

1 Depoe Bay Planning Commission
2 Workshop
3 Wednesday, August 16, 2006 - 6:00 PM
4 Depoe Bay City Hall

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6 PRESENT: President C. Connors, S. McGavock, D. Goddard, E. Hough, D. Davilla
7 (Arrived 6:03 PM)

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9 ABSENT: B. Bruce, B. Taunton

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11 STAFF: City Planner L. Lewis, Recording Secretary C. Duering

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13 I. CALL MEETING TO ORDER

14 Connors called the meeting to order and established a quorum at 6:00 PM.

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16 II. DISCUSSION: ZONING ORDINANCE REVIEW

17 Connors reiterated the purpose of this meeting is to proceed with a review of the Off-Street
18 Parking Space Requirements. Lewis distributed to the Commissioners the existing DBZO
19 Parking Requirements; the drafted C-1 Commercial Zone Parking Standards presented in the
20 proposed (not adopted) Ordinance No. 271 (Exhibit G); and the Automobile Parking Standards
21 (Section 3.3.300) copied from DLCDC's (Oregon Department of Land Conservation and
22 Development) latest edition of their Model Development Code for Small Cities (copies attached
23 to original of these Minutes). He mentioned Waldport's recent creation of a Downtown District
24 which maintains the existing Parking Standards with the following significant exceptions: A
25 decrease in the number of spaces required for a Retail Business from one space for every 300
26 square feet to one space for every 500 square feet; and adjacent On-Street Parking (including
27 O.D.O.T. right-away) directly in front of a business counts towards satisfying the minimum
28 requirement. The Commissioners asked Lewis to clarify if DLCDC has relaxed their Standards
29 and when were these recommendations adopted by DLCDC. Lewis responded he would need to
30 do further research to compare prior plans to the version released within the last six months. It
31 was the consensus of the Commissioners to compare the existing Off-Street Parking Space
32 Requirements (Section 4.030 Item 19.) to DLCDC's Minimum Required Parking by Use (Table
33 3.300A) and discussed the following amendments to the DBZO Page 83. Section 4.030. Item 19.
34 revise g: *Library, ~~private museum, art gallery~~ or similar facility; h. Dance hall, skating rink,*
35 *pool hall, aquarium, bowling alley, or similar commercial amusement enterprise; i. ~~Bowling~~*
36 *alley; j. Retail store not handling bulky merchandise One (1) space for each ~~200~~ 500 square feet*
37 *of floor area; k. Service or repair shop; retail store handling bulky merchandise such as*
38 *automobiles, furniture, boats, marine equipment, etc.; automobile service station, feed and seed;*
39 *heavy equipment; lumber or building supplies; or similar uses ~~One (1) space for each 600-~~*
40 *square feet Two (2) spaces for each 1,000 square feet of sales, storage or repair area.* There
41 was brief discussion including comments regarding the City of Waldport's Parking Study; results
42 of Depoe Bay's Downtown Core Parking Survey (a brief example of two - statistics were
43 compiled in the fall, winter, spring and summer); adequacy of existing Public Parking - Parking
44 Lots are not being utilized; concern regarding how Businesses will meet the minimum Parking
45 Requirements; Public shopping habits; clarifying the phrase Serving Area for Eating and

1 Drinking Establishments. The Commission directed Lewis to contact the DLCD regarding their
2 definition of Floor Area; contact the local Recreational Vehicle Parks and the Bowling Alley in
3 Toledo concerning their parking needs.

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5 IX. ADJOURN

6 There being no further business, the meeting was adjourned at 6:59 PM.

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Carol Connors, President

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Carla Duering, Recording Secretary