

1 Depoe Bay Planning Commission
2 Regular Meeting
3 Wednesday, June 14, 2017 – 6:00 P.M.
4 Depoe Bay City Hall
5

6 PRESENT: G. Steinke, J. Speer, R. Hageman, J. Hayes, B. Taunton
7 STAFF: City Planner L. Lewis, Recording Secretary C. Duering
8 VACANCY: Two Vacant Seats
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 II. APPROVAL OF MINUTES: May 10, 2017 Regular Meeting.
14

15 Motion: Hayes moved to approve the Minutes of May 10, 2017 Regular Meeting as written. Speer seconded.
16

17 Vote: Motion passed.

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

20 III. ITEMS FROM THE AUDIENCE

21 There was none.
22

23 IV. PUBLIC HEARING ITEMS

24 There was none.
25

26 VI. NEW BUSINESS

27 There was none.
28

29 VII. UNFINISHED BUSINESS

30 A. Commercial Design Guidelines
31

32 Hageman noted that Lewis prepared the draft guidelines for tonight's discussion and he added potential additional
33 language and comments. He emphasized the goal is to create a vibrant pedestrian friendly environment.
34

35 Lewis and Hageman summarized the Draft Commercial Design Guidelines (copy attached to original of these
36 Minutes).
37

38 The Planning Commission specifically discussed at length the following: (1) Front Yard Setbacks Maximum
39 Setback – *A Building must be within the required setback and cover a minimum of 75% of lot width (Move to*
40 *Item 2. Lot Coverage); (2) Minimum Sidewalk widths – i.e. O.D.O.T. minimum standards versus City minimum*
41 *standards; (3) Sidewalk location – i.e. in the Right-Of-Way and/or within the required Front Yard Setbacks; (4)*
42 *Topography may require a Variance Request to Sidewalk Standards; (5) Building Height – Point of measurement*
43 *and maximum height; (6) Parking, Garages, and Driveways – All garage entrances facing a street shall be*
44 *recessed behind the front ~~building elevation~~ facade by a minimum of 4 feet; (7) Creation of Alleys (Lewis to*
45 *rewrite); Automobile-Oriented Uses
46*

47 Hageman encouraged the audience members to provide additional comments and invited them to attend future
48 meetings. Hageman made an effort to recruit an audience member to serve on the Planning Commission.
49

50 VIII. CITY COUNCIL LIAISON SCHEDULE AND REPORT

51 There was none.
52

1
2 IX. PLANNER'S REPORT
3 Lewis reviewed the Planner's Report – Land Use and Building Permit Activity April 6, 2017 thru May 3, 2017
4 (copy attached to the original of these Minutes).
5
6 X. PLANNING COMMISSION CONCERNS
7 There was brief discussion regarding flat, peaked, gabled, and mansard roofs. Hageman plans to make a
8 recommendation to City Council to proceed with Commercial Design Guidelines Text Amendments after the City
9 Council Sign Ordinance Public Hearing.
10
11 XI. ADJOURN
12 There being no further business, the Meeting was adjourned at 8:16 P.M.
13
14
15
16
17
18
19
20
21
22
23

Roy Hageman, President

Carla Duering, Recording Secretary