

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, November 8, 2017 – 6:00 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: G. Steinke, J. Speer, R. Hageman, J. Hayes
7 B. Taunton (arrived 6:14 p.m.) M. Phillips (arrived 6:50 p.m.)
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering
9 VACANCY: One Vacant Seat

10
11 I. CALL MEETING TO ORDER

12 Hageman called the Meeting to order and established a Quorum at 6:10 P.M.
13

14 II. APPROVAL OF MINUTES

15 To be approved at the next Meeting.
16

17 III. ITEMS FROM THE AUDIENCE

18 There was none.
19

20 IV. PUBLIC HEARING ITEMS

21 There was none.
22

23 NEW BUSINESS

24
25 Hageman announced that he would like to start with Item B.

26
27 B. Review of Process for Legislative and Quasi-Judicial Amendments to the Comprehensive Plan
28 and Zoning Maps per DBZO
29

30 Hageman summarized sections of Depoe Bay Zoning Ordinance Article 2. Basic Provisions, Article 9.
31 Amendments, and Article 10. Administrative Provisions (copies attached to original of these Minutes)
32

33 The Planning Commission ensued in a lengthy discussion. In conclusion Lewis volunteered to contact Matt
34 Spangler, Oregon Department of Land Conservation and Development (DLCD) for interpretation of the State
35 Land Use Planning law regarding Zone Change Applications (who is the review/approval authority).
36

37 A. Case File: #1-PD-PC-17 (Findings, Conclusions, and Final Order)

38 Applicant: Hills of Depoe Bay, LP

39 Engineer/Planner: Reece & Associates, L.P.

40 Application: Planned Development Master Plan

41 Zone, Map and Tax Lot: R-2 Residential, 09-11-05 #00100

42 Location: North End of Depoe Bay, Over 1,000 Feet East of Hwy. 101
43

44 The Planning Commission reviewed/discussed the Findings, Conclusions, and Final Order (copy attached to
45 original of these Minutes)
46

47 The Planning Commission specifically discussed the following: (1) Variances versus Exceptions; (2) Lewis cited
48 DBZO Section 3.410 Planned Development Zone (PD) *Yards, setbacks, lot area, lot coverage and similar*
49 *dimensional requirements may be reduced, adjusted or otherwise modified upon application to, and approval of*
50 *the proposed development*; (3) Purpose of a Planned Development; (4) Public Hearing discussion regarding
51 workforce housing; (5) Street “X” – Cul-de-sac or hammerhead configuration; (6) Stressed the importance of the
52 Fire Department’s participation – DBZO requires the Fire Department to review and approve the Preliminary
53 Plans; (7) Fire Department’s concerns regarding alley widths stated during the Public Hearing.
54

1 The following items were inserted/amended to the Findings: (1) 17. *Traffic Impact Study. References to Ascent*
2 *Drive in this section refers to Lillian Lane/Ascent Drive...*; (2) 16. *Vehicular Access. Lillian Lane/Ascent Drive*
3 *will be the primary access...* and (3) 22. *Architectural Style. 9. Include ~~mansion~~ villa apartments...*
4

5 The following items were inserted/amended to the Order: (1) 2. *Phasing ... Master Plan is no longer effective if*
6 *the phasing schedule is not adhered to*; (2) 3. *Subsequent Review and Approval. ...Changes to the Master Plan*
7 *requires a Master Plan Amendment.*; (3) 5. *Tourist Accommodations ...At a minimum the multi-family villas and*
8 *attached townhomes will require exceptions*; (4) 6. *Vehicular Access and Traffic Impact Study. Vehicular access*
9 *shall be in accordance with the submitted plan. Lillian Lane/Ascent Drive shall be the primary access between*
10 *Hwy. 101 and the Planned Development...*; (5) 1. *Planned Development Master Plan Approval and 5. Tourist*
11 *Accommodations (Lewis to correct discrepancy in the number, type of residential units)*; (6) 1. *Planned*
12 *Development Master Plan Approval ...Tourist accommodations total 10.56 acres...* and (7) 10. *Utilities.*
13 *Engineered plans, including capacity analysis of existing and planned city utility systems....*
14

15 Motion: Speer moved to approve the Findings, Conclusions and Final Order (Case File #1-PD-PC-17 – Planned
16 Development Master Plan) as prepared by the City Planner and amended by the Planning Commission. Lewis is
17 directed to prepare the revised Findings, Conclusions and Final Order for Hageman’s signature. Steinke
18 seconded.
19

20 Vote: Motion passed.

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

23 There was further discussion regarding the maximum area (15 percent of land zoned for residential use) allotted
24 for tourist accommodations in a Planned Development is computed.
25

26 VI. UNFINISHED BUSINESS

27 A. Commercial Design Guidelines

28 The City Planner and Planning Commission ensued in a lengthy discussion and agreed to make additional
29 changes to the Draft Commercial Design Guidelines (copy attached to original of these Minutes).
30

31 4. Building Height

32 (2nd paragraph) ~~...If required because of structural size, a flat topped pitched roof may be used with a minimum pitch of~~
33 ~~6 in 12 and a maximum pitch of 14 in 12, that still provides the appearance of a peaked pitched roof.~~
34

35 6. Pedestrian Amenities

36 (2nd paragraph) ~~...Sidewalks shall be concrete and shall have a stamped textured surface of a flagstone pattern. For~~
37 ~~safety, this texture shall be of light to moderate depth. All sidewalks shall be ADA compliant to meet current~~
38 ~~laws. In the case of sidewalks or in fill sidewalks, they may be Sidewalks shall be paved with a city-approved~~
39 ~~surface material that is consistent with adjacent and nearby sidewalks and shall be updated to be ADA compliant.~~
40

41 8. Parking Requirements

42 *C. Parking Restrictions: Between nine a.m. and five p.m. on any day, no individual who works or resides in the*
43 *C-1 Zone shall park a vehicle on Hwy 101 north of the Bridge while in their place of employment or in their*
44 *place of residence. Tourist transients are excluded.*
45
46
47

48 There was further discussion regarding the jurisdiction of Highway 101 sidewalks.
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50 Motion: Hageman moved to direct Lewis to prepare the 35-Day Public Hearing Notice to be forwarded to the
51 Oregon Department of Land Conservation and Development (DLCD). Hayes seconded.
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53 Vote: Motion passed.

54 Ayes: Phillips, Speer, Hageman, Hayes, Taunton, Steinke

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B. Sign

Lewis will include in the 35-Day Public Hearing Notice.

VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

Hageman reported on the following: (1) Harbor Commission; (2) City Council Vacancy – Position #5; (3) City Hall Foundation Repairs; (4) Citizen Complaint – S.E. South Forty Lane; (5) Recreational Marijuana Facilities Licensing; (6) Oregon Mayor’s Conference; and (7) O’Downey’s Irish Pub is closed.

VIII. PLANNER'S REPORT

There was none. Brief discussion followed regarding: (1) Demolition/re-construction at 76 S.E. Hwy. 101 (Blue Heron); and (2) Building height of the house under construction at 525 S.W. Point St. (Property Owner: Grau).

IX. PLANNING COMMISSION CONCERNS

Hayes volunteered to attend the November 21st City Council Meeting on behalf of Hageman who is unable to attend.

X. ADJOURN

There being no further business, the Meeting was adjourned at 8:05 p.m.

Roy Hageman, President

Carla Duering, Recording Secretary