

1 Depoe Bay Planning Commission  
2 Regular Meeting  
3 Wednesday, May 13, 2015 – 6:00 P.M.  
4 Depoe Bay City Hall  
5

6 PRESENT: G. Steinke, B. Taunton, P. Leoni, R. Hageman, J. Hayes, B. Lewis  
7 ABSENT: B. Blessinger  
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering  
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10 I. CALL MEETING TO ORDER

11 Hageman called the Meeting to order and established a Quorum at 6:00 P.M.  
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13 II. APPROVAL OF MINUTES: April 8, 2015 Regular Meeting.  
14

15 Motion: B. Lewis moved to approve the Minutes of the April 8, 2015 Regular Meeting as written. Leoni  
16 seconded.  
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18 Vote: Motion passed.

19 Ayes: Steinke, Taunton, Leoni, Hageman, Hayes, B. Lewis  
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21 III. ITEMS FROM THE AUDIENCE

22 There was none.  
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24 IV. PUBLIC HEARING ITEMS

25 There was none.  
26

27 V. NEW BUSINESS

28 A. Case File: #1-LI-PC-10

29 Applicant: Nathan and Ryan Knott

30 Application: Development Review – Revised Plan

31 Zone, Map and Tax Lot: Light Industrial L-I, 09-11-08-CA #07901

32 Location: East Side of Hwy. 101, South of Painter Lane  
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34

35 The Applicant was given an opportunity to address the Planning Commission.  
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37 Nathan Knott, P.O. Box 197, Otis (mailing) stated that he and his brother are proposing to construct a 6-Unit  
38 Apartment Building and plan to maintain the proposed Mini-Storage Units (as illustrated in the submitted  
39 Drawings). He noted their goal is to provide comfortable, safe, and affordable housing (similar to units they  
40 constructed in Lincoln City) offering quality features i.e. granite countertops, undermount sinks, and ocean views.  
41

42 L. Lewis summarized his Memorandum dated May 6, 2015 (copy attached to original of these Minutes).  
43 Hageman interjected that Mini-Storage Facilities and Apartment Complexes are Uses Permitted Outright in the  
44 Light Industrial Zone.  
45

46 The Planning Commission and Applicant discussed: (1) DBZO Standard – All yards abutting a Residential Zone  
47 shall be a minimum of 20 feet; (2) Applicant submitted the Oar Avenue Apartment Buildings Plans (Lincoln City  
48 Project) as an example/concept of the proposed design; (3) Amenities – Ocean views, covered 200 ft. front decks,  
49 etc.; (4) Paving portion of Painter Lane to property entrance and/or provide pedestrian pathway (not required by  
50 DBZO). (5) Landscaping, screening/fencing, and parking/paving; (6) On-site manager in the future (currently a  
51 property management company screens the rental applications); (7) Construction schedule; (8) Fire sprinkler riser  
52 room needs to adhere to DBZO Setback Standards; (9) Affordable housing needs in the Depoe Bay Community.

1 Motion: Hayes moved to approve the 6-Unit Apartment Complex (Case File: #1-LI-PC-10) with additional  
2 Conditions of Approval – possibly a future sidewalk or paved path from Highway 101 to the entrance of the  
3 Apartment Complex and moving the sprinkler room either to the side or to the interior of the building to maintain  
4 the 20 ft. setback on the east side.

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6 Leoni suggested adding *and adopt the Conditions of Approval (Items 1. Thru 7.) as recommended by the City*  
7 *Planner*. Hageman recommended rephrasing the Motion to ~~moving~~ *move the sprinkler room either to the side or*  
8 ~~to the interior of the building to maintain~~ *meet the 20 Ft. Setback Standard*. Hayes agreed. Hageman called for a  
9 vote.

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11 Vote: Motion passed.

12 Ayes: Taunton, Leoni, Hageman, Hayes, B. Lewis, Steinke

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14 Hageman invited the Applicant to apply for the Planning Commission.

