

BEFORE THE PLANNING COMMISSION OF THE CITY OF YACHATS
COUNTY OF LINCOLN, STATE OF OREGON

In the Matter of)
)
A public hearing on the proposed)
re-plat, Phase IV (Village Center))
of QUIET WATER SUBDIVISION, Yachats,)
Lincoln County, Oregon)

FINDINGS

1. On August 15, 1985 at the hour of 7:30 PM a public hearing was held after due and appropriate notice on the re-plat of Phase IV (Village Center), QUIET WATER SUBDIVISION in Yachats, Lincoln County, Oregon.

2. The public hearing was as a result of a duly and properly filed application for said re-plat by Yachats Trading Co., a partnership consisting of William "Bill" Combs, Mary Frances Combs and Herbert Person.

3. James Ruggeri declared a potential conflict and abstained from participation in the public hearing.

4. The chair, upon calling for objections to the jurisdiction from the audience, and hearing none, properly commenced the taking of testimony.

5. On March 29, 1984 by unanimous vote the then Planning Commission approved an overall plan for revising the Quiet Water Subdivision, finding that the plan conformed to the City's Comprehensive Plan and Zoning Ordinance, which said plan was a general blueprint for re-platting of the Quiet Water Subdivision in a number of phases.

6. The present application, the subject of the hearing, was for a phase involving the westerly one-half of the portion of the original subdivision now referred to as "Village Center" consisting of 11 lots which, upon re-platting, is to consist of 13 lots.

7. At earlier hearings, owners of Lot 12, Block 2, Quiet Water Subdivision, Yachats, Lincoln County, Oregon, the same being William W. Larwood and Jacqueline M. Larwood, had expressed concerns with regard to the re-plat proposed. It was determined at this hearing that their concerns had been totally satisfied.

8. It had been a concern of the Planning Commission that the remaining homeowners of earlier re-platted phases were not totally aware of the plans of the developers. It was determined at this hearing that the homeowners had been apprised of the re-platting plans of the developers, and in fact, a substantial majority were in approval with the re-platting process.

9. An access drive from Combs Circle for cluster homes, rather than accessing Combs Circle directly by each individual residence, avoids damage to the site caused by excavation and eliminates bad traffic situations for exiting vehicles onto Combs Circle.

10. Creation of more common area was necessary to avoid drainage problems and enhance drainage solutions.

11. Two parking spaces are provided per dwelling unit.

12. Drainage plans were reviewed for channeling spring water and run-off, and the system was found to be adequate and proper.

13. The access road width of 22 feet, eighteen in asphalt, four in cement, all of a uniform elevation, has worked in other subdivisions and given the limited use as an access road, is appropriate in this re-plat.

14. The result of the re-platting process will be less single family individual standard subdivision lots.

15. It is the intent of the developer to maintain consistent density despite the change in configuration.

16. The Public Works Superintendent had certain recommendations as did the Street Commission and the applicant will submit final plans for approval in these areas to the appropriate city agencies.

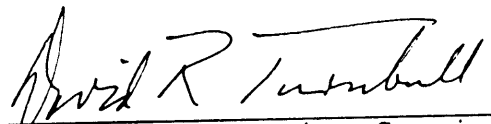
17. The proposed re-plat of the westerly half of Village Center, the same being re-plat, Phase IV, of Quiet Water Subdivision, Yachats, Lincoln County, Oregon, is in conformance with the approval given March 29, 1984 and the findings associated therewith are incorporated herein.

CONCLUSION

Based upon the foregoing Findings,

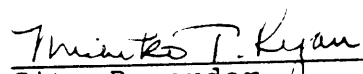
BE AND IT IS HEREBY CONCLUDED that the preliminary plan for the re-plat of the first phase of Village Center, the same being replat, Phase IV, of Quiet Water Subdivision in Yachats, Lincoln County, Oregon be and is hereby approved.

APPROVED AND ADOPTED by the Planning Commission of the City of Yachats, Lincoln County, Oregon, this 19th day of September, 1985.



Chairman, Planning Commission

Attest:



City Recorder