



MINUTES

Planning Commission Meeting

Tuesday, January 9, 2024

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

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance	<p>Acting Chair Riley called the meeting to order at 4:33 p.m. Roll Call of Planning Commission and Staff was conducted by Administrative Assistant Bronte Dod</p> <p><i>Presiding:</i> Suze Riley</p> <p><i>Commission Present:</i> Andy Kreipe, Michael Jones</p> <p><i>Commission Absent:</i> Lauren Whitaker (excused absence), Jessy Rose (excused absence)</p> <p><i>Staff Present:</i> Administrative Assistant Dod, City Planner Dan Meader</p> <p><i>Visitors Present:</i> Susie Miles, Cassey Tolentino, Shurrie Calder, Marni Malefyt, Medy Gantz, Kerry Downs, Rod Woodside, Mia Sheppard, Marty Sheppard, Colleen Strohm, Mike Johnston, Dennis Richey, Kathy Richey</p>
Consent Agenda	<p>Commissioner Kreipe moved to approve the consent agenda as presented. Commissioner Jones second. No further discussion. The motion passed unanimously on a 3-0 vote. (Ayes: Kreipe, Riley, Jones; Nays: None)</p>
Public Comment	<p>No public comment.</p>
511 Deschutes Avenue Proposed Change to Approved Site Plan	<p>Staff presented a report on a proposed amendment to the approved Site Plan Review at 511 Deschutes Avenue to increase the height of the awning which will change the roofline. The state historical preservation office has approved the change. Consensus to approve the change.</p>
Public Hearing: McLucas Upriver Estates Subdivision Preliminary Plat	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.</p> <p>Chair Riley opened the hearing to consider the preliminary plat of the McLucas Upriver Estates subdivision at 4:43 p.m. City Planner Meader read the guidelines. Commissioner Kreipe stated that he used to work for Imperial River Co., which the applicant owns and which exists on the proposed subdivision plat. Commissioners did not think this posed a conflict.</p> <p>City Planner Meader reviewed the staff report.</p> <p>Acting Chair Riley asked for public testimony.</p> <p>Proponents:</p> <p>The applicant Rob Miles presented a summary of the subdivision.</p> <p>Kerry Downs asked about the use of his driveway easement for access to Lot 8. Miles replied that an easement exists for Downs to have access to his property via a driveway that exists on Miles'</p>

property. That easement continues across Lot 7. The driveway will be improved as the project develops and will be used for access to Lot 8.

Commissioner Kreipe confirmed with the applicant that the driveway will not connect to the proposed loop road in the subdivision. There will be a temporary connection for construction traffic that Miles has discussed with the future owner of Lot 8. One access point will cut down on traffic and vandalism and “cozies in” the neighborhood.

City Planner Meader asked about the ground on Lots 1-8. Miles said that they don't intend to change the elevation of the grade.

Commissioner Jones asked about entering through Imperial River Co. and what would happen with new ownership. Miles said that the lots will be recorded with easements that will have deeded access across the Imperial River Co. property. Other existing easements will be cleaned up through the development process.

Colleen Strohm asked about the timing of the development. Miles clarified the process of developing the subdivision which includes parceling 5 lots with existing use into 11 lots and installing/extending/improving utilities. All of it is zoned RC.

Mia Sheppard asked for clarification about the RC zone. Miles said that it allows for recreation-based businesses, commercial businesses, and everything that is allowed in MDR. Administrative Assistant Dod said that RC also allows short term rentals.

Dennis Richey wanted to make sure that this won't cost the taxpayers any money. Also has questions about the City water and sewer capacity for more development. Miles said that the engineers will require them to develop the utilities to the public standard. The City engineers have reviewed the proposal. Richey is concerned about the City's water and sewer infrastructure being able to handle the additional development. Miles said that he will pay System Development Charges for the connections.

Strohm asked if the 7 lots will be sold as a group or one developer. Miles said he will likely sell the lots individually.

Shurrie Calder asked about parking because of The Riverside. Miles said the lots will not access Highway 197. ODOT will not allow any driveways to lots 1-7 from Highway 197. Driveway access will be from the private loop road. There will be a pedestrian access path between lots 4 and 5 to connect the RV park to the highway.

