

## Curry County Planning Commission

### Meeting Summary of

March 21, 2019

Becky Crockett, Planning Director called the meeting to order in the absence of a chair and vice chair for 2019. Introductions of the Commission members, staff and County Counsel were made. Director Crockett noted a special thanks to new members Sharon Jenson and Lynne Dewald for agreeing to serve.

Nancy Chester did a roll call. Members present: Ted Freeman, Karen Kennedy, Diana St. Marie, Sharon Jensen and Lynne Dewald. Members absent: Shannon Pagano-Zience. Staff Present: Director Crockett, Nancy Chester, Penny Hudgens and County Counsel John HuttI

Director Crockett provided updates including the need for members to attend the meetings in order to maintain an active Planning Commission and discouraged phone call-in for members. She noted several upcoming land use applications that the Planning Commission may have the opportunity to review over the next few months. County Counsel HuttI suggested that it would be good to maintain the option of calling in during certain circumstances if there was a need for a quorum. Discussion among the members indicated that they agreed that members need to be present but if an applicant was needing action by the Commission that it would be permissible for members to call in so there would be a quorum.

Director Crockett requested that the Commission elect a chair and vice-chair for 2019. Commissioner Kennedy made a motion to elect Commissioner Freeman as Chair. The motion was seconded by Commissioner St. Marie and passed by unanimous vote. Commissioner Kennedy then made a motion to elect Commissioner St. Marie as Vice Chair. The motion was seconded by Commissioner Freeman and then passed by unanimous vote.

County Counsel John HuttI reviewed the procedures for quasi-judicial hearings and noted that the procedures shall be read prior to each Planning Commission meeting. He will provide Director Crockett with a one-page description of the procedures to be read each meeting.

Chair Freeman made a request to hear any public comments for items that were not on the agenda. There were none.

Chair Freeman then identified that the hearing for Application S-1801, a Preliminary Subdivision Plat for the Landau Pacific Vista Subdivision was open and requested Director Crockett to give the staff report. Director Crockett noted the provisions of the Land Division and Zoning Code that were applicable and summarized the key issues including: the subdivision was previously approved by the Planning Commission in 2006; it is approximately 33 acres and proposed to be subdivided into 5 lots ranging in size from 5.68 acres to 8.41 acres; each of the lots is proposed to abut a 18 foot wide private paved road; there may not be adequate documentation of the access easement off of Pacific Vista Drive; a geotechnical report was completed for the road and a site specific geologic hazard assessment will be required for the development of each lot; water will be delivered to the entrance of the property by the City of Gold Beach then

transferred to a 60,000 gallon water tank via a pump station and then delivered to the lots by gravity flow; on-site septic feasibility studies have been completed; and fire protection will be through the Gold Beach Wedderburn Fire District.

Chris Hood, Stuntzner Engineering, provided information on behalf of the applicant. Mr. Hood stated that the project had been approved in 2006 but not finished due to the downturn in the economy. Mr. Hood addressed the road width and suggested that the applicant preferred to have a 16 foot wide paved road if the County Zoning Ordinance and the Road Department allowed 16 feet instead of 18 feet. He would work with the Road Department to resolve this issue. Further, he discussed the water source from the City of Gold Beach and pointed out that it will also serve as fire protection as had been discussed with the Fire Chief.

Commissioner Freeman asked if there would be enough water pressure for adequate fire suppression. Mr. Hood stated that they would work with the fire district to make sure there would be enough pressure and would put in a booster pump if necessary to make sure.

Larry Kammer then spoke about the access easement through the existing Pacific Vista Drive to the subdivision. He explained that the easement does exist and has been there since the original application in 2006. Mr. Landau then spoke up and concurred that it did. Mr. Landau received a copy of the access easement from the Title Company that day which shows the easement. Mr. Landau provided Director Crockett with a copy of the easement and a map showing the easement for the record.

Ed Cook asked questions regarding the access and whether or not the utilities would be placed under ground. Mr. Kammer responded that the utilities would all be underground.

Commissioner Jensen asked if the road would be private and how would it be maintained. Mr. Kammer stated that there would be a road maintenance agreement that would be shared with the property owners.

Commissioner Freeman then closed the hearing for deliberations between the Planning Commission members. No further deliberation occurred so Commissioner Freeman called for the vote. Director Crockett then mentioned the additional fire protection measures she included as a condition on the preliminary subdivision approval. Mr. Hood stated that the additional fire suppression requirements proposed would be devastating to the applicant. Mr. Huttel then determined that the code sections proposed as conditions were not applicable to the proposed subdivision and therefore could not be included.

Commissioner St. Marie then called for the motion to approve the preliminary subdivision Plat (S-1801) Landau Pacific Vista Subdivision with the conditions in the staff report except for the additional fire suppression requirements in Section 3.055. Commissioner Dewald seconded the motion and it was approved unanimously.

Chair Freeman then adjourned the Planning Commission meeting at 6:45 pm.