

CHRONOLOGY: QUIET WATER RE-PLAT

(From meeting minutes)

FEBRUARY 16, 1984, Planning Commission.

Revision of Quiet Water PUD plan. Steve McGhehey, of L. G. Campbell Company, Eugene, was present to inquire about submitting a proposal to revise the Quiet Water subdivision plan. A report prepared by Rob Thallon and David Edrington, architects, identifying issues and proposing remedies was presented and discussed. There was discussion of how to proceed with revision/replating. The Commission were agreed that before any revision plan is approved a public hearing should be held to provide opportunity for public input. The Commission offered to hold a special meeting if it would help to expedite matters. The applicants will inform the City when a revised plan is ready.

MARCH 15, 1984, Planning Commission.

Proposal to revise Quiet Water plan. David Edrington, architect, made the presentation on behalf of the owners and showed slides as part of the presentation. The first concerns are to correct drainage problems and to remedy the bare, visual aspect of the site. It is proposed to repair existing natural drains to improve water flow and to re-forest the site with native vegetation to both reduce runoff water and enhance the appearance of the site. It is proposed to build homes in clusters and to sell homes, rather than vacant lots. Three housing styles are proposed: cabin-like homes designed to be vacation homes along the river front; in the central part along Combs Circle, homes with carports at the street line with homes on the interior of the lot; and along Jeniffer Drive, homes with attached garages. It is proposed to emphasize Lori Lane as a public street and to make Combs Circle the entry to the development. It is also proposed to discontinue use of the eastern access from Yachats River Road as a regular roadway; it was intended to be an emergency access, and provision will be made so emergency vehicles will have access at that point if necessary. The applicants propose a parking allowance of 1½ parking spaces for each dwelling unit for the river front beach cabins-- a departure from City zoning ordinance standards. Carports at the front property line in the central portion of the PUD are another proposed modification of zoning ordinance standards. A total of 80 lots is proposed, a reduction from the existing 86 lots.

There are already two homes built in the river front area. The single story building will be removed and it is proposed to build the first cluster of homes around the remaining existing dwelling. The applicant feels this is important to the success of the project for two reasons: (1) to immediately incorporate the existing dwelling into a cluster to avoid the negative impact of a solitary home sitting by itself, and (2) the better marketability of the river front cabins, which will have a lower price than the other homes planned. There was general agreement that the area planned for initial construction is an area where the drainage problem is severe, and this issue was discussed at length. The land lies above the 100-year flood line; but when the river level is high, runoff water is not able to drain properly, and there may even be a reverse flow. It was agreed this question needs further study.

A public hearing has been scheduled for March 29, 1984 to provide opportunity for comments from the public regarding the proposal.

MARCH 29, 1984, Planning Commission.

A special meeting of the Planning Commission was held beginning at 7:30 PM on the above date for the purpose of holding a public hearing on a proposal to revise the plan of Quiet Water PUD. Present: Commission members Dolores Cavanaugh, Richard Kevern, Delbert Lobb, Richard Schultze, Stanley Thorn. Absent: Members Glenn Bacon, Kate Kelly Schwartz, David Turnbull. One position vacant.

In the absence of Chairman David Turnbull, the meeting was opened by Vice-Chairman Richard Kevern, who, with the Commission's consent, asked Stan Thorn to conduct the hearing.

The purpose of the hearing was announced. There were no abstentions from the Commission, and no objections from the audience to the Commission's jurisdiction.

Steve McGehey of L. G. Campbell Co., David Edrington, architect, and James Ingalls (sp?) representing the landscape architect, were present on behalf of the owners. The proponent's case was presented by David Edrington. Slides were shown showing the present condition of the site and work proposed to be done. Mr. Edrington stated that the applicants are requesting approval of a revised overall plan for the development and approval of a re-platting of nine lots which comprise the first cluster to be built. If approval is granted, construction drawings for houses to be built on those lots will be prepared and building permit applications will be submitted.

