

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, June 13, 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: 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 6:06 P.M.
12

13 II. APPROVAL OF MINUTES: May 9, 2018
14

15 Motion: Faucett moved to approve the Minutes of the May 9, 2018 Regular Meeting. Hayes seconded.
16

17 Vote: Motion passed.

18 Ayes: Steinke, Phillips, Speer, Hageman, Hayes, Faucett
19

20 III. ITEMS FROM THE AUDIENCE

21 There was none.
22

23 IV. PUBLIC HEARING ITEMS

24 There was none.
25

26 V. NEW BUSINESS

27
28 A. Depoe Bay Zoning Code (DBZO) Text Amendment - Section 3.115 Commercial Zone C-1
29 Design Guidelines
30

31 Hageman briefly summarized the three versions of the draft guidelines identified as Documents One, Two, and
32 Three (copies attached to original of these Minutes) prepared for tonight's discussion/review.
33

34 The Planning Commission ensued in lengthy discussion and agreed to the following amendments/corrections to
35 Document Three: (1) 7. Building Architectural Standards. B. 1) ... or special trim at all windows on all building
36 stories. **Windows shall be consistent with the architectural character of the building**; (2) 11. Parking Garages
37 and Driveways in the C-1 Zone C. ...On corner lots, garage entrances and driveways shall be oriented to a side-
38 street (i.e. away from Hwy. 101 when vehicle access cannot be provided from an alley **or a side or back street**);
39 (3) 10. Special Standards for Certain Uses in the C-1 Zone C. 4)...No structure shall encroach into the public
40 right-of-way without **prior written** approval by the applicable agency; (4) 10. Special Standards for Certain Uses
41 in the C-1 Zone A. ~~Residential Uses 1) Uses, which existed prior to the effective date of this code, are except from~~
42 ~~this Section. 2) On arterials (Hwy. 101), no two family or single family housing of any form are allowed. Only~~
43 ~~multi family housing that meets the standards and requirements of this Section 3.115 and Section 3.110 are~~
44 ~~allowed. 3) There is no residential density standards~~; (5) 10. Special Standards for Certain Uses in the C-1 Zone
45 B. Common Areas 1) ...Copies of any applicable covenants, restrictions and conditions shall be recorded **by the**
46 **applicable agency** and provided to the city prior to building permit approval; (6) 8. Building Architectural
47 Guidelines B. **In all landscaped areas the use of native vegetation is strongly recommended**; (7) 9. Pedestrian
48 Amenities in the C-1 Zone A. ...These sidewalks shall ~~be~~ have a minimum of 8 foot width along Highway 101 ...;
49 and (8) 9. Pedestrian Amenities in the C-1 Zone A. 6) No ~~permanent~~ accessory use structure shall be viewable
50 from Hwy. 101.
51

1 In conclusion Hageman volunteered to revise Document Three to include the amendments/corrections as
2 discussed and will e-mail the updated version to Staff for distribution. He advised the Planning Commission to
3 provide any further comments/corrections directly to Staff.
4

5 Motion: Speer moved to proceed with the July 11, 2018 Public Hearing. Phillips seconded.
6

7 Vote: Motion passed.

8 Ayes: Phillips, Speer, Hageman, Hayes, Faucett, Steinke
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10 VI. UNFINISHED BUSINESS

11 There was none.
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13 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

14 Hageman reported on the following: (1) Budget Hearing – Fiscal Year 2018-19 Approved Budget; (2)
15 Presentation: Lincoln County Solid Waste Advisory Committee – Material Management Plan; (3) Employee
16 Salary Survey Sub-Committee Recommendation; (4) Fox Farm Vineyards – Oregon Liquor Control Commission
17 (OLCC) License Application; (5) Correspondence (Fleet of Flowers and citizen’s request for 20 MPH signage);
18 and (6) City Superintendent Report – Oregon declaring summer drought conditions.
19

20 Discussion followed specifically regarding: (1) Independent analysis/assessment of the City’s raw water supply
21 capacity; (2) Prior 60 day’s rainfall 1/10 inch; (3) Status of Little Whale Cove Planned Development’s
22 composting site; and (4) Solid waste management franchise agreement with North Lincoln Sanitary.
23

24 VIII. PLANNER'S REPORT

25 Hageman reviewed the Planner’s Report – Land Use and Building Permit Activity May 3, 2018 – May 31, 2018
26 (copy attached to original of these Minutes). Discussion ensued regarding the single-family dwelling at 625 Coast
27 Avenue and the Planner’s Memorandum to City Council regarding Public Hearing – Appeal of Planning
28 Commission Decision (copy attached to original of these Minutes).
29

30 IX. PLANNING COMMISSION CONCERNS

31 Hageman recommended to Steinke that the Little Whale Cove Community Association Manager address the City
32 Council regarding the solid waste management issues.
33

34 X. ADJOURN

35 There being no further business, the Meeting was adjourned at 7:45 p.m.
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40 _____
Roy Hageman, President
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44 _____
45 Carla Duering, Recording Secretary