

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, May 9, 2018 – 6:00 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: G. Steinke, M. Phillips, J. Speer, R. Hageman, J. Hayes, J. Faucett
7 STAFF: City Planner L. Lewis, Recording Secretary C. Duering
8 VACANCY: One Vacant Seat
9

10 I. CALL MEETING TO ORDER

11 Hageman called the Meeting to order and established a Quorum at 6:00 P.M.
12

13 II. APPROVAL OF MINUTES: March 7, 2018 and April 11, 2018

14 Hayes made the following corrections to the March 7, 2018 Minutes page 5: (1) *(line 11) Exception to the Clear*
15 *Vision Standard where an ~~ally~~ alley...;* (2) *(line 22) ...5 ~~yard~~ feet front yard;* (3) *(line 30) ~~ally~~ alley meets the*
16 *street.*
17

18 Motion: Speer moved to approve the Minutes of the March 7, 2018 Regular Meeting as corrected. Steinke
19 seconded.
20

21 Vote: Motion passed.

22 Ayes: Steinke, Phillips, Speer, Hageman, Hayes

23 Abstain: Faucett
24

25 Motion: Hayes moved to approve the Minutes of the April 11, 2018 Regular Meeting as written. Faucett
26 seconded.
27

28 Vote: Motion passed.

29 Ayes: Phillips, Speer, Hageman, Hayes, Faucett, Steinke
30

31 III. ITEMS FROM THE AUDIENCE

32 There was none.
33

34 IV. PUBLIC HEARING ITEMS

35 There was none.
36

37 V. NEW BUSINESS
38

39 A. Depoe Bay Zoning Code (DBZO) Text Amendment - Section 3.115 Commercial Zone C-1
40 Design Guidelines
41

42 Hageman reminded the Planning Commission that they moved at the April Meeting to continue the Public
43 Hearing to June and to hold a workshop at the May Meeting. Hageman noted that he prepared the draft guidelines
44 for tonight's review/discussion (copy attached to original of these Minutes) with consideration of April's public
45 testimony, discussion, and additional input from the City Planner. Lewis specifically noted a significant
46 modification to the formatting of the standards.
47

48 Hageman summarized the March Public Hearing Written/Oral Testimony and Planning Commission discussion
49 and identified various sections of the draft guidelines that were revised accordingly. Discussion followed.
50

1 The Planning Commission ensued in further discussion and agreed to the following amendments/corrections: (1)
2 5. Building Orientation on arterials (Hwy. 101). D. Off-street parking, driveways or other vehicular circulation
3 shall not be placed between a building and ~~the street~~ **Hwy. 101**; (2) 7. Building Architectural Standards B. All
4 buildings along **Hwy. 101** shall contribute to the...; (3) 9. Pedestrian Amenities in the C-1 Zone A. ...These
5 sidewalks shall ~~be~~ **have** a minimum of 8 foot **width** along Highway 101, and minimum 5 foot **width** elsewhere...;
6 (4) 9. Pedestrian Amenities in the C-1 Zone B. 3) ...(minimum projection of 4 feet over a sidewalk or other
7 pedestrian space, **and minimum 8 foot above the sidewalk or other pedestrian space**); (5) 10. Special Standards
8 for Certain Uses in the C-1 Zone C. Accessory Uses and Structures 4) ...No structure shall encroach into the
9 public right-of-way **without approval by the applicable agency**; (6) 11. Parking, Garages, and Driveways in the
10 C-1 Zone D. ...while in their place of employment or in their place of residence **except for vehicles with**
11 **authorized disabled placards**...; and (7) 2. General Information A. ...permitted to encourage **permanent** housing
12 near employment, shopping, and....

13
14 Fran Recht, P.O. Box 221, Depoe Bay, noted that she did not have an opportunity to review the revised draft
15 guidelines prior to the meeting and thanked the Planning Commission for their review/discussion specifically
16 regarding Accessory Uses and Structures and Building Height on arterials (Hwy.101). She expressed her concern
17 regarding safety hazards associated with sandwich boards in public right-of-way; and stated her opposition to
18 private use within the public right-of-way and design guidelines that apply to the entire Hwy. 101 frontage.
19

20 In summary, Recht recommended: (1) Delete *An accessory structure shall not be allowed before or without a*
21 *primary use*; (2) Design guidelines that only apply to the downtown corridor (keep it a vibrant pedestrian friendly
22 environment); and (3) Apply the building architectural standards/guidelines and significant landscaping standards
23 to the remainder of the Hwy. 101 frontage.
24

25 She agreed that sidewalk displays should be on private property and disagreed with allowing dining areas within
26 the public right-of-way. In conclusion, she asked the Planning Commission to keep Depoe Bay an attractive,
27 special place.
28

29 Lengthy discussion ensued between Recht, the Planning Commission, and City Planner.
30

31 In conclusion, there was a consensus of the Planning Commission to: (1) 9. Pedestrian Amenities in the C-1 Zone
32 B. ...~~*Pedestrian amenities may be provided within a public right of way only when specifically approved both by*~~
33 ~~*the agency having jurisdiction over the right of way and the City of Depoe Bay*~~; (2) Include phrasing regarding
34 permeable surfaces and storm water detention standards for parking lots; (3) Grant Recht's request to re-write
35 Section 3.115 Commercial Zone C-1 Design Guidelines to create standards for the downtown core area and the
36 highway frontage areas for Planning Commission review/consideration; and (4) Postpone the Public Hearing to
37 the July 11, 2018 Regular Meeting.
38

39 VI. UNFINISHED BUSINESS

40 There was none.
41

42 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

43 Phillips reported on the following: (1) Public Hearing: Proposed Ordinance No. 318 – An Ordinance Amending
44 the Zoning Map of the City of Depoe Bay (Ordinance No. 24, as Amended) to Establish an Overlay Zone of
45 “Planned Development” Over Certain Parcels Relating to a Proposed Planned Development Known as “The Hills
46 of Depoe Bay Phase 1”; and (2) Public Hearing: Depoe Bay Zoning Code (DBZO) Text Amendment Section
47 4.910 Signs – Regarding Murals. Lengthy discussion followed.
48

49 Hageman announced the Planning Commission's decision on Case File #2-CS-PC-18 (Coastal Shorelands
50 Development – Keith Sheldon, Applicant) has been appealed to City Council. Brief discussion ensued. He also
51 reported on Request for Street Name Change – Ascent Drive to Lillian Lane.

1 VIII. PLANNER'S REPORT

2 Lewis reviewed the Planner's Report – Land Use and Building Permit Activity April 5, 2018 – May 2, 2018 (copy
3 attached to original of these Minutes).

4
5 IX. PLANNING COMMISSION CONCERNS

6 Hageman thanked the Planning Commission members for their contribution to the development guidelines
7 discussion. He mentioned Staff's negligence in posting the adopted Sign Ordinance (DBZO Section 4.910 Signs)
8 and updated draft Commercial Zone C-1 Design Guidelines on the City Website. The Planning Commission
9 discussed the single-family dwelling at 625 Coast Avenue (overhang and off-street parking); the mini storage
10 units on the East Side of Hwy. 101, South of Painter Lane (Highway 101 pathway); and linking the Oregon
11 Revised Statutes (ORS) to the Depoe Bay Zoning Ordinance (DBZO) where applicable.

12
13 X. ADJOURN

14 There being no further business, the Meeting was adjourned at 8:45 p.m.

15
16
17
18
19 _____
20 Roy Hageman, President

21
22
23 _____
24 Carla Duering, Recording Secretary