

MINUTES

MAUPIN PLANNING COMMISSION MEETING

December 12, 2017

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PRESIDING: Dale Madden

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

Commission Absent: Denis Carlsen

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

Visitors Present: Mayor Lynn Ewing

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 October 10, 2017 and November 9, 2017. It was moved by Commissioner Wright, seconded by Commissioner Riley, and passed unanimously; the Commission approves both the October and November Minutes as presented.

CONSIDER LOT LINE ADJUSTMENT BY CITY OF MAUPIN AND THOMAS & DONNA TROUTMAN ON THE SOUTHERN PORTION OF PROPERTY AT 802 WATER AVENUE AND PROPERTY AT 399 BURNHAM AVENUE. Planner Kraemer reviewed his Staff Report of December 5, 2017, acknowledging the process, the request to adjust shared property line with a total area of 2.678 acres to accrue to City of Maupin and total area of 2.099 acres to accrue to Troutman, approval criteria, and recommendation for approval with conditions.

In review, Mayor Lynn Ewing reported on the purpose, to obtain ownership of the land around the city springs for protection of the City's water source. Access to each of the adjusted parcels was addressed and affirmed.

Based on discussion, it was moved by Commissioner Fuller, seconded by Commissioner Riley, and passed unanimously; the Commission accepts Planner Kraemer's Staff Report and approves this Property Line Adjustment by the City of Maupin and Thomas & Donna Troutman with conditions as outlined in the Staff Report.

Recorder Patton acknowledged a next step process will be to clean up the zoning on these parcels.

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CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN.

CRT – Commercial Residential Transition Zone. Subject area of proposal: Lands abutting Deschutes Avenue between 6th Street and Burnham Avenue. Notice to DLCD was sent. Planning Commission hearing date scheduled: January 9, 2018.

Residential Zone – Zoning Text Amendments – Allow Public Buildings/Library. Planner Kraemer presented as an example, a copy of the City of The Dalles Community Facilities Overlay (CFO) District code. Based on discussion, it was the consensus of the Commission to have Planner Kraemer continue to look into overlay zoning, see what other small cities do. Further discussion was held on if the Commission should go ahead with the zoning text amendment to simply allow the Public Building/Library with no outside storage in the Medium Density Residential zone as a Conditional Use. Recognition was given to three options relative to the Chamberlain site to do a text amendment, a zone change to expand the commercial zone onto this site, or an overlay district.

Planner Kraemer reported the School Superintendent does not know of any plan for expansion of the schools.

Residential Zone – Zoning Text Amendments – Remove Utility and Communications Facilities. Planner Kraemer reported each residential zone allows this type of use subject to some criteria and he believes it was written to provide some protection to residential area. As to discussion, he will do more research on definition, possible utilities/infrastructure exempt from land use, and prepare text amendment.

Planner Kraemer reported he has started redlining the text of the City's residential zones for clean up and will send out to the Planning Commission before the next meeting.

MD-R Medium Density Residential – Zoning Text Amendments – Remove Mobile Home Parks. Planner Kraemer reported he will update the ordinance to be more modern and adjust for manufactured homes. It was affirmed the proposal still is to remove mobile home parks as an allowed use in the MD-R zone and allow them in HD-R zone as conditional use. A goal is to try to define the difference between a mobile home park and a recreation vehicle park.

DLCD Grant – Buildable Lands Inventory and Economic Opportunities Analysis. Planner Kraemer reported the City of Maupin was not selected for funding.

NEXT MEETING: January 9, 2018

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ADJOURN: Chairman Madden adjourned the meeting at 7:35 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____

Chairman

DRAFT