



MEETING AGENDA

Planning Commission

Tuesday, January 9, 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
	Consent Agenda
	Public Comment
	Consider: 511 Deschutes Avenue Proposed Change to Approved Site Plan
	Public Hearing: McLucas Upriver Estates Subdivision Preliminary Plat
	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 Any Planning Commission member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the Agenda.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 November 28, 2023 Meeting](#)

MOTION

I move to approve the Consent Agenda as presented.



MINUTES

Planning Commission Meeting

Tuesday, November 28, 2023

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

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

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
Presiding: Suze Riley
Commission Present: Andy Kreipe, Jessie Rose, Michael Jones
Commission Absent: Lauren Whitaker (excused absence)
Staff Present: Administrative Assistant Dod
Visitors Present: Leslie Hansen, Rowann Jackson, Colleen Strohm, Vicki Ballou, Medy Gantz

Consent Agenda

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)

Public Comment

No public comment.

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 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.

Administrative Assistant Dod reviewed the staff report.

Public Hearing: RLK & Company Conditional Use Permit for 411 Deschutes Avenue

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.

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.

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.

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

DRAFT



CONSIDER: 511 DESCHUTES AVENUE PROPOSED CHANGE TO APPROVED SITE PLAN

DOCUMENTS

[Staff Report and Site Plan Review](#)



August 29, 2023

City of Maupin
Maupin City Hall
507 Grant Ave.
Maupin, OR 97037

RE: Woodside Gas Station Remodel

Dear Bronte and Christine:

Attached to this letter is an application submitted by Rodney Woodside proposing a remodel of the existing service station at 511 Deschutes Avenue. The remodel includes exterior renovations such as window and door replacement. The building footprint will not be altered, and no new use is proposed. The Maupin Zoning Ordinance does not regulate specific design choices in the GC Zone and the subject property is not designated as historic by the Comprehensive Plan. The application notes potential alterations to existing signage at a future date, however no new signage is included in this proposal.

The fuel pump canopy is proposed to be reconstructed to a height approximately two feet above the existing height to allow greater clearance for vehicles. The property is located within the General Commercial Zone which allows a building height maximum of 35 feet. The proposed canopy is shown to be 16'-6" as measured to the peak and will not exceed the height of the primary building. The footprint of the canopy is not proposed to be expanded.

As the proposed alteration complies with the relevant criteria of the Zoning Ordinance, planning staff recommend approval of the proposal. Please feel free to reach out with any questions.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

Kirk T. Fatland

Kirk Fatland, Contract Planner
3775 Crates Way The Dalles, OR
(541) 626-8022 | fatlandk@aks-eng.com

Richmond's Service Station
511 Deschutes Avenue

From Architect/Project Manager Margo Rettig:

After completing our code analysis, and speaking with the Wasco County AHJ, we are proposing elevating the new canopy to meet code requirements for fueling islands. Structure must be 13'-6" AFF minimum. Because the project is being funded through the Oregon Main Street program, we also spoke with the SHPO representative who approved this change.

The ridge line will be approximately 3 feet higher than it is today. (Please note, although not shown, we are still proposing to reinstall the existing signage in the same relationship to the roof).

Attached is a preliminary elevation sheet which shows the original canopy configuration and the proposed.





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

Site Plan Review
 541-395-2698
 citymanager@cityofmaupin.org
 cityofmaupin.org

OFFICE USE ONLY

SITE PLAN REVIEW # **818223** DATE RECEIVED **8/18/23** APPLICATION FEES PAID

ZONING ORDINANCE ADMINISTRATOR SIGNATURE & DATE **Bronte Pool 8/29/2023**

APPROVED AS SUBMITTED APPROVED WITH CONDITIONS DENIED

CONDITIONS (IF APPLICABLE)

APPLICANT Is the applicant the Property Owner? YES NO (CONTACT INFORMATION & SIGNATURE REQUIRED)
 I hereby certify that the above information is correct and understand that the issuance of a permit based on this application will not excuse me from complying with effective ordinances of the City of Maupin and statutes of Oregon, despite any errors on the part of the issuing authority in checking this application.

APPLICANT NAME Rodney Woodside	PROPERTY OWNER NAME Rodney Woodside
MAILING ADDRESS PO Box 366	MAILING ADDRESS PO Box 366
EMAIL rodney_AW@yahoo.com	EMAIL rodney_AW@yahoo.com
PHONE 541.395.2683 541 980 0005	PHONE 541.395.2683
SIGNATURE & DATE Rodney Woodside 8/19/23	SIGNATURE & DATE Rodney Woodside 8/18/23

PROJECT INFORMATION

<input type="checkbox"/> NEW CONSTRUCTION <input checked="" type="checkbox"/> EXPANSION/ALTERATION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> AMEND APPROVED PLAN <input checked="" type="checkbox"/> OTHER <small>Restoration</small>	Is the Intended Use as a Short Term Rental (STR)? <input type="checkbox"/> YES, and a STR Application is attached <input checked="" type="checkbox"/> NO	PARCEL ADDRESS 511 Deschutes Avenue TAXLOT 4S 14E 32 DC 700 FRONTAGE ON <input type="checkbox"/> COUNTY ROAD <input checked="" type="checkbox"/> STATE HIGHWAY NOTE: If new frontage is on a county road or state highway, then an Access Permit is required. <input type="checkbox"/> Permit Application Attached <input checked="" type="checkbox"/> Not Applicable
CURRENT USE OF PARCEL gasoline service station with accessory uses		ZONE GC - General Commercial
PROPOSED USE OF PARCEL No change: gasoline service station		LOT SQUARE FOOTAGE 7373 sf
USE OF ADJACENT PARCELS Retail		LINEAL FEET OF FRONTAGE approx. 100 ft
DEED NO. _____ DATE FILED _____ <small><input type="checkbox"/> Deed(s) and map showing parcels are attached. (Required)</small>		BUILDING SIZE 4172 sf (including canopy)

SITE INFORMATION

EXISTING IMPROVEMENTS & DIMENSIONS		PROPOSED IMPROVEMENTS & DIMENSIONS	
Structures	see attached plan	Structures	no proposed change
Fences	see attached plan	Fences	no proposed change
Roads	n/a	Roads	n/a
Easements	n/a	Easements	n/a
Landscaping	n/a	Landscaping	n/a
Lighting	building mounted lighting	Lighting	fixture upgrades
Other	fuel island canopy, 14 feet high at ridge	Other	fuel island canopy replacement, not to exceed 16 foot height at ridge

Applicant requests submitting sign permit application separately after Wasco County building permits are issued. Existing historic signage will be reinstalled.

BUSINESS COMPLEX OR ENTERPRISE ONLY

Will you be requesting the addition of signs? YES, and a Sign Permit Application is attached NO
 If this is a Business Complex or Business Enterprise, an Integrated Signage Plan is required. Attached

HOURS OF OPERATION <i>8AM TO 8PM</i>	NUMBER OF AVERAGE DAILY TRIPS
NUMBER OF EMPLOYEES <i>1</i>	NUMBER OF OCCUPANTS AT ONE TIME <i>SEVERAL</i>
GARBAGE SERVICE <input checked="" type="checkbox"/> YES, How often? <i>WEEKLY</i> <input type="checkbox"/> NO	PARKING SPACES (9'X19' MINIMUM) & SURFACE MATERIAL <i>4</i>

ADDITIONAL REQUIRED DOCUMENTS

- One PDF of 8.5x11" Concept Site Plan
- One PDF of a vicinity map indicating the location of the proposed development

PROPOSED SITE PLAN MUST DEMONSTRATE HOW:

- Traffic congestion is avoided
- Pedestrian and vehicular safety and welfare are protected
- Vision Clearance Area is preserved and maintained where applicable
- Significant features and public amenities are preserved and maintained
- There will be minimal adverse effect on surrounding property
- Proposed lighting is arranged to direct light away from adjoining properties
- Proposed signs will not interfere with traffic or limit visibility by size, location, or illumination

CONCEPT SITE PLAN REQUIREMENTS *The Concept Site Plan shall clearly indicate all of the following information applicable to the particular development proposal.*

- Project Identification (Address, Taxlot, Name of Applicant(s) and Property Owners(s))
- Date
- Scale—The scale shall be at least one-inch equals 50 feet (1:500, unless a different scale is authorized by the City's Zoning Ordinance Administrator or Contract Planner
- North Arrow
- Location and names of all existing streets and location of proposed streets within or on the boundary of the proposed development
- Lot layout with dimensions for all lot lines
- Location, dimensions, and height of all existing and proposed buildings and structures. Include any walls, fences, and gates and indication of their height and materials of their construction
- Location and dimensions of all yards and setbacks from all property lines and distances between existing and proposed buildings
- Location and layout of off-street parking and loading facilities and indication of surface material
- Indications of exterior lighting standards and devices and location
- Location, size, height, materials and method of illumination of existing and proposed signs
- Location and description of any slopes greater than 20%, and any cut and fill activity
- Conceptual drainage and grading plan *n/a: no proposed changes to grading or site drainage*
- Location of existing utilities, easements, rights of ways, and any significant natural features, including but not limited to water courses, trees, rock outcroppings, ponds, and drainage ways. *n/a: no proposed changes to existing utilities.*
- Location and type of landscaping. A nominal amount of landscaping for new structures or parking areas is encouraged. *n/a: no landscaping exists on site, no landscape is proposed*
- The City discourages the use of Black Locust trees.
- Location, size, and use of any proposed underground activity (sprinkler system, heat transfer coils, storage tanks, etc.) *n/a: no new underground scope is proposed*
- Any other architectural or engineering data as may be required to permit necessary findings that the provisions of Maupin's Zoning Ordinance are complied with. *n/a*

Where an attachment or minor addition to an existing building or structure is proposed, the site plan shall indicate the relationship of said proposal to the existing development, but need not include other data required in the above paragraph



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

Zoning Application for Building Permit
 541-395-2698
 citymanager@cityofmaupin.org
 cityofmaupin.org

OFFICE USE ONLY

SITE PLAN REVIEW # 818223	DATE RECEIVED 8/18/2023	APPLICATION FEES PAID <input checked="" type="checkbox"/>
ZONING ORDINANCE ADMINISTRATOR SIGNATURE & DATE <i>Brante Pod</i> 8/29/2023		
<input checked="" type="checkbox"/> APPROVED AS SUBMITTED	<input type="checkbox"/> APPROVED WITH CONDITIONS	<input type="checkbox"/> DENIED
CONDITIONS (IF APPLICABLE)		

APPLICANT Is the applicant the Property Owner? YES NO (CONTACT INFORMATION & SIGNATURE REQUIRED)
 I hereby certify that the above information is correct and understand that the issuance of a permit based on this application will not excuse me from complying with effective ordinances of the City of Maupin and statutes of Oregon, despite any errors on the part of the issuing authority in checking this application.

APPLICANT NAME Rodney Woodside
MAILING ADDRESS PO Box 366
EMAIL rodney_AW@yahoo.com
PHONE 541-395-2683
SIGNATURE & DATE

PROPERTY OWNER NAME Rodney Woodside
MAILING ADDRESS
EMAIL
PHONE
SIGNATURE & DATE

PROJECT INFORMATION

<input type="checkbox"/> NEW CONSTRUCTION <input checked="" type="checkbox"/> EXPANSION/ALTERATION <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADDITION OR ALTERATION) <input type="checkbox"/> MANUFACTURED HOME INSTALLATION <input type="checkbox"/> OTHER _____
PARCEL ADDRESS 511 Deschutes Avenue
TAXLOT 4S 14E 32 DC 700
ZONE General Commercial
PROPOSED USE No change, gasoline service station
OVERLAY DISTRICTS <input type="checkbox"/> FLOOD HAZARD <input type="checkbox"/> GEOLOGIC HAZARD <input type="checkbox"/> SCENIC WATERWAY
FRONTAGE ON <input type="checkbox"/> CITY STREET <input type="checkbox"/> COUNTY ROAD <input checked="" type="checkbox"/> STATE HIGHWAY NOTE: If new frontage is on a county road or state highway, then an Access Permit is required. <input type="checkbox"/> Access Permit Application Attached

ZONING INFORMATION

WILL THE STRUCTURE BE CONNECTED TO CITY OF MAUPIN UTILITIES (WATER AND SEWER)? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO, AND SIGNED DEQ SEPTIC APPROVAL IS ATTACHED	
IS THE PROPOSED USE AS A SHORT TERM RENTAL (STR)? <input type="checkbox"/> YES, AND A STR APPLICATION IS ATTACHED <input checked="" type="checkbox"/> NO	
IS THE PROPOSED USE ALLOWED AS AN OUTRIGHT USE IN THE ZONE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
IF NO, IS THE PROPOSED USE ALLOWED AS A CONDITIONAL USE IN THE ZONE? <input type="checkbox"/> YES, AND A CONDITIONAL USE PERMIT IS ATTACHED <input type="checkbox"/> NO, AND PLAN AMENDMENT/ZONE CHANGE APPLICATION IS ATTACHED	
WILL THE PLAN MEET OFF-STREET PARKING REGULATIONS FOR THE ZONE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
DIMENSIONS	
LOT DEPTH	STREET FRONTAGE 100 feet
LOT WIDTH	BUILDING HEIGHT
LOT AREA 7373	FRONT YARD
BUILDING SQ. FT. 4172 (including canopy)	SIDE YARD
LOT COVERAGE	BACK YARD

ADDITIONAL REQUIRED DOCUMENTS
<input checked="" type="checkbox"/> PLOT PLAN DRAWN TO SCALE, SHOWING HOW APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE SATISFIED

CITY OF MAUPIN CERTIFICATION
I, <u>Brante Pod</u> , CITY OF MAUPIN ZONING ORDINANCE ADMINISTRATOR, ATTEST THAT THE FOREGOING APPLICATION AND ATTACHMENTS THERETO WERE RECEIVED BY ME ON <u>29</u> DAY OF <u>August</u> , 20 <u>23</u> .
SIGNATURE OF ZONING ORDINANCE ADMINISTRATOR <i>Brante Pod</i>

APPLICATION FOR STRUCTURAL PERMIT



Building Codes Services
 2705 E 2nd Street
 The Dalles, OR 97058
 Phone: 541-506-2650 ▪ Fax: 541-506-2651
 Email: buildingcodes@co.wasco.or.us ▪ www.co.wasco.or.us

DEPARTMENT USE ONLY

Permit #: _____
 County: _____
 By: _____ Date: _____

This permit is issued under OAR 918-460-0030. Permits expire if work is not started within 180 days of issuance or if work is suspended for 180 days.

CONSTRUCTION CATEGORY: <input type="checkbox"/> Residential <input type="checkbox"/> Government <input checked="" type="checkbox"/> Commercial	
JOB SITE INFORMATION	
Address: 511 Deschutes Avenue	<i>I am the property owner doing my own work (INT):</i> _____
City: Maupin, OR	
Directions to inspection site:	Name: Rodney Woodside
Located on corner of Highway 197 & 6th Street downtown Maupin	Mailing address: PO Box 366
	City/State/ZIP: Maupin, OR 97037
	Phone: 541-395-2683 Mobile: _____
Is property inside city limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Email: rodney_AW@yahoo.com

LOCAL GOVERNMENT APPROVALS		
Zoning	Flood Plain Review	Sanitation
Application #: 818223 Information verified/approved? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Signature: <i>Bronterod</i> Jurisdiction: Maupin Date: 8/29/23 Tax lot#: 4A14E32DC700	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N Signature: <i>Bronterod</i> Jurisdiction: Maupin	Information verified/approved? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Signature: <i>Bronterod</i> Jurisdiction: Maupin Date: 8/29/23 Tax lot#: 4A14E32DC700

VALUATION INFORMATION	
Job description: Alteration to existing building, replace and increase height of fuel island canopy	
Occupancy:	
Construction type:	
Square feet: 4,172	
Cost per square feet:	
New/Alteration/Addition: <input type="checkbox"/> New <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Addition	
Is this a foundation ONLY permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this a plan review ONLY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Total valuation:	

Contractor name: TBD	Building Fees	
Mailing Address:	Permit fee	
City/State/ZIP:	12% surcharge	
Phone:	Plan Review	
Email:	Plan review (permit fee x 0.65)	
Contractor CCB license #:	Fire and Life Safety (permit fee x 0.40)	
BCD license #:	Subtotal: (add up above fees)	
<i>I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules. I have read and do understand the attached "Information Notice to Property Owners About Construction Responsibilities."</i>	Miscellaneous Fees	
	Seismic review (permit fee x 0.01)	
	Re-inspection fee - \$78.00 each	
	Investigation fee – actual cost	
	GRAND TOTAL (fees and surcharges)	

Applicant name: Rodney Woodside	
Mailing Address: PO box 366	
City/State/ZIP: Maupin, OR 97037	
Phone: 541-395-2683	
Email: rodney_AW@yahoo.com	
Signature: _____	Date: _____

PAYMENT OPTIONS
If paying by credit card, please provide best contact number below.

