



MINUTES

Planning Commission Meeting & Public Hearing

Tuesday, February 28, 2023

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance

Chair Lauren Whitaker called the meeting to order at 4:32 p.m. Roll Call of Planning Commission and Staff was conducted by Recorder Wolfe.

Presiding: Chair Lauren Whitaker

Commission Present: Suze Riley, Jessy Rose, Andy Kreipe

Commission Absent: Michael Jones (excused)

Staff Present: City Manager Kevin Lewis, City Recorder Christine Wolfe, City Planner Kirk Fatland, Administrative Assistant Bronte Dod

Visitors Present: George Teeny, Jayne Liu, Austin Hales, Virginia Fuller, Medy Gantz, Amy O'Neal, DeOra Patton, Tim Thornton

Consent Agenda

Commissioner Riley made a motion to approve the consent agenda as presented. Commissioner Rose seconded the motion. Motion passed unanimously.

Public Comment

No public comment.

Public Hearing: Variance Permit for Taxlot 4S 14E 32 DA 2500

Public Notice of the hearing was published on the city website, posted locally, and mailed to property owners.

Chair Whitaker opened the hearing to consider a variance permit for Taxlot 4S 14E 32 DA 2500 at 4:37 p.m. and read the guidelines. Commissioner Riley declared pre-hearing contact; she represented the buyers in the purchase of the property. No other conflicts were declared.

Planner Fatland reviewed his staff report. The applicants spoke about their need for the variance due to the topography of the lot and to build a house that would be similar to the other houses in the area.

Chair Whitaker asked for public testimony. George Teeny commented that he was not opposed to the variance, but wanted the property owners to be aware of the nature of the ground on the lot. The applicants said that the soil engineering is part of their building design process. There were no opponents.

Chair Whitaker closed the hearing at 4:47 p.m. No further discussion from commissioners.

Commissioner Rose made a motion to approve the variance request for Taxlot 4S 14E 32 DA 2500, owned by Jayne Liu and Austin Hales, and adopt the staff report as presented. Commissioner Riley seconded the motion. The motion passed

unanimously on a 4 to 0 vote (Ayes: Whitaker, Riley, Rose, Kreipe; Nays: 0; Abstain: 0).

Public Notice of the hearing was published on the city website, posted locally, and mailed to property owners.

Chair Whitaker opened the hearing to consider a Site Plan Review and Conditional Use Permit for Taxlot 4S 14E 3 DA 5400 at 4:48 p.m. and read the guidelines. No conflicts of interest were declared.

Planner Fatland reviewed his staff report. Commissioner Kreipe said that parking is a problem in the area, and that Commissioners and the City need to address these issues with concern for future development. He does not have a problem with this application. Commissioner Riley said that parking may be a problem during track meets. Planner Fatland said that commissioners can require more off-street parking if they wanted to. There was discussion about the drawings. No applicant or representative was present to speak.

Chair Whitaker asked for public testimony. Virginia Fuller asked for clarification about how many off-street spots are currently available and how many spots will be added. She said parking is a major problem in the area. George Teeny asked about street parking. Planner Fatland said 10 off-street spots are proposed. Amy O'Neal asked why parking is such a big issue when there is already a gym at the site, they are just building a new one; the issue should have been brought up when they did the track.

Chair Whitaker closed the hearing at 5:07 p.m. Commissioner Kreipe said looking into future of Maupin, they need to look at the issue going forward. Commissioner Rose said the minutes should reflect the parking concern, but it should not prevent the commission from moving forward with the application.

Commissioner Riley made a motion to approve the site plan review submitted on behalf of South Wasco County School District #1 on Taxlot 4S 14E 32 DA 5400 and adopt the staff report as presented with the conditions of approval.

Commissioner Kreipe seconded the motion. The motion passed unanimously on a 4 to 0 vote (Ayes: Whitaker, Riley, Rose, Kreipe; Nays: 0; Abstain: 0).

Public Notice of the hearing was published on the city website, posted locally, and mailed to property owners.

Chair Whitaker opened the hearing to consider a Site Plan Review for Taxlot 4S 14E 32 C 401 at 5:10 p.m. and read the guidelines. Commissioner Rose declared pre-hearing contact; she has a business relationship with the property owner unrelated to the applications submitted today.

