

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, April 11, 2007 - 6:00 PM
4 Depoe Bay City Hall
5

6 PRESENT: President C. Connors, S. McGavock, V. Sovern, B. Taunton, D. Goddard, B. Bruce,
7 E. Hough
8

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

11 I. CALL MEETING TO ORDER

12 Connors called the meeting to order and established a quorum at 6:00 PM.
13

14 II. APPROVAL OF MINUTES: March 14, 2007 Regular Meeting.

15 Connors suggested that the Commission take some time to review the Minutes. The Commission
16 agreed. Connors announced that the Continued Public Hearing Case File #1-PD-PC-07 (Applicant: J.
17 Squared, Inc. and Avalon Architecture) has been rescheduled to the May 9th Regular Meeting. Arthur
18 Martin, part-time Whale Pointe Resident, asked if he could provide brief Testimony. Lewis responded
19 that he could provide Written Testimony or plan to attend the May 9th Meeting but no Public Testimony
20 would be permitted this evening. Lewis and Martin exchanged business cards.
21

22 Motion: Goddard moved to approve the Minutes of the March 14, 2007 Regular Meeting as written.
23 Taunton seconded the Motion.
24

25 Connors said it was moved and seconded, and called for discussion. There was none.
26

27 Vote: Motion passed.

28 Ayes: McGavock, Sovern, Taunton, Goddard, Connors, Hough

29 Abstain: Bruce
30

31 III ITEMS FROM THE AUDIENCE

32 There were no items from the Audience.
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34 IV. PUBLIC HEARING ITEMS

35 Connors reiterated that Agenda Item B. Continued Public Hearing Case File #1-PD-PC-07 (Applicant:
36 J. Squared, Inc. and Avalon Architecture) has been rescheduled to the May 9th Regular Meeting.
37 Connors explained the Public Hearing procedure, noting that this procedure applies to all Public Hearing
38 Items (Agenda Item A.) that will be heard this evening. Connors said Testimony and evidence given
39 must be directed toward criteria described by the City Planner, or other criteria in the code that the
40 Testifier believes applies to the request. Failure to raise an issue, accompanied by statements or
41 evidence sufficient to afford the Commission and the parties an opportunity to respond to the issue
42 precludes appeal to the State Land Use Board of Appeals on that issue. Application materials or other
43 evidence relied upon by the Applicant had been provided to the City and made available to the Public.

1 Commissioners will be asked for any declaration of ex-parte contact, conflict of interest, or bias to
2 declare. The Public will have the opportunity to state objection to any Planning Commissioner hearing
3 the Case. Applicants will have the opportunity to present information relevant to their Application,
4 followed by Testimony in support of the Application, then Testimony in opposition, with the Applicant
5 having the opportunity for rebuttal. Unless there is a request to hold the Record Open, Testimony will
6 be closed and the Commission will enter into Deliberations on the Application.

7
8 A. Case File: #2-PAR-PC-07 Applicant: Richard & Valerie Allyn
9 Application: 3-Lot Partition
10 Map and Tax Lot: 09-11-08-BA #1900
11 Location: 20 S.E. Bay Street
12

13 Connors asked if any Commissioner had ex-parte contact, conflict of interest, or bias to declare. There
14 was none. Connors then asked if anyone had objection to any Planning Commissioner hearing the Case.
15 There was no objection. Lewis summarized the Staff Report (copy attached to original of these
16 Minutes). Connors asked if the Commissioners had any questions to address to the City Planner. There
17 was none. The Applicant was given an opportunity to testify and answer questions from
18 Commissioners. Richard Allyn, 275 S.W. Coast Drive, referred to his letter dated March 20, 2007
19 which adequately described their intentions. There was no Testimony in support of the Application and
20 no Testimony in opposition. There was no request to keep the Record Open. The Public Hearing was
21 closed and Deliberations began.

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23 Motion: McGavock moved to approve Case File #2-PAR-PC-07 and adopt the Conditions of Approval,
24 Items 1. thru 3. as recommended by the City Planner. Sovern seconded the Motion.

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26 Connors said it was moved and seconded, and called for discussion. There was none.

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28 Vote: Motion passed.

