MINUTES
MAUPIN PLANNING COMMISSION MEETING
January 9, 2018

PRESIDING:	Dale Madden
Commission Present:	Dale Madden, Virginia Fuller, Suze Riley
Commission Absent:	Denis Carlsen, One vacant position
Staff Present:	City Recorder/ZOA DeOra Patton, Planner Nick Kraemer

Visitors Present: Suzanne Knapp, Christine Wolfe, Mark Allen

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 DECEMBER 12, 2017. It was moved by Commissioner Riley, seconded by Commissioner Fuller, and passed unanimously; the Commission approves the minutes as presented.

PUBLIC HEARING TO CONSIDER THE ESTABLISHMENT OF A NEW COMMERCIAL/RESIDENTIAL TRANSITION (CRT) ZONE ON THE COMPREHENSIVE PLAN/ZONING MAP, ADD ZONING TEXT TO THE CITY ZONING ORDINANCE, AND PLACE THAT ZONE ON SPECIFIC PROPERTIES IN THE CITY ABUTTING DESCHUTES AVENUE FROM 6TH STREET TO BURNHAM AVENUE. For the record, the Department of Land Conservation and Development was notified 35 days in advance of this first evidentiary hearing as required by Statute. Notice of this hearing was published in The Dalles Chronicle and on the City's website, posted locally, and mailed to all property owners of the specific properties and property owners within 100 feet of those properties.

Planner Kraemer announced the purpose, this hearing to be a Legislative text and map amendment hearing, the rules of procedure, and the criteria of Section 7.3. He 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 Land Use Board of Appeals.

There were no abstentions from any Commissioner, and no audience objections to the Commission or any of its members to hear the matter.

Chairman Madden opened the hearing, and Planner Kraemer reviewed his Staff Report. The proposed Comprehensive Plan/Zoning Map and Zoning Ordinance Text

Amendments is to add a CRT - Commercial Residential Transition Zone to the City of Maupin. The purpose of the CRT zone is to provide for the long-term expansion of the downtown core business district in the City. The City's main commercial area stretches from Sixth Street to Fourth Street, approximately a 2-block area. The intent of this Zone is to allow the gradual transition from residential to commercial uses along the upper reaches of Deschutes Avenue, from Sixth Street to Burnham Avenue, in a half-block depth on either side of Deschutes Avenue. There are a number of existing single-family residences in this area at this time. The intent is to allow the gradual transformation of those residences into commercial activities over time. It is the intent of the City to allow the residential uses to continue and to even be expanded meeting the requirements of the MD-R Residential Zone when those expansions are proposed. However, future residents need to be aware that this area is intended to develop commercially as the need for additional commercial development arises. The Proposed Findings based on the criteria outlined in the Zoning Ordinance have been met. Based on the information available, the recommendation is for approval.

The CRT Zoning Ordinance Text was reviewed in its entirety, and the Commission made modifications as follows:

Under Permitted Uses 1.A., replace the word development with dimensional for the complete sentence to then state "Single-family dwellings, which must meet the requirements of dimensional standards listed in the MD-R Zone.

Under Conditional Uses, delete the text of C making reference to the MD-R zone and insert a list of uses as follows:

C. Duplexes
D. Multi-family dwellings
E. Mixed uses with commercial and residential
F. Public, parochial, and private schools, including nursery schools and day care nurseries, but not including business, dancing, technical or similar schools.
G. Lodge for civic or fraternal organization carrying on no commercial activity.
H. Home occupations.

Under Parking Regulations, revise second sentence to state "Sufficient off-street parking shall be required for all uses and minimize impacts to adjacent residential uses. The discussion on this matter of off-street parking and access recognized that access would likely be off the alleyways and the parking plan would have to be brought to the Commission for approval. During discussions, Commissioner Fuller expressed concerns to current on-street parking problems and the rezone adding to that problem.

On recommendation by Commissioner Madden, a discussion was held on including properties on the east end of Deschutes Avenue; 203 and 206 Deschutes Avenue. At this time, it is not recommended to add the property at 401 Burnham Avenue.

Mark Allen, property owner at 612 Deschutes Avenue, acknowledged he does not have any opposition and feels the proposed CRT Zone is logical.

Close of Public Hearing. It was moved by Commissioner Riley, seconded by Commissioner Fuller, and unanimously passed; the Commission closes the public portion of the hearing.

Deliberation/Decision. Based on discussion, it was moved by Commissioner Riley, seconded by Commissioner Madden, and passed on a 2 to 1 vote (Ayes: Riley, Madden; Nays: Fuller); the Commission accepts the City Planner's Staff Report and makes recommendation to the City Council to adopt the Comprehensive Plan/Zoning Map and Zoning Ordinance Text Amendments and recommends expanding the area to include 203 and 206 Deschutes Avenue.

Planner Kraemer acknowledged the Commission's recommendation will go to the Council at a hearing on February 28.

CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN. Planner Kraemer presented, for Commission conversation, a redline of the City's Zoning Ordinance incorporating some of the updates/modifications the Commission has been talking about in its study sessions. He recommended Commissioners go through this redline document in their spare time, note any comments and changes, and continue review at the next Commission meeting.

NEXT MEETING: February 13, 2018 (*Based on conflicting schedules, this meeting was changed to February 22, 2018*)

ADJOURN: Chairman Madden adjourned the meeting at 7:18 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____
Chairman