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Depoe Bay Planning Commission
Regular Meeting
Wednesday, March 11, 2009 - 6:00 P.M.
Depoe Bay City Hall

PRESENT: S. McGavock, R. Hageman, D. Goddard, P. Leoni
ABSENT: S. Scopelleti, B. Taunton, E. Hough
STAFF: City Planner L. Lewis, Recording Secretary C. Duering

I. CALL MEETING TO ORDER

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

II. APPROVAL OF MINUTES: February 11, 2009 Regular Meeting.

Motion: Leoni moved to approve the Minutes of the February 11, 2009 Regular Meeting as written.
McGavock seconded the Motion.

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

Vote: Motion passed.

Ayes: McGavock, Hageman, Goddard, Leoni

III. ITEMS FROM THE AUDIENCE

There were no Items from the Audience.

IV. NEW BUSINESS

V. PUBLIC HEARING ITEMS

A. Case File: #3-PAR-PC-08 (Continued to the May 13, 2009 Meeting)

Applicant: Depoe Bay, L.L.C.

Application: Request for 3-Lot Partition

Map and Tax Lot: 09-11-05-B #1109

Location: North End of Depoe Bay on the east side of Highway

Lewis will be reviewing the Oregon Statutes regarding limitations on Extensions of the 120-Day Period. Applicant may need to request an earlier Public Hearing Date. A Commissioner asked Lewis to clarify in the event the Application is withdrawn what is the policy. Lewis summarized at the time a Land Use Application is submitted there is a Non-Refundable Fee and a Deposit collected. Expenses (i.e. Staff Time, Legal Notice, Postage, etc.) incurred by the City are deducted from the Deposit and any remaining funds are refunded or if the funds are insufficient the balance is invoiced. Lewis stated that the proposed Planned Development (near the City Park) is also in a similar time constraint. He will be contacting both Applicants regarding their intentions.

VII. UNFINISHED BUSINESS

A. Discuss Possible Zoning Ordinance Amendments

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1 Goddard reiterated the purpose of this Agenda Item is to proceed with a review of the Memo prepared
2 by Lewis (copy attached to original of these Minutes). The Commission reviewed and discussed each
3 itemized Amendment (Items 1. thru 7.) and made the following modifications/suggestions: *Item 2.*
4 *Fractional Ownership Definition* - Lewis was directed to obtain Oregon Department of Land
5 Conservation and Development's and the City Attorney's opinion; *Item 3. Residential Zone R-1 Add*
6 *Manufactured Dwelling* – Change Manufactured Dwelling to Manufactured Home throughout the
7 DBZO and cross-reference Article 4. Supplemental Regulations Section 4.700 Sitting Standards for
8 Manufactured Homes; *Item 4. Supplemental Regulations Protection of Ocean/Harbor Views* – Agreed to
9 postpone discussion to the next Meeting; *Item 5. Coastal Shoreland Overlay Zone C-S* – Prepare draft
10 language that states Building Permit Applications that do not enlarge or extend existing Structure nor
11 have any ground disturbing activities are exempt from the C-S provisions; *Item 7. Protection of Coastal*
12 *Headlands, Area of Exceptional Aesthetic Resources* – Consensus to maintain the 40 foot Area of Visual
13 Concern as written (Applicants can ask for an Exception to the Standard if they meet the three Criteria).
14 A Commissioner submitted two additional potential Amendments to Building Height and Property Line
15 Adjustments for discussion at the April Meeting (copy attached to original of these Minutes).

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17 VIII. CITY COUNCIL LIAISON REPORT

18 There was none.

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20 IX. PLANNER'S REPORT

21 Lewis reviewed his Report (copy attached to the original of these Minutes). He anticipates receiving
22 two Coastal Shoreland Applications this month (Public Hearing will be held in April).

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24 X. PLANNING COMMISSION CONCERNS

25 Leoni asked about the status of the Business License for Vintage Truffle. Staff replied still being
26 reviewed (to date no decision to grant or deny the Application has been determined).

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28 XI. ADJOURN

29 There being no further business, the Meeting was adjourned at 7:30 P.M.

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Dorinda Goddard, President

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Carla Duering, Recording Secretary

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