

MINUTES
MAUPIN PLANNING COMMISSION MEETING
February 20, 2019
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PRESIDING: Dale Madden
Commission Present: Dale Madden, Denis Carlsen, Andrew Kreipe
Commission Absent: Suze Riley, Carol Beatty
Staff: Recorder DeOra Patton, Planner Ben Beseda

Visitors Present: Sharon DeHart, Melanie Whedon, Suzanne Knapp

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 JANUARY 8, 2019. It was moved by Commissioner Kreipe, 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 CONDITIONAL USE PERMIT APPLICATION BY DESCHUTES RIM HEALTH CLINIC. For the record, notice of this hearing was published, posted locally, and mailed to 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 Deschutes Rim Health Clinic for an addition to the White River Health District facilities to construct a new medical office building and rehab of existing building for future storage and apartment for visiting medical personnel. 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.

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 Beseda paraphrased a written Staff Report by Dan Meader providing background, request, location at 1605 George Jackson Road, process,

criterion and findings to Sections 3.6 High Density Residential Zoning and Article 5 Conditional Use Permit Standards of the City Zoning Ordinance, Oregon Parks and Recreation Department requirements, recommended conditions of approval, and Staff recommendation. Planning Staff recommends approval of the application subject to the recommended Conditions of Approval.

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.

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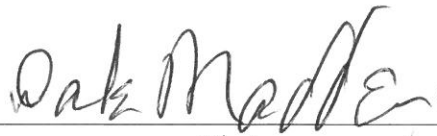
COMMUNICATIONS. none

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

Handwritten signature of Oak Madden in cursive script, written over a horizontal line.

Chairman