

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, July 13, 2016 – 6:04 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: G. Steinke, J. Speer, R. Hageman, J. Hayes
7 B. Taunton & P. Leoni (arrived 6:05 p.m.)
8 STAFF: City Planner L. Lewis, Recording Secretary C. Duering
9 VACANCY: One Vacant Seat
10

11 I. CALL MEETING TO ORDER

12 Hageman called the Meeting to order and established a Quorum at 6:04 P.M.
13

14 II. APPROVAL OF MINUTES: May 11, 2016 Regular Meeting.

15
16 Motion: Hayes moved to approve the Minutes of May 11, 2016 Regular Meeting as written. Leoni seconded.
17

18 Vote: Motion passed.

19 Ayes: Steinke, Speer, Leoni, Hageman, Hayes, Taunton

20 Abstain: Speer
21

22 III. ITEMS FROM THE AUDIENCE

23 There was none.
24

25 IV. PUBLIC HEARING ITEMS

26
27 A. Case File: #1-PAR-PC-16

28 Applicant: Mary and Takao Yamamoto

29 Application: 2-Lot Partition

30 Zone, Map and Tax Lot: Residential R-1, 09-11-08-CB #04100

31 Location: 565 S.W. Point St.
32

33 Hageman said Testimony and evidence given must be directed toward Criteria described by the City Planner, or
34 other Criteria in the Code that the Testifier believes apply to the request. Failure to raise an issue, accompanied
35 by statements or evidence sufficient to afford the Commission and the parties an opportunity to respond to the
36 issue precludes appeal to the State Land Use Board of Appeals on that issue. Application materials or other
37 evidence relied upon by the Applicant had been provided to the City and made available to the Public.
38

39 Hageman asked if any Commissioner had ex-parte contact, conflict of interest, or bias to declare. There was
40 none.
41

42 Hageman then asked if anyone had objection to any Planning Commissioner hearing the Case. There was no
43 objection.
44

45 Lewis summarized the Staff Report (copy attached to original of these Minutes). There was no Written
46 Testimony. Hageman asked if the Commissioners had any questions to address to the City Planner. There was
47 brief discussion regarding the DBZO Residential Lot Standards: (1) 50 feet minimum lot width at the front lot
48 line (proposed northern lot 75 feet and proposed southern lot 75 feet); (2) Minimum 25 feet of frontage on a street
49 (the 2 lots are proposed to each have 75 feet of frontage on Point Avenue).
50

51 The Applicant was given an opportunity to testify and answer questions from Commissioners.
52

1 Mary Yamamoto, Owner, (mailing address: 385820 Alder Way, Fremont, CA) came forward to answer
2 questions from the Planning Commission. There was none.
3

4 Hageman called for Testimony in favor of the Application.
5

6 Bert Sperling, 555 Point Avenue, Owner of the lot immediately adjacent to the north of the Subject Lot, asked
7 Lewis to confirm with the partition that the existing Single Family Dwelling will meet the DBZO Setback
8 Standards. Lewis confirmed that the Existing Dwelling exceeds the R-1 Residential minimum Side Yard Setback
9 Standards.
10

11 There was no further Testimony in favor and no Testimony in opposition.
12

13 There was no request to Keep the Record Open. The Public Hearing was closed and deliberations began.
14

15 The Planning Commission acknowledged the following: (1) The Subject Lot (0.77 acres – approximately 33,550
16 sq. ft.) has the potential for a 3-Lot Partition; and (2) There was no Testimony in opposition from surrounding
17 neighbors.
18

19 Hageman called for a Motion.
20

21 Motion: Hayes moved to approve Case File #1-PAR-PC-16 (2-Lot Parititon) and adopt the Conditions of
22 Approval (Items 1. Thru 5.) Steinke seconded.
23

24 Hageman said it was moved and seconded, and called for discussion. There was none.
25

26 Vote: Motion passed.

27 Ayes: Speer, Leoni, Hageman, Hayes, Taunton, Steinke
28

29 It was the consensus of the Commission to direct Lewis to prepare the Findings, Conclusion and Final Order for
30 Hageman's signature.
31

32 The Applicant thanked the Planning Commission.
33

34 V. UNFINISHED BUSINESS

35 A. Sign Ordinance – Proposed Amendments 36 37

38 Hageman explained that the text in blue font are revisions per the May 11, 2016 Planning Commission Meeting.
39 The text in red font is Hageman's recommendations per discussion with the City Planner. Hageman reminded
40 the Planning Commission that they had directed Lewis to rewrite Item 1. Purpose. Lewis announced that he was
41 not prepared to present the PowerPoint Presentation of existing Signs.
42

43 The City Planner and Planning Commission ensued in a lengthy discussion and agreed to make additional
44 changes to the Draft Sign Ordinance (copy attached to original of these Minutes) as listed below:
45

46 Item 1. Purpose

47 *Depoe Bay is known for the natural beauty of its surroundings, including the inner harbor, the basaltic coastline,*
48 *the wooded setting and the character of its residential and business districts; The natural, traditional and*
49 *manmade advantages of the city have substantially contributed to the general view that Depoe Bay is a desirable*
50 *place to live and to visit; The perceived character...*
51

1 Item 2. Scope

2 ... (Revise 2nd paragraph to Bold Font) *U.S. Flags and Oregon State Flags of any quantity or size may be placed*
3 *anywhere. They must meet any applicable safety standards, and shall not slow pedestrian or bicycle flow traffic*
4 *or impede visibility and shall not interfere with vehicle traffic flow or visibility. U.S. Flag and Oregon State Flag*
5 *displays shall not include business, company or commodity advertising.*
6

7 Item 6. C-1, L-I, and M-P Zone Requirements

8
9 A. General Sign Requirements

10
11 4) ~~No~~ *strobe or rotating lights shall ~~are~~ **are not** permitted on private property.*
12

13 B. Sign Types

14
15 4) Permanent Free-Standing Signs

16 i) *Movable planters are encouraged... They shall not include ~~additional~~ business, company, or commodity*
17 *advertising other than allowed in this section.*
18

19 8) Awning and Canopy Sign

20 c) *Awning and canopies shall not interfere with ~~trees or traffic signs~~ any... (Planning Commission directed.*
21 *Lewis to complete sentence).*
22

23 (Insert) 9) *Open Signs Open signs not exceeding two (2) square feet are allowed and shall not be counted in the*
24 *maximum 20% façade coverage. Sign permits are not required.*
25

26 Item 8. Exceptions

27 I. *Any Community/Civic events: Limited to events that are part of, endorsed, sanctioned, condoned or*
28 *officially ~~supported~~ **approved** by the City of Depoe Bay or **supported by** the Chamber of Commerce.*
29

30 Item 10. Nonconforming signs (directed Lewis to review other Cities regulations/requirements and make a
31 recommendation)
32

33 In conclusion the Planning Commissioners further discussed (1) inserted the Sign Ordinance in the DBZO...
34 text amendment (DLCD notice...). (2) the Sign Permit Application administrative and variance process. (3)
35 Presenting the Draft Sign Ordinance to City Council for their review and comment prior to proceeding with the
36 text amendment Public Hearing process; (4) Directed Lewis to photograph more signs for archive purposes; (5)
37

38 VI. NEW BUSINESS

39 Lewis noted that Council authorization for expenses is required and the Registration Deadline is September 14,
40 2016. Hageman, Speer, Hayes, and Steinke, expressed a desire to attend. Leoni was undecided (follow-up with
41 Staff).
42

43 VII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

44 There was none. Taunton announced that she is not able to attend the next City Council Meeting.
45

46 VIII. PLANNER'S REPORT

47 Lewis reviewed the Planner's Report – Land Use Activity May 5, 2016 thru July 7, 2016 (copy attached to the
48 original of these Minutes). Discussion ensued regarding Manufactured Dwelling and Accessory Structure
49 standards.
50

51 IX. PLANNING COMMISSION CONCERNS

1 Steinke expressed a concern regarding the collection/reporting of Transient Room Tax. Discussion ensued on the
2 City's policies and procedures (i.e. coordination effort with Oregon Department of Revenue; auditing tourist
3 accommodation records, etc.) Leoni is annoyed with the City's lack of enforcement against dilapidated
4 structures, squatters, economic and health hazard to our community. Discussion ensued. Staff offered to provide
5 Leoni with a copy of Ordinance No. 29.
6 .

7 X. ADJOURN

8 There being no further business, the Meeting was adjourned at 9:35 p.m.
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Roy Hageman, President

Carla Duering, Recording Secretary