

Depoe Bay City Council – Planning Commission
Joint Meeting
Monday, April 17, 2006 – 6:00 PM
Depoe Bay City Hall

PRESENT: Mayor J. White, Councilors A. Brown, P. Cameron, G. Romans, J. Brown, Planning Commissioners C. Connors, S. McGavock, B. Taunton, D. Davilla, D. Goddard (arr 6:05 pm)

ABSENT: Councilors P. Taunton, M. Lavery, Planning Commissioners B. Bruce, V. Messina

STAFF: City Planner L. Lewis, City Recorder P. Murray

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

Discussion- Zoning Ordinance Review

White announced this meeting was called at the request of the Planning Commission and asked Planning Commission President Connors to open discussion. Connors advised that the Planning Commission feels there are sections of the zoning code that need to be clarified and updated and the commission wants to begin the task of reviewing the code and providing proposed text amendments for adoption. Discussion ensued. A commissioner noted the time, energy and expense involved with previous code review/text amendments and cautioned serious consideration before embarking again, encouraging the council and commission to come to some form of agreement as to what should be worked on and how to proceed to avoid a re-occurrence of the recent non-adoption of the “matrix” text amendments. If it is determined to proceed with a review of the zoning code, commissioners want input from the council before moving ahead. Subjects discussed included: Measure 37 considerations should be included in a review of the zoning code; review of the Marine Commercial Zone and its uses, possible conversion to C-1; review of parking requirements, possibly introducing the concept of parking zones; providing for more uses generally to encourage business development; two focus points- preservation of historic assets (largely environmental assets in Depoe Bay) and economic development; revisiting the “matrix” amendments vs. a complete code review.

Lewis noted that if the council and commission agree that changes are needed then the city should proceed. Council authorization, typically by motion, is necessary to proceed with a zoning code text amendment. He suggests the Planning Commission develop a list of sections to be reviewed and present the list to the Council for comment before beginning a review. Lewis also said that it is advisable to be sensitive to MSR 37 concerns, but a city should not do good planning because of it.

A councilor believes complaints against the “matrix” amendments should be reviewed to avoid repetition of undesirable proposed changes. Connors prefers to not use the “matrix” as a working paper or starting point since she feels there are sections of the code in need of revision that have nothing to do with those proposed text amendments, an entire code review is necessary. Others agree with a total review but to also include work that has already been done. A councilor suggested keeping in mind land use changes the county is considering, such as a third alternative to home occupation, transparent occupation. Brief discussion occurred on the length of time that was spent on the “matrix” proposed amendments. It was noted that the “matrix” work was interrupted for a period of time to work on ORD # 256, so it appears the “matrix” took more time than it actually did.

Mayor White commented 1) he would not want a code review to take six years, 2) he wants the council and commission to work together, 3) he believes the council is okay with the commission working on changes to the zoning code it feels are necessary. Brief discussion occurred on how the Planning Commission would conduct a code review and scheduling of workshop meetings.

In response to a question, Lewis advised that there are no updates needed to comply with state law. A councilor questioned the goal of a code review, if it is to clear inconsistencies it is doubtful all will be corrected. Connors commented she believes most inconsistencies can be corrected and outlined her workplan. Addressing commissioners concerns relating to the desires of the council, Lewis again suggested the commission develop a list of topics for review and present the list to the council before working on proposed text amendments. A councilor suggested the commission provide such a recommendation including reasons for proposed amendments.

Mayor White summarized the discussion- generally, there is agreement that there are sections of the zoning code that could be reviewed for revisions, the council will work with the commission, and the commission needs to do its job, conduct the work and the council will support that work. He asked if there are any revisions necessitated by the Downtown Refinement Plan. Lewis replied only minor revisions, which could be easily incorporated.

There being no further business, the meeting was adjourned at 6:58 pm.

Mayor Jim White

Pery Murray, City Recorder