

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, February 9, 2011 – 6:00 P.M.
4 Depoe Bay City Hall

5
6 PRESENT: S. Scopelleti, B. Taunton, R. Hageman, J. Hayes, P. Leoni
7 ABSENT: G. Steinke
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering
9

10 I. CALL MEETING TO ORDER

11 Hageman called the Meeting to order and established a Quorum at 6:00 P.M. Hageman announced that Larry
12 Lewis, City Planner, is unable to attend tonight's Meeting.
13

14 II. APPROVAL OF MINUTES: December 8, 2010 Regular Meeting.
15

16 Motion: Hayes moved to approve the Minutes of the December 8, 2010 Regular Meeting as written. Taunton
17 seconded the Motion.
18

19 Hageman said it was moved and seconded, and called for discussion. There was none.
20

21 Vote: Motion passed.
22 Ayes: Taunton, Hageman, Hayes, Leoni
23 Abstain: Scopelleti
24

25 III. ELECTION OF PRESIDENT & VICE-PRESIDENT
26

27 Leoni nominated R. Hageman for President. Scopelleti seconded.
28

29 Vote Show of Hands: Scopelleti, Taunton, Hayes, Leoni
30

31 Hayes nominated S. Scopelleti for Vice-President. Leoni seconded.
32

33 Vote Show of Hands: Taunton, Hageman, Hayes, Leoni
34

35 Hageman proposed to Scopelleti and the Applicant, Dan James, Northwest Homes, that Scopelleti preside over
36 the Public Hearing Item and he would assume the role of the City Planner (summarize the Staff Report, etc.).
37 Both agreed.
38

39 IV. ITEMS FROM THE AUDIENCE

40 There were no Items from the Audience.
41

42 V. PUBLIC HEARING ITEMS

43 Scopelleti explained the Public Hearing procedure, noting that this procedure applies to all Public Hearing Items
44 (Agenda Item A.) that will be heard this evening. Scopelleti said Testimony and evidence given must be directed
45 toward criteria described by the City Planner, or other criteria in the Code that the Testifier believes apply to the
46 request. Failure to raise an issue, accompanied by statements or evidence sufficient to afford the Commission and
47 the parties an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals on that
48 issue. Application materials or other evidence relied upon by the Applicant had been provided to the City and
49 made available to the Public. Commissioners will be asked for any declaration of ex-parte contact, conflict of
50 interest, or bias to declare. The Public will have the opportunity to state objection to any Planning Commissioner
51 hearing the Case. Applicants will have the opportunity to present information relevant to their Application,

1 followed by Testimony in support of the Application, then Testimony in opposition, with the Applicant having the
2 opportunity for rebuttal. Unless there is a request to hold the Record Open, Testimony will be closed and the
3 Commission will enter into Deliberations on the Application.
4

5 A. Case File: #1-VAR-PC-11
6 Applicant: Northwest Homes
7 Property Owner: Debbie Poland
8 Application: Variance Request
9 Map and Tax Lot: 09-11-08-AC #00907
10 Location: 120 S.W. South Forty Lane
11