Mr. Edrington stated that the marketing strategy of the revised plan is to build and sell homes rather than vacant lots. The homes will be designed with two markets in mind--second, or vacation, homes, and retirement homes. The revised plan calls for repair of the site to correct problems identified in the development as it exists now. The first work to be done is reforestation, to correct the bare appearance of the site and to help correct problems of drainage and erosion. Storm drains and catchbasins will be altered to function correctly, existing natural drains will be repaired and will be incorporated into the layout of the subdivision by reforestation following the natural drainage pattern. Mr. Edrington noted that work has already started on removing blackberries and scotch broom. The original plat contained 86 lots; the revised plan has 80 lots. Carports, which will also have locked storage space, are planned for the river front units. For the first 9-lot cluster, there are 2 parking spaces for each dwelling unit, in accordance with city zoning ordinance standards. At the present time, the developer contemplates an allowance of 1½ parking spaces per dwelling unit for the remaining river front cabins in order to reduce the amount of asphalted area; however, this can be tested by observation of parking needs after the first cluster of homes are built and in use. Present plans for the first group of buildings call for elevating the structures 3 feet above grade.

A question was raised as to whether the drainage ditches will be an "attractive nuisance" and a hazard for small children; Mr. Edrington stated he believed the ditches are so small that they would not be a hazard. William Adams proposed that the low-lying land planned for community facilities be restored to its former condition as a marsh and that it be utilized as open space; he also suggested that the introduction of fill in that area may have been a violation of state regulations. The question may have been investigated and any necessary permits obtained during the original site preparation but there was not sufficient information at hand to resolve the issue at this meeting. Responding to another question from the audience, Mr. Edrington stated the development will not be a restricted access development.

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In connection with accesses, Mr. Edrington stated that the east access, where Combs Circle joins Yachats River Road, will be discontinued as a regular roadway but it will continue to be available for use in emergencies. It was suggested that until the public becomes accustomed to the new arrangement a guardrail or some other eye-catching device may be advisable.

There were no individuals or groups present to speak in support of the application. There were no opponents.

The only public agency comment was from the City water and sewer departments. City Public Works Superintendent Milton Manke could not be present at the hearing but submitted a written statement that water and sewer service are available to all existing lots; he requested that updated maps be supplied to the City if any re-arrangement of services results from re-platting.

Speaking neither as proponent or opponent, Gerald Dotson stated that the County has indicated readiness to accept Lori Lane as a County road if the City will accept Ocean View and Marine Drives as City streets, which the City is reluctant to do. He also urged that the standard of 2 parking spaces per dwelling unit be maintained throughout the development.

Responding to questions from the audience, Mr. Edrington stated that the river front cabins will be about 800 square feet in area, the public will have access to the river, exteriors of the houses will be a neutral color with bright colored trim.

There being no further comment or questions, the hearing was closed.

In deliberations, the present request was re-stated: application is being made for approval of the overall plan as a concept for revising the PUD and for approval of the preliminary plan to re-plat the first section, i.e., the first 9-lot cluster of homes to be built. If the preliminary re-platting of the first section is approved, the lots will be surveyed accordingly and a final plat submitted for approval and subsequent recording.

It was agreed that the revisions proposed do not adversely affect prior findings--that the plan conforms to the City's comprehensive plan and zoning ordinance--which were made in approving the original PUD. On that basis, a motion was made by Del Lobb to approve the overall concept of the revision and the preliminary plan of the first 9-lot cluster. Dick Kevern seconded the motion, which was passed unanimously.

There being no further business before the Commission, the meeting was adjourned.

MAY 17, 1984, Planning Commission.

Quiet Water Cluster 1, final plat

The order of the agenda was changed to consider first the final plat of Quiet Water Cluster 1. David Edrington, architect, pointed out that one of the building lots has been re-situated for better use of the land. The number of lots and other particulars are not changed. The final plat and approved preliminary plan were compared. Since essentially there is no change, Del Lobb moved to approve the final plat. Richard Schultze seconded the motion, which was passed unanimously.

Building permits

Quiet Water Cluster 1. Plot plans for the 9 dwellings to be constructed were considered. The building height is 26½ feet, measured to the ridge of the roof. Applicant pointed out that in some instances sideyards (i.e., distance between buildings) do not satisfy the sideyard requirements of the ordinance and he presented a memorandum supporting this departure from standards. The buildings have side bays which are 8' long and extend 3' into the sideyard. Distances between buildings vary. The shortest distance between buildings is 13.5 feet, which occurs between two buildings with sidebays opposite each other. The Commission felt the siting of the buildings as presented was within the flexibility allowed for PUD's. Richard Kevern moved to approve the building permits. Dee Cavanaugh seconded. Passed unanimously.

