



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, OCTOBER 25, 2018 AT 5:00 PM
City Hall ~ 82877 Spruce St., Westlake, OR 97493

The proceedings of the Dunes City Planning Commission were recorded and are on file at Dunes City Hall. Upon approval by the Planning Commission, these minutes will be available online at www.dunescity.com.

1. CALL TO ORDER

Chairman Bonnie Allen called the October 25, 2018, Planning Commission meeting to order at 5:00 pm.

2. ROLL CALL

Roll Call was taken by Administrative Assistant Rapunzel Oberholtzer.

Present: Chairman Bonnie Allen, Vice Chairman Barry Sommer, and Commissioners Shauna Robbers, Ken Pesnell and Ric Ziegler.

Also present was City Administrator/Recorder Jamie Mills.

3. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Vice Chairman Sommer made a motion approve the Agenda. The motion was seconded by Commissioner Robbers. The motion passed by unanimous vote.

5. APPROVAL OF THE CONSENT AGENDA

A. Planning Commission Special Session Meeting Minutes of September 24, 2018

Commissioner Pesnell made a motion to approve the Consent Agenda. The motion was seconded by Vice Chairman Sommer. The motion passed by unanimous vote.

6. ANNOUNCEMENTS /CORRESPONDENCE

Chairman Allen read from the list of announcements on the Agenda:

A. The Tuesday, November 13, Special Session of the Planning Commission will include a public hearing on a Conditional Use Permit application for a property line adjustment.

The meeting will start at 6:00 pm. The City Council will hold its public hearing on the application during its December meeting.

- B. Applicants to two CACs are still desired. One CAC will review Chapter 155.4 and the other will review Chapter 153. Applicants are welcome to participate on both CACs!

7. CITIZEN INPUT

There was none.

8. NEW BUSINESS

A. Appoint Applicants to CAC(s)

Chairman Allen referred Commissioners to copies of applications from three City residents applying to the CAC for review of Chapter 155.4, Keith Garvey, Ed Kopilec and John Stead.

Commissioner Pesnell made a motion to appoint the three applicants to the CAC for review of Chapter 155.4. Commissioner Ziegler seconded the motion. The motion passed by unanimous vote.

Staff reminded Commissioners that the next CAC meeting is scheduled for Monday, November 5, beginning at 5:00 pm.

B. Begin Review of Changes to Chapter 153

There was some discussion about the new FIRMs released by FEMA and how many City residents are affected by the map changes. City Administrator/Recorder Mills reported that about forty-six properties were removed from the flood zone area. She went on to note that the new language in Dunes City's Chapter 153, and the changes, were provided by the State based on federal wording, and that there may be further changes as feds develops final language. She also noted that the State has asked cities to begin review of the proposed code and to provide feedback.

Commissioners took turn reading aloud the proposed content of Chapter 153 and commented on each section after it was read.

There were no changes suggested for Section 153.01 (Statutory Authorization).

After reading Section 153.02 (Findings), Vice Chairman Sommer expressed concern that there was no strong definition for "flood" or for "tsunami." City Administrator/Recorder Mills explained that whether or not a property is deemed flooded is determined on a parcel-by-parcel basis by engineers. There was discussion about the definition for "flood" on page four of the redline document during which Vice Chairman Sommer asked if "from any source" could be clarified.

While reading Section 153.03 (Purpose), Commissioner Robbers noted that “It is” at the beginning of the introductory paragraph should be deleted in order for the introduction to make sense.

After reading Section 153.04 (Methods of Reducing Flood Loses), it was agreed to delete “and” from the end of paragraph D.

While reading Section 153.05 (Definitions) there was some discussion of the definition of Base Flood with the flood map designation “A” or “V” and what the letters meant. By referring to the City’s new flood map it was determined that those letters indicated that the property was not in a flood plain. It was noted that in the definition for Coastal High Hazard Area, the second sentence, the word “designed” should be “designated.”

Vice Chairman Sommer made a motion to stop after reviewing Section 153.23 and resume at the next meeting. Commissioner Pesnell seconded the motion. The motion passed by unanimous vote.

9. UNFINISHED/OLD BUSINESS

There was none scheduled.

10. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA

Commissioners agreed to reschedule the December 27 meeting and meet instead in Special Session on Tuesday, December 18, beginning at 5:00 pm.

12. ADJOURNMENT

Chairman Allen adjourned the meeting at 6:22 pm. There was no motion made or vote taken.

APPROVED BY THE PLANNING COMMISSION ON THE 13th DAY OF NOVEMBER 2018

[Signed copy available at City Hall]
Bonnie Allen, Chairman

ATTEST:

[Signed copy available at City Hall]
Jamie Mills, City Administrator/Recorder