



## **PLANNING COMMISSION MEETING MINUTES ~ APPROVED**

### **REGULAR SESSION - THURSDAY, MARCH 28, 2024 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](http://www.dunescityhall.com).

#### **1. CALL TO ORDER**

Chair Rapunzel Oberholtzer called the Planning Commission's March 28, 2024 Regular Session to order at 6:03 pm.

#### **2. NEW COMMISSIONER/OATH OF OFFICE**

No oath of office given since new commissioner was unable to attend.

#### **3. ROLL CALL**

Lila Timmons called the Roll.

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

**Also Present:** City Administrator/Recorder Jamie Mills, Planning Secretary Lila Timmons resident Jeanne Jackson and resident Geneva Jackson.

#### **4. PLEDGE OF ALLEGIANCE**

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

#### **5. CONSIDERATION OF THE AGENDA**

Chair Rapunzel Oberholtzer asked if there were any changes or items to discuss.

Vice Chair Ken Pesnell moved to approve the Agenda. Commissioner Gail Nichols seconded the motion. The motion passed unanimously.

#### **6. CONSIDERATION OF THE CONSENT AGENDA**

Chair Rapunzel Oberholtzer asked if there were any changes or items to discuss.

Commissioner Jamie Gorder moved to approve the Consent Agenda. Vice Chair Ken Pesnell seconded the motion. The motion passed unanimously.

#### **7. ANNOUNCEMENTS / CORRESPONDENCE**

A. City Council Work Session Minutes from January 3, 2024 meeting

- B. City Council Work Session Minutes from February 7, 2024 meeting
- C. City Council Minutes from February 21, 2024 meeting
- D. City Council Work Session Minutes from March 6, 2024 meeting
- E. Permit Report from February 13, 2024 – March 14, 2024
- F. Filing Deadline for the Oregon Ethics Commission is April 15 – Filing period is open
- G. City Council Meet and Greet, April 9<sup>th</sup> from 5-7 at Darlings

Chair Rapunzel Oberholtzer asked the commission if they had any comments about the city council work session and regular session meeting minutes.

Chair Rapunzel Oberholtzer reminded the commissioners about the filing deadline for the Ethics Committee. City Administrator Jamie Mills stated that Dunes City received praise for the number of Dunes City Councilors and Commissioners that have already filed.

Chair Rapunzel Oberholtzer reminded the commissioners about the next City Council work session meeting on Wednesday, April 3, 2024 at 6:00 p.m. City Administrator Jamie Mills stated that it would first be a budget meeting and then proceed into the work session if time allowed.

City Administrator/Jamie Mills stated that the Oregon Disaster Airlift Response Team (ODART) would be doing a practice run here in Dunes City, June 15 or 16. There is a local group on this team that would help get injured and otherwise impaired citizens to safety in an emergency.

## **8. CITIZEN INPUT**

Chair Rapunzel Oberholtzer recognized Ms. Geneva Jackson, City resident who did not wish to remark. Chair Rapunzel Oberholtzer recognized Ms. Jeanne Jackson. Ms. Jackson stated that we are not hearing anything else about 155. Ms. Jackson further stated that the Westlake area needed a siren since it is in the tsunami undulation zone.

## **9. NEW BUSINESS**

### **A. Designate Alternate Meeting Leader**

Chair Rapunzel Oberholtzer stated that the commission might think about designating an alternate meeting leader with the summer coming up and the fact that she and the Vice Chair may not be available for some of the meetings. Commissioner Gail Nichols and Commissioner Jamie Gorder decided that they could figure it out together if the need arises.

### **B. Schedule Next Planning Commission Meeting**

Commissioners agreed that the next meeting would be the regularly scheduled meeting on Thursday, April 25, 2024.

## **10. UNFINISHED / OLD BUSINESS**

### **A. Update from December 14 Meeting Dock Discussion(s)**

Chair Rapunzel Oberholtzer discussed the proposed changes with regards to the Memorandum from March 28, 2024 – Review of Doc/Boat House Text Changes. Chair Rapunzel Oberholtzer asked the Commissioners about the boathouse or water-dependent

recreational vehicle storage structure. The Commissioners decided to strike out boat house and add that the water-dependent recreational vehicle storage structure was to be on land. They further decided on the recommended changes from the Memorandum.

**B. Update on Booth Island Discussion**

Chair Rapunzel Oberholtzer and the Commissioners discussed the proposed changes with regards to the Memorandum from March 28, 2024 – Update/Discussion for Booth Island Language.

Commissioner Jamie Gorder asked if there was a way for the Commission to take a field trip to Booth Island to see the areas they are discussing.

Chair Rapunzel Oberholtzer asked the Commissioners if item number 3 on page 80 could read instead, "Further subdividing or partitioning of any parcels may be prohibited by recorded conditions." The Commissioners agreed to the changes from the Memorandum.

**C. Chapter 155 Remand from City Council (Continued)**

Chair Rapunzel Oberholtzer stated that the Commission would begin on page 84, the Wetland Overlay Zone, at the next Planning Commission meeting.

**10. UNSCHEDULED ITEMS NOT ON THE AGENDA / FOR THE GOOD OF THE ORDER**

Ms. Jeanne Jackson stated that in the few days before the meeting, there had been a number of earthquakes hitting of the coast. She also stated that the junction of Pacific and Highway 101 is dangerous and wondered if something could be done.

**11. ADJOURNMENT**

Commissioner Jamie Gorder moved for adjournment. Commissioner Gail Nichols seconded the motion. The motion passed unanimously.

Chair Oberholtzer adjourned the meeting at 7:20 pm.

**APPROVED BY THE PLANNING COMMISSION THE 25<sup>TH</sup> OF APRIL, 2024.**

[Signature on File at City Hall] \_\_\_\_\_  
Rapunzel Oberholtzer, Chair

ATTEST:

[Signature on File at City Hall] \_\_\_\_\_  
Jamie Mills, City Administrator/Recorder