



## **PLANNING COMMISSION MEETING MINUTES ~ APPROVED SPECIAL SESSION - THURSDAY, DECEMBER 14, 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](http://www.dunescityhall.com).

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

Chair Rapunzel Oberholtzer called the Planning Commission's December 14, 2023 Special Session to order at 6:04 pm.

### **2. ROLL CALL**

Chair Rapunzel called the Roll.

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

**Absent and Excused:** Commissioner Gail Nichols.

**Also Present:** City Administrator/Recorder Jamie Mills and resident Jeanne Jackson.

Chair Oberholtzer pointed out that there is a Planning Commission vacancy.

### **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, November 16, 2023 Special Session.

Commissioner Gorder made a motion to approve the Consent Agenda. Vice Chair Pesnell seconded the motion. The motion passed unanimously.

### **6. ANNOUNCEMENTS / CORRESPONDENCE**

Chair Rapunzel read aloud from the Agenda list:

A. Dunes City is seeking applicants for Planning Secretary.

B. Dunes City is seeking applicants to fill a Commission vacancy.

C. Dunes City's office will close at 4:00 pm December 21 and reopen January 2.

Chair Rapunzel also noted that the two new City Councilors were sworn in during the Council's December 6 Goal Setting meeting. They are Joe Giammona and Chris Clemons.

## **7. CITIZEN INPUT**

Chair Oberholtzer recognized Ms. Jeanne Jackson, City resident. Ms. Jackson stated that the current agenda format is not conducive to discussions with an exchange of input from citizens and responses from Commissioners. She went on to say that she hoped the applicants for City Council who were not selected would apply to the Planning Commission. She also expressed concern that residents who wanted to see proposed changes still did not have copies of the latest redline version of Chapter 155.

## **8. NEW BUSINESS**

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

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

## **9. UNFINISHED / OLD BUSINESS**

### **A. Update from November 16 Special Session**

Chair Oberholtzer explained that she had not had an opportunity to contact DSL and DLCD representatives about State dock and boathouse regulations but would do so and report back in the January meeting. She noted that she had done some research on allowed dock sizes in other jurisdictions and found that sizes varied. Lincoln City, she discovered, recently adopted ODFW's 2016 guidelines for docks in the city's R-1 zone but she did not have time to research further information to determine consistency in what other cities have done about docks or boathouses.

### **B. Chapter 155 Remand from City Council (Continued)**

Without dock and boathouse information to discuss, Commissioners agreed to resume review of proposed changes in 155.2.3.130 (Booth Island), beginning with paragraph (C)(2)(n) on page 80 of 268.

Following discussion, Commissioners agreed to keep paragraph "n" as written.

After discussion of proposed changes to paragraph "o", Commissioners agreed to change "passive recreational" in the last line of the paragraph to "low intensity" to be consistent with (C)(1).

Following discussion of paragraph "p", Commissioners agreed to change "100 riparian buffer" to "50 foot no touch zone".

Commissioners agreed to delay discussion of paragraph “q” regarding dock sizes until more information is available.

Commissioners agreed to delete entirely paragraph “r” “Only one residential structure and one accessory or facility structure of 500 feet or less will be allowed per lot between 50 to 100 feet of the OHW.” because it conflicts with rules elsewhere prohibiting shoreland structures.

Discussion ended with Commissioners agreeing to review (C)(3) re parcel sizes in another meeting.

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

Commissioners discussed their process of reviewing Chapter 155 and future steps.

#### **11. ADJOURNMENT**

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

Chair Oberholtzer adjourned the meeting at 7:14 pm.

**APPROVED BY THE PLANNING COMMISSION THE 22ND OF FEBRUARY, 2024.**

[Signature On File] \_\_\_\_\_  
Rapunzel Oberholtzer, Chair

ATTEST:

[Signature On File] \_\_\_\_\_  
Jamie Mills, City Administrator/Recorder