



BAKER CITY, OREGON PLANNING COMMISSION MEETING AGENDA

Commissioners:
Laurie Parry
Ken Rockwell
Tom Shrider
Laura Klement

REGULAR MEETING
JANUARY 21, 2026 - 6:00 PM
CITY HALL COUNCIL CHAMBERS

Call to Order/Introduction

1. Call to Order	Procedural
2. Roll Call	Procedural
3. Public Comment	Procedural

Old Business

4. Review of Minutes	Procedural
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New Business

5. VAC-25-136 Elbert	Kara Miller	Procedural
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Updates and Future Items

6. Director's Report	Information
7. Set Next Meeting Date & Time	Action Item

Adjourn

8. Adjourn	Procedural
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BAKER CITY, OREGON STAFF REPORT

Commissioners:

Laurie Parry
Ken Rockwell
Tom Shrider
Laura Klement

Created by:

Date: January 21, 2026

Subject: Call to Order

Attachments:

None



BAKER CITY, OREGON STAFF REPORT

Commissioners:

Laurie Parry
Ken Rockwell
Tom Shrider
Laura Klement

Created by:

Date: January 21, 2026

Subject: Public Comment

Attachments:

None

**Baker City Planning Commission
Baker County Courthouse
1995 Third Street, Ste. 131
Baker City, Oregon 97814
Phone: (541) 523-8219**

The minutes are only a third-party summary of the original meeting. For a complete transcript, an audio recording is available. Please contact the Baker City-County Planning Department for further information.

**Baker City Planning Commission
Public Hearing
December 17, 2025, 6:00 p.m.
Baker City Council Chambers**

I. Call to Order/Introductions

Present: Ken Rockwell, Laurie Parry, Laura Klement, Tom Shrider

Absent: Larisa Bogardus

Staff Present: Planning Director Tara Micka, Senior Planner Madison Tomac, Planning Technician Jared Hearing

II. Old Business

Review of Minutes from the 09.17.2025 Planning Commission hearing

Commissioner Parry moved to approve the 09.17.2025 Planning Commission minutes as presented. Commissioner Shrider seconded. Motion passed unanimously.

III. New Business

Commissioner Parry read the public hearing statement.

ZC-25-127

No challenges were made to the Baker City Planning Commission reviewing the proposal.

Declaration of Ex-Parte Contact, Bias, & Conflict of Interest regarding ZC-25-127:

Commissioner Klement stated that she is a developer in the area but that it would not affect her decision(s).

Senior Planner Madison Tomac summarized the plan amendment proposal. She also introduced Tyler Quinn-Smith (who attended the meeting via zoom), representing Framework, a planning consulting group located in Seattle, WA, who advised planning staff on the proposed code updates.

Commissioner Parry stated that she had spoken with Commissioner Rockwell regarding the timeframe and scope of the amendment proposals and asked whether or not the rest of the Commission would be in favor of a continuation of the hearing.

Commissioner Rockwell elaborated on the scope, timeframe and some concerns regarding the amendment proposals.

Senior Planner Madison Tomac stated that some code items are required by state law and cannot be altered. She also stated that the meeting could be continued but that the regular meeting time would not work due to time restrictions imposed by grant deadlines (DLCD).

The Commissioners confirmed that they would be open to a continuation. Commissioner Parry suggested the Commission review the Articles with fewer alterations first. The Commission agreed.

Article 1

Senior Planner Madison Tomac stated that Sections 1.1, 1.2, 1.3, had no changes or only had minor alterations.

Commissioner Rockwell stated that there were differentiations in some of the definitions from the ORS and those included in the Baker City Development Code (BCDC).

Consultant Quinn-Smith stated that the definitions included in the local code are at the discretion of the city. He also stated some ORS definitions are context sensitive and don't necessarily apply well to all city codes.

Commissioner Rockwell elaborated on some differences in definitions between the ORS and BCDC.

Commissioner Parry asked Consultant Quinn-Smith why there was not a definition for "income restricted housing" proposed in the BCDC amendments. Commissioner Quinn-Smith stated that it was an oversight that could be corrected.

Commissioner Rockwell asked why a definition for "primary dwelling" was not listed. Consultant Quinn-Smith said that a definition for "primary dwelling" could be added.

Senior Planner Madison Tomac stated that no changes or minor alterations were made to sections 1.4 and 1.5.

Article 5

Senior Planner Madison Tomac stated that a definition for "mandatory adjustments" was added to Section 5.1.

Commissioner Rockwell elaborated on the concept of mandatory adjustments. He asked if mandatory adjustments are only applicable to residential zones and asked for clarification regarding "net residential units per acre".

Senior Planner Madison Tomac stated that density will be determined by the metric of dwelling units per acre.

Consultant Quinn-Smith stated that the statute is a bit confusing. He stated that six units per acre will be required to qualify for the mandatory adjustment provisions. Commissioner Parry stated that the rule applies to mixed use and residential land use zones.

Commissioner Rockwell stated that it would be good to add clarifying language.

Commissioner Parry asked how changes will be decided on if a decision is not made tonight.

Senior Planner Madison Tomac stated that a running document could be utilized, and updates could be made prior to the next meeting.

Senior Planner Madison Tomac stated that no changes or minor alterations were made to Sections 5.2 and 5.3. Changes were made to minimum lot size requirements and Lot of Record (LOR) approvals.

Commissioner Klement asked for some clarification.

Senior Planner Madison Tomac stated that decreases in minimum lot size should negate the need for a large portion of LOR approvals.

Senior Planner Madison Tomac stated that no changes were made to Section 5.4.

Article 4

Senior Planner Madison Tomac stated that a few changes were made to Table 4.1.100 to correct past misclassifications.