29 Ayes: Sovern, Taunton, Goddard, Connors, Bruce, Hough, McGavock
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31 C. Proposed Depoe Bay Zoning Ordinance Text Amendments Regarding Parking
32 Regulations (Continued Deliberations)
33

34 Lewis reviewed his Memorandum (copy attached to original of these Minutes) identifying the primary
35 topics discussed at the February 14, 2007 Planning Commission Meeting to facilitate in composing a
36 recommendation to the City Council. The Commissioners proceeded with consideration and discussion
37 of the items identified in the Memo and concluded to: (revise 1st paragraph) *At the time a new structure
38 is erected, ~~or an existing structure is enlarged~~ the square footage of a structure is increased, or the use
39 of the structure is changed, off-street parking spaces, loading areas and access thereto shall be
40 provided as set forth in this Section; ~~unless greater requirements are otherwise established. If such
41 facilities have been provided in connection with an existing use, they shall not be reduced below the
42 requirements of this Ordinance.~~; (maintain Item 4.) *Off-street parking spaces for dwellings, hotels,
43 motels, resorts and time-shares shall be located on the same lot or on a lot immediately adjacent to the**

1 lot served by such parking.; (maintain Item 5.) Required parking spaces shall be available for the
2 parking of operable passenger automobiles of residents, customers, patrons and employees only, and
3 shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the
4 business or use; (maintain Item 18. a.) On-street parking spaces that front the lot and are adjacent (on
5 the same side of the street) may be counted in the required parking. Over one-half of the parking space
6 shall be directly in front of the lot in order to be counted in the required parking; (maintain Item 18. c.)
7 No person who works or resides in properties fronting Highway 101 shall park a vehicle on Hwy. 101
8 while in his/her place of employment, or in his/her residence between nine a.m. and five p.m. on any
9 day; (revise Item 19. m.) Warehouse, storage and wholesale ~~business~~ One (1) space for each 2,000
10 square feet of area; (revise Item 19. i.) Retail Store not handling bulky merchandise One (1) space for
11 each ~~200~~ 350 square feet of floor area; (maintain Item 19. j.) Service or repair shop; retail store
12 handling bulky merchandise such as automobiles, furniture, boats, marine equipment, etc.; automobile
13 service station, feed and seed; heavy equipment; lumber or building supplies; or similar uses One (1)
14 space for each 600 square feet of sales, storage or repair area. Recommend to the City Council:
15 Imposing a 4-hour Parking Limitation (during the hours of 6:00 a.m. to 6:00 p.m.) on Hwy. 101 and
16 installing signs directing people to Free Long-Term Public Parking Lots; Initiate a Study to establish a
17 Parking Improvement/Parking Enforcement Fund governed by the City or a Board through an Economic
18 Improvement District (funded by the Property Owners) or Business Improvement District (funded by the
19 Business Owners) in the Commercial and Light Industrial Zones. A Commissioner thanked Staff for the
20 outline it was very helpful to have the overview.

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22 Motion: McGavock moved to adopt the Proposed Parking Text Amendments (Section 4.030 Off-Street
23 Parking and Off-Street Loading Requirements) as discussed and modified by Item. Sovern seconded the
24 Motion.

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26 Connors said it was moved and seconded, and called for discussion. The Commission discussed
27 directing Staff to prepare a Memo to City Council with recommended Amendments to the Depoe Bay
28 Zoning Ordinance Section 4.030 Off-Street Parking and Off-Street Loading Requirements for
29 consideration of adoption.

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31 Vote: Motion passed.
32 Ayes: Taunton, Goddard, Connors, Bruce, Hough, McGavock, Sovern

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34 V. UNFINISHED BUSINESS:
35 There was none.

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37 VI. CITY COUNCIL LIAISON REPORT
38 Bruce reported that the City Council April 3, 2007 Meeting was cancelled (lack of quorum).

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40 VII. PLANNER'S REPORT
41 Lewis reviewed his Report (copy attached to the original of these Minutes). A Commissioner asked
42 Lewis to clarify the Halvorson-Mason Expedited Land Division Application Lewis stated the Applicant

1 is requesting an Expedited Land Division for the development of six (6) Two-Family Residential
2 Dwellings (a total of 12 Residential Dwellings) in Tract D (Highway 101 frontage).
3

1 VIII. PLANNING COMMISSION CONCERNS

2 Sovern expressed her gratitude for the thorough Written Testimony (Case File #1-PD-PC-07) provided
3 by Kate Scopelleti.

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5 IX. ADJOURN

6 There being no further business, the meeting was adjourned at 7:02 PM.

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11 Carol Connors, President

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Carla Duering, Recording Secretary