MINUTES
MAUPIN PLANNING COMMISSION MEETING
April 12, 2021
6:00 p.m.

ZOOM/TELECONFERENCE MEETING

PRESIDING: Suze Riley, Chair

COMMISSION PRESENT: Dale Madden, Suze Riley, Jessy Rose, Andrew Kreipe, Michael Jones

COMMISSION ABSENT: N/A

STAFF PRESENT: City Manager Kevin Lewis, Planner Kirk Fatland, Recorder Christine Wolfe,

VISTIORS PRESENT: Dennis Beechler, Mary Beechler, Ryan Cain

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE.
The meeting was called to order by Chair Riley at 6:09 p.m. Roll Call of Planning Commission was conducted by Recorder Wolfe.

CONSENT AGENDA: Approval of Minutes of December 15, 2020:
It was moved by Commissioner Kreipe, Seconded by Commissioner Madden, and passed unanimously on a 5 to 0 vote (Ayes: Madden, Riley, Kreipe, Jones and Rose; Nays: none); the Commission approves Consent Agenda as presented.

AUDIENCE PARTICIPATION.
None.

SWEAR IN NEWLY APPOINTED COMMISSIONER KREIPE:
Recorder Wolfe administered oath of office to Commissioner Jones at City Hall earlier in the day.

PUBLIC HEARING TORECEIVE PUBLIC TESTIMONY AND CONSIDER A REQUEST FOR EXPANDING THE EXISTING DESCHUTES RIM CLINIC: For the Record, notice of this hearing was posted on the City Website and locally, and mailed to all property owners within 100 feet of the subject site.

Planner Fatland announced the purpose, this hearing to be a quasi-judicial hearing, to consider a request by Deschutes Rim clinic. He announced the rules of procedure 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.

There were no abstentions from any Commissioner, and no audience objections to the Commission or any of its members to hear the matter.

Chair Riley opened the hearing, Planner Fatland highlighted his staff report.

Questions and discussion regarding the change of building size and placement on lot (size of building has been reduced and will move closer to George Jackson Road). These changes are cost effective, closer to the road helps cost to hook up to sewer/water, there was a lot of extra room that they were able to remove from original site-plan. Expansion in the future will go south to the rim. The land was given to the Health Clinic by Wasco County and would revert back to Wasco County if the Health Clinic does not build. Exiting building will stay and be used in the future.

Public Testimony: There was no public or written testimony.
Public Hearing is now closed.
No further questions or comments from Commissioners.

Commissioner Madden made a motion to Approve Deschutes Rim Clinic's request of changes to their site-plan. Commissioner Kreipe second the motion. Motion is unanimous. (Ayes: Riley, Madden, Kreipe, Jones, and Rose; Nays: none)

CONSIDER SITE PLAN REVIEW FOR ROW OREGON LLC:

Chair Riley explained Row Oregon has bought Henry's Deli and two lots across the alleyway, adjacent to the After School Program building. Their intended use, for this year only, is to turn the two lots into a campground (which is permitted outright in RC zone). The owner, Peter Grubb, sent a Campground Site Plan narrative with his site-plan application. Chair Riley highlighted the narrative.
Applicant was not present.
Questions and discussion covered:
Restrooms: two shower stalls will be added to the existing bathrooms in the building that can be accessed during business hours and a port-a-potty available after hours. Planner Fatland clarified the Oregon code regarding distance to restrooms is 500 feet.
After School Program building: a 6-foot fence will be installed as well as privacy landscaping. Concerns regarding the close proximity to the building was discussed at length, reminder that they are looking at one year, then build houses. The program hasn't been operating due to Covid this past year, possibly not this year also.
Traffic: create a one-way road (graded dirt surface) around the perimeter with campground in the center.
Enforcement: establish a "Quite Time" 10pm-8am. No loud music. Owner enforcement.

No further questions or comments from Commissioners.
Commissioner Rose made a motion to approve ROW Oregon LLC site-plan has submitted. Commissioner Madden second the motion. Motion passed with 4/1 vote; (Ayes: Riley, Madden, Jones, and Rose; Nays: Kreipe).

CONSIDER CONDITIONAL USE PERMIT BY HARTZ'S TO TEMPORARILY USE RV WHILE BUILDING HOUSE:

Location of house is 712 Spey Road. They have done their due diligent. Planner Fatland stated this is allowed for 18 months, with extension if needed.
Commissioner Madden made a motion to approve Hartz's the use of RV while building house. Commissioner Kreipe second the motion. Motion is unanimous. (Ayes: Riley, Madden, Kreipe, Jones, and Rose; Nays: none)

REVIEW HOUSING NEED ANALYZE REPORT FROM ECONORTHWEST:

City Manager Lewis asked Commissions to read through report and be familiar with it. There will a joint session with Council in the future, don't have a date yet.
(Open Discussion) Look for creative opportunities and options for building and working with existing housing. ADU needs to be looked at more closely along with Tiny Homes definitions. Commissioner Riley asked for this topic to be on the next agenda and have Planner Fatland to furnish information on definitions and verbiage for zoning before the next meeting.

COMMUNICATION: None

NEXT MEETING: May 11, 2021 AT 6:00 PM

ADJOURN: Chair Riley adjourned the meeting at 7:15 p.m.

Respectfully submitted by
Christine Wolfe
City Recorder

Suze Riley, Chair