



MEETING AGENDA

Planning Commission

Tuesday, August 8, 2023

Held in person at the Maupin Civic Center (507 Grant Ave.) and on Zoom:

<https://us02web.zoom.us/j/88696740794?pwd=NWtZQkhka05WZmREQzZSZ09ES2FHUT09> or

dial 1-253-215-8782 (Meeting ID: 886 9674 0794 Passcode: 572571)

PUBLIC COMMENT: Individuals wishing to address Planning Commission on items not already listed on the Agenda may do so during the Public Comment item on the Agenda. The maximum amount of time for all public comments under the Agenda item will be 15 minutes. Please limit comments from three to five minutes, unless extended by the Commission Chair.

PLEASE NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the City Recorder in advance at 541-395-2698. *Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la registrador de la ciudad 541-395-2698.*

4:30 p.m.	Call to Order / Roll Call of Planning Commission and Staff / Pledge of Allegiance
	Consent Agenda
	Public Comment
4:35 p.m.	Consider: Lot Line Adjustment for Taxlots 5S 14E 5 BB 345 and 5S 14E 5 BB 343
4:40 p.m.	Training
	Communications
	Adjourn



CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Planning Commission to spend its time on significant items and issues. Any Planning Commission member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the Agenda.

DOCUMENTS

[Draft of Planning Commission Minutes of April 11, 2023 Meeting](#)

[Draft of Planning Commission Minutes of June 13, 2023 Meeting](#)

MOTION

I move to approve the Consent Agenda as presented.



MINUTES

Planning Commission Meeting & Public Hearing

Tuesday, April 11, 2023

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

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance	<p>Chair Lauren Whitaker called the meeting to order at 4:35 p.m. Roll Call of Planning Commission and Staff was conducted by City Recorder Christine Wolfe.</p> <p><i>Presiding:</i> Chair Lauren Whitaker</p> <p><i>Commission Present:</i> Suze Riley, Michael Jones</p> <p><i>Commission Absent:</i> Jessy Rose (excused), Andy Kreipe (unexcused)</p> <p><i>Staff Present:</i> City Manager Kevin Lewis, Recorder Wolfe, City Planner Kirk Fatland, Administrative Assistant Bronte Dod</p> <p><i>Visitors Present:</i> Marni Malefyt, Vicki Ballou, Medy Gantz, Michelle Taylor, Andy McFarlane, Tom Troutman, Mark John, Margo Rettig, Ben Gates</p>
Consent Agenda	<p>Commissioner Jones moved to approve the consent agenda as presented. Chair Whitaker seconded. No further discussion. The motion passed unanimously.</p>
Public Comment	<p>No public comment.</p>
Public Hearing: Comprehensive Plan/Zoning Map Amendment to Redesignate 27 Parcels from Medium Density Residential, Industrial, and Open Space to Recreational Commercial	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners. This is a continuation of the public hearing that took place on March 14, 2023.</p> <p>Chair Whitaker opened the hearing to consider a Comprehensive Plan/Zoning Map Amendment to Redesignate 27 Parcels from Medium Density Residential, Industrial, and Open Space to Recreational Commercial at 4:40 p.m. and read the guidelines. No conflicts of interest were declared.</p> <p>Planner Fatland reviewed the staff report and presented a map of the affected properties.</p> <p>Chair Whitaker asked about the timing of the rezoning proposal and the vision for East Maupin. Manager Lewis said the intent is to provide flexibility of use and keep short-term rental (STR) expansion to the east side. The timing is a result of City's planning process. Manager Lewis said that there are no cities that have Open Space zoning designations for privately owned land. Open Space is a zone for public spaces. Recorder Wolfe stated as a reminder that Council wanted the zoning of the area cleaned up. Chair Whitaker asked about properties in the area zoned MDR that have a shared driveway and questioned if RC is appropriate for those properties. Manager Lewis said nothing would change on those properties until the use changed; a change of use application would provide Planning Commissioner with an opportunity to have input on issues like a shared driveway.</p> <p>Chair Whitaker said that rezoning certain properties to RC makes sense, but questions rezoning everything to RC. Fatland said the intent</p>

is to allow additional flexibility of use in the future. If it were rezoned to fit current use, the patchwork of zones would remain. Chair Whitaker said she did not get a clear answer on the intent of rezoning now. Planner Fatland talked about the difference between zoning to fit current use and zoning to allow for future changes. Council's vision was to create a mixed-use area on the east side. Recorder Wolfe said that Council wanted RC in East Maupin because it is not a quiet residential zone and already operating as a mixed-use area. It would keep future STR expansion to the area and not in the rest of Maupin.

Commissioner Jones asked why STRs are tied to the RC zone and why the City didn't own the spaces that are zoned OS. Commissioner Riley replied to question of ownership; the properties in question have historically been privately owned. Commissioner Jones talked about the urban growth boundary (UGB); by rezoning to RC the City is fully using the space within the UGB. The Planning Commission's role is to help with housing, the growth of the city, and help the City fulfill its obligation to maximize the space in the UGB. Commissioner Jones is in favor of moving forward with the proposal.

Commissioner Riley said that after walking the properties, most of the land in OS is probably not developable. If Commissioners are supporting utilizing the UGB, the OS land should be RC. Commissioner Jones said that he supports Oregon's land use and planning goals, and the process for the greater good and livability of everybody.

Recorder Wolfe explained the history of STR regulations in Maupin; the agreement after years of discussion was that STRs would be in RC only so that they are not intermingled in residential zoned areas.

Chair Whitaker asked for public testimony.

Proponents:

Margo Rettig (408 and 410 Deschutes Avenue): In favor of supporting staff and professional planning recommendations and commend the thought and work that went in to this proposal. It reduces regulation and increases flexibility, which is what entrepreneurs need in order to bring economic activity to Maupin and build the year-round community. If the City can reduce barriers and allow innovation and ideas to happen, specifically on Main Street, which is designated as all of Highway 197 in city limits, having a business community grow on the east side would be fantastic.

Tom Troutman (621 S US Hwy 197; 99 Bakeoven Road): In favor of residential property zone change to RC, but questions changing the zone of the Industrial property he owns. Chair allowed answer from Planner Fatland. Planner Fatland said the intent is to not mix industrial, residential, and commercial uses. Mr. Troutman said there is not much industrial property left in the City. The property may have environmental issues. Currently being used as fire truck storage. Mr.

Troutman is not in favor of changing 99 Bakeoven Road from Industrial to RC.

Discussion continued about ownership of property and nearby properties and previous zone changes. Manager Lewis said the property is in the Bakeoven watershed and would probably be inappropriate for industrial use. Mr. Troutman said there are fuel tanks in the ground. Planner Fatland said looking at the area as a whole, what would be the conflicts of industrial use if everything else develops around it as RC. Ms. Rettig asked what is Industrial looking forward; there could be cottage industries of other types of use. Mr. Troutman brought up history of old mill site that was zoned industrial and was turned into a public park. Concerned that there is not enough industrial zoned properties in Maupin.

Manager Lewis said true industrial in the sense of the word would never be allowed at that location because of environmental restrictions. The property is split zoned MDR and Industrial. The City should look at better places for where land could be zoned Industrial. The City also created the craft industrial zone, which allows for smaller industry and parcels.

Medy Gantz (504 First Street): Concerned about allowing vacation rentals in RC zones. Is in favor of the concept of rezoning the east side as a whole, but concerned that discussion of the proposal has moved from creating opportunities for small business to accommodating the expansion of STRs in Maupin. Concerned that this proposal will be followed by MDR property owners applying to change their zones to RC; not in favor of expanding RC beyond the east side. Maupin needs a population that lives here full time and not more STRs. In favor of the greater concept of making the east side more of a recreation and commercial area.

Ben Gates (408 and 410 Deschutes Avenue): In support of the proposal because cleaning up zoning will create opportunity. Appreciates the work of staff because it is messy on that side of town. The intent is to reduce regulation and create opportunity. Seems like a good opportunity to provide growth within the UGB. Addressed concerns on what could be developed on the OS properties; it is a steep slope, and those properties can only be divided into 3 parcels by rights, any more development would trigger a subdivision application and commissioners could bring up concerns then. The space may tend to preserve itself by nature of its topography.

Marni Malefyt (200 Williams Avenue) (and on behalf of Mike and Gloria McLucas 1002 and 607 S Hwy 197): It's not a quiet neighborhood on the east side; it's already very recreational. In favor of open space rezoned. Although there is very little that can be built, there is potential to build toward the highway and would like to be included in the rezone to have that opportunity.

Recorder Wolfe reviewed response from County about taxes; nothing will change on property taxes until the use of the property changes. Chair Whitaker asked about the shared driveway on two properties for MDR. Recorder Wolfe said if that should change, the land use application would provide an opportunity to address the concerns.

Chair Whitaker closed hearing at 5:25 p.m. and moved to commissioner deliberation.

Commissioner Riley addressed STR comment from Medy Gantz. There is space for Planning Commission and Council to regulate STRs if they started expanding around the city. Commissioner Riley said that STRs don't make sense economically and no one is going to buy a property in Maupin just for an STR. Commissioner Riley is in favor of whole proposal.

Chair Whitaker asked if Planning Commission can do any spot zoning. Staff and Planner advised about excluding certain properties zoned industrial. Chair Whitaker said there were concerns about contaminants on the industrial property owned by Mr. Troutman. Manager Lewis said his business is fine operating in the current zoning; if the property zone was changed the use would still be allowed. Commission should be looking for areas in the city for appropriate places for industrial land.

Commissioner Riley is not in favor of leaving industrial land in the watershed. Mr. Troutman said it's not in the watershed. There was discussion about where properties are currently zoned Industrial.

Commissioner Riley moved to recommend to City Council a comprehensive plan/zoning map amendment to rezone the listed 27 parcels, from Medium Density Residential, Industrial, and Open Space to Recreational Commercial. Commissioner Jones seconded the motion. No further discussion. The motion passed unanimously.

Discussion: Food Cart Draft Ordinance Review

Commissioners discussed food carts and reached a consensus to present an amended Food Cart Pilot Program ordinance to Council in order to extend the pilot program an additional year and gather more information.

Adjourn

The next meeting will take place on Tuesday, May 9 at 4:30 p.m. The meeting was adjourned at 5:40 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: _____
Lauren Whitaker, Planning Commission Chair

ATTEST: _____
Christine Wolfe, City Recorder



MINUTES

Planning Commission Meeting & Public Hearing

Tuesday, June 13, 2023

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

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance	<p>Commissioner Jones called the meeting to order at 4:32 p.m. Roll Call of Planning Commission and Staff was conducted by City Recorder Christine Wolfe.</p> <p><i>Presiding:</i> Michael Jones <i>Commission Present:</i> Suze Riley, Andy Kreipe, Jessy Rose <i>Commission Absent:</i> Lauren Whitaker (excused) <i>Staff Present:</i> Recorder Wolfe, City Planner Kirk Fatland, Administrative Assistant Bronte Dod <i>Visitors Present:</i> Medy Gantz, John Wood, Nicole Wood, Mark Roper, Michelle Taylor, Norm Ballou</p>
Consent Agenda	<p>Recorder Wolfe announced that the Lot Line Adjustment application was removed from the agenda at the request of the applicant. The applicant will bring the application to the commission at a future date to be determined.</p> <p>Commissioners decided to approve the April 11, 2023 meeting minutes at the next Planning Commission meeting.</p>
Public Comment	<p>No public comment.</p>
Public Hearing: OLCC Liquor License for 609 S Hwy 197	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.</p> <p>Commissioner Jones opened the public hearing to consider the Greater Privilege Liquor License application submitted by Oh Nice Holdings LLC for 609 S Hwy 197 at 4:39 p.m. and read the guidelines. No conflicts of interest were declared.</p> <p>Planner Fatland reviewed the staff report.</p> <p>Applicant Michelle Taylor said there was nothing additional to add from their application. The business hours will remain the same.</p> <p>Commissioner Jones asked for public testimony. There was none. Commissioner Jones closed the public hearing at 4:46 p.m.</p> <p>Commissioner Rose moved to recommend to City Council to approve the Greater Privilege Liquor License application submitted by Oh Nice Holdings LLC for 609 S Hwy 197. Commissioner Jones second. No further discussion. The motion passed unanimously. Ayes: Jones, Rose, Kreipe, Riley; Nays: None; Abstain: None</p>
Public Hearing: Comprehensive Plan/Zoning Map Amendment to Redesignate 199 Elrod Avenue from Medium Density Residential to Recreational Commercial	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.</p> <p>Commissioner Jones opened the hearing to consider a Comprehensive Plan/Zoning Map Amendment to Redesignate 199</p>

Elrod Avenue from Medium Density Residential to Recreational Commercial at 4:47 p.m. and read the guidelines. No conflicts of interest were declared.

Planner Fatland presented the staff report.

Commissioner Rose said this was a controversial decision when it was made; the decision was made that Council only wants STRs in RC zones. Commissioners are now looking at a decision that includes determining criteria for rezoning. With property owners applying for rezones and commissioners looking at each on a case-by-case basis, commissioners should consider a work with session with councilors for criteria regulating short term rentals. Planner Fatland said Councilors have discussed the pitfalls of regulating STRs by zone.

Commissioner Kreipe said that the property is adjacent to properties that are zoned RC and Industrial; the neighborhood is already a commercial area. Said that this area may be a better spot in town for rezoning to RC than the east side. Planner Fatland said this case is not considered spot zoning. Commissioners discussed zoning in the area. Commissioner Rose said that neighboring properties are probably going to apply for similar rezoning if this is approved.

Commissioner Jones said that he doesn't think regulating STRs by zoning is fair. Said he does not feel comfortable approving this because this is ultimately a question for City Council. He said STRs have done damage in small communities like Maupin and nobody wants that. Commissioner Kreipe agreed that they have done damage when they are regulated improperly. Commissioner Jones asked about newer research on STRs and to reevaluate the approach.

Commissioner Riley said the commission should vote no on this application and have a working session with Council to reevaluate STR regulation.

Applicant Testimony: Property owner John Wood said that they are not requesting the zone change to be empty homeowners; they live here part time and have long-term plans to become full-time residents. Mr. Wood said he is a volunteer firefighter on the MVFD and is here regularly for training. There is already an STR in the area and adding an additional one wouldn't bring more commercial use. Using the home as an STR part-time would help them financially.

Commissioner Jones said that their testimony was "fantastic" and would bring context to City Council about why they should reevaluate STR regulations. Commissioner Kreipe said he is their neighbor and thinks allowing them to use their house as an STR is a great idea.

Commissioner Jones asked for public testimony.

Proponents: None.

Opponents:

Medy Gantz (504 First Street): This situation is what opponents to allowing STRs in RC knew would happen. For years this has been a long, grueling discussion about STRs. Said she was against allowing STRs in RC at all because of the potential for residential properties to rezone. Agreed with current number of properties zoned RC and possibly turning the east side to RC to open use for STRs. There is a housing issue in Maupin and other towns are having issues being overrun by STRs. She is opposed to this zone change.

Mark Roper said that a joint work session between commission and council is necessary to discuss what the goals and direction are for zoning.

Commissioner Jones closed hearing at 5:15 p.m. and moved to commissioner deliberation.

Commissioner Jones said that Council should see these cases, knowing that Council will deny it. Planner Fatland advised on Council options. Discussion about how many STRs exist in Maupin; how commission should vote and what recommending approval would like to the Council. Consensus that a joint work session is needed.

Commissioner Rose said that Council guidance is to limit STRs in Maupin. It is hard to be a renter in Maupin and there is a lack of housing. [Recorder's Note: Commissioner Rose was excused from the meeting early due to an emergency.]

Commissioner Kreipe moved to recommend to City Council a comprehensive plan/zoning map amendment to rezone 199 Elrod Avenue from Medium Density Residential to Recreational Commercial. Commissioner Riley seconded the motion. No further discussion. The motion passed on a 3-0 vote. Ayes: Kreipe, Riley, Jones; Nays: None; Abstain: None; Absent: Rose

Adjourn

Commissioners would like to continue the discussion about STR regulations and RC zoning with Council in a joint work session and request that Council schedule a date. Commissioners also requested an update on the Staats Avenue/Second Street utility extension and street project. The next meeting will take place on Tuesday, July 11 at 4:30 p.m. The meeting was adjourned at 5:43 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: _____
Michael Jones, Planning Commission Acting Chair

ATTEST: _____
Christine Wolfe, City Recorder



PUBLIC COMMENT

Maupin's Planning Commission place great value on testimony from the public. This time is set-aside for the public to speak on any subject which does not later appear on the agenda. Please limit comments from three to five minutes, unless extended by the Commission Chair. The maximum amount of time for all public comments under this agenda item will be 15 minutes. Planning Commission members will not engage in dialogue but can consider scheduling any matter as an agenda item at a future Planning Commission meeting.

