MINUTES
MAUPIN PLANNING COMMISSION MEETING
November 9, 2017

PRESIDING:	Dale Madden
Commission Present:	Dale Madden, Virginia Fuller, Susan Wright, Suze Riley, Denis Carlsen
Commission Absent:	none
Staff Present:	City Recorder/ZOA DeOra Patton, Planner Nick Kraemer

Visitors Present: Matt Kemper

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 October 10, 2017. Postponed to next meeting for completion.

CONSIDER LOT LINE ADJUSTMENT BY MATT KEMPER AND TIM THORNTON ON PROPERTY LOCATED ALONG TIMBER LANE. Matt Kemper presented a copy of their partition map and submitted there was a misunderstanding between him and Tim on location of the west property corner abutting US Highway 197. Tim would like to move it, roughly 20-feet to the west and going back pie-shaped to the corner towards the bluff. The adjustment would enlarge Mr. Thornton's property and would have no impact to the road easement. Based on discussion of distances and setbacks, all being in compliance with ordinance, it was the consensus of the Commission to approve. It was acknowledged a Property Line Adjustment Plat map would need to be prepared, signed by City Planner, and recorded with the County.

CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN. Planner Kraemer presented his Notes from October 2017 PC Discussions on issues and potential zoning changes for goals, additions, and prioritizing. This list containing what is in process, direction needed on zoning subjects and further research, and measures outside of Zoning Ordinance and Comprehensive Plan was reviewed, discussed, and agreed upon as follows.

CRT – Commercial Residential Transition Zone. The Traffic Analysis is complete of which showed no major changes are needed. The Notice to DLCD is ready to go upon confirmation of hearing date. It was the consensus of Commission to move forward now with proposal for the area along Deschutes Avenue between 6th Street and Burnham Avenue, and to set the hearing date for January 9, 2018.

Residential Zone – Zoning Text Amendments – Allow Public Buildings/Library. This subject has been raised in conjunction with the City purchasing the Chamberlain property for the new Library/City Hall/Civic Center. Commission discussed this proposal of a zoning text amendment to add public facilities such as city hall and library as Conditional Use to residential zones. The alternative would be changing the zone of this particular property to General Commercial which was not preferred by the former owner and city officials. Following much discussion, it was moved by Commission Riley, seconded by Commissioner Wright, and unanimously passed; the Commission initiates a consideration to allow Public Buildings/Library in Residential Zones as Conditional Use with language of no outside storage, and remove the text that allows Utility & Communications facilities from Low Density Residential – Conditional Uses. It was the consensus of the Commission to send Notice of Text Amendment to DLCD and set the hearing date for January 9, 2018.

DLCD Grant – Buildable Lands Inventory and Economic Opportunities Analysis. Planner Kraemer reported the grant application was submitted in October, and should find out if awarded or not in early 2018.

Commercial/Light Industrial Zone. It was consensus to postpone discussions until hear back on DLCD grant.

Consider Public Facilities/Open Space Zone – (Schools). It was consensus to postpone discussions until hear back on DLCD grant.

MD-R Medium Density Residential – Zoning Text Amendments – Remove Mobile Home Parks. Some discussion was held on zoning provisions, location and zoning of existing trailer park, and areas where use is foreseeable/desirable. It was consensus to table discussion to research Mobile Home Model Codes.

General Commercial – Zoning Text Amendments – Prohibit Outside Storage in GC Zone. This came out of discussion about attracting business to downtown. This would not apply to existing businesses. It would apply to new businesses. Wrecked cars, inoperable vehicles, is a code enforcement issue. This regulation can, alternatively, be captured in Site Plan Review. Discussion was tabled for more research, to look at other codes pertaining to storage.

Consider Separating Comprehensive Plan and Zoning Map. Planner Kraemer reported he needs to do more research on this.

Measures Outside of Zoning Ordinance/Comprehensive Plan:

Does the City have funding to proactively develop some property?

- Wayne's World as Destination Resort? Put on aspirational list for seasonal workers. Per the City's Comp Plan that the City should seek destination resort, will keep on aspirational list.
- Move rafting companies out of downtown. Would need to have incentive.
- Relocate wrecking yard/storage areas. Step 1 is fencing to shield view. Step 2 is finding a more suitable location.

Enforcement!

- Need to clean-up vehicle/trailer/equipment storage in downtown. Have issue on the parking of personal/business vehicles taking up residential and customer parking. Need language to address operable/licensed vehicles parked for extended periods of time.

Business Recruitment efforts. The ability to attract destination resort and new employers, as well as what kinds of businesses should we target, is more for the economic analysis study.

NEXT MEETING: December 12, 2017 pending business.

ADJOURN: Chairman Madden adjourned the meeting at 7:42 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED Dale Madden
Chairman