



WORK SESSION

Planning Commission

Monday, January 22, 2024

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
	Discussion: Food Cart Draft Ordinance
	Discussion: Short Term Rental Draft Ordinance Amendments
	Discussion: Introduction to Staats-Second Area
	Adjourn



DISCUSSION: FOOD CART DRAFT ORDINANCE

DOCUMENTS

[Staff Report](#)

[Ordinance No. 329](#)



January 19, 2024

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

RE: Food Cart Regulations Ordinance

Dear Commissioners:

I have read the Ordinance a couple times and find that it is better than several that I have seen. Many Cities require Conditional Use Permits (CUP's) as the primary approval process. Also, I have to tell you, food cart marketing was tried several years ago here in Maupin and never got off the ground. I am assuming this program was in operation last summer, so that, in my opinion, is really something.

So, I have just some small observations to make regarding the Food Cart Ordinance.

Section 3 – Authority: The use of the Zoning Ordinance is a very slow enforcement tool; a much quicker process is needed. We should probably consult with the City Attorney on this, but some sort of Citation is needed which would put the offender in front of a Justice of the Peace or other Judge on a fairly quick basis.

The last sentence of Section 3 confuses me, the City Council has the authority to do pretty much anything it wants..... Why not establish an Annual Review at the end of the season by the Planning Commission for Presentation to the City Council. That would put both bodies in the same room to work out any issues that may come to light.

Section 4 – Conformance: I would add a sentence indicating the Food Cart Permits are available at City Hall. Also, I would have copies of all the regulations listed in the next section available at City Hall

Section 5 – Food Cart Standards: #1 threw me, I envisioned the food carts in constant motion along the City Streets.....I would change that sentence to read: Carts must be able to be moved at all times.

#5. Why does the private property have to be developed, as long as services are available?

#7 The Maupin Sign Ordinance is a difficult tool to work with on a food cart. I would suggest maybe some better guidelines be placed in this section.....Most carts have their menus placed on both sides of the cart, assuming two service windows. The Cart Business Name is usually wrapped around at the top of the sides of the cart. We ought to be able to develop some simple guidelines for the vendors to use.

#9 Has anyone taken a look at the potential sites that may or may not be available in these designated zones? This is where major opposition to Food carts came from in the earlier time.

Section 6 – Food Cart Standards This seems like a lot of paperwork!

Section 9 – Enforcement This is odd. Sections 7 and 8 are missing...but it appears there is already a Citation process. Need to better identify the Maupin Community Liaison, where located (I am assuming City Hall)

Sections 10, 11 and 12 will work OK.....

Finally, I would like to say this Ordinance probably worked pretty well this last year, I have been pretty picky because I have been burned by bad grammar, bad choice of verbiage and a host of other issues written into a City Ordinance. These items discussed can be pretty easily fine-tuned. I look forward to meeting with you on Monday.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

/s/ Dan Meader

Dan Meader, Senior Land Use Planner
3775 Crates Way, The Dalles, OR 97058
(541) 296-9177 | meaderd@aks-eng.com





DISCUSSION: SHORT TERM RENTAL DRAFT ORDINANCE AMENDMENTS

DOCUMENTS

[Staff Report](#)



December 7, 2023

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

Reference: Short-Term Rental Ordinance Preliminary Draft

Dear Commissioners,

The attached draft ordinance is a first attempt to capture the policy objectives and ideas generated at the October Planning Commission meeting regarding short-term rentals. The specific focus areas that have been added (in red) to the existing ordinance include:

1. Requiring a short-term rental to be the primary residence of the owner. Please see the added definition and section 5.30.030 addressing how this would be administered.
2. To ensure unused licenses are forfeited and encourage payment of taxes section 5.30.040 has been amended to allow revocation of a license after two consecutive quarters of unreported tax payments.
3. Throughout the ordinance, it has been clarified that license is an annual license to be renewed at the end of every calendar year.
4. Section 5.30.020 (2) specifies that a license is not transferable to new owners if the property is sold.
5. Section 5.30.060 details the application process as first come, first served.
6. To incentivize the construction of accessory dwelling units (ADUs) an exemption has been added for ADUs regarding the primary residence requirement of 5.30.030 (B).

This draft is intended to convey general ideas, once the Planning Commission approves a more complete draft the City Attorney will review it. I am looking forward to discussing this preliminary draft with you all at the next meeting. Please feel free to reach out beforehand with any thoughts or questions.

Sincerely,

Kirk T. Fatland

Kirk Fatland

Chapter 5.30

SHORT-TERM RENTALS

5.30.010 Definitions.

For the purpose of this chapter, the following definitions shall apply:

“Accessory structure or accessory use” means a structure or use incidental and subordinate to the main use of a property and located on the same lot as the main use.

“Contact person” means a 24-hour local (within 10 minutes of the rental dwelling) person or entity who can address governmental and private citizen concerns and may be:

- (a) The owner(s) of the dwelling unit; or
- (b) The agent of the owner(s) authorized to act for the owner(s) as designated on the license application.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, sanitation and only one cooking area.

“Licensing authority” means the Maupin city manager or another authorized representative of the city of Maupin charged with administering this chapter.

“Multifamily dwelling” means a structure of which all habitable portions thereof are connected structurally and comprise three or more dwelling units, including, but not limited to, factory-built dwellings, mobile homes and site-built dwellings.

“License” means a short-term rental license issued by Maupin, Oregon, and maintained in good standing by the owner(s) or agent of the owner(s) in accordance with the provisions of the Maupin city ordinances and regulations.

“Owner(s)” means the person or people, partnership, corporation, association, or other legally recognized person(s) or entity holding title to the dwelling unit in accordance with law.

“Person” means any natural person(s), firm, partnership, association, social or fraternal organization, corporation, business or any other group or combination acting as a unit.

“Primary Residence” means the property that an Owner occupies for the majority of the calendar year, as evidenced by the property address being listed on at least two of the following records of the Owner:

- a. Voter registration card
- b. Oregon driver’s license or other government-issued identification card
- c. Federal income tax return from the most recent tax year

“Rental agreement” means any agreement, whether or not in writing, granting the use of a dwelling unit to a person. Use of a dwelling unit by a recorded owner or other person or persons without monetary consideration shall not be considered to be a rental under this chapter.

“Rent” means the authorization of use of a dwelling unit granted to a person(s) in exchange for monetary consideration.

“Renter” is a person who rents a short-term rental.

“Short-term rental” means the renting of a dwelling unit (including any accessory guest house on the same property) to any person(s) on a day-to-day basis or for a period of time of up to 30 consecutive nights.

“Single-family dwelling” means a structure of which all habitable portions thereof are connected structurally and comprise one dwelling unit, including but not limited to factory-built dwellings, mobile homes and site-built dwellings.

“Sleeping area” means a room or other space within a dwelling unit designed, intended or used for sleeping. Roll out beds, fold out couches, or other temporary sleeping accommodations including tents and recreational vehicles shall not be considered a sleeping area, and may not be used to increase the allowed occupancy of a short-term rental as provided in this section. Determinations as to the number of sleeping areas within a dwelling unit are reserved to the Maupin city licensing authority and all determinations are final.

“Two-family dwelling” means a structure of which all habitable portions thereof are connected structurally and comprise two dwelling units including but not limited to factory-built dwellings, mobile homes and site-built dwellings.

“Vacation rental,” for the purpose of this section, means the same as “short-term rental” as defined above. [Ord. 312 § 1, 2021.]

5.30.020 Licenses.

(1) It shall be unlawful to rent any dwelling unit as a short-term rental without obtaining and maintaining a current license as provided in this chapter. All dwelling unit owners shall obtain a license prior to using the dwelling unit as a short-term rental.

(2) No license granted under the provisions of this chapter shall be assignable. If the dwelling unit is sold or transferred by any means, a new license is required of the subsequent owner(s) who desire(s) to continue a short-term rental operation; provided, however, that the Maupin city council may set a pro rata lower fee for the first year. The subsequent owner(s) will be required to fill out a new application and agree in writing to comply with the requirements of this chapter and the license authorized herein. [Ord. 312 § 2, 2021.]

(3) The City shall restrict short-term rental licenses to a maximum of 3% of residential units within the City as rounded to the nearest whole number. The number of residential units shall be assessed on the final business day of each calendar year. This percentage may be adjusted by amendment to this ordinance by the City Council.

