



## CITY COUNCIL MEETING MINUTES ~ APPROVED REGULAR SESSION APRIL 19, 2023 AT 6:00 PM

City Hall ~ 82877 Spruce St. Westlake OR

These proceedings of the Dunes City Council were recorded and are on file at Dunes City Hall.

Upon approval by the City Council, these minutes will be available online at [www.DunesCity.com](http://www.DunesCity.com)

### 1. CALL TO ORDER

Mayor Meyer called the Wednesday, April 19, 2023 Regular Session of the Dunes City City Council meeting to order at 6:00 p.m.

### 2. ROLL CALL

City Administrator/Recorder Jamie Mills called the attendance roll.

**Present:** Mayor Sheldon Meyer, Council President Susan Snow, Councilor Robert Orr, Councilor Rich Olson, Councilor Tom Mallen, Councilor Melissa Stinson, and Councilor Rory Hammond.

**Also Present:** City Administrator/Recorder Mills, Planning Secretary Lani Noroña, Planning Commissioner Gail Nichols, Planning Commission Chair Rapunzel Oberholtzer, Taz and Jaz Kinyon, and videographer Alan Campbell.

**Absent:** N/A

**Absent and Excused:** N/A

### 3. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

### 4. APPROVAL OF THE AGENDA

Councilor Mallen made a motion to approve the Agenda.

Council President Snow seconded the motion. The motion passed by unanimous vote.

### 5. APPROVAL OF THE CONSENT AGENDA

Councilor Stinson made a motion to approve the Consent Agenda.

Councilor Mallen seconded the motion. The motion passed by unanimous vote.

### 6. ANNOUNCEMENTS / CORRESPONDENCE

Mayor Meyer announced the following:

- A. The Public Hearing of Ordinance No. 259, amending Dunes City's Land Use Codes, is scheduled for 6:00 p.m., May 17, 2023, at City Hall.

City Administrator/Recorder Mills added this is Chapter 155 revisions.

City administrator/Recorder Mills announced:

- A. Charter Communications is reducing the price of unreturned, residential, embedded multimedia terminal adapters, D3 and newer models, wired and wireless. Effective May 16, 2023 the price will be reduced by \$1.00 per month.
- B. She expressed great sorrow that long time Dunes City resident Joe Lane passed.

## **7. CITIZEN INPUT ON ITEMS NOT DISCUSSED IN PUBLIC HEARING**

There was none.

## **8. OLD BUSINESS**

A: Newspapers in Education

Councilor Orr stated that due to major changes at The Siuslaw News this was not pursued. Councilors discussed newspapers in the local schools. Councilor Orr said he will ask questions about the number of newspapers and subscriptions at the local schools.

B: Discussion re: re-establishing a Road Commission

City Administrator/Recorder Mills described the current difficulty getting volunteers for a Road Commission and summarized work done by previous Road Commissions.

Councilors Mallen asked what equipment is needed.

City Administrator/Recorder Mills answered equipment is supplied by volunteers.

Mayor Meyer suggested an alternative to the lack of volunteers is to use each Councilor's monthly Road Reports to identify needed road work and the City can proceed from there.

## **9. PUBLIC HEARING**

A. Partition Application for Land Divisions

Submitted by Rob Ward, on behalf of Sheridan and Cathy Kinyon.

1. Call to Order

Mayor Meyer opened the Public Hearing at 6:12 p.m.

2. Brief description of request

Mayor Meyer read from a prepared script.

Councilor Hammond asked about the difference between a Type II and Type III procedures. Planning Secretary Noroña explained that a Type III Quasi-Judicial procedure provides more opportunity for citizen input than a Type II Administrative decision. Due to a Code conflict that specifies a partition is a Type II on a chart and a Type III in Code language, the Planning Commission voted to process partition applications as Type III Quasi-Judicial.

Mayor Meyer recognized Taz and Jaz Kinyon.

Jaz Kinyon stated they did not wish to speak, but were present to answer questions about the proposed partition.

No Commissioner asked the Kinyons any questions.

Planning Commission Chair Rapunzel Oberholtzer submitted verbal testimony on behalf of the Planning Commission and referred to a memo the P.C. added to their recommendation to City Council for approval of this partition application.

There was no other testimony.

Mayor Meyer closed the Public Hearing at 6:15 p.m.

Councilors and staff discussed the partition proposal.

Council President Snow asked for confirmation that proof of a Driveway Access Permit for the proposed new lot was on file.

City Administrator/Recorder Mills confirmed a Driveway Access Permit was issued.

Councilor Hammond pointed out the amount of the property owners' expense to drill a well, and lamented that Dunes City does not have city-wide water services.

Council President Snow made a motion to approve the Application for Considering Land Divisions, for the proposed partition.

Councilor Orr seconded the motion.

The Council voted by roll call vote.

Ayes: 6 Nays: 0 Abstained: none Absent: none

The motion to approve passed unanimously.

## 10. EXECUTIVE SESSION

There was none.

## 11. NEW BUSINESS

### A. Discussion regarding DEQ definition of commercial operation and impact on Short-Term Rentals

City Administrator/Recorder Mills informed the Council of a recent septic failure at a Dunes City Short-Term Rental (STR) property. She reported the failure to Lane County Sanitarians, who visited the property and stated that the Department of Environmental Quality (DEQ) considers all short-term rental properties as commercial properties.

Councilors and staff discussed Dunes City's current Short-term Rental Ordinance, requirements for changing property zoning from Residential to Commercial, the differences of septic system requirements between Residential and Commercial properties, potential effects to property values of rezoning, and whether the City should require STR properties to be Commercial or Residential. Councilors directed City Administrator/Recorder to seek a legal opinion from the City's attorney.

### B. Schedule Budget Committee Meeting

Councilors scheduled Budget Committee meetings for 6:00 p.m. Wednesday, on April 26, 2023, May 3, 2023, and if needed, May 10, 2023.

## 13. REPORTS

### A. Mayor's Report:

Mayor Meyer thanked all the Councilors for their work.

B. Community Center Report:

Mayor Meyer stated there is no Community Center report, as there is no C.C. volunteer.

C. Water Quality Report:

Council President Snow reported she is writing the new, State required Sample Analysis Plan and expressed appreciation for all the comments from those who have reviewed the draft. She also asked for water testing volunteers, as there are only two (2) Water Quality Committee volunteers and provided contact information.

D. Road Reports:

Mayor Meyer requested each Councilor to drive their assigned Road Report area and report the results at the next City Council meeting.

**14. FOR THE GOOD OF THE ORDER**

Councilor Hammond mentioned he stopped by the recent Siltcoos Lake Bass fishing tournament and observed forty-one (41) boats and many caught fish.

City Administrator/Recorder Mills reminded Councilors of the May 17, 2023 Public Hearing of Ordinance No. 259, Chapter 155 revisions to Land Use Code.

**15. ADJOURNMENT**

Councilor President Snow made a motion to adjourn.

Councilor Hammond seconded the motion.

Mayor Meyer adjourned the meeting at 6:40 p.m.

**APPROVED BY THE DUNES CITY COUNCIL ON THE 17<sup>th</sup> DAY OF MAY, 2023.**

[Signature on file]\_\_\_\_\_

Sheldon Meyer, Mayor

ATTEST:

[Signature on file]\_\_\_\_\_

Jamie Mills, City Administrator/Recorder