

MINUTES
MAUPIN PLANNING COMMISSION MEETING
August 14, 2018
Page 1 of 3

PRESIDING: Dale Madden

Commission Present: Dale Madden, Virginia Fuller, Suze Riley, Denis Carlsen
Andrew Kreipe

Commission Absent: none

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

Visitors Present: Clyde & Jody Hayes, Howard & Kathy Peck

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 JUNE 14, 2018. It was moved by Commissioner Carlsen, seconded by Commissioner Riley, and passed unanimously; the Commission approves consent agenda.

CONSIDER REQUEST FOR LOT LINE ADJUSTMENT BY CLYDE & JODY HAYES AND RIVERCREST VILLAGE HOMEOWNERS' ASSOCIATION. Planner Kraemer announced the purpose and process. This application adjusts shared property line between Lot 200 and 300 to add approximately 10,000 sq. ft. to Lot 200 for a total lot size of approximately 35,000 sq. ft. The adjusted size of Lot 300 is proposed to be 1.14 acres. He presented and reviewed his Staff Report and administrative decision to Approve with Conditions.

Applicants Clyde Hayes and Howard & Kathy Peck spoke on the proposal. Mr. Hayes would like to square up his property, Lot 200. Mr. & Mrs. Peck reported on this portion of land being used by Mr. Hayes for some time, that it is of no use to Rivercrest Village, there is a drain ditch within the land area, and looks to be a practical solution to the property owners. Planner Kraemer acknowledged the zoning of the lands, Lot 200 being HDR and the triangular piece for addition being MDR.

Based on discussion, it was moved by Commissioner Riley, seconded by Commissioner Kreipe, and unanimously passed; the Commission accepts Planner Kraemer's recommendation for Approval with Conditions as outlined in his Staff Report.

PUBLIC HEARING TO CONSIDER A CONDITIONAL USE AND VARIANCE APPROVAL OF NEW CONSTRUCTION OF LIBRARY & CITY HALL CIVIC CENTER AT 507 GRANT AVENUE.

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 Kraemer announced the purpose, this hearing to be a quasi-judicial hearing, to consider a request by the City of Maupin for Conditional Use Approval of new construction of a 2-story, 11,500 sq. ft. Library & City Hall Civic Center and Variance Approval of a reduction in the parking requirements for the Civic Center and reduction in the rear yard setback for the proposed terrace.

There were no abstentions from any Commissioner. There was no public in attendance.

Chairman Madden opened the hearing at 6:20 pm, and Planner Kraemer reviewed his Staff Report providing for the criterion and findings of fact of Section 3.5 MD-R Conditional Uses, Article 5 Conditional Uses, Article 8.3 Site Plan Review, and Article 6 Exceptions and Variances of the Maupin Zoning Ordinance, and recommendation for approval with conditions based on the findings of fact.

There were no written submittals of public testimony.

In review and discussion of the Staff Report, modifications were made to the Conditions of Approval pertaining to stormwater runoff from subject property and the alley, adding all utilities shall be undergrounded where feasible, and adding conditions for parking areas surfacing.

Chairman Madden closed the public portion of the hearing at 7:33 pm and called for Commission deliberation. It was moved by Commissioner Carlsen, seconded by Commissioner Riley, and unanimously passed; the Commission approves the Conditional Use Permit and Variances for new construction of the Library & City Hall Civic Center with revised Conditions of Approval.

CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN. UPDATES TO THE CITY ZONING ORDINANCE TEXT.

Continued to next meeting.

COMMUNICATIONS. Planner Kraemer acknowledged the City has been awarded a grant from the Department of Land Conservation & Development for its Economic Development Analysis and Buildable Lands Inventory project.

NEXT MEETING: Tuesday, September 11, 2018

