

HEARLEY Henry O

From: DESCHaine Kristina * OSFM <Kristina.DESCHaine@osfm.oregon.gov>
Sent: Thursday, September 21, 2023 12:37 PM
To: HEARLEY Henry O
Subject: RE: Applicant revised materials for North Fork Gateway

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Henry –

I missed that end of the table. Sorry about that. I cannot approve it, it is not code compliant.

There are other things to consider for future development. When the fire hydrant system is extended into this area, the road will need to be 26 feet wide. If they start splitting the lots and add more homes, it will need to be wider.

Has there been a plan for the water required for the construction? I am sorry to have to ask but I do not remember hearing an answer except leaving it to the folks that are going to build.

Kristina

From: HEARLEY Henry O <HHEARLEY@Lcog.org>
Sent: Thursday, September 21, 2023 12:13 PM
To: DESCHaine Kristina * OSFM <Kristina.DESCHaine@osfm.oregon.gov>
Subject: RE: Applicant revised materials for North Fork Gateway

Kristina,

Are you saying that the applicant’s 20-foot roadway width for a dead-end street over 500-feet in length is sufficient and does not need to be 26-feet wide unless development exceeds one dwelling on each of the 18 lots?

I am looking at OFC Section D103.4 where it says dead-end roads over 500 feet require a minimum of 26-foot width. Sunset Ave exceeds 750-feet in length, so it would actually require “special approval,” whatever that looks like..

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE AP

LENGTH (feet)	WIDTH (feet)	TI
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1

From: DESCHAIINE Kristina * OSFM <Kristina.DESCHAIINE@osfm.oregon.gov>
Sent: Friday, September 15, 2023 1:39 PM
To: HEARLEY Henry O <HHEARLEY@Lcog.org>
Subject: RE: Applicant revised materials for North Fork Gateway

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Oh goodness! I apologize, I thought I had done it already.

My comments are that the fire department access will need to meet Oregon Fire Code standards whenever the construction is to be completed. Be that in 2 years or 20 years. For that reason I would say that the request to approve a 20 foot access should not be approved, unless there are really going to be only 1 residence on each lot approved.

Kristina

From: HEARLEY Henry O <HHEARLEY@Lcog.org>
Sent: Friday, September 15, 2023 1:18 PM
To: DESCHAIINE Kristina * OSFM <Kristina.DESCHAIINE@osfm.oregon.gov>
Subject: RE: Applicant revised materials for North Fork Gateway

Hi, Kristina!

I haven't received a recent email from you.. If you're referring to your comments from late July (attached), could you take a look at the revised proposal and comment on those? Unless of course, if the revised submittal still does not address any of your previous comments.

Henry

From: DESCHAIINE Kristina * OSFM <Kristina.DESCHAIINE@osfm.oregon.gov>
Sent: Friday, September 15, 2023 1:14 PM
To: HEARLEY Henry O <HHEARLEY@Lcog.org>
Subject: RE: Applicant revised materials for North Fork Gateway

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Hi Henry –

Is the email that I sent enough for my comments?

Thanks Kristina

From: HEARLEY Henry O <HHEARLEY@Lcog.org>

Sent: Thursday, September 14, 2023 3:05 PM

To: DESCHAIINE Kristina * OSFM <Kristina.DESCHAIINE@osfm.oregon.gov>; (Gunny) Jim McKee <gunnyofd@gmail.com>; WEBSTER John P <John.WEBSTER@lanecountyor.gov>

Cc: Teresa Bishow <Teresa@bishowconsulting.com>; cityhall@ci.westfir.or.us; DARNIELLE Gary L <GDARNIELLE@lcog.org>; Matt Wadlington <Mwadlington@civilwest.net>

Subject: RE: Applicant revised materials for North Fork Gateway

Importance: High

Hi everyone:

I just wanted to poke everyone to review the revised applicant materials and to send your comments my way. If you could please return your comments to me by end of day 9/18. The Planning Commission is reconvening on 9/28 to deliberate on the applications.

Henry

From: HEARLEY Henry O

Sent: Friday, September 1, 2023 12:35 PM

To: DESCHAIINE Kristina OSFM <Kristina.DESCHAIINE@osfm.oregon.gov>; (Gunny) Jim McKee <gunnyofd@gmail.com>; WEBSTER John P <John.WEBSTER@lanecountyor.gov>

Cc: Teresa Bishow <Teresa@bishowconsulting.com>; cityhall@ci.westfir.or.us; DARNIELLE Gary L <GDARNIELLE@lcog.org>; Matt Wadlington <Mwadlington@civilwest.net>

Subject: Applicant revised materials for North Fork Gateway

Importance: High

Hi All:

I want to share the applicant's most recent revisions to their proposal. Please see the attached materials and pay particular attention to the fire and access plan and the road width proposed (on page 21 of the master plan narrative). Circumstances have changed such that the applicant is now proposing just Phase 1 of the master plan – there is no defined Phase 2. "Phase 2" would effectively be any development beyond a single-family dwelling on each of the 18 lots.

Have a great Labor Day weekend!

Henry

Henry O. Hearley

Associate Planner, MCRP

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