



## MINUTES

**Dunes City Planning Commission**  
Regular Meeting – June 28, 2007 - 7:00 P.M.  
City Hall - 82877 Spruce St.  
Westlake, OR 97439

COMMISSIONERS PRESENT: George Burke, Chairperson; Richard Anderson, Darlene Beckman, Lee Riechel, Ron Shearer, Bill Tizzard

COMMISSIONERS ABSENT: None

STAFF PRESENT: Teri Tinker, Cynthia Carso

### **I. CALL TO ORDER**

Chairperson George Burke called the meeting of the Dunes City Planning Commission to order at 7:03 p.m.

### **II. APPROVAL OF MINUTES**

A. George Burke asked for the approval of the April 26, 2007 Minutes

~~56~~ ayes 0 nays- Approved.

B. George Burke asked for the approval of the May 1, 2007 Minutes

~~54~~ ayes 0 nays- Approved.

C. George Burke asked for the approval of the May 24, 2007 Minutes

~~54~~ ayes 0 nays-Approved

### **III. NEW BUSINESS**

Conservation report-Chapman/Leach Vegetation Removal Request

Originally a danger tree-

Tree #1 is a mature Shoreline growing at the top edge of the lakeside bank.

The tree is leaning toward the lake and the bank around the base of the tree is very

spongy with exposed roots. Tree #2 is similar with foliage that is uneven in pattern with

some dead. There are two stumps upslope from the two trees. It is the committees finding that should these Shorepines fall in a natural manner, they may cause a large hole in the bank next to the lake and present a serious erosion problem.

*Commissioner Bill Tizzard moved, seconded by Commissioner Darlene Beckman that the two trees be felled and the stumps left in place, and four native conifers of ten gallon size be planted to replace them. It is further recommended that typical native undergrowth, esp. Salal, should be planted or encouraged to re-grow in the shoreland areas where it has disappeared to ensure bank stabilization, except for the 8' path to the dock area. The Motion was adopted unanimously 8-0*

#### IV. REPORTS

George Burke read the Planning Secretary Report.

#### V. PUBLIC HEARINGS

##### 1. Conditional Use Permit by applicants Jack and Elizabeth Mobley.

George Burke read the "Public Hearing Introduction, Explanation of Hearing Procedures" at 7:26 p.m.

*Bill Tizzard*  
~~George Burke moved that the staff report and finding of fact be accepted as presented.~~

The applicant has requested a Conditional Use Permit to make the loft area of a new garage they are building to have a guest house/quarters with a bathroom.

##### Mark Chandler 4934 Lakeshore Drive, Florence, OR 97439

Mr. Chandler questioned if there was proper notice sent to neighbors within 300 ft., and twenty one days in advance regarding the Conditional Use Permit.

Teri Tinker, planning secretary responded yes.

George Burke agreed and stated that it was Oregon State Law.

