



MINUTES

City Council Meeting

Wednesday, July 26, 2023

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

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

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

Presiding: Mayor Beatty

Council Present: Susan Wright, Mark Roper, Mike Foreaker, Rob Miles, Kathy Peck, Tom Troutman

Council Absent: None

Staff Present: Recorder Wolfe, City Attorney Ruben Cleaveland, Administrative Assistant Bronte Dod, Planner Kirk Fatland, Community Liaison Melissa Napoli, WWTP Operator Nick Smith, Public Works Staff Gary Burnett

Visitors Present: Jon Helquist, Medy Gantz, Chamber Director Suze Riley, John Wood, Nicole Wood, Evelyn Jones, Michael Jones, Mark John, Heather John, Vicki Ballou, Holly Henderson, Susie Miles, Rod Woodside, John Bildsoe

Consent Agenda

Councilor Peck moved to approve the consent agenda as presented. Councilor Troutman second. Unanimously approved. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None. Council requested an update to Staats Avenue/Second Street project from Planner Fatland.

Public Comment

None.

Reports

Chamber Director Riley will provide Ride Row Run event update in September. Councilor Wright will meet with Urban Patterns talk through Legion Hall master plan. Planner Fatland presented update on Staats Avenue/Second Street right-of-way planning project. City Staff reported that Anderson Perry recently began survey of the area for the utility extension project.

Comprehensive Plan/Zoning Map Amendment to Redesignate 199 Elrod Avenue to Recreational Commercial

Planner Fatland reviewed the Planning Commission recommendation to approve the Comprehensive Plan/Zoning Map Amendment to redesignate 199 Elrod Avenue to Recreational Commercial. He presented the staff report and a summary of the Planning Commission discussion.

Councilor Peck asked about adjacent properties and for clarification about spot zoning. Planner Fatland replied that it is not specifically enough spot zoning or not to base the decision on those criteria. Planner Fatland recommended denial based on conversations in the past about how short-term rentals would be regulated in Maupin.

Councilor Foreaker said he was concerned that allowing the change would be considered spot zoning. Allowing the zone change would isolate two MDR properties. Planner Fatland pointed Councilors to Goal 1: Commitment to Planning and spoke to intent of RC zone.

Councilor Troutman asked if there was any negative testimony from adjoining landowners; Councilor Miles spoke about the phone call comment from a neighboring property owner.

Councilor Wright said she was troubled by property rezone because of shortage of available housing in Maupin. Sees the march of rezoned properties up the hillside as a long-term erosion of the availability of houses for full time residents. Said that it is a mistake on Maupin's part. Said Maupin should maintain housing stock at MDR for full-time occupancy.

Councilor Foreaker said he agrees with Councilor Wright. Said that he did not anticipate the issue of creeping zone changes when STR rules were created. Council spent two years developing STR regulation structure. It would be hard to deny future zone changes if this one is allowed. Said we have to preserve housing for folks who just want to live here.

Councilor Roper agrees with Councilors Foreaker and Wright. Said the zone change is tied to housing issues with employment in Maupin.

Councilor Miles said that he agrees that Maupin needs more long-term housing, but the Wood house is not available on market for long-term housing, so it should be able to be used as an STR. Said the decision about short-term rentals should be considered on a case-by-case basis.

Councilor Foreaker referenced research on short term rentals in small communities and spoke with a former Wasco County planning staff, and said that STRs are all about balance. Said Councilors need to consider long term growth of the City and leave STRs out of residential zones.

Attorney Cleaveland said Councilors are not bound by precedent; properties can be considered on a case-by-case basis, but Councilors have an interest in being even handed.

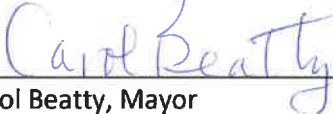
Councilor Troutman asked why Planning Commission recommending approving the zone change. Planning Commissioner Michael Jones chaired that meeting and said the decision was made to escalate the application to Council because the current approach to STRs is broken. Hard to draw lines when everyone has a story. He spent time researching academic research on short term rentals from 2019 forward; the data is overwhelmingly negative toward short term rentals. Said he feels like the current approach is broken and Maupin needs a better tool to regulate short-term rentals.