Commissioner Rockwell asked where expedited land decision provisions apply.

Senior Planner Madison Tomac stated that a table was added to Chapter 4.4 (4.2.200) to help planners differentiate between Land Use Reviews (LUR) and Site Design Reviews (SDR) as well as between Type 1 and Type 3 decisions.

Commissioner Klement asked for clarification regarding the process for LUR and SDR approvals.

Senior Planner Madison Tomac explained that SDRs require significantly more code and criteria to be evaluated. She also explained the difference between type 1 and type 3 procedures.

Senior Planner Madison Tomac stated that Section 4.2.300 was altered to better define the application materials required for an LUR. Similar alterations were made to better define the application materials needed for an SDR application.

Senior Planner Madison Tomac stated that Section 4.3 had minor changes and the addition of Section 4.3.118 regarding middle housing land division (ORS requirement).

Commissioner Rockwell asked why parent lots are size restricted. Consultant Quinn-Smith stated that development should only be allowed on lots larger than one acre.

Commissioner Rockwell asked if the provision was mandated by the state. Consultant Quinn-Smith stated that he was fairly certain it was required by law. He also stated that the provision was intended to simplify multi-unit ownership.

Commissioner Klement asked if cottage clusters could utilize the middle housing provision. Consultant Quinn-Smith stated that the provision is narrowly applied but that existing homes will qualify for the provision. He also stated that adjustments can be made to the proposed implementation.

Senior Planner Madison Tomac stated that a few other changes were made to Section 4.3 at the request of the Public Works (PW) Department.

Senior Planner Madison Tomac stated that no changes or minor alterations were made to Sections 4.4, 4.5, 4.6, 4.7, 4.8 and 4.9.

Article 3

Senior Planner Madison Tomac stated that no changes or minor alterations were made to Sections 3.1 and 3.2.

Senior Planner Madison Tomac stated that parking standards were added to Section 3.3 and that Tables 3.3.300.A and 3.3.300.D were altered.

Senior Planner Madison Tomac stated that Section 3.4 was updated at the request of PW.

Senior Planner Madison Tomac stated that no changes or minor alterations were made to Sections 3.5, 3.6 and 3.7.

Senior Planner Madison Tomac stated that hillside development design standards were added to Chapter 3.8. She explained that the intent is to allow leeway for development on steep slopes (at the recommendation of Framework Consultants).

Commissioner Rockwell stated he had concerns regarding development in areas that are fragile geologically.

Planning Director Tara Micka stated that different percentages for allowable slope are listed throughout the Code.

Commissioner Rockwell suggested that the proposal does not consider the underlying geology of the Baker City area. He suggested that a geological report be required prior to development to determine conditions of approval. He stated that lots of land around Baker City has been previously affected by landslides. He asked if the other Commissioners were in agreement regarding adding a provision.

Commissioner Parry asked Consultant Quinn-Smith about how other jurisdictions implement the code and what the legality of requiring a geological survey prior to development is.

Consultant Quinn-Smith stated that Washington State has more regulations for development/mitigation on steep slopes. He suggested that requiring a geological survey prior to development would be both logical and legal. He stated that he felt some accountability should also be on the applicant.

Commissioner Klement stated that it would add cost to development. Commissioner Shrider asked how the slope is determined and whether enough geologists would be available to do inspections. Commissioner Parry stated that some local

engineering firms employ geologists. She noted that she felt the additional cost would also provide an additional protection for development.

Commissioner Rockwell suggested the recommendation be made to City Council.

Senior Planner Madison Tomac stated that the survey could be strongly recommended rather than required for proposed hillside development. Commissioner Rockwell stated that he felt it should at least be suggested.

Commissioner Parry suggested getting more information and specifics from a geologist to identify problematic conditions and areas. She stated that the responsibility would fall on the property owner to make this determination but that planning staff would need the proper materials in order to review.

Consultant Quinn-Smith stated that architects working on similar projects would be conscious of liability and would require the contractor to evaluate the stability of the slope prior to development. He stated that a percentage point for maximum slope could be added.

Commissioner Rockwell expressed concerns regarding road access and weather mitigation.

Planning Director Tara Micka suggested that interdepartmental communication and regulations help to mitigate the dangers associated with access standards.

Commissioner Rockwell suggested that landslides be added to the definition in 4.8.800.F.

Commissioner Klement asked who would be enforcing the proposed standards.

Senior Planner Madison Tomac stated that historically Conditions of Approval are issued and required to be met before a Certificate of Occupancy is issued.

Commissioner Rockwell stated that suggestions regarding some of the definitions (slope percentage, landslide) be made to the City Council at a later date. He also asked Consultant Quinn-Smith how the percentage points for slope regulations were determined. Consultant Quinn-Smith stated that the percentages are a standard metric.

Senior Planner Madison Tomac asked if the Commissioners were suggesting adding the requirement of a geotechnical report when development is proposed on a slope of 20% or greater.

Commissioner Shrider elaborated stating that they would like to propose the statute to the City Council but not implement it at this time.

Senior Planner Madison Tomac suggested putting it in the document and then making note of it to City Council. The Commissioners agreed.

Article 2

Commissioner Rockwell suggested a focus on ADU's, setbacks and minimum lot size. Commissioner Klement suggested discussing the definition of cottage clusters.

Commissioner Rockwell felt that there were some discrepancies between the proposed BCDC amendments and the ORS requirements.

Senior Planner Madison Tomac stated that reviewing Section 2.2.210 would help answer some of the questions.