5.30.030 Application for license – Fee.

(1) Applications for a license, renewal of a license, or license caused by a change in ownership shall be made upon forms provided by the city of Maupin and filed at the city manager’s office at City Hall. These applications shall include, but not be limited to, the following:

(a) A plot plan, drawn to scale, showing the location of the dwelling unit on the lot with dimensions shown and particularly the off-street parking availability shall be shown and dimensions of the parking spaces shown as well.

(b) Proof of primary residence. The applicant must provide at least two of the following items as evidence that the property is the primary residence of the Owner:

- i. A copy of the Owner's voter registration.
- ii. A copy of the Owner's Oregon driver's license or other government-issued identification card.
- iii. A copy of the Owner's federal income tax return from the most recent tax year (for address verification only; financial data should be redacted).

(c) Every license application, renewal license or license caused by a change in ownership shall be accompanied by application fee(s), which, at the time of passage of the ordinance codified in this chapter is \$250.00 plus actual cost of any additional inspections by city, county, or state agencies. This application fee is subject to modification as provided in this chapter.

(d) If approved by the licensing authority, the successful applicant shall pay the annual licensing fee which is \$500.00 per calendar year prorated as of the date of issuance. This is the fee adopted at the time of passage of the ordinance codified in this chapter and is subject to change as provided in this chapter.

(e) Fees provided in this chapter shall be subject to review annually and may be amended, by resolution of the city council of the city of Maupin.

(f) Every application shall be processed by the licensing authority.

(g) Upon receipt of the completed application, the licensing authority will review the application and certify that:

- (i) Based on a viewing of the property, the short-term rental complies with standards found in this chapter and the other relevant ordinances of the city of Maupin.
- (ii) There has been a proper posting of the contact person information, as provided in this chapter.

- (iii) The contact person information is being provided to the Wasco County sheriff, local fire and rescue and the city of Maupin.
- (iv) Determine and state on the license the maximum occupancy for the short-term rental as defined by this chapter.
- (v) Receive and review the certified statement of the owner that the owner of the short-term rental has met and will continue to comply with the requirements of this chapter. [Ord. 312 § 3, 2021.]

5.30.040 Transient room tax compliance required.

Notwithstanding any other provision of the ordinance codified in this chapter or any other ordinance of the city of Maupin and as a separate stand-alone requirement and criteria for holding a valid license, the owner shall provide a certified statement that the owner will comply with Maupin and Oregon State transient room taxes. If at any time the licensee cannot demonstrate compliance with transient room taxes, or if the city determines that the owner is not in compliance with the provisions of those transient room taxes, the license shall not be issued, or may be suspended or revoked, or may be denied upon renewal, until such time as the noncompliance is resolved to city's satisfaction. "Noncompliance" includes, but is not limited to, failure to report, improper reporting, failure to collect or failure to remit required transient room taxes. Any of these actions not timely made is also grounds for revocation and nonrenewal of the license for noncompliance. **Failure to properly report compliance with Oregon and City of Maupin transient room tax requirements for two consecutive quarters will result in immediate revocation of a Short-Term Rental License.** [Ord. 312 § 4, 2021.]

5.30.050 Licenses subject to commercial city sewer and water rates.

Premises licensed under the provisions of this chapter and related regulations are subject to the Maupin commercial city sewer and water rates during the period of licensure. [Ord. 312 § 5, 2021.]

5.30.060 Issuance and maintenance of license.

Issuance and maintenance of license is subject to the following:

- (1) Authority to issue licenses rests with the licensing authority.
- (2) An issued license is subject to revocation or refusal to renew the license for failure to meet, maintain or operate the short-term dwelling in conformance with the requirements of this and other ordinances of the city of Maupin.
- (3) Within 30 days of receipt of a completed application, the payment of required fees, and the determination or adequate certification of compliance with the requirements of this chapter, a license shall be issued by the licensing authority to the owner which shall be good until the end of the calendar year of issuance.
- (4) If an application for a permit or the renewal of a permit is denied, or a permit is revoked, cancelled, or not renewed the owner may appeal denial or revocation or nonrenewal to the Maupin city council as provided below.
- (5) During the time that a license is revoked, nonrenewed or not issued, a short-term rental may not operate. [Ord. 312 § 6, 2021.]

(6) All Short-Term Rental License expire on December 31st annually and must be renewed prior to continuing use of a Short-Term Rental. If the maximum number of Short-Term Rental Licenses is not reached by approved renewal applications, the City may issue new Short-Term Rental Licenses.

