

1 Depoe Bay Planning Commission  
2 Regular Meeting  
3 Wednesday, December 9, 2009 – 6:00 P.M.  
4 Depoe Bay City Hall

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6 PRESENT: G. Steinke, S. Scopelleti, R. Hageman, D. Goddard, J. Hayes, P. Leoni  
7 ABSENT: B. Taunton  
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering

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10 I. CALL MEETING TO ORDER

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

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13 II. APPROVAL OF MINUTES: November 4, 2009 Regular Meeting.

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15 Motion: Hageman moved to approve the Minutes of the November 4, 2009 Regular Meeting as written.  
16 Scopelleti seconded the Motion.

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

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20 Vote: Motion passed.

21 Ayes: Scopelleti, Hageman, Goddard, Hayes, Steinke

22 Abstain: Leoni

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24 III. ITEMS FROM THE AUDIENCE

25 There were no Items from the Audience.

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27 IV. PUBLIC HEARING ITEMS

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29 A. Proposed Depoe Bay Zoning Ordinance Text Amendments

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31 There was brief discussion regarding the 2009 Draft Depoe Bay Zoning Ordinance Amendments (copy  
32 attached to original of these Minutes): Fractional Ownership and if *consideration to the Operator*  
33 excludes the Person who manages the common expenses i.e. utilities, insurance, etc. of a Multiple  
34 Ownership Dwelling (two or more - people or entities). A Commissioner reminded the Planning  
35 Commission that it was determined at a prior Meeting that is not consideration. The Commissioners  
36 concurred.

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38 Motion: Steinke moved to direct Staff to prepare a Memo to City Council with recommended  
39 Amendments to the Depoe Bay Zoning Ordinance for consideration of adoption. Scopelleti seconded  
40 the Motion.

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

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44 Vote: Motion passed.

45 Ayes: Hageman, Goddard, Hayes, Leoni, Steinke, Scopelleti

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47 V. UNFINISHED BUSINESS

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2 VII. CITY COUNCIL LIAISON REPORT  
3 There was none.  
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5 VIII. PLANNER'S REPORT  
6 Lewis reviewed his Report (copy attached to the original of these Minutes). Lewis also noted that there  
7 will be two Public Hearings in January (an Appeal to grant a Business License to a Property  
8 Management/Home Sales Business located in Little Whale Cove and a 2-Lot Partition). At the request  
9 of a Commissioner Lewis explained the procedure/timeline the City Council will follow once they  
10 receive the Planning Commission's recommended Text Amendments to the Depoe Bay Zoning  
11 Ordinance (DBZO).

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13 IX. PLANNING COMMISSION CONCERNS  
14 Hageman asked Steinke if he would be able to provide them access into Little Whale Cove (allow  
15 Commissioners to view the Subject Site and surrounding area to be able to address concerns cited in the  
16 Letter of Appeal). Steinke agreed. Hageman announced that he and Hayes attended the Government in  
17 Ethics in Oregon Training in Bandon (sponsored by the League of Oregon Cities) and shared two items  
18 of significance - Commissioners are required to declare any conflict of interest or exparte contact each  
19 time the Public Hearing Item is discussed (e.g. continued Public Hearing – Findings, Conclusions and  
20 Final Order); and a Planning Commissioner cannot be a Representative/Agent for any Private Party  
21 Applicant appearing before the Planning Commission (the Lecturer did not know if that included Non-  
22 Profit Organizations and Public Entities). There was brief discussion regarding the recall efforts in  
23 Grants Pass and the diversity of Public Officials representing the various Coastal Communities in  
24 attendance. Both Hageman and Hayes recommended that the other Planning Commissioners attend  
25 future Workshop(s) and mentioned perhaps Staff should inquire about having a Workshop in Depoe  
26 Bay. Hayes and Leoni commented on two fences (corner of Hwy. 101 and Shell Avenue and the City  
27 Leased Parking Lot at the corner of Williams and Collins) in need of repair (damaged by the recent high  
28 winds). Goddard reiterated the value of Ethics Training and recommended the Commissioners consider  
29 attending (Oregon Government Ethics Law is amended every year). Goddard and Leoni expressed their  
30 interest in attending an upcoming session. Short discussion ensued regarding the Role of the Planning  
31 Commission in the Business License Appeal Process (determine if the Business is a Permitted Use per  
32 DBZO).

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34 X. ADJOURN  
35 There being no further business, the Meeting was adjourned at 6:25 P.M.

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41 Dorinda Goddard, President

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45 Carla Duering, Recording Secretary