

Depoe Bay City Council
Special Meeting
Tuesday, November 22, 2005- 6:00 p.m.
Depoe Bay City Hall

PRESENT: Mayor J. White, A. Brown, G. Romans, J. Brown, M. Lavery
ABSENT: P. Cameron, P. Taunton
STAFF: City Planner L. Lewis, City Recorder P. Murray

Mayor White called the meeting to order and established a quorum.

Continue Hearing-Council Deliberations Continued: Proposed Amendments to the Comprehensive Plan, Zoning Ordinance and Zoning Map Relating to Uses and Standards

Mayor White asked Lewis to briefly review where the deliberations ended at the October meeting. Lewis noted that discussion had ended on page 3 of the Light Industrial (L-I) Zone section. It was also noted that there were no motions made at the October meeting, changes were arrived at by consensus. In response to questions, Lewis explained that conditional uses f., g. and h. are proposed to be deleted because the Planning Commission determined the uses to not be appropriate in the L-I zone and the Council decided to delete proposed outright uses kk., nn. and qq. because they are redundant to jj.

Light Industrial (L-I) Zone, pages 4, 5, 6: It was noted that item l. on page 4 is proposed to be moved to the outright use list and item n. is proposed to be moved to Article 2 and it will apply to all zones. There were no revisions on these pages.

Marine Commercial (M-C) Zone, page 1: It was agreed to delete *j. Seafood Market* since it is redundant to *f. Retail Store*, to be consistent with previous changes in other zones. It was clarified that *d. Manufacture of Boats* is proposed to be deleted because the Planning Commission determined the use to not be appropriate in the M-C zone. Lewis suggested re-instating conditional use *d. Public or Private Utility Facility* and it was agreed to do so. Brief discussion occurred on moving *b. Marine Laboratory for Experiment or Research* from conditional use to outright use, but it was determined that the public hearing process would be of value in approving this use in the M-C zone.

Marine Commercial (M-C) Zone, page 2: After brief discussion it was agreed to re-instate *f. Mobile Vending Stand* as a conditional use.

Planned Marine and Recreation Zone (M-P), pages 1 and 2: There were no changes to these pages.

Public Facilities Zone (P-F), page 1: It was suggested to re-instate *d. Government Use* as an allowed use in the P-F zone. Discussion ensued relating to defining type of governmental use. Dick Johnson suggested adding as a conditional use, providing for Planning Commission review and the public hearing process for this use. It was agreed to include Government Use as a conditional use in the P-F zone. It was agreed to delete *2.b. Seafood Market* since it is redundant to *2.a. Retail* and to be consistent with previous changes in other zones.

Public Facilities Zone (P-F), page 2: There were no changes to this page.

Light Industrial Zone (L-I), page 4: A question was raised as to why churches/religious organizations are not allowed in the L-I zone. It was clarified that this use is allowed in the C-2 zone and all C-2 zone uses are allowed in the L-I zone on properties adjoining the highway.

Commercial Zone C-3, page 4, Section 3. Standards. b. Buildings shall be set back at least 50 feet from the highway right-of-way: It was noted that a concern was voiced relating to this standard at the October meeting. The rationale behind the proposed standard is to maintain a landscaped corridor entrance to the city, that both sides of the highway be visually similar. Discussion included reducing the setback to 20 or 30 feet, benefits of providing parking areas between the highway and buildings and that the C-3 zone should encourage this type of development (opposed to the pedestrian oriented downtown area where it is encouraged to provide parking areas behind the buildings). There was no change to this standard.

MOTION: A. Brown moved to accept the changes as discussed and agreed upon by the Council in deliberations. Lavery seconded the motion.

Mayor White said it was moved and seconded and called or discussion. It was clarified that the motion includes all revisions to the proposed text amendments agreed upon during deliberations.

VOTE: Motion passed.
AYES: A. Brown, White, J. Brown, Lavery
NAYS: Romans

MOTION: Lavery moved to direct staff to include all changes made during deliberations and draft the proposed text amendments in ordinance form for presentation and the ordinance adoption process. A. Brown seconded the motion.

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

VOTE: Motion passed.
AYES: A. Brown, White, J. Brown, Lavery
NAYS: Romans

Murray suggested that the draft ordinance may be ready to begin the adoption process in February. Staff will provide a status report by the second meeting in January.

Meeting was adjourned a 6:52 p.m.

Mayor Jim White

Pery Murray, City Recorder