



## PLANNING COMMISSION and COUNCIL WORK SESSION AGENDA

**Tuesday, December 49 2025, 4:30 p.m.**

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)

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**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.*

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|------------------|----------------------------------------------------------------------|
| <b>4:30 p.m.</b> | Call to Order / Roll Call of Planning Commission, Council, and Staff |
|                  | Consent Agenda                                                       |
|                  | Public Comment                                                       |
| <b>4:45 p.m.</b> | Discussion: Chickens and Dark Sky                                    |
| <b>6:30 p.m.</b> | Adjourn                                                              |



## CONSENT AGENDA

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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 Any Planning Commission member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the agenda.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

[No Documents](#)

### MOTION

I move to approve the Consent Agenda as presented.



## WORKSESSION: CHICKENS AND DARK SKY

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### DOCUMENTS

[Maupin\\_Light Amds](#)

### MOTION

N/A



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**TO:** File  
**FROM:** Jaime Crawford, Staff Contract Planner; & Serap Daniel, Urban Designer  
**RE:** Maupin Planning Commission Meeting  
**DATE:** November 4, 2025

### LIGHTING CODE AMENDMENTS

#### Agenda for Today's Meeting:

- Review, discuss, and tweak Planner's recommended lighting code within this document.
- Discuss public education and potential for rebate programs.
- Discuss timeframes and process moving forward.

#### Oct. Meeting Takeaways

- Lighting regulations for all uses: (A) street lights within public right-of-way, (B) residential uses on private property, and (C) non-residential uses on private property.
- Less regulatory language and specificity.
  - o Commission liked Wasco County regulations.
- Only clear and objective standards can apply to residential development.
- Ideal to develop a purpose statement (intent) for regulations.
- When is compliance "triggered"? Required upgrading?

#### Maupin's Existing Regulations

Planner's observations:

- o Applies to all non-residential development and apartments.
- o Applied through the Site Plan Review process.
- o Street lights are exempt from Title 18. Regulation will need to be through public works standards. (Note: no standards contained in 2024 Street Design Standards). Coordination with Wasco Electric needed.
- o No relevant definitions within Title 18.
- o Regulations are wordy and subjective.

| REFERENCE                                             | CODE LANGUAGE                                                                                                                                                                  | PLANNER'S COMMENTS                                                                                           |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Short-Term Rentals<br>5.30.070 Operating<br>Standards | (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 | Language repeated within:<br>General Commercial,<br>Recreational Commercial,<br>Industrial, Craft Industrial |

|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                    | lighting shall take into consideration the viewshed and shall be shielded or hooded to prohibit glare to impact adjoining properties.                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                        |
| Supplemental Provisions<br>18.40.120 Exempt Activities             | (1)(b) Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements within the existing right-of-way.                                                                                                                                                                                                                                                                                                                                              | Lighting placed within the public right-of-way for transportation facilities are exempt from Title 18 Land Use and Zoning.                                                                                                                                                                             |
| Wireless Telecommunications Facilities 18.40.160 Approval Criteria | (2)(e) A required aviation lighting is shielded to the maximum extent allowed by FAA and/or ODA.                                                                                                                                                                                                                                                                                                                                                                                                    | Aviation lighting is triggered by tower height and is federally regulated.                                                                                                                                                                                                                             |
| Site Plan Review 18.70.0109                                        | (3)(f) Indications of exterior lighting standards and devices;<br>&<br>(4) ... In approving the plan, the committee shall find that all provisions of this title are complied with; and that all buildings and facilities, access points, parking and loading facilities, signs, lighting and walls or fences are to be arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected and that there will be no adverse effect on surrounding property. | Applies to zoning districts that require site plan approval (General Commercial, Recreational Commercial, Industrial, Craft Industrial, and commercial uses in the Commercial Residential Transition zone)<br><br><u>FLAG:</u> Apartments in High-Density Residential (HD-R) require site plan review. |