Councilor Foreaker moved to reject the Planning Commission recommendation and deny the Comprehensive Plan/Zoning Map Amendment to redesignate 199 Elrod Avenue from Medium Density Residential to Recreational Commercial. Councilor Roper second.

	<p>Motion passed on a 5-1-1 vote. Ayes: Foreaker, Roper, Wright, Peck, Beatty; Nays: Miles; Abstain: Troutman.</p>
<p>Discussion: Interim City Management</p>	<p>Mayor Beatty provided update about the City Manager recruitment process. She will meet with LOC about small cities finding a city manager and report back information to Council and Staff. Councilor Roper commented that an interim with experience would be a benefit for staff.</p>
<p>Appoint: Zoning Ordinance Administrator</p>	<p>Planner Fatland explained the role of the Zoning Ordinance Administrator (ZOA) in Maupin’s Municipal Code and recommended that Bronte Dod be appointed. Planner Fatland and Administrative Assistant Dod explained the City’s land use application process.</p> <p>Councilor Peck moved to appoint Administrative Assistant Bronte Dod as the Zoning Ordinance Administrator. Councilor Troutman second. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p>Discussion: Water System Master Plan</p>	<p>WWTP Operator Smith presented a summary of research and discussion regarding the Water System Master Plan. He has had discussions with the lead engineer at Anderson Perry and is having difficulty getting all his questions answered about what the critical needs of the system are; the water system is overall in good shape in terms of storage and reliability. There are also areas of more immediate concern that staff has identified that are not included in the WSMP.</p> <p>Councilors and staff discussed some of the specific vulnerabilities of the water distribution system that weren’t addressed in the WSMP. Councilor Troutman discussed some of the findings from the funding meetings staff has had and described the history Maupin’s water system; is in agreement with staff that the WSMP needs a second opinion before the City moves forward with a funding application. Residents also needs to be aware that the wastewater treatment plant will require a lot of investment and that plan will be finalized soon.</p> <p>Councilor Wright asked about the West Maupin Development scope of work; said that the City should consider immediate solutions and long-term solutions for future needs of the water system when planning.</p> <p>Administrative Assistant Dod said that in talking with MCEDD, the City can ask a separate engineering firm to review the master plan and provide recommendations for prioritizing improvements and funding that are more in line with the City’s goals and budget. The City would like to submit a Letter of Intent for funding to Business Oregon by September 15 or December 15.</p> <p>Councilor Foreaker would like to get a sense of the timelines for improvements from staff. Agrees a second opinion would be a good idea.</p>

	<p>Councilor Miles moved to authorize City Staff to spend up to \$5,000 on a second opinion from a licensed engineering firm to review the Water System Master Plan and prioritize tasks for immediate and long-term improvement. Councilor Foreaker second. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
MOUs for Emergency Management	<p>Community Liaison Napoli summarized her work on the emergency operations plan and presented the draft memorandums of understanding for emergency operations. Confirmed an audience question that farm animals would be allowed to evacuate to the Wasco County Fairgrounds.</p> <p>Councilor Miles moved to authorize Mayor Beatty to sign the informed consent memorandum of understanding for Vankoten and Cleaveland. Councilor Troutman second. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p> <p>Councilor Miles moved to allow Mayor Beatty to sign the memorandums of understanding as presented. Councilor Foreaker second. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
Discussion: Boom Truck	<p>Recorder Wolfe presented staff report explaining the issues with the recently purchased boom truck for Public Works.</p> <p>Councilor Miles moved to sell the vehicle through DAS Surplus at a listed minimum price of \$25,271.15. Councilor Wright second. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
Resolution: 07262023 Authorizing Changing Bank Statement Signatories	<p>Councilor Miles moved to approve Resolution 07262023. Councilor Troutman second. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
Schedule City Council and Planning Commission Joint Work Session	<p>The joint work session between City Council and Planning Commission to discuss short term rental regulation will take place on Thursday, August 3, 2023 at 4 p.m.</p>
Communication	<p>Councilor Susan Wright announces she is resigning her position effective August 1 because she is no longer a full-time resident of Maupin.</p>
Adjourn	<p>The next meeting will take place on Wednesday, August 23, 2023, at 6:30 p.m. Mayor Beatty adjourned the meeting at 8:38 p.m.</p>

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: 
Carol Beatty, Mayor

Attest: 
Christine Wolfe, City Recorder