Depoe Bay Planning Commission
Regular Meeting
Wednesday, July 8, 2019 – 6:00 P.M.
Depoe Bay City Hall

PRESENT: M. Phillips, J. Speer, R. Hageman, J. Hayes, J. Faucett
ABSENT: G. Steinke, S. Hatch
STAFF: City Planner L. Lewis

I. CALL MEETING TO ORDER
Hageman called the Meeting to order and established a Quorum at 6:00 P.M.

II. APPROVAL OF MINUTES: April 10, 2019, and May 8, 2019, Regular Meetings
Postponed to the next meeting.

III. ITEMS FROM THE AUDIENCE
There were none.

IV. PUBLIC HEARING

A. Case File: #1-PAR-PC-19
   Applicant: Lisac Brothers Construction, Inc.
   Application: 2-Lot Partition in the C-1 Retail Commercial Zone
   Zone, Map and Tax Lot: 09-11-05-CD Tax Lot #1400
   Location: 267 and 269 N.E. Williams Avenue

Hageman said testimony and evidence given must be directed toward criteria described by the City Planner, or other criteria in the code that the testifier believes apply to the request. Failure to raise an issue, accompanied by statements or evidence sufficient to afford the Commission and the parties an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals on that issue. Application materials or other evidence relied upon by the applicant had been provided to the City and made available to the public.

Hageman announced he would not explain the public hearing procedure since there was no one in the audience.

There was no ex-parte contact, conflict of interest, or bias to declare and no objection to anyone hearing the case.

Lewis summarized the staff report (copy attached to original of these minutes). No written testimony was received.

The Applicant was not present. There was no testimony in support or opposition of the application and no request to keep the record open or to continue the public hearing.

The public hearing was closed and deliberations began.

The Planning Commission and Lewis discussed on-street and off-street parking. In conclusion the Commission agreed to include in the Findings 4. Parking and Conditions of Approval 2. Parking ... Vehicles should not extend into the Williams Avenue right-of-way because the front property line is very near the travel lane. All occupants and future property owners should be made aware of this issue.

Discussion ensued regarding adding townhome standards/regulations to the Depoe Bay Zoning Ordinance.
Motion: Speer moved to approve the 2-Lot Partition in the C-1 Retail Commercial Zone application (Case File #1-PAR-PC-19) and adopt the conditions of approval as amended by the Planning Commission and summarized by the City Planner. Phillips seconded.

Vote: Motion passed.
Ayes: Phillips, Speer, Hageman, Hayes, Faucett

The Planning Commission directed Lewis to prepare the Findings, Conclusion, and Final Order for Hageman’s signature.

V. UNFINISHED BUSINESS

A. Discussion on Possible Amendments to the Depoe Bay Zoning and Land Use Ordinance

- Section 3.410 Planned Development Zone

Lewis summarized his memorandum dated June 27, 2019, and the attached planned development vacation rental dwelling (VRD) analysis and draft amendments (copy attached to original of these minutes).

Lengthy discussion followed. In conclusion, the Planning Commission agreed to amend the following: …The total area of the development that may be allocated to tourist accommodations that may be permitted in residential zoned areas shall be equal to or less than not exceed 15% of the total land area or 25% of the total number of approved residential dwelling units of the underlying R-1 through R-5 zones, whichever is less.

- Article 5. Exceptions

Lewis summarized the draft amendments (copy attached to original of these minutes). There was no discussion.

- Article 10. Administrative Provisions

Lewis summarized the draft amendments (copy attached to original of these minutes).

Lengthy discussion followed. In conclusion, the Commission directed Lewis to rewrite Section 10.040 Amendment Procedure Standards for Review 1. Legislative Amendments and 2. Quasi-Judicial Amendments.

There was further discussion regarding affordable and workforce housing and establishing standards/requirements for townhomes. In conclusion, the Commission directed Lewis to prepare examples for review/discussion at the next meeting.

VI. NEW BUSINESS

There was none.

VII. CITY COUNCIL LIAISON REPORT

There was none.

VIII. PLANNER’S REPORT

Lewis reviewed the Planner’s Report – Land Use and Building Permit Activity June 6, 2019 – June 27, 2019 (copy attached to original of these minutes).

Discussion ensued regarding the building permit issued at 125 N.W. Vista Street.
 IX.  PLANNING COMMISSION CONCERNS

Items discussed included: (1) City Planner contract expires on December 31, 2019, at which time Lewis is retiring. He has provided Council with recruitment options; (2) Excavation/construction at NE 60th Street, Newport (former Agate Beach RV Park); (3) Little Whale Cove Tract D; (4) Anchor Storage Highway 101 sidewalk/path; (5) Car Audio 101 parking; and (6) Kailani Ridge Subdivision.

The Commission directed Lewis to prepare recommended transportation impact study requirements for review/discussion at the next meeting.

X.  ADJOURN

There being no further business, the Meeting was adjourned at 7:33 PM.

____________________________
Roy Hageman, President

____________________________
Carla Duering, Recording Secretary