



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, AUGUST 22, 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 August 22, 2019, 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, Commissioners Barry Sommer, Jamie Gorder, and Rodd Bench. Vice Chairman Ken Pesnell arrived at 5:02 pm.

Also present were City Administrator/Recorder Jamie Mills, subdivision applicant Mr. Len Blackstone and several Dunes City residents.

3. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Commissioner Sommer 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 July 25, 2019

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

6. ANNOUNCEMENTS /CORRESPONDENCE

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

- A. DLCD's 2019 Coastal Fall Planners Meeting will be held at the Florence Best Western Pier Point Inn Monday and Tuesday, October 14-15. We do not have an agenda yet. If you would like to attend, please RSVP to Amanda.l.macnab@state.or.us.

There was some discussion about who would, or could, attend. Commissioners Sommer and Bench tentatively volunteered. Staff will present the meeting agenda for discussion during the September Planning Commission meeting.

7. CITIZEN INPUT

Chairman Allen recognized Mr. Ira Stein, a Dunes City resident who wished to address the Commission about the subdivision Findings of Fact. Mr. Stein explained that he is a member of the Woahink Lake Water Quality Committee that suggested to the City Council the City begin water testing on Little Woahink Lake. He went on to explain that the suggestion came about because residents in the area are concerned about wastewater and stormwater runoff into Little Woahink Lake and, eventually, into Woahink Lake. Mr. Stein went on to note that there is a spring and a stream shown on a US Geological Survey map that is not shown on the subdivision plat map where the storm runoff is intended to drain, that there is additional concern about building septic systems on land that does not appear to be suitable for development. He asked that the City carefully monitor the development process.

8. NEW BUSINESS

- A. Review Decision and Final Order for Subdivision Final Plat

Chairman Allen explained that the Planning Commission would review in detail Staff's written Final Order, Findings of Fact and Decision on the Little Woahink Lake Subdivision proposal. She suggested that the Commissioners read the entire document aloud and discuss each approval criterion and condition of approval.

Rapunzel noted that at the end of the July meeting, Vice Chairman Pesnell had expressed concern a reference to shigelloides in written testimony submitted by Dunes City residents concerned about the proposed subdivision. She explained that the reference came from an excerpt from a September 14, 2006, article posted on the Woahink Lake Association's website and refers to an incident in which a resident became ill after drinking lake water that was not filtered. Vice Chairman Pesnell noted that the City was not aware of any test results indicating the presence of the bacteria.

Commissioners proceeded to read the Findings and Final Order aloud. During the reading, several typographic errors were noted.

Commissioner Bench made a motion to direct staff to correct the scrivener errors. Commissioner Sommer seconded the motion. The motion passed by unanimous vote.

Commissioner Gorder made a motion to accept the Findings of Fact and Final Order as amended. Vice Chairman Pesnell seconded the motion.

Commissioner Bench expressed some concern about the EGR & Associates engineer's comments about shallow drain fields noted in his February 27, 2007, letter in which he compared the proposed PUD on-site wastewater treatment and disposal system to conventional systems. The letter stated, "Shallow disposal fields also increase the likelihood that effluent will be discharged within the root zone of plants capable of removing these nutrients." Commissioner Bench's concern was that the type of plants was not specified. There was some discussion during which it was generally agreed that the type of plants did not need to be specified in this case, the comment was a general observation. It was further noted that Lane County DEQ would require installation of drain fields at certain depths depending upon the types of soil on each building lot and the test hole drainage results.

Vice Chairman Pesnell raised a question about another February 27, 2007, EGR & Associates letter in which it was suggested that, "CC&Rs shall be revised to include a statement that lot owners shall not convert more than 10 percent of the total area of vegetative cover from native landscapes and into residential lawns and gardens." He asked if the 10 percent included the building area and he suggested making sure the language was clear.

During discussion, Commissioner Sommer excused himself from the meeting and left at 6:11 pm.

Referring to the CC&Rs, Commissioners noted that Section 3.11 states, "Natural vegetation shall be maintained on all Lots to the maximum extent possible allowing for the building areas for a residence, garage and accessory structures. Lot owners may also remove no more than 10% of the natural vegetative cover in order to create lawns and garden areas." Commissioners generally agreed that that language was clear.

In a roll call vote, Commissioners Bench, Gorder and Pesnell voted in favor of accepting the Findings of Fact and Final Order as amended. There were no votes in opposition and no abstentions. One Commissioner (Sommer) was absent.

9. UNFINISHED/OLD BUSINESS

There was none scheduled. Chairman Allen suggested that the September meeting agenda include continuing the discussion of CAC recommendations on Chapter 155.2.

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

City Administrator/Recorder Mills announced that Commissioners were required by CIS to take training. She suggested that they take one class each month online and she offered to email passwords and instructions to them. She also pointed out that, as volunteers, the Commissioners were also required to read and acknowledge the Volunteer Policy Manual.

Chairman Allen suggested adding discussion about training to the September meeting agenda. There were no objections.

Rapunzel noted that, in response to the Commission's request, the City Council authorized the Commission to delve into Outdoor Lighting Regulations; she offered to add discussion to the September agenda. She also explained that there were no citizen comments from second quarter meetings for the Commission to revisit.

Chairman Allen noted that a former Planning Commission Chairman, Lee Riechel, passed away over the weekend, as did John Stead, a well-known Dunes City resident who volunteered in many capacities for the City. They were both inspiring individuals who contributed much of their time to the City.

11. ADJOURNMENT

Commissioner Gorder made a motion to adjourn. Vice Chairman Pesnell seconded the motion. The motion passed by unanimous vote.

Chairman Allen adjourned the meeting at 6:24 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 26th DAY OF SEPTEMBER 2019

[Signed copy available at City Hall]

Bonnie Allen, Chairman

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder