



**PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED**  
**THURSDAY, JUNE 25, 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](http://www.dunescity.com).

**1. CALL TO ORDER**

Chair Bonnie Allen called the June 25, 2020, Planning Commission meeting to order at 6:00 pm.

**2. ROLL CALL**

Roll Call was taken by Administrative Assistant Rapunzel Oberholtzer.

**Present:** Chair Bonnie Allen, Vice Chair 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 Chair 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 February 27, 2020

**Vice Chair 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 still one vacancy on the Planning Commission. The term ending date is January 12, 2022.

- B. The 8<sup>th</sup> Annual Oregon Dunes Triathlon scheduled for Saturday, June 13, this year, was postponed until June 12, 2021.

## **7. CITIZEN INPUT**

There was none.

## **8. UNFINISHED/OLD BUSINESS**

### **A. Review Staff/Report/Recommendations for 155.5.8.3**

Rapunzel referred Commissioners to copies of the Staff Report on 155.5.8.3 (Nonconforming Buildings) that was included in their meeting packets. The Staff Report included the sentence, “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.” Rapunzel requested clarification about why new construction would follow old construction rules.

Following discussion Commissioners agreed to change, “with the Building Codes which existed at the time of such damage or destruction” to “with current Building Codes.”

### **B. Review Staff Recommendations for 155.6**

Commissioners began a page by page review of proposed changes to Chapter 155.6 (Appendix).

Commissioners agreed to replace the existing lot line, depth and width illustrations on page 2 of 17 with those shown on page 3, and to include the additional text suggested by Staff.

Commissioners agreed to replace the existing illustrations on page 4 of 17 with the illustration and text provided by Staff on pages 5, 6 and 7. Commissioners also agreed to change the definition of Lot Coverage on page 9 and in 155.1.3 from, “...is the area of lot covered by the outline of buildings as viewed from above and as allowed by the applicable land use zone standards found in Sections 155.2.1.122 and 155.2.2.122” to “...is the area of a lot covered by impervious surfaces and as allowed by the applicable land use zone standards...”

Commissioners agreed to delete the existing illustrations on pages 10 and 11 of 17.

Commissioners agreed it was not necessary to include Building Height diagrams in 155.6.

Commissioners agreed to delete the existing Subdivision Street Types illustration on page 15 of 17 and replace it with the illustration provided by Staff on page 16.

Commissioners agreed to delete the existing Vision Clearance Diagram on page 17 of 17 and asked Staff to find a definition of Vision Clearance to include in 155.3.1.2.

## **9. NEW BUSINESS**

### **A. Determine Next Steps for 155.5 and 155.6**

Rapunzel explained that 155.5 changes have been incorporated into a final document ready for review by a CAC. She noted that after the final changes to 155.6 were made, both documents could be reviewed by a CAC. She went on to suggest placing a press release in *The Siuslaw News* inviting participants to join the CAC. Commissioners asked her to specifically invite previous CAC members as well.

### **B. Staff Update on 155.1 through 155.4 Revisions**

Rapunzel explained that all of the changes made by the Planning Commission and the recommendations of the CACs that were agreed upon have been made. She went on to note that Staff is working on a few corrections that they identified as necessary and the Staff Report for a public hearing to review all of the revisions has been started.

### **C. Staff Update on Citizen Input Q1 2020**

There were no citizen concerns or comments from the January or February meetings to discuss.

## **10. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA**

Rapunzel referred Commissioners to a copy of changes to 155.2.3.250 (Lakes Community Commercial Zone Only) and asked Commissioners if the language, "Shall require approval by all applicable federal and State agencies." was adequate. Following discussion, it was agreed to delete the entire Section.

## **11. ADJOURNMENT**

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

Chairman Allen adjourned the meeting at 7:13 pm.

**APPROVED BY THE PLANNING COMMISSION ON THE 30<sup>th</sup> DAY OF JULY 2020**

[Signed copy available at City Hall]

Bonnie Allen, Chair

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder