



## MINUTES

City Council Meeting

Wednesday, May 31, 2023

Maupin Civic Center (507 Grant Avenue) and virtually on Zoom

<b>Call to Order / Roll call of City Council and Staff / Pledge of Allegiance</b>	<p>Mayor Carol Beatty called the meeting to order at 6:30 p.m. Roll call of City Council and Staff was conducted by City Recorder Christine Wolfe</p> <p><i>Presiding:</i> Mayor Beatty</p> <p><i>Council Present:</i> Susan Wright, Mark Roper, Tom Troutman, Mike Foreaker, Rob Miles, Kathy Peck</p> <p><i>Council Absent:</i> None</p> <p><i>Staff Present:</i> Recorder Wolfe, City Attorney Ruben Cleaveland, Administrative Assistant Bronte Dod, Community Liaison Melissa Napoli, Planner Kirk Fatland</p> <p><i>Visitors Present:</i> Don Jacklin, Chamber Director Suze Riley, Wasco County Emergency Manager Sheridan McClellan, Medy Gantz, Andrew Kreipe, Mark John, Jeff Hurt, Gary Burnett, Rod Woodside, Keelia Carver, Ben Stephenson</p>
<b>Consent Agenda</b>	<p>Councilor Wright moved to approve the consent agenda as presented. Councilor Peck seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<b>Public Comment</b>	<p>No public comment.</p>
<b>Reports</b>	<p>Mayor Beatty reviewed the submitted reports. Councilor Wright added that she is working on plans for the Legion post room. Councilor Roper reported on the first movie night program. Councilor Peck continues to coordinate on housing issues. Chamber Director Riley presented her report. A new business and visitor's guide has been distributed around town. Chamber also has a new website.</p>
<b>Consider: Wasco County Hazard Mitigation Plan</b>	<p>Wasco County Emergency Manager Sheridan McClellan presented information about the Wasco County Hazard Mitigation Plan. The City of Maupin has the opportunity to join so that in the event of an emergency the City can access federal funding more easily. Council decided by consensus to join the program. Councilor Troutman and Community Liaison Napoli will form a committee to work on the plan.</p>
<b>Discussion: Staats Avenue Garage</b>	<p>Mr. Kreipe was given the opportunity to present information about the Staats Avenue garage that he is currently using for storage. He said there are problems with the City's right of ways in the area and issues with transportation from the highway that are related to the garage. Mr. Kreipe would like to keep the garage and repair it. Requested that Planning Commission review the area.</p> <p>Planner Fatland clarified that Tenneson has worked on a map of the area to look for solutions for future street development and making land more usable, but no plan has been adopted. A map has been submitted to City Hall and no discussion has taken place.</p>

Councilor Wright asked Mr. Kreipe about ownership of the garage. Clarified that the garage sits in the right of way and is not owned by Mr. Kreipe and is not part of the legal description of the property that Mr. Kreipe owns. Councilor Miles clarified that Mr. Kreipe's property lines presented on the maps are correct and that the garage does not sit on his property.

Mr. John said that the solution will need to provide access the driveway of their property. Leaving the garage impedes their ability to put a driveway into their property.

Mr. Hurt asked if Mr. Kreipe has had an engineer do an analysis of the garage. Mr. Kreipe has not.

Councilor Roper agreed that there should be a plan for the area before moving forward. Councilor Wright discussed issues with adjusting the lot lines to accommodate the garage. Councilor Foraker said that the original plat was created without considering the topography and highway access of the area. Planner Fatland discussed some of the preliminary plans for the area, that include potentially vacating some of the rights of way, not a replat. Attorney Cleveland asked about issues of garage ownership if that plan were adopted; all adjoining lot owners would have to agree to the plan. Planner Fatland advised that Council could decide whether to look at the area further or not. Councilor Troutman questioned if the preliminary plans are in the best interest of the City. Councilor Wright said the area should be looked at holistically; would consider vacating the previous decision to remove the garage if the City hires a civil engineer to review the area and make reasonable decisions for streets and alleys. Councilor Troutman discussed other issues with the area, including water and sewer line extension. Mayor Beatty said that this issue should be reviewed by Planning Commission.

Councilor Miles moved that Planning Commission and the City Planner review the area under discussion for property access, street design, highway access, utility extension, potential vacation of streets and alleys and structures in the rights of way in order to provide Council with a recommendation for development. Councilor Wright seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.

---

**Discussion: Library Donor Wall**

SWCLF President Keelia Carver and Council discussed how the donors would be recognized in the installation. The names of donors will be under ranges of amount donated based on how the original fundraising plan. Council decided by consensus to allow the Southern Wasco County Library Foundation to move forward with plans and construction for the donor wall.

---

**Consider: Special Event Distillery Liquor License**

Councilor Miles moved to approve the Special Event Distillery Liquor License for Hood River Distillers. Councilor Foreaker seconded the motion. No further discussion. The motion passed

	<p>unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p><b>Public Hearing: Water, Sewer, and Recycle Rates Resolution 05312023-01</b></p>	<p>Recorder Wolfe addressed questions and concerns about rates from DeOra Patton’s letter submitted to Council. Water rates will have to increase substantially in order to receive low interest grants and loans for water system improvement identified in the 2022 Water System Master Plan. Annual CPI increases to water and sewer rates may be necessary to keep up with maintenance and operations. Councilors and Staff discussed water, sewer, and recycle recovery cost rates. Councilor Troutman asked how water pumping costs factor into the WSMP and funding.</p> <p>Ms. Gantz is in favor of the resolution; “raise it if you must.”</p> <p>Councilor Miles moved to adopt 05312023-01 as written. Councilor Peck seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p><b>Consider: Proposed Uses of State Shared Revenue Resolution 05312023-02</b></p>	<p>Councilor Miles moved to approve Resolution 05312023-02. Councilor Troutman seconded the motion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p><b>Public Hearing: FY 23-24 Budget Resolution 05312023-03</b></p>	<p>Recorder Wolfe presented staff report outlining amendments to the final budget. Councilor Troutman asked about the funds that were previously used for sewer bond payments to continue accumulating in a sewer fund reserve. Recorder Wolfe will look into it. Councilor Foreaker would like to know what future plans are for funding the Fire Department long-term. Councilor Troutman discussed some of the current work and funding.</p> <p>Ms. Gantz asked about funding for fire hydrant upgrades, which is a concern at First Street. Recorder Wolfe said there is money for replacement and upgrades in the Water Fund. Ms. Riley is in favor of allocating more funds for fire protection.</p> <p>Councilor Miles moved to adopt Resolution 05312023-03 with amendments outlined in the staff report, including allocating the unappropriated ending fund balances in the General, Sewer, and Park funds to contingency lines; additionally, to allocate \$30,000 from the General Fund contingency to Fire Department expenses. Councilor Foreaker seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
	<p>Council took a five minutes recess.</p> <p>Councilor Peck moved to extend the Council meeting by 30 minutes. Councilor Wright seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p><b>Public Hearing: Food Cart Ordinance No. 329 and Resolution 05312023-04</b></p>	<p>Councilor Wright moved to accept the Planning Commission’s recommendation to adopt Ordinance No. 329 and continue a temporary Food Cart Pilot program with regulations on placement</p>

and operations in the City of Maupin and to adopt Resolution No. 05312023-04 to set a single application fee of \$75.00. Councilor Peck seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.

Councilor Troutman will abstain from Councilor discussion and vote due to an actual conflict of interest because he is a councilor, property owner, and appealing decision of Planning Commission.

Planner Fatland reviewed the staff report and history of the two previous hearings about proposal at Planning Commission.

Mr. Troutman stated that he is an advocate for rezoning the majority of East Maupin to RC, but said that his understanding was only to change the existing MDR to RC, not the Industrial-zoned properties. Also has "issues with the way this all came about." Does not want to lose Industrial property in Maupin. Thinks Industrial properties should be Craft Industrial because it gives opportunity for light industry development.

Councilor Wright asked about the location of Mr. Troutman's property in the floodplain and if it is developable. The proposed FEMA Floodplain Map has Mr. Troutman's properties and the property owned by Deschutes RV in the floodplain.

Councilors reached a consensus to leave Mr. Troutman's properties zoned Industrial out of the rezone. Councilor Miles said that Mr. Troutman shouldn't have to pay the fees for a rezone of the discussed properties in the future. Mr. Troutman said he was upset that he had to pay a fee to appeal. Councilor Miles asked how property owners were contacted. Mr. Troutman said he was not aware of the proposed rezone and was not contacted by the City. Councilor Miles said he asked Manager Lewis specifically if all property owners were notified and questioned about the rezone. Councilor Miles said Manager Lewis confirmed that he had contacted each one and they were all "on board." Staff clarified that if Mr. Troutman wins the appeal he will get the appeal fee back, and the fee was never cashed. Staff should review the appeal fee process. Councilor Miles would like confirmation that Mr. Troutman was contacted. Staff confirmed that notices were mailed. Mr. Troutman said he received the mailed notice of the public hearing but did not receive any contact from Manager Lewis about the proposed rezone.

Councilor Roper asked about the motivation of rezoning all of East Maupin. Councilors discussed intention of keeping future recreational business expansion to East Maupin and cleaning up zoning. Councilor Wright described history of zoning discussions in the Economic Opportunities Analysis (2019). Planning Commission has been working on cleaning up zoning to plan for future development.

**Public hearing: Legislative Amendment to the Comprehensive Plan/Zoning Map Redesignating 27 Properties Located in East Maupin as Recreational Commercial**

Councilor Roper is concerned about opening up opportunity for more short term rentals. Ms. Riley said Planning Commission has considered it. Councilor Roper said that the City should put a cap on short term rentals. Planner Fatland advised that tying short term rentals to zoning makes these decisions more difficult.

Councilor Wright suggested that Council give the issue more thought and return to the hearing at another meeting. Planner Fatland advised about potential motions. Councilor Peck agrees with Councilor Roper about vacation rentals; thinks more discussion is needed. Ms. Riley said a separate discussion should continue about short term rentals. Councilor Miles said that the discussion should be about the rezoning, not the short term rentals because additional short term rentals will have to be built and the infrastructure isn't there.

Ms. Gantz supports Mr. Troutman's appeal and address the zoning issues in East Maupin. Is not in favor of more vacation rentals and is concerned that this proposal would open a massive amount of property, particularly the Open Space, to RC development. Planner Fatland advised about motions and steps for Council.

Councilor Wright moved to amend the Comprehensive Plan/Zoning Map and redesignate 25 properties from Medium Density Residential and Open Space to Recreation Commercial; the two properties removed are 4E 14E 33 DC 500 and 4S 14E 33 DC 300. Councilor Peck confirmed that Council could still discuss short term rental regulations after this decision. Councilor Peck seconded. The motion failed on a 3-1-3 vote. Ayes: Beatty, Peck, Wright; Nays: Roper; Abstain: Foreaker, Miles, Troutman.

Councilor Miles moved to continue the public hearing to next City Council meeting on June 28, 2023. Councilor Peck seconded. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.

<b>Executive Session</b>	No executive session.
<b>Adjourn</b>	The next meeting will take place on Wednesday, June 28, 2023. Mayor Beatty adjourned the meeting at 9:14 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: Carol Beatty  
Carol Beatty, Mayor

Attest: Christine Wolfe  
Christine Wolfe, City Recorder

