

1 Depoe Bay Planning Commission  
2 Workshop  
3 Wednesday, September 20, 2006 - 6:00 PM  
4 Depoe Bay City Hall

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6 PRESENT: President C. Connors, D. Goddard, B. Taunton, E. Hough, S. McGavock

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8 ABSENT: B. Bruce, D. Davilla

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

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12 I. CALL MEETING TO ORDER

13 Connors called the meeting to order and established a quorum at 6:01 PM.

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15 II. DISCUSSION: ZONING ORDINANCE REVIEW

16 Lewis distributed to the Commissioners proposed Text Amendments to the Off-Street Parking  
17 and Off-Street Loading Requirements (copy attached to original of these Minutes) and  
18 emphasized it is a rough draft (comprised of the existing DBZO Section 4.030, modifications the  
19 Planning Commission has recommended throughout the Workshop discussions, and some  
20 additional language he is suggesting) for their review and consideration. The Commissioners  
21 discussed the following revisions to the draft: (1<sup>st</sup> paragraph) *At the time a new structure is  
22 erected, or an existing structure is enlarged, or the use of the structure is changed, off-street  
23 parking spaces, loading areas and access thereto shall be provided as set forth in this Section  
24 unless greater requirements are otherwise established. If such facilities have been provided in  
25 connection with an existing use, they shall not be reduced below the requirements of this  
26 Ordinance.*; (Item 4.) *Off-street parking spaces for dwellings, hotels, motels, resorts and time-  
27 shares shall be located on the same lot or on a lot immediately adjacent to the lot served by such  
28 parking.*; (Insert from current DBZO C-1 Commercial Zone language) *Off-Street Parking  
29 Requirements shall be located on the same lot or within 500 feet (as measured by a direct line  
30 from the nearest property line to the nearest property line of the parking lot), unless otherwise  
31 approved by the Planning Commission. (1) Off-Street Parking provided in accordance with this  
32 section shall be committed to the use for which it is approved. (2) Off-Street Parking provided in  
33 accordance with this section shall be designated by signs approved in conformance with  
34 Ordinance #58 (Depoe Bay Sign Ordinance) or its successor Ordinance. A sign shall be posted  
35 in manner visible from a street adjacent to the parking area that the parking area is for Off-  
36 Street Parking for use in conjunction with the subject Retail Commercial Property, by  
37 designating the name of the Retail Commercial use located at the Subject Property. A sign shall  
38 be posted in a manner visible from a street adjacent to the primary public entrance of the retail  
39 commercial use as to the location or general direction of the remote off-street parking area. All  
40 retail commercial uses existing at the time of adoption of this Ordinance which have off-street  
41 parking required by Ordinance No. 24 (Depoe Bay Zoning Ordinance) at locations other than  
42 on the same parcel as where the retail commercial use is located or on parcels adjacent thereto  
43 which are developed and improved so to appear as contiguous to the retail commercial use shall  
44 comply with the signage requirements as set forth in Section 1 of this Ordinance (Section 3.110  
45 (3)(f)(1) and (2) within ninety days from the date of adoption of this Ordinance, unless following*

1 ~~application for exemption to the Planning Commission within forty-five days from the date of~~  
2 ~~adoption of this Ordinance, compliance shall be excused or delayed on the basis of undue~~  
3 ~~hardship by the Planning Commission. No Sign Permit Fee shall be charged or collected from~~  
4 ~~any existing Retail Commercial Use Applicant who submits application for signage as required~~  
5 ~~by this subsection within forty-five days from the date of adoption of this Ordinance. (ORD 186,~~  
6 ~~section 4-12/22/92); (Item 19.) For C-1 Retail Commercial Zoned properties fronting Highway~~  
7 ~~101 between Bradford Street and Evans Street: a. On-street parking spaces that front the lot and~~  
8 ~~are adjacent (on the same side of the street) may be counted in the required parking. Over one-~~  
9 ~~half of the parking space shall be directly in front of the lot in order to be counted in the~~  
10 ~~required parking. b. When a business or structure is enlarged, on only the spaces associated~~  
11 ~~with the enlargement must be added. The Commissioners directed Lewis to draft revisions to~~  
12 ~~further clarify the following for their review at the next Workshop: (first paragraph) At the time~~  
13 ~~a new structure is erected, or an existing structure is enlarged, or the use of the structure is~~  
14 ~~changed, off-street parking spaces, loading areas and access thereto shall be provided as set~~  
15 ~~forth in this Section; (Item 4.) Off-Street Parking provided in accordance with this section shall~~  
16 ~~be committed to the use for which it is approved; (Item 7.) Except for parking to serve dwelling~~  
17 ~~uses, Parking and Loading Areas adjacent to or within Residential Zones, or adjacent to~~  
18 ~~Highway 101, or Residential Uses shall be designed to minimize visual impacts by use of~~  
19 ~~landscaping or by a fence screened by landscaping. (Item 8.) Parking areas used for Public or~~  
20 ~~Private Parking Lots under the Conditional Use in an R-4 Zone must have garbage containers~~  
21 ~~available for garbage which may be generated by users of the Parking Lot. Such garbage~~  
22 ~~containers must be emptied on a regular basis and not less than weekly. Parking Lots shall be~~  
23 ~~posted with the following Sign: "NO CAMPING OR OVERNIGHT USE" and shall have their~~  
24 ~~hours posted. Parking Lot hours shall not extend beyond 10:00 p.m. or open earlier than 4:00~~  
25 ~~a.m. If the Property Owner suffers, permits or fails to enforce the Parking Prohibitions, the~~  
26 ~~Planning Commission may review the Conditional Use Permit.~~

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28 IX. ADJOURN

29 There being no further business, the meeting was adjourned at 6:55 PM.

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Carol Connors, President

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Carla Duering, Recording Secretary