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1 Depoe Bay City Council/Planning Commission

2 Joint Workshop Meeting

3 Wednesday, April 9, 2008 – 6:30 P.M.

4 Depoe Bay City Hall

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6 PRESENT: Mayor J. White, P. Cameron, P. Taunton, D. Davilla, D. Zimmerman

7 C. Connors, S. McGavock, B. Taunton, D. Goddard, E. Hough

8 J. Brown (arrived 6:31 P.M.), G. Romans (arrived 6:35 P.M.)

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

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12 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

13 Mayor White called the Meeting to order at 6:30 P.M. and established a Quorum.

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15 II. DISCUSSION: PARKING – PROPOSED ORDINANCE NO. 279

16 Mayor White reminded everyone the purpose of this Workshop is to further discuss how to proceed with

17 Proposed Ordinance No. 279 (copy attached to original of these Minutes) and asked the City Planner to

18 open the discussion. Lewis distributed and summarized a Brief History of the Planning Commissions

19 Review of the DBZO Parking Requirements and Statistics from a 2003 Spring Break Parking Survey

20 (copy attached to original of these Minutes). Brief discussion ensued.

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22 Mayor White asked each Council and Planning Commission Member to express their thoughts and/or

23 concerns. Discussion followed, including comments regarding the following: (1.) 4-Hour Parking

24 Restriction is not needed throughout the entire stretch of Hwy. 101 and should be limited to the east side

25 of Highway 101 from the Bridge to Clarke Street or Evans Street to Clarke Street (alleviating the

26 Parking Issue in the Downtown Corridor) (2.) Consider Adoption of Proposed Ordinance No. 279

27 (eliminate Sections c., d., and e. from Item 7. on Page 2) (3.) People find a place to park if they want to

28 be here (4.) Timed Parking should not be implemented until the City has enforcement (5.) City Council

29 needs to make a determination regarding Residential Parking Permits in order to proceed with the

30 O.D.O.T. Application for 4-Hour Time Limit Parking on Hwy. 101 (6.) O.D.O.T. Approval does not

31 mean the City has to immediately implement the 4-Hour Parking Regulation but could in the future (7.)

32 Acknowledgement and agreement there is a Parking Problem (8.) Usage of Existing Private Parking Lots

33 (purchased to satisfy current Parking Standards) and Public Parking Lots (9.) City Council, Planning

34 Commission, and Urban Renewal Plan Development Committee need to strategize on how to provide

35 more Parking (a long range solution to the problem) (10.) Allowing a Business Owner to expand their

36 Business without providing Parking and allowing On-Street Parking Spaces to be counted towards

37 meeting the required Parking Standards intensifies the existing Parking dilemma (i.e. 7 Businesses

38 adjacent to 4 Public Parking Spaces – Not owned by the Business/Property Owners) (11.) Intention of

39 Time Limit Parking is targeted at the Fishermen (create a hardship to Charter Boat Operators and their

40 Customers) (12.) Pursue Grant Funding and/or designate Urban Renewal Funds for Engineered Parking

41 Structure/Lot (13.) 4-Hour Parking Signs, chalking tires, and writing tickets will not encourage or

42 promote Tourism (14.) Exchange City owned Park Land(s) for potential Parking Lot(s) (15.) Exercise

43 Eminent Domain (behind Retail Center – Conway Avenue Block) in order to increase Public Parking

44 (16.) Designate certain sensitive sections on Highway 101 as Loading and Unloading Zones - 5 a.m. to 9

45 a.m. (17.) Plan for a 2-Level Engineered Parking Lot was initiated years ago and met opposition.

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1 Mayor White announced Oregon State Parks and Recreation Department indicated at a recent Meeting
2 that they will assist the City with acquiring Grant Funds for Parking. Mayor White also mentioned a
3 discussion with Pery Murray, City Recorder, who recommended that the City Council take action on
4 Ordinance No. 279, proceed with the O.D.O.T. Application, and adopt a Resolution regarding the 4-
5 Hour Parking Time-Limit at a later date. Lewis reiterated the initial purpose of amending the Parking
6 Ordinance was to relax the Parking Requirements in order to allow Property Owners in the Commercial
7 Zone (i.e. revitalization south of the Bridge) more of an opportunity to develop (Parking is one of the
8 biggest impediments to Commercial Properties Expanding or Developing) without having too much of
9 an adverse effect. Tonight's discussion indicates there is recognition of a Parking Shortage in the
10 Downtown Core (taking precedence over relaxing the Parking Standards) and the need to develop more
11 Parking. Mayor White acknowledged the amount of time and effort the Planning Commission has put
12 forth to prepare their recommendation to City Council and reminded the City Council Members that they
13 need to take action on Ordinance 279. A City Council Member asked Lewis if he was opposed to the
14 adoption of Ordinance No. 279. Lewis replied he is impartial and agreed with Mayor White. He feels
15 the two biggest impacts of Ordinance No. 279 are: (Item 12. j. on Page 3) *Retail Store not handling*
16 *bulky merchandise One (1) space for each ~~200~~ 350 square feet of Floor Area;* (Item 19. a. on Page 2)
17 *On-Street Parking Spaces that front the Lot and are adjacent (on the same side of the street) may be*
18 *counted in the required Parking. Over one-half of the Parking Space shall be directly in front of the Lot*
19 *in order to be counted in the required Parking.* He encouraged the City Council to consider if
20 Ordinance No. 279 will hurt or help Depoe Bay. Connors explained the Planning Commissions
21 economic motive for adding Item 12. j. on Page 3. (also minimizes the need for a Parking Variance). A
22 brief discussion ensued on the following topics: Parking Structure (State Parks Funding, no Time Limit,
23 50 cents per Vehicle); capacity for limited growth in the Downtown area (lack of available vacant
24 Parcels); Parking Survey (obtain a copy of the Parking Survey Data collected several years ago); adding
25 an Ordinance that can't be enforced (postpone adoption of Ordinance No. 279).

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27 Mayor White asked who would be in agreement of adopting Ordinance No. 279 with the elimination of
28 Sections c., d., and e. The majority of the City Council and Planning Commission (by a show of hands)
29 were in favor of moving forward with the adoption of Ordinance No. 279 (eliminate Sections c., d., and
30 e. from Item 7 on Page 2) and the O.D.O.T. Application. Mayor White declared that Ordinance No. 279
31 will be an Item on the next City Council Meeting Agenda (April 15, 2008). Mayor White will continue
32 talking to the Oregon State Parks and Recreation Department about funds available for the purchase of
33 land for a Parking Lot/Structure (optimum time - Whale Watching Center is rated No. 5; last year over
34 5,000 visitors during School Break).

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36 III. ADJOURN

37 The meeting was adjourned at 7:30 P.M.

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46 Carla Duering, Recording Secretary

Mayor Jim White