People who wish to testify are encouraged to provide written summaries; recognize that substance, not length, determines the value of testimony; endorse, rather than repeat, testimony of other witnesses with whom you agree. Thank you for taking the time to present your views.



CONSIDER: LOT LINE ADJUSTMENT FOR TAXLOTS 5S 14E 5 BB 345 AND 5S 14E 5 BB 343

4:35 p.m.

DOCUMENTS

[Staff Report](#)

[Application](#)

MOTION

I move to recommend to City Council for approval of the Lot Line Adjustment application submitted by Mr. Mounts to combine the Taxlots 5S 14E 5 BB 345 and 5S 14E 5 BB 343 into one lot with the proposed conditions of approval.



TENNESON

ENGINEERING CORPORATION

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

3775 CRATES WAY
THE DALLES, OR 97058

PHONE (541) 296-9177
FAX (541) 296-6657

May 31, 2023

City of Maupin
Planning Commission
507 Grant Avenue
Maupin, Oregon 97037

Reference: Stephen Mounts Property Line Adjustment
Staff Report and Notice of Decision

Report Prepared by:	Kirk Fatland, Contract Planner
Applicants:	Stephen Mounts
Procedure Type:	Administrative
Decision Date:	June 13, 2023
Assessor's Map:	05S-14E-05BB
Tax Lots:	343 & 345
Legal Description:	Lots 63 & 64, Phase 2 of the Rivercrest Subdivision
Comprehensive Plan Designation:	Residential
Zoning District:	Medium Density Residential (MDR)

Request and Background Information: The proposed land use action is preliminary approval of a property line adjustment submitted by Stephen Mounts, the owner of lots 63 and 64 of Phase 2 of the Rivercrest Subdivision. As there are no specific provisions within the Maupin Subdivision Ordinance addressing property line adjustments, the Planning Commission will determine by administrative action that the adjusted lot lines comply with the City's ordinances regarding minimum lot size, setbacks, etc. of the MD-R Zone. Property line adjustments do not alter the underlying plat lines, the proposed adjustment would effectively create a single property out of the two existing properties. The resulting tract of land will contain 10,745 square feet.

Recommendation: Based on the findings of fact and conclusions in the staff report, planning staff recommend approval of the proposal.

SECTION 3.5 - MEDIUM DENSITY - RESIDENTIAL "MD-R"

It is the purpose of this zone to provide a medium density pattern of dwellings and a mix of housing types.

Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the Medium Density-Residential zone shall comply with the following regulations:

A. PERMITTED USES.

1. *Single Family Dwellings as defined.*

FINDING: A single family dwelling is located within Lot 63.

C. DIMENSIONAL STANDARDS. *In the "MD-R" Medium Density-Residential zone the following dimensional standards shall apply:*

2. Area. *Every lot shall have a minimum of 5,000 square feet and an average width of not less than 50 feet. A lot having a width of less than 50 feet or an area of less than 5,000 square feet at the time of passage of this ordinance may be occupied by a one-family dwelling, provided that all yard requirements are complied with. Duplexes require a 10,000 square feet minimum lot size.*

FINDING: The proposed property line adjustment would create a single property containing 10,745 square feet.

- (a) Front Yard. *There shall be a front yard of not less than 20 feet in depth.*
- (b) Side Yard. *On interior lots, there shall be a side yard on each side of the main building and each side yard shall have a width of not less than five (5) feet in width. On corner lots the interior side yards shall have a width of not less than 5 feet but the side yard on the street side of such corner lot shall not be less than 10 feet in width.*
- (c) Rear Yard. *There shall be a rear yard of not less than ten (10) feet from the rear property line unless adjacent to a platted alley, in which case the rear yard setback for accessory building (only) may be three (3) feet.*

FINDING: No setbacks will be reduced as a result of this proposal.

SECTION 4.1 - MAINTENANCE OF MINIMUM ORDINANCE REQUIREMENTS

No lot area, yard or other open space existing on or after the effective date of this ordinance shall be reduced below the minimum required for it by this ordinance, and no lot area, yard or other open space which is required by this ordinance for one use shall be used as the required lot area yard or other open space for another use.

FINDING: The affected lots will not be reduced in size as a result of this proposal. The side yard setback between the home and the adjacent lot will increase as a result. No setback areas will be reduced.

SECTION 4.2 - ACCESS

Every lot shall abut a street, other than an alley, for at least 25 feet.

FINDING: The adjusted property will maintain access via Little Lake Road.

Proposed Conditions of Approval

1. The applicant will complete and file with Waco County a survey documenting the line adjustment. Prior to filing, the applicant will provide the City a final review copy. The survey shall note the City of Maupin's approval of the property line adjustment.
2. The final survey shall include the following note: The approval of this property line adjustment applies only to the adjustment of the ownership line between the adjoining properties. Approval of this property line adjustment does not alter the underlying subdivision lot lines or guarantee approval of any future development applications on the subject properties.
3. The final survey shall include a signature block for acknowledgement of the property line adjustment by the City of Maupin.
4. The property line adjustment is not final until a deed perfecting the adjustment is recorded. The final survey shall cite the recording number of the property line adjustment deed.



City of Maupin
 507 Grant Ave.
 PO Box 308
 Maupin, Oregon 97037

Lot Line Adjustment Application
 541-395-2698
 citymanager@cityofmaupin.org
 cityofmaupin.org

OFFICE USE ONLY

LOT LINE ADJUSTMENT # 512223 DATE RECEIVED 5/12/23 APPLICATION FEES PAID

CITY MANAGER SIGNATURE & DATE

APPROVED AS SUBMITTED APPROVED WITH CONDITIONS DENIED

CONDITIONS (IF APPLICABLE)

APPLICANTS

To the best of my knowledge, all statements and information contained in this application and attached exhibits are true and correct. I authorize the City of Maupin and/or Hearings Body to enter the properties for inspection of the site in conjunction with this land use application.

PROPERTY 1 OWNER Stephen Mounts
MAILING ADDRESS [REDACTED]
EMAIL [REDACTED]
PHONE [REDACTED]
SIGNATURE & DATE <i>Stephen D. Mounts</i> 5-12-23

PROPERTY 2 OWNER Stephen Mounts
MAILING ADDRESS
EMAIL
PHONE
SIGNATURE & DATE

PROPERTY 1 INFORMATION

ADDRESS 409 Little Lake Road
TAXLOT 5S 14E 5 BB 345
ZONE MDR
CURRENT USE Single Family Residential
AREA BEFORE ADJUSTMENT 5,227 sf
AREA AFTER ADJUSTMENT 10,889 sf

PROPERTY 2 INFORMATION

ADDRESS 407 Little Lake Road
TAXLOT 5S 14E 5 BB 343
ZONE MDR
CURRENT USE Fenced in yard
AREA BEFORE ADJUSTMENT 5,662 sf
AREA AFTER ADJUSTMENT

CRITERIA FOR LOT LINE ADJUSTMENTS

No application shall be approved unless the following criteria are met:

- The adjustment does not result in property sizes that are less than those established by the underlying zoning designation.
- Nonconforming properties that are less than the minimum size established for the zone shall not be further reduced in size.
- Existing structures shall not be made nonconforming with regard to setbacks, lot coverage or other requirements of the underlying zone, or Maupin Zoning Ordinance.
- Existing water and sewer service lines to adjusted lots or parcels shall be in conformance with current City standards or shall be constructed to conform with current City standards.
- The applicant has submitted documentation from the Wasco County Health Division that any existing sanitary septic systems on the adjusted properties meet all requirements of the County Health Division.

SUBMITTAL REQUIREMENTS

- Scale drawing prepared by a licensed surveyor or engineer showing the existing property lines, the proposed property lines, existing water, sewer and utility lines, and the footprint of all existing structures with setbacks to the existing and proposed property lines noted.
- Legal descriptions for the existing properties and for the properties as adjusted
- Copy of the deed or other recorded instrument that signifies ownership of the affected properties
- If the properties are not served by the City sewer system, provide documentation from the County Health Division which indicates that the proposed adjustment will be in compliance with all applicable requirements for sanitary septic systems when such systems exist on the properties affected by the adjustment.
- The lot line adjustment must be recorded by the Wasco County Surveyor and two copies of the recorded document must be received by the City of Maupin.

TERRA SURVEYING
PROPERTY LINE ADJUSTMENT SURVEY
 for
STEPHEN G. MOUNTS

WASCO COUNTY
 SURVEYOR'S OFFICE

CS# _____

DATE FILED: _____

BY: _____

LOCATION:

TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MAUPIN, WASCO COUNTY, STATE OF OREGON.

ZONING:

CITY OF MAUPIN
 MOR - MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTIONS:

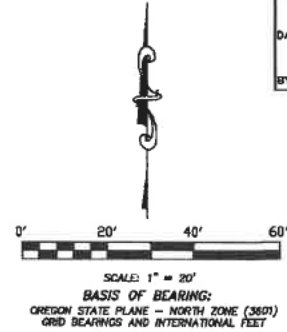
TAX LOT 345
 LOT 63, PLAT OF RIVERCREST SUBDIVISION, PHASE 2, IN THE CITY OF MAUPIN, COUNTY OF WASCO AND STATE OF OREGON.

TAX LOT 343
 LOT 64, PLAT OF RIVERCREST SUBDIVISION, PHASE 2, IN THE CITY OF MAUPIN, COUNTY OF WASCO AND STATE OF OREGON.

PROPERTY ADDRESSES:

TAX LOT 345
 LOT 63, PLAT OF RIVERCREST SUBDIVISION
 407 LITTLE LAKE ROAD
 MAUPIN, OREGON
 97037

TAX LOT 343
 LOT 64, PLAT OF RIVERCREST SUBDIVISION
 408 LITTLE LAKE ROAD
 MAUPIN, OREGON
 97037

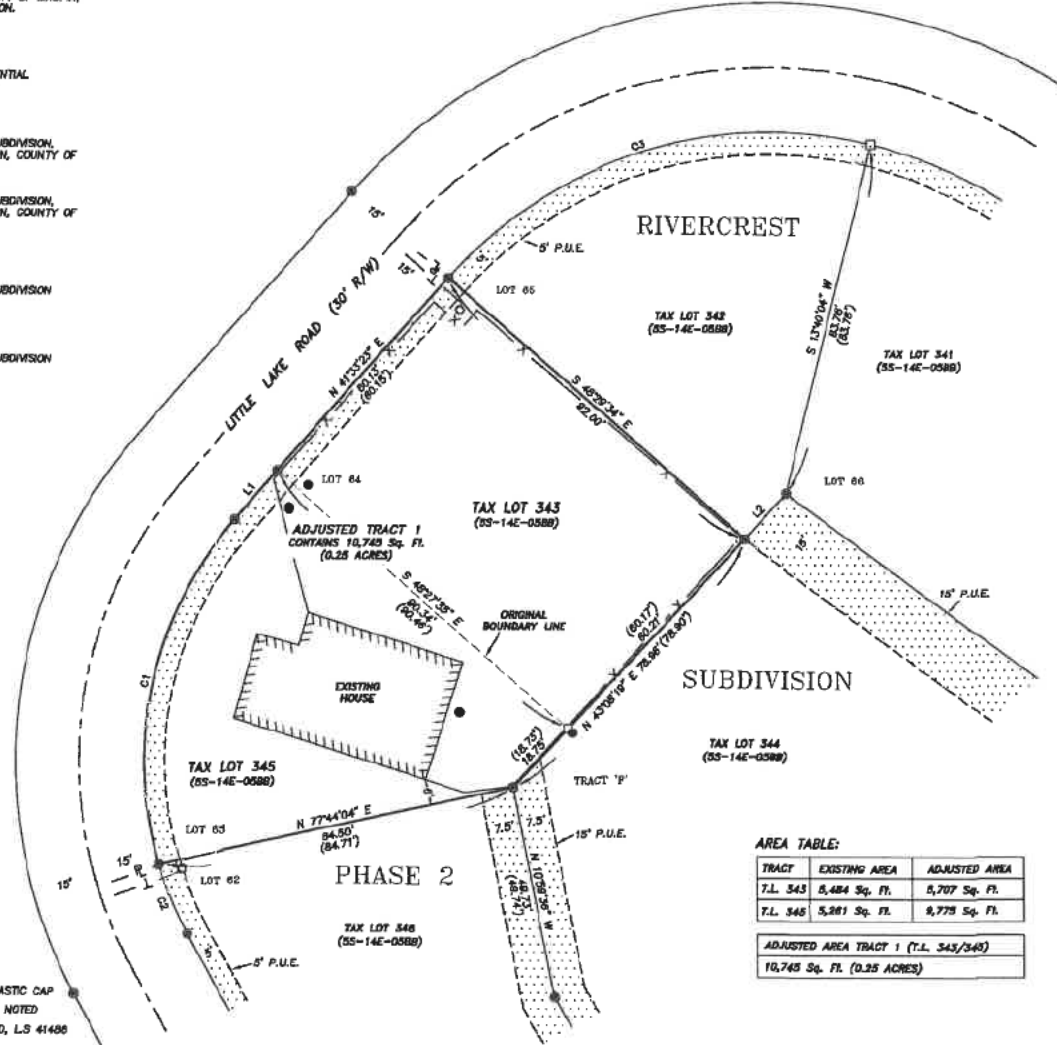


NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE PROPERTY LINE BETWEEN LOTS 63 AND 64 OF THE "RIVERCREST SUBDIVISION PHASE 2" IN THE CITY OF MAUPIN. SPECIFICALLY THE COMMON LINE BETWEEN THE TWO LOTS WILL BE ELIMINATED, CREATING THE ADJUSTED TRACT 1 OF LAND AS SHOWN IN THE PLAT.

ALL OF THE EXISTING CORNER MONUMENTS OF THE LOTS WERE RECOVERED AS SHOWN ON THE PLAT. 5/8" IRON RODS, L.S. 41406, FOUND ARE REFERENCED ON THE PLAT FROM WASCO COUNTY SURVEY NO. 14-121A WHICH IS THE PLAT OF RIVERCREST SUBDIVISION PHASE 2 BY RONALD A. BUSH ENGINEERING AND SURVEYING INC.

LINE/BEARING	DISTANCE	
L1 IN 41°11'57" E	15.15'	(15.00')