Consultant Quinn-Smith stated that the ORS was bit confusing. He explained that the language was intentionally broad so that it could be applied to many different zoning configurations around Oregon. He stated that for example, language from the ORS specifically relevant to residential zones was separated and added to the residential zones chapter of the BCDC. He stated that the same process was utilized in determining what language was relevant for other zones such as the industrial and that the language necessity varies by the zone it is applied to.

Commissioner Rockwell stated that the specific ownership criteria were only applicable in certain situations. He also stated that his interpretation was that the code only applied to specific ownership and commercial zones.

Consultant Quinn-Smith stated that consulting a local attorney could be helpful and that the syntax of the language was subtle but important.

Commissioner Rockwell also noted that the conversion of an existing building was listed as allowed in residential and commercial zones but not the industrial zone. He expressed the difficulty of deciphering the recommended amendments and their applicability.

Consultant Quinn-Smith suggested meeting again at a later date in order to strengthen the connection between the ORS statutes and the recommended code implementations.

Commissioner Parry asked that the Planning Department reconvene with the consultant and solidify the suggestion(s).

Senior Planner Madison Tomac reaffirmed and stated that further interpretation with the help of the Consultants was a good suggestion.

Senior Planner Madison Tomac suggested moving to Section 2.2.200.A (ADUs).

Commissioner Rockwell stated that a minimum of one ADU was required. Senior Planner Madison Tomac stated that two ADUs are permitted under the current code. Commissioner Rockwell suggested discussing some of the regulations/requirements for ADUs.

Planning Director Tara Micka stated that the combined square footage of two ADUs has been used in a previous decision, allowing for 1,400 square feet combined.

Commissioner Rockwell stated that he supports the concept of two ADUs if one is in an existing structure (attic or basement), and one is a freestanding structure.

Senior Planner Madison Tomac stated that the duplex process is utilized when converting part of an existing structure to an ADU and that the current Code allows for a duplex and two ADUs on one property.

Planning Director Tara Micka stated that an allowance exists in the current BCDC in which a certain percentage of an existing structure can be converted to an ADU.

Commissioner Rockwell suggested that increasing the height limit may affect the livability for neighboring property owners. Rockwell emphasized the historical precedence set by the Planning Commission of maintaining the quality of life for existing residences. He stated he feels it is the duty of the Planning Commission to protect the property rights of existing residents. He stated that he feels open living space and views are important factors for livability.

Commissioner Klement agreed with Commissioner Rockwell.

Commissioner Rockwell suggested a continuation regarding the topic. He asked for clarification regarding a four unit minimum for cottage clusters. He also asked for clarification regarding the statute requiring each lot to have a minimum square footage of 2500 square feet. He also asked what zones cottage clusters were proposed to be permitted in.

Consultant Quinn-Smith stated that the intent of the cottage cluster housing type is to increase housing density. He also explained that the dimension of the allowable lot size could be adjusted at the behest of the Planning Commission/ City Council.

Commissioner Rockwell suggested making a decision regarding the requirement in the next session.

Commissioner Klement stated that there are some discrepancies between the ORS and the proposed BCDC amendments.

Senior Planner Madison Tomac also asked the commissioners to consider the proposal for smaller minimum lot sizes.

Commissioner Rockwell asked Consultant Quinn-Smith if the proposal for parent lots required minimum lot sizes for child lots.

Consultant Quinn-Smith explained that the base size of subdivisions was where the minimum lot size was determined for traditional subdivisions. Quinn-Smith also elaborated on the middle housing parent-child lot regulations. He explained that only the parent lot is subject to the development standards. He explained that child lots are not held to the development standards and that they are simply evaluated for ownership purposes. He also explained that any further changes to a child lot would require the entirety of the parent lot to be re-evaluated.

Commissioner Rockwell asked if a 50% lot coverage standard for a parent lot would apply to all child lots. Consultant Quinn-Smith confirmed.

Commissioner Klement asked where the 40% lot coverage standard for cottage clusters originated. She also asked about alley access in relation to parking standards. She also asked about minimum pitch standards for roofs. She also asked about minimum floor areas for porches and whether or not said provisions are necessary. She suggested just regulating total square footage instead.

Consultant Quinn-Smith stated that the intent was not to create more barriers to housing development. He suggested the standards are in place to encourage ideal aesthetics. He also stated that the city did not necessarily have to follow the statutes. He explained that the intent is also to encourage the development of community spaces for social engagement. He stated that the more specific architectural requirements are offered in exchange for reduced density standards, but that it is ultimately at the discretion of the city whether they are adopted or not.

Commissioner Klement expressed concerns regarding parking and maintenance of parking areas. She suggested that there is enough on street parking in many parts of Baker City and that the space required for the development of off street parking might be better used for more cottages. She suggested that some of the proposed rules may be a bit too restrictive.

Commissioner Rockwell suggested increasing setbacks if changes were to be made to building height maximums.

Senior Planner Madison Tomac stated that increasing setbacks would be a restriction of current BCDC allowances.

Planning Director Tara Micka added that any restrictions to the current BCDC would require noticing all property owners in affected zones.

Senior Planner Madison Tomac added that the state would also have to be notified. She also noted that there is an error for side setbacks in the residential low-density zone (ten feet instead of five).

Commissioner Rockwell motioned to continue the meeting to Monday, December 29 at 5 p.m. Commissioner Shrider seconded. Motion passed unanimously.

IV. Updates and Future Items

Director's Report

Planning Director Tara Micka stated that as of November 1 all new planning applications are being processed by City staff. She deferred to City Manager Barry Murphy (in audience) to answer any further questions regarding the transition.

City Manager Barry Murphy stated that Joe in the Building Department is handling intake. He also stated that himself Kara and Megan are writing reports for the time being. He explained that the city is working on developing AI software to make decisions in the future.

City Manager Barry Murphy and Commissioner Parry discussed some details for preparing Planning Commission meetings in the near future.

Commissioner Rockwell thanked the Baker County Planning Department for their contribution to city planning over the years.

Date and Time for the Next Meeting (continuation)

Next meeting will be Monday, December 29, 2025, at 5:00 pm.

Respectfully Submitted,

DRAFT

**Baker City Planning Commission
Baker County Courthouse
1995 Third Street, Ste. 131
Baker City, Oregon 97814
Phone: (541) 523-8219**

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**Baker City Planning Commission
Public Hearing
December 29, 2025, 5:00 p.m.
Baker City Council Chambers**

I. Call to Order/Introductions

Present: Ken Rockwell, Laurie Parry, Laura Klement, Tom Shrider

Absent: Larisa Bogardus

Staff Present: Planning Director Tara Micka, Senior Planner Madison Tomac, Planning Technician Jared Hearing

Continuation of Planning Commission Hearing regarding TC-25-127, held on December 17, 2025.

Senior Planner Madison Tomac provided an update on the progress Planning Staff had made on revising the plan amendment. She stated that Planning Staff had met with Department of Land Conservation and Development (DLCD) staff and that they made some suggestions regarding the plan amendment.

Commissioner Rockwell asked if mandatory standard reductions apply under the new Code. Senior Planner Madison Tomac confirmed.

Commissioner Rockwell asked if the City Council could reject the proposals of the Planning Commission. Senior Planner Madison Tomac confirmed but suggested the vocal recommendation of the Planning Commission might encourage approval from the City Council.

Article 4:

Senior Planner Madison Tomac stated that DLCD recommended referencing language from the Oregon Revised Statutes (ORS) rather than directly applying code for expedited housing in section 4.1.700 on Page 272.

Commissioner Rockwell asked if the code will be updated as legislation changes. Senior Planner Madison Tomac confirmed that DLCD will participate in keeping the code updated.

Commissioner Rockwell asked if anyone from the Baker City Planning Department had participated in the meeting with DLCD.

Senior Planner Madison Tomac stated that no one from the City had participated. Planning Director Tara Micka stated that County planning staff will still have to know the Code in order to process applications within the urban growth boundary.

Senior Planner Madison Tomac stated that Section 4.3.118 will also be updated by reference.

Senior Planner Madison Tomac reintroduced Tyler Quinn-Smith (who attended the meeting via zoom), representing Framework.

Article 5

Planning Director Tara Micka suggested adding mandatory adjustments to housing standards as the title to include “housing” in the document at Commissioner Rockwell’s recommendation. The Commission agreed to the proposition.

Article 2

Senior Planner Madison Tomac stated that only minor alterations were made to Chapter 2.1, updates to allowed land uses in 2.2 (multifamily housing allowed in R-LD, removal of irrelevant uses, group care facilities allowed where multifamily housing is allowed) per DLCD request. Table 2.2.120 was updated.

Senior Planner Madison Tomac stated that new lot coverage values were added on Page 78. A discussion occurred regarding what the lot coverage values should be for each density classification in the residential zone. Consultant Quinn-Smith provided some background on how the coverage percentages are typically determined.

Commissioner Klement asked if benefits could be stacked. Consultant Quinn-Smith stated that the benefits cannot be stacked.

The Commission decided on lot coverage of 45% for R-LD, 50% for R-MD and 55% for R-HD.

Commissioner Parry asked why the percentages were lowered in the previous iteration of the Code. Senior Planner Madison Tomac stated that it was best practice in reference to other codes.

Senior Planner Madison Tomac stated that a typo was corrected in Section 2.2.120. Similar small adjustments were made to 2.2.140. Language updates were made to 2.2.160, updates to building footprint were made to Section 2.2.165, language cleanup occurred in 2.2.150 as well as updates to density calculation and language cleanup occurred in 2.2.170.

Commissioner Klement asked if the five-foot standard was in the exemption code before and asked if porches are included in lot coverage calculations. Consultant Quinn-Smith differentiated between lot coverage and footprint and stated that a porch would only be included in lot coverage calculations.

Planning Director Tara Micka explained the difference between lot coverage and footprint.

Commissioner Rockwell asked if radio transmission towers count towards building height values. Senior Planner Madison Tomac confirmed.

Senior Planner Madison Tomac stated that no changes were made to Section 2.2.180. Changes were made to 2.2.190 to allow for the construction of more multistory buildings subject to site design reviews.

Senior Planner Madison Tomac stated that a proposal was made to increase building square footage to 1000 square feet in Section 2.2.200.

Commissioner Rockwell made some suggestions in reference to a DLCD model code he read and made the suggestion of 800 square feet based upon it. He also recommended one attached and one detached accessory dwelling unit (ADU) be permitted. He asked Consultant Quinn-Smith if off-street parking could be required if an ADU is proposed to be used as a short-term rental. Consultant Quinn-Smith confirmed and stated that owner occupancy could also be regulated.

Commissioner Rockwell expressed concern regarding decreasing parking regulations.

Commissioner Klement stated that further restrictions would likely discourage outside investors.

Planning Director Tara Micka stated that parking requirements for short-term vacation rentals would not be a new restriction. She also explained that short-term rentals are not currently regulated.

Senior Planner Madison Tomac suggested restrictions could be applied to all new ADU's constructed which are proposed to be vacation rentals.

Commissioner Klement stated that some pre-built ADU structures would exceed the proposed 700 square foot standard. She suggested a greater allowance would create more flexibility for applicants.

Planning Director Tara Micka stated that attached ADU's are classified as duplexes in current Baker City Development Code (BCDC).

Commissioner Rockwell suggested that distinction between duplex and ADU be made at the time when someone applies. He also stated that he would prefer an allowance for one ADU.

Commissioner Klement stated that detached ADU's allow for less large structures.

Commissioner Rockwell suggested allowing more detached ADU's could lead to crowding on lots.

Planning Director Tara Micka suggested that the model code language would make the code more restrictive and that noticing would be required for all residential zone properties. She read the current definitions in the BCDC for duplexes and ADU's.

Commissioner Rockwell suggested that the current BCDC definitions are not in alignment with State recommendations.

Commissioner Shrider asked why two-story structures have a smaller footprint allowance. Consultant Quinn-Smith provided some background on why the differences in requirements

exist for two-story structures but also suggested that there are circumstances where the differences would not be applicable.

The Commission agreed on using the current language. They decided on a 1000 square foot allowance for one-story structures and a 700 square foot allowance for two-story structures. They decided against implementing owner-occupancy standards.

Senior Planner Madison Tomac stated that some language cleanup occurred in Sections B, C and E, and that some portions were removed from Section G in accordance with DLCD recommendations.

Planning Director Tara Micka explained that DLCD is requiring the removal of all language which is deemed to not be clear and objective.

Senior Planner Madison Tomac stated that Section H will stay the same.

Commissioner Rockwell asked if utilities need to be connected or just provided.

Consultant Quinn-Smith stated that there are federal requirements for manufactured homes vs rv's. He stated that he is not sure what the state requirements look like. He stated that the distinction is commonly made.

Senior Planner Madison Tomac stated that some language cleanup occurred in Section I and that some changes were made to I.ii in accordance with DLCD comments.

Senior Planner Madison Tomac stated that no changes were made to Sections J, K and L.

Commissioner Klement suggested removing roof pitch requirements for cottage clusters under Section O.iii and proposed a total square foot standard for porches rather than there being a requirement for each side.

Commissioner Parry asked why the standards for roof pitch exist for cottage clusters.

Planning Director Tara Micka stated that roof pitch standards are not regulated by Planning but that certain factors may be regulated by Building Code standards.

Senior Planner Madison Tomac stated that the standards exist to encourage development in line with idyllic aesthetics for cottage clusters.

Commissioner Klement suggested requiring a minimum number of aesthetic preferences to be addressed for each cottage cluster development proposal.

The Commission decided on removing the roof pitch standards (iii). The Commission also decided that each cottage cluster porch should have a minimum square footage of 70.

Senior Planner Madison Tomac stated that Section O will refer to Oregon Revised Statutes (ORS) standards rather than implementing specific language into the BCDC code section.

Senior Planner Madison Tomac stated that more information regarding alternative development standards will be added and that thresholds for development standards will be implemented in Section 2.2.200.

Senior Planner Madison Tomac stated that DLCD standards will be added to Section 2.2.200.I, specifically the incorporation of a less than-greater than percentage measure. She asked the Planning Commission what they would like to see that percentage to be.

Consultant Quinn-Smith suggested that a typical ratio of commercial-residential is determined by the story of the building.

Some deliberation between the Commissioners occurred.

Senior Planner Madison Tomac clarified that the less than-greater than percentage ratio would only be applied to new development.

Commissioner Parry suggested that 60 percent residential and 40 percent commercial be permitted on the ground floor within house planning approval and that any proposal with a greater percentage be applied for under a conditional use application. The Commission agreed.

Senior Planner Madison Tomac stated some language cleanup occurred in the commercial and industrial chapters. No changes were made to the rest of the article.

Commissioner Rockwell asked if references to income restricted housing would be kept. Consultant Quinn-Smith suggested that a density bonus from the ORS be referenced but that references to income-restricted housing should be kept for the commercial zone. The Commission agreed to leave the language in the chapter.

Article 1

Senior Planner Madison Tomac asked the Commissioners if they would like to see a “primary dwelling” definition added to the definitions chapter. Commissioner Rockwell suggested adding “primary dwelling” to the existing definition of “primary structure” for purposes of clarification. Senior Planner Madison Tomac stated that staff would work on clearly defining “primary dwelling”.

Senior Planner Madison Tomac asked the Commission if they would like a copy of the plan amendment with all alterations included. The Commission said they would like a copy of the plan amendment with all alterations.

Commissioner Rockwell motioned to continue the meeting on Wednesday, January 14, 2026, at 6 p.m. Commissioner Shrider seconded. Motion passed unanimously.

II. Updates and Future Items

Director’s Report

Planning Director Tara Micka stated that a regular Planning Commission meeting will be held on January 22, 2026.

Date and Time for the Next Meeting (continuation)

Next meeting will be Wednesday, January 14, 2026, at 6 p.m.

Respectfully Submitted,
Jared Hearing
Baker City-County Planning Department

DRAFT



BAKER CITY PLANNING DEPARTMENT

P.O. Box 650, Baker City, OR 97814-0650

541-524-2054

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STAFF REPORT to the BAKER CITY PLANNING COMMISSION for the VACATION of a 60' x 200' SECTION of PLUM STREET RIGHT-OF-WAY BETWEEN PLACE AND ESTES STREETS

City Case No. VAC-25-136

Staff Report Date: January 13, 2026

Report Prepared by: Kara Miller, Planner

Planning Commission Hearing: January 21, 2026

I. GENERAL INFORMATION AND FACTS

Property Owners:

Tax Lot 4300: Better Rentals/Baker City LLC
Spencer Elbert
(Petitioner)
2820 Campbell Street
Baker City, OR 97814

Tax Lots 4100 & 4200: Christa Griffith ETAL
933 Place Street
Baker City, OR 97814

Land Use Review:

Vacation of a ±60-foot-wide by ±200-foot-long north-south running platted section of Plum Street located between Blocks 39 and 40 of the Pacific Addition to Baker City.

