



PLANNING COMMISSION MEETING MINUTES ~ APPROVED
REGULAR SESSION - THURSDAY, JULY 27, 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, July 27, 2023 Planning Commission Regular Session meeting at 6:01 p.m.

2. ROLL CALL

Planning Secretary Lani Noroña called the Roll.

Present: Chair Rapunzel Oberholtzer, Vice Chair Ken Pesnell, Commissioner Jamie Gorder, Commissioner Ed McGuire, and Commissioner Gail Nichols.

Absent: N/A

Absent / Excused: N/A

Also Present: City Administrator/Recorder Jamie Mills, Planning Secretary Lani Noroña, and Jeff Imperato.

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Commissioner Nichols made a motion to approve the Agenda.

Vice Chair Pesnell seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE CONSENT AGENDA

A. Draft minutes of the Planning Commission's Thursday, June 22, 2023 meeting.

Vice Chair Pesnell made a motion to approve the Consent Agenda.

Commissioner Gorder seconded the motion. The motion passed unanimously.

6. ANNOUNCEMENTS / CORRESPONDENCE

Planning Secretary Noroña announced the following:

- A. Dunes City Residential Development permits issued from 6-15-2023 to 7-19-2023:
One (1) Structural, four (4) Mechanical, one (1) plumbing, four (4) electrical, seven (7) public works, and one (1) new build (SMP).

- B. 1. Draft minutes from the June 21, 2023 City Council meeting
2. Draft minutes from the June 29, 2023 City Council meeting

7. CITIZEN INPUT FOR ITEMS NOT LISTED ON THE AGENDA

Chair Oberholtzer recognized Jeff Imparato.

Mr. Imparato asked if Dunes City will start regulating well water.

Vice Chair Pesnell answered that the State has jurisdiction over water.

Mr. Imparato asked about the permit process and if there are any new regulations for adding a garage.

Vice Chair Pesnell answered there are no new regulations.

Mr. Imparato thanked Commissioners and then left the meeting.

8. PUBLIC HEARING

None was scheduled.

9. NEW BUSINESS

- A. Ordinance No. 259, Ch. 155 Council Decision

Chair Oberholtzer reported that the City Council remanded Chapter 155 revisions back to the Planning Commission for review.

City Administrator/Recorder Mills stated she had inserted comments into the document margins of the Planning Commission recommendations presented to the City Council.

Planning Secretary Noroña pointed out additional comments on the copies in this meeting's materials, to make Commissioners aware of comments about Ch. 155 revisions made by the public, staff, or Councilors at the May 17, 2023 meeting. Commissioners discussed how to proceed and agreed to begin the review at their next meeting.

Vice Chair Pesnell asked about the "page 71 of 268" handout that was included with the meeting materials.

Planning Secretary Noroña asked for clarification of whether the permit required by Ch. 155.2.3.200 is for a residential building permit prior to dock construction, or if the required permit is for a dock. She pointed out that the Planning Commission’s recommended changes clarify the permit is for shoreland structures.

Commissioners confirmed that 155.2.3.200 is only for dock construction.

City staff informed Commissioners that the Oregon Dept. of State Lands (DSL) has jurisdiction over all construction of waterway structures, and that the DSL permit application includes a section for City approval.

B. Schedule the next Planning Commission meeting

Commissioners scheduled the next Planning Commission meeting for 6:00 p.m. on August 24, 2023.

10. UNFINISHED / OLD BUSINESS

A. DLCD Online training, Chapter 3

Commissioners postponed viewing the DLCD training video, as they prioritized their review of Ordinance No. 259.

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

12. ADJOURNMENT

Commissioner McGuire made a motion for adjournment.

Commissioner Nichols seconded the motion. The motion passed unanimously.

Chair Oberholtzer adjourned the meeting at 6:50 p.m.

APPROVED BY THE PLANNING COMMISSION THE 24TH OF AUGUST, 2023.

[Signed Copy Available at City Hall]

Rapunzel Oberholtzer, Chair

ATTEST:

[Signed Copy Available at City Hall]

Jamie Mills, City Administrator/Recorder