Public Hearing: Site Plan Review and Conditional Use Permit for Taxlot 4S 14E 3 DA 5400

Public Hearing: Site Plan Review for Taxlot 4S 14E 32 C 401

Planner Fatland reviewed his staff report. Tim Thornton (owner) stated that the RV spaces would be open to guests when Maupin City Park is full and available for employees. It's not an RV Park that is available to the public; it will not be an eyesore or a nuisance. Commissioner Kreipe asked about utilities at the site.

Chair Whitaker asked for public testimony. DeOra Patton submitted document related to dedicated right of ways to be improved at a point of future development on the property. Not opposed to plan. DeOra said the bunkhouse should show dedicated parking. Planner Fatland said that DeOra Patton's comments will be addressed at the next hearing for the bunkhouse. Medy Gantz commends Tim for building worker housing and the direction of his development and helping to ease congestion in town.

Chair Whitaker closed the hearing at 5:19 p.m. Chair Whitaker said that she agrees with Medy Gantz that this proposal is solving a big issue in town.

Commissioner Riley made a motion to approve the site plan review submitted on behalf of SGID LLC for Taxlot 4S 14E 32 C 401, allowing the RV park and accessory structure, and adopt the staff report as presented. Commissioner Kreipe seconded the motion. The motion passed on a 3-0-1 vote (Ayes: Whitaker, Riley, Kreipe; Nays: 0; Abstain: Rose).

Public Notice of the hearing was published on the city website, posted locally, and mailed to property owners.

Chair Whitaker opened the hearing to consider a Conditional Use Permit for Taxlot 4S 14E 32 C 401 at 5:21 p.m. and read the guidelines. Commissioner Rose declared pre-hearing contact; she has a business relationship with the property owner unrelated to the applications submitted today.

Planner Fatland reviewed his staff report and addressed DeOra Patton's comment during the previous public hearing about the right-of-way; the contractor and owner were aware of the right-of-way and have complied in the site plan. Planner Fatland also addressed the property's stormwater management plan and presented additional proposed conditions for approval for commissioners. Commissioner Kreipe asked about the design of the proposed garage. Planner Fatland discussed accessory building guidelines.

Tim Thornton (owner) spoke about intent of building process and wanting to alleviate issues, like parking, at a previous location.

**Public Hearing: Conditional Use Permit for Taxlot
4S 14E 32 C 401**

Chair Whitaker asked for public testimony. DeOra Patton asked the applicant if there will be an onsite manager or contact in case of noise issues in the area; will the same noise rules apply as vacation rentals. Tim Thornton said he is available to contact. Virginia Fuller asked about water main and referenced water main issues in the area. City Manager Lewis said it is not on property.

Chair Whitaker closed the hearing at 5:34 p.m. Commissioner Kreipe said Tim Thornton had put a lot time into developing this. Planner Fatland asked if commissioners wanted to address the stormwater management plan and right-of-way. Commissioners discussed the topics with the applicant. Planner Fatland said the topics were discussed with the applicant and that he had no further concerns.

Commissioner Riley made a motion to approve the site plan review submitted on behalf of SGID LLC for Taxlot 4S 14 E 32 C 401 for the employee bunkhouse and adopt the staff report as presented with conditions of approval. Commissioner Rose seconded the motion. The motion passed on a 3-0-1 vote (Ayes: Whitaker, Riley, Kreipe; Nays: 0; Abstain: Rose).

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| Communications | Recorder Wolfe reviewed the communications from OLCC regarding new procedure for new liquor license applications. |
| Discussion | Planner Fatland reviewed definitions and examples of variances and non-conforming uses. Commissioner Kreipe brought up parking issue in Maupin. Manager Lewis shared that the City is hosting a parking discussion event on Thursday, March 9 for residents and business owners to discuss their parking concerns. DeOra Patton asked if Planning Commission has made plans/scheduled a time to develop standards for commercial development in the heights of Maupin (west Maupin) as proposed by Council. (Ref: 03/22/22 Council Minutes/Decision on DeLaMare' zone change request) |
| Adjourn | The meeting was adjourned at 5:53 p.m. The next meeting will take place on Tuesday, March 14 at 4:30 p.m. |

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: 
Lauren Whitaker, Planning Commission Chair

ATTEST: 
Christine Wolfe, City Recorder