Property Description:

Undeveloped ±15,000 square foot section of Plum Street Right-of-Way between Blocks 39 and 40 of the Pacific Addition to Baker City. Street Right-of-Way proposed to be vacated runs north and south, between Plum Street located between the property lines of 835 Place Street, and 933 Place Street. (Exhibit A).

Land Use Zone:

Residential-Medium Density (R-MD) Zone

Existing Development:

Undeveloped street right-of-way.

Special Flood Hazard Area:

The Right of way is not located in the Floodplain according to FEMA FIRM #41001C0385C, dated June 3, 1988

Wetlands:

Wetlands are not present on a portion of the subject property according to the 1995 National Wetlands Inventory Map for Baker, Oregon

Parcel Legally Created:

The Plum Street Right of way is identified between

Blocks 39 and 40 of the Pacific Addition to Baker City,
filed with the Baker City Clerk's Office on May 6, 1890.

II. NATURE OF REQUEST

The petitioner, Spencer Elbert, requests the vacation of a portion of the Plum Street outlined above. The proposed street right-of-way to be vacated may also be described as the Plum Street Right-of-Way running north-south between Estes Street (south) and Place Street (north). The proposed street vacation fronts the following tax lots: Tax Lot 4300 – owned by Better Rentals/Baker City LLC/ Spencer Elbert (applicant and petitioner) – Ref. 4122, Tax Lot 4100 and 4200 – owned by Christa Griffith ETAL – Refs. 4120 and 4121. All three properties and the portion of the street proposed for vacation are located within Assessor Map 09s40e21ab and reside in the Residential – Medium Density (R-MD) Zone. The vacated portion the street will be equally divided among the adjacent properties if approved.

III. APPLICABLE ORDINANCE, COMPREHENSIVE PLAN, AND STATE PROVISIONS

The request is to be processed as a Type IV procedure, which includes holding a public hearing before the Planning Commission as well as the Baker City Council. The applicable criteria are listed in the Baker City Development Code Section 4.3.200, the Baker City Municipal Code Sections 51.070 – 51.073, and Oregon Revised Statutes Chapter 271. Generally, unless otherwise noted, if a request is found to be consistent with the Baker City Municipal Code, it is considered to be consistent with the Comprehensive Plan.

IV. ANALYSIS OF CRITERIA & FINDINGS OF FACT

Baker City Development Code – Section 4.3.200 - Lot Line Adjustments, Property Line Adjustments, Re-plats and Vacations. *Any plat or portion thereof may be adjusted, re-platted or vacated upon receiving an application signed by all of the owners appearing on the deed.*

A. *Definitions.*

4. ***Vacations.*** *The same appeal rights provided through the subdivision and partition process shall be afforded to the plat vacation process. (See Chapter 4.1 - Types of Applications and Review Procedures.) The road authority(ies) shall be notified of all applications for re-plats and street vacations. All street vacations shall also conform to the ORS Chapter 271.*
 - a. *Once recorded, a vacation shall operate to eliminate the force and effect of the plat prior to vacation; and*
 - b. *Vacations shall also divest all public rights in the streets, alleys and public grounds, and all dedications described on the plat.*

Recommended Findings: The petition form (Exhibit C) included notarized consent forms from all adjacent property owners: Tax Lot 4300 – Better Rentals/Baker City

LLC/ Spencer Elbert (applicant and petitioner), Tax Lot 4100 and 4200 – Christa Griffith ETAL.

The vacation process will adhere to the constraints and requirements of the Baker City Municipal Code Sections 51.070 through 51.073 as well as applicable areas of Oregon Revised Statute 271. Applicable sections are referenced below with respective recommended findings. The applicants/petitioners shall ensure all conditions of approval can be met to complete this process.

Conclusion: Based on the findings above, the criterion **can/cannot** be met through completion of all Conditions of Approval.

Baker City Municipal Code – Chapter 51 – Streets and Sidewalks (Ord.2748, 10/11/77)

Municipal Code Section 51.070 – Standards – The following are hereby established as standards governing the vacation of public right-of-way within the City of Baker City.

- A. *The right-of-way is not needed for access to abutting properties.*
- B. *The right-of-way is not necessary for proper traffic circulation at present or in the foreseeable future.*
- C. *The right-of-way is not necessary for current or foreseeable utility routing.*
- D. *The vacation is not in conflict with the Comprehensive Plan.*

Recommended Findings: A) All properties abutting the proposed vacation have access to other existing rights of way. Tax Lots 4300 and 4100 have access to Place Street. Tax Lot 4200 is owned by property owner of Tax Lot 4100, which has primary access via Place Street and a plated alley way connecting to Place Street.

B) The proposed vacation is for an undeveloped ±60-foot wide by ±200-foot-long portion of Plum Street, ±50-feet south of the north property line abutting Place Street, to allow access to Baker City Public Works manhole. The street is not improved, and its vacation will not hinder the traffic circulation of this residential area.

C) At the time of this application, and as noted in the petition (Exhibit C), approval for the proposed right of way vacation was obtained from all utility companies operating within the immediate area. The right-of-way is not necessary for current or foreseeable utility routing. Currently, no future utility easements have been identified within the proposed vacation. The proposed vacation is for an undeveloped ±60-foot wide by ±200-foot-long portion of Plum Street, ±50-feet south of the north property line abutting Place Street, to allow access to Baker City Public Works manhole.