Land division

Quiet Water Cluster 2, preliminary plan. A preliminary plan for the second phase of construction was presented for consideration. Eight houses are planned in this group. Responding to a question about control of drainage, applicant stated there are swales on each side of the clusters of houses to carry water to the river. Responding to a further question about possible erosion at the river edge, applicant stated he felt vegetation is well enough established to protect the bank from erosion. He noted the plan calls for situating a house on a spot which is now parking space, which would result in the house being over a waterline and power and cable lines. With the City Public Works Superintendent's concurrence, the waterline will be re-routed. A conduit will be installed for power and TV cable lines to be used if it proves necessary. He noted also that there are not enough parking spaces in the cluster itself to meet the standard of 2 spaces per dwelling unit; however, there are spaces available in adjoining areas to make up the deficiency. The preliminary plan was approved on a motion by Del Lobb, second by Richard Schultze, and passed unanimously.

MAY 29, 1984, Planning Commission

A special meeting of the Planning Commission was held to consider the final plat of Quiet Water Phase II. The meeting was called to order at 1:00 PM by Chairman David Turnbull with the following Commission members present: Delbert Lobb, Melvin Phelps, Richard Schultze, and Stanley Thorn.

The final plat of Quiet Water Phase II was presented by David Edrington, architect. Responding to a question, he stated that the ordinance standard of two parking spaces per dwelling unit is maintained; although all the required spaces are not in the carport area of this group of houses, there is provision for off-street parking on the periphery. The final plat conformed to the preliminary plan approved by the Planning Commission. The plat was approved unanimously on a motion by Del Lobb, seconded by Stan Thorn.

A building permit application to relocate a dwelling unit from Lot 21, Block 3 of the original plat to Lot 12, Phase II replat of Quiet Water, was presented for consideration. This move was discussed previously during consideration of Phase I replatting. A site plan was not at hand, but it was agreed with the architect that the building is to be situated so that a distance of at least 14 feet between buildings is maintained. With that stipulation, the building permit was unanimously approved on a motion by Richard Schultze, second by Stan Thorn.

The posted agenda being completed, the meeting was adjourned.

July 19, 1984, Planning Commission

Quiet Water, Phase II. Building permit applications for the eight buildings comprising Phase II of Quiet Water were submitted by David Edrington, architect. The proposed buildings are the beach cabin design, as in Phase I. Mr. Edrington stated that a minimum of 14' between buildings is being maintained, and provision is made for two parking spaces, 1 covered and 1 uncovered, for each dwelling unit. The applications were approved unanimously on a motion by Dee Cavanaugh, second by Richard Schultze.

Quiet Water, Phase III: preliminary plan. David Edrington, architect, presented a preliminary plan for Phase III of the Quiet Water re-platting. There will be five houses of the beach cabin model in this group. Thirteen parking spaces are provided, five are covered spaces. As before, the cluster of houses is situated so that drainage channels run in the open space between clusters of dwellings. A question was asked regarding the security of these beach cabins, which presumably will be unoccupied part of the time. Mr. Edrington stated that a homeowners association is being formed and in addressing that issue they have planned to provide for one paid person to be on the site at all times.

Responding to a question from the floor, Mr. Edrington reviewed accomplishments relative to the overall goals. The planting/re-vegetation work was divided into a spring program and a fall program; the spring work has been completed. Drainage channels have been identified and repaired, and observation of their operation was possible during a recent rainfall. The land

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has been re-graded to change the contour from flat to rolling, which will facilitate water run-off into the drainage channels. Seventeen units (Clusters I and II) have been marketed. A question was raised regarding pressures on parking spaces resulting from visitors' boats, RVs and other recreational vehicles; by-laws of the homeowners association will address that issue.

Glenn Bacon moved to approve the preliminary plan of Quiet Water Phase III. Stan Thorn seconded. Passed unanimously.

MARCH 21, 1985, Planning Commission

Quiet Water, Phase III. David Edrington and Steve McGehey were in attendance on behalf of the owners to present a final plat of Phase III, Quiet Water replat. The principal difference from the preliminary plan approved July 19, 1984 is the addition of one lot, making a total of six lots in this cluster. The grade has been changed (higher) since the preliminary plan was drawn. Elevations will be shown on the plot plan submitted with building permit applications, which will probably be at the April Commission meeting. All houses will be above flood elevation. A distance of 13.5' between buildings will be maintained. Del Lobb moved to approve the final plat, Milton Manke seconded, passed unanimously.

