a response that the county would be willing to do the research for \$13.80 per hour or \$3.75 per name requested and \$.25 per page copy costs. The council okayed the expense for having the research done.
- B. Lane County Extension. The City had received a letter from Steve Woodard, Extension Agent Chairman, thanking the City for its willingness to support an Extension Service District. The effort to form an Extension Service District failed since Eugene and Springfield did not support the proposal. The Lane County Budget Committee has agreed to seek funds for Extension through a three-year serial levy. Woodard expressed hope that the City would support the effort for the serial levy.
- C. Mayors' Weekend. The City had received notice from Mayor Brian Obie of Eugene that the Fourth Annual Mayor's Invitational Football Weekend would be held September 25 and 26 in Eugene. The City had requested more information.
- D. Workman's Comp Quote. The City had received a quote from Alexis for coverage in the CIS Worker's Comp Self-Insured Group.
- E. Ugly Bartender Contest. The City had received a call from DeeDee Streets to see if the City would be interested in having someone chair the Multiple Sclerosis fund raising "Ugly Bartender" Contest. The contest is September 1 - 30. The council did not appoint anyone.

- F. Chickens Creating Nuisance. The City had received a letter from Dr. David Powley complaining of the noise created by chickens being kept on property at 4505 Huckleberry Lane. The loud crowing that commences at 4 AM is disturbing the sleep of his wife, Diane, who is recovering from a serious car accident.

Attorney Gerber advised that a letter be sent. Mayor Johnson asked B. Stocking to write a letter to Elson Shields, who is managing the property for an absentee owner; Mr. McBurney, the owner; and the tenant asking that the problem be corrected within seven days. She asked that a copy of the letter be sent to Dr. Powley. She said that if the problem is not corrected within seven days, the City will begin abatement proceedings.

- G. Commissioner Dumdi. Lane County Commissioner Ellie Dumdi will be in Florence June 22nd. She had said that she would be willing to have another meeting in the Dune City Community Center. However, it was decided to announce the time and date of her visit to Florence so that any Dunes City citizens could visit with her there. The mayor said that she would like to have a copy of Mrs. Dumdi's schedule of visits to this area.

VIII. REPORTS

- A. Meeting with Commissioner Dumdi. Mayor Johnson reported on the meeting with Commissioner Dumdi in May at the Community Center. She said that only three citizens had come to meet the commissioner. The group had talked primarily about the Focus Four program being instituted in Florence.
- B. LCOG Meeting at the Community Center. R. Petersdorf had written a letter to council members expressing disappointment that more of them did not attend the meeting held at the Community Center. The next LCOG meeting to be held in this area will be held in Florence August 27. He encouraged as many council members as possible to attend and see what LCOG does.
- C. Roads. R. Petersdorf reported that Gary Darnielle of LCOG had suggested that the City write to Commissioners Ball and Dumdi and Lane County Administrator Jim Johnson requesting grant money to complete a Master Road Plan for the City. The council members had received copies of a resolution passed by Junction City expressing displeasure with the way the county road money is distributed.

Mayor Johnson reminded the council that Dunes City is one of four small cities that is exempt from having to maintain county roads within the City; the county will continue to maintain county roads within the City.

The mayor asked the office staff to re-type the Junction City resolution so that it might be approved by the city council at its July meeting.

- D. EMT Radio. It was announced that 911 funds have been used to purchase a radio for the EMT who is living in the Westlake area. However, if this person leaves the area, the radio will be returned to the system to be reassigned within the system. It does not stay in the Westlake area.
- E. "Welcome to Dune Country. Mayor Johnson had gotten more information about the "Welcome to Dune Country" spots on KDUN Radio. Ten "spots" a month would cost \$24 a month. Each "spot" would be 20 to 30 seconds long. The announcements would run from June 15 through September 15 and would be played at different times during the broadcast day.

ACTION

A motion was made by E. Fillman and seconded by R. Forest to have the office staff make up a spot from the samples presented at the meeting. The City is authorized to run the announcements for three months at \$24 a month; and, if possible, the money should be paid in advance so that it could be taken from the 1986-87 budget. The voting was unanimous, and the motion carried.

- F. Community Center Door. D. Eastman reported that the door ordered will have a removable square grid rather than diamond shape windows as the present door has. The office staff had requested this so that it would be easier to post City notices in the windows.

