



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, APRIL 25, 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 April 25, 2019, Planning Commission meeting to order at 5:03 pm.

2. ROLL CALL

Roll Call was taken by Administrative Assistant Rapunzel Oberholtzer.

Present: Chairman Bonnie Allen, Vice Chairman Ken Pesnell and Commissioner Jamie Gorder. There is one vacancy on the Commission.

Also present was City Administrator/Recorder Jamie Mills.

Absent: Commissioner Barry Sommer.

3. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

4. 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.

5. APPROVAL OF THE CONSENT AGENDA

A. Planning Commission Meeting Minutes of March 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.

6. 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 about volunteering.
- B. The Woahink Lake Association is looking for volunteers to help with its annual roadside litter collection day on Saturday, April 27. Volunteers will meet, rain or shine, at the East Woahink Lake Day Use Area at 9:30 am to get their location assignments and pick up safety vests. The clean up along Canary and Clear Lake Roads will take place between 10:00 am and 1:00 pm. Volunteers should dress for the weather, wear sturdy shoes and bring work gloves. To volunteer, call John Colwell at 541-590-3357.

Rapunzel announced that the May 23 Planning Commission meeting would include training by DLCD and maybe a public hearing.

7. CITIZEN INPUT

There was none.

8. NEW BUSINESS

- A. Review Citizen Input from Q1

There was none.

9. UNFINISHED/OLD BUSINESS

- A. Continue Review of 155.2.3.200 (Lakes and Shorelands)

Rapunzel referred Commissioners to copies of a document entitled Aquatic Resource Management from DSL that was included in their meeting packets. She also pointed out that Commissioners had copies of Chapter 155.2.6 (Riparian Overlay Zone) code and annotated copies of 155.2.3.200 (Lakes and Shorelands) in their meeting packets.

Commissioners reviewed the redlined and annotated handout of 155.2.3.200. It was agreed to delete the term “viewing area” from the opening paragraph (page 24 of 43). There was a discussion about deleting the term “water-related” as well and it was agreed to do so.

Chairman Allen referred Commissioners to copies of handouts she provided from County rules regarding Riparian Areas and suggested that Commissioners consider them for discussion in a future meeting.

Rapunzel pointed out that in a 2017 CAC meeting, it was suggested to add, “Shoreland structures that are water-related may include bait sales, boat sales or storage, marine supplies sales, and parking facilities. Shoreland structures that are water-dependent may include fishing piers, marinas, boat ramps, marine fuel sales, and boat repair facilities. She noted that all of the uses listed were commercial and would not be allowed in the R-1 Zone. Her recommendation was not to accept the CAC recommendation. Commissioners agreed with the recommendation.

Discussion turned to the list of allowed uses:

- ~~a. One dock;~~
- ~~b.a. One dock access~~ water access point (stairs, landing or path);
- b. One dock; and
- c. One boat house or water-dependent recreational vehicle storage structure;
- ~~d. One access (stairs, landings and paths) to each permitted structure;~~
- ~~e. One limited water-related recreational equipment storage structure; and~~
- ~~f. One viewing area.~~

It was agreed to make the above changes as suggested by Staff. (00:35:25)

Reviewing the Placement Standards on page 25 of 43, Commissioners agreed to leave the content as written.

Discussing paragraph (a) on page 26 of 43 under Size Standards, the following changes were agreed upon:

Boarding floats and boat houses shall have a combined area of no more than ~~990~~ 640 square feet. ~~This area is exclusive of access structures.~~ The area of the gangway and pilings are not included in the area of use calculations. ~~See Pier, 155.1.3—Definitions.~~
(00:52:50)

Commissioners agreed to revisit language relating to gangways in a future meeting, so as to be consistent with language used by DSL.

Commissioners briefly discussed the proposed language for width of piers or floating access structures. It was agreed to continue discussion in a future meeting.

10. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA/FOR THE GOOD OF THE ORDER

Chairman Allen noted that there is a vacancy on the Planning Commission.

Commissioner Pesnell mentioned that nighttime outdoor lighting is becoming an issue in the City that should be addressed in the near future.

11. ADJOURNMENT

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

Chairman Allen adjourned the meeting at 6:08 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 23rd DAY OF MAY 2019

[Signed copy available at City Hall]

Bonnie Allen, Chairman

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder