

MINUTES

MAUPIN PLANNING COMMISSION MEETING

October 10, 2017

Page 1 of 2

PRESIDING: Susan Wright

Commission Present: Susan Wright, Suze Riley, Denis Carlsen

Commission Absent: Dale Madden, Virginia Fuller

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

Visitors Present: None

APPOINT CHAIRMAN TO PRESIDE OVER MEETING. It was the consensus of the Commission to appoint Susan Wright as Chairman for tonight's meeting.

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

CONSENT AGENDA: APPROVAL OF MINUTES OF July 20, 2017. It was moved by Commissioner Riley, seconded by Commissioner Carlsen, and passed unanimously; the Commission approves the minutes of July 20, 2017 as presented.

CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN. Planner Kraemer reported he is submitting a DLCD 2017-19 Technical Assistance Grant application this week to fund an Economic Opportunity Analysis and Buildable Lands Inventory. This is to follow up on what was discussed at the last meeting to have some data, idea of the number of acres that are vacant and partially vacant. He explained it is a very competitive grant program, and acknowledged this grant project would result in hiring a consultant that specializes in economic opportunity lands – light industrial, commercial lands. He acknowledged he submitted this proposed application to the Council and they supported it and asked him to incorporate broadband into it. He reported the traffic study for the CRT zoning is in motion, the strip of area on Deschutes Avenue from 6th Street to Burnham Avenue.

Commission members spoke on the following types of businesses to target for Maupin: support industry to existing businesses that would buy or use products such as a shop for bicycles, life preservers, industry sales; professional services – attorney, accounting firm; brew pub; have a healthy downtown area – 12-month year around businesses. Discussions were held on the following: Rafting businesses should be located to recreational commercial areas; Issue with mechanic shop taking up four blocks with on-street parking of personal/business/customer vehicles; Other cities forming urban renewal districts for improving areas; Moving light

MINUTES

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Page 2 of 2

industrial business uses out of residential areas; General Commercial zone does not address storage - consider amending to say no outside storage, no auto related businesses – this would apply to future business; Amending ordinance to remove mobile home parks from MD-R and put in HD-R as conditional use; Size of residential lots; Accessory Structures; Duplexes – 3 existing; multi-family homes, apartments; City ability to find funds to do practical development, bonding; Lack of year around rental housing and 5-month rental housing; Look at Maupin for destination base opportunities serving South County for shopping, family-dining; Need to check with the School to see if they have any plan for relocating the school; Recreational Commercial zoning in East Maupin; Research going back to having two separate maps for Comprehensive Land Use Plan and Zoning; If there is any way the City can require the owner of the wrecking yard to put up fencing/screening to block the view of the vehicles; Ad-campaigning – Mt. Hood skiing; The Sherar's Falls Scenic Bicycle Route is in use and a couple who stopped at city hall said they found it very enjoyable.

Commission concluded with identification of the following goals for future discussion:

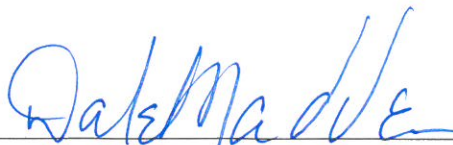
- What can we do to zoning to not prohibit accommodating re-zoning
- Need to create as much recreation and commercial area as can to support development
- Encourage commercial development downtown to create a center that people want to come visit
- Clean up the rest of zones so there is contiguous
- Create other areas up in the heights of Maupin
- Look at becoming destination base, providing services to south County
- Encourage core residential area to be vital
- Policy things that can take to Council, such as getting screening around the wrecking yard

NEXT MEETING: November 9, 2017

ADJOURN: Chairman Madden adjourned the meeting at 7:40 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____



Chairman