

MINUTES

MAUPIN PLANNING COMMISSION MEETING

March 14, 2017

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PRESIDING: Dale Madden

Commission Present: Dale Madden, Susan Wright, Suze Riley

Commission Absent: Virginia Fuller, Mark Chastain

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

Visitors Present: Tammy Creel, Rob Miles

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 FEBRUARY 14, 2017. It was moved by Commissioner Wright, seconded by Commissioner Riley, and passed unanimously; the Commission approves consent agenda as presented.

CONTINUATION OF STUDY SESSION ON:

- a) RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN.
- b) AMENDING BED & BREAKFAST PROVISIONS IN ZONING ORDINANCE.
- c) CREATING ZONING ORDINANCE PROVISION FOR BANNING WHOLE HOUSE/NO HOST VACATION RENTALS.

Discussion continued on Industrial zoned lands, adding Light Industrial and/or Commercial to existing zone, or changing zone to LI/C. Planner Kraemer reported, in talking with the City's retired Planner, it is believed ODOT would require a traffic impact analysis for either addition. A next step would be to identify existing Industrial lands and look at what could be converted and talk with property owners. It was the consensus to table further discussion to the next meeting for opportunity of Planner Kraemer to talk with ODOT regarding traffic impact analysis or trip generation letter. As to the CRT zone, need to get more information from the property owners, and comment from Council on how much money they want to spend/budget on traffic impact analysis. Planner Kraemer will get a cost estimate on the traffic impact analysis.

Tammy Creel, of 607 Deschutes Avenue, spoke in support of the Commercial/Residential Transition "CRT" zone on Deschutes Avenue. She further, as a real estate broker, spoke in favor of allowing whole house vacation rentals for summer housing needs and economic benefits.

Commissioner Wright presented an article on Zoning for Bed and Breakfasts.

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Commissioner Riley disclosed she has discontinued renting her home in Maupin as a vacation rental. She presented a concern, however, of her home being rented during the days of the Eclipse on August 21 and the professional/educational involvement of those persons.

Rob Miles also spoke in support of allowing whole house vacation rentals with proper management, a local monitor agency, and business or other licensing requirement.

Commission reviewed and made additions/amendments to a memo prepared by Planner Kraemer on the subject of Vacation Rental and B&B Amendment Request explaining the land use processes required for a zoning text amendment and some options for amendment language to consider. It was the consensus of Commission to initiate the zoning text changes as discussed and authorize Planner Kraemer to prepare and submit Notice of Zoning Text Amendment to DLCD and present for public hearing before the Planning Commission in May.

NEXT MEETING: April 18, 2017

ADJOURN: Chairman Madden adjourned the meeting at 7:40 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED 
Chairman