



## MINUTES

Planning Commission Meeting

Tuesday, November 28, 2023

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

<b>Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance</b>	<p>Acting Chair Riley called the meeting to order at 4:36 p.m. Roll Call of Planning Commission and Staff was conducted by Administrative Assistant Bronte Dod</p> <p><i>Presiding:</i> Suze Riley</p> <p><i>Commission Present:</i> Andy Kreipe, Jessy Rose, Michael Jones</p> <p><i>Commission Absent:</i> Lauren Whitaker (excused absence)</p> <p><i>Staff Present:</i> Administrative Assistant Dod</p> <p><i>Visitors Present:</i> Leslie Hansen, Rowann Jackson, Colleen Strohm, Vicki Ballou, Medy Gantz</p>
<b>Consent Agenda</b>	<p>Commissioner Jones moved to approve the consent agenda as presented. Commissioner Rose seconded. No further discussion. The motion passed unanimously on a 4-0 vote. (Ayes: Kreipe, Riley, Jones, Rose; Nays: None)</p>
<b>Public Comment</b>	<p>No public comment.</p>
<b>Public Hearing: RLK &amp; Company Conditional Use Permit for 411 Deschutes Avenue</b>	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.</p> <p>Chair Riley opened the hearing to consider a conditional use permit for additional outdoor seating on the adjacent lot to the existing Rainbow Tavern at 4:43 p.m. and read the guidelines. No conflicts of interest were declared.</p> <p>Administrative Assistant Dod reviewed the staff report.</p> <p>Leslie Hansen represented the applicant and reviewed the application. Ms. Hansen said the intent of the expansion outside is just to allow customers to sit outside (dogs will be allowed) in the spring, summer, and fall. They do not have plans to host live music and will follow the City's rules about noise. Lighting will be minimal and the fence will only allow for emergency exit; customers cannot enter that way. Max seating will be 35-45 people.</p> <p>Commissioners asked about allowing minors outside and discussed need for family dining in downtown Maupin. The applicant said that it was not in the plans due to OLCC restrictions but may be amended in the future. Commissioners asked about materials and egress. Commissioners discussed the issues brought up from the letter submitted by Shane Devine. Ms. Hansen addressed the concerns and said they are in ongoing discussions with the neighbor about the issues with trash and that they would consider moving them. Commissioners discussed the fence issue and decided to continue with the City rule for a 6-foot fence height maximum.</p>

The applicant asked about sidewalk improvement requirements; commissioners could consider other improvements that may address sidewalks.

Acting Chair Riley asked for public testimony.  
Proponents: Jerry Edwards wrote a letter in favor of the proposal. Medy Gantz spoke in favor of the proposal.  
Opponents: Shane Devine wrote a letter opposing the proposal. His concerns included minimum requirements for parking; moving the dumpsters to the alley; increasing the fence height from 6 feet to 10 feet on the alley side.

Chair Riley closed hearing at 5:13 p.m. and moved to commissioner deliberation.

Commissioner Rose suggested that Commissioners put a condition of approval for RLK & Company to continue good faith discussions with the neighboring property owner about the dumpster location. Commissioners Jones and Kreipe said they would not support that in a motion. Commissioner Jones said no other neighbors had come forward. Commissioner Riley said commissioners could make a request for them to continue discussions but would not support a condition of approval.

Commissioner Kreipe made a motion to approve RLK & Company's conditional use permit for additional outdoor seating on the adjacent lot to the existing Rainbow Tavern. Commissioner Rose second. No further discussion. The motion passed on a 4-0 vote. (Ayes: Jones, Riley, Rose; Nays: None)

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

Chair Riley opened the hearing to consider a liquor license extension for the Rainbow Tavern at 5:21 p.m. and read the guidelines. No conflicts of interest were declared.

Administrative Assistant Dod reviewed the staff report.

Acting Chair Riley asked for public testimony.  
Proponents: Ms. Gantz spoke in favor of the request.  
Opponents: No opponents.

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

Commissioner Jones made a motion to approve RLK & Company's liquor license extension for the Rainbow Tavern. Commissioner Rose second. No further discussion. The motion passed on a 4-0 vote. (Ayes: Jones, Riley, Rose; Nays: None)

Commissioner Jones stated that after doing more research into a lottery system for STR licenses, he does not think that the

**Public Hearing: RLK & Company OLCC Permit for 411 Deschutes Avenue**

**Discussion: STR Draft Ordinance Amendment**

commission should move forward with it because of the administrative burden. Commissioners discussed possible amendments to the short term rental ordinance and agreed to continue the discussion at a future meeting.

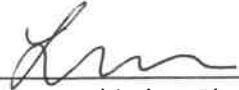
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**Adjourn**

The next meeting will take place on Tuesday, December 12 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