Medy Gantz asked how the lots will be sold and if there will be any CC&Rs (Covenants, conditions, and restrictions). Miles said there will be no CC&Rs and no HOA (homeowners association).

Manufactured homes will also be allowed. Gantz asked about lighting restrictions for dark skies. Miles said there will be no lighting restrictions.

Mike Johnston asked about the cost of each lot. Miles said he will put the first one on the market at \$250,000. The market will dictate the price.

Commissioner Jones said the City does have lighting restrictions in the RC zone. Those codes come into effect during a site plan review as each lot develops. It's not a requirement of the subdivision ordinance.

Strohm asked about the osprey nest that exists on one of the properties. Miles said that while the nest is vacant he can do anything he wants with it including cutting the pole down tomorrow if he wants to. He does not intend to cut it down and will work around it. The nest is in the RV park.

Opponents: No formal opposition.

City Planner Meader reviewed reports from ODOT, City engineers Anderson Perry, and Maupin Fire Chief. A letter was written from Shane Devine and Administrative Assistant Dod answered questions: there is sufficient capacity in our existing sewer system to meet the new demand; the City engineers have reviewed the preliminary plat and a more formal report from engineers may be coming; a pre-application meeting was held with staff and engineers and anything significant missing in the plat has been addressed at this point; the developer is responsible for the cost for the road and utility improvements.

Chair Riley closed hearing at 5:23 p.m. and moved to commissioner deliberation.

Commissioner Kreipe said that everything has been thoroughly investigated by outside agencies and the applicant. Stated he's fine with the gravel road.

Commissioner Riley said gravel on the road is good in case of flooding.

Commissioner Jones said is in favor of more housing. In favor of the connecting trail. Would like clarification on the cost to taxpayers. Asked Commissioner Riley from a real estate perspective and asked if the lots will be desirable given their location between the highway and an RV park. Commissioner Riley said that the location may be an issue but the market will dictate the value of the land; may be more likely to get affordable housing than something else.

Commissioner Jones said that Maupin is going to grow and can see future development in that area because of the nearby services and the river. In favor the application. Administrative Assistant said the street will remain private so maintenance will be paid for by the owner of the property. After the utilities are constructed by the developer they will be owned by the City and future water and sewer maintenance would be the responsibility of the City. Other than it costs the taxpayers time for staff, engineers, and planner to process the application.

Marni Malefyt said her family owns Lot 8 which is part of the subdivision. Administrative Assistant Dod said that the applicant said the application stated that Lot 8 will have access through the already existing driveway access easement. Any future development on Lot 8 would go through a standard site plan review process.

Administrative Assistant Dod confirmed that staff supports Lots 1-8 will have Highway 197 addresses and what that would mean for future site plan reviews. Buildings could have pedestrian access from Highway 197. Each individual house could have a walkway to the road. Staff has discussed this in depth because the lots could develop as residential or commercial. The private road does not currently have a name. Fiber conduits will be brought to each lot as well.

Commissioner Kreipe made a motion to approve the McLucas Upriver Estate subdivision with the variance that no paved road is needed to access the lots and to accept this preliminary plat as presented. Commissioner Jones second. No further discussion. The motion passed on a 3-0 vote. (Ayes: Jones, Riley, Kreipe; Nays: None)

Discussion: Food Cart Draft Ordinance

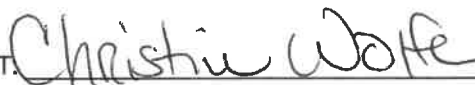
Commissioners added the food cart ordinance discussion to the agenda. Commissioner Jones reviewed the food cart regulations from the pilot program that expired in the fall. Staff recommended that the ordinance be discussed during the next session to allow staff to prepare a report and provide opportunity for public input with notices about the topic. A work session was scheduled for Tuesday, January 23 at 4:30 p.m.

Adjourn

The next regular meeting will take place on Tuesday, February 13, 2024 at 4:30 p.m. The meeting was adjourned at 6:05 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: 
Lauren Whitaker, Planning Commission Chair

ATTEST: 
Christine Wolfe, City Recorder