All new Short-Term Rental License applications shall be time-stamped with the date of receipt, or the date the application was deemed complete (whichever is later). The Administrator shall process completed applications in the order that they are received, according to the timestamp on the application.

If the maximum cap of Short-Term Rental Licenses is reached the Administrator shall stop processing applications for the year. Any unprocessed applications shall be returned, and the application fee shall be refunded to the Applicant. Applications for an STR License are only valid for the year for which it was submitted.

5.30.070 Operating standards.

All short-term rentals shall comply with the following operating standards and conditions:

- (1) Except as provided herein, single-family dwellings conducting a vacation rental business must maintain the appearance and operational characteristics of a single-family dwelling unit.
- (2) *Contact Person(s)*. The name and phone number of the contact person(s) shall be posted, provided and updated in the following manner:
 - (a) Short-term rentals shall maintain a sign, which is conspicuously posted and clearly visible from the primary street(s) adjacent to the property, identifying the property as a short-term rental. This sign shall include the current name and 24-hour phone number of the contact person and the occupancy limits of the home.
 - (b) In addition, the owner shall provide the contact person's name and phone number in writing to the local fire chief and the Wasco County sheriff's office.
 - (c) Each vacation rental shall maintain an up-to-date posting which shows the property owner's contact information, phone and email address and the telephone number for the contact person.
 - (d) The owner shall update the posted notice and provide a new written notice to the local fire chief and Wasco County sheriff's office and the city of Maupin each time there is a change to the name or phone number of the contact person.
 - (e) The contact person shall contact a renter by phone or in person or otherwise promptly respond to phone inquiry upon receiving any complaint from a neighbor, the local fire department or the sheriff's office concerning the conduct of a renter or other issue impacting the public or the city.
- (3) *Quiet Time*. The hours of 10:00 p.m. to 7:00 a.m. weekdays and 10:00 p.m. to 10:00 a.m. on weekends and holidays are required quiet times. The owner or contact person shall notify every renter, in writing, of the quiet times and that a renter may be subject to sanction and penalties under the law. Failure of the licensee or the licensee's agents to enforce this quiet time may result in revocation or nonrenewal of license. Renters who violate this standard may be issued enforcement mechanisms available for breaches of the peace.

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- (4) *Outdoor BBQs.* Outdoor propane barbecues and outdoor propane fire pits are permitted. No other outdoor fires are permitted.
- (5) *Garbage Service.* The owner shall be required to maintain adequate garbage service, with required secure containers, from the franchised waste disposal service company serving its property. The service must be at a level commensurate with the garbage generated at the dwelling, but no less than weekly service when the short-term rental is being rented. Owners shall notify all guests of the garbage services and requirements for the dwelling.
- (6) *Parking.* The owner must provide one parking space for each approved sleeping area in a short-term rental, plus one additional parking space per unit. Off-street parking spaces shall measure not less than nine feet by 19 feet. Owners shall provide sufficient off-street parking for renters who bring trailers, boats or similar oversized vehicles. Renters must be advised that they may only park in the off-street parking unless otherwise specifically authorized by the city license. Parking shall not, under any circumstances, hinder the path of any emergency vehicle. Renters may be cited and fined in the event they park illegally. Repeated violations of prohibited parking by renters of the short-term rental may be grounds for revocation or nonrenewal of the license.
- (7) *House Number.* A house number, visible from the street, shall be installed and maintained by the owners.
- (8) *Limits on Occupancy.* The maximum occupancy for a short-term rental unit shall be calculated on the basis of an average of two persons per sleeping area plus an additional two persons. For the purpose of maximum occupancy, those under two years of age shall not be counted. Accessory structures, tents and recreational vehicles and similar sleeping arrangements shall not be used to increase the number of people approved to occupy a short-term rental. Notwithstanding the foregoing, no more than 10 persons shall occupy the short-term rental unit at any one time.
- (9) *Notices to Renters.* The owner must provide to each renter and post in a prominent location in the dwelling, a list of rules including, but not limited to, rules on required quiet times, fire, barbecues, available garbage service, parking locations and limitations on occupancy.
- (10) *Outdoor Lighting.* Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take

into consideration the viewshed and shall be shielded or hooded to prohibit glare to impact adjoining properties.