D) The proposed right of way vacation is not in conflict with the Comprehensive Plan, is

not listed as an area of future improvement in the Baker City Transportation System Plan and is not necessary for current or foreseeable traffic circulation.

Conclusion: Based on the findings above, the criteria **are/are not** met by fulfilling Condition of Approval #3.

Municipal Code Section 51.071 – Standards – Petition Forms – *Petition forms for proposed vacations may be obtained from the Planning Department at City Hall and shall be filed with the City Recorder completed with the following information:*

- A. A map of the area showing the right-of-way proposed to be vacated and the affected area;*
- B. The purpose of the vacation;*
- C. The notarized consent of all property owners abutting the portion of right-of-way to be vacated;*
- D. The consent of all utility companies operating within the City limits;*
- E. The consent of the City of Baker City Engineering Department, which shall give consent only after considering the effect of the vacation on traffic patterns and city-owned utilities; and*
- F. The consent of the Chiefs of Police and Fire Departments.*

Recommended Findings: The petition form (Exhibit C) included a map of the area showing the portion of the right-of-way proposed to be vacated and the affected area; a brief statement from the petitioners stating the reason for the vacation; the consent of all utility companies operating within City limits, and the consent of the Baker City Public Works, Police and Fire Departments. Notarized consent from adjacent property owners was also included: Tax Lot 4300 – Better Rentals/Baker City LLC/ Spencer Elbert (applicant and petitioner), Tax Lot 4100 and 4200 – Christa Griffith ETAL.

Conclusion: Based on the findings above, the criteria **are/ are not** met.

Municipal Code Section 51.072 - PUBLIC HEARING.

- A. After the filing of the aforesaid petition, the City Recorder shall cause a copy thereof to be forwarded to the Secretary of the City of Baker City Planning Commission. The Planning Commission shall hold a public hearing within 45 days after receipt by the Secretary of a copy of the petition for the purpose of hearing comments for and against the petition and evaluating the pertinent facts and circumstances of the specific request.*
- B. The Secretary of the Planning Commission shall cause written notice of the public hearing to be sent by certified mail, return receipt requested, as least ten days before the hearing, to all persons owning property within 250 feet of the portion of right-of-way proposed to*

be vacated. The Secretary shall further cause notice of the hearing to be published in a newspaper of general circulation in the City of Baker City once each week during the two weeks immediately preceding the hearing.

Recommended Findings: The completed application was received on November 6, 2025. A formal hearing before the Baker City Planning Commission is scheduled for January 21, 2026 *“for the purpose of hearing comments for and against the petition and evaluating the pertinent facts and circumstances of the specific request.”* The Planning Commission will make a recommendation to the Baker City Council. The first City Council hearing for this vacation petition will be scheduled after the Planning Commission hearing.

Pre-notices for the Baker City Planning Commission hearing were sent to all property owners within ±250 feet of the proposed vacation on December 30, 2025, via certified mail, return receipt requested. Public notice for the Baker City Planning Commission hearing was published on January 7 and 21, 2026, through the Elkhorn Media Group Public Notices page and the East Oregonian newspaper.

A public notice sign was posted at the southern boundary of the intersection of Plum Street and Place Street on December 30, 2025.

Conclusion: Based on the findings above, the criteria **are/are not** met.

Municipal Code Section 51.073 - COMMISSION RECOMMENDATION – *After the public hearing has been held, the Secretary of the Planning Commission shall forward any recommendation of the Commission to the City Recorder for presentation to the City Council at its next regular meeting.*

Recommended Findings: A hearing before the Baker City Planning Commission is scheduled for January 21, 2026. The Planning Commission will make a recommendation to the Baker City Council. The recommendation of the Planning Commission will be forwarded to the City Recorder for presentation to the City Council.

Conclusion: Based on the findings above, the criteria **are/are not** met.

OREGON REVISED STATUTES

ORS 271.170 Nature and operation of statutes. *The provisions of ORS 271.080 to 271.160 are alternative to the provisions of the charter of any incorporated city and nothing contained in those statutes shall in anywise affect or impair the charter or other provisions of such cities for the preservation of public access to and from transportation terminals and navigable waters.*

Recommended Findings: The criteria included in ORS 271.080 to 271.160 are not applicable, as Baker City has adopted provisions for vacations included in Section 51 of the Baker City Municipal Code.

No public access to and from transportation terminals and navigable waters will be affected by this proposed vacation.

Conclusion: Based on the findings above, the criteria **are/are not** met.

ORS 271.190 Consent of owners of adjoining property; other required approval. No vacation of all or part of a street, alley, common or public place shall take place under ORS 271.180 unless the consent of the persons owning the property immediately adjoining that part of the street or alley to be vacated is obtained thereto in writing and filed with the auditor or clerk of the city or town. No vacation shall be made of any street, alley, public place or part thereof, if within 5,000 feet of the harbor or pierhead line of the port, unless the port commission, or other bodies having jurisdiction over docks and wharves in the port district involved, approves the proposed vacation in writing.

Recommended Findings: The petition form (Exhibit C) included notarized consent forms from all adjacent property owners: Tax Lot 4300 – Better Rentals/Baker City LLC/ Spencer Elbert (applicant and petitioner), Tax Lot 4100 and 4200 – Christa Griffith ETAL. The location of the proposed street vacation is not located within a port area.

Conclusion: Based on the findings above, the criteria **are/are not** met.

ORS 271.230 Records of vacations; fees.

