



PLANNING COMMISSION MEETING MINUTES ~ APPROVED
REGULAR SESSION - THURSDAY, AUGUST 24, 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, August 24, 2023 Planning Commission Regular Session meeting at 6:02 p.m.

2. ROLL CALL

Planning Secretary Lani Noroña called the Roll.

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

Absent: N/A

Absent / Excused: N/A

Also Present: City Administrator/Recorder Jamie Mills, Planning Secretary Lani Noroña, Tom Claycomb, Jeanne Jackson, and Rick Watts.

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Vice Chair Pesnell made a motion to approve the Agenda.

Commissioner Gorder seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE CONSENT AGENDA

A. Draft minutes of the Planning Commission's Thursday, July 27, 2023 meeting.

Commissioner Gorder 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 7-20-2023 to 8-17-2023:
Three (3) Structural, one (1) mechanical, three (3) electrical, and two (2) new builds.

- B.
 - 1. Draft minutes from the June 21, 2023 City Council meeting
 - 2. Draft minutes from the June 29, 2023 City Council meeting
 - 3. Incomplete draft minutes from the August 9, 2023 City Council meeting
Commissioners requested staff email minutes of the August 9, 2023 C.C. meeting when they are completed.

- C. Planning Secretary Noroña informed Commissioners that she is retiring and the City will need a replacement.

- D. Chair Oberholtzer announced the volunteer application requirements, procedure, and deadline for the vacant position of Dunes City Mayor.

7. CITIZEN INPUT FOR ITEMS NOT LISTED ON THE AGENDA

Chair Oberholtzer recognized Tom Claycomb.

Mr. Claycomb said he has lived in Dunes City a year and a half, and that he attended this meeting to learn. He asked if he could listen and make public comment as the meeting progresses.

Chair Oberholtzer welcomed Mr. Claycomb to Dunes City and said that this is the public comment part of the meeting.

Commissioner Gorder thanked Mr. Claycomb for attending the meeting.

Chair Oberholtzer recognized Jeanne Jackson.

Ms. Jackson expressed concern about when public comment is allowed, that the public is not allowed to respond to Commissioners, expressed frustration about subjects from previous City Council and Planning Commission meetings.

Commissioner Gorder informed Ms. Jackson that Planning Commission meetings are conducted according to Roberts Rules of Order.

Chair Oberholtzer thanked Ms. Jackson for her comments, stated that Commissioners appreciate her concern, and informed her that Planning Commission meetings are conducted according to Oregon Public Meeting Law.

Ms. Jackson thanked Commissioners for their time.

8. PUBLIC HEARING

None was scheduled.

9. NEW BUSINESS

A. Ch. 155 remand from City Council

Chair Oberholtzer referred to a list of questions and comments submitted by various people over the course of Planning Commission and City Council public hearings regarding Chapter 155 revisions, drafted by a review of the minutes from public hearing meetings and submitted written testimony. She invited Commissioners to add additional questions or comments.

Ms. Jackson called out, asking for the list of comments.

Chair Oberholtzer asked Planning Secretary Noroña to make copies of the list, which was done and distributed to Ms. Jackson and Mr. Claycomb.

Commissioners reviewed the list of comments and the Ch. 155 revisions that the City Council remanded to the Planning Commission at the June 21, 2023 meeting.

Vice Chair Pesnell made a motion for a recess.

Commissioner Gorder seconded the motion. The motion passed unanimously.

Commissioners recessed the meeting at 7:25 p.m.

Chair Oberholtzer reconvened the meeting at 7:50 p.m.

Commissioners resumed reviewing Ch. 155 remand and comments, stopping at the end of 155.2.1., and agreed to continue this review at the next meeting.

B. Schedule the next Planning Commission meeting

Commissioners scheduled the next Planning Commission meeting for 6:00 p.m., Thursday, September 28, 2023.

10. UNFINISHED / OLD BUSINESS

There was none.

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

Chair Oberholtzer acknowledged that Commissioners all received a copy of Geneva Jackson's August 24, 2023 letter regarding Ordinance No. 259.

Commissioners thanked Chair Oberholtzer for compiling the list of comments that apply to Ch. 155.

Mr. Watts called out, asking why Geneva Jackson's letter would not be read aloud. Commissioner Gorder reminded Mr. Watts that Roberts Rules of Order were explained earlier, during the "Citizen Input" portion of the meeting.

Mr. Watts stated his question was not answered.

Chair Oberholtzer explained that this is not a public hearing, there is no requirement that the letter be read aloud, and it will be on file with this meeting's documents.

Mr. Claycomb stated he understood that the topic of widening Dunes City streets would be discussed at this meeting.

Chair Oberholtzer informed Mr. Claycomb that widening streets was not on the agenda for this meeting.

Vice Chair Pesnell added that meeting agendas are posted on the City's website.

12. ADJOURNMENT

Commissioner Gorder made a motion for adjournment.

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

Chair Oberholtzer adjourned the meeting at 8:44 p.m.

APPROVED BY THE PLANNING COMMISSION SEPTEMBER 28, 2023.

[Signed Copy Available at City Hall]

Rapunzel Oberholtzer, Chair

ATTEST:

[Signed Copy Available at City Hall]

Jamie Mills, City Administrator/Recorder