MINUTES
MAUPIN PLANNING COMMISSION MEETING
August 13, 2019
6:00 p.m.

MAUPIN CITY PARK COMMUNITY BUILDING
206 BAKEOVEN ROAD
MAUPIN, OREGON

PRESIDING: Dale Madden

COMMISSION PRESENT: Dale Madden, Andrew Kreipe, Denis Carlsen, Carol Beatty

COMMISSION ABSENT: Suze Riley

STAFF PRESENT: Recorder DeOra Patton, Planner Dan Meader, Associate Planner Joshua Chandler, City Manager Stan Suenaga

Visitors Present: Medy Gantz

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 MARCH 12, 2019. It was motioned by Commissioner Carlsen, seconded by Commissioner Beatty, and unanimously passed on a 4 to 0 vote; the Commission approves consent agenda.

AUDIENCE PARTICIPATION. none

WORKSESSIONS:

Planner Meader, in follow-up on the work session with the Council and Planning Commission of July 17, 2019, presented and reviewed his staff report to provide a beginning outline on what will be discussed during this work session. He also presented maps on the proposed rezones. He reported a traffic analysis study will have to be done on the LI/C zoning and potentially on the other small rezones.

a) **Light Industrial/Commercial "LI/C" Text/Map.** The proposed LI/C zoning is for 7.4 acres that includes Tax Lot 04S-14E-32CD 2600 (former City's log building) and Tax

Lots 401 and 402 of 04S-14E-32C. The current zoning is Industrial. The LI/C is a new zoning text and was talked about eight years ago. Some thoughts of uses were rafting businesses of which has taken place and a restaurant or motel on the bluff.

A discussion was held on Commissioner Carlsen's inquiry of housing, possible short-term rentals in this area. Audience member Medy Gantz spoke on the need to understand passion of community and a way to get community to come along with short-term rentals and accommodate both uses without adversarial problem is to develop on new dirt, do new zoning, and suggested property west of the Assisted Living Facility. The Urban Growth Boundary lands was also recognized to look at. It was suggested as a follow up to talk to the property owners past the Assisted Living Facility.

b) **Small rezones (housekeeping).** The City Spring area is zoned mostly Industrial and a piece zoned LD-R. A boundary line adjustment and negotiated trade between the City and Troutman is in the process. The proposal is to re-designate the Springs area including Mountain Fir Park to Open Space and re-designate the area over the cliff to LD-R.

The City has adopted the rezone of the Lower Reservoir area to Industrial and just needs to be put on the City map.

The CRT Zone is already done and needs to be put on the City map.

The Maupin City Park lots are zoned MD-R and Industrial. It is proposed to rezone these to Open Space.

There was a suggestion to re-designate a large piece of property in east Maupin on the hill side to Recreational Commercial. This area is part of Deschutes RV land and area uphill from current development in east Maupin. This is a proposal that could try and get feedback from property owners and ODOT as to traffic analysis study. Possible uses were identified which included RV park expansion, campgrounds, and short-term rentals should the City adopt allowance in commercial zones.

Planner Meader will send the maps on proposed re-designations to ODOT and Kittleson Associates to obtain information on traffic analysis study requirement and cost.

c) **Commercial Zones – Mixed Use.** This is a proposal to change the Zoning Ordinance to allow residential occupancy in second story buildings above commercial operations in the General Commercial Zone and possibly the CRT and RC Zones. This would apply to multi-story buildings and it could provide additional residential dwelling units to the City. This was common in the past where proprietors lived above their business and many older cities over the last twenty years are beginning to again allow residential occupancy in second, third and fourth floors of a commercial building. Planner Meader

would encourage the City to amend the GC, CRT and RC zones to allow second story residential occupancy. Suggest making a distinction between downtown commercial and CRT and require off-street parking on new construction. Requiring off-street parking to remodeling existing buildings would hinder development. A possibility for off-street parking could be to start a Parking District Fund where get revenues from residential occupancies and businesses to develop a nearby parking area.

Vertical Housing Program. Relative to the City looking at establishing mixed-use in the General Commercial Zone with commercial retail on first floor and residential occupancy on second floor, Associate Planner Joshua Chandler presented and reviewed a written report he prepared providing information on the Vertical Housing Program. This program was originally implemented by the State of Oregon in 2003 to encourage mixed-use development through a partial property tax exemption program in areas designated by each participating community. The program has been administered by multiple different agencies since its inception and in 2017 the State passed legislation to move the administration of the program to local City and County jurisdictions. The purpose of the program is to "encourage the construction or rehabilitation of properties in targeted areas of communities in order to augment the availability of appropriate housing and to revitalize such communities. This is an option to be considered by Maupin in the General Commercial Zone and any other area would want to designate.

In discussion, recognition was made on the City's existing ordinance allowing apartments as a conditional use in the GC Zone. Also, the CRT Zone providing for allowance of mixed-use.

It was acknowledged the Housing Program would be an administrative process, separate from land use, for the City to set up to allow a would-be developer to build a commercial building on ground floor with residence on second floor. It was the consensus of Commission to authorize Planner Chandler to do more research on what kind of mechanisms the City would have to have in place to establish and/or regulate a Housing Program and work with City Manager Suenaga.

In another matter, Planner Meader reported it has come up in a couple of nearby counties of people making requests to build barndominiums, a 40' x 60' steel building with living quarters built inside. Condon denied, Moro approved one, and Wasco has one pending. He acknowledged if the Commission sees this as a problem, then need to do something now to prevent them. Based on discussion in opposition to allowing, it was the consensus of Commission to authorize Planner Meader to provide some language in architectural features or definition preventing this type of structure.

COMMUNICATIONS. none

NEXT MEETING: September 10, 2019 pending business

ADJOURN: Chairman Madden adjourned the meeting at 7:27 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____
Chairman