(11) *Pets and Barking Dogs*. If owner allows dogs on premises, the renter shall always maintain control of the dog including preventing excessive barking. [Ord. 312 § 7, 2021.]

5.30.080 Complaint procedure.

All complaints will initially proceed through the informal resolution process provided herein. If the complaint is unresolved, then the more formal process shall be utilized as set forth below:

(1) *Step One*. The complaining party shall attempt to communicate with the contact person designated on the license, as is communicated in the notice posted at the short-term dwelling. The complainant shall describe the problem and the requested resolution.

(2) *Step Two*. The contact person shall promptly respond to the complainant and make reasonable efforts to remedy any situation that is out of compliance with the provisions of this chapter. If that resolves the matter, the complaint process terminates.

(3) *Step Three*. If the response from the contact person is not satisfactory to the complaining party or the contact person does not believe that the problem violates this or other Maupin city ordinances or other laws, either party or both parties may next provide a written complaint to the licensing authority, with a copy of the written complaint provided to the other party by the complainant. The written complaint shall describe all efforts to resolve the problem. The licensing authority shall then attempt to resolve the complaint with parties. The licensing authority may use community mediation resources if it determines such resources are available and would help resolve the complaint. If not mutually resolved by the parties, the licensing authority shall issue a written determination to both parties to resolve the problem. If the licensing authority finds that a violation of this chapter occurred, the licensing authority may undertake enforcement action as authorized in this or other ordinances of the city of Maupin.

(4) *Step Four*. Either party may appeal the determination of the licensing authority by filing a written appeal to the Maupin city council, within 30 days of the licensing authority's determination. The city council, or its designee, shall hold an informal hearing on the appeal and issue a formal decision.

(5) *Complementary Procedure.* This procedure is separate from but complementary with the procedures used to revoke, cancel or deny renewal of a license. [Ord. 312 § 8, 2021.]

5.30.090 Denial, revocation or renewal of a license – Hearing.

(1) Owners of short-term rental units who hold a valid license under this chapter are required to comply with all applicable provisions of this chapter and the other ordinances of the city of Maupin. In addition to the penalties provided elsewhere, for any violation of any provision of the ordinances of the city of Maupin, failure to comply may subject the owner to revocation or nonrenewal of a license as provided for in this section.

(2) Appeal of denial of a license is also governed under these provisions.

(3) The following shall be grounds for considering revocation or nonrenewal of the license granted and held under this chapter:

(a) One or more violations of this chapter or other provisions of the Maupin city ordinances related to the same short-term rental within one year. Violations include, but are not limited to, complaints identified in this chapter which reached Step 4 in MMC 5.30.080 and a final determination was made that the problem, as unresolved, violates provisions of Maupin ordinances.

(b) Violations may also be determined by the licensing authority for noncompliance with the provisions of this chapter or other federal, state or local law.

(4) A decision of the licensing authority may be appealed under the following procedures:

(a) An appeal of the decision of the licensing authority must be filed with the city recorder within 30 days of the appealed decision, together with a filing fee, which at the time of adoption of this ordinance is \$100.00 and which as elsewhere provided is subject to annual review.

(b) Upon timely filing of an appeal of the administrative decision of the licensing authority, the city council or an authorized representative of the city council shall conduct a hearing to consider the challenged decision.

(c) The city council or its designee shall give 30 days' written notice to all relevant parties of the time, date and place of the hearing, that the short-term rental permit may be revoked as a result of the hearing and of the allegations and violations upon which revocation will be considered.

(d) At the hearing, each party shall have an opportunity to be heard and present such witnesses, testimony and other evidence as that party deems relevant to the issues. The procedure will be informal and no cross examination will be allowed. The hearing may be continued at the discretion of the city council or its designee.

(e) At the conclusion of the hearing process, the city council or its designee shall consider the evidence and issue a binding decision. [Ord. 312 § 9, 2021.]

5.30.100 Exemptions.

(1) Accessory Dwelling Units lawfully permitted in accordance with MMC 18.40.210 are exempt from the following section of this Title: 5.30.030 (1) B. requiring the Short-Term Rental Licensee to demonstrate the dwelling as a primary residence.



