PRESIDING:	Dale Madden
Commission Present:	Dale Madden, Denis Carlsen, Virginia Fuller, Suze Riley
Commission Absent:	Andrew Kreipe
Staff Present:	City Recorder/ZOA DeOra Patton, Planner Ben Beseda

Visitors Present: Ralph Wimmer, Randy Klettke, Tammy Creel, Gareld & Sandy Iverson, Christine Wolfe

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE. The meeting was called to order by Chairman Madden at 7:00 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Recorder Patton introduced Ben Beseda of Tenneson Engineering Corp who is filling in for Planner Dan Meader. Chairman Madden led the Commissioners in the Pledge of Allegiance.

CONSENT AGENDA: APPROVAL OF MINUTES OF OCTOBER 9, 2018. It was moved by Commissioner Riley, seconded by Commissioner Carlsen, and passed unanimously; the Commission approves consent agenda.

AUDIENCE PARTICIPATION. None

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER A REQUEST FOR A COMPREHENSIVE PLAN/ZONING MAP AMENDMENT BY THE NATIONAL CENTER FOR OUTDOOR & ADVENTURE EDUCATION, ZAC & CELINE ADAIR. For the record, notice of this hearing was published in The Dalles Chronicle and City website, posted locally, and mailed to all property owners within 100 feet of the subject site.

Planner Beseda announced the purpose, this hearing to be a quasi-judicial hearing, to consider a request by Zac and Celine Adair, representing the National Center for Outdoor & Adventure Education (NCOAE) for a Comprehensive Plan/Zoning Map amendment on property they are buying in the City. He announced the rules of procedure and cited the ORS Statute rules pertaining to testimony and evidence, the raising of issues, continuances, and failure to raise an issue precluding appeal to the City Council or Land Use Board of Appeals.

Commissioner Madden disclosed having conversation with Randy Klettke and it will not bias his ability to hear the matter and render decision. There were no audience objections to the Commission or any of its members to hear the matter.

Chairman Madden opened the hearing, and Planner Beseda paraphrased a written Staff Report by Dan Meader providing for the history, location, and issues and analysis of the property, the criterion of Section 7.9 of the City Zoning Ordinance providing specific criteria for approving this proposed amendment, and Staff recommendation. No specific recommendation is made on this application, on one hand, approval would return most of the property, excluding Lot 10, to its original designation, but it is difficult to see how this property could actually be developed given the previous land use actions by the City Planning Commission. The applicants should be aware of the limitations and determine if this site will actually serve their needs before proceeding further. A copy of this staff report is attached and made a part of these minutes. The property is located near the Maupin Bridge over the Deschutes River and is described at Lots 7, 8, and 9 of Block 7 of the original Plat of Maupin. The property is currently planned and zoned Medium Density Residential (MD-R) and the request is to redesignate it as Recreational Commercial (RC). The dimensions of the subject lots are 50 feet by 100 feet and total 15,000 square feet of land area.

On inquiries by audience members Ralph Wimmer and Tammy Creel, clarification and acknowledgements were made on the following: This application is only for rezone of the property, not building permit. The applicant is not the owner yet and the current property owners have signed this application. Setbacks would be required where the land abuts residential zoned land. The City Recorder has spoken with the property owner of Lot 10 on opportunity to join in this rezone and she had expected that owner to be in attendance tonight.

Proponent Testimony:

Property owner Randy Klettke told of past conditions when changed the zone to residential for marketing the property and then the economy fell down making properties to not sell. Now, have person interested in property as commercial.

Ralph Wimmer stated he agrees with the zone change. He recognized Maupin has an ordinance that says lots have to border a street other than an alley for at least 25-feet. He thinks a paved street should be done first. He submitted concern on this being a highly congested area and on there being a lot of kids in that corner area business. He feels these conditions should be considered, thought about and be aware before a business is developed on the property.

Real estate agent Tammy Creel announced she is working with the applicant. She spoke on there being existing commercial development and traffic in this area. She recognized some of the applicant's year-round business plan.

On inquiry to zone, Recorder Patton read the permitted and conditional uses allowable in the Recreation Commercial zone.

Randy Klettke reminded this property was originally zoned Recreation Commercial; he changed it to residential, and now the applicant/buyer wants to change back.

Opponent Testimony: none

Agencies: none

Chairman Madden closed the public portion of the hearing at 7:43 and called for Commission deliberation.

Based on discussion, it was moved by Commissioner Riley, seconded by Commissioner Carlsen, and unanimously passed; the Commission accepts the Staff Report and recommends to the City Council to rezone Lots 7, 8 and 9 of Block 7 from Medium Density Residential to Recreational Commercial and effort be made to include Lot 10.

Recorder Patton announced a public hearing on this application and recommendation will be held before the Council on February 27, 2019.

COMMUNICATIONS. none

NEXT MEETING: Date to be determined at a later date due to some members absence on the regular date. Date determined resulted in February 20, 2019.

ADJOURN: Chairman Madden adjourned the meeting at 7:58 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED Dale Madden
Chairman