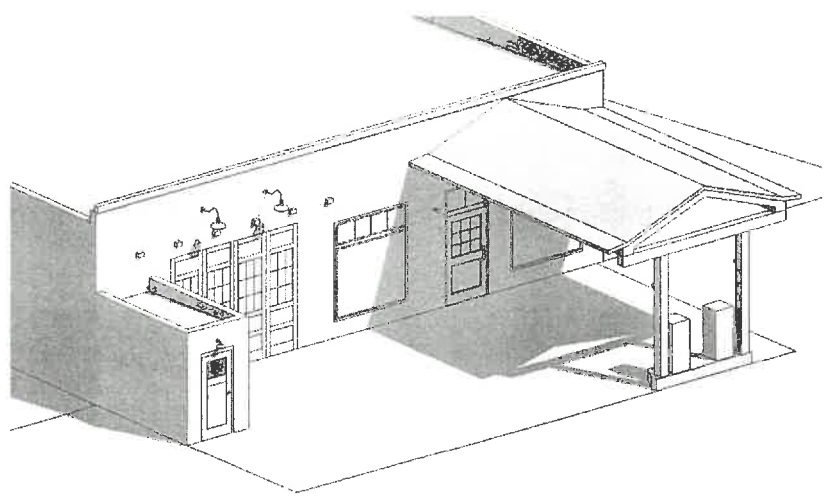
Payment can also be made online once permit is created. In most cases, a link to the ePermitting payment portal will be sent to the email on file. If you do not receive this link, please visit www.buildingpermits.oregon.gov and search for your address or permit number.
Make check or money order payable to Wasco County. DO NOT SEND CASH.

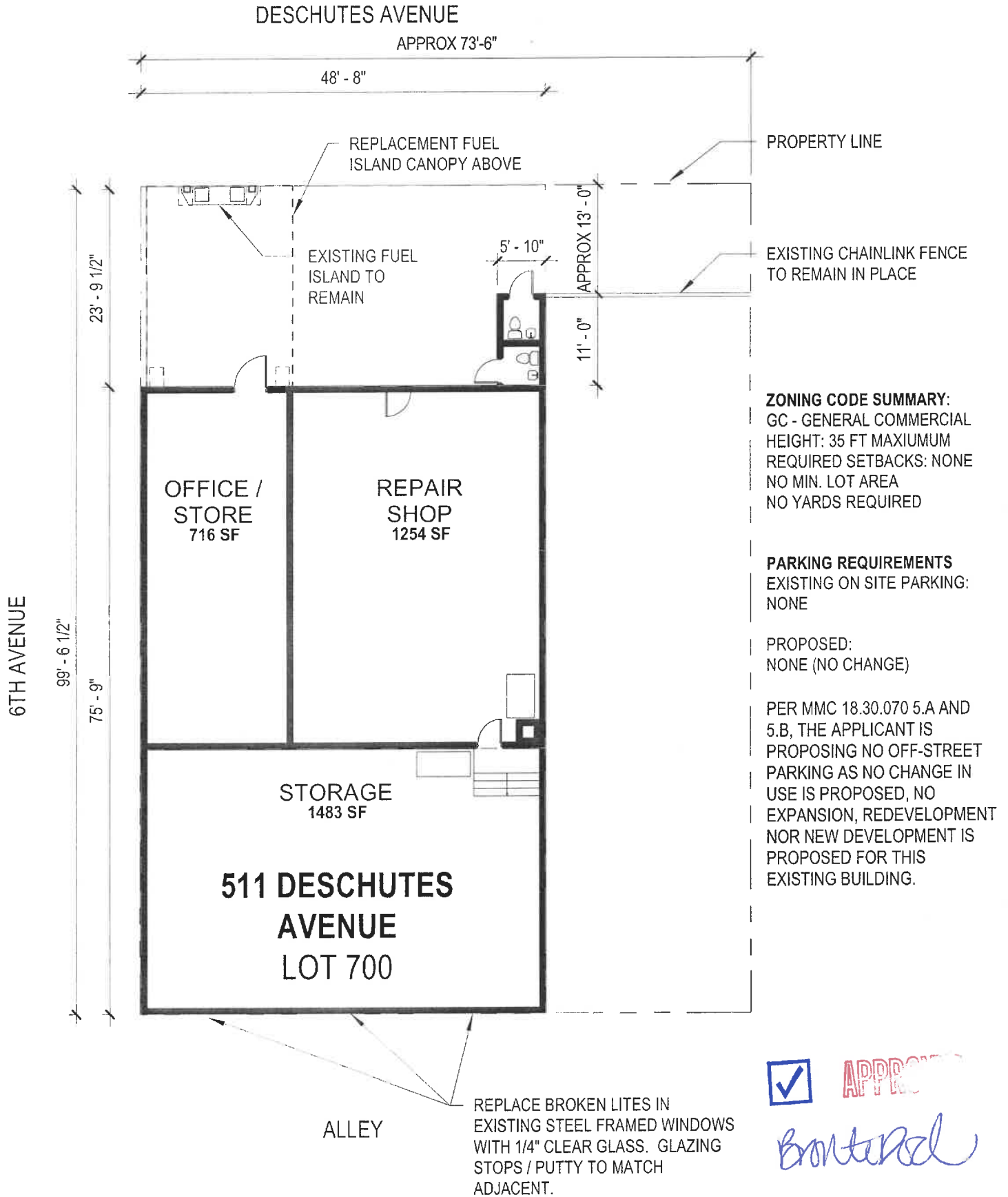


**RICHMOND'S SERVICE
STATION
511 DESCHUTES AVENUE**

VICINITY MAP

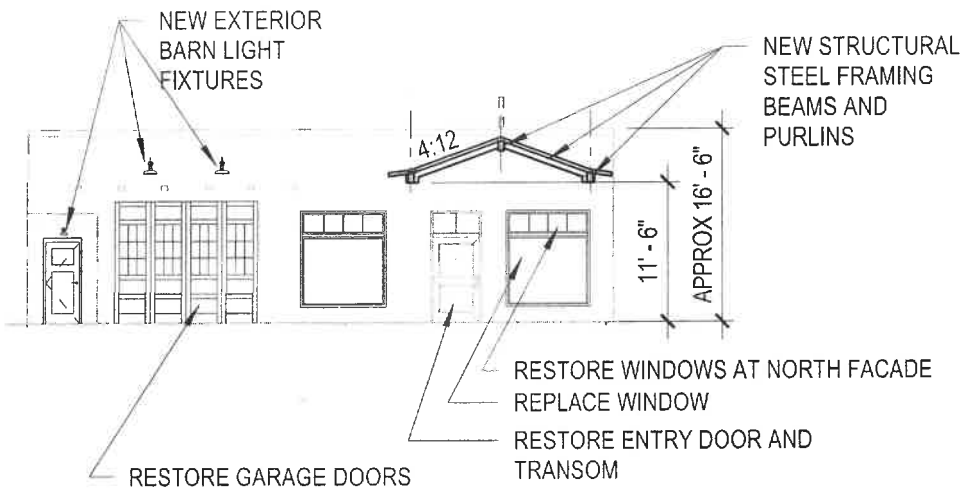
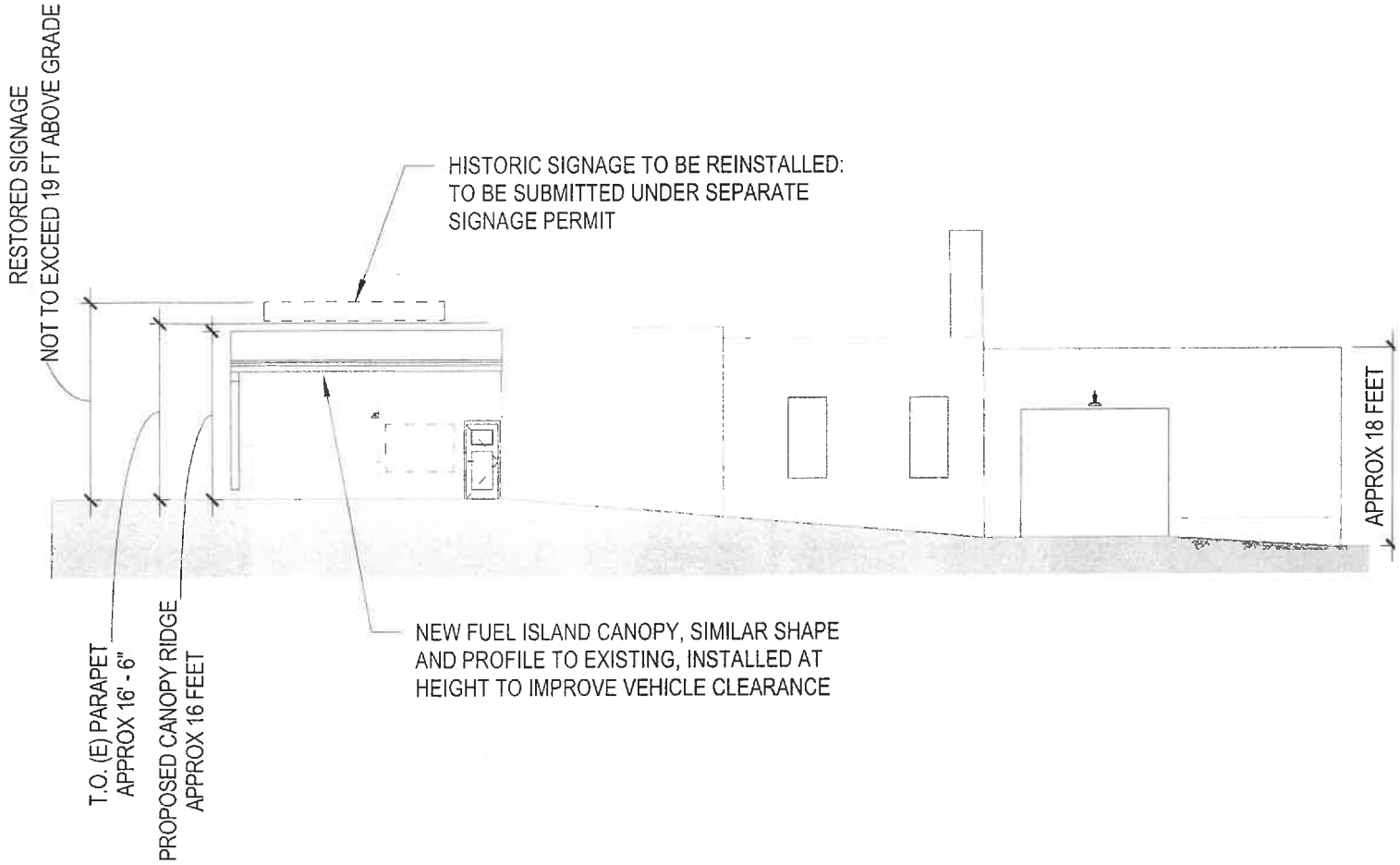
APPROVED
Brantford





RICHMOND'S SERVICE STATION - RENOVATION

19 JULY 2023



APPROVED
Bronte Rod

RICHMOND'S SERVICE STATION - RENOVATION

19 JULY 2023

Slide C-199D
MP 9003-0040

FILED
WASCO COUNTY

2003 DEC 10 P 3:09

KAREN LEBRETON COATS
COUNTY CLERK

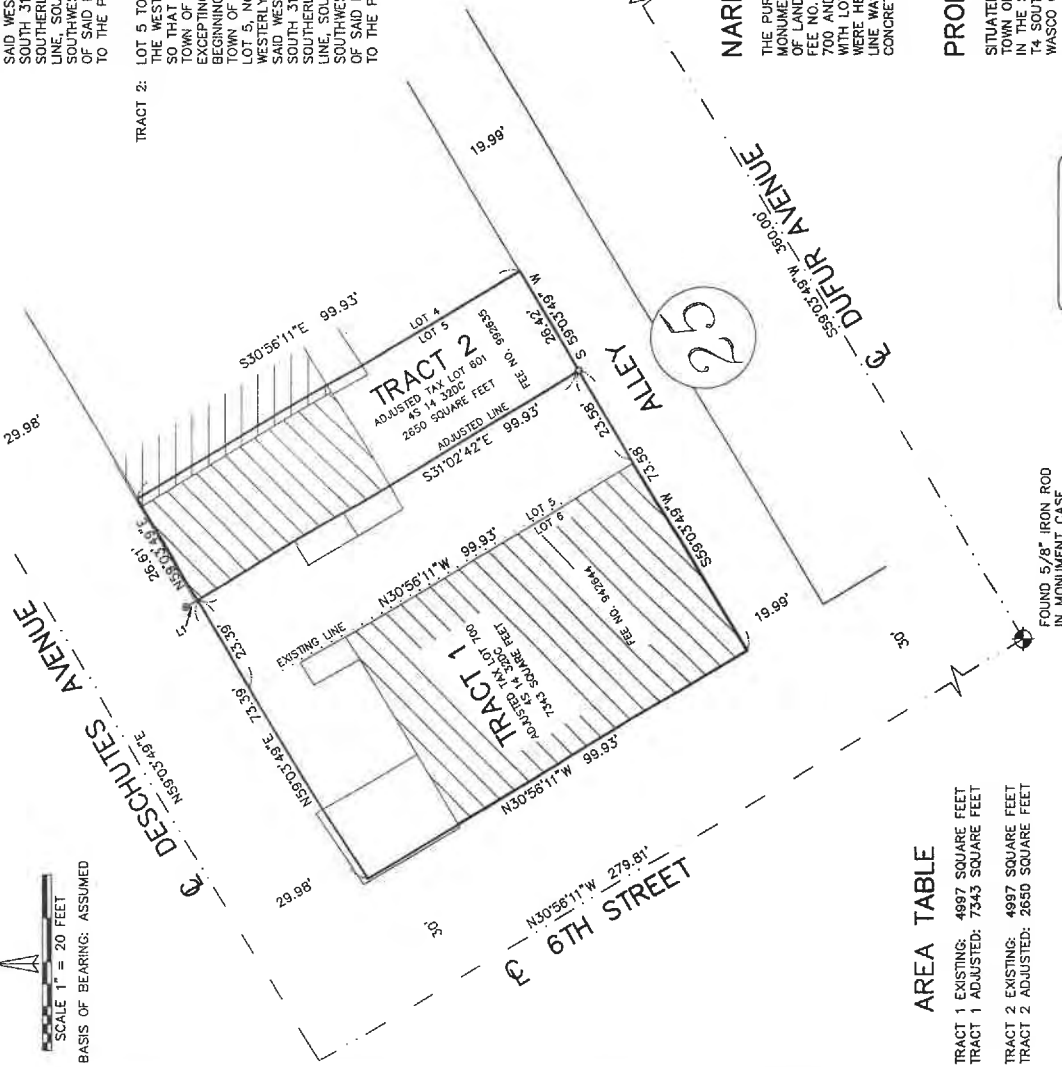
LEGAL DESCRIPTIONS:

TRACT 1:
LOT 6, BLOCK 25, TOWN OF MAUPIN;
TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 25,
TOWN OF MAUPIN; THENCE ALONG THE NORTHERLY LINE OF SAID
LOT 5, NORTH 59°03'49" EAST, A DISTANCE OF 23.39 FEET TO THE
WESTERLY FACE OF AN EXISTING CONCRETE BUILDING; THENCE ALONG
SAID WESTERLY FACE AND ITS SOUTHERLY EXTENSION,
SOUTH 31°02'42" EAST, A DISTANCE OF 99.93 FEET TO THE
SOUTHERLY LINE OF SAID LOT 5; THENCE ALONG SAID SOUTHERLY
LINE, SOUTH 59°03'49" WEST, A DISTANCE OF 23.58 FEET TO THE
SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE
OF SAID LOT 5, NORTH 30°36'11" WEST, A DISTANCE OF 99.93 FEET
TO THE POINT OF BEGINNING.

