

MINUTES  
MAUPIN PLANNING COMMISSION MEETING  
September 17, 2019  
6:00 p.m.

MAUPIN CITY PARK COMMUNITY BUILDING  
206 BAKEOVEN ROAD  
MAUPIN, OREGON

**PRESIDING:** Dale Madden

**COMMISSION PRESENT:** Dale Madden, Suze Riley, Carol Beatty

**COMMISSION ABSENT:** Andrew Kreipe, Denis Carlsen

**STAFF PRESENT:** Recorder DeOra Patton, Planner Dan Meader,

**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 MAY 14 AND JUNE 11, 2019.** It was motioned by Commissioner Riley, seconded by Commissioner Beatty, and unanimously passed on a 3 to 0 vote; the Commission approves consent agenda.

**AUDIENCE PARTICIPATION.** none

**WORKSESSION**

- a) **Small rezones (housekeeping), "LI/C" Zoning Text/Map Update: Traffic Analysis Study research.** Planner Meader reported on the cost estimate from Kittleson Associates to do the traffic analysis study, and that this proposal will go to the City Council next week. He acknowledged the study has to be done to move forward on the rezoning.
- b) **Zoning Ordinance Amendments**
  - I. **Single Family Dwelling Architectural Standards or Change Definition.** In follow up to instruction by the Commission at its August meeting, Planner Meader presented a report by Associate Planner Chandler on some research he

did on the concept of adding enough architectural standards to defeat a proposed barndominium. In summary, he reports most barndominiums can be built to meet any architectural standard want to throw out, so that will not do it. He also mentions there are some high dollar ones being designed.

Planner Meader presented and read a new definition of single family dwelling that would block, which reads "Single Family Dwelling: A structure designed and built exclusively for the occupancy of one family. The structure may be site built, a manufactured dwelling or a qualified mobile home. Excluded from this definition shall be agricultural, industrial or commercial structures with living quarters provided inside the structure, converted cargo containers and single wide mobile homes combined to make one unit."

Discussion was held on converted cargo containers relative to Commissioner Riley's opposition to excluding them. Applying any design standards? Recorder Patton recognized the existing standards for mobile homes in the City's Zoning Ordinance. Commissioner Beatty submitted being in favor of the new definition as written. It was suggested Commissioners think about and come back at the next meeting.

- II. **2<sup>nd</sup> Story Residential Occupancy in Commercial Zones.** Planner Meader presented a new use in General Commercial Zone to read, "Section 3.7 B. (4) Apartments on the second floor above an existing Commercial Use. Additional stories may be added to the structure to increase the housing density of the structure." Based on discussion, it was the consensus of the Commission to move this to Section 3.7 A to allow as an outright permitted use that still requires Site Plan Review approval.
- III. **Section 2.5 Zoning Boundaries revision.** Planner Meader presented a proposed revision to stipulate "Unless otherwise noted, zone boundaries are centerlines of streets, lot lines or City Limits lines. Please note that roads and streets are not planned and zoned. Public rights of way are not subject to land uses governed by the Comprehensive Plan/Zoning Map. The use of the road or street centerline as a boundary is one of convenience for printing purposes." He reported on a legal case involving a boundary and this revision would correct the misunderstanding. It was the consensus to move forward with this proposed revision.

Next Worksession: Continue study session on updates to the City Zoning Ordinance text.

**COMMISSION ROLE IN PUBLIC HEARINGS.** Tabled

**COMMUNICATIONS.** none

MINUTES  
MAUPIN PLANNING COMMISSION MEETING  
September 17, 2019  
Page 3 of 3

**NEXT MEETING:** October 8, 2019

**ADJOURN:** Chairman Madden adjourned the meeting at 7:08 p.m.

Respectfully submitted by  
DeOra M Patton  
City Recorder

SIGNED \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Wade Madden", written over a horizontal line.

Chairman