

Depoe Bay City Council
Special Meeting
Thursday, August 18, 2005 – 7:00 PM
Depoe Bay City Hall

PRESENT: Mayor J. White, P. Cameron, P. Taunton, A. Brown, G.K. Romans (arrived 7:03 pm)

ABSENT: J. Brown, M. Laverty

STAFF: City Field Superintendent T. Owings, City Recorder P. Murray, City Planner L. Lewis

Mayor White called the meeting to order and established a quorum. A brief recess was called and the meeting was reconvened at 7:05 pm.

Harbor Fuel Station/Pump and Dump Project – Construction Bid Award

Owings reported that no bids were received at time of bid closing yesterday afternoon. This was the second round of advertisement for project construction with no bids received in either round. Owings explained that he has been in contact with contractors and with the State Marine Board. A councilor clarified that the city is not required to publish for bids again, that a contractor may be obtained through the quote process.

Continue Hearing/Council Deliberations: Proposed Amendments to the Comprehensive Plan, Zoning Ordinance and Zoning Map Relating to Uses and Standards in the City

Mayor White asked Lewis to provide a brief review of where discussions ended at the last meeting (June 16th). Lewis noted that review of the residential zones and the C-1 zone sections had been completed and he had one note on the C-2 zone section. A. Brown asked for clarification on two sections of the C-1 zone: C-1, page 4, section 3. Standards. d. – what is the standard that the 30% is derived from. Lewis said he's not aware of a general standard for the percentage, but he knows of other cities and counties having established a similar standard, with various percentages being utilized. C-1, page 5, section 3. Standards. e. – why is the second exception not included in the C-2 zone. Lewis explained that the C-2 zone is more auto oriented and parking will be needed and for the most part properties in the proposed C- zone already have provided on-site parking. No changes were proposed for these sections.

MOTION: Romans moved to leave the existing zoning as is with the exception of changing the M-C zone along Highway 101 to C-1. Taunton seconded the motion.

Mayor White said it was moved and seconded and called for discussion. A. Brown said the motion is inappropriate at this point. Many of the proposed revisions have already been reviewed and agreed to, the council needs to proceed. There was brief discussion relating to Measure 37 concerns. In response to a question Lewis said he does not feel that cities should cease working on law due to the existence of Measure 37.

VOTE: Motion failed.
AYES: Taunton, Romans
NAYS: Cameron, A. Brown, White

Review of the proposed amendments opened with the C-2 zone section. On page 2, Lewis noted that item *q. Mortuary* had been added back in at the June 16th meeting and item *gg. Seafood Market* had been deleted since it is redundant to “food store” included in item *i*. On page 3, it was agreed to not delete item *b. Community Center* from the list of conditional uses. Page 4 was reviewed.

MOTION: A. Brown moved to delete the sentence “Where fronting on the highway, not to be at highway level” from item *w. Time Share Project*. Romans seconded the motion.

Mayor White said it was moved and seconded and called for discussion. There was none.

VOTE: Motion passed.
AYES: Cameron, Taunton, A.Brown, White, Romans

On page 5, it was agreed to reword the opening paragraph of item *f*. to read: “Off-street parking requirements shall be located on the same lot or adjacent to the business location, unless otherwise approved by the Planning Commission, and shall meet the provisions set forth under Section 4.030, Off-Street Parking and Off-Street Loading Requirements.” There were no further revisions to proposed changes for the C-2 zone.

Lewis handed out charts he’d prepared in which revisions to uses in the proposed C-3 and C-4 zones are summarized. Review of proposed amendments in the C-3 zone resulted in the following changes being agreed to: Page 1, item *i*., “food store” will not be deleted and page 2, item *hh. Seafood Market* is deleted per previous discussions. There was discussion on *billboards*, including clarification by Lewis that the sign ordinance does not regulate size of signs but does require that signs relate only to the business on the same site.

MOTION: A. Brown moved to eliminate items *s*., *t*., *u*. and *v*. as conditional uses in the C-3 zone.

Motion died for lack of a second. Discussion occurred as to what uses would be desirable and compatible in the proposed C-3 area.

MOTION: A.Brown moved to eliminate items *u*. and *v*. as conditional uses in the C-3 zone. Romans seconded the motion.

Mayor White said it was moved and seconded and called for discussion. There was none.

VOTE: Motion passed.
AYES: A. Brown, White, Romans
NAYS: Cameron, Taunton

Romans said he wished to change his vote. There was brief discussion as to appropriate procedure for reconsideration of a motion. There was no objection to reconsidering the motion at this meeting.

MOTION: Romans moved to reconsider the motion to eliminate item *u*. and *v*. as conditional uses in the C-3 zone. Taunton seconded the motion.

Mayor White said it was moved and seconded and called for discussion. There was none.

VOTE: Motion passed.
AYES: Cameron, Taunton, Romans
NAYS: A. Brown, White

MOTION: Romans moved to not remove items u. and v. as conditional uses in the C-3 zone.
Cameron seconded the motion.

Mayor White said it was moved and seconded and called for discussion. There was none.

VOTE: Motion passed.
AYES: Cameron, Taunton, Romans
NAYS: A. Brown, White

Due to the time, it was agreed to continue the deliberations beginning on page 4, at section 3.
Standards of the C-3 zone to Wednesday, September 14, 2005 at 7:00 p.m.

The meeting was adjourned at 9:08 p.m.

Mayor Jim White

Pery Murray, City Recorder