

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, July 8, 2015 – 6:00 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: G. Steinke, B. Taunton, R. Hageman, J. Hayes
7 ABSENT: P. Leoni, B. Lewis, City Planner L. Lewis
8 STAFF: Recording Secretary C. Duering
9

10 I. CALL MEETING TO ORDER

11 Hageman called the Meeting to order and established a Quorum at 6:00 P.M.
12

13 Roy Hageman stated at the July 7th City Council Meeting the Mayor announced that B. Lewis passed away on
14 Saturday, July 4th. The Council still needs to declare the position vacant and direct Staff to advertise for
15 Applicants. Hageman noted that Jeff Speers may be a candidate. Brief discussion followed.
16

17 II. APPROVAL OF MINUTES: June 10, 2015 Regular Meeting.

18 The Planning Commission discussed approval of the Minutes.
19

20 Vote: No Motion.

21 Ayes: Steinke, Taunton, Hageman, Hayes
22

23 III. ITEMS FROM THE AUDIENCE

24 There was none.
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26 IV. PUBLIC HEARING ITEMS

27 There was none.
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29 V. UNIFINISHED BUSINESS

30
31 A. Proposed Amendments to Depoe Bay Zoning Ordinance (DBZO) Section 3.410 Planned
32 Development Zone (PD)
33

34 Hageman gave a brief synopsis of the preparation of the July Draft Amendments (copy attached to original of
35 these Minutes). He specifically noted the exception subsection with Standards to the Planned Development
36 General Requirements that allows the possible approval of Short-Term Rentals (Tourist Accommodations).
37

38 The Commission reviewed and discussed the Draft July Amendments prepared by L. Lewis and Hageman.
39

40 The Planning Commission identified the following items should also be addressed/included: (1) Replace
41 *Dwelling* and *Unit* with *Dwelling Unit* to be consistent with other Sections of the Depoe Bay Zoning Ordinance
42 (DBZO).
43

44 In conclusion the Planning Commission agreed to move forward with the Text Amendment process. Hageman
45 explained the next steps: (1) Initiate the 45-Day Notice to Oregon Department of Land Conservation and
46 Development (DLCD); (2) Schedule the Public Hearing; (3) Mail the Notice of Public Hearing to Property
47 Owners 20-Days prior to the Public Hearing; (4) L. Lewis may decide to provide a copy to the City Attorney for
48 his review and comments prior to the Public Hearing. Hageman called for a Motion.
49

50 Motion: Steinke moved to direct Lewis to proceed with the next steps in the Text Amendment
51 process. Hayes seconded.

1 Vote: Motion passed.
2 Ayes: Taunton, Hageman, Hayes, Steinke
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4 VI. NEW BUSINESS

5
6 A. Proposed Amendments to Depoe Bay Zoning Ordinance (DBZO) Section 4.030 Off-Street
7 Parking and Off-Street Loading Requirements
8

9 Hageman noted the Planning Commission has received two copies of the Draft Amendments (copies attached to
10 original of these Minutes) (a version with the attachment *Pros and Cons of the City Accepting Existing Parking*
11 *Lots* prepared by Hageman and a version with updates in red font prepared by L. Lewis).
12

13 Hageman gave a brief synopsis of the matter before the City Council (Offer of Gift of Property to City – Kurt
14 Granat, Depoe Bay Parking, L.L.C.) that led to their consideration and his preparation of the Draft Amendments
15 (presented to the City Council and the donor). Hageman stated why he focused on the City Downtown Core Area
16 and specifically read segments of the Draft Amendments.
17

18 The Planning Commission identified the following item should be addressed/clarified: Extension, Expansion,
19 Enlargement, or Renovation of a Conforming/Non-Conforming Structure and Change of a Conforming/Non-
20 Conforming Use necessitates re-calculation of the required number of Off-Street Parking Spaces.
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22 There was lengthy discussion regarding: (1) The number of existing Private Parking Lots in the Downtown
23 Corridor versus the number of existing Public Parking Lots; (2) Available Vacant Parcels; (3) Potential for City to
24 sell the Gifted Properties in order to construct a Multi-Story Parking Structure elsewhere; (4) Change Parking Lot
25 Standard to require a paved/asphalt surface and delete *durable and dustless*; (5) Parking needs for the impulse
26 visitor, destination traveler; fishermen, and business owners/employees.
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28 In conclusion Hageman directed the Planning Commission to review the Draft Amendments and be prepared to
29 discuss/provide comments at the next Meeting. He noted he would make some corrections and provide the Draft
30 Parking Amendments to the City for posting on the City of Depoe Bay Website (as per City Council Motion).
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32 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

33 Hayes and Hageman reported on the following items: (1) Public Comments – Larry Ciuffo, Applicant,
34 Conditional Use – Craft Fair and Coffee Drive-Thru (Case File #1-CU-PC-15) approved at the April 18th
35 Planning Commission Meeting; (2) Tina French, North Lincoln Sanitary Service – 2014 Rate Review Report;
36 (3) Request Authorization – Employee COLA Fiscal Year 2015-16. Discussion ensued on several of the items.
37

38 VIII. PLANNER'S REPORT

39 Hageman reviewed the Planner's Report – Land Use Activity June 4, 2015 thru July 2, 2015 (copy attached to the
40 original of these Minutes). Steinke provided comments on Brian Plechaty's presentation at the Little Whale Cove
41 Homeowners Association Meeting and the residents' reaction/response regarding his proposed Tract D
42 development. Brief discussion followed.
43

44 IX. PLANNING COMMISSION CONCERNS

45 Hageman announced that Lance Giammanco was appointed to Planning Commission Position #2 at the July 7th
46 City Council Meeting and Peggy Leoni was unable to attend the Meeting due to health related issues.
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48

1 X. ADJOURN
2 There being no further business, the Meeting was adjourned at 7:22 p.m.
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Roy Hageman, President

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Carla Duering, Recording Secretary