PRESIDING: Dale Madden

Commission Present: Dale Madden, Susan Wright, Virginia Fuller, Mark Chastain

Commission Absent: Suze Riley

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

Visitors Present: Matt Kemper, Tim Thornton, Michael Waine, John McElheran

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.

ADMINISTER OATH OF OFFICE. Recorder Patton administered the Oath of Office to Mark Chastain.

ELECTION OF CHAIRMAN. On nomination by Commissioner Chastain, second by Commissioner Fuller, and unanimously approved, Dale Madden was elected Chairman.

ELECTION OF VICE-CHAIRMAN. On nomination by Commissioner Chastain, second by Commissioner Wright, and unanimously approved, Virginia Fuller was elected Vice-Chairman.

CONSENT AGENDA: APPROVAL OF MINUTES OF DECEMBER 13, 2016. It was moved by Commissioner Wright, seconded by Commissioner Chastain, and passed unanimously; the Commission approves consent agenda as presented.

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER REQUEST BY MATT KEMPER TO COMPLETE A MINOR PARTITION OF AN 18.53 ACRE PARCEL INTO TWO PARCELS – PARCEL 1 – 13.31 ACRES AND PARCEL 2 – 5.22 ACRES, LOCATED ALONG HIGHWAY 197 OFF TIMBER LANE ROAD. For the record, notice of this hearing was published in The Dalles Chronicle and on the City website, posted locally, and mailed to surrounding property owners within 100 feet. The application was available for public inspection at city hall.

Chairman Madden announced the purpose, this hearing to be a quasi-judicial public hearing, and rules of procedure. He read the applicable criteria 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.

There was no abstention by any Commissioner, and no audience member challenge on the Commission or any of its members from hearing this matter.

Chairman Madden opened the hearing.

Planner Kramer reviewed his written Staff Report. The applicant, Matt Kemper, is requesting a minor partition of an 18.53-acre parcel into two parcels. A Site Plan Review application for operation of a whitewater rafting business is considered under a separate process for Parcel 2. The subject property has been approved for various land use actions; several dedications of right-of-way are required to maintain access to neighboring properties. Staff recommendation is for approval with conditions based on his written findings of fact.

PROPONENTS: Applicant Matt Kemper was present to support his application and answer questions during the review of the staff report.

OPPONENTS: none

PUBLIC AGENCIES: A Feb. 7, 2017 letter from Senior Planner Michael Duncan of Oregon Department of Transportation was introduced into the record. ODOT requests a Traffic Impact Analysis, Trip Generation letter in order to comment with specific regard to Maupin Zoning Ordinance, Section 8.3(D). ODOT would support a delayed development agreement for any required frontage improvements to accommodate Maupin Subdivision Ordinance and to address the Maupin Local Street Network Plan of 1999.

CLOSE OF HEARING: There being no other testimony, Chairman Madden closed the public portion of the hearing.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Wright, seconded by Commissioner Chastain, and passed unanimously; the Commission accepts the City Planner's Staff Report and approves this Partition by the Matt Kemper subject to Conditions of Approval as outlined in the Staff Report.

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER REQUEST BY TIM THORNTON TO RELOCATE HIS WHITEWATER RAFTING BUSINESS FROM DOWNTOWN TO PROPERTY LOCATED ALONG HIGHWAY 197 OFF TIMBER LANE ROAD. For the record, notice of this hearing was published in The Dalles Chronicle and on the City website, posted locally, and mailed to surrounding property owners within 100 feet. The application was available for public inspection at city hall.

Chairman Madden announced the purpose, and acknowledged the rules of procedure and statute rules also apply to this hearing.

There was no abstention by any Commissioner, and no audience member challenge on the Commission or any of its members from hearing this matter.

Chairman Madden opened the hearing.

Planner Kramer reviewed his written staff report. The applicant, Tim Thornton, proposes to relocate his whitewater rafting business, Riverdrifters, from downtown to Parcel 2 of Kemper's Partition. The proposed development includes a 6000-sq. foot building, parking areas, and storage areas for rafting equipment. The building would serve as a meeting place for quests and employees as well as a storage area for rafting equipment. Staff recommendation is for approval with conditions based on his written findings of fact.

PROPONENTS: Applicant Tim Thornton was present to support his application and answer questions. In discussion, Mr. Thornton corrected the proposed building height will be 16-feet, and plans will include two concrete ADA parking spaces.

OPPONENTS: none

PUBLIC AGENCIES: A Feb. 7, 2017 letter from Senior Planner Michael Duncan of Oregon Department of Transportation was introduced into the record. ODOT requests a Traffic Impact Analysis, Trip Generation letter in order to comment with specific regard to Maupin Zoning Ordinance, Section 8.3(D). ODOT would support a delayed development agreement for any required frontage improvements to accommodate Maupin Subdivision Ordinance and to address the Maupin Local Street Network Plan of 1999.

CLOSE OF HEARING: There being no other testimony, Chairman Madden closed the public portion of the hearing.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Chastain, seconded by Commissioner Wright, and passed unanimously; the Commission accepts the City Planner's Staff Report and approves this Site Plan by Tim Thornton subject to Conditions of Approval as outlined in the Staff Report plus an additional condition that the applicant be provided a copy of the City Wellhead Protection Area Report, and approves gravel parking surface.

CONTINUATION OF STUDY SESSION ON ZONING OF LAND WITHIN THE CITY OF MAUPIN. Recorder Patton presented copies of the Planning Commission's April 11, 2011 Model Zoning Texts for Light Industrial/Commercial Zone "LI/C" and Commercial/Residential Transition "CRT".

LI/C zoning: Discussion consisted of just adding text to the existing Industrial zone to expand uses; not changing to Light Industrial.

CRT – Concerns were raised on issue of parking. It was the consensus of Commission to table this matter to the next meeting to think about.

COMMUNICATIONS. Recorder Patton reported the City Council, at its January 25 meeting, considered the Planning Commission's material on Whole House Vacation Rentals, and it was the consensus of Council to ban such rentals in the City and send back to the Planning Commission for updating Maupin's ordinance to thoroughly define whole house vacation rentals and put ban in place, and to clean up provisions on Bed & Breakfast requirements.

NEXT MEETING: March 14, 2017

ADJOURN: Chairman Madden adjourned the meeting at 8:17 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED Dale Madden
Chairman