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16 VI. UNFINISHED BUSINESS

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18 A. Proposed Amendment to Depoe Bay Zoning Ordinance (DBZO) Section 3.410 Planned Development  
19 Zone (PD)

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21 L. Lewis summarized his Memo dated May 6, 2015 (copy attached to original of these Minutes) and the attached  
22 Second Draft Amendments (copy attached to original of these Minutes) and a Draft prepared by Hageman (REH)  
23 (copy attached to original of these Minutes).

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25 The Commission reviewed and discussed the Second Draft Amendments prepared by L. Lewis and Hageman.

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27 The Planning Commission identified the following items should also be addressed/included: (1) The Master Plan  
28 is the initial step in a Planned Development. The Master Plan is an overall Concept Plan of the entire Planned  
29 Development; (2) Require the Applicant to identify anticipated requests for Exceptions, Variances, Zone Change,  
30 etc. and supporting Narrative that acknowledges the DBZO Application Procedure/Criteria in order to obtain each  
31 approval (if/then list); (3) Description of proposed fencing and/or privacy or site barriers/buffers; (4) Add a  
32 landscape standard (Hageman will provide L. Lewis a copy of the Hillsboro Planned Development Standards to  
33 use as a guideline); (5) Define Final Plan – As-built of streets/infrastructure and other conditions, etc.; (6) Based  
34 on Preliminary Approval the Applicant is required to submit Final Engineered Plans to be reviewed and approved  
35 by the City prior to any construction. The Applicant shall be responsible for all costs the City may incur by hiring  
36 a professional engineer to review and comment on the final engineering plans; (7) Specify connected Pedestrian  
37 System/Network and Sidewalks in Commercial Areas; and (8) Rephrase *provide pedestrian and*  
38 *biking capabilities facilities*.

39  
40 After lengthy discussion Hageman directed the Planning Commission to further review the two drafts and also  
41 browse other City Zoning Codes via the internet and come prepared with comments at the next Planning  
42 Commission Meeting. L. Lewis will revise the Second Draft Amendments (black font with input/updates in  
43 color) for review and discussion at the next Meeting.

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45 VI. NEW BUSINESS

46 There was none.

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48 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

49 B. Lewis reported on the following items: (1) Oregon Liquor Control Commission (OLCC) Permit Renewals –  
50 Sarah Morgan; (2) Salmon Enhancement Commission – Oregon Department of Fish and Wildlife (ODFW) R&E  
51 Grant Program Application for North Reservoir Fish Pen and Dock Float Project; (3) Memorial Wall at Whale  
52 Park; (4) Offer of Gift of Property to City – Kurt Granat, Depoe Bay Parking, L.L.C.; (5) Land Acquisition; (6)

1 Authorization of Travel Expenses to Washington D.C. – Mayor and Council President; (7) Fleet of Flowers –  
2 Request Authorization to Use City Facilities for Memorial Day; and (8) Bid Award – Harbor Pump-Out and  
3 Dump Station Boating Improvement Project. Leoni reminded the Planning Commission to request a Meeting  
4 Packet prior to the City Council Meeting.

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6 VIII. PLANNER'S REPORT  
7 L. Lewis reviewed the Planners Reports – Land Use Activity April 2, 2015 thru May 6, 2015 (copies attached to  
8 the original of these Minutes). Brief discussion followed.

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10 IX. PLANNING COMMISSION CONCERNS  
11 There was additional discussion regarding the Mini Storage Facility/Apartment Complex approved earlier in the  
12 Meeting. Hageman announced that Bob Blessinger passed away a number of weeks ago. The City Council will  
13 be declaring a vacancy at their next Meeting and directing Staff to prepare a notice. He recommended that the  
14 Commissioners start recruiting. The Planning Commission suggested that City Council write a letter of  
15 condolences to his widow. Steinke shared several places of interest from his recent trip abroad.

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17 X. ADJOURN  
18 There being no further business, the Meeting was adjourned at 8:07 p.m.

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Roy Hageman, President

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Carla Duering, Recording Secretary