PRESIDING: Dale Madden, Vice Chairman

Commission Present: Dale Madden, Susan Wright, Ralph Wimmer, Virginia Fuller, Suze Riley

Commission Absent: none

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

Visitors Present: none

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 11, 2016. It was moved by Commissioner Fuller, seconded by Commissioner Wright, and passed unanimously; the Commission approves consent agenda as presented.

PUBLIC HEARING TO TAKE PUBLIC TESTIMONY AND CONSIDER SITE PLAN BY CITY OF MAUPIN FOR REDEVELOPMEMNT/REPLACEMENT OF EXISTING CITY HALL & LIBRARY AND REQUEST FOR VARIANCE TO PARKING REGULATIONS. For the record, notice of this hearing was published in The Dalles Chronicle and on the City's 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.

CALL FOR ABSTENTIONS: none
OBJECTIONS TO JURISDICTION: none

OPEN HEARING: Chairman Madden opened the hearing.

STAFF REPORT: Planner Kramer reviewed his written staff report. The applicant's, City of Maupin, proposal is to redevelop/replace the existing City Hall/Garage and Library. Each structure will be demolished and the new library would be built to the east side of the lot and City Hall to the west side connected with a common/covered entry. The proposal includes a request

DRAFT

for a variance to the parking requirements to allow five off-street parking stalls including a van-accessible ADA stall.

In review and discussion, it was agreed to add and revise Conditions of Approval as follows:

Add to Condition #1: A 14' minimum clearance is required for the portion of the structure overhanging the sidewalk along Deschutes Ave.

Revise Condition #3 to state: For the parking area - permeable surface is preferred to improve onsite stormwater infiltration. ADA space must be hard surface and meet all applicable ADA requirements.

Add Condition: All signage must meet requirements of City of Maupin Sign Ordinance.

There was no written or oral PROPONENT or OPPONENT testimony.

CLOSE OF HEARING: Chairman Madden closed the public portion of the hearing.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Wright, seconded by Commissioner Riley, and passed unanimously; the Commission accepts the City Planner's Staff Report and approves this Site Plan and Variance to parking requirements by the City of Maupin subject to Conditions of Approval as outlined in the Staff Report and as amended tonight.

Based on further request and discussion, it was moved by Commissioner Wright, seconded by Commissioner Riley, and passed unanimously; the Commission extends the typical time on the variance approval for a period of 1-1/2 years.

CONTINUATION OF CONSIDERATION ON WHOLE HOUSE VACATION RENTALS.

Commissioner Riley abstained.

Based on discussion, it was the consensus to forward information to Council as a split vote.

STUDY SESSION ON ZONING OF LAND WITHIN THE CITY OF MAUPIN.
Recorder Patton presented the draft April 11, 2011 Model Zoning Texts for a Commercial/Residential Transition Zone "CRT" and Light Industrial/Commercial Zone "LI/C" as prepared by the Maupin Planning Commission for a portion of Deschutes Avenue and portion of the old sawmill property.

DRAFT

It was recognized the Planning Commission has been asked to look at the zoning of all lands within the city for any zone change proposals to better reflect existing uses and provide opportunities for economic & residential development, which may include text amendments. In discussion, some ideas included rezoning the city property on Bakeoven County Road, looking at zoning of land along Hwy 197 for commercial, removing potential of mobile home parks as permitted uses in the MD-R zone and only allowing in HD-R zone, and clearing up definition of an RV.

It was the consensus for Commissioners to bring ideas to the next meeting and decide what top priorities are.

OPEN AGENDA:

Commissioner Wimmer inquired if the Walkers' and ODOT have met/complied with conditions of approval on their land use approvals. Recorder Patton reported Walkers have not yet done the zone change on their property, and the Commission might consider this in its proposal of changes. She reported she would have to do research on conditions placed for ODOT's wash station.

NEXT MEETING: January 10, 2017

ADJOURN: Chairman Madden adjourned the meeting at 8:02 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____
Chairman

DRAFT