IX. PUBLIC HEARINGS

- A. Flood Ordinance. The mayor opened the public hearing on the flood ordinance at 8:16 PM. Gary Darnielle had drafted an ordinance to meet the standards of F.E.M.A. (Federal Emergency Management Agency). He explained the confusion that had been encountered over this ordinance with FEMA first requesting it then saying it wasn't necessary and then saying it must be done right away. He explained the few changes that had been made since the former flood plain ordinance had been adopted. One of the changes was in the definition of

"mobile home" changed to "manufactured home". It was explained that unless the City passes the ordinance, residents within Dunes City would not be able to purchase flood insurance, according to Attorney Gerber.

ACTION A motion was made by R. Petersdorf and seconded by R. Forest to have the first reading of Ordinance 118 by short title. The voting was unanimous, and Attorney Gerber read the ordinance by short title.

"An Ordinance repealing Ordinance No. _____, adopting flood hazard regulations, and declaring an emergency."

ACTION A motion was made by R. Petersdorf and seconded by R. Forest to accept the first reading of Ordinance 118 by short title and to declare an emergency.

AYE: D. Eastman, R. Forest, R. Petersdorf, Mayor Johnson, E. Fillman, R. DePiero, and R. Parent.

NAYE: None

The motion carried unanimously.

ACTION A motion was made by R. Petersdorf and seconded by D. Eastman to have the second reading of Ordinance #118 by short title and to declare an emergency. The voting was unanimous, and Attorney Gerber read the ordinance as above.

ACTION A motion was made by R. Petersdorf and seconded by D. Eastman to accept the second reading of Ordinance #118 by short title and to declare an emergency.

AYE: D. Eastman, R. Forest, R. Petersdorf, Mayor Johnson, E. Fillman, R. DePiero, R. Parent

NAYE: None

The motion carried unanimously.

The public hearing was closed at 8:31 PM.

B. Sign Permit. The mayor opened the public hearing on the sign permit request of Westlake Resort at 8:32 PM. Charles Doran, the applicant, was present, but did not have anything to add beyond the information the council members had received in their packets. There was a discussion of waiving the fee for the Conditional Use Permit Mr. Doran will need for an off-premise sign.

The planning commission had requested that the fee be waived. The council discussed the costs of the re-notification that was sent. The office costs amounted to approximately \$50.

ACTION A motion was made by D. Eastman and seconded by E. Fillman to approve the sign permit request of Westlake Resort for an on-premise directional sign, to accept the planning commission's Findings of Fact and Conclusions of Law. And to further allow Mr. Doran to apply for a Conditional Use Permit to place the directional sign off-premise for an additional \$50 for the Conditional Use Permit for a total of \$65 for the signs. The voting was unanimous, and the motion carried.

X. UNFINISHED BUSINESS

A. Draft of Solid Waste Ordinance. Attorney Gerber advised that ordinances approved as initiatives in elections can be repealed or amended. The Franchise Committee had drafted language to be added to Ordinance 88. Attorney Gerber said that, if the language meets council approval, he can send the proposed language to the people working on codifying the City's ordinances and ask that the new language be inserted in Ordinance 88.

The council discussed the proposal and made some changes. Attorney Gerber suggested that Line 9 of Section 7 be changed to read as follows: "The City Council may decide to suspend a license without notice because of immediate threats to health. A hearing on the suspension will be scheduled at the next regular city council meeting."

In Section 10 Line 5, the word "shall" was changed to "may".

There was a discussion that this proposed ordinance does not guarantee that all residents of Dunes City shall have access to garbage service. Council discussed ways to word language obligating the garbage haulers to provide service to all who desire it. Presently, the garbage franchise holder is obliged to pick up garbage from anyone who requests the service. The city council was concerned that someone who lives way out at the end of a road may not be served because it would not be economically feasible to the garbage haulers.

Attorney Gerber suggested inserting language into

Section 14 that would state that anyone denied garbage service by all garbage companies, the City will assign a company on a rotating basis.

The council discussed inspecting vehicles. The city council said that the City may never inspect vehicles, but the qualifying language in Section 10 will allow the City to inspect vehicles if it is ever required.

Attorney Gerber advised that there is language in the ordinance to establish a fee structure if it appears that there is price fixing and no competition. However, he said that it appears that there is presently healthy competition in the area.

Following the discussion, Attorney Gerber said that he will notify the codification people, he will put the language into official draft form and send copies to both garbage companies. The ordinance will be advertised for public hearing in July and B. Stocking will notify both companies and invite them to attend.

