



PLANNING COMMISSION MEETING MINUTES ~ APPROVED
SPECIAL SESSION - THURSDAY, NOVEMBER 16, 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, November 16, 2023 Planning Commission meeting at 6:02 pm.

2. ROLL CALL

City Administrator/Recorder Jamie Mills called the Roll.

Present: Chair Rapunzel Oberholtzer, Commissioner Jamie Gorder and Commissioner Gail Nichols. Vice Chair Ken Pesnell joined the meeting at 6:30 p.m.

There is one vacancy on the Commission.

Absent/Excused: None

Also Present: City Administrator/Recorder Jamie Mills, City residents Geneva Jackson and Jeanne Jackson.

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. Commissioner Gorder seconded the motion. The motion passed by unanimous vote.

5. APPROVAL OF THE CONSENT AGENDA

A. Draft minutes of the Planning Commission's Thursday, November 16, 2023 Special Session meeting.

Commissioner Gorder made a motion to approve the Consent Agenda. Commissioner Nichols seconded the motion. The motion passed by unanimous vote.

6. ANNOUNCEMENTS / CORRESPONDENCE

Chair Rapunzel announced the following:

- A. Dunes City is seeking applicants for a Planning Secretary.
- B. Dunes City is seeking applicants to fill a vacancy on the Planning Commission.
- C. The City Council will hold its Goal Setting Session on December 6, 2023 at 5:30 pm.
- D. A copy of the final Committee for Citizen Involvement annual report to the City Council is included in the Commissioners' meeting packets for reference.

City Administrator/Recorder Mills announced that the City's Office would be closed for the Thanksgiving holiday from Wednesday, November 22 through Monday, November 27.

7. CITIZEN INPUT

Chair Oberholtzer recognized Jeanne Jackson.

Ms. Jackson expressed concern about the citizen involvement processes, noting that not enough people were involved in the public input process for proposed Ordinance No. 259 and proposed changes to Chapter 155 and that more residents should have been involved. She went on to express concerns about the possible change in zip code for Dunes City and about the costs for developing Chet's Trail.

Chair Oberholtzer recognized Geneva Jackson.

Ms. Jackson pointed out that the City needs a Citizen Involvement Program and noted that it shouldn't be difficult to create one. She went on to say that she'd like to see the City use the Community Center for events that would attract residents and promote a sense of community.

8. PUBLIC HEARING

There was none.

9. NEW BUSINESS

- A. Schedule the next Planning Commission meeting

Commissioners agreed to hold the next Planning Commission meeting as a Special Session at 6:00 pm, Thursday, December 14, 2023.

10. UNFINISHED / OLD BUSINESS

A. Update from October 26 meeting discussion(s)

Chair Rapunzel reminded Commissioners that Staff had noted that the State might be changing language from “accessory” buildings and/or dwellings to “additional” buildings and/or dwellings. She explained that her research into current State and County codes did not indicate such a change so the City did not need to update its language at this time.

Chair Rapunzel noted that there had been some confusion about the dock size limitations in OAR 350-081-0096 (Docks and Boathouses), a copy of which was distributed by Staff for the October meeting. She explained that OAR 350 is regulations for the Columbia River Gorge and does not apply to the City.

Chair Rapunzel presented the Commissioners with a possible language addition to the City’s Code for Accessory Buildings, noting that the idea for the language came from Florence Code. The proposed addition would be, “No accessory building shall be used for residential occupancy except as specifically authorized in other sections.” Commissioners agreed to add the language to 155.2.1.210 (Accessory Buildings), page 57 of 268.

B. Chapter 155 remand from City Council

There was a lengthy discussion about the ODFW Guidelines for dock sizes, DSL’s seeming lack of specific size guidelines, the possibility that DSL has prohibited boathouses, current City Code’s allowance for larger docks that ODFW recommends, and residents’ testimonials regarding dock size.

Commissioners generally agreed that they needed more information and specifics from State agencies. Chair Rapunzel volunteered to do more research and/or reach out to State agency representatives and report back.

In other discussion, Commissioners agreed to move B(3)(j) text, “Two adjacent property owners may agree to have shared docks and shared dock access to more than one parcel.” on page 76 of 268 to B(2) dock specs on page 73.

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

There was no discussion.

12. ADJOURNMENT

Vice Chair Pesnell made a motion for adjournment. Commissioner Nichols seconded the motion. The motion passed unanimously.

Chair Oberholtzer adjourned the meeting at 7:09 pm.

APPROVED BY THE PLANNING COMMISSION NOVEMBER 16, 2023.

[Signed copy available at City Hall]

Rapunzel Oberholtzer, Chair

ATTEST:

[Signed copy available at City Hall]

Jamie Mills, City Administrator/Recorder