

MINUTES
MAUPIN PLANNING COMMISSION MEETING
June 20, 2016
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PRESIDING: Dale Madden

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

Visitors Present: Kathie Richey, Janice Simcoe, Gary Schoenecker

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 May 10, 2016. It was moved by Commissioner Wimmer, seconded by Commissioner Wright, and passed unanimously; the Commission approves consent agenda as presented.

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER REQUEST BY GARY SCHOENECKER TO EXPAND AN EXISTING RV PARK/CAMPGROUND TO CREATE TEMPORARY HOUSING FOR SEASONAL EMPLOYEES. For the record, notice of this hearing was published in The Dalles Chronicle, posted locally, and mailed to surrounding property owners within 100 feet. The application was available for public inspection at city hall.

Planner Kraemer 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 is requesting to expand an existing RV Park/Campground to create temporary housing for seasonal employees. The expansion includes an addition to existing bathroom/bathhouse, additional RV spaces, additional tent camping spaces, and additional parking. The proposed RV Park/Campground will be operated on a seasonal basis – less than 6 months per year – May through September. His recommendation is for approval with conditions based on the written findings of fact.

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PROPOSERS: Applicant Gary Schoenecker addressed questions during review of the staff report. The two proposed cabins will be "shed type" with windows, electricity, set of bunk beds, and will not be hooked to water and sewer. He submitted he has blacked out the light on the bathhouse so it now shines down on the retaining wall. He plans to have a 10 o'clock quiet time and will have a site manager to enforce. Meeting the City's noise nuisance ordinance was added to conditions of approval. Vision clearance area and landscaping as a buffer between the two zones were discussed, and the condition of approval revised to the screening, in the form of irrigated landscaping and trees is required along the perimeter of the property, and the screening areas must meet vision clearance standards to ensure traffic safety on the adjacent City streets.

OPPOSERS: none

Audience member Janice Simcoe expressed still having concern on the bathhouse light and inquired about dogs running at large. Mr. Schoenecker submitted he will enforce no dogs running at large.

CLOSE OF HEARING: There being no other testimony, Chairman Madden closed the public portion of the hearing at 6:57 p.m.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Riley, seconded by Commissioner Wright, and passed unanimously; the Commission accepts the City Planner's Staff Report and approves this Site Plan by Gary Schoenecker subject to Conditions of Approval outlined in the Staff Report with modifications and additions stipulated tonight.

WORKSESSION TO DISCUSS VACATION RENTALS. Commissioners spoke on what other cities do, and concerns and ideas for Maupin. Based on discussion, it was the consensus the Commission needs to know the City's side of enforcement and needs to gather more information - public opinion.

NEXT MEETING: July 12, 2016. Commissioner Riley gave notice she would not be present at this meeting.

ADJOURN: Chairman Madden adjourned the meeting at 7:48 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____

Chairman