- B. **Draft of Cable IV.** Attorney Gerber reported that there are some significant issues left to negotiate; and he needed to get together with R. Forest of the Franchise Committee and go over those issues with him so that he could take them back to his committee. Gerber had contacted the cable tv company and had told them the City needed more time. The company had responded that they, too, were busy so they didn't object to putting off the tri-annual review a little longer.
- C. **Business License.** The council went over the proposed fee schedules of the proposed business license. The council discussed the value of protection through licensing and fees for violators. Charles Doran emphasized that a business license ordinance must be enforced if enacted. He suggested that signs be posted at both entrances to Dunes City stating that anyone doing business in Dunes City must first obtain a license.

Attorney Gerber recommended that the city council hold a public hearing at its July meeting to discuss a business license ordinance.

- D. Conditional Use Permit for Howard Brusseau. R. Forest discussed the Conditional Use Permit that had been revoked for Mr. Howard Brusseau. Mr. Brusseau had failed to have his septic system installed by the deadline established by the council's deadline. There was a discussion about whether Mr. Brusseau had paid all the necessary building permit fees and Conditional Use Permit fees.

ACTION

A motion was made by R. Forest and seconded by E. Fillman that if all conditions have been met, permits obtained and fees paid that the city council reinstate the Conditional Use Permit of Mr. Howard Brusseau without further fees upon evidence of all requirements being met. The voting was unanimous, and the motion carried.

- E. Siltcoos Resort Signs. E. Fillman reported that Mr. Fish of Siltcoos Resort has put up signs that were asked to be removed as a condition of his sign permit. The building inspector had inspected the property and found that the signs had been put up.

The council advised B. Stocking to write to Mr. Jim Fish and notify him that he is in violation of his sign permit and enumerate the areas of violation. The City Recorder was asked to notify Mr. Fish that he must remove the signs within five (5) days or the City can begin abatement proceedings and assess \$500 per day in liens against the property. He should be further advised that the City can take the signs down and the cost of the removal can be assessed as a lien against the property.

XI. NEW BUSINESS

- A. Resolution Providing Basic Services.

ACTION

A motion was made by R. DePiero and seconded by D. Eastman to approve Resolution 6-11-87C stating that Dunes City certifies that it provides four or more municipal services enumerated in Section 1, ORS 221.760. The voting was unanimous, and the motion carried. A copy of the resolution is attached with these minutes.

- B. Sign Permit Fees. There was a discussion of the fee that should be charged for a Conditional Use Permit for an off-premise sign. It was decided that the amount of the fee should not be more than the expenses incurred by the office staff in providing notification.

The council discussed whether or not it was necessary to provide legal advertising for a sign permit. Attorney Gerber said he would check to see whether or not it needed to be advertised. The council discussed the possibility that the sign permit fee may have to be raised to cover costs involved. This will be placed on the agenda for July.

Concerning signs, D. Eastman mentioned that councilman R. Parent had erected a sign upon his business without obtaining a sign permit. Mr. Eastman said he thought it was "unforgivable" because citizens then assume council members are granted special privileges.

Mayor Johnson cautioned council members to be especially careful in observing the ordinances.

- C. Oregon Mayor's association 1987 Summer Workshop. B. Stocking announced that the summer workshop for the Mayors Association will be held in Newport July 24 - 26. The council discussed the costs of the room and board and registration for Mayor Johnson to attend. The mayor said that she would take time off from work to go if the council wanted to send her.

ACTION A motion was made by D. Eastman and seconded by R. DePiero to pay the mayor's costs for transportation to Newport, room fee for three nights, registration fee and meals (the cost of meals not to exceed \$15 per day).

AYE: D. Eastman, R. Forest, E. Fillman, R. DePiero, R. Parent

NAYE: None

ABSTAIN: R. Petersdorf

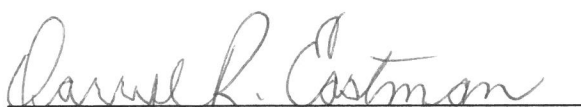
The motion carried.

XII. ADJOURNMENT

The meeting was adjourned at 10:45 PM.

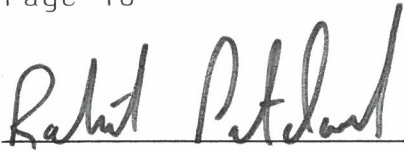

MAYOR NANCY LM JOHNSON


SECRETARY K. BACON

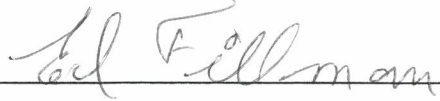

D. EASTMAN


R. FOREST

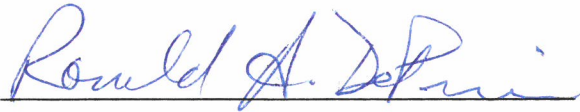
Dunes City council Meeting
June 11, 1987
Page 10

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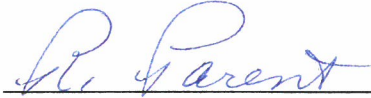
R. PETERSDORF

A handwritten signature in black ink, appearing to read "Ed Fillman", written over a horizontal line.