### Planner's Recommendation

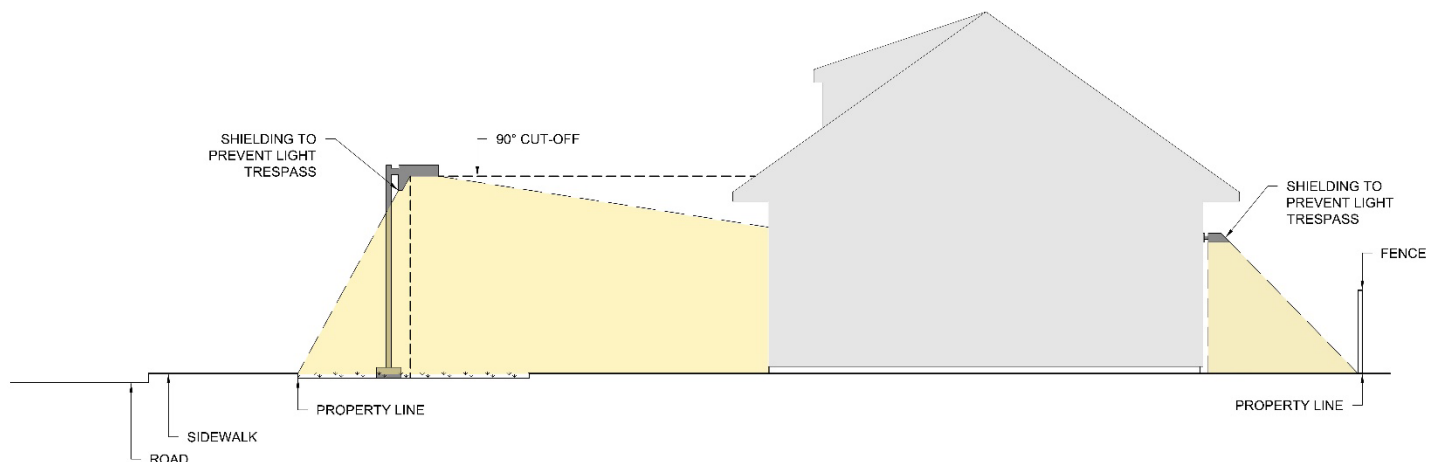
The following is proposed to be added to Chapter 18.40 – Supplementary Provisions:

| CODE LANGUAGE                                                                                                                                                                                                                                                                                                                      | PLANNER'S COMMENTS                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18.40.XXX Outdoor Lighting                                                                                                                                                                                                                                                                                                         | Subsection numbering to be assigned.                                                                                                                                                                                                                                      |
| (1) Purpose. To protect the use and enjoyment of property, for both those uses/users with outdoor lighting and all other uses/users within the Maupin City Limits. Outdoor lighting is encouraged to be used only when necessary, at the minimum intensities necessary, and emit a warm color temperature (3,000 Kelvins or less). | I suggest a simple purpose statement. I believe this statement covers all reasons for the regulations within Maupin. It also acknowledges that the City only has jurisdiction within the City Limits. Discretionary encouragements – not regulations – are also included. |
| (2) Applicability. These standards apply to all permanently installed outdoor lighting for all uses and accessory uses on all publicly and privately owned land.                                                                                                                                                                   | Lighting within the public right-of-way is controlled under public works standards. These have yet to be reviewed and amended. Review is included in next-steps.                                                                                                          |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(3) Exemptions. The following are exempt from this section:</p> <p>(a) Lighting within the public right-of-way is exempt from this section but subject to Public Works Standards.</p> <p>(b) Federally regulated lighting (e.g., aviation, wireless communication facilities, etc.).</p> <p>(c) Temporary lighting associated with special events or construction activities, provided review by the Planning Official as a ministerial action.</p> <p>(d) Lighting for signs otherwise regulated by Title 11.</p> <p>(e) Recreational facility lighting, provided approval through a Site Plan Review. Conditions of approval may be required by the approval authority.</p> <p>(f) Emergency facility lighting and emergency lighting required by the building authority, provided approval through a Site Plan Review. Conditions of approval may be required by the approval authority.</p> <p>(g) Holiday lighting not to be displayed for more than 90 days within a one-year period.</p> <p>(h) Ornamental lighting, landscaping lighting, and string lighting, if lighting:</p> <ul style="list-style-type: none"> <li>(i) Is for a residential use;</li> <li>(ii) Is completely extinguished by 11 p.m., and</li> <li>(ii) Does not flash or flicker.</li> </ul> <p>(i) Other outdoor lighting as determined by the Planning Official, processed administratively as a ministerial permit with public notice.</p> | <p>Section includes exemptions and additional regulations for string lights.</p> <p>The City does not currently have a general temporary use permitting process, outside of some provisions for food carts, signs, and mobile homes for temporary residence. A temporary use section should be added, but for now this language assigns authority and provides an opportunity to discretionally impose conditions of approval. For example, conditions related to operating hours or permitted timeframes, or prohibiting certain types of lighting like lasers, spotlights, or searchlights.</p> <p>Regulations for recreational and emergency facilities vary across sampled codes. This language acknowledges that the lighting regulations of this section may not be appropriate and should be discretionarily reviewed through the Site Plan Review process.</p> <p>Holiday lighting – is this an agreeable timeframe? Note the language is broader than “consecutive days” or “calendar year”.</p> <p>String lighting for non-residential uses can be addressed through the Site Plan Review process or other permit process – previously approved or part of a future review.</p> <p>The current code allows for appeal of a planning official’s interpretation, but there is currently no defined process for that interpretation. The language for criterion (I) provides that interpretive allowance and defines the permitting process.</p> |
| <p>(3) Review Process. Outdoor lighting shall be assessed:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Language explains review opportunities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) During any Site Plan Review, subject to the procedures of that applicable review process;</p> <p>(b) During building permit review for all uses not subject to Site Plan Review; and</p> <p>(c) During code compliance investigations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>(4) Non-Conforming Lighting.</p> <p>(a) Non-conforming lighting for both residential and non-residential uses installed prior to the adoption of this section, and not previously subjected to Site Plan Review, shall be replaced or modified to meet these standards.</p> <p>(b) A temporary use permit based on a hardship may be approved by the Planning Official to allow continued non-compliance. Permit approval shall:</p> <ul style="list-style-type: none"> <li>(i) Be processed administratively as a ministerial permit, without public notice;</li> <li>(ii) Define the current condition of non-compliance; and</li> <li>(iii) Include a signed affidavit by the property owner acknowledging required compliance to this section must be achieved within either five years of the adoption of this section, or within one year from the date of the code compliance investigation, whichever is more.</li> </ul> | <p>Provides relief to existing property owners through a pathway towards compliance. Does PC agree with timeframes?</p> <p>A temporary use permit is a land use decision, but does not necessarily require public notice. The permit requires limited discretion. If denied by the Planning Official, the permit may be appealed to the Planning Commission.</p> <p>Defining the current condition of non-compliance and requiring a signed affidavit creates a clear record of the decision for future review/enforcement.</p> |
| <p>(4) Development Standards. All lighting shall be:</p> <p>(a) Downcast, fully cutoff, and fully shielded. No light shall be emitted at or above an angle of 90-degrees from a horizontal plane to the emitting light fixture/source.</p> <p>(b) Contained to the boundary of the subject property. Light trespass onto the public right-of-way or onto any other property less the subject property is not allowed.</p> <p>(c) Flag poles requiring night lighting shall be illuminated from above and meet standards (4) (a) and (b).</p>                                                                                                                                                                                                                                                                                                                                                                                         | <p>These standards are simple, clear and objective. We have also created a figure that will accompany this section for clarity (see end of this document).</p> <p>Definitions are not required with these descriptions and with the visual.</p>                                                                                                                                                                                                                                                                                 |
| <p>(5) Variances. Variances to these standards are not allowed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>With the exemptions, interpretation ability, and temporary use permit for hardships, there should be no reason why outdoor lighting is not shielded, downcast, or confined to the boundaries of the property.</p>                                                                                                                                                                                                                                                                                                            |

### New Figure:



### Next Steps

- Planner to take agreed upon amendments and produce a legislative adoption format
- Planner to review regulations for lighting within the public right-of-way
  - o Review public works standards
  - o Consult Wasco Electric and review jurisdictions
- Planner to confirm with State if a Measure 56 notice is required to be sent to properties within residential zones. Outdoor lighting is currently regulated on-residential lands, and therefore these properties do not need to be noticed. I believe we will need to provide the notice to residential properties alone.
  - o Oregon Revised Statutes (ORS) 227.186 guides this noticing.
  - o Notice is given for rezoning. "Rezoning" includes changes to land use regulations: (9)(b) Adopts or amends an ordinance in a manner that limits or prohibits land uses previously allowed in the affected zone.
  - o Although changes to lighting regulations are not a limitation or prohibition of a land use, the new regulations do create a restriction. The intention of Measure 56 is to provide notice to property owners of a legislative change that *"may change the value of your property."*



## ADJOURN

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### NEXT MEETING TIME & DATE

Tuesday, January 13, 2026, at 4:30 p.m. in person and virtual

### SUGGESTED TOPICS FOR NEXT MEETING

### CHAIR ADJOURNS THE MEETING