



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, MARCH 28, 2019 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 March 28, 2019, Planning Commission meeting to order at 5:03 pm.

2. OATH OF OFFICE

City Administrator/Recorder Jamie Mills administered the Oath of Office to newly appointed Commissioner Jamie Gorder, whose term will expire January 13, 2021.

3. ROLL CALL

Roll Call was taken by Administrative Assistant Rapunzel Oberholtzer.

Present: Chairman Bonnie Allen, Vice Chairman Ken Pesnell and Commissioner Jamie Gorder.

Also present was City Administrator/Recorder Jamie Mills.

Absent and Excused: Commissioners Barry Sommer and Greg Bench.

4. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

5. APPROVAL OF THE AGENDA

Vice Chairman Pesnell made a motion approve the Agenda. The motion was seconded by Commissioner Gorder and passed by unanimous vote.

6. APPROVAL OF THE CONSENT AGENDA

A. Planning Commission Meeting Minutes of February 28, 2019

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

7. ANNOUNCEMENTS /CORRESPONDENCE

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

- A. The 7th annual Oregon Dunes Triathlon will be held on Saturday, June 8. Dunes City is looking for lots of volunteers to help staff the venue on Race Day and to help with set up and preregistration the day before. Please call Rapunzel at 541-997-3338 to register as a volunteer or to find out more information about volunteering.
- B. The public hearing on proposed Ordinance No. 252 regarding changes to Flood Damage Prevention Chapter 153 that was scheduled for April 25 has been cancelled and will be rescheduled.

8. CITIZEN INPUT

There was none.

9. NEW BUSINESS

- A. Review Planning Commission Goals for 2019

Following discussion, Commissioners agreed to keep the three Goals agreed upon for 2018:

Continue to develop, as a group, expertise in land use,
Continue to make progress on revising Chapter 155, and
Continue to respond to citizen input as feasible.

Vice Chairman Pesnell suggested that the Planning Commission begin to address rules for outdoor lighting after completing work on Chapter 155. There were no objections.

Chairman Allen distributed copies of existing code and proposed new code describing the four decision types used in land use applications, Type I – Ministerial, Type II – Quasi-Judicial, Type III – Quasi-Judicial, and Type IV – Legislative. She explained that the Planning Commission is faced with these types of decisions often and she suggested that Commissioners become familiar with both the existing code and the proposed new code.

10. UNFINISHED/OLD BUSINESS

- A. Continue Review of 155.1, .2 and .3 Recommendations by the CAC

Chairman Allen suggested that because the Commissioners were CAC members who reviewed 155.1, .2 and .3, instead of reviewing the recommendations of the CAC word by word the Planning Commission could accept the CAC's recommendations without further discussion.

There was some discussion during which Staff reminded Commissioners that at one time Staff suggested deleting most of the 155.2.3.200 (Lakes and Shorelands) Construction Standards because Dunes City did not have actual jurisdiction over structures on waterways, only docks attached to the land or access points on land.

During review of the Construction Standards language, Commissioners agreed to change paragraph B(4) (Access Structures and Landings) subparagraph (a) on page 28 of 41 from an eight (8) foot wide access path to a ten (10) foot wide path. Commissioners further agreed to change subparagraph (b) to allow a maximum of eighty (80) square feet for a landing instead of seventy (70) square feet.

There was discussion about subparagraph (c) on page 28 of 41 and its possible conflict with the provisions in 155.2.6 (Riparian Overlay Zone). Commissioners agreed to discuss further in the April meeting.

Commissioners agreed that, with the exception of 155.2.200 (Lakes and Shorelands), the Planning Commission would accept the recommendations made by the CAC for 155.1, .2 and .3.

11. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA

There were none.

13. ADJOURNMENT

Vice Chairman Pesnell made a motion to adjourn. Commissioner Gorder seconded the motion. No vote was taken.

Chairman Allen adjourned the meeting at 6:11 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 25th DAY OF APRIL 2019

[Signed copy available at City Hall]

Bonnie Allen, Chairman

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder