



PLANNING COMMISSION MEETING MINUTES ~ APPROVED

REGULAR SESSION - THURSDAY, JUNE 22, 2023 AT 6:00 P.M.

City Hall ~ 82877 Spruce St., Westlake, OR 97493

The proceedings of the Dunes City Planning Commission are recorded and on file at Dunes City Hall. Upon approval by the Planning Commission, these minutes will be available online at: www.dunescityhall.com.

1. CALL TO ORDER

Chair Rapunzel Oberholtzer called to order the Thursday, June 22, 2023 Planning Commission Regular Session meeting at 6:10 p.m.

2. ROLL CALL

Planning Secretary Lani Noroña called the Roll.

Present: Chair Rapunzel Oberholtzer, Commissioner Ed McGuire, and Commissioner Gail Nichols.

Absent: N/A

Absent / Excused: Vice Chair Pesnell and Commissioner Jamie Gorder.

Also Present: City Administrator/Recorder Jamie Mills, Planning Secretary Lani Noroña, and Ms. Jeanne Jackson.

3. PLEDGE OF ALLEGIANCE

All who wished to participate stood for the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Chair Oberholtzer amended the Agenda, adding item 9. B. Citizen Involvement. Commissioner Nichols made a motion to approve the Agenda as amended. Commissioner McGuire seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE CONSENT AGENDA

A. Draft minutes of the Planning Commission's Thursday, May 25, 2023 meeting.

Commissioner Nichols made a motion to approve the Consent Agenda.

Commissioner McGuire seconded the motion. The motion passed unanimously.

6. ANNOUNCEMENTS / CORRESPONDENCE

Planning Secretary Noroña announced the following:

A. Dunes City Residential Development permits issued from 5-15-2023 to 6-14-2023:

Two (2) Structural, one (1) Mechanical, two (2) plumbing, eight (8) electrical, and two (2) public works. One structural permit and one (1) public works permit are for a new residential build project.

B. The draft minutes from the May 17, 2023 City Council meeting and Public Hearing.

7. CITIZEN INPUT FOR ITEMS NOT LISTED ON THE AGENDA

Chair Oberholtzer recognized Ms. Jeanne Jackson.

Ms. Jackson stated she attended the June 21, 2023 City Council meeting. She said many people are disturbed about “the sudden attempt to pass 259, an Ordinance that’s massive and poorly written, and hasn’t really been shared with the community despite the many requests that it be.” She expressed concerns about the Ordinance itself and City meetings where this Ordinance was discussed, and then asked if speaking to the Commissioners after a meeting is allowed.

Commissioner McGuire said speaking to Commissioners informally after meetings is fine, but talking about points of action during meetings could be considered a serial meeting and violates public meeting law.

Commissioner McGuire and Ms. Jackson discussed the distinction between an informal conversation after a meeting and what constitutes a violation of public meeting law.

8. PUBLIC HEARING

None was scheduled.

9. NEW BUSINESS

A. Schedule the next Planning Commission meeting

The next Planning Commission meeting was scheduled for 6:00 p.m., July 27, 2023.

10. UNFINISHED / OLD BUSINESS

A. DLCD Online training

Commissioners and Ms. Jackson viewed Chapter 2 of the DLCD’s Land Use training video and discussed Dunes City population figures, transportation plans, Oregon Statewide Goals, and the Dunes City Comprehensive Plan.

B. Citizen Involvement

Chair Oberholtzer referred to the Citizen Engagement Toolkit handout included in the meeting packets and reminded Commissioners that Citizen Involvement must be at the forefront of Planning Commission business.

Commissioners discussed the importance of Citizen Involvement, previous Citizen Advisory Committees, difficulty recruiting citizens, and the need to find ways of improving efforts towards Citizen Involvement.

11. UNSCHEDULED ITEMS NOT ON THE AGENDA FOR THE GOOD OF THE ORDER

Commissioner Nichols stated she anticipates that the City Council will give the Planning Commission guidance on reviewing Ordinance No. 259 and possibly the Short-Term Rental Ordinance.

Commissioners and staff discussed vacation rental issues and the current Dunes City Short-Term Rental Ordinance.

12. ADJOURNMENT

Commissioner Nichols made a motion for adjournment.

Commissioner McGuire seconded the motion.

Chair Oberholtzer adjourned the meeting at 7:25 p.m.

APPROVED BY THE PLANNING COMMISSION THE 27TH OF JULY, 2023.

[Signed Copy Available at City Hall]

Rapunzel Oberholtzer, Chair

ATTEST:

[Signed Copy Available at City Hall]

Jamie Mills, City Administrator/Recorder