DISCUSSION: INTRODUCTION TO STAATS AVENUE-SECOND AREA

DOCUMENTS

[Staff Report](#)



December 7, 2023

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

RE: Staats Ave. Area Plan

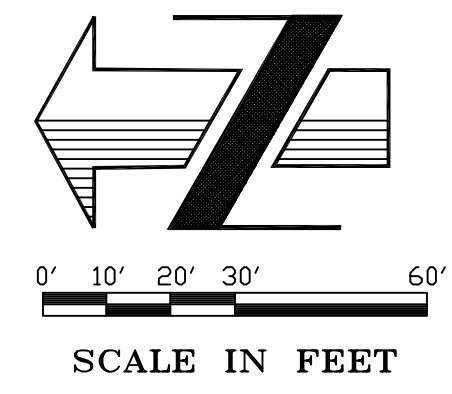
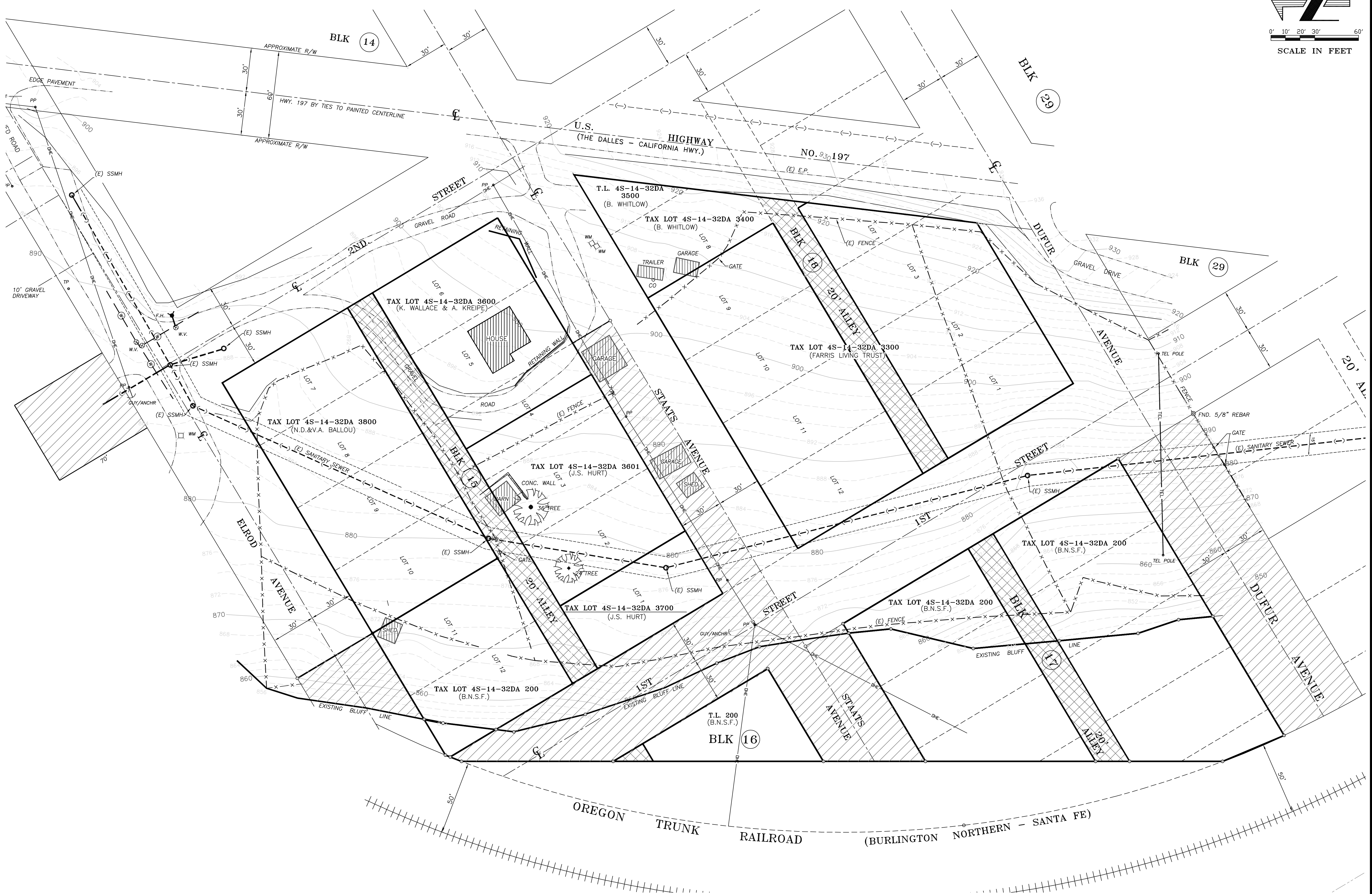
Dear Commissioners,

