

1 Depoe Bay Planning Commission  
2 Workshop  
3 Wednesday, October 18, 2006 - 6:00 PM  
4 Depoe Bay City Hall  
5

6 PRESENT: President C. Connors, D. Goddard, B. Taunton, E. Hough, S. McGavock  
7 D. Davilla (Arrived 6:10 PM)  
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9 ABSENT: B. Bruce  
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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 Lewis distributed to the Commissioners proposed Text Amendments to the Off-Street Parking and Off-  
18 Street Loading Requirements (copy attached to original of these Minutes) and emphasized it is a revised  
19 draft (derived from the Planning Commission recommendations - September 20, 2006 Workshop  
20 discussion) for their further review and consideration. The Commissioners discussed the following  
21 revisions to the draft: (1<sup>st</sup> paragraph) *At the time a new structure is erected, or an existing structure is  
22 enlarged, or the use of the structure is changed, off-street parking spaces, loading areas and access  
23 thereto shall be provided as set forth in this Section. ~~unless greater requirements are otherwise  
24 established. If such facilities have been provided in connection with an existing use, they shall not be  
25 reduced below the requirements of this Ordinance.; (Item 19.) For C-1 Retail Commercial Zoned  
26 properties fronting Highway 101: Item 18. a. On-street parking spaces that front the lot and are  
27 adjacent (on the same side of the street) may be counted in the required parking. Over one-half of the  
28 parking space shall be directly in front (Lewis to rephrase) of the lot in order to be counted in the  
29 required parking. b. When the square footage of a business or structure is enlarged increased, only the  
30 spaces associated with the enlargement increased square footage must be added. e. When the use of a  
31 building is changed, only the number of spaces greater than required by the previous use must be added.  
32 & c. No person who works or resides in properties fronting Highway 101 between Bradford Street and  
33 Evans Street shall park a vehicle on arterials Hwy. 101 while in his/her place of employment, or in  
34 his/her residence between nine a.m. and five p.m. on any day. e. d. All parking shall be general purpose  
35 parking/public parking with the exception of residential uses which may have designated off-street  
36 parking spaces. The Commission directed Lewis to research Planning Commission Minutes pertaining  
37 to the drafting of Ordinance 256 particularly the Parking Requirements (may provide additional insight  
38 regarding Change of Use requiring conformance to Section 4.030 Off-Street Parking and Off-Street  
39 Loading Requirements); define the term Restaurant for their review at the next Workshop.  
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41 IX. ADJOURN

42 There being no further business, the meeting was adjourned at 6:45 PM.  
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47 Carol Connors, President  
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Carla Duering, Recording Secretary