

MINUTES

PORT OF SIUSLAW COMMISSION, SPECIAL MEETING
Tuesday, 28 September 2010, 1:00pm, Port Office, 1499 Bay St, Florence OR

ATTENDANCE: Commission: Commissioner Joshua Greene (Greene), Commissioner Bud Saulsgiver (Saulsgiver); Commissioner John Scott (Scott), Commissioner John Buchanan (Buchanan); Commissioner Sally Owens (Owens); Staff: Port Manager Mark Freeman (Freeman), Recording Secretary Susy Lacer; Audience: Brian Cole (Cole) & Keith Cole of BJ's Ice Cream, Amy Bartlett of the Siuslaw News, Bob Sneddon of KCST.

Commission President Saulsgiver called the meeting to order at 1:03pm. The purpose of the meeting is 1) to discuss the potential sale of Port owned land identified as tax lot 8800-801 Lane County, or 1495 Bay Street, Florence OR; and, 2) to discuss the Siuslaw Estuary Partnership.

Item 1:

Cole stated: (surveyor Gene) Wobbe had marked the 50' property line recently and that the lines didn't seem to reflect past and present parking usage by BJ's; the marked space was smaller than Cole expected. The appraisal is not yet complete because an exact property line has not been determined by the Port. He would prefer the property line be moved to allow for more parking space for his business. He requested that the Port determine where the property line is to be so that the appraisal can be completed and the process can move forward. He explained that the lot is all one piece now, not two separate pieces as he had thought. The Port's decision on the new property line will create two lots.

Scott asked if there was a 51.6' mark in addition to the 50' mark. Freeman stated Wobbe marked the 50' line. Freeman explained the 51.4' line would allow for a common adjustment based on old lot line discrepancies, in this case it would amount to an additional 1.4'. Cole noted his parking spaces run north-south next to the business and that he would prefer to avoid any potential difficulties with the City regarding insufficient parking. Cole stated that at the 50' line the property in question would be 5,000sf, if moved over 10' to allow his currently used parking spaces it would be approximately 5,800sf. Owens asked if Cole wanted additional land from what had been leased in the past. Cole stated he wanted the same area that he has been using. Cole stated the additional 10' would not change the Port's parking or use of the land; that the lot was thought to be 50'x100', he would like it to be about 58'x100', the area that has been being used by BJ's.

Discussion on process needed to create a new property line.

Scott stated a partition would be needed to divide one lot into two, not just a lot line adjustment, and that the process would involve both the County and the City. Scott noted the Port can set the partition line where desired, without needing a future lot line adjustment. Owens suggested it would be simpler to sell the one existing lot in its entirety. Cole agreed, but stated he is presently only interested in purchasing the lot beneath BJ's.

At 1:21pm the meeting moved outside to view the marked property line between BJ's Ice Cream and the Port office. Discussion on location options for new line: at 50' marked line, at 51.4' adjusted line, at historical line between the two parking areas (approximately 55'), and at line to preserve currently used parking (approximately 60'). Discussion on: utility requirements impacting available parking, driveway access impact of new line, and potential future use of Port office lot and impact of new line. At 1:30pm returned to meeting room.

Further discussion on options and ramifications of where to locate new property line. Cole stated he would like the line to go in line with the planter bed/curb (~55'). Scott stated he did not want to see the new line encroach on the Port parking lot driveway. Cole stated he would allow the Port to continue to use the driveway as is, even if it was on his property. Greene noted that if another party bought the property they might want to use that space in the future. Greene stated the Port is looking at the possibility of selling the entire property and that whatever portion of the land is sold now will reduce the value of the remaining piece. Cole stated that the currently used parking situation has allowed both the Port and BJ's to operate, and that he does not believe adding a few feet to his property would negatively affect the value of the remaining property. Greene sketched out two options for the new line, one with a jog to retain the driveway portion for the Port, and one with a straight lot line. Further discussion. Cole asked if the Port or the surveyor would notify and work with the City once the new line location was determined. Scott stated it would be easiest to have the surveyor work with the City as needed since they would be familiar with the process. Greene asked if a straight line at approximately 58' would be acceptable to Cole. Cole noted that parking requirements are somewhat ambiguous and that he thought he could modify his parking spaces to still be compliant with City requirements, but he was not certain, and that he would prefer to not have to reconfigure his parking spaces. Cole noted he could possibly lease additional parking spaces if needed.

At 1:54pm the meeting moved to the parking lot again to measure various lines. From the 50' mark to the inside of the curb (next to the planter), was 5'2". At 2:00pm the meeting resumed inside. Greene stated the 50' mark plus the 1.4' went to the edge of the pavers, and to the inside of the planter box was 3'10" more. Scott suggested adding 5' (60") to the 50' mark (to keep the figures even), which would create a new line close to the junction of the historical line between the parking areas.

On the MOTION, made by Scott, seconded by Greene, the Commission voted unanimously to establish the new eastern lot line for the subject property at 55'. Freeman noted the new lot would become 55'x100'. Cole thanked the Commission for their time.

Item 2:

Owens stated she wanted to discuss the City's Siuslaw Estuary Partnership proposed guidelines. Owens stated she was not comfortable with the Port endorsing the guidelines at this point, until all implications are better understood. Owens noted there are three other City programs referenced in the document. Owens stated there are many considerations involved in these issues, for example stormwater management, that should be understood before the Port takes any action. Owens asked if the guidelines had been set already by the City, or if they were still being reviewed. Freeman stated the City requested endorsement by 30 Sept. Freeman stated he also has concerns on the wording in the document, and that he had also raised objections on wording in the City's 2020 Comprehensive Plan. Discussion on issues in the proposed guidelines. The Commission agreed to table endorsement of the guidelines pending further review. Greene stated the Port embraces the estuary trail plan, but has concerns over some language included in the guidelines. Greene suggested he and Owens work with Freeman to outline the Port's specific issues, then Freeman can meet with the City to relay the Port's concerns.

ADJOURN 2:18pm

President