The City Council has requested that the Planning Commission consider possible improvements to the existing conditions of the Staats Ave. area below the highway. Attached to this memo is a map showing existing conditions as well as potential right-of-way vacations. For the purpose of this meeting, please focus on the existing conditions. The initial plat of this area occurred prior to the highway and with obvious disregard for the topography of the area. Additionally, longstanding buildings are located within rights-of-way. As with other recent projects, identifying goals for the area should be the first step at the upcoming meeting, then we can discuss possible steps to reach those goals. As the City is not a landowner in this neighborhood, there are limited options available to the City to alter the layout and functioning of the area. Please let me know if you have any questions prior to the meeting.

Sincerely,

Kirk T. Fatland

Kirk Fatland



Design	T.E.C.
Survey	T.E.C.
DWG. No.	R:\WORK ORDERS\15790\DRMMS\15790\Location Map.dwg
Date	03/14/2023
Drawn	H.M.H.
Work Order No.	15790
Scale	1"=30'

**PRELIMINARY MAP OF
STREET AND ALLEY VACATIONS
IN BLOCKS 15, 16, 17, & 18
TOWN OF MAUPIN
FOR THE CITY OF MAUPIN
IN THE SE1/4 SEC. 32, T4S, R11WE W.M.
CITY OF MAUPIN, WASCO COUNTY, OREGON**

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

REGISTERED PROFESSIONAL LAND SURVEYOR
FOR REVIEW ONLY
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800
EXPIRES: 12/31/2023

SHEET
1 OF 2
Work Order No.
15790

PLOT DATE: 3/14/2023

REFERENCES :

CITY OF MAUPIN MONUMENTATION MAP BY TENNESON ENGINEERING CORP. W.O. #4443, MAY 1973

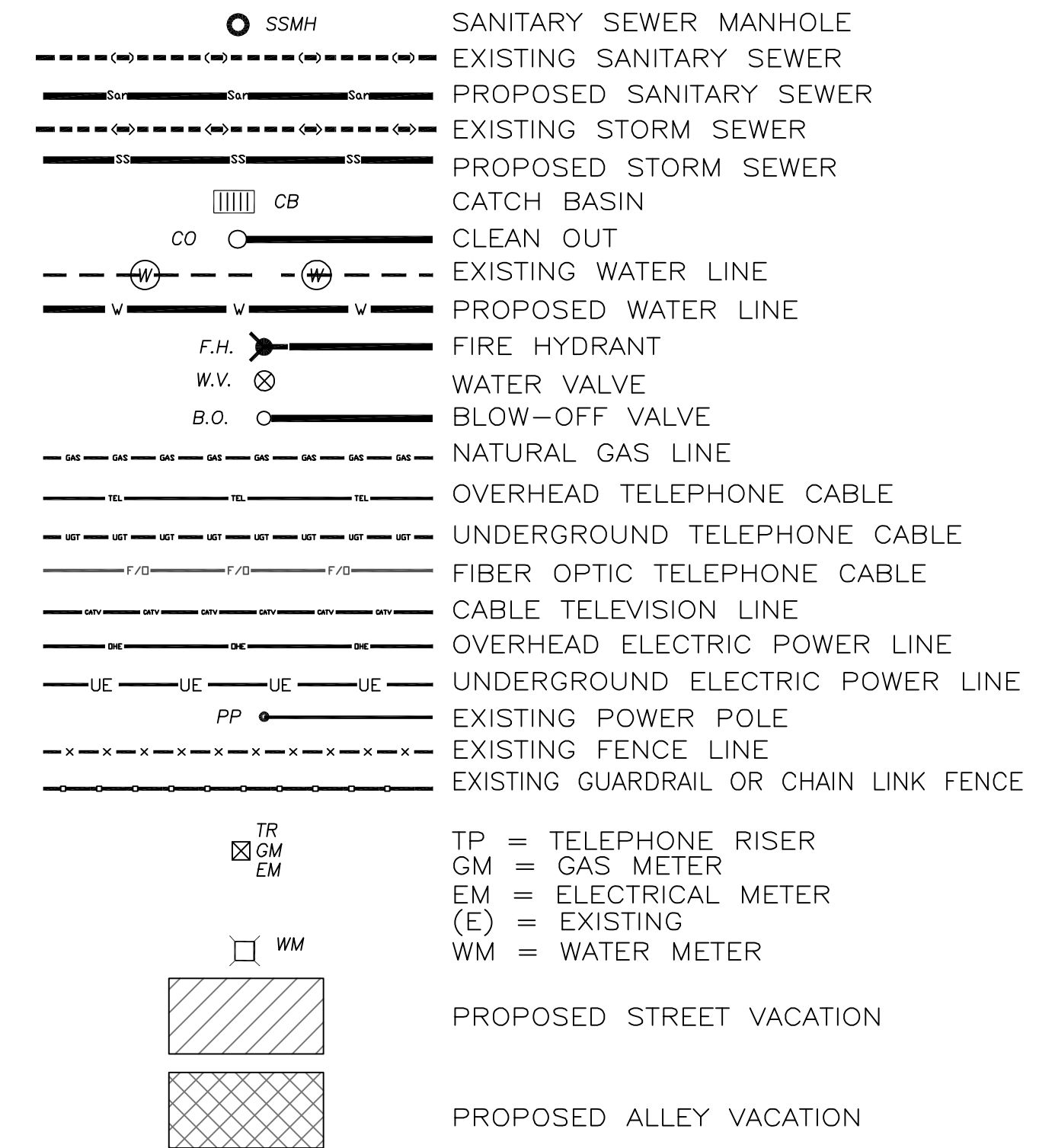
SURVEYS COMPLETED BY TENNESON ENGINEERING CORP. UNDER WORK ORDERS #9421, 8340, 7713, 8077, 9496, 11603, 14350, 16026, 16238 AND 16244.

