

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, July 9, 2008 - 6:00 P.M.
4 Depoe Bay City Hall

5

6 PRESENT: Vice-President D. Goddard, S. Scopelleti, B. Taunton, R. Hageman
7 ABSENT: C. Connors, S. McGavock, E. Hough
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering

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10 I. CALL MEETING TO ORDER

11 Goddard called the Meeting to order and established a Quorum at 6:00 P.M. Goddard announced that
12 Public Hearing Item A. Case File #2-PD-PC-08 (Applicant: Vintage Coastal Homes) Request for
13 Planned Development, Zone Change, Coastal Shorelands, Geologic Hazard Permit, and Variance
14 Application has been postponed to the August 13, 2008 Meeting.

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16 II. APPROVAL OF MINUTES: June 11, 2008 Regular Meeting.

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18 Motion: Hageman moved to approve the Minutes of the June 11, 2008 Regular Meeting as written.
19 Scopelleti seconded the Motion.

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

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23 Vote: Motion passed.

24 Ayes: Scopelleti, Goddard, Hageman

25 Abstain: Taunton

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27 III. ITEMS FROM THE AUDIENCE

28 Debbie Davilla, 35 South Point St., thanked the Planning Commission for their awesome job
29 performance (she misses the opportunity of serving the City in this capacity – really enjoyed it).

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31 IV. PUBLIC HEARING ITEMS

32 There was none (announced earlier in the Meeting).

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34 V. NEW BUSINESS

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36 A. Review of Depoe Bay Urban Renewal Plan

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38 Lewis summarized the Urban Renewal Development Process and Proposed Plan (copy attached to
39 original of these Minutes). A Commissioner noted a discrepancy between the Urban Renewal Plan and
40 the Report on The Depoe Bay Urban Renewal Plan (*Work on a Renewal Plan started in March, 2008.*
41 ~~Four~~ *Five Public Meetings were held during the preparation of the Renewal Plan*). A Commissioner
42 mentioned Item 700, Description of Projects to be Undertaken, doesn't include a Bypass around the
43 Harbor, very lacking in this Town and acknowledged that perhaps he should have attended some of the

1 Meetings. Lewis responded at the time the City's Transportation System Plan was being prepared and
2 Adopted there was a lot of discussion regarding an Alternative Local Street (initially recommended and
3 met opposition as proposed, primarily due to impacts to the City Park) and was eventually excluded. If
4 an Alternative Local Street System to Hwy. 101 is proposed at a later date then The Depoe Bay Urban
5 Renewal Plan can be amended. A Commissioner asked Lewis to clarify if the Properties that are
6 included in the Urban Renewal Plan fund from County Property Tax Dollars the Projects identified in
7 the Plan. Lewis answered the Taxes do not increase to various Taxing Entities (i.e.; Lincoln County
8 School District, Depoe Bay Rural Fire Protection District, etc.) as Property is developed and/or increase
9 in Assessed Value the increased Tax Dollars are disbursed to the Urban Renewal Fund. Lewis further
10 explained that the Urban Renewal Committee formulated a boundary balance to include areas for Public
11 Improvements and where Development is likely to occur (Assessed Values are going to increase
12 significantly). There was further discussion regarding: The Urban Renewal Plan can only address
13 Projects that have been identified (i.e.; Hwy. 101 Downtown Refinement Plan, Water, Sewer, Storm
14 Drainage, and Streets); the procedure to consider an Alternative Access in the future (update the TSP);
15 Street Connectivity and its relationship to the Development of Large Parcels of Land (the Adopted TSP
16 focal point was on Hwy. 101 and not on Local Street Connectivity); Water, Sewer, and Storm Drainage
17 Master Plans are presently being updated; Legal Boundary Description Document is not attached (Legal
18 Description takes precedence over Map) and the Lincoln County Surveyor is preparing that Document
19 for the City.

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21 Motion: Hageman moved to recommend to City Council that the Urban Renewal Plan be approved.
22 Scopelleti seconded the Motion.

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24 Goddard said it was moved and seconded, and called for discussion. There was none.

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26 Vote: Motion passed.
27 Ayes: Goddard, Hageman, Scopelleti
28 Noes: Taunton

29
30 There was brief discussion regarding several Lots surrounding the Harbor that are no longer on the Plat
31 Maps prepared by the Lincoln County Assessor Department; impact of increasing Traffic on the fragile
32 Sewer Line under Bay Street; and stabilization of the North Bank of the Harbor.

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34 VI. CITY COUNCIL LIAISON REPORT

35 Taunton and Goddard will attempt to attend the July 15, 2008 City Council Meeting (McGavock will be
36 absent). Debbie Davilla announced a City Council/Emergency Preparedness Group Workshop on July
37 29, 2008 (Review of the Depoe Bay Emergency Operations Plan). A Commissioner asked if a Tsunami
38 Siren is mentioned in the Plan. Davilla answered there has been discussion and the hope is for a
39 resolution through a coordinated, organized State Wide System. Proposed Ordinance No. 279 – Parking
40 is scheduled to be on the July 15, 2008 Agenda.

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42 VII. PLANNER'S REPORT

43 Lewis reviewed his Report (copy attached to the original of these Minutes).

1 VIII. PLANNING COMMISSION CONCERNS

2 There was none.

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4 IX. ADJOURN

5 There being no further business, the Meeting was adjourned at 6:27 P.M.

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Dorinda Goddard, Vice-President

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Carla Duering, Recording Secretary