

1 Depoe Bay Planning Commission  
2 Regular Meeting  
3 Wednesday, May 11, 2016 – 6:00 P.M.  
4 Depoe Bay City Hall  
5

6 PRESENT: G. Steinke, P. Leoni, R. Hageman, J. Hayes, B. Taunton  
7 ABSENT: J. Speer  
8 STAFF: City Planner L. Lewis  
9 VACANCY: One vacant seat

10  
11 I. CALL MEETING TO ORDER

12 President Hageman called the Meeting to order and established a Quorum at 6:04 P.M.

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14 II. APPROVAL OF MINUTES: April 18, 2016 Regular Meeting.

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16 Motion: Hayes moved to approve the Minutes of April 18, 2016 Regular Meeting as written. Taunton seconded.

17  
18 Vote: Motion passed.

19 Ayes: Steinke, Leoni, Hayes, Taunton

20 Abstain: Hageman  
21

22 III. ITEMS FROM THE AUDIENCE

23 There was none.  
24

25 IV. PUBLIC HEARING ITEMS

26 None.  
27

28 V. NEW BUSINESS

29  
30 A. Case File: #1-LI-PC-10 Phase 2

31 Applicant: Nathan and Ryan Knott

32 Application: Development in the Light Industrial Zone

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

34 Location: 628 S.E. Painter Lane  
35

36 Hageman asked the applicant to come to the podium. Lewis summarized the application (May 4, 2016  
37 Memorandum attached).  
38

39 The Planning Commission discussed/clarified with the Applicant and City Planner: (1) A public pathway is  
40 required along the west frontage of the property. Hageman recalled that at prior approvals for the mini-storage  
41 facility, the Planning Commission required a minimum 4 foot wide pathway with a paved surface. The Planning  
42 Commission requested adding a condition of approval requiring the minimum 4 foot wide pathway with a paved  
43 surface; (2) The applicant confirmed that Neighbors For Kids has purchased the parking lot in the northeast corner  
44 of the site therefore that will not be part of the mini storage facility; (3) The applicant confirmed that if there is  
45 outside storage (RVs, trailers, etc.), the outside storage would be located in the interior of the property (not on the  
46 perimeter) and the outside storage would be screened from view with fences and/or walls; (4) The applicant  
47 requested the ability to vary the size and location of the mini-storage units while keeping the overall vehicular  
48 circulation and building layout.  
49

50 The Planning Commission added clarification to condition of approval #1 that traffic circulation and building  
51 layout shall be in general conformance with the submitted plan. The storage unit sizes and location may  
52 vary. For example, the building layout may be modified to provide more units with drive-up frontage  
53 versus interior units.

1 Motion: Leoni moved to approve the Application (Case File #1-LI-PC-10 Phase 2) and adopt the Conditions of  
2 Approval (Items 1. thru 5.) as recommended by the City Planner. Taunton seconded the Motion. The Planning  
3 Commission discussed (1) adding the language to condition of approval #1 regarding the ability to vary the size  
4 and location of the mini-storage units while keeping the overall vehicular circulation and building layout and, (2)  
5 adding a new condition of approval requiring public pathway along the westerly frontage to have a minimum 4  
6 foot width with a paved surface. Leoni amended the motion to include the two additions to the conditions of  
7 approval. Taunton seconded the amendment.  
8

9 Vote: Motion passed.

10 Ayes: Steinke, Leoni, Hageman, Hayes, Taunton,  
11

## 12 VI. UNFINISHED BUSINESS

### 13 A. Sign Ordinance – Proposed Amendments

14 The Planning Commission reviewed the latest Draft Sign Ordinance (April 2016) and reached consensus on the  
15 following revisions: (1) Section 1. Purpose – remove the language regarding ‘The City Council finds’ so that the  
16 stated purpose is more concise and does not read like an ordinance; (2) Section 3. Definitions – For A-Frame  
17 signs, add that sandwich board signs are A-frame signs; (3) Section 3. Definitions – add a definition for ‘Right-of-  
18 Way’; (4) Section 4. Permits required, Item E – revise to state that a building permit shall be required for free-  
19 standing signs if required by the Lincoln County Building Official; (5) Section 5. Zone requirements, Item A –  
20 delete ‘accessory’ in the first line; (6) Section 5. Zone requirements, Item C.1.a – Add No *free-standing or*  
21 *projecting* sign..... to the first line; (7) Section 5. Zone requirements, Item C.2.a – Add that the maximum 20% of  
22 a building façade is allowed to have signs includes wall and window signs; (8) Section 5. Zone requirements, Item  
23 C.2.a.2 – Make ‘Projecting signs’ a separate type of sign and replace the draft ‘Projecting sign’ language with the  
24 City of Bend language; (9) Section 5. Zone requirements, Item C.2.a.4 – Make ‘Roof signs’ a separate type of  
25 sign; (10) Section 5. Zone requirements, Item C.2.c.3 – specify that travel lanes are vehicular travel lanes; (11)  
26 Section 5. Zone requirements, Item C.2.d.1 – Revise to read ‘One banner or feather sign is allowed per every 10  
27 feet of property frontage’; (12) Section 5. Zone requirements, Item C.2.d.4 revise so that banner or feather signs  
28 shall not be placed in planters that are *located in public right-of-way*; (13) Section 5. Zone requirements, Item  
29 C.2.d – Add a #5 that is similar to #7 under A-frame signs that only permits banner and feather signs to be  
30 displayed during business hours and should be removed during periods of high winds; (14) Section 5. Zone  
31 requirements, Item C.2.e.2 – add *or blinking* after ‘flashing’; (15) Section 5. Zone requirements, Item C.2.e.6 –  
32 expand this regulation to clarify that a free-standing digital sign is not permitted in addition to another free-  
33 standing sign; (16) Add a new section that Strobe or rotating lights are not permitted on private property; (17)  
34 Section 7 Exceptions – Add a new item stating that civic and/or community events are permitted with time limits;  
35 (18) Add a statement that the City is not liable for any sign-related damage, injury, etc.  
36  
37  
38

39 The Planning Commission conducted brief discussion on whether or not the sign regulations should be part of the  
40 Zoning Ordinance (to be discussed further). Photos of existing business frontages in downtown Depoe Bay will  
41 be shown at the June Planning Commission meeting.  
42

## 43 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

44 No report.  
45

## 46 VIII. PLANNER'S REPORT

47 The Planning Commission reviewed the Planner’s Report – Land Use Activity April 8, 2016 thru May 4, 2016  
48 (copy attached to the original of these Minutes).  
49

50 Lewis will check on the status of the proposed Planned Development amendments and report to the Planning  
51 Commission in June.  
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## 53 IX. PLANNING COMMISSION CONCERNS

54 There was none.

1 X. ADJOURN  
2 There being no further business, the Meeting was adjourned at 7:35 p.m.  
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8 Roy Hageman, President  
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12 Larry Lewis, City Planner