

1 Depoe Bay Planning Commission  
2 Regular Meeting  
3 Wednesday, August 14, 2013 – 6:00 P.M. Depoe Bay City Hall  
4

5 PRESENT: G. Steinke, B. Blessinger, P. Leoni, R. Hageman, J. Hayes, M. Kiefer  
6 ABSENT: B. Taunton  
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: July 10, 2013 Regular Meeting.  
13

14 Hayes asked for a correction/clarification to the Minutes (Page 3 of 3, Line 10 and 11). The Planning  
15 Commission agreed to correct the Minutes to *...the construction activity at the Depoe Bay Rural Fire*  
16 *Protection District Station and a residence at 515 Coast Avenue; Existing Lane Street Manufactured*  
17 *Home has been removed (Case File #1-C1-PC-13).*  
18

19 Motion: Blessinger moved to approve the Minutes of the July 10, 2013 Regular Meeting as amended.  
20 Steinke seconded the Motion.  
21

22 Vote: Motion passed.

23 Ayes: Steinke, Blessinger, Leoni, Hageman, Hayes, Kiefer  
24

25 III. ITEMS FROM THE AUDIENCE

26 There was none.  
27

28 IV. PUBLIC HEARING ITEMS

29 There was none.  
30

31 V. UNFINISHED BUSINESS  
32

33 A. Case File: #1-PAR-PC-13

34 Applicant: Maui Dream, L.P.

35 Application: Request for 3-Lot Partition

36 Zone, Map and Tax Lot: Residential R-1, 09-11-17-CB #00400

37 Location: Whale Cove – West of Hwy. 101, South of McDonald Avenue  
38

39 Hageman summarized the deliberations from the last meeting and the request to have Lewis prepare the  
40 Findings, Conclusions, and Final Order for review and approval at the next meeting.  
41

42 Discussion ensued regarding: (1) the Planning Commission cannot require that the Open Space remain  
43 in perpetuity; (2) Development will be costly and difficult to engineer and require adherence to the  
44 Coastal Shorelands Standards and Procedures and require the City Superintendent's Final Approval of  
45 Water, Sewer, and Storm Drainage Construction.  
46

1 Motion: Leoni moved to approve the Findings, Conclusions, and Final Order for Case File #1-PAR-PC-  
2 13 (Request for 3-Lot Partition) as prepared by the City Planner. Hayes seconded.

3  
4 There was no discussion.

5  
6 Vote: Motion passed.

7 Ayes: Blessinger, Leoni, Hageman, Hayes, Kiefer, Steinke

8  
9 VI. NEW BUSINESS

10  
11 A. Case File: Review of New or Substantial Development in Commercial Zone

12 Applicant: Glenn Petry for G&M Arch Rock, L.L.C.

13 Application: Building Permit for 6-Unit Motel Addition

14 Zone, Map and Tax Lot: Commercial C-1, 09-11-05-CA #16400

15 Location: East side of 70 N.W. Sunset Street

16  
17 Lewis summarized his Memorandum to the Planning Commission dated August 7, 2013 (copy attached  
18 to original of these Minutes). Lewis noted: The Coastal Shorelands and Geological Hazards Permit  
19 Application included a 3-Story Building with 10-12 Motel Units. The Building Plans have been  
20 modified to a 2-Story Building with 6 Units. He has since had a discussion with the Applicant regarding  
21 if he were to build a 3-Story 9-Unit Motel Addition, he would need to comply with the Parking Plan  
22 Improvements to Floral Avenue as well as to the Coastal Shorelands and Geological Hazards Permit  
23 Application Conditions of Approval (Case File #1-CS-PC-12).

24  
25 Corrections were made to the Memorandum (Page 1): *\*\* The Proposed Building also includes a 4'-6"*  
26 *x 15'-1" extension at the northeast corner and an 8'-0" x 11'-6" Laundry/Janitorial Room near the*  
27 ~~*northeast*~~ *northwest corner. (Total Building Footprint = 1,549.65 Sq. Ft.) Proposed Building*  
28 *Maximum Building Footprint 44'-4" 46'-11" x 31'-4" or 35'-10"* without those rooms.

29  
30 Discussion ensued regarding the Applicant's request for the Planning Commission to review and  
31 approve both options (6-Unit Addition or 9-Unit Addition) rather than postpone approval until he makes  
32 a decision on the number of Units/Building Height.

33  
34 The Applicant, Glenn Petry, 64420 Old Bend Redmond Highway, Bend, explained he has Engineered  
35 Drawings and Structural Calculations for a 2-Story 6-Unit Addition and a 3-Story 9-Unit Addition  
36 (basically the same Footprint). He is still accessing and evaluating the financial risks (2-Story versus 3-  
37 Story Addition) i.e. estimated System Development Charges/Connection Fees (approximately \$70,000)  
38 and the proposed cost of the Foundation for a 3-Story Structure (estimated over \$100,000); and  
39 occupancy/vacancy statistics. He reiterated he had proposed a 3-Story Structure in the Coastal  
40 Shorelands and Geological Hazards Permit Application approved by the Planning Commission and  
41 acknowledged that he would be required to comply with the Conditions of Approval.

42  
43 After lengthy discussion Lewis recommended a statement be added: *If the Building Permit Application*  
44 *is resubmitted with 3-Stories, Final Plans need to adhere to the C-1 Standards and the Coastal*  
45 *Shorelands Conditions, for example, but not limited to Parking, Building Height, and Setbacks.* The  
46 Planning Commission agreed.

1 The Applicant and Planning Commission continued to discuss the following Items: (1) Proposed  
2 location of the Laundry/Janitorial Facilities; (2) Motel Manager Parking Spaces are illustrated on the  
3 Parking Plan as #20 and #21; (3) Center Room Decks - Depth/width dimensions are incorrect on the  
4 Plans submitted by the Applicant; (4) E-mail correspondence from John and Laurel McKinney (copies  
5 attached to original of these Minutes); (5) extent of view impact to surrounding Property Owners; (6)  
6 synopsis of the previous Public Hearings: Coastal Shorelands and Geological Hazards Report (Case File  
7 #1-CS-PC-12) and the Appeal of the Planning Commission's Decision to City Council (Case File #1-  
8 APPEAL-CC-12); and (7) Floral Avenue is incorrectly identified as an Alley on the Applicant's Plans.  
9

10 Motion: Blessinger moved to approve the Building Permit Application provided the Conditions of  
11 Approval identified in the Findings, Conclusions, and Final Order (Case File #1-CS-PC-12) are met and  
12 if the Final Plans are revised to a 3-Story 9-Unit Motel Addition the Parking Plan will be amended (per  
13 Lewis recommended statement). Steinke seconded.  
14

15 There was no discussion.  
16

17 Vote: Motion passed.

18 Ayes: Leoni, Hageman, Hayes, Kiefer, Steinke, Blessinger  
19

## 20 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

21 Leoni reported on the following discussed items: (1) DLCD Coastal Management Grant; (2) Fish Plant  
22 Facility; (3) Proposed Ordinance No. 298; (4) Cliff Street Water Main Improvements; and (5) Harbor  
23 Dredging. Hayes announced he is unable to attend the September 3<sup>rd</sup> Meeting. Leoni volunteered to  
24 attend on his behalf.  
25

## 26 VIII. PLANNER'S REPORT

27 Lewis reviewed the Planners Report – Land Use Activity July 4<sup>th</sup> thru August 7<sup>th</sup> (copy attached to the  
28 original of these Minutes).  
29

## 30 IX. PLANNING COMMISSION CONCERNS

31 Hageman apologized for the informality of the Meeting. Brief discussion followed.  
32

## 33 X. ADJOURN

34 There being no further business, the Meeting was adjourned at 6:45 p.m.  
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39 Roy Hageman, President  
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44 Carla Duering, Recording Secretary