APRIL 18, 1985, Planning Commission

Quiet Water re-plat, Phase III. Building permit applications were submitted for two of the six lots in this cluster--Lots 21 and 24. The building design is the same as other dwellings along the river front with only minor modifications, such as the floor finish. Both building sites are above flood elevation. The buildings are situated so as to maintain a separation between buildings of 13.5 feet. The present application does not include carports. Approved unanimously on a motion by Milton Manke, second by Stan Thorn.

Quiet Water re-plat, preliminary discussion

David Edrington and Steve McGehey presented to the Commission for discussion a drawing of the next stage of re-platting. The area to be re-platted is the central section of the subdivision bounded by Combs Circle and Jennifer Drive which was divided into 24 lots on the original plat. It is proposed to build two groups of small houses, one group accessing from Combs Circle and the other from Jennifer Drive by way of 18' wide roads. There will be 13 houses in one group and 9 in the second group. In addition, it is proposed to have one group of 4 "single-family custom lots" and a second group of 3 "custom lots"--this group to incorporate a lot on which there is an existing single-family dwelling. David Edrington stated that earlier plans for this area were revised; the present proposal is to build houses of about 800 square feet because the demand is for small vacation homes rather than custom single-family dwellings. In the place-

APRIL 18, 1985 (cont'd)

ment of buildings, attention was given to drainage and topography and preservation of viewlines. Two modifications from standards are requested: (1) to allow 18' wide access roads and (2) to reduce the parking space requirement from 2 per unit to 1½ per unit. The narrower access roads are requested to minimize the extent of asphalt surface and to emphasize that the roads are not through roads but are accesses only to the houses on the road. The reduced parking space is requested also to reduce asphalted area and because the developers have observed that the parking space allowance along the river front area is never fully utilized, suggesting that 1½ spaces per unit will be sufficient. In discussing the roadway, it was suggested that the Fire District be consulted for an opinion. It was also suggested that the roadway be widened to at least 20'; there was no objection to the use of road construction modifications to soften the visual effect of the width so long as there is 20' of firm travelway. The Commission felt that 1½ parking spaces per unit might prove to be insufficient and suggested that additional space be reserved, to be used if found necessary.

A question was asked regarding the level of maintenance in similar developments. David Edrington and Steve McGehey replied their experience has been that they are well maintained; they pointed out that homeowners associations have a budget for maintenance of common open space and for exterior maintenance of buildings, consequently the properties are kept in good condition and appearance. In response to another question, they responded that additions or building modifications a homeowner may wish to build must be approved by an architectural review committee, which also helps to maintain overall appearance.

JUNE 20, 1985, Planning Commission

Quiet Water re-plat: Village Center, preliminary plan

Ron Lovanger and James Ingalls presented the preliminary plan for replatting the area in the center of the development, enclosed by Combs Circle and Jennifer Drive, to be called Village Center. The plan showed a cluster of 13 "fishing cabins" served by an access road from Combs Circle. Questions were raised concerning the access road. Commission members were concerned about the road being wide enough to permit safe passage of vehicles, pedestrians and bikes and about incorporating adequate drainage structures. The applicants stated their concern is to minimize the impact of development on the slope and they therefore are proposing a road with a roadway 16' wide plus 4' for pedestrian traffic. The preliminary plan submitted allowed 1½ parking spaces per dwelling unit. The Commission questioned this allowance, stating they have not agreed to modify the standard of 2 spaces per unit.

Mr. and Mrs. Peter McGehey and William Larwood, Quiet Water homeowners, were present. Mr. Larwood noted that maintenance of the access road would become the responsibility of the homeowners association and noted further that the association by-laws state the developer will not add any facility that will add to homeowners assessments. The homeowners also raised questions regarding how replatting will affect density and the character of the development as reflected in the ratio of custom built homes to "cabins." They stated they were unaware of plans, that they were not kept informed. The Commission felt that before they can consider a plan they need some assurance that developer and homeowners are in agreement. Applicant was advised to consult with the homeowners, to re-think the access road, parking requirements, and drainage and to resubmit a revised plan.