

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, April 9, 2008 - 6:00 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: President C. Connors, S. McGavock, B. Taunton, D. Goddard, E. Hough
7
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering
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11 I. CALL MEETING TO ORDER

12 Connors called the Meeting to order and established a Quorum at 6:00 P.M.

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14 Connors announced that Valerie Sovern and Brandy Bruce have submitted Letters of Resignation from
15 the Planning Commission to City Council.
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17 II. APPROVAL OF MINUTES: March 12, 2008 Regular Meeting.
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19 Motion: Hough moved to approve the Minutes of the March 12, 2008 Regular Meeting as written.
20 McGavock seconded the Motion.
21

22 Connors said it was moved and seconded, and called for discussion. There was none.
23

24 Vote: Motion passed.

25 Ayes: McGavock, Taunton, Connors, Hough

26 Abstain: Goddard
27

28 III. ITEMS FROM THE AUDIENCE

29 There were no items from the Audience.
30

31 IV. NEW BUSINESS
32

33 A. Case File: #1-CS-PC-07

34 Applicant: Bruce and Janice Prunk

35 Application: Request for One-Year Extension of Variance Approval

36 Map and Tax Lot: 09-11-05-CA #6400 Location: 565 N.W. Spencer Avenue
37

38 Lewis reviewed his Memo (copy attached to original of these Minutes). Connors asked if the
39 Commissioners had any questions to address to the City Planner. There was none.
40

41 Motion: Goddard moved to grant the Request for 1-Year Extension to Variance Approval (Case File #1-
42 CS-PC-07). Taunton seconded the Motion.
43

1 Connors said it was moved and seconded, and called for discussion. There was none.

2 Vote: Motion passed.

3 Ayes: Taunton, Goddard, Connors, Hough, McGavock

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5 V. PUBLIC HEARING ITEMS

6
7 Connors explained the Public Hearing procedure, noting that this procedure applies to all Public Hearing
8 Items (Agenda Item A.) that will be heard this evening. Connors said Testimony and evidence given
9 must be directed toward criteria described by the City Planner, or other criteria in the Code that the
10 Testifier believes apply to the request. Failure to raise an issue, accompanied by statements or evidence
11 sufficient to afford the Commission and the parties an opportunity to respond to the issue precludes
12 appeal to the State Land Use Board of Appeals on that issue. Application materials or other evidence
13 relied upon by the Applicant had been provided to the City and made available to the Public.
14 Commissioners will be asked for any declaration of ex-parte contact, conflict of interest, or bias to
15 declare. The Public will have the opportunity to state objection to any Planning Commissioner hearing
16 the Case. Applicants will have the opportunity to present information relevant to their Application,
17 followed by Testimony in support of the Application, then Testimony in opposition, with the Applicant
18 having the opportunity for rebuttal. Unless there is a request to hold the Record Open, Testimony will
19 be closed and the Commission will enter into Deliberations on the Application.

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21 A. Case File: #1-CS-PC-08

22 Applicant: Steven Benson and Lisa Brice

23 Application: Request for Coastal Shorelands and Geologic Hazards Permit

24 Map and Tax Lot: 09-11-05-CA #6700 Location: 545 Spencer Avenue

25
26 Connors asked if any Commissioner had ex-parte contact, conflict of interest, or bias to declare. There
27 was none. Connors then asked if anyone had objection to any Planning Commissioner hearing the Case.
28 There was no objection. Lewis summarized the Staff Report (copy attached to original of these
29 Minutes). Written Testimony was received from Karrin Hawes and Donna Ford (copies attached to
30 original of these Minutes). He suggested itemizing the 12 Design and Construction Recommendations
31 identified in the October 16, 2007 Engineering Geologic Hazards Investigation in the Findings,
32 Conclusions, and Final Order (Order Item 4.). Connors asked if the Commissioners had any questions to
33 address to the City Planner. There was none. The Applicant was given an opportunity to testify and
34 answer questions from Commissioners. Rick Davilla, Depoe Bay, addressed the Planning Commission
35 on behalf of the Applicant, Steven Benson and Lisa Brice (expressed their willingness to come forward
36 and answer any direct questions from the Commissioners). He testified that Mr. Lewis covered most of
37 the Application and recapped that the Applicant has reduced the Building Footprint (Proposed Footprint
38 is smaller than the Existing Single-Family Dwelling); talked with surrounding Property Owners; and
39 designed a Home compatible with the Neighborhood (adjacent Neighbors have written Letters of
40 Support and others feel it will be a great asset to the area); and are here tonight to request approval of
41 their Application. He reiterated that he would answer any questions. There was none. There was no
42 Testimony in favor or in opposition of the Application. There was no request to keep the Record Open.
43 The Public Hearing was closed and deliberations began.

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2 Motion: Goddard moved to approve Case File #1-CS-PC-08 and adopt the Conditions of Approval,
3 Items 1. thru 7. as recommended by the City Planner including itemizing the 12 Recommendations as
4 listed in the Engineering Geologic Hazards Investigation (prepared by H.G. Schlicker & Associates,
5 Inc.). Hough seconded the Motion.

6
7 Connors said it was moved and seconded, and called for discussion. There was none.

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9 Vote: Motion passed.

10 Ayes: Goddard, Connors, Hough, McGavock, Taunton

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12 VI. CITY COUNCIL LIAISON REPORT
13 Connors reminded the Commission that there will be a Joint Meeting with City Council immediately
14 following the conclusion of this Meeting to discuss Parking – Proposed Ordinance No. 279.

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16 VII. PLANNER'S REPORT
17 Lewis reviewed his Report (copy attached to the original of these Minutes).

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19 VIII. PLANNING COMMISSION CONCERNS
20 There was none.

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22 IX. ADJOURN
23 There being no further business, the Meeting was adjourned at 6:20 P.M.

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27 _____
Carol Connors, President

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30 _____
31 Carla Duering, Recording Secretary