12 Scopelleti asked if any Commissioner had ex-parte contact, conflict of interest, or bias to declare. There was
13 none. Scopelleti then asked if anyone had objection to any Planning Commissioner hearing the Case. There was
14 no objection. Hageman summarized the Staff Report (copy attached to original of these Minutes). Written
15 Testimony was received after preparation of the Staff Report from Bari Sorenson and Rod and Cheri Bylund
16 (copies attached to original of these Minutes). He noted that he and Lewis discussed should the Planning
17 Commission move to approve the Variance Request that it be emphasized that the precedence is only applicable
18 for Lots in the South Forty Neighborhood R-3 Zone (due to its unique circumstance) and could be cited in the
19 future; Lewis also commented that this is the first Application for New Construction and/or Replacement of a
20 Manufactured Home he has reviewed in the South Forty Neighborhood in his 10 years with the City of Depoe
21 Bay. The Applicant was given an opportunity to testify and answer questions from Commissioners. Dan James,
22 Northwest Homes, 190 S.E. Whale Song Drive, reiterated the substandard Lot size and the future plan to construct
23 an attached Garage to the Manufactured Home, the majority of Property Owners in the South Forty Neighborhood
24 will face a similar circumstance if they choose to do improvements. Debbie Poland, Property Owner, 150 Nesting
25 Glade, stated her neighbors are very supportive of her decision to remove the existing neglected Manufactured
26 Home and her desire to replace it with a New Manufactured Home. She submitted into the Record three
27 additional Letters of Support signed by Rodger and Mildred Jenkins, Patricia Hill, and Shannon Weiss (copies
28 attached to original of these Minutes). Scopelleti called for Testimony in favor of the Application. There was
29 none. Scopelleti called for Testimony in opposition to the Application. There was none. There was no request to
30 keep the Record Open. Discussion ensued regarding: including the addition of the precedence applies only to the
31 South Forty Neighborhood and specifying that the future Garage meet the DBZO minimum Setback Standard in
32 the R-3 Zone; the development constraints of existing undersized Lots (does not meet the minimum Lot Area, Lot
33 Width, or Lot Depth Requirements), favor of approval (provides reasonable, affordable housing and encourages
34 improvement); and the original fish camp concept of the South Forty Neighborhood.
35

36 MOTION: Scopelleti moved to approve Case File #1-VAR-PC-11 and adopt the Conditions of Approval Items 1.
37 Thru 3. as recommended by the City Planner and amended to include the comment regarding precedence (due to
38 the unique circumstances of the South Forty Neighborhood) and the future Garage will meet the DBZO Setback
39 Standards. Taunton seconded the motion.
40

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

43 Vote: Motion passed.

44 Ayes: Taunton, Hageman, Hayes, Leoni, Scopelleti
45

46 Hageman took the opportunity to thank the Commissioners for electing him and asked that they speak-up and ask
47 questions. He will attempt to maintain some Rules of Order and ensure that everyone has an opportunity to
48 contribute and have their comments heard.
49

50 VI. UNFINISHED BUSINESS

51 A. Depoe Bay Disaster Warning System

1 Hageman summarized the Planning Commissions' role in the Tsunami Warning System effort. He introduced
2 Sheridan Jones, Lincoln City Emergency Planner, and referred to the "20 Questions Regarding Locality Installed
3 Tsunami Sirens" (copy attached to original of these Minutes) he was asked to address.
4

5 Jones has been working with Lincoln City since 1996 and shared the following information:

- 6 • Lincoln City Emergency Model – City Manager is the Emergency Manager, Head of Public Works is
7 second in command, and North Lincoln Fire and Rescue District #1 manages the Sirens.
- 8 • Recommended the Depoe Bay Emergency Manager participate in the National Incident Management
9 System (NIMS) Training (available on the Internet or thru Lincoln County).
- 10 • Education Outreach Program is a vital part of Emergency Preparedness – The Public is the least prepared
11 (weakest link in Tsunami Preparedness). Jones generally has a sign he brings to his presentations that
12 says, "Lincoln City is working hard to be prepared, are you ready?"
- 13 • Lincoln City Emergency Operation Plan is based on the Lincoln County Emergency Operation Plan.
- 14 • Sirens are not his favorite mechanism for Disaster Warning; there are other less expensive alternatives to
15 consider.
- 16 • Lincoln City Signage (displayed the following exhibits)
 - 17 • Tsunami Hazard Zone in Case of Earthquake go to High Ground or Inland (met NOAA
18 Requirements - posted at all Beach Accesses)
 - 19 • Tsunami Evacuation Route
 - 20 • Evacuation Site/Assembly Areas
 - 21 • Hotel and Motel Instructions in the Event of an Emergency
 - 22 • Oregon Department of Geology and Mineral Industries "Tsunamis - What to do to Escape a
23 Tsunami" (copy attached to original of these Minutes)
- 24 • Submitted into the Record (copies attached to original of these Minutes)
 - 25 • Lincoln City Tsunami Evacuation Map/Brochure
 - 26 • Oregon Office of State Fire Marshal - Oregon Local Emergency Planning Committees (LEPC)
27 Membership; The Planning and Training Assistance Program (PATA) offers Offer Grant
28 Assistance
 - 29 • NOAA TsunamiReady Guidelines and Application Form
 - 30 • NOAA Radios "Message Definitions" and For What Events Will the NOAA Weather Radio
31 Alarm be Used?"
 - 32 • North Lincoln County Races Assignments
 - 33 • Collaborating Agencies Responding to Disasters (CARD) – Agency Emergency Planning
 - 34 • "2009 Get Ready" – News Guard
 - 35 • "Living on Shaky Ground How to Survive Earthquakes and Tsunamis in Oregon" – Oregon
36 Emergency Management
 - 37 • Lincoln City's Suggestions for Personal Emergency Kits
- 38 • Notification Resources
 - 39 • Tsunami Warning/Sirens (intended to alert populace to turn on a Radio or TV for the Natural
40 Hazard Event details)
 - 41 • NOAA Radios - Frequency 162.55
 - 42 • LinCom Reverse 911
 - 43 • nexle.com offers critical municipal and emergency service text message alerts (including
44 accidents and road closures) to cellular phones
 - 45 • Radio Stations – KYTE 102.7 (NOAA Official Emergency Station for the coast) and KBCH AM
46 1400 (both have generators)
 - 47 • U.S. Coast Guard

- 1 • Sheridan expressed his preference to schedule a meeting with someone to provide them with further
2 information of the various individuals (several mentioned below) whom the City should be in direct
3 communication. Leoni and Hayes volunteered to meet with Jones at a later time.
4 • David Hawker, Lincoln City Manager
5 • Doug Kerr, Assistant Chief, North Lincoln Fire and Rescue District #1 (manage Lincoln City's
6 three (3) Tsunami Warning Sirens)
7 • George Priest, retired from Oregon Department of Geology and Mineral Industries (DOGAMI)
8 • James Roddey, Earth Sciences Information Officer (Public Education Team), Oregon Department
9 of Geology and Mineral Industries (DOGAMI)
10 • Tyree Wilde, Warning Coordinator Meteorologist, National Oceanic and Atmospheric
11 Administration (NOAA)
12 • Lieutenant Curtis Landers, Emergency Services Manager, Lincoln County Sheriff's Office –
13 Office of Emergency Management
14 • Lisa Clarke, Lincoln County Amateur Radio Club
15 • Sue Graves, Safety Coordinator, Lincoln County School District (Depoe Bay children could be
16 potentially attending school in Lincoln City or Newport at the time of an incident)
17

18 Sheridan concluded: Sirens are expensive, a challenge to maintain (because they are typically on the beach),
19 difficult to hear if you are not outside, numerous devices are necessary (Lincoln City will never have a sufficient
20 number - sound zone of the Sirens should overlap); public opinion is in favor of having Sirens; Lincoln City's
21 Tsunami Warning Systems primary purpose is to warn people to get off the beach; Depoe Bay would probably
22 need no more than three (one in the downtown corridor; and one at the north and south end of town).
23

24 The Planning Commission expressed their appreciation to Sheridan for attending the Meeting and offering further
25 assistance.
26

27 Discussion ensued regarding: Tourists will task our resources; acknowledged that Sirens are a critical aspect of
28 Disaster/Warning Preparedness; NOAA Radios; and Public Education/Awareness (what to do when Siren/Alarm
29 is activated); the City needs to establish a funded Emergency Commission (1% Room Tax already designated for
30 Public Safety – what better use for Public Safety than to protect the very people who are paying it) empowered to
31 make purchases and distribute information; hire a part-time employee or recruit volunteer(s) to coordinate efforts;
32 Budget Committee will be meeting in May for the upcoming Fiscal Year July 2011 - June 2012) a
33 Recommendation to City Council should include a request to budget this item; and other potential funding sources
34 (State, Federal, etc.).
35

36 Hageman shared the manufacturers are recommending: Positioning the Tsunami/Disaster Warning Systems along
37 Hwy. 101; omnidirectional stainless steel/fiberglass devices with mounting kit, starter, controller, and 5-year
38 warranty, shipping included; back-up battery power (additional \$3,000-\$4,000) and/or solar cell capability;
39 installation, wiring, and poles not included. Hageman proposed the following example using the illustrations he
40 provided to the two companies (copy attached to original of these Minutes): an initial purchase of two Sirens at
41 the following locations (35 ft. - 50 ft. height): Northern Water Tank, 120 dB, approximately \$13,000; Sewer
42 Treatment Plant, dual tone (460 and 920 produces a greater range of frequency), 122 dB (500 ft. - 600 ft. from
43 residential homes, range includes South Point and Little Whale Cove Neighborhoods). Other alternatives
44 discussed were the purchase of one 135 dB and two 121 dB, and an Electronic Siren mounted in the Harbor
45 Parking Lot (voice range of approximately 1 mile, also function as a loudspeaker system during events).
46 Hageman offered to prepare a PowerPoint presentation (distribute hard copies) for the Planning Commissions
47 review and approval at the next Meeting.
48

49 VII. NEW BUSINESS

50 A. Department of State Lands Public Notice

- 1 • U.S. Coast Guard Proposal for Nationwide Use of High Frequency and Ultra-High Frequency
2 SONAR Technology from Mobile Platforms
3

4 The Commissioners briefly discussed the item (copy attached to original of these Minutes) and agreed to defer to
5 N.S.A.T. who has already contacted Bruce Mate for his expert opinion.
6

7 VIII. CITY COUNCIL LIAISON REPORT

8 Hageman reported that City Council has appointed to two new Council Members, “Skip” Hoitink and Ted Lewis;
9 City Council has moved to accept the SDC Study (prepared by HBH Engineering) and directed Staff to draft an
10 Ordinance. Discussion followed. Hageman suggested that the Planning Commission request a report from Terry
11 Owings, City Superintendent, on the status of Water and Sewer (projected capacity of existing filtration facilities
12 and water resources). Staff interjected that the Water and Sewer Master Plans are a source for such statistics. The
13 Commissioners concluded that they need to be kept apprised of the situation.
14

15 MOTION: Hageman moved to request the City Superintendent provide an update to the Planning Commission of
16 the adequacy of the filtered Water Supply, the basic Water Supply, the Sewer and Storm Water Drain Capability
17 to handle new Development. Hayes seconded the motion.
18

19 Hageman said it was moved and seconded, and called for discussion. There was none.
20

21 Vote: Motion passed.

22 Ayes: Taunton, Hageman, Hayes, Leoni, Scopelleti
23

24 IX. PLANNER'S REPORT

25 Hageman reviewed the Planners Report (copy attached to the original of these Minutes). There was a brief
26 conversation regarding the next Planning Commission Meeting’s Public Hearing Item to date (Neighbors for Kids
27 – Request for Conditional Use).
28

29 X. PLANNING COMMISSION CONCERNS

30 Leoni and Hayes confirmed they will meet with Jones and have data for discussion at the next Planning
31 Commission Meeting.
32

33 XI. ADJOURN

34 There being no further business, the Meeting was adjourned at 8:36 P.M.
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36
37
38

39 _____
40 Roy Hageman, President
41

42 _____
43 Carla Duering, Recording Secretary
44