- (1) If any town or plat of any city or town is vacated by a county court or municipal authority of any city or town, the vacation order or ordinance shall be recorded in the deed records of the county. Whenever a vacation order or ordinance is so recorded, the county surveyor of such county shall, upon a copy of the plat that is certified by the county clerk, trace or shade with permanent ink in such manner as to denote that portion so vacated, and shall make the notation "Vacated" upon such copy of the plat, giving the book and page of the deed record in which the order or ordinance is recorded. Corrections or changes shall not be allowed on the original plat once it is recorded with the county clerk.*
- (2) For recording in the county deed records, the county clerk shall collect the same fee as for recording a deed. For the services of the county surveyor for marking the record upon the copy of the plat, the county clerk shall collect a fee as set by ordinance of the county*

governing body to be paid by the county clerk to the county surveyor. [Amended by 1971 c.621 §31; 1975 c.607 §31; 1977 c.488 §2; 1979 c.833 §30; 1999 c.710 §12; 2001 c.173 §5]

Recommended Findings: If this vacation request is approved, the County surveyor (or his designee) shall amend the plat to reflect the vacation of the aforementioned north-south portion of Plum Street between Blocks 39 and 40 of the Pacific Addition to Baker City. A certified copy of the ordinance to vacate shall be filed with the Baker County Clerk's Office, in accordance with Condition of Approval #1.

Conclusion: Based on the findings above, the criteria **can/cannot** be met in accordance with Condition of Approval #1.

V. SUMMARY CONCLUSIONS & DECISION

The Planning Commission may recommend approval, approval with conditions, or denial of this request to the City Council. A public right-of-way (street) vacation may be allowed if the request meets all applicable criteria and standards. The applicant **has/has not** demonstrated that this request for a public right-of-way (street) vacation meets, or is able to meet through conditions of approval, all of the applicable review criteria and development standards.

Therefore, based on the information contained in Sections I through IV of this report, and the above review criteria, findings of fact, and conclusions and public testimony received, the Vacation request, VAC-25-136, is hereby **RECOMMENDED FOR APPROVAL/DENIAL** to the City Council, subject to the conditions contained in Section VI of this report.

VI. RECOMMENDED CONDITIONS OF APPROVAL

1. **Recording.** The County surveyor (or his designee) shall amend the Pacific Addition to Baker City plat to reflect the vacation of the aforementioned street. A certified copy of the ordinance to vacate shall be filed with the Baker County Clerk's Office.
2. Failure to comply with all conditions of approval or violations concerning the use approved herein may result in nullification of this land use approval, after the applicant/property owners have been given due process in accordance with the provisions of the Baker City Development Code.
3. **Other.** All other city and state regulations pertaining to this development shall be met.

VII. EXHIBITS

Exhibit A: Assessor's Tax Lot Map

- Exhibit B: Aerial View of Area
- Exhibit C: Request for Vacation Submitted by Applicant
- Exhibit D: Street View of Subject Property

Exhibit A: Assessor's Map of Area

Township 09 South, Range 40 East, Section 21ab, W.M., Baker County, Oregon
in the Pacific Addition to Baker City

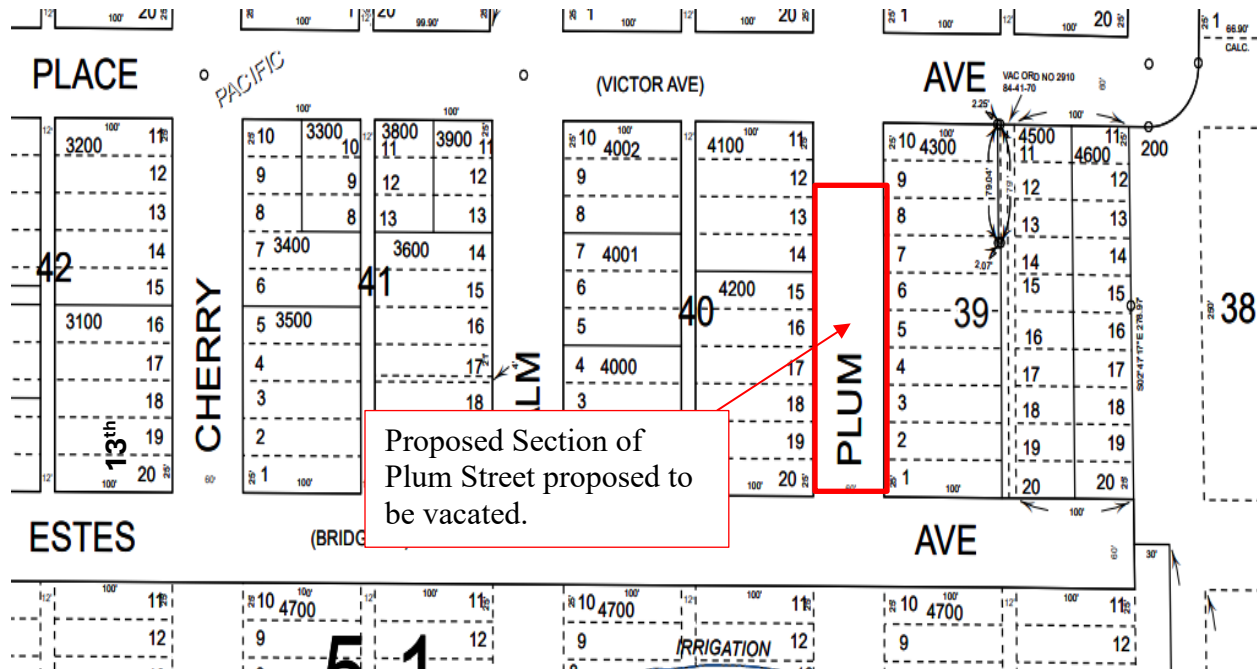


Exhibit B: ArcGIS Online Map – Aerial View of Area

Township 09 South, Range 40 