



PLANNING COMMISSION REGULAR SESSION MINUTES ~ APPROVED
THURSDAY, OCTOBER 22, 2020 AT 6:00PM
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

Chair Bonnie Allen called the October 22, 2020, Planning Commission meeting to order at 6:00 pm.

2. ROLL CALL

Roll Call was taken by Planning Secretary Rapunzel Oberholtzer.

Present: Chair Bonnie Allen, Vice Chair Ken Pesnell, and Commissioner Wanda Phillips.

Absent and Excused: Jamie Gorder

Absent: Barry Sommer

Also Present: City Administrator/Recorder Jamie Mills, Planning Secretary Rapunzel Oberholtzer and Patrick Pace.

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 to approve the Agenda. The motion was seconded by Commissioner Phillips and passed by unanimous vote.

5. APPROVAL OF THE CONSENT AGENDA

A. Planning Commission Meeting Minutes of September 24, 2020

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

6. ANNOUNCEMENTS /CORRESPONDENCE

Chair Allen read from the list of announcements on the agenda:

A. Today is National Nut Day.

Planning Secretary Oberholtzer announced that Chair Allen's term expires January 2021 and Commissioner Gorder's term also expires January 2021.

7. CITIZEN INPUT

There was none.

8. PUBLIC HEARING

None was scheduled.

9. NEW BUSINESS

A. Review 155.5 & 155.6 CAC Recommendations

The Commissioners discussed verbiage changes to 155.5.6 and 155.6.5.

155.5.6: A variance shall become effective ~~the~~ on the City Council's final decision or the applicant's appeal is resolved.

155.6.5: Signs, structures, vegetation, or other ~~nonnatural~~ obstructions to vision must be managed at the intersection so as to provide clear lines of sight for both ingress and egress. Driveway approaches and driveways are not permitted within the clear vision area. (Page 14 of 14)

Vice Chair Pesnell made a motion to approve the amended recommendations. The motion was seconded by Commissioner Phillips and passed unanimously by a roll call vote.

B. Review Chapter 155 Definition of Kitchen.

The Commissioners discussed Sonoma County's definition of a kitchen.

Kitchen: A kitchen means an area within a structure that is used or designed to be used for the preparation or cooking of food and that contains one or both of the following:

1. Cooking appliances or rough in facilities including, but not limited to: ovens, convection ovens, stoves, stove top, built-in grills or microwave ovens or similar appliances, 240 volt electrical outlets or any gas lines.

OR

2. A sink less than 18 inches in depth with a waste line drain 1-1/2 inches or greater in diameter AND a refrigerator exceeding five (5) cubic feet in capacity or space opening with an electrical outlet that may reasonably be used for a refrigerator exceeding five (5) cubic feet in capacity.

The Commissioners discussed the Sonoma County's definition of a wet bar.

Wet Bar: A single sink with a waste drain line no greater than 1-1/2 inches in diameter and an under counter refrigerator no greater than five (5) cubic feet in size with cabinets and/or counter top area not exceeding six (6) lineal feet. A wet bar shall not

include a refrigerator in excess of five (5) cubic feet in size or a kitchen sink greater than two (2) square feet in size or a gas or electric range, stove top and/or oven (but may include a microwave oven).

Commissioner Phillips made a motion to approve the definitions of a kitchen and wet bar. The motion was seconded by Vice Chair Pesnell and passed unanimously by a roll call vote.

C Review Chapter 155 Re Guest Houses

The Commissioners agreed to the topic being moved to the Planning Commission meeting scheduled on November 19, 2020, at 6:00 pm.

D. Schedule Outdoor Lighting Ordinance Work Session

The Commissioners agreed to a work session on December 3, 2020, at 6:00 pm.

E. Schedule November Meeting

The Commissioners agreed to move the meeting scheduled for November 26, 2020 at 6:00 pm to November 19, 2020 at 6:00 pm.

10. UNFINISHED/OLD BUSINESS

There was none.

11. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA

The Commissioners agreed to move the meeting scheduled on December 24, 2020 at 6:00 pm to December 17, 2020, at 6:00 pm.

12. ADJOURNMENT

Commissioner Phillips made a motion to adjourn. Vice Chair Pesnell seconded the motion. The motion passed by unanimous vote, and the meeting adjourned at 7:00 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 31st DAY OF MARCH 2021

[Signed copy available at City Hall]

Bonnie Allen, Chair

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder