



**TENNESON**

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July 17, 2023

City of Culver  
Planning Commission  
200 1<sup>st</sup> Avenue  
Culver, Oregon 97734

Reference: Shipping Containers

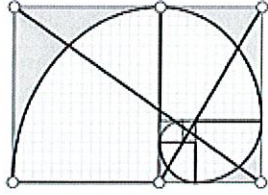
Dear Commissioners,

On May 18, 2022, the City of Culver issued a notice of decision granting preliminary approval for the Haystack Butte Subdivision. Section 16.12.010 of the Culver Municipal Code requires that the applicant record a final plat within one year of preliminary approval or request an extension from the Planning Commission. The applicant, Wood Hill Homes has requested an extension via their project Engineer, Hayes McCoy. A specific length of time was not requested, Section 16.12.010 allows a maximum extension of one year. Attached to this letter is the written request for extension and the City Council notice of decision from 2022. The Planning Commission will consider the extension at the July 24<sup>th</sup> meeting. This will not be a public hearing but will require a majority vote of the Commission. Please feel free to reach out with any questions prior to the meeting.

Sincerely,

*Kirk T. Fatland*

Kirk Fatland, contract planner



**H.A. M<sup>c</sup>COY**  
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July 6, 2023

City of Culver  
c/o Kirk Fatland, Planner  
Tenneson Engineering Corporation  
[kfatland@tennesoneng.com](mailto:kfatland@tennesoneng.com)

Re: Extension Request for Haystack Butte

On behalf of the applicant, Wood Hill Homes, please accept this extension request for the approval of the Haystack Butte Subdivision. The applicant is evaluating alternatives for the offsite sewer improvement, which has significantly increased in cost during the design portion of the project.

Please contact me if you require any additional information.

H.A. McCoy Engineering & Surveying, LLC

Hayes A. McCoy

**CITY OF CULVER  
PLANNING COMMISSION**

IN THE MATTER OF THE )	
HAYSTACK BUTTE SUBDIVISION )	PLANNING COMMISSION
PROPOSED BY WOODHILL HOMES )	DECISION AND ORDER

**FINDINGS-OF-FACT**

1. The applicant, Woodhill Homes, has proposed a 43.38-acre subdivision creating 162 lots in seven phases. The application includes a proposal to reroute Elbe Drive through the proposed subdivision.
2. The subject property is located south of Iris Lane and east of Elbe Drive and is more particularly described as Taxlot 300 of Jefferson County Assessor's Map 12132.
3. The subject property is currently undeveloped, planned, and zoned Residential 1 and under the ownership of Jack and Cheryl Ickler.
4. Notices were mailed to property owners within 100 feet of the subject area and posted in the Madras Pioneer announcing that a hearing would be conducted before the Planning Commission on March 22, 2022 at City Hall.
5. The Planning Commission met on March 22, 2022, there being a quorum present, the Planning Commission conducted a public hearing to consider the proposed subdivision.
6. It was noted that the staff report was presented, and testimony offered by those in favor and in opposition of the proposal. In particular, concerns were raised regarding the impact of the proposal on school capacity as well as the sufficiency of the City's wastewater facilities.
7. It was noted that the Planning Commission closed the public testimony portion of the hearing and requested the applicant provide an updated proposal omitting the requested variances to the minimum lot size standard as well as minimum frontage standard. Additionally, the Planning Commission requested the applicant to consider making a portion of the proposed lots available to residents 55 years of age and older.
8. It was noted that the hearing was continued to April 13, 2022.
9. The Planning Commission reconvened on April 13, 2022 to consider a revised proposal submitted by the applicant.
10. It was noted that the Planning Commission Chair opened, and immediately moved to continue the hearing due to the significant revisions to the proposal.
11. Notices were mailed to property owners and posted in the Madras Pioneer advertising the continued hearing to be held on May 18, 2022.

12. On May 18, 2022 the Planning Commission met and reopened the hearing on the proposed subdivision to public testimony.
13. It was noted that the applicant's representative was present to answer questions.
14. It was noted that both neutral and opposing testimony were provided by those in attendance.
15. It was noted that the Planning Commission closed the public hearing and deliberated extensively, particularly considering the safety of pedestrian access from the subdivision to the school.

It was noted that the Planning Commission moved to adopt the revised staff report, attached here as Exhibit A., and approve the proposed subdivision with the following conditions:

1. The applicant must acquire all permits and registration of the drywells prior to acceptance by the City. In addition, the developer will be required to pay the annual registration fee for a period of no less than 10 years from the date of acceptance by the City. This lump sum money must be put into a fund for the City's use.
2. Concrete gutters on local streets shall be omitted only where longitudinal streets grades are 1-percent or greater.
3. Streetlights are to be located throughout the subdivision as approved by the City Engineer.
4. Street names for proposed streets are to be provided by the applicant and approved prior to final plat approval.
5. The applicant is to obtain all necessary approval from ODOT regarding highway approaches prior to construction.
6. The applicant is to improve the portions of Iris Lane and Elbe Drive to the standards approved by the Planning Commission upon the City accepting jurisdiction of the portions of these streets abutting the subdivision.
7. The applicant is to execute and deliver to the city an instrument deemed sufficient by the city attorney prohibiting the right of ingress and egress to lots 68 and 117 via OR 361 per criterion 16.20.010 (H).
8. Stormwater facilities are to be designed in accordance with the Central Oregon Stormwater Manual.
9. The existing drainage ditch along Iris Lane is to be piped and enclosed with access points to be approved by the City Engineer and Public Works Superintendent.
10. A 10-foot tract including the improvements proposed in Tracts C and D is to be provided between proposed lot 37 and Iris Lane.
11. The applicant is to provide sidewalks along both sides of OR 361 per City of Culver, Oregon, Public Works Standards - Technical Specifications and

Drawings, 2019 in coordination with ODOT and the City of Culver.

12. The applicant to install drywells on the south side of Iris Lane and both sides of OR 361 to manage stormwater.

APPROVED by the Planning Commission and signed this 18th day of May 2022.

SIGNED

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Planning Commission Chair

ATTEST

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City Manager/Recorder

**APPEAL:**

The decision of the planning commission shall be final, unless a written notice of intent of appeal is filed with the city recorder within 15 days from the date of the decision, unless the City Council, on its own motion, orders a review of the decision within 15 days of the date of the recorded decision.

The applicant, or any person who provided testimony, either in person or in writing, at the hearing before the planning commission, may appeal the decision of the planning commission to the city council. The appellant must cite specific issues which are the basis for the appeal and the specific reasons the appellant contends the decision of the hearing body is not in conformance with the comprehensive plan, zoning ordinance, subdivision ordinance or Oregon Revised Statutes. Such issues shall be raised with sufficient specificity so as to afford the City Council an adequate opportunity to respond to each issue.