PROPOSED VACATION SCHEDULE:

- * 2ND STREET SOUTHERLY OF ELROD AVENUE, FULL WIDTH
- * ELROD AVENUE EASTERLY OF LOT 10 IN BLOCK 15 TO RAILROAD AVENUE, FULL WIDTH
- * STAATS AVENUE EASTERLY OF LOT 5 IN BLOCK 15 TO 1ST STREET, SOUTHERLY 30 FEET
- * STAATS AVENUE EASTERLY OF 1ST STREET, FULL WIDTH
- * DUFUR AVENUE EASTERLY OF 1ST STREET, FULL WIDTH
- * 1ST STREET SOUTHERLY OF CENTERLINE OF STAATS AVENUE, FULL WIDTH VACATE WITH BLUFF LINE AS DIVISION LINE
- * ALL OF ALLEY IN BLOCK 15
- * ALL REMAINING ALLEY IN BLOCK 16 BETWEEN 1ST STREET AND BNSF RAILROAD R/W
- * ALL OF ALLEY IN BLOCK 17 EASTERLY OF 1ST STREET TO BNSF RAILROAD R/W
- * ALL OF ALLEY IN BLOCK 18 EASTERLY OF US HIGHWAY 107

BASIS OF BEARING:

BEARING BASED ON SURVEY REFERENCE No. 1. ELEVATIONS ASSUMED.



N O T E : ALL OTHERS AS NOTED ON PLAN

PRELIMINARY MAP OF STREET AND ALLEY VACATIONS IN BLOCKS 15, 16, 17, & 18 TOWN OF MAUPIN FOR THE CITY OF MAUPIN IN THE SE1/4 SEC. 32, T4S, R11WE W.M. CITY OF MAUPIN, WASCOCO COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

PLOT DATE: 3/14/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2023

SHEET
1 OF 2

Work Order No.
15790

Design T.E.C.
Survey T.E.C.
DWG. No. R:\WORK ORDERS\15790\DRMINS\15790\Vacation Map.dwg
Date 03/14/2023
Work Order No. 15790
Drawn H.M.H.
Scale 1"=30'



ADJOURN

NEXT MEETING TIME & DATE

Tuesday, February 13 at 4 :30 p.m.

SUGGESTED TOPICS FOR NEXT MEETING

CHAIR ADJOURNS THE MEETING