TRACT 2:
LOT 5 TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO
THE WESTERLY WALL OF WHAT IS KNOWN AS SHATTUCK BUILDING,
SO THAT THE SAME WILL BE A PARTY WALL, ALL IN BLOCK 25,
TOWN OF MAUPIN.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 25,
TOWN OF MAUPIN; THENCE ALONG THE NORTHERLY LINE OF SAID
LOT 5, NORTH 59°03'49" EAST, A DISTANCE OF 23.39 FEET TO THE
WESTERLY FACE OF AN EXISTING CONCRETE BUILDING; THENCE ALONG
SAID WESTERLY FACE AND ITS SOUTHERLY EXTENSION,
SOUTH 31°02'42" EAST, A DISTANCE OF 99.93 FEET TO THE
SOUTHERLY LINE AND ITS SOUTHERLY EXTENSION,
SOUTH 59°03'49" WEST, A DISTANCE OF 23.58 FEET TO THE
SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE
OF SAID LOT 5, NORTH 30°36'11" WEST, A DISTANCE OF 99.93 FEET
TO THE POINT OF BEGINNING.

LINE	LENGTH	BEARING
1	3.00	S102°42'E

SCALE 1" = 20 FEET
BASIS OF BEARING: ASSUMED



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO FILE FOR RECORD AND TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED IN DEED RECORDED AS FEE NO. 942644 AND FEE NO. 992635. THE TRACTS ARE ALSO DESCRIBED AS TAX LOTS 700 AND 601, AS 14 32DC. FOUND CITY MONUMENTATION MAP WITH LOT DIMENSIONS AS PER THE MAUPIN MONUMENTATION MAP WERE HELD TO ESTABLISH THE EXISTING BOUNDARIES. THE ADJUSTED LINE WAS ESTABLISHED ALONG THE WESTERLY FACE OF AN EXISTING CONCRETE BUILDING AS PER CLIENT INSTRUCTION.

PROPERTY LINE ADJUSTMENT

SITUATED IN LOTS 5 AND 6, BLOCK 25
TOWN OF MAUPIN
IN THE SOUTHEAST 1/4 OF SECTION 32
T4 SOUTH, R14 EAST, W.M.
WASCO COUNTY OREGON

FOR: ROD WOODSIDE
PO BOX 5
MAUPIN, OREGON 97037

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OR 97041
(541) 352-6065

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd

OREGON
JULY 26, 1999
KEVIN DOWD
RENEW EXPIRES 12-31-03
NOVEMBER 4, 2003

AREA TABLE

- TRACT 1 EXISTING: 4897 SQUARE FEET
- TRACT 1 ADJUSTED: 7343 SQUARE FEET
- TRACT 2 EXISTING: 4987 SQUARE FEET
- TRACT 2 ADJUSTED: 2650 SQUARE FEET

LEGEND:

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS LS 2395"
- SET BRASS SCREW IN SIDEWALK
- ⊕ FOUND CITY MONUMENT AS NOTED

PROPERTY LINE ADJUSTMENT

RECORDING INFORMATION

File Number 9003-7046
Instrument received on the 10th day of December, 2003 at 3:07 P.M.
Kevin Dowd
Wasco County Clerk

We, the owners of the land shown herein, hereby declare that this adjustment has been made with our free consent and in accordance with our desires.

Kevin Dowd DATE 12-10-03
Kevin Dowd OWNER
Kevin Dowd DATE 12-10-03
Kevin Dowd OWNER

This instrument was acknowledged before me on 4th day of December, 2003 by Kevin Dowd Woodside
Notary signature

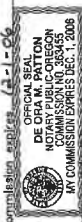
Notary signature
NOTARY PUBLIC - OREGON
COMMISSION No. 363485
My commission expires 12-1-06



OWNER DATE
OWNER DATE 12-10-03

This instrument was acknowledged before me on 10th day of December, 2003 by Raymond Richmond
Notary signature

Notary signature
NOTARY PUBLIC - OREGON
COMMISSION No. 363485



This instrument was acknowledged before me on 10th day of December, 2003 by Kevin Dowd
Notary signature

Wasco County Assessor

I hereby certify this plat was taken and approved on the 10th day of December, 2003
Kevin Dowd
Wasco County Surveyor

I hereby certify this plat was examined and approved on the 10th day of December, 2003
Kevin Dowd
Planning Department

I hereby certify this plat was examined and approved on the 10th day of December, 2003
Kevin Dowd
Wasco County Registrar



PUBLIC HEARING: MCLUCAS UPRIVER ESTATE SUBDIVISION

DOCUMENTS

[Staff Report](#)

MOTION



December 29, 2023

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

RE: McLucas Upriver Estates Subdivision – Staff Report

Report Prepared by:	Kirk Fatland, Contract Planner
Reviewed and Updated by:	Dan Meader, Senior Contract Planner
Applicant:	Rob Miles
Owners:	Robert Miles et. al., Michael & Gloria McLucas
Location:	East Maupin adjacent to US Hwy 197
Zone:	Recreational Commercial
Procedure Type:	Quasi-Judicial
Decision Date:	January 9, 2024

Request and Background Information: Mr. Miles proposes an 11-lot subdivision to be completed in a single phase entirely located within the Recreational Commercial Zone. The proposed lots range from 143,164 square feet (+/- 3.3 acres) to 5,000 square feet in size. Proposed lots one through nine front Highway 197, though access is to be provided from a private road to be extended from an existing road off Bakeoven Road. Proposed lots ten and eleven front Bakeoven road and contain the existing development of the Imperial River Company.

Notice: The requisite notices were mailed to affected property owners, posted in public places as well as presented to the Department of Land Conservation and Development.

Comments Received: No public comments were received by the writing of this report.

Process: Two separate hearings will be held, the first will address the tentative partition plat, the second will address the proposed Zoning/Comprehensive Map amendment.

MAUPIN ZONING ORDINANCE

There is no general minimum lot size for newly established lots in the Recreational Commercial Zone, however there are specific minimum lot sizes for automobile service stations, restaurants, cafes, motels, hotels, and RV parks. No such use is proposed in conjunction with this subdivision application. It is the understanding of planning staff that the proposed subdivision is intended for residential development. Residential uses are permitted in the RC Zone providing that all provisions of the Medium-Density Residential Zone are met. Below are the relevant criteria regarding lot size and dimensions of the MD-R Zone.

SECTION 3.8 - RECREATIONAL COMMERCIAL "RC"

It is the purpose of this zone to provide areas where businesses and services may be established to enhance the recreational and tourist industry in the city.

Buildings and structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the Recreational Commercial zone shall comply with the following regulations:

C. DIMENSIONAL STANDARDS. *In the "RC" Recreation Commercial zone the following dimensional standards shall apply.*

1. Height. *Buildings, structures or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet, excluding necessary public utilities and services.*
2. Area. *No minimum lot size is required except as follows:*
 - (a) *The minimum area for automobile service stations, restaurants and cafes shall be 5,000 square feet.*
 - (b) *The minimum lot area for motels, hotels, or RV parks shall be 10,000 square feet.*
 - (c) Yards. *None required except where abutting a residential zone, the setback requirement of the residential zone shall apply to the abutting yards.*

FINDING: All proposed lots meet or exceed the minimum lot size required in the Recreational Commercial Zone. Proposed lots four through seven contain 5,000 square feet specifically. An RV park has been approved within proposed lot nine, which exceeds the 10,000 square feet required for RV parks within the RC Zone.

MAUPIN SUBDIVISION ORDINANCE

Preliminary Subdivision Plat

Section 7. Initial Submission. Ten copies of the preliminary plat and explanatory information, Sections 10 and 11 of the Ordinance, for any proposed subdivision or partition, shall be submitted to the Recorder at least 45 days prior to the meeting of the Planning Commission, in which this consideration is desired, together with the filing fee. Filing fees are set by the resolution of the City Council

Section 8. Preliminary Review.

- (1) *The recorder shall transmit one copy of the preliminary plat to the engineer, And additional copies to the City manager, City superintendent and other City officials as he deems necessary. Each person, upon receipt of a copy of the preliminary plat, shall examine the plat for conformance with requirements coming within the authoritative scope of that person; and within seven days after receipt thereof, shall make a written report to the Recorder. The Recorder shall prepare a report on the plat for submission to the Planning Commission. The report shall include information on zoning in the area and on the location in the adjoining streets and property of existing sewer and water mains, culverts, and drain pipes, electric conduits, or lines proposed to be used on the lot to be subdivided, and invert elevations of sewers at points of proposed connections together with any other data as appears pertinent to the Planning Commissions review of the plat.*
- (2) *Copies of the preliminary plat shall be submitted to the following additional officials, and they shall be given at least 14 days to review the proposal and submit comments:*
 - A. *The county surveyor and the county assessor.*
 - B. *The county health department, if the property is inside the City and the installation of sanitary sewer is not contemplated, or if there is other indication of possible sanitation problems.*
 - C. *The state highway department, if the property is adjacent to a state highway.*
 - D. *The school district in which the affected property is located.*

FINDING: All relevant agencies have been provided with copies of the preliminary plat including the Oregon Department of Transportation.

Section 9. Preliminary Plat Scale. *Preliminary plats shall be to a scale of 1 inch equals 100 feet or less; except tracts over 100 acres, which may be to a scale of 1 inch equals 200 feet, and shall be clearly and legibly produced.*

FINDING: The preliminary plat has been submitted in compliance with this criterion.

Section 10 Information Required on Preliminary Plat. *The preliminary plat shall contain the following information:*

- (1) *The proposed subdivision's name, date, north point, scale, and sufficient description to define the location and boundaries of the proposed subdivision.*
- (2) *Name and address of record owner or owners of the proposed subdivision.*
- (3) *Name and address of the subdivider.*
- (4) *Name, business address, and number of the registered engineer or licensed surveyor who prepared the map of the proposed subdivision.*
- (5) *The locations, names, widths, approximate radii of curves, and grades of all existing and proposed streets and easements in the proposed subdivision and along the boundaries thereof, and the names of adjoining platted subdivisions and portions of subdivisions as shall be necessary to show the alignment of streets and alleys therein with the streets and alleys in the proposed subdivision.*
- (6) *Names of the record owners of all contiguous land.*
- (7) *The approximate location and character of all the existing and proposed easements for public utility facilities, including proposed water, sewer, and storm drainage, to be used within the subdivision.*
- (8) *Approximate lot layout and approximate dimensions of each lot and each to be numbered.*
- (9) *Setback lines, if any, proposed by the subdivider.*
- (10) *The outline of any existing buildings and their use, showing those which will remain.*
- (11) *Contour lines shall be provided at 2-foot intervals on slopes of 5-percent or less. For slopes greater than 5-percent, contours may be at 5-foot intervals.*
- (12) *City boundary lines crossing or bounding the subdivision.*
- (13) *Approximate location of all areas subject to inundation or storm water overflow and the location, width, high water elevation flood flow and direction of flow of all watercourses.*
- (14) *Any areas proposed to be cut or filled or otherwise graded or protected from flooding.*
- (15) *If impractical to show on the preliminary plat, a key map showing the location of the tract in relationship to section and township lines*

and to adjacent property and major physical features, such as streets, railroads, watercourses, and cliffs.

FINDING: All necessary information has been provided by the applicant for review of the preliminary plat.

Section 11. Explanatory Information. *The following information shall be included as a part of the preliminary plat, but may be submitted in the form of statements in lieu of being included as a part of the detailed map:*

- (1) *A general explanation of the improvements and public utilities, including water supply and sewage disposal, proposed to be installed.*

FINDING: The applicant has provided information regarding public utilities. Please see the attached information as well as the City Engineers' report.

- (2) *Deviations from this ordinance, if any.*

FINDING: The applicant proposes a private road to serve proposed lots one through eight. The roadway is shown to vary in width from 20'-35'. This is a deviation from the requirement specifying that all private streets are to be developed to the same standard as public streets.

- (3) *Public areas proposed, if any.*

FINDING: No public areas are proposed.

- (4) *Tree planting proposed, if any.*

FINDING: No trees are proposed to be planted as part of this proposal.

- (5) *A preliminary draft of restrictive covenants proposed, if any.*

FINDING: No restrictive covenants are proposed.

- (6) *The provisions to be made for sewage disposal, drainage and flood control.*

FINDING: All lots are proposed to be connected to the City of Maupin sewer system. Please see the attached detailed plans and engineer report.

Section 12. Planning Commission Approval of Preliminary Subdivision Plat.

The Planning Commission shall determine whether the preliminary plat is in conformity with the provisions of law and of this ordinance. A public hearing conducted by the Planning Commission to approve, conditionally approve, or disapprove the proposed subdivision plat shall be held. The City shall render a final decision within 120 days from the date the application is deemed complete. Approval of the preliminary plat shall indicate the Planning

Commission's intent to approve the final plat, provided that there is no change in the plan of subdivision as shown on the preliminary plat and there is full compliance with all requirements of this Ordinance. The action of the Planning Commission shall be noted on three copies of the preliminary plat. One copy shall be returned to the subdivider, one shall be transmitted to the engineer, and the other retained by the Recorder together with a memorandum setting forth the action of the Commission

FINDING: The Planning Commission will hold a public hearing to consider the proposal as required by this criterion.

Approval of Streets and Ways

Section 23. Creation of Streets and Ways.

(1) The creation of all streets shall be in conformance with requirements for subdivision, except the Planning Commission may approve the creation of a street to be established by deed without full compliance with the regulations applicable to subdivisions, with any conditions as are necessary to preserve the standards established by Sections 23 to 31; provided either of the following conditions exist:

A. The establishment of the street is initiated by the City Council and is declared essential for the purpose of general traffic circulation, and the dividing of land is an incidental effect other than the primary objective.

FINDING: The proposed street is included as part of an application submitted by Mr. Miles and was not initialed by the City Council.

B. The tract in which the street is to be dedicated is an isolated ownership of one acre or less.

FINDING: The proposed private street is indicated to serve multiple properties exceeding one acre in size. Therefore, a variance is required to allow a private street that does not meet the public standards.

(2) In those cases where approval of a street is to be without full compliance with the regulations applicable to subdivision, a copy of the proposed deed shall be submitted to the Recorder at least 5 days prior to the Planning Commission meeting at which consideration is desired. The deed shall obtain administrative review, as the Recorder directs. The deed and information as may be submitted by the Recorder shall be reviewed by the Planning Commission, and, if not in conflict with the standards of Sections 23 to 31, shall be approved with the conditions as are necessary to preserve the standards.

FINDING: A deed will be required to be submitted if a variance to the standards is approved by the Planning Commission.

(3) Any easement (of) way providing access to property which is created in order to allow

partitioning of land for the purpose of transfer of ownership or building development, whether immediate or future, shall be in the form of a street approved in accordance with Section 23, except that the creation of a private easement of way to be established by deed without full compliance with these regulations shall be approved by the Planning Commission, provided the easement is the only reasonable method by which the rear portion of an unusually deep lot large enough to warrant partitioning into two parcels may be provided with access and shall not be less than 25 feet in width. If the existing lot is large enough so that three or more parcels meeting the lot size minimums of the zoning ordinance may be created, and two or more of the parcels would not have frontage on an existing street, an easement of way will not be acceptable and a street must be dedicated. The Planning Commission shall require the applicant to provide for the improvement and maintenance for said access way and to file an easement for said access way which includes the right to passage and the installation of utilities. Such requirements shall be submitted to and approved by the City attorney.

Finding: Access to the proposed parcels is required to be a street per this section. The proposed private street must demonstrate compliance with the local street standards set forth in this section.

- (4) *The procedure for approval of allowed private easements or way shall be as provided in Section 23 (2) for streets, except the easement need only comply with the standards set forth in Section 23 (2) and assure utility access to the resultant lot.*

Finding: Access to the proposed parcels will be provided by a private street. The proposed parcels will access existing utilities adjacent to the subject site.

- (5) *The location, width and grade of streets shall be considered in their relation to, topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets. Where location is now shown in a comprehensive development plan, the arrangement of streets in a subdivision shall either;*
- A. *Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or*
 - B. *Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.*

Finding: As there are no adjacent roads aside from Spey Road and no existing street plan, the Planning Commission may consider approving a street plan for the area.

- (6) *Minimum right-of-way and roadway widths. The width of rights-a-way and roadways shall be adequate to fulfill City specifications as provided for in this Ordinance, and unless otherwise indicated on a comprehensive development plan, shall not be less than the minimum widths in feet shown in the following table:*

Classification	Right-of-Way Width	Roadway Width ¹	Roadway Surface	Shoulder Width	Shoulder Surface
Arterial Street	60-120 ft.	40-82 ft. ²	paved	4-8 ft.	paved
Collector Street	50 ft.	24-28 ft.	paved	2-4 ft.	paved or gravel
Local Street	50 ft.	24 ft.	paved	2-4 ft.	paved or gravel
Radius for cul-de-sac turn-around	50 ft.	45 ft. Radius	paved	2-4 ft.	paved or gravel

¹Roadway width excludes shoulder width.

²Roadway width can vary to accommodate passing lanes and/or left-turn refuge lanes.

- (a) *Exclusive of side slope easements which may be required in addition for cuts or fills in rough terrain.*
- (b) *Width standards will be defined in improvement specifications adopted by the City.*
- (c) *The minimum roadway width may be varied by the action of the Planning Commission taking into consideration the unique characteristics of the land, to include geography, topography and its relation to land developments already present in the area.*

Where existing conditions, such as the topography or the size or shape of land parcels, make it otherwise impractical to provide building lots, the Planning Commission may accept a narrower right-of-way, ordinarily not less than 50 feet. Typical street cross sections attached as Maps 3, 4, and 5. If necessary, special slope easements may be required.

Finding: The nature of the site allows for the private road to be constructed to City standards. The proposed street must meet the local street standards as described in this section.

General Regulations and Design

Section 24. Streets.

- (1) *Streets and highways conform with plans and standards. In addition to conformance with state laws and the standards provided by this Ordinance, the subdivision shall conform as to design and improvements to any master plan approved by the City Council and to any proceedings affecting the subdivision which may have been initiated by the City Council or approved by the council upon initiation by other legally constituted bodies of the City, county or state. In addition, consideration shall be given to preliminary plans by the City.*

Finding: The proposed street will serve both proposed parcels.

- (2) *Future streets. Whenever the Planning Commission shall have determined that, in conformity with the master plan, a street is necessary for the future subdivision of the property as shown on the subdivision map, but that the present dedication and construction of such street is not warranted, the Commission may require that the location, width, and extent of such street shall be shown on the final plat or on an*

approved map of record as a future street. Improvement of such future street may not be required of the subdivider by the Planning Commission.

Finding: The Planning Commission may require that the applicant provide a plan for future streets, as both proposed parcels may be further divided.

(3) *Future extension of streets. Where necessary to give access or permit a satisfactory future subdivision of adjoining land, streets shall extend to the boundary of the subdivision, and the resulting dead-end streets may be approved without a turn-around. Reserve strips, including street plugs, may be required to preserve the objectives of street extensions.*

Finding: The proposed street does not extend to the boundary of the partition, nor is a turn-around shown on the preliminary plat. The applicant will demonstrate compliance with this section prior to approval of the final plat. Please see proposed Conditions of Approval 2 and 3.

(4) *Service Roads. When any lot fronts on a major street, the Planning Commission may require the subdivider to dedicate a service road at the front of the lot.*

Finding: The proposed parcels front a State highway. The applicant is proposing a private street to access both parcels. No service roads are proposed.

(5) *Reserve strips. No reserved strips controlling the access to public ways will be approved unless the strips are necessary for protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land comprising the strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.*

Finding: No reserve strips are proposed.

(6) *Half-street. Half-streets shall be prohibited, except they may be approved where essential to the reasonable development of the subdivision when in conformity with the other requirements of these regulations, and when the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided. Whenever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within the tract. Reserve strips may be required to preserve the objectives of half-streets.*

Finding: No half-street is proposed.

(7) *Non-access and planting strips. When the rear or side of any lots border any major street, the Planning Commission may require the subdivider to execute and deliver to the City an instrument deemed sufficient by the City attorney prohibiting the right of ingress and egress to the lots across the side lines of the street. When the street is a freeway, state*

highway, or parkway, the subdivider may be required to dedicate and improve a planting strip adjacent to the street.

Finding: Both proposed parcels front Highway 197, neither parcel's side or rear boundaries border major streets.

(8) *Alleys. When any lots are proposed for commercial or industrial usage, alleys at least 20 feet in width may be required at the rear thereof with adequate ingress and egress for truck traffic, unless alternative commitments for off street service truck facilities without alleys are approved. Intersecting alleys shall not be permitted.*

Finding: No alleys are proposed.

(9) *Private streets. The design and improvement of any private street shall be subject to all requirements prescribed by this Ordinance for public streets. The subdivider shall provide for the permanent maintenance of any street required for access to property in a private street subdivision.*

Finding: The proposed private street will be required to demonstrate compliance with all criteria that apply to public streets prior to final approval. Please see Condition of Approval 2.

(10) *Street names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names and number shall conform to the established pattern in the City and shall be subject to the approval of the City Council.*

Finding: The proposed street will demonstrate compliance with this criterion prior to final approval. Please see Condition of Approval 2.

(11) *Alignment. As far as practical, streets other than minor streets shall be in alignment with existing streets by continuations of the centerlines thereof. Staggered street alignment resulting in "T" intersections shall, whenever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction, and otherwise shall not be less than 100 feet.*

Finding: The preliminary plat does not show the distance between the proposed street and the adjacent Highway 197. The applicant must demonstrate compliance with this standard prior to final approval. Please proposed Condition of Approval 2.

(12) *Intersection angles. Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street shall have at least a 100 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less*

than 80 degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width and the right-of-way line. Ordinarily, the intersection of more than two streets at any one point will not be approved.

Finding: The proposed private street intersects with Highway 197 at a 90-degree angle in compliance with this criterion.

(13) *Grades and curves. Grades shall not exceed six percent on arterials, ten percent on collector streets or 12 percent on other streets. Center line radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials or 100 feet on other streets, and shall be to an even ten feet. Where existing conditions, particularly the topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope, preferably of at least 0.5 percent.*

Finding: The applicant will demonstrate compliance with this standard prior to final approval. Please see proposed Condition of Approval 2.

(14) *Streets adjacent to railroad right-of-way. Whenever the proposed land division contains or is adjacent to a railroad right-of-way, provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grade separation and to provide sufficient depth to allow screen planting along the railroad right-of-way.*

Finding: The proposed private street is not adjacent to railroad right-of-way.

(15) *Marginal access streets. Where a land division abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depths, screen planting contained in a nonaccess reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.*

Finding: The proposed private street does not abut an existing or proposed arterial street.

(16) *Cul-de-sac.* A cul-de-sac shall be as short as possible and shall have a maximum length of 400 feet and serve building sites for not more than 18 dwelling units. A cul-de-sac shall terminate with a circular turn-around.

Finding: No cul-de-sac is proposed, the applicant will provide further details regarding vehicle turn around as the proposed street is shown to dead end prior to Spey Road.

(17) *Connectivity*

A. *The road system of proposed subdivisions shall be designed to connect with existing, proposed, and planned roads outside of the subdivision as provided in this Section.*

Finding: The proposed private street is not shown to connect with Spey Road, the only existing and adjacent street.

B. *Wherever a proposed development abuts unplatted land or a future development phase of the same development, road stubs shall be provided to provide access to abutting properties or to logically extend the road system into the surrounding area. All road stubs shall be provided with a temporary turn-around unless specifically exempted by the City Council, and the restoration and extension of the road shall be the responsibility of any future developer of the abutting land.*

Finding: The proposed street abuts and passes through proposed parcel 1 which is undeveloped. The purpose of the street is to access proposed parcel 2, any future development may be accessed from the proposed street.

C. *Minor collector and local residential access roads shall connect with surrounding roads to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation. Connections shall be designed to avoid or minimize through traffic on local roads. Appropriate design and traffic control such as four-way stops and traffic calming measures are the preferred means of discouraging through traffic.*

Finding: The applicant will demonstrate compliance with local street standards including connectivity an appropriate signage. Please see proposed Condition of Approval 2.

(18) *Pedestrian Pathways*

A. *Whenever a proposed development abuts a pedestrian path as identified in the Local Street Network Plan, as a condition of approval, the development shall be required to construct the pedestrian path through and adjacent to the development.*

B. *Except in the downtown area, the pedestrian pathway shall be detached from the street by an 8-foot strip. The pedestrian pathway may either be located within a street right-of-way or in a pedestrian easement.*

C. *The pedestrian pathway shall be constructed of either concrete or asphaltic concrete to be determined by the City Council at time of approval of a preliminary plat or minor land partition.*

D. *The pedestrian pathway shall have a minimum width of six (6) feet.*

Finding: The proposed street does not abut an existing pedestrian path. No pedestrian pathway is required.

Section 25. Utility Easements. Easements for sewage, drainage, water mains, public utility installations, including overhead or underground systems, and other like purposes, shall be dedicated, reserved or granted by the subdivider in widths not less than five feet on each side of rear lot lines, alongside lot lines, and in planting strips wherever necessary; provided that easements of lesser width, such as for anchorage, may be allowed when the purposes of easements may be accomplished by easements of lesser width approved by the City.

FINDING: All utilities are proposed to be located in the street, no easements are proposed.

Section 26. Lots.

- (1) *The size and shape of the lots shall conform to zoning regulations. Where there are unusual topographic conditions, curved or cul-de-sac streets, or other special conditions, modifications which meet the intent of the width and depth requirements may be granted by the Planning Commission.*
- (2) *In areas that will not be served by a public sewer disposal facility, minimum lot sizes shall be greater than the minimum herein specified. The lots shall conform to the requirements of the Oregon Department of Environmental Quality and take into consideration problems of sewage disposal, problems of soil structure and water table as related to sewage disposal by septic tank.*

FINDING: All proposed lots are to be served by the City sewer system.

- (3) *The side lines of all lots, so far as possible, shall be at right angles to the street which the lots face, or radial or approximately radial if the street is curved. Provided however, where topographic or other natural features warrant variation from this provision, the Planning Commission may approve such variations.*

FINDING: All lots are proposed at right angles to the planned street, except those abutting the cul-de-sac.

- (4) *Lots without frontage on a street will not be permitted.*

FINDING: All lots will front the proposed street.

- (5) *Through lots will be permitted only where necessitated by topographic or other unusual physical conditions.*

FINDING: No through lots are proposed.

Section 27. Blocks.

- (1) *The length, width and shape of blocks shall take into account the need for adequate building site, site and street width and shall recognize the limitations of the topography.*
- (2) *Except for blocks adjacent to major streets, blocks shall not exceed 1,320 feet in length.*
- (3) *Walkways. The subdivider may be required to dedicate and improve 10-foot walkways across blocks over 600 feet in length, or to provide access to schools, parks, or other public areas.*

Section 28. Watercourses. *The subdivider shall, subject to riparian rights, dedicate a right-of-way for storm drainage purposes, conforming substantially with the lines of any natural watercourse or channel, stream, or creek that traverses the subdivision; or, at the option of the subdivider, provide by dedication further and sufficient easements or construction, or both, to dispose of the surface and storm waters.*

Section 29. Land for Public Purposes.

- (1) *The planning Commission may require the reservation for public acquisition, at a cost not to exceed the value of the land in the area prior to the subdivision, of appropriate areas within the subdivision for a period not to exceed one year; providing the City has an interest or has been advised of interest on the part of the state highway commission, school district, or other public agency to acquire a portion of the area within the proposed subdivision for a public purpose, including substantial assurance that positive steps will be taken in the reasonable future for the acquisition.*
- (2) *The Planning Commission may require the dedication of suitable areas for the parks and playgrounds that will be required for the use of the population which is intended to occupy the subdivision.*

Section 30. Unsuitable Land. *The Planning Commission may refuse to approve a subdivision when the only practical use which can be made of the property proposed to be subdivided is a use prohibited by this Ordinance or law, or if the property is deemed unhealthful or unfit for human habitation or occupancy by the county or state health authorities.*

Section 31. Land Subject to Inundation. If any portion of any land proposed for development is subject to overflow, inundation, or flood hazard by storm drains, levees, dikes, and pumping systems shall be provided.

Improvements

Section 32. Improvement Standards and Approval. In addition to other requirements, all improvements made by a subdivider either as a requirement of this Ordinance or at his own option shall conform to the requirements of this Ordinance and any other improvement standards or specifications adopted by the City, and shall be installed in accordance with the following procedure:

- (6) Improvement work shall not be commenced until plans have been reviewed for adequacy and approved by the City. To the extent necessary for evaluation of the subdivision proposal, the plans may be required before approval of the final plat. All plans shall be prepared in accordance with requirements of the City.
- (7) Improvement work shall not be commenced until the City has been notified in advance, and if work has been discontinued for any reason, it shall not be resumed until the City has been notified.
- (8) All required improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require changes in typical sections and details if unusual conditions arise during construction to warrant such change in the interests of the City.
- (9) All underground utilities, sanitary sewers, and storm drains installed in streets shall be constructed prior to the surfacing of such streets. Stubs for service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made,
- (10) A plat showing all public improvements as built shall be filed with the Recorder upon completion of the improvements.

Section 33. Specifications for Improvements. The recorder shall prepare and submit to the City Council specifications to supplement the standards of this Ordinance based on engineering standards appropriate for the improvements concerned. Specifications shall be prepared for the design and construction of the required public improvements, and other public facilities as the developer may elect to install, and public streets.

Section 34. Improvement Requirements. *The following improvements shall be installed at the expense of the subdivider and at the time of the subdivision.*

- (1) *Streets. All streets shall be improved to City standards. The subdivider shall improve the extension of all subdivision streets with which subdivision streets intersect.*

Finding: The proposed parcels will be served by a private street with access to a State highway. The applicant will be required to demonstrate that the proposed street meets all standards of a local street. Please see proposed Condition of Approval 2.

- (2) *Structures. Structures specified as necessary by the City for drainage, access, and public safety shall be installed.*

Finding: Access to Highway 197 will be provided along with a private street passing through proposed parcel 1. Please See proposed Condition of Approval 1.

- (3) *Sewers. Sanitary sewer facilities connecting with the existing City sewer system shall be installed to serve each lot. Storm water sewers shall be installed as required by the City.*

Finding: Proposed parcel 2 will access existing stormwater facilities from Spey Road. Storm water infrastructure will be required as part of any future development of either parcel.

- (4) *Water. Water mains and fire hydrants of design, layout, and locations approved by the City shall be installed.*

Finding: Proposed parcel 2 will receive water services from the existing main adjacent to the Highway.

- (5) *Railroad Crossings. Provisions shall be made for all railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents necessary for application to the Oregon State Public Utility Commissioner for the establishment and improvement of such crossing. The cost of such railroad crossing improvements including, but not limited to, the construction of signals and other protective devices required by the Public Utilities Commissioner, shall, except for that portion payable by the railroad company, be borne by the subdivider.*

Finding: There are no railroad crossings within or adjacent to the proposed partition.

- (6) *Abutting streets. If any part of the property within the proposed subdivision abuts an existing dedicated street not improved to the ultimate width and other standards for streets within subdivisions, the abutting portion of said street shall be improved to such standards by the construction of a sidewalk, curb, and gutter along the side adjacent to the subdivision and also by paving the roadway from said curb to 12 feet beyond centerline, or to such lesser distance beyond centerline as the commission may deem necessary to provide a safe and adequate paved roadway for two-way vehicular traffic; provided, that if said street is an arterial street, or is otherwise so classified that the established policy of the City is to specially assess less than the entire cost of an improvement thereof, the commission may reduce the paving required hereunder to such extent as appears fair and equitable.*

Finding: Though both parcels abut Spey Road, an existing city street, neither parcel will access the road. The proposed partition will have no impact on Spey Road, staff do not believe that it is necessary to improve Spey Road as part of this proposal. The subject property does not abut any other city streets.

- (7) *Underground utilities. This provision shall apply only to utility lines to be installed to provide service within the area to be subdivided. Utility lines, including, but not limited to, electricity, communications, street lighting, and cable television, shall be required to be placed underground. Appurtenances and associated equipment such as surface mounted transformers, pedestal-mounted terminal boxes, and meter cabinets may be placed above ground. The Planning Commission may waive the requirements of this section if topographic, soil, or other conditions make such underground installations unreasonable or impractical. The subdivider shall make all necessary arrangements with the serving utility or agency for underground installations provided hereunder: all such installations shall be made in accordance with the tariff provisions of the utility, as prescribed by the State Public Utilities Commissioner.*

Finding: All proposed utilities including wastewater and water services will be located underground.

- (8) *Street Lighting. Ornamental street lighting of an approved type shall be installed on all streets at locations approved by the City.*

Finding: No street lighting is proposed.

- (9) *Street name signs. All streets shall be legibly marked with street name signs, not less than two in number at each intersection, according to specifications furnished by the City.*

Finding: All street name signs must be shown to be in compliance with this section prior to final approval. Please see proposed Condition of Approval 2.

- (10) *Improvement of Easements. Whenever the safety of adjoining property may demand, any easement for drainage or flood control purposes shall be improved in a manner approved by the City.*

Finding: All flood control or stormwater management will be addressed prior to approval of future development on either parcel.

- (11) *Off-site street improvements. All off-site street improvements, where required, shall conform to the standards of the City.*

Finding: No off-site street improvements are requested at this time.

Section 35. Monuments.

- (1) *In addition to requirements of the state law and other provisions of this Ordinance, permanent monuments of a type approved by the City shall be set in the following*

locations:

- A. *At each boundary corner of the subdivision, at the beginning and end of the property line curves, and at any other points as may be required by the City.*
 - B. *At intersections of street centerline tangents or offsets therefrom, and where such intersect on private property, at the beginning and end of the centerline curve or offsets there from.*
- (2) *Any required monument that is disturbed or destroyed before acceptance of all improvements shall be replaced by the subdivider.*
- (3) *Complete field notes in a form satisfactory to the City, showing references, ties, locations, elevations, and other necessary data relating to monuments and bench marks set in accordance with the provisions of this Ordinance shall be submitted to the City to be retained by the City as a permanent record.*

Proposed Conditions of Approval

1. The applicant will demonstrate final ODOT approval of the proposed highway approach prior to final plat approval.
2. The applicant will demonstrate that the proposed private street will meet all standards of a local public street prior to final plat approval. The final plat must be accompanied by a deed or legal description clearly describing the proposed private street.
3. The proposed private street must be completed prior to final plat approval.

Imperial River Company
304 Bakeoven Rd.
Maupin, OR 97037

November 22, 2023

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

Dear Planning Commission,

I have submitted an application for a subdivision in East Maupin. There are four parcels owned by myself and one by Mike and Gloria McLucas. The five current parcels will be subdivided into 11 total parcels. There will be eight parcels that become residential lots. Seven will be owned by me, and one will be retained by McLucas. The other three parcels will consist of the RV Park West of the bridge, the raft building, and the lodge. All of the area is zoned RC.

The residential lots will have Hwy 197 as their front yards with access via the back yard. The first seven residential lots will have access to Bakeoven Road via the current Imperial driveway and RV Park Road that will be developed with the project. They will not have access to Hwy 197 due to ODOT sight line restrictions. The eighth lot will be accessed from Hwy 197 via the current gravel driveway leading to Kerry Downs' house. They will be provided with water from a new mainline brought down from Bakeoven Road under the bridge terminating in a fire hydrant to the West. Wasco Electric connections will be provided on the North side of the lots. The sewer is already on the eight residential lots. Fiber internet conduits will be installed to all lots.

The access road will be maintained by Imperial River Company and the RV Park collectively. The road from the current raft building West will be compacted gravel. Runoff from the residential lots will be controlled with swales on the South side of the RV Park.

I look forward to our discussion at the December planning commission meeting.

Sincerely,

Rob Miles, Imperial River Co.



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

Subdivision Application
 541-395-2698
 planning@cityofmaupin.org
 cityofmaupin.org

OFFICE USE ONLY

SUBDIVISION #	DATE RECEIVED 11/6/23	APPLICATION FEES PAID X
PLANNING COMMISSION CHAIR SIGNATURE & DATE		
<input type="checkbox"/> APPROVED AS SUBMITTED	<input type="checkbox"/> APPROVED WITH CONDITIONS	<input type="checkbox"/> DENIED
CONDITIONS (IF APPLICABLE)		

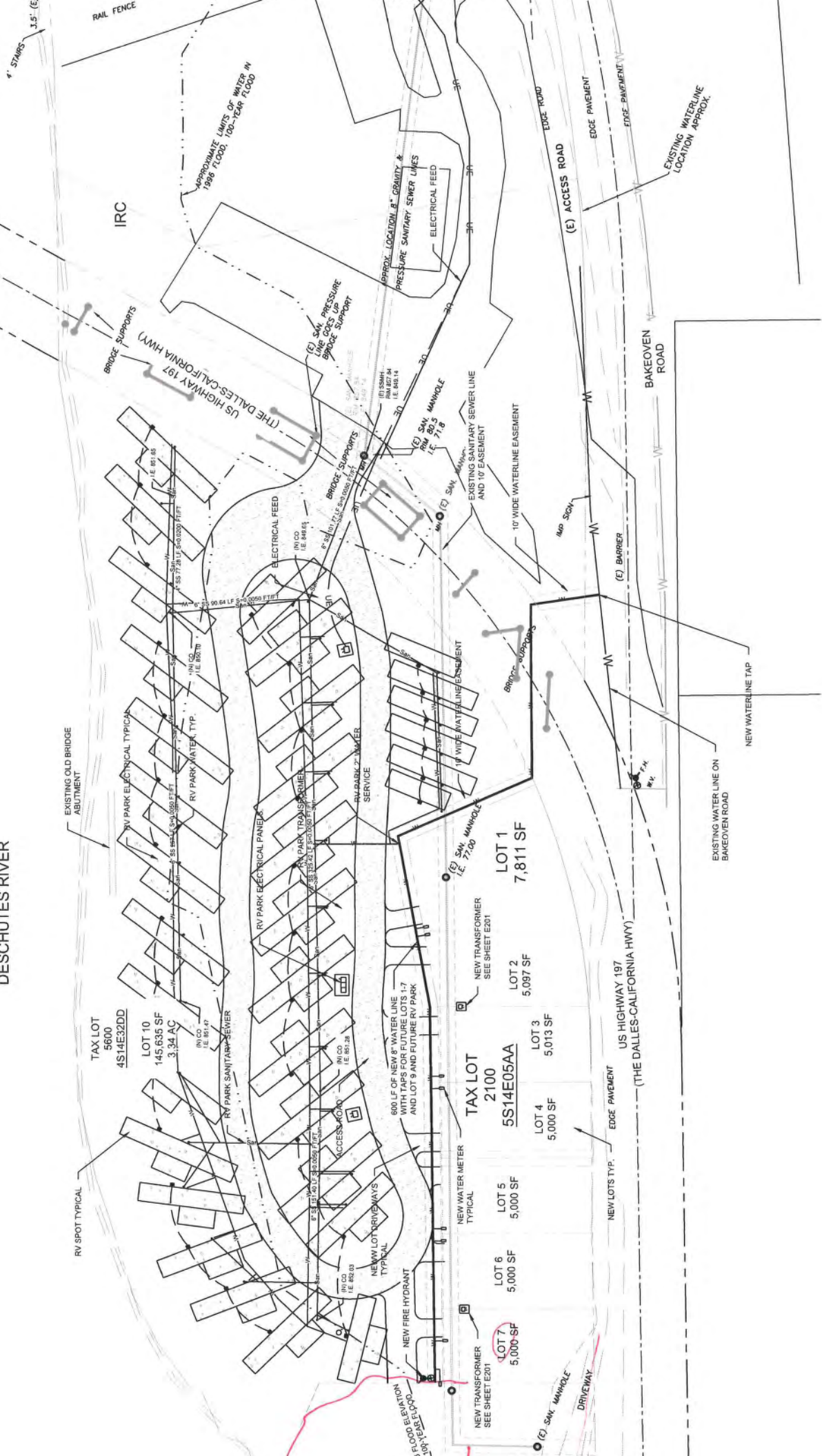
APPLICANT Is the applicant the Property Owner? YES NO (CONTACT INFORMATION & SIGNATURE REQUIRED)
 To the best of my knowledge, all statements and information contained in this application and attached exhibits are true and correct. I authorize the City of Maupin and/or Hearings Body to enter the properties for inspection of the site in conjunction with this land use application.

APPLICANT NAME Rob Miles	PROPERTY OWNER NAME Robert Miles, and Michael & Gloria McLucas
MAILING ADDRESS 304 Bakeoven Rd, Maupin, OR 97037	MAILING ADDRESS 304 Bakeoven Rd, Maupin, OR 97037, and McLucas 1002 S Hwy 197, Maupin, OR 97037
EMAIL rob@deschutesriver.com	EMAIL rob@deschutesriver.com
PHONE 541-993-3955	PHONE 541-993-3955
SIGNATURE & DATE <i>Rob Miles 10/31/2023</i>	SIGNATURE & DATE <i>Robert Miles 11/3/23</i> <i>Gloria McLucas 11-3-23</i> <i>Michael McLucas 11-3-23</i>

PROPERTY INFORMATION

NAME OF PROPOSED SUBDIVISION	McLucas Upriver Estates
STREET ADDRESS	? Hwy 197
TAXLOT	541-993-3955 <i>McLucas</i> <i>SS14E5AA 1900, 1000, 4314E32DD 5700, 5600, SS14E5AA 2100</i>
ZONE	RC
CURRENT LOT SIZE (SQ. FT.)	441,698
HOW MANY NEW PARCELS ARE PROPOSED?	11 <i>Total</i>
WHEN WAS THE MOST RECENT SURVEY OF THE PROPERTY?	2023
ARE THERE ANY EXISTING IMPROVEMENTS?	lot 5600 hosts Imperial River Company, balance vacant land
DEED NO. <small>20010086 and McLucas 2008-004105</small>	DATE FILED <small>Jan 5, 2001, and Sept 18, 2008 respect</small> <input type="checkbox"/> Deed(s) and map showing parcel are attached. (Required)
<input checked="" type="checkbox"/> PRELIMINARY PLAT OF RECORD ATTACHED See requirements on Maupin Subdivision Ordinance No. 250 & 279	

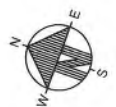
DESCHUTES RIVER



SCALE: 1 INCH = 40 FEET

1 OVERALL SITE PLAN

SCALE: 1" = 40'



COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32 TOWNSHIP 32 NORTH RANGE 12 EAST, 483.53 FEET ALONG THE EAST LINE OF SAID SECTION 32 TO THE INITIAL POINT BEING A 5/8" REBAR WITH INSCRIBED "KLEIN & ASSOC. 59002 PLS; THENCE SOUTH 01'18'34" TO THE BEGINNING OF A NON-TANGENTIAL CURVE, HAVING A RADIUS THAT BEARS SOUTH 48'10'59" EAST, SAID POINT ALSO BEING ON BAKEOVEN ROAD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY RIGHT, THROUGH A CENTRAL ANGLE OF 25'58'11", AN ARC LENGTH OF LONG CHORD BEARS SOUTH 54'48' 07" WEST FOR A DISTANCE OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 67'2" TO THE NORTHERLY RIGHT-OF-WAY OF BAKEOVEN ROAD TO THE INTERSECTION WITH THE DALLES-CALIFORNIA (US-HWY 1967); THENCE SOUTH 66'40' POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE DALLES-CALIFORNIA SOUTH 66'53' 24" WEST, 363.81 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF DALLES-CALIFORNIA (US-HWY 1967); THENCE NORTH 22'33'03" 67'26'03" WEST, 73.96 FEET; THENCE NORTH 00'17'52" EAST, 45. EAST, 32.47 FEET; THENCE NORTH 34'25'19" EAST, 26.62 FEET; THENCE 50.90 FEET; THENCE NORTH 07'14' 24" EAST, 21.23 FEET; THENCE NORTH FEET; THENCE NORTH 03'57' 40" WEST, 16.98 FEET; THENCE NORTH FEET; THENCE NORTH 03'49' 50" EAST, 9.48 FEET; THENCE NORTH 31'2' NORTH 40'36' 02" EAST, 34.37 FEET; THENCE NORTH 50'24' 32" 48'58' 02" EAST, 30.05 FEET; THENCE NORTH 55'46' 45" EAST, 44.45" EAST, 58.56 FEET; THENCE NORTH 70'00' 03" EAST, 62.01 FEET; EAST, 61.82 FEET; THENCE NORTH 74'02' 27" EAST, 44.66 FEET; 81.10 FEET; THENCE NORTH 61'26' 07" EAST, 101.32 FEET; THENCE FEET; THENCE NORTH 58'22'17" EAST, 37.56 FEET; THENCE NORTH FEET; THENCE NORTH 66'23'55" EAST, 91.50 FEET; THENCE NORTH 63'15'21" EAST, 70.20 FEET; THENCE NORTH 58'0" SOUTH 40'52'39" EAST, 250.94 FEET TO THE BEGINNING OF A NO RADIUS OF 1578.03 FEET, A RADIAL THAT BEARS SOUTH 36'54'28 CURVE THE LEFT, THROUGH A CENTRAL ANGLE OF 03'32' 36", AN WHOSE LONG CHORD BEARS NORTH 51'19'14" EAST, 97.57 FEET B

REGIS
PROFES
LAND SU

ORE
JULY
JAMES
59

Expires 6-

JAMES M. KLEIN PLS. 59002

APPROVALS

I HEREBY CERTIFY THIS PLAT OF "DESCHUTES RIVER LOTS ESTATE OREGON WAS EXAMINED AND APPROVED AS OF ____ DAY OF ____

WASCO COUNTY SURVEYOR _____ DATE

THIS PLAT OF "DESCHUTES RIVER LOTS ESTATES" IN WASCO COUNTY EXAMINED AND APPROVED BY:

CO., RECORDED MAY 4, 1938 IN BOOK 89, PAGE 206 NO1 SHOWN IN THIS SURVEY.

- 3) ROADWAY EASEMENT, 60' IN WIDTH IN FAVOR OF WASCO COUNTY, RECORDED AUGUST 12, 1941 IN BOOK 92, PAGE 619. SHOWN IN DRAWING.
- 4) SEWER EASEMENT IN FAVOR OF THE TOWN OF MAUPIN, RECORDED MARCH 13, 1978 IN MICROFILM 780770. SHOWN IN DRAWING.
- 5) SEWER EASEMENT IN FAVOR OF THE TOWN OF MAUPIN, RECORDED MARCH 13, 1978 IN MICROFILM 780770. SHOWN IN DRAWING.
- 6) INGRESS AND EGRESS EASEMENT SOUTHERLY 25 FEET.
- 7) DRAINAGE FIELD FOR SEPTIC TANK EASEMENT, RECORDED MARCH 3, 1958 IN BOOK 136, PAGE 514. UNKNOWN LOCATION.

- 8) EASEMENT FOR EXISTING PUBLIC UTILITIES IN VACATED AREA BY COUNTY COURT AND THE CONDITIONS. DATED JANUARY 2, 1935.
- 9) EXISTING RIGHTS OF WAY FOR ROADS, HIGHWAYS, IRRIGATION DITCHES, CANALS, AND POLE LINES.
- 10) RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE LOW/HIGH WATER MARK OF DESCHUTES RIVER.
- 11) AGREEMENT BETWEEN ARABELLE S STAATS AND WILLIAM H STAATS HER HUSBAND AND OREGON TRUNK RAILWAY. RECORDED DECEMBER 24, 1917 IN BOOK 63, PAGE 386
- 12) EXCEPTIONS AND RESERVATIONS BY UNION PACIFIC RAILROAD CO., RECORDED JUNE 3, 1938 IN BOOK 89, PAGE 266

- 13) RESERVATIONS FOR RIGHT OF WAY TO CUT AND REMOVE TREES AND BRUSH FROM CHARLES C. HARRIS AND TOM BALTZ, RECORDED AUGUST 22, 1988 IN MICROFILM 882396
- 14) ROADWAY, APPURTENANT EASEMENT IN FAVOR OF FRANK C. HUGGETT, RECORDED JULY 15, 1976 IN MICROFILM 761788
- 15) ROADWAY EASEMENT IN FAVOR OF FRANK C. HUGGETT, RECORDED JULY 15, 1976 IN MICROFILM 761791

NOTES

TAX LOTS: 2N 12E 19 100
ASSESSOR ACCOUNT NO. 376

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM, NORTH ZONE, GRID NORTH, GROUND DISTANCE, ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SURVEY MONUMENT POINT (1577) AND (253) N89°01'13"W

HAPARD;
CORPORATION;
BY COUNTY COURT AND THE CONDITIONS. DATED JANUARY 2, 1935.
R JIM
AND
TY SURVEY
R G 32
SURVEY,
-15-01B
RP,
COUNTY

EASEMENT,
EASEMENT
THE ADJACENT
8
FOR THE
EASEMENT

MINUTES RIVER

EASEMENT FOR ROADWAY & BRIDGE
RECORDED IN BOOK 80, PAGE 199 OF DEEDS

EASEMENT FOR 60' ROADWAY
RECORDED IN BOOK 92, PAGE 619 OF DEEDS

WARRANTY DEED
INSTRUMENT NO. 20010086

TAX LOT
5600
LOT 9
143164S.F.
4S14E32DD

TAX LOT
1800
5S14E05AA

TAX LOT
1500
5S14E05AA

TAX LOT
1600
5S14E05AA

TAX LOT
1700
5S14E05AA

S - CALIFORNIA (US-HWY 197)
N69°33'24"E 448.10'

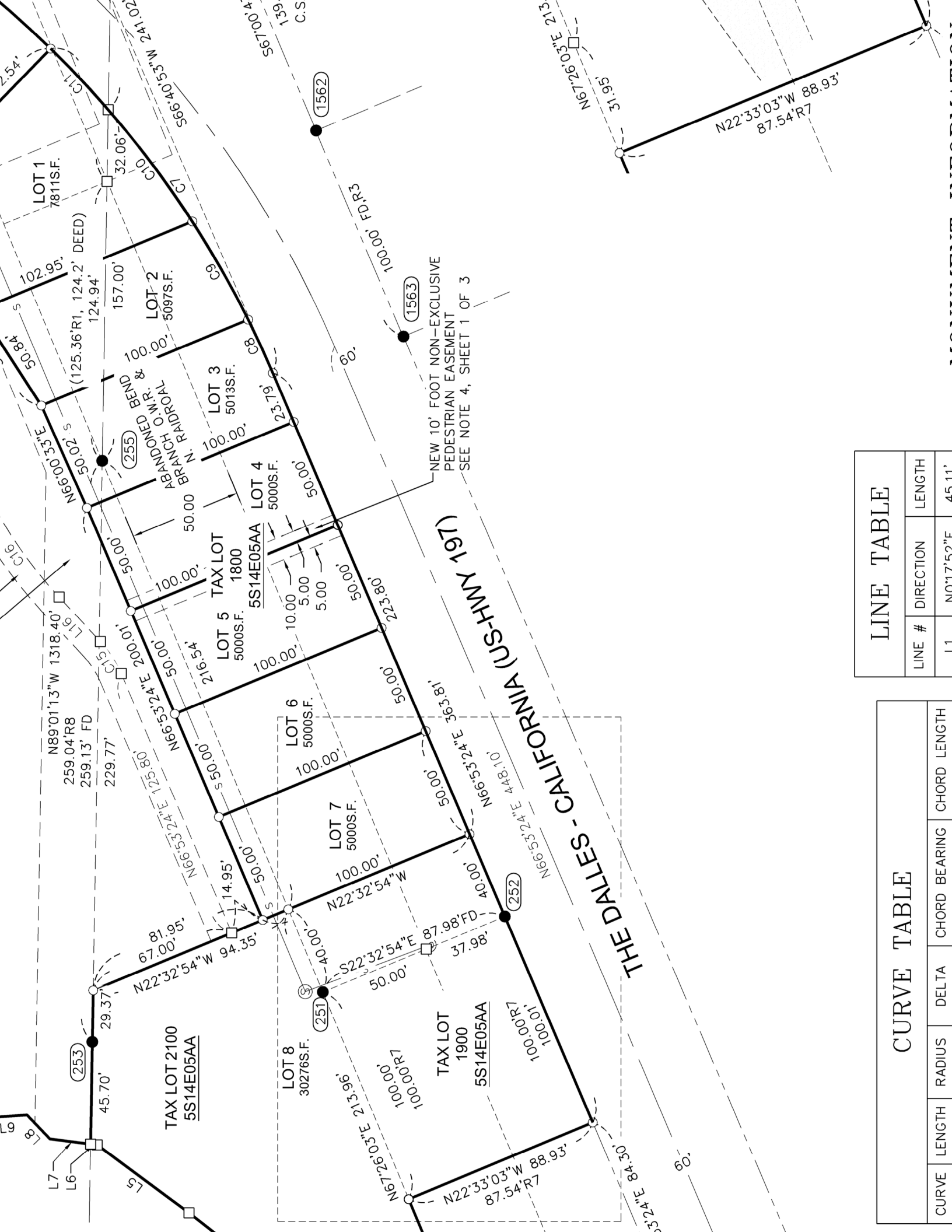
BAKEMORE RD
S67°48'47"N 200.66'

BASIS OF BEARING
N89°01'13"W 1318.40'

25' INGRESS AND EGRESS E
EAST LINE OF SECTION 3
COMPUTED AS PER CS. E-13-15

ABANDONED BEND BRANCH
O.W.R. & N RAILROAD
BUILDING
LOT 10
48768S.F.
6+53.2 P.C.
S2°55'07"E 251.30'

90N
90N
49.88
30'
30'



NEW 10' FOOT NON-EXCLUSIVE
PEDESTRIAN EASEMENT
SEE NOTE 4, SHEET 1 OF 3

THE DALES - CALIFORNIA (US-HWY 197)

LINE TABLE

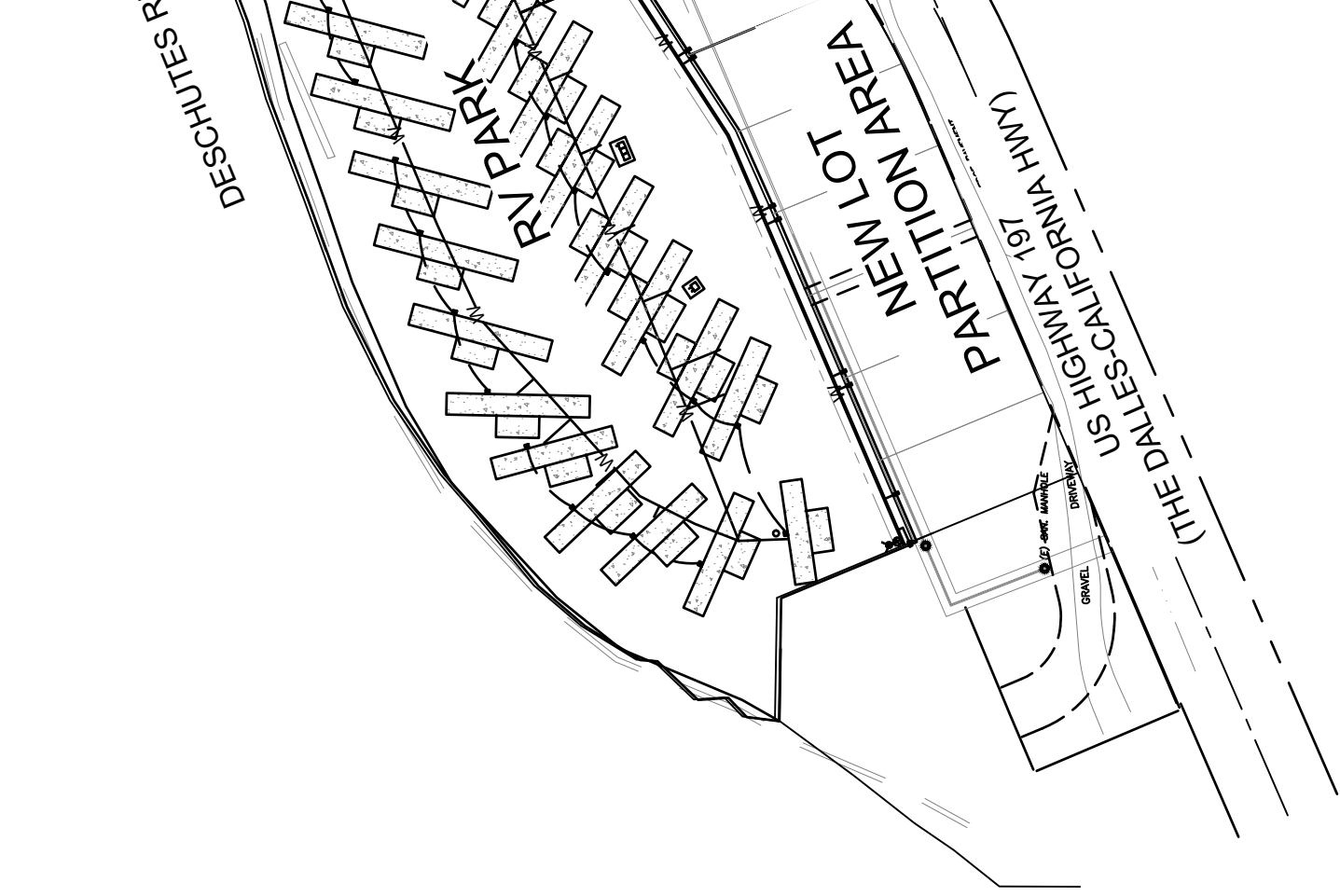
LINE #	DIRECTION	LENGTH
11	N0°17'52"E	45.11'

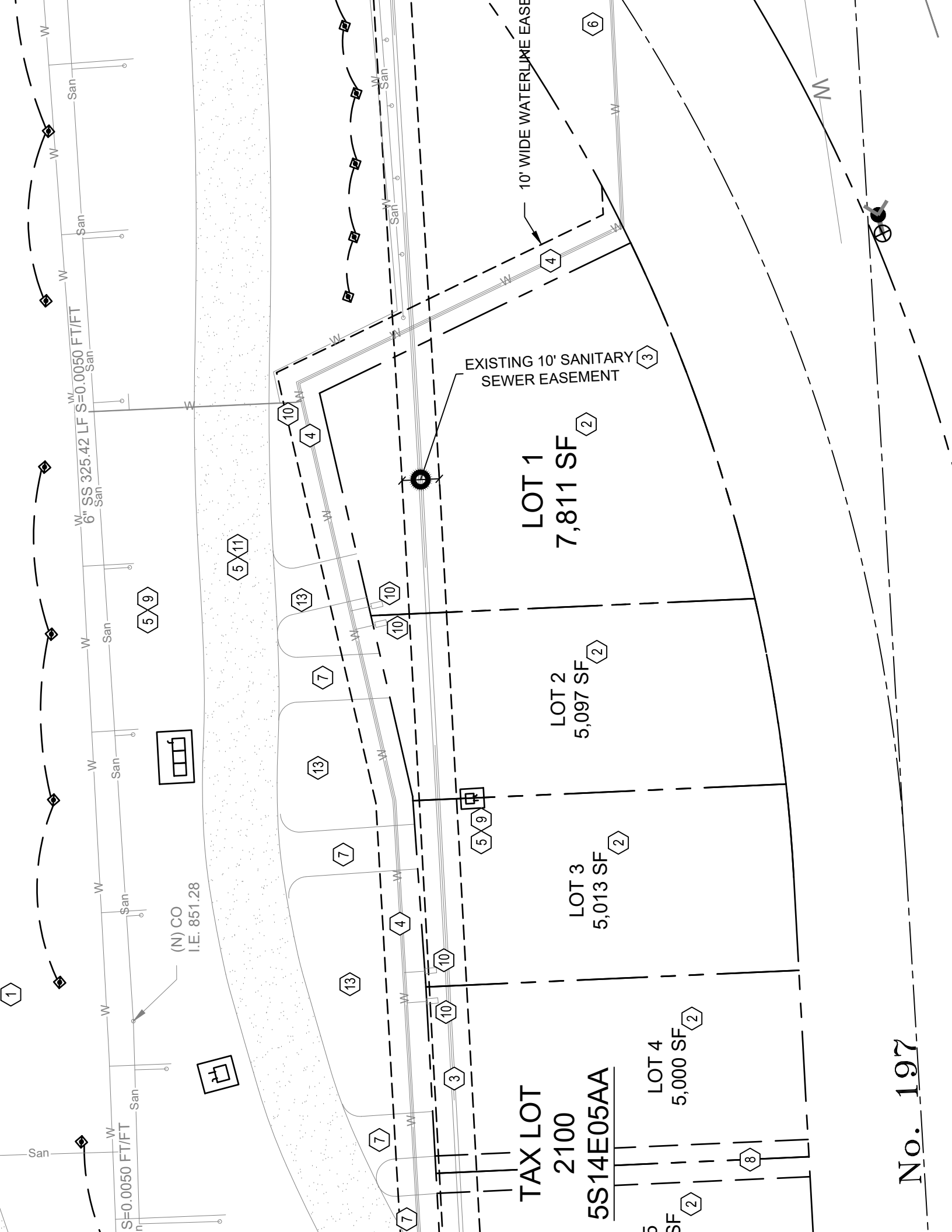
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH



PROJECT SITE





6" SS 325.42 LF S=0.0050 FT/FT

(N) CO
I.E. 851.28

EXISTING 10' SANITARY
SEWER EASEMENT

LOT 1
7,811 SF

LOT 2
5,097 SF

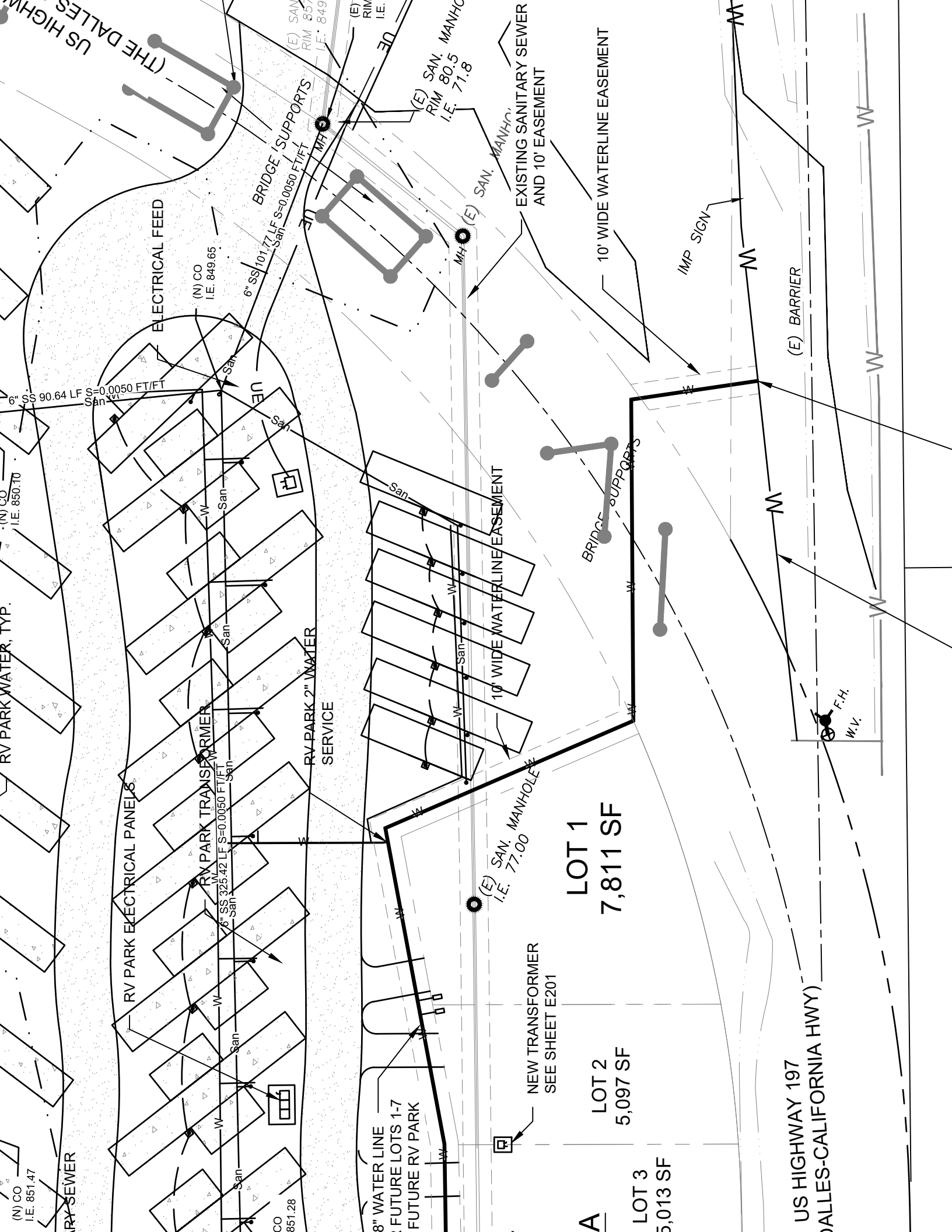
LOT 3
5,013 SF

LOT 4
5,000 SF

TAX LOT
2100

5S14E05AA

CONTRACTING OFFICER			
CONCRETE	PVMT		PAVEMENT
CUBIC,	R		RADIUS
CRESCENT WATER ASSOCIATION	R/W		RIGHT OF WAY
CUBIC YARD	RCP		REINFORCED CONCRETE PIPE
DEMOLITION	RD		ROAD
DETAIL	REF		REFER OR REFERENCE
DRAINAGE INLET	REINF		REINFORCED, REINFORCING, REINFORCE
DIAMETER	REQD		REQUIRED
DUCTILE IRON PIPE	RT		RIGHT
DRAWING	S		SOUTH, SLOPE, SEWER
EAST, EASTING COORDINATES	SD		STORM DRAIN
EXISTING	SDMH		STORM DRAIN MANHOLE
EXISTING GROUND	SMH		SANITARY SEWER MANHOLE
EXPANSION JOINT	SECT		SECTION
ELEVATION	SHT		SHEET
ELECTRIC, ELECTRICAL	SPEC		SPECIFICATIONS
EDGE OF PAVEMENT	SQIN		SQUARE INCHES
EXISTING	SF		SQUARE FEET
FINISHED FLOOR	SS		SANITARY SEWER
FINISH GRADE	STA		STATION
FIRE HYDRANT	STD		STANDARD
FIGURE	STL		STEEL
FLOW LINE	S/W		SIDEWALK
FLANGE	T&B		TOP AND BOTTOM
FACE OF CURB	TF		TRUCK FILL
FIBERGLASS REINFORCED PLASTIC	TEL		TELEPHONE
FOOT OR FEET	TOC		TOP OF CONCRETE, CURB
GALVANIZED	TOG		TOP OF GRATE
	TYP		TYPICAL



(N) CO
I.E. 851.47

RV PARK WATER, TYP.

(N) CO
I.E. 851.47

RY SEWER

RV PARK ELECTRICAL PANELS

RV PARK TRANSFORMER

(N) CO
I.E. 849.65

ELECTRICAL FEED

(N) CO
I.E. 849.65

RV PARK TRANSFORMER

(N) CO
I.E. 850.70

(N) CO
I.E. 850.70

RV PARK 2" WATER SERVICE

(N) CO
I.E. 851.28

8" WATER LINE
FOR FUTURE LOTS 1-7
FUTURE RV PARK

6" SS 325.42 LF S=0.0050 FT/FT

6" SS 90.64 LF S=0.0050 FT/FT

6" SS 101.77 LF S=0.0050 FT/FT

(E) SAN.
RIM 85.70
I.E. 849.65

(E) SAN.
RIM 85.70
I.E. 849.65

(E) SAN.
RIM 85.70
I.E. 849.65

(E) SAN.
RIM 85.70
I.E. 849.65

(E) SAN.
RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

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RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

(E) SAN.
RIM 80.5
I.E. 71.8

NEW TRANSFORMER
SEE SHEET E201

(E) SAN.
RIM 77.00
I.E. 77.00

10' WIDE WATERLINE EASEMENT

EXISTING SANITARY SEWER
AND 10' EASEMENT

10' WIDE WATERLINE EASEMENT

LOT 1
7,811 SF

LOT 2
5,097 SF

LOT 3
5,013 SF

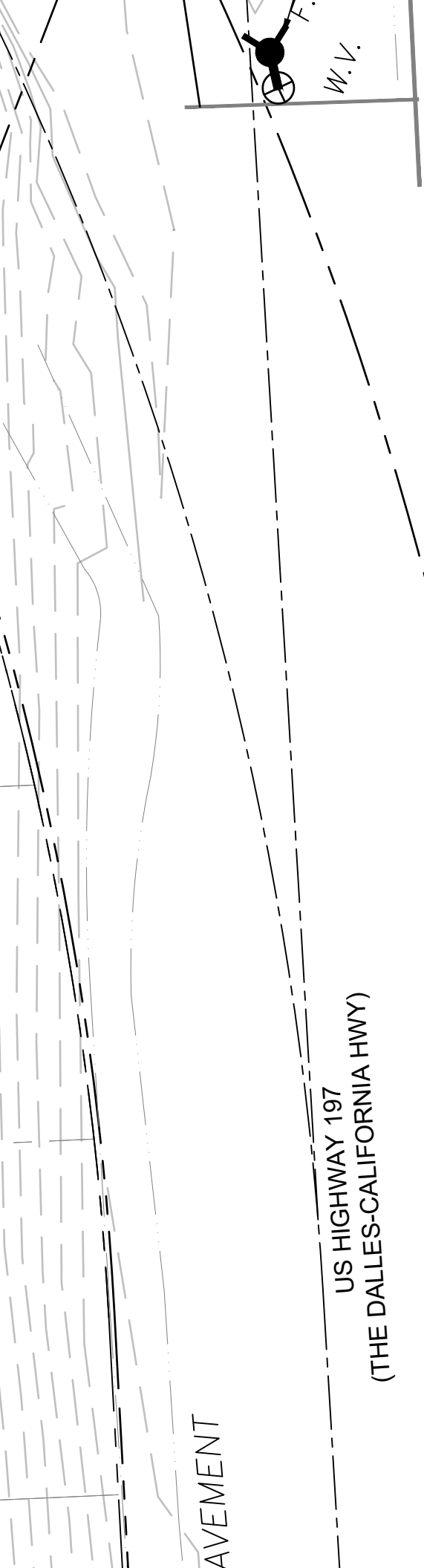
A

BRIDGE SUPPORTS

IMP SIGN

US HIGHWAY 197
DALLEY-CALIFORNIA HWY)

(E) BARRIER



AVENMENT

US HIGHWAY 197
(THE DALLES-CALIFORNIA HWY)

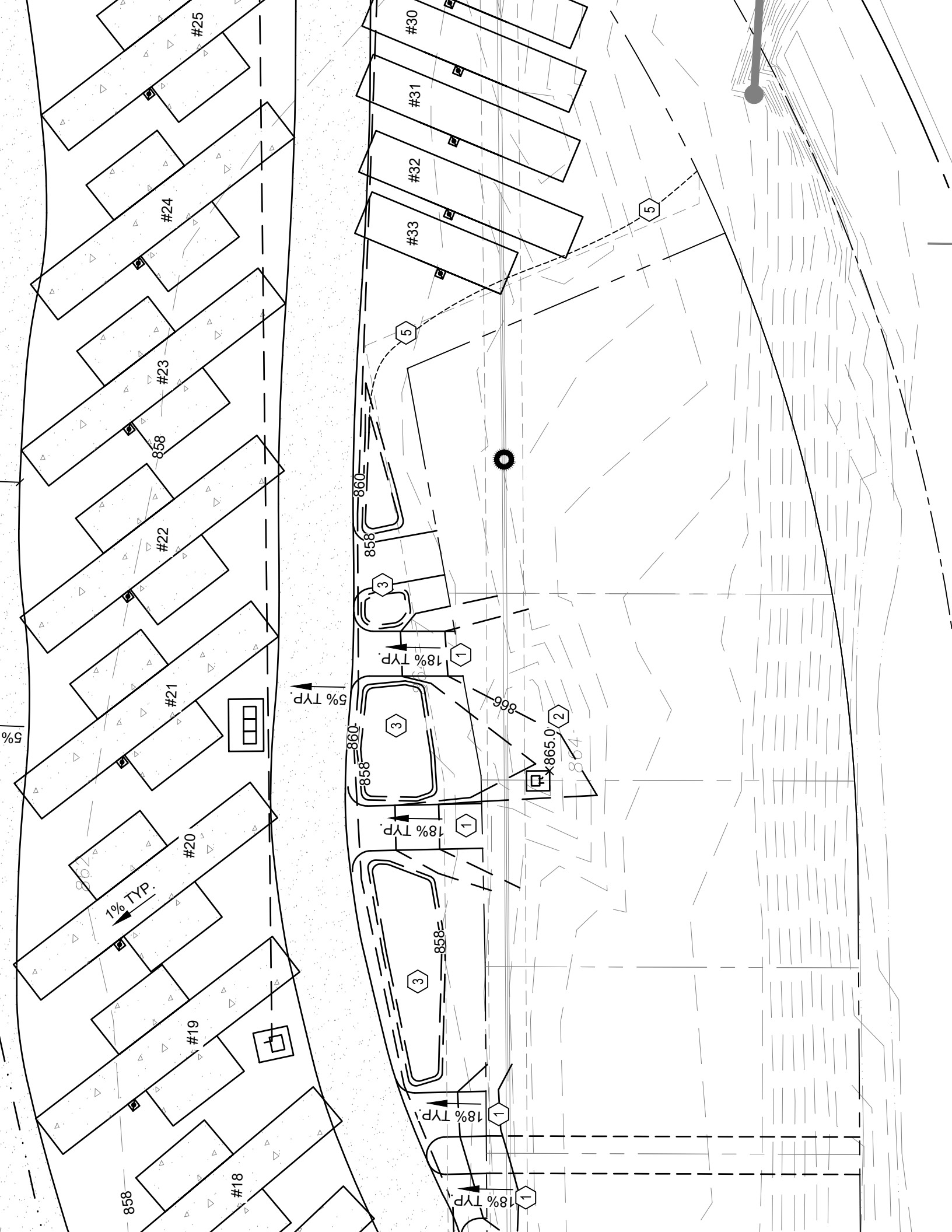
WATERLINE PLAN

SCALE: 1"=20'

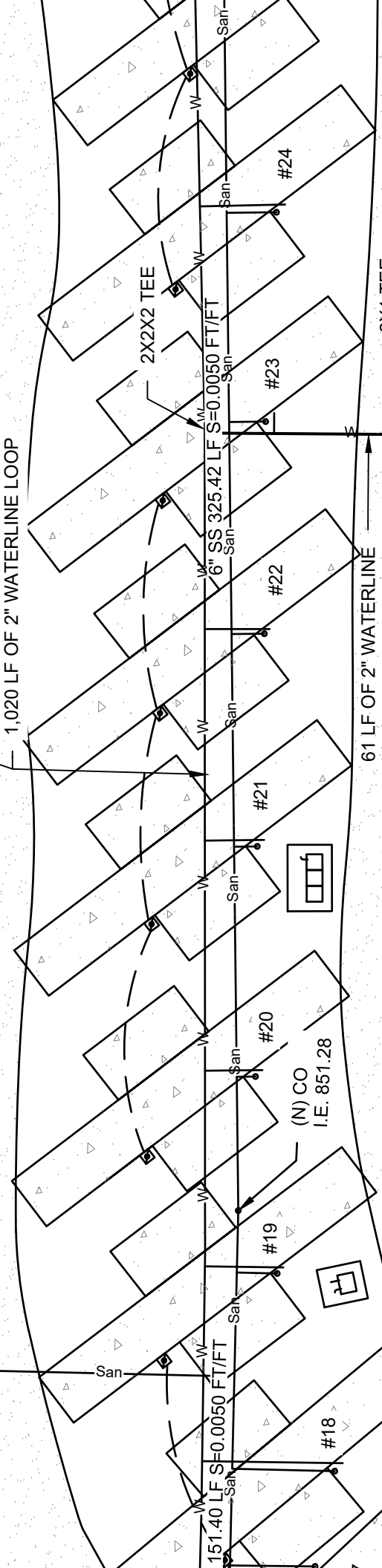
NOTE: PROFILE SHOWS NEW WATER LINE FROM CITY WATER MAIN TAP TO END RIGHT TO LEFT (EAST TO WEST). PLAN VIEW ABOVE SHOWS WATER LINE IN PLAN APPROXIMATELY FROM WEST TO EAST. HORIZONTAL SCALES ARE DIFFERENT IN ORDER TO FIT THE PROFILE ON ONE SHEET.

FOR

END NEW WATER LINE



1,020 LF OF 2" WATERLINE LOOP



2" WATER METER AND 2" SERVICE FOR RV PARK, SEE SHEET C201 FOR THE PUBLIC WATER SYSTEM.

