



**PLANNING COMMISSION SPECIAL SESSION MINUTES ~ APPROVED
MAY 17, 2011 AT 2:00 PM**

City Hall ~ 82877 Spruce St., Westlake, OR

These proceedings of the Dunes City Planning Commission were recorded on tape and are on file at Dunes City Hall. Upon approval by the City Council, these minutes will be available online at www.DunesCity.com

1. CALL TO ORDER

The Planning Commission meeting was called to order by Chairman, Lee Riechel at 2:10 pm.

2. PLEDGE OF ALLEGIANCE

All who were present stood for the Pledge of Allegiance.

3. ROLL CALL

Roll Call was taken by Lisa Ekelund.

Present: Planning Chairman Lee Riechel, Planning Vice-Chairman George Burke, Commissioner Paul Gargis, Commissioner Ken Henderson, Commissioner Norman Martin, and Commissioner Darlene Beckman.

Absent: None

Others Present: Lisa Ekelund.

4. APPROVAL OF THE AGENDA

Commissioner Beckman made the motion to approve the Agenda as presented. Commissioner Burke seconded the motion. The motion passed by unanimous vote.

5. CONSENT AGENDA ~ None

6. ANNOUNCEMENTS / CORRESPONDENCE / DISCUSSION ~ None

7. CITIZEN INPUT ~ None

8. PUBLIC HEARING ~ None

9. NEW BUSINESS ~ None

10. UNFINISHED / OLD BUSINESS

- Code Section Assignments and Discussion by Commissioners

Chairman Riechel gave an overview of what the Planning Commission has been working on. The Commission reviewed Chapter 155 as provided by Planning Consultant Larry Lewis with the header that states “Dunes City Chapter 155 Zoning & Development – Draft Amendments 11-10” alongside Larry Lewis’s summary of proposed amendments to Chapter 155.

Commissioner Gargis stated that he would not vote during this work session because he has not had the opportunity to review the material as he is newly appointed.

Commissioner Burke made the motion to delete proposed amendment on page 48 that states “A. The following density standards apply to all new development. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Comprehensive Plan. New land divisions and site developments shall provide for housing at a maximum density of no more than one dwelling per acre.” Commissioner Beckman seconded the motion. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Beckman made the motion to delete proposed amendment on page 50 that states “Side and rear yard adjacent to Residential (R-1) District 20 feet from property line.” Commissioner Burke seconded the motion. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Burke made the motion to delete proposed amendment on page 57 that states “1. Prohibiting access to and shoreland structures connecting to houseboats a. Access to houseboats on Siltcoos Lake shall be prohibited from any property in Dunes City b. Shoreland structures are prohibited from connecting to any houseboats.” The motion was seconded by Commissioner Beckman. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Burke made the motion to approve proposed amendment on page 62 that states “4. All livestock shall be prohibited from entering shoreland areas.” The motion was seconded by Commissioner Henderson. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Burke made the motion to delete proposed amendment on page 65 that states “...Excessive slopes...however there may be additional lands that have excessive slopes and shall adhere to provisions of this Section. The slope is measured across the entire lot or within the proposed building footprint, whichever is greater,” delete proposed amendment and allow current code that states “Development on slopes 12% to 16% shall be subject to site review and approval by the Planning Commission. The Planning Commission may require the applicant to obtain an engineer’s or geologist’s report concerning the property and development in question,” delete proposed amendment that states “...12% or...,” delete proposed amendment and allow current code that states “...than 16%...,” delete proposed amendment and allow current code that states “...a licensed Oregon Engineer’s...,” delete proposed amendment that states “...an Oregon certified engineering geologist’s...,” delete proposed amendment that states “Prior to issuance of a building permit, applicants shall have an Oregon certified engineering geologist provide a written statement to the City that final plans are in ac-

cordance with the engineering geologist's recommendations,," and delete proposed amendment on page 66 that states "Upon completion of construction and prior to occupancy, applicants shall have an Oregon certified engineering geologist provide a written statement to the City that as-built plans are in accordance with the engineering geologist's recommendations." The motion was seconded by Commissioner Beckman. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Beckman made the motion to reword at a later date, proposed amendment on page 71 that states "5. Livestock shall be prohibited from entering significant wetlands and other riparian areas" and more specifically reword "riparian areas." The motion was seconded by Commissioner Burke. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Burke made the motion to delete proposed amendment on page 75 that states "Acceptable native plant species are identified in the Dunes City Comprehensive Plan native species list" and to locate an appropriate native species list at a later date. Commissioner Beckman seconded the motion. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Burke made the motion to delete proposed amendment on page 85 that states "Where vegetation is removed, re-vegetation must be completed within 180 days. One extension is allowed at the discretion of the Planning Commission" and to revisit this item at a later date. Commissioner Beckman seconded the motion. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

Commissioner Burke made the motion to delete proposed amendment on page 101 that states "Any development proposing a well to be shared by more than three residences shall obtain applicable county and state agency approvals." Commissioner Beckman seconded the motion. The motion passed by vote of 4 ayes and one abstain (Commissioner Gargis).

11. UNSCHEDULED ITEMS NOT LISTED ON THE AGENDA ~ None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Riechel adjourned the meeting at 4:00 pm.

APPROVED BY THE PLANNING COMMISSION ON THE 23RD DAY OF JUNE 2011.

[Signed copy available at Dunes City Hall]
Lee Riechel, Planning Commission Chairman

Date

ATTEST:

[Signed copy available at Dunes City Hall]
Fred Hilden, City Recorder

Date