E. FILLMAN

A handwritten signature in blue ink, appearing to read "Ronald A. De Piero", written over a horizontal line.

R. DE PIERO

A handwritten signature in blue ink, appearing to read "R. Parent", written over a horizontal line.

R. PARENT

RESOLUTION NO. 6-11-87A

RESOLUTION TRANSFERRING REVENUE SHARING FUNDS TO THE GENERAL FUND

WHEREAS: The Revenue Sharing Fund of the City of Dunes has lost funding which will put future demands upon the General Fund to support the functions that the Revenue Sharing fund supported, and

WHEREAS: There are remaining funds contained in the Revenue Sharing Fund,

NOW, THEREFORE: The Board of Directors of the City of Dunes hereby transfers all of the remaining funds of the Revenue Sharing Fund to the General Fund on June 30, 1987.

APPROVED by the Board of Directors on this 11th day of June, 1987.

Nancy M Johnson

RESOLUTION NO. 6-11-87 B

RESOLUTION ADOPTING BUDGET, MAKING APPROPRIATIONS AND LEVING TAXES

1. BE IT RESOLVED that the Board of Directors hereby adopts the budget approved by the Budget Committee of the City of Dunes on May 6, 1987 now on file at the Dunes City Hall, Dunes City, Oregon.

2. BE IT RESOLVED that the Board of Directors hereby levies the taxes provided for in the budget adopted in paragraph 1 of this resolution in the aggregate amount of \$ 0.00, and that these taxes are hereby levied and assessed pro rata upon all taxable property within the City of Dunes as of 1:00 A. M., January 1, 1987.

3. BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 1987, and for purposes shown below are hereby appropriated as follows:

GENERAL FUND

Personal Services	\$ 15,660.00
Materials and Services	45,650.00
Capital Outlay	5,500.00
Other	18,175.00
Total	\$ 84,985.00

STATE STREET TAX FUND

Personal Services	\$ 1,780.00
Materials and Services	35,300.00
Other	10,670.00
Total	\$ 47,750.00

EMERGENCY COMMUNICATION FUND

Materials and Services	\$ 4,465.00
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PLANNING ASSISTANCE GRANT

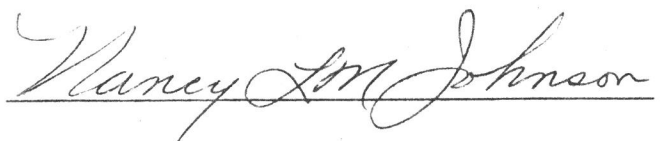
Materials and Services	\$ 10,560.00
Other	2,150.00
Total	\$ 12,710.00

TOTAL ALL FUNDS

\$ 149,910.00

4. BE IT RESOLVED that the Secretary certify to the County Clerk and County Assessor of Lane County, Oregon, the levy made by this resolution and shall file with the Department of Revenue a true copy of the budget as finally adopted.

ADOPTED by the Board of Directors on this 11th day of June, 1987.



Return to: Executive Department
Intergovernmental Relations Division
ATTN: Bob Runie
155 Cottage St. NE
Salem, OR 97310

RESOLUTION NO. 6-11-87

WHEREAS, ORS 221.760 provides as follows: ~

Section 1. The officer responsible for disbursing funds to cities under ORS 323.455, 366.785 to 366.820 and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

- (1) Police protection
- (2) Fire protection
- (3) Street construction, maintenance and lighting
- (4) Sanitary sewer
- (5) Storm sewers
- (6) Planning, zoning and subdivision control
- (7) One or more utility services

and

WHEREAS, city officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760, now, therefore,

BE IT RESOLVED, that the City of DUNES CITY hereby certifies that it provides the following four or more municipal services enumerated in Section 1, ORS 221.760:

1. POLICE PROTECTION
2. FIRE PROTECTION
3. STREET CONSTRUCTION, MAINTENANCE AND LIGHTING
4. PLANNING, ZONING AND SUBDIVISION CONTROL
5. STORM SEWERS

Approved by the City of DUNES CITY

this 11th day of JUNE 1987.

ATTEST:

Betty Strickling
Recorder

Nancy L.M. Johnson
Mayor NANCY L.M. JOHNSON

BR:ch:0026f
IRD:05/07/87