

1 Depoe Bay Planning Commission  
2 Regular Meeting  
3 Wednesday, May 14, 2014 – 6:00 P.M. Depoe Bay City Hall  
4

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

9 I. CALL MEETING TO ORDER

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

12 II. APPROVAL OF MINUTES: March 12, 2014 Regular Meeting.  
13

14 Motion: Blessinger moved to approve the Minutes of the March 12, 2014 Regular Meeting as written. Steinke  
15 seconded.  
16

17 Vote: Motion passed.  
18 Ayes: Steinke, Blessinger, Taunton, Leoni  
19

20 III. ITEMS FROM THE AUDIENCE

21 There was none.  
22

23 IV. PUBLIC HEARING ITEMS  
24

25 A. Case File: #2-GEO-PC-13  
26 Applicant: John and Mia Liu Zhen  
27 Application: Geologic Hazards Permit  
28 Zone, Map and Tax Lot: Residential R-5 PD, 09-11-05-DC #08200  
29 Location: Northwest Corner of Spring Avenue and Sea Star Drive  
30 View of the Bay Planned Development  
31

32 Leoni said Testimony and evidence given must be directed toward Criteria described by the City Planner, or other  
33 Criteria in the Code that the Testifier believes apply to the request. Failure to raise an issue, accompanied by  
34 statements or evidence sufficient to afford the Commission and the parties an opportunity to respond to the issue  
35 precludes appeal to the State Land Use Board of Appeals on that issue. Application materials or other evidence  
36 relied upon by the Applicant had been provided to the City and made available to the Public.  
37

38 Leoni explained the Public Hearing procedure: She will call for Planning Commissioner ex-parte contact, conflict  
39 of interest or bias to declare. There will be an opportunity to object to any Planning Commissioner hearing the  
40 Case. Applicants will have the opportunity to present information relevant to their Application, followed by  
41 Testimony in support of the Application, then Testimony in opposition, with the Applicant having the opportunity  
42 for rebuttal. Unless there is a request to hold the Record Open, Testimony will be closed and the Commission  
43 will enter into Deliberations on the Application.  
44

45 Leoni asked if any Commissioner had ex-parte contact, conflict of interest, or bias to declare. There was none.  
46 There was no objection to any Planning Commissioner hearing the Case.  
47

48 Lewis summarized the Staff Report (copy attached to original of these Minutes). There was no Written  
49 Testimony.  
50

51 The Applicant was given an opportunity to testify and answer questions from Commissioners. John Zhen,  
52 announced (from the Audience) he would answer questions from Planning Commissioners. There was none.  
53

1 There was no Testimony in support or opposition to the Application. There was no request to keep the Record  
2 Open. The Public Hearing was closed and Deliberations began. There was no discussion. Leoni called for a  
3 Motion.

4  
5 Motion: Steinke moved to approve Case File #2-GEO-PC-13 (Geological Hazards Permit) and adopt the  
6 Conditions of Approval (Items. 1. Thru 7.) as recommended by the City Planner. Blessinger seconded.

7  
8 Leoni said it was moved and seconded, and called for discussion. There was none.

9  
10 Vote: Motion passed.

11 Ayes: Blessinger, Taunton, Leoni, Steinke

12  
13 The Planning Commission agreed to direct Lewis to prepare the Findings, Conclusion and Final Order for Leoni's  
14 signature. The Applicant, Planner, and Leoni briefly discussed the next plan of action. Lewis will follow-up with  
15 the Applicant tomorrow to discuss the Conditions of Approval, the Approval Timeline, and Construction  
16 Schedule. The Applicant thanked the Planning Commission.

17  
18 V. UNFINISHED BUSINESS

19 There was none.

20  
21 VI. NEW BUSINESS

22 There was none.

23  
24 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

25 Leoni reported on the following items: (1) Fish Plant Engineering Report and leasing the Facility; (2) the  
26 outcome of the Economic Development Committee's Request to Initiate a Text Amendment to Ordinance No. 24,  
27 the Depoe Bay Zoning Ordinance, to Allow Tourist Accommodations in All Zones of the City. The City Planner  
28 gave a brief synopsis of a Planned Development Application (north of Lillian Ln., east of Hwy. 101) received  
29 May 1<sup>st</sup> (Mixed Use Overall Master Plan illustrating a Circulation Plan and Identified Uses) anticipated to be on  
30 the July 2014 Agenda (waiting for Agency comments). Discussion ensued.

31  
32 VIII. PLANNER'S REPORT

33 Lewis reviewed the Planners Report – Land Use Activity March 6<sup>th</sup> thru May 7<sup>th</sup> (copy attached to the original of  
34 these Minutes).

35  
36 IX. PLANNING COMMISSION CONCERNS

37 There was none.

38  
39 X. ADJOURN

40 There being no further business, the Meeting was adjourned at 6:26 p.m.

41  
42  
43  
44 \_\_\_\_\_  
45 Peggy Leoni, Vice-President

46  
47 \_\_\_\_\_  
48 Carla Duering, Recording Secretary