61 LF OF 2" WATERLINE

2X1 TEE

135 LF OF 1" WATERLINE FOR SITE

2X2X2 TEE

151.40 LF S=0.0050 FT/FT

6" SS 325.42 LF S=0.0050 FT/FT

TAX LOT
2100
5S14E05AA

LOT 1
7,811 SF

LOT 5
5,000 SF

LOT 4
5,000 SF

LOT 3
5,013 SF

LOT 2
5,097 SF

EDGE PAVEMENT

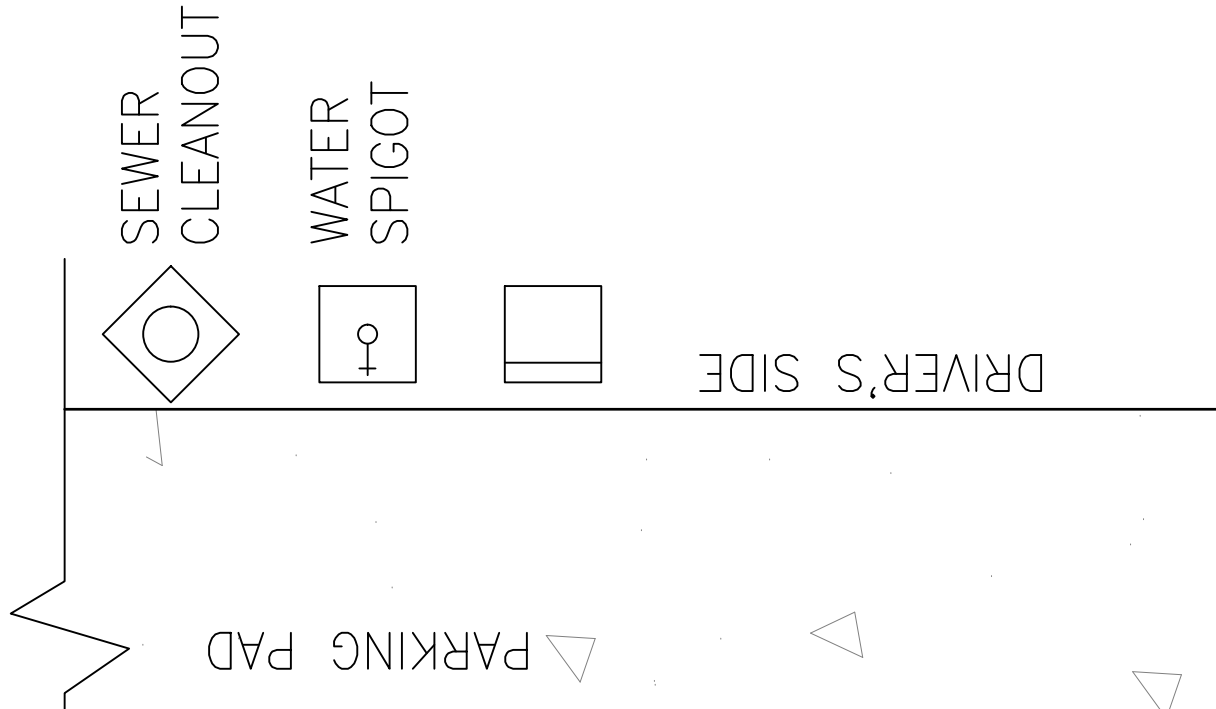
COMPACTED SUBGRADE

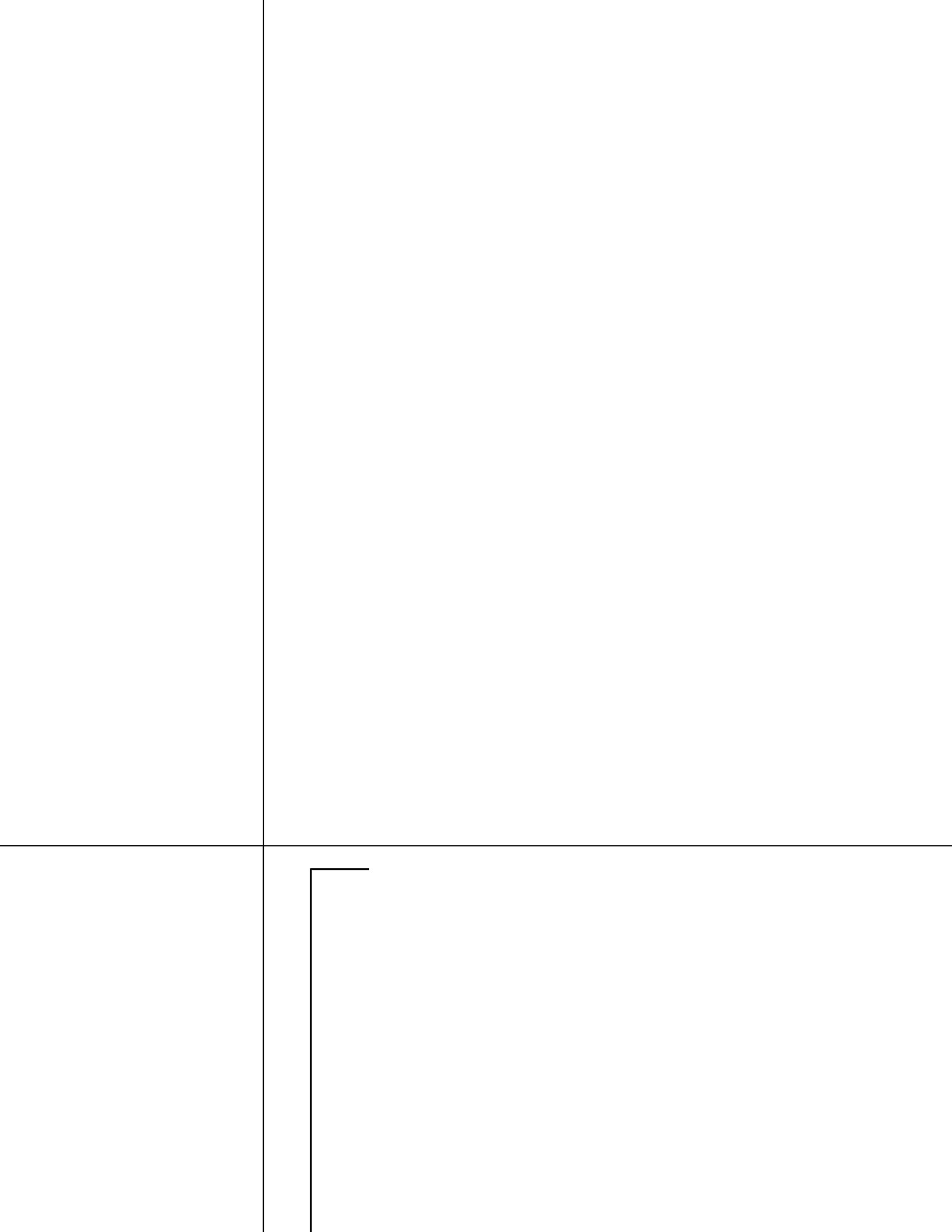
MIRAFI 500X GEOTEXTILE
OR APPROVED EQUAL.

DETAIL

4 TYPICAL RIVER TRAIL SECTION

SCALE: NTS





DC	DEMOMOUNTED-DIRECTION INDICATED BY PROVIDE NON-SWITCH CIRCUITING.	DEMOLITION, REMOVE	PS	PANEL, PANELBOARD
DIAM, Ø		DIAMETER	PT	POWER SUPPLY
DISC		DISCONNECT	PUD	POTENTIAL TRANSFORMER
DIST		DISTRIBUTION	PV	PUBLIC UTILITIES DISTRICT
DN		DOWN	PVC	PHOTOVOLTAIC
DS		DISCONNECT SWITCH	PWR	POLYVINYL CHLORIDE
DWG		DRAWING		POWER
Δ		DELTA CONNECTED	QTY	QUANTITY
(E)		EXISTING	R	RIGHT
ECB		ENCLOSED CIRCUIT BREAKER	(R)	RELOCATE
EDF		ELECTRIC DRINKING FOUNTAIN	RAP	REMOTE ANNUNCIATOR PANEL
EG		ENGINE GENERATOR	RCPT	RECEPTACLE
ELEC		ELECTRICAL	REQ'D	REQUIRED
EM, EMER		EMERGENCY	RGS	RIGID GALVANIZED STEEL
EMH		ELECTRICAL MANHOLE	RM	ROOM
EMT		ELECTRIC METALLIC TUBING	RR	RELAY RACK
EOL		END-OF-LINE	RTU	ROOFTOP UNIT
EP		EXPLOSION PROOF	RVNR	REDUCED VOLTAGE NON-REVERSING
EPO		EMERGENCY POWER OFF	RVR	REDUCED VOLTAGE REVERSING
EWC		ELECTRIC WATER COOLER	S	SPEAKER
(F)		FUTURE	SC	SHORT CIRCUIT
FA		FIRE ALARM	SCP	SECURITY CONTROL PANEL
FAA		FIRE ALARM ANNUNCIATOR	SCH	SCHEDULE
FACP		FIRE ALARM CONTROL PANEL	SDP	SUB-DISTRIBUTION PANEL
FC		FAULT CURRENT	SE	SOUTH EAST
FDR		FEEDER	SEC	SECONDS
FLA		FULL LOAD AMPS	SIM	SIMILAR
FLUOR		FLUORESCENT	SMR	SURFACE METALLIC RACEWAY
FREQ		FREQUENCY	SP	SPARE, SPACE
FU		FUSE	ST	SHUNT TRIP
FVNR		FULL VOLTAGE NON-REVERSING	STC	SOURCE TRANSFER CONTROL
FVR		FULL VOLTAGE REVERSING	STD	STANDARD
GEN		GENERAL	STR	STARTER
GFCI		GROUND FAULT CIRCUIT INTERRUPTER	SV	SOLENOID VALVE
GFP		GROUND FAULT PROTECTION	SVR	SERVER SWITCH
GFR		GROUND FAULT RELAY	SW	SOUTH WEST
GND		GROUND	SWBD	SWITCHBOARD
GRC		GALVANIZED RIGID CONDUIT	SWGR	SWITCHGEAR
GSM		GAS SAFETY MONITOR	SYN, SYNC	SYNCHRONIZE
H		HORN	T, TSTAT	THERMOSTAT
HH		HANDHOLE	TB	TERMINAL BLOCK
HID		HIGH INTENSITY DISCHARGE	TBD	TO BE DETERMINED
HOA		HAND-OFF-AUTOMATIC	TC	TIME CLOCK
HP		HORSEPOWER	TD	TIME DELAY
HT		HEAT TRACE	TDR	TIME DELAY RELAY
HV		HIGH VOLTAGE	TEL, TELE	TELECOM
HVAC		HEATING, VENTILATING & AIR COND HZ (HERTZ)	TOC	TOP OF CONDUIT
ID		IDENTIFICATION	TP	TAMPER PROOF
INS		INSULATION	TS	TAMPER SWITCH
			TSP	TWISTED SHIELDED PAIR
				TERMINAL TERMINAL BOARD

VOLTAGE, SECURITY

...NT
...LY OUTLET
... / ENCLOSURE

...NE / ENCLOSURE

...UTLET

...LOW FLOOR

...R PACK

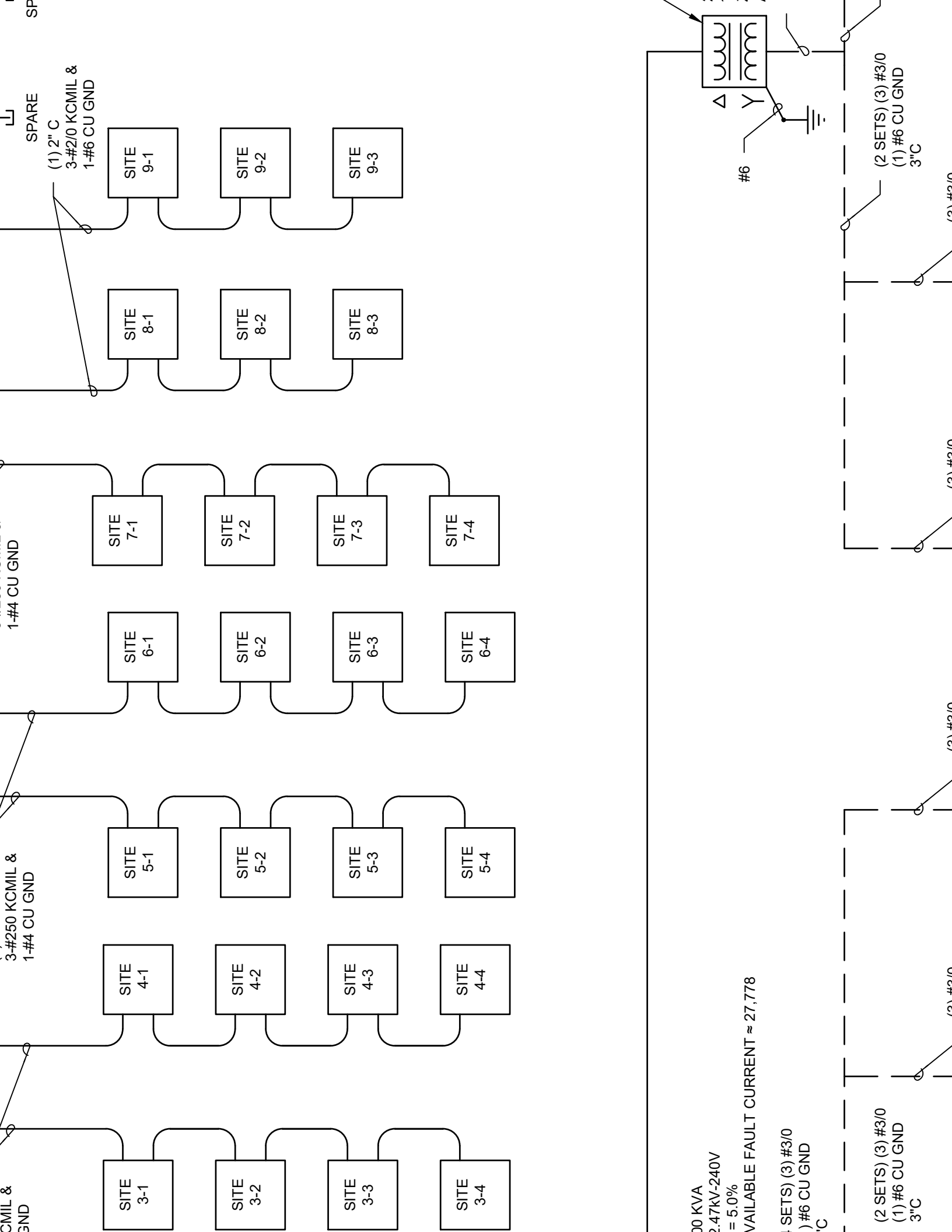
...HIEL

... < 100 PAIR AND 300 PAIR

... 25 OR 50 PAIR

...H PAN-TILT-ZOOM FUNCTIONS

RM



CMIL & GND

3-#250 KCMIL & 1-#4 CU GND

1-#4 CU GND

SPARE
(1) 2" C
3-#2/0 KCMIL & 1-#6 CU GND

SITE 3-1

SITE 3-2

SITE 3-3

SITE 3-4

SITE 4-1

SITE 4-2

SITE 4-3

SITE 4-4

SITE 5-1

SITE 5-2

SITE 5-3

SITE 5-4

SITE 6-1

SITE 6-2

SITE 6-3

SITE 6-4

SITE 7-1

SITE 7-2

SITE 7-3

SITE 7-4

SITE 8-1

SITE 8-2

SITE 8-3

SITE 9-1

SITE 9-2

SITE 9-3

00 KVA
2.47KV-240V
= 5.0%

AVAILABLE FAULT CURRENT ≈ 27,778

(2 SETS) (3) #3/0
(1) #6 CU GND
3" C

(2 SETS) (3) #3/0
(1) #6 CU GND
3" C

(2 SETS) (3) #3/0
(1) #6 CU GND
3" C

#6

Δ

Y

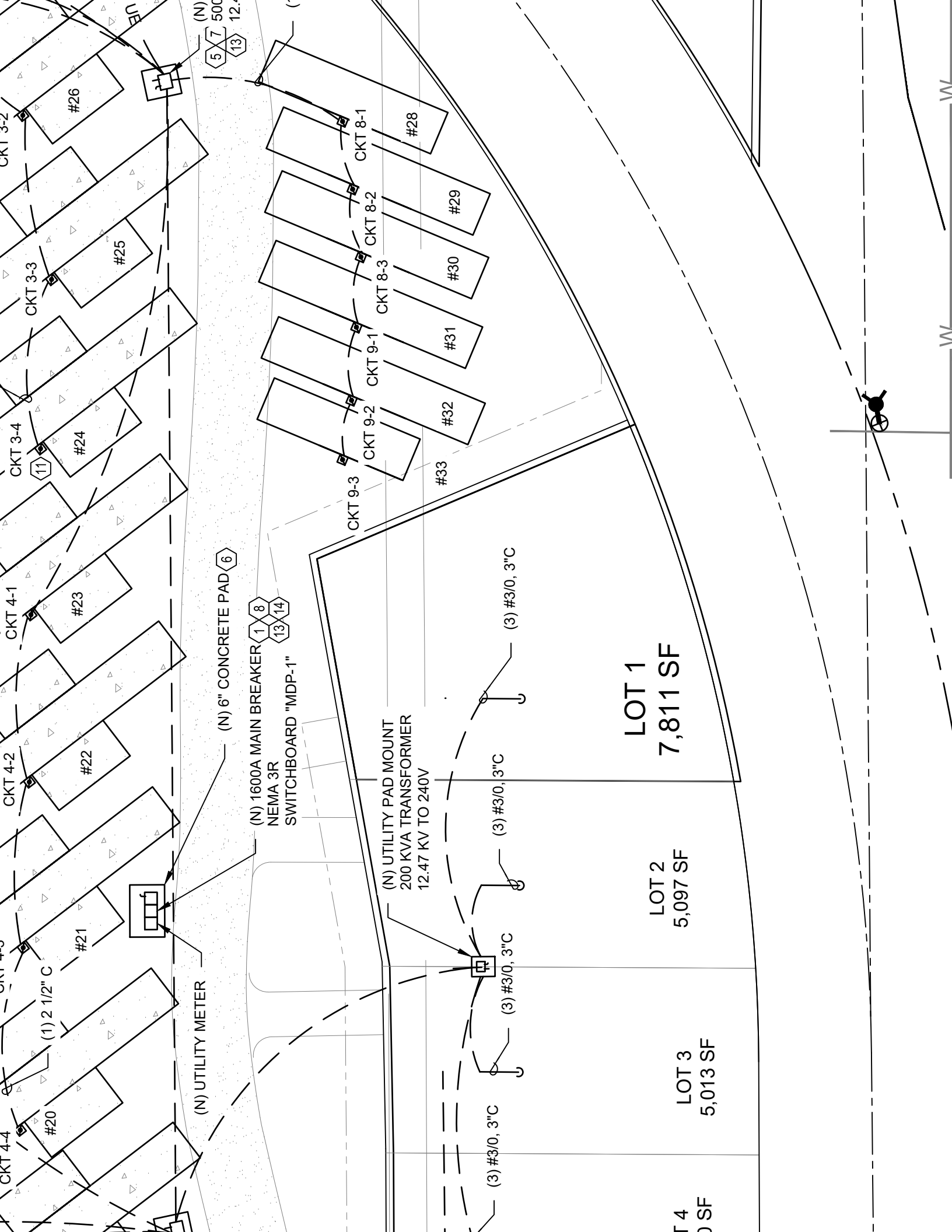


(2) #2/0

(2) #2/0

(2) #2/0

(2) #2/0



(N) 500 500 12.2

(N) 5 7 13

(N) 6" CONCRETE PAD (6)

(N) 1600A MAIN BREAKER NEMA 3R SWITCHBOARD "MDP-1"

(N) UTILITY PAD MOUNT 200 KVA TRANSFORMER 12.47 KV TO 240V

(N) UTILITY METER

(1) 2 1/2" C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

(3) #3/0, 3"C

CKT 3-2

CKT 3-3

CKT 3-4

CKT 4-1

CKT 4-2

CKT 4-3

CKT 4-4

CKT 8-1

CKT 8-2

CKT 8-3

CKT 9-1

CKT 9-2

CKT 9-3

#26

#25

#24

#23

#22

#21

#20

#28

#29

#30

#31

#32

#33

LOT 1
7,811 SF

LOT 2
5,097 SF

LOT 3
5,013 SF

LOT 4
5,013 SF



ADJOURN

NEXT MEETING TIME & DATE

Tuesday, February 13, 2024 at 4 :30 p.m.

SUGGESTED TOPICS FOR NEXT MEETING

Short Term Rental Ordinance Amendments
Introduction to Second & Staats Area

CHAIR ADJOURNS THE MEETING