



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, FEBRUARY 27, 2020 AT 6:00 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 February 27, 2020, Planning Commission meeting to order at 6:01 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.

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 January 23, 2020

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. There is one vacancy on the Planning Commission. The term ending date is January 12, 2022.
- B. During its February 12 meeting, the City Council voted to adopt the new Flood Damage Prevention Ordinance No. 253. The vote was three in favor with one opposed. Two Council members were absent from the meeting.
- C. Beginning in March, City Council meetings will be held on the fourth Wednesday of each month instead of the second Wednesday of each month. Meetings will continue to start at 6:00 pm.
- D. Today is International Polar Bear Day!

7. CITIZEN INPUT

There was none.

8. UNFINISHED/OLD BUSINESS

A. Review Staff Recommendations for 155.5

Rapunzel referred Commissioners to copies of the redline 155.5.8 (Nonconforming Uses and Development) that was included in their meeting packets and explained that, given the confusion about the content during the preliminary review in January, she compared the existing language with Model Development Code and Florence Code, and then made revisions using those code samples in order to try to clarify the language. She went on to explain that the suggested new language attempts to separate code for non conforming uses, nonconforming buildings and nonconforming lots , which current City Code does not do.

Commissioners proceeded to take turns reading the proposed changes aloud and discussing each section after it was read.

There was some discussion about 155.5.8.2(A) (Nonconforming Uses) on page 5 of 9 in which there was a provision to allow “expansion of the existing structure for the same use up to twenty-five percent (25%) of the existing square footage of floor area.” Following discussion, Commissioners agreed to change “existing structure” to “existing nonconforming structure.”

During discussion of 155.5.8.3 (Nonconforming Buildings), Commissioners agreed with Staff’s recommendation to replace the current language with the proposed, “In the event of damage or destruction due to fire or other disaster, a nonconforming building or structure may be replaced in accordance with the Building Codes which existed at the time of such damage or destruction. Replacement shall be commenced within two (2) years of the date of destruction and shall be diligently followed to completion. The Planning Com-

mission, with a written request of the applicant, may extend the period an additional one (1) year.”

Commissioners agreed with the rest of Staff’s proposed changes as presented.

9. NEW BUSINESS

A. Review Staff Recommendations for 155.6

Chairman Allen suggested that Commissioners review Staff’s revisions to Section 155.6 during the March meeting. Commissioners did not object.

B. Outdoor Lighting Handouts

Rapunzel distributed binders containing news articles and sample code to each of the Commissioners. Vice Chairman Pesnell distributed copies of a draft memo he was preparing about the outdoor lighting issues in Dunes City.

10. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA

Based on a recent personal experience, Vice Chairman Pesnell suggested that Staff consider adding information about ODFW’s restrictions on building in the vicinity in established eagle nests to the City’s building permit packages. Staff agreed to find the information.

11. ADJOURNMENT

Vice Chairman Pesnell made a motion to adjourn. Commissioner Gorder seconded the motion. There was no vote.

Chairman Allen adjourned the meeting at 7:10 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 25th DAY OF JUNE 2020

[Signed copy available at City Hall]

Bonnie Allen, Chairman

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder