

1 Depoe Bay Planning Commission  
2 Regular Meeting  
3 Wednesday, December 12, 2012 – 6:00 P.M.  
4 Depoe Bay City Hall  
5

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

9 I. CALL MEETING TO ORDER

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

12 II. APPROVAL OF MINUTES: November 14, 2012 Regular Meeting.  
13

14 Motion: Hayes moved to approve the Minutes of the November 14, 2012 Regular Meeting as written.  
15 Leoni seconded the Motion.  
16

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

19 Vote: Motion passed.

20 Ayes: Steinke, Taunton, Leoni, Hageman, Hayes  
21

22 III. ITEMS FROM THE AUDIENCE

23 There were no Items from the Audience.  
24

25 IV. PUBLIC HEARING ITEMS  
26

27 A. Case File: #1-GEO-PC-12

28 Applicant: Bennett & Rylee Christianson

29 Application: Geologic Hazards Report

30 Map and Tax Lot: 09-11-05-DC #07701

31 Location: 267 Sea Star Dr. (View of the Bay Planned Development)  
32

33 Hageman explained the Public Hearing procedure, noting that this procedure applies to all Public  
34 Hearing Items (Agenda Item A.) that will be heard this evening. Hageman said Testimony and evidence  
35 given must be directed toward criteria described by the City Planner, or other criteria in the Code that  
36 the Testifier believes apply to the request. Failure to raise an issue, accompanied by statements or  
37 evidence sufficient to afford the Commission and the parties an opportunity to respond to the issue  
38 precludes appeal to the State Land Use Board of Appeals on that issue. Application materials or other  
39 evidence relied upon by the Applicant had been provided to the City and made available to the Public.  
40

41 At the request of Hageman Lewis stated the Applicable Criteria by title only Depoe Bay Zoning  
42 Ordinance *Section 3.050 Residential Zone R-5; Article 13. Development Guidelines.*  
43

44 Hageman asked if any Commissioner had ex-parte contact, conflict of interest, or bias to declare. Leoni  
45 declared she knows Applicant (Real Estate Agent – Property listed). There was no objection to any  
46 Planning Commissioner hearing the Case.

1 Hageman further explained the Public Hearing procedure. The City Planner will review the Staff  
2 Report. Applicants will have the opportunity to present information relevant to their Application,  
3 followed by Testimony in support of the Application, then Testimony in opposition, with the Applicant  
4 having the opportunity for rebuttal. Unless there is a request to hold the Record Open, Testimony will  
5 be closed and the Commission will enter into Deliberations on the Application.  
6

7 Lewis summarized the Staff Report (copy attached to original of these Minutes). No Written Testimony  
8 was received. Lewis asked the Commissioners if they had any questions. Brief discussion ensued  
9 regarding the Engineer's Design and Construction Recommendations in regards to Slabs and Retaining  
10 Walls – **there is** no Retaining Wall and Slab **is** applicable to the Garage (*Corrected at the February 13,*  
11 *2013 Meeting*); Hageman noted the approximate location of the Ancient Landslide Scarp (Figure 1.) (as  
12 illustrated on the Plans/Engineering Geologic Hazards Investigation submitted by the Applicant). The  
13 Applicant was given an opportunity to testify and answer questions from Commissioners. Bennett  
14 Christianson, Gleneden Beach, stated that he and his wife, Rylee, (recently married) work in Depoe Bay  
15 and want to become members of the Depoe Bay Community. There were no questions for the  
16 Applicant. There was no Testimony in support of the Application and no Testimony in opposition.  
17 There was no request to keep the Record Open. The Public Hearing was closed and Deliberations  
18 began. Hageman called for a Motion.  
19

20 Motion: Leoni moved to approve Case File #1-GEO-PC-12 (Geologic Hazards Report) and adopt the  
21 Conditions of Approval (Items. 1. Thru 7.) as recommended by the City Planner. Hayes seconded.  
22

23 Hageman said it was moved and seconded, and called for discussion. There was none.  
24

25 Vote: Motion passed.

26 Ayes: Taunton, Leoni, Hageman, Hayes, Steinke  
27

## 28 V. NEW BUSINESS

29 There was none.  
30

## 31 VI. UNFINISHED BUSINESS

32 There was brief discussion regarding the status of the Outdoor Warning and Public Alert System Project.  
33 Hageman reminded the Planning Commission of the Joint City Council/Planning Commission Meeting  
34 – Transportation System Plan, Tuesday, January 15, 2013, 5:30 p.m.  
35

## 36 VII. CITY COUNCIL LIAISON REPORT

37 Hageman reported: Terry Owings, City Superintendent, updated the City Council on the status on the  
38 Outdoor Warning and Public Alert System Project; City Council received a Request to Temporarily  
39 Encroach on Elsie Street Right-of-Way (a City Council decision – Use of Public Property). There was  
40 further discussion regarding the progress of the Outdoor Warning and Public Alert System Project and  
41 upon completion arrangements need to be made for a Ribbon Cutting Ceremony (recognize the efforts  
42 of the Planning Commission and specifically Betty Taunton).  
43  
44

1 VIII. PLANNER'S REPORT

2 Lewis reviewed the Planners Report (copy attached to the original of these Minutes). Discussion ensued  
3 regarding the Building Permit Applications for construction of an 8 ft. Fence; and the Helical Pier  
4 System under a Single-Family Dwelling.

5  
6 IX. PLANNING COMMISSION CONCERNS

7 Steinke reiterated that he will not be available to attend Meetings (January 15, 2013 – May 7, 2013).  
8 Discussion commenced: Recruit candidates to fill the Planning Commission Vacancies (Position #2 and  
9 #3); January 2013 Meeting Agenda Item – Elect President and Vice-President; concern regarding the  
10 Construction Schedule/Timeline of the Outdoor Warning and Public Alert Project (Hageman will  
11 follow-up with Terry Owings, City Superintendent); Merry Christmas and Safe and Happy Holiday  
12 Wishes were exchanged.

13  
14 V. ADJOURN

15 There being no further business, the Meeting was adjourned at 6:28 p.m.

16  
17  
18  
19 \_\_\_\_\_  
20 Roy Hageman, President

21  
22 \_\_\_\_\_  
23 Carla Duering, Recording Secretary