L2 IS 42°33'06" W	14.36'	(14.30')

ORIGINAL	LENGTH	BEARING	DELTA	ADJ. BEARING	ADJ. DISTANCE	BEARING	LENGTH
C1	107.20'	S 62°00'13" W	N 12°31'41" E	82.12'			82.30'
C2	172.20'	S 77°40'13" W	N 22°11'58" W	172.27'			172.30'
C3	108.38'	S 100°00'02" W	N 72°31'09" E	103.18'			103.10'



AREA TABLE:

TRACT	EXISTING AREA	ADJUSTED AREA
T.L. 343	5,484 Sq. Ft.	5,707 Sq. Ft.
T.L. 345	5,281 Sq. Ft.	4,779 Sq. Ft.

ADJUSTED AREA TRACT 1 (T.L. 343/345)
10,745 Sq. Ft. (0.25 ACRES)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
FOR REVIEW

OREGON
 December 30, 2005
 ERIK W. CARLSON
 72-106
 Expires: December 31, 2023

TERRA SURVEYING

P.O. BOX 817
 HOOD RIVER, OREGON 97031
 PHONE: (541) 388-4531
 E-Mail: terra@porga.net
 DATE: MAY 8, 2023
 PROJECT: 2305RPLA
 SCALE: 1" = 20'
 ASSESSORS MAP: 55-14E-0588

LEGEND:

- SET 5/8" IRON ROD WITH RED PLASTIC CAP
- FOUND MONUMENT OF RECORD AS NOTED
- FOUND 5/8" IRON ROD OF RECORD, L.S. 41406
- CALCULATED BOUNDARY CORNER
- () PLAT DISTANCES
- X - EXISTING FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P BURIED POWER LINE
- T BURIED COMMUNICATIONS LINE
- WATER VALVE
- SEWER CLEANDOUT

REFERENCES:

FILED IN THE WASCO COUNTY SURVEYOR'S OFFICE.
 C.S. No. 14-151A, PLAT OF RIVERCREST SUBDIVISION PHASE 2 BY BUSH SURVEYING, L.S. 41406, FILED: DECEMBER 26, 2006.
 C.S. No. 20-032, PROPERTY LINE ADJUSTMENT BY T.E.C., L.S. 2798, FILED: JULY 30, 2018.



ADJOURN

NEXT MEETING TIME & DATE

September 12, 2023 at 4:30 p.m. in person and virtual

SUGGESTED TOPICS FOR NEXT MEETING

CHAIR ADJOURNS THE MEETING