



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, OCTOBER 24, 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 October 24, 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.

Absent and Excused: City Administrator/Recorder Jamie Mills.

Absent: Commissioners Barry Sommer and Rodd Bench.

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 September 26, 2019

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

6. ANNOUNCEMENTS /CORRESPONDENCE

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

- A. A few citizens volunteered to attend the October 28 work session on outdoor lighting. A press announcement has been published, there is a notice on the City website, Jamie emailed a notice to interested parties and notices have been posted outside City Hall and at the Post Office in Westlake.
- B. As agreed in the October 24 Planning Commission meeting, there will be no December meeting. Regular sessions will begin Thursday, January 23. Happy Holidays!

7. CITIZEN INPUT

There was none.

8. UNFINISHED/OLD BUSINESS

- A. Review 155.4.6.3 (Modifications) CAC Recommendation

Rapunzel referred Commissioners to copies of page three of the September 23, 2019, draft minutes and asked them to verify whether or not the change to wording was correct as written therein. Commissioners agreed that it was.

- B. Staff Report – 155.2.3.200(B)(2)(b) Re: Gangways

Rapunzel reminded Commissioners that in the September meeting they asked her to find out if DSL has any specifications for gangway widths. She reported that she was unable to find any specs but she was able to confirm that DSL allowed local jurisdictions to set some standards for structures on the water.

Rapunzel referred Commissioners to copies of her Staff Report that was included in the Commissioners' meeting packets. She noted that, according to OAR 141-082-0260, all uses of state-owned submerged and submersible land must conform to local (including local comprehensive land use planning and zoning ordinance requirements), state and federal laws, and DSL shall not authorize a proposed use or structure if it is inconsistent with local, state or federal laws.

During discussion, Commissioners agreed to amend the above referenced section of Code to specify that gangways shall not exceed six feet in width.

- C. Outdoor Lighting Work Session

Commissioners agreed that Planning Commission Vice Chairman Ken Pesnell would lead the work session. Rapunzel offered to record the work session and to take notes for presentation and discussion during the November Planning Commission meeting.

9. NEW BUSINESS

A. Commissioner/Staff Coastal Fall Planners Meeting Updates

Rapunzel referred Commissioners to copies of her Staff Report on the Monday, October 14 session. Of note, this year the Oregon Legislature adopted three new bills that address the housing shortage in Oregon. The new rules do not affect Dunes City at this time because it has a small population.

Rapunzel went on to summarize the discussion of Comprehensive Plan Update Requirements. She noted that, again because Dunes City has a small population, it is not required to update its Plan on a regular basis but, when it does there are rules set by DLCD that the City will be required to follow.

Rapunzel noted that she was unable to stay for the Statewide Wetlands Inventory session, but had acquired a copy of the PowerPoint presentation that accompanied the talk presented by Jevra Brown, DSL's Aquatic Resource Planner, and a copy was distributed to each Commissioner.

B. Commissioners' CIS Training Updates

There were no updates. Rapunzel will send Commissioners more information about which classes to take.

C. November and December Meeting Dates

During discussion, Commissioners agreed to cancel the regularly scheduled meeting in November and, instead, hold a special session on Thursday, November 21, beginning at 5:00 pm. Commissioners also agreed to cancel the December meeting and resume regular meetings in January.

D. Begin Review of Chapter 155.5

Rapunzel referred Commissioners to a copy of Staff Suggestions for Changes that was distributed to Commissioners.

Commissioners agreed with Staff's suggestion to change the first paragraph of the introduction to read: *This Chapter 155 cannot provide standards to fit every potential development situation. The City's varied geography and complexities of land development require flexibility. Division 155.5 provides that flexibility while ensuring that the purpose and intent of the development standards are met, and there is relief from specific Code provisions when they have the unintended effect of preventing reasonable development.*

Commissioners also agreed with Staff's suggestion to move the second paragraph of the introduction to Section 155.5.2 (Non-conforming Uses and Development).

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

There were none.

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 6:01 pm.

**APPROVED BY THE PLANNING COMMISSION ON THE 21st DAY OF NOVEMBER
2019**

[Signed copy available at City Hall]

Bonnie Allen, Chairman

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder