

MINUTES

MAUPIN PLANNING COMMISSION MEETING

July 20, 2017

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PRESIDING: Dale Madden

Commission Present: Dale Madden, Susan Wright, Virginia Fuller, Suze Riley

Commission Absent: Denis Carlsen

Staff Present: City Recorder/ZOA DeOra Patton, Planner Nick Kraemer

Visitors Present: Kelly Howsley-Glover, Tammy Creel, Unknown person

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE. The meeting was called to order by Chairman Madden at 6:00 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Chairman Madden led the Commissioners in the Pledge of Allegiance.

CONSENT AGENDA: APPROVAL OF MINUTES OF June 13, 2017. It was moved by Commissioner Wright, seconded by Commissioner Riley, and passed unanimously; the Commission approves the June 13 minutes as presented.

OPEN AGENDA:

Short Term Rentals: Planner Kraemer reported on the discussion of City Council at its June 20 public hearing and ending with decision to accept the Planning Commission recommendations for text amendments to Bed & Breakfast regulations and banning Wholehouse/No Host/Homeshare vacation rentals. He acknowledged an ordinance will still need to be brought to the Council to adopt, and the Council made it applicable to start January 1, 2018. He acknowledged there was some discussion on Homeshare, so that may come back some time in the future.

Real Estate Agent Tammy Creel, having arrived later in the meeting, submitted opposition to banning vacation rentals in Maupin.

KELLY HOWSLEY-GLOVER, WASCO COUNTY PLANNING. Kelly presented and reviewed a handout "Wasco County 2040" in announcement of the County's Periodic Review and process for updating its Comprehensive Plan. She is the long-range planner for Wasco County, hired predominantly to take on updating a variety of County land use plans and Comprehensive Plan. The County is going out to communities with their vision to find out what are the challenges, the opportunities, and to hear from folks on how they can make land use better for the County. In having conversation with Mayor Ewing on the City updating some of its land use plans, she is here to share the process, tools, techniques, and be a partner/resource for assistance.

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Some discussion was held on inquiry to status and Ms. Glover's plan to research the Intergovernmental Agreement between the County and City of Maupin relative to Maupin's Urban Growth Boundary, and need for conversation on what the County's position would be on well drilling in the UGB.

Ms. Glover recognized some topics heard from folks around the County relative to agriculture/economic changes, some areas wanting smaller lot sizes in farm use zones, and housing for agricultural workers.

Maupin Planning Commission members identified the present planning target of the City is to facilitate lands available for light industrial and commercial, to support bringing in year around business and jobs. Year around and summer work force housing issues/needs were addressed. Public comment was submitted for consideration of tiny homes.

CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE

CITY OF MAUPIN: Commissioner Wright presented a marked-up re-zoning map of the city she prepared for table discussion and explained her thinking behind it in considering infrastructure/development needs and topography. In planning for 25 years, she looked at flat land and truck turn-around needs for Light Industrial, creating area for commercial offices, expanding General Commercial/Commercial Residential Transition zone to full city blocks to allow for parking availability, and rezoning Residential for enhancing/improving single-family home sites and providing suitable area for apartment complexes, putting Recreation Commercial in east Maupin, and Open Space along the rimrock areas. In discussion, the Commission set priorities for studying as follows:

1. Get Commercial/Light Industrial buildable lands analysis
 - How much is vacant
 - How much is constrained
 - What kinds of lands are needed
2. Find out if School District has any long-range plan for future development, if need to set aside lands for school district (public facilities/open space)
3. Residential Housing
 - Apartments, multi-family (high density)
 - Tiny houses/seasonal

Next step: Focus on the CRT zone, to consider the boundary for expanding around the entire General Commercial zone.

Grant opportunities through ODOT on transportation system and DLCDC were acknowledged and discussed.

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NEXT MEETING: August 8, 2017

ADJOURN: Chairman Madden adjourned the meeting at 7:50 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____
Chairman

DRAFT