

C I T Y   O F   Y A C H A T S

Planning Commission  
September 26, 1979 - Yachats Grade School

Public Hearing:

Quiet Water Planned Unit Development Subdivision

The public hearing was opened at 7:30 P.M. by Planning Commission Chairman Pamela Wise.

Commissioners present: Sam Dorning, Earl Gillmore, Paul Lane, Ken Leedy, Arvo Riipinen, Stanley Thorne, Chairman Wise; absent: Commissioners Mike Lais, David Turnbull. Also present: William Combs and Michael Montgomery, applicants; Paul Green, engineer for the applicants; Kurt Carstens, attorney for the applicants; and an audience of approximately 28 persons including Joe Steere (County Road Department) and Jerry McLeod (Oregon Fish and Wildlife Department).

Hearing procedures provided in Resolution 62 were followed. The procedure was briefly described by Planning Commission Chairman Wise.

START  
TAPE

The purpose of the hearing was announced by the Chairman: to hear testimony relating to an application for approval of the preliminary plan of a planned unit development and subdivision known as Quiet Water (Section. 26 & 27, T14S, R12W, W.M., Tax Lot 1300).

There were no abstentions from the Commission and no objections from the audience to the jurisdiction of the Planning Commission. The Recorder reported that notice of the hearing was published August 22 and 29 and September 5 and 12, 1979. Copies of the notice were posted in 3 public places and in three places within 250' of the property on September 14, 1979. On that same date, copies of the notices were also mailed to adjacent property owners and to interested agencies.

The applicants' case was presented by Kurt Carstens. Copies of the subdivision map were distributed to the Commission; one copy was displayed for the audience and entered into the record as an exhibit. Mr. Carstens presented verbally the substance of the "Application Supplemental" which is also a part of the written record.

32  
07/26

As an example of the kind of planned unit development that is proposed, the applicants showed color slides of the Champignon subdivision in Eugene, built by the Spy Glass Development Company.

1355

End of direct  
presentation  
412

There were no persons present wishing to speak in support of the application. A letter dated September 21, 1979 from Robert E. Leidigh supporting the application was read.

419

In response to questions from the Commission, the applicants provided the following information:

442

The 58% open space excludes Lori Lane.

In Block 3 (cluster units) the ratio of parking spaces to dwelling units is slightly better than 2 spaces per unit.

In blocks 1 and 2 (platted area) there will be sidewalks on one side of all streets, including Lori Lane.

The right of way on Lori Lane is 60'. The county requests a 24' wide paved roadway as a minimum; the developers plan a 36' paved roadway.

The project engineer is recommending curbs.

The drainage system will be a closed pipe system with catchbasins; the outlet is a question not yet settled. Mr. McLeod suggested that DEQ has standards for handling runoff. The velocity of runoff at the outlet is another question still to be addressed. Paul Green stated that the Department of Fish and Wildlife will be consulted. The applicants stated that final decisions on these and similar questions have not been made as yet because they need to know that the preliminary plan is approved before they can commit funds for engineering and technical work and they also need to know what conditions may be imposed.

580

It will be possible to get fire trucks to within 100' of any house; the water lines will have the capability of top fire insurance rating.

No height restrictions on buildings have been specified since city ordinance already limits height to 30'.

near  
End of  
Side 1

The aim of the landscaping requirement is to retain at least a specified amount of living surfacing and to prevent entire lots from being paved or hard-surfaced.

Open space uses have not been specified to leave some flexibility for the prospective owners.

The developers plan to do some landscaping in the public areas prior to sale of lots in order to enhance saleability.

At present, it is planned to construct at one time all the paving, curbing, drainage, utilities on the platted portion. The cluster houses will be done in sections. Sidewalks may be put in later to allow property owners flexibility in locating driveways.

Mr. Steere confirmed the applicants' statement that the County will accept Lori Lane as a county road. He

added that the possibility of long delays or abandonment before completion of the road is a concern to the County and suggested some safeguard, such as a provision that no building permits will be issued until the road is completed.

The State Highway Department does not oppose the proposed connecting road.

The applicants are hopeful that construction of primary roads can begin in the 1980 construction season.

There were no opponents and no cross-examination.

The recommendations of the Public Works Commission were discussed, particularly the recommendation that streets in the development be made public streets.

There being no further testimony, the hearing was closed at 9:00 P.M.

During Commission deliberation, Ken Leedy asked for clarification of the 35' combined front and back yard setback. Paul Green replied that the objective is to encourage diversity; he observed that when a 20' front setback is required, there is a tendency for all houses to line up uniformly at 20'--an outcome which the developers want to avoid. #12  
#99

Arvo Riipinen stated he felt that one condition of approval should be that Lori Lane be constructed first.

There was discussion of the question of whether the streets should be public or private. Stan Thorne made a motion, seconded by Sam Dorning, that all streets in the project should be public streets. There were four votes in favor (Thorne, Lane, Riipinen, Dorning), one opposed (Wise), and two abstentions (Leedy, Gillmore). It was announced that the motion did not carry. Paul Green proposed that this question be left open until prior to final plat approval, and the Commission agreed. Before plat approval, drainage and landscaping plans will be submitted by the applicants.

Arvo Riipinen moved that the preliminary plan be approved. Paul Lane seconded the motion, which was passed unanimously.

Councilman Lloyd Anicker asked the applicants about the status of their offer of a water reservoir site south of the river. The offer had been made in connection with a previous development plan that included a parcel of land south of the river; Mr. Anicker stated that knowing the status of that offer would be helpful to the City in its discussions of long range plans for the water system. Mr. Combs replied that the commitment is still good and will be re-affirmed when development plans for the land are submitted.

The meeting was adjourned.

  
Chairman

  
Recorder