

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, April 14, 2010 – 6:00 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: G. Steinke, B. Taunton, R. Hageman, J. Hayes
7 ABSENT: S. Scopelleti, D. Goddard, P. Leoni
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 6:02 P.M.
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13 II. APPROVAL OF MINUTES: March 10, 2010 Regular Meeting.
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15 Motion: Hayes moved to approve the Minutes of the March 10, 2010 Regular Meeting as written. Taunton
16 seconded the Motion.
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18 Hageman said it was moved and seconded, and called for discussion. There was none.
19

20 Vote: Motion passed.

21 Ayes: Steinke, Taunton, Hageman, Hayes
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23 III. ITEMS FROM THE AUDIENCE

24 There were no Items from the Audience.
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26 IV. UNFINISHED BUSINESS

27 V. PUBLIC HEARING ITEMS
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29 VI. NEW BUSINESS
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31 A. Case File: #1-LI-PC-10

32 Applicant: Nathan and Ryan Knott

33 Application: Building Permit in the Light Industrial Zone

34 Map and Tax Lot: 09-11-08-CA #07901

35 Location: East Side of Hwy. 101, South of Painter Lane
36
37

38 Lewis announced this is not a Public Hearing - The Planning Commission's role is to review substantial
39 construction in the Light Industrial Zone and determine if the Application complies with the DBZO Standards.
40 Lewis summarized the Memorandum (copy attached to original of these Minutes). Hageman asked Lewis to
41 restate the role of the Planning Commission. Lewis reiterated their responsibility - Determine if the Application
42 complies with the DBZO Standards and consideration of the recommended Conditions of Approval. Hageman
43 asked if the Commissioners had any questions to address to the City Planner. The Planning Commission and
44 Lewis ensued in discussion regarding: Conclusion: Item 1. Approved Plan. *Development shall be accomplished*
45 *in conformance with the Approved Plan. The Approved Plan includes approximately 410 Mini-Storage Units*
46 *built in Multiple Phases, possible Outside Storage, and an Office/Caretaker Residence. The First Phase will*
47 *include approximately 45 Units constructed along the west and south portions of the Site. Any significant*
48 *Amendments or changes to the Approved Plan shall require a new Application. Building Permits shall be*
49 *obtained prior to Building Construction;* clarification of the Second Level Floor Plan (submitted by the
50 Applicant) – Identifying the Location of the Two-Story Units; Oregon Department of Transportation (ODOT) and
51 the Depoe Bay Transportation Plan (TSP) requirements for a Sidewalk (concrete with a curb) versus a Pedestrian
52 Pathway (compacted gravel or paved service i.e. asphalt or concrete), also 6 ft. versus 4 ft. width; proposed
53 location of the Landscape Strip on the westerly side of the Pathway versus abutting the Storage Units; Phase 1.
54 includes approximately 45 Single-Level Units constructed along the west and south portions of the Subject Site;

1 Staff Analysis: Item 8. Parking. *Although the Depoe Bay Zoning Ordinance requires one Parking Space for*
2 *every 2,000 square feet it does not specifically address Mini-Storage Facilities. The Applicant proposes 3-4*
3 *Parking Spaces at the Facility Entrance in order for people to access the Office and future Manager Residence.*
4 *Within the Mini-Storage Facility there are no designated Parking Spaces which is typical for Mini-Storage*
5 *Facilities – Adequacy of the proposed Parking Spaces for 410 Mini Storage Units, Office, and Manager*
6 *Residence and the potential for additional Uses (i.e. Retail – rental of forklift, dolly, and trucks and sales of boxes,*
7 *packing and moving supplies). The Applicant was given an opportunity to answer questions from*
8 *Commissioners. Nathan Knott, 2648 Salmon River Highway, addressed the following issues: Parking Spaces are*
9 *primarily for Public Use when inquiring about Unit Rentals (doubts there would be any more than 3-4 Cars at any*
10 *given time), Renters would have access through the Keypad Entry Gate to pay fees and/or enter Units (followed*
11 *the recommendation of the Architect who specializes in Mini Storage Facilities); width of the Road going to and*
12 *between the Buildings is 25 ft.; agreed with Commissioner in regards to preference of Landscape Strip being*
13 *located against Buildings but stressed their intention to maintain the Strip (prevent someone from vandalizing the*
14 *Facility); existing west side Grade is pretty close to the proposed Finish Grade. Further discussion ensued*
15 *between the Planning Commission and Lewis: approximately 40 ft. between the Travel Lane and Structure;*
16 *amend the Condition of Approval to require the Sidewalk be 4 ft. wide and paved (Lewis would need to do further*
17 *research of the Depoe Bay Transportation Plan to determine compliance); Highway level Bike Lane; limit the*
18 *Approval to be of Phase 1 only (additional Phases would be reviewed and approved by the Planning Commission*
19 *at the time a Building Permit Application is submitted). Lewis suggested amending the Conditions of Approval:*
20 *Item 1. Approved Plan. *Development shall be accomplished in conformance with the Approved Plan. The**
21 *Approved Plan includes approximately 410 Mini-Storage Units built in multiple Phases, possible Outside*
22 *Storage, and an Office/Caretaker Residence. The First Phase will include approximately 45 Units constructed*
23 *along the west and south portions of the Site. Any significant Amendments or changes to the Approved Plan shall*
24 *require a New Application. Building Permits shall be obtained prior to Building Construction. Each Phase*
25 *(future Building Permit Applications) shall be reviewed by the Planning Commission. Item 4. Pathway. A four-*
26 *to-six foot wide paved Pathway shall be constructed along the westerly frontage. The Pathway shall be located in*
27 *accordance with both City and O.D.O.T. Approval, i.e. adjacent to the Right-Of-Way Boundary.*
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29 MOTION: Hageman moved to approve Case File #1-LI-PC-10 (Building Permit in the Light Industrial Zone)
30 and adopt the Conditions of Approval (Item 1. thru 7.) as recommended and amended by the City Planner. Hayes
31 seconded the Motion.
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33 Hageman said it was moved and seconded, and called for discussion. There was none.
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35 Vote: Motion passed.

36 Ayes: Taunton, Hageman, Hayes, Steinke
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38 The Applicant expressed his appreciation to the Planning Commission. Hageman thanked him for attending the
39 Meeting. A Commissioner wished him good luck with his endeavor.
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41 VII. CITY COUNCIL LIAISON REPORT

42 Hageman noted that Peggy Leoni prepared a Liaison Report (copy attached to original of these Minutes). There
43 was brief discussion regarding City Council modifications to the Planning Commission's Recommended
44 Proposed Amendments to Depoe Bay Zoning Code.
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46 VIII. PLANNER'S REPORT

47 Lewis reported that the City of Depoe Bay has submitted the Building Permit Application for the Storage/Shop
48 Building at the Wastewater Treatment Plant (Conditional Use Permit Application was approved at the prior
49 Planning Commission Meeting). Two Public Hearing Items (both Land Use Applications for Coastal Shorelands
50 Development) are anticipated to be on the Agenda at the next Meeting. Lewis stated that he had a conflict with
51 the regular scheduled Planning Commission Meeting date (May 12th). After discussion the Commissioners agreed
52 to pursue Thursday, May 6th or Monday, May 10th (Taunton unable to attend Thursday, Hayes will be on vacation
53 in May). Staff was directed to contact the Applicants and Planning Commission Members who weren't in
54 attendance to get their input.

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2 IX. PLANNING COMMISSION CONCERNS
3 Steinke inquired about the duties of the City Council Liaison. Lewis and Hageman summarized the duties. He
4 also asked could the City of Depoe Bay expect the same impact on our Geological Hazard Overlay Section of our
5 Zoning Code as the City of Newport. Lewis responded we may need to consider future Text Amendments to
6 Section 13.080 Calculation of Coastal Setbacks (currently use a formula based on 1977 Data). The Oregon
7 Department of Geology and Mineral Industries (DOGAMI) has mapped all of Lincoln County (identified more
8 accurate detail on Coastal Erosion and Landslides). The Oregon Department of Land Conservation and
9 Development (DLCD) have prepared a Model Ordinance in an effort to assist Local Governments in addressing
10 Coastal Hazards (use in conjunction with DOGAMI Hazard Risk Zone Maps). Brief discussion followed.
11 Taunton distributed copies of the information she received from Sheridan Jones (Lincoln City Emergency
12 Coordinator). Taunton attended the City Council Workshop discussing Emergency Preparedness (P. Murray, City
13 Recorder is participating in the Continuation of Operations Plan (COOP) Program.) Taunton reiterated her
14 concerns regarding Emergency Preparedness specifically a Tsunami Warning System and her desire to see that
15 the citizens of Depoe Bay are provided the same basic provisions for a Natural Hazard/Disaster as other Coastal
16 Communities. There was further discussion regarding: the Warning Device on the old Depoe Bay Fire Station
17 (tested every day at noon); Coast Guard and Fire Department Sirens; maintenance and upgrades as well as long-
18 term operational reliability issues of Tsunami Warning Systems. Commissioners Taunton and Steinke shared
19 their personal knowledge of Communities with Warning Systems and experiences with Natural Disasters in other
20 Regions and Depoe Bay; contacting Kay Wyatt, Lecturer on Earthquake Hazards, and/or Sheridan Jones
21 regarding scheduling a Presentation to the City Council. Steinke also shared that Little Whale Cove Homeowners
22 are seriously concerned with Safety/Emergency Issues and may be willing to contribute to the costs of purchasing
23 the necessary equipment. The Planning Commission concluded they would like to pursue further
24 discussion/action when more of the Members are present.

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26 X. ADJOURN

27 There being no further business, the Meeting was adjourned at 7:28 P.M.

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Roy Hageman, Vice-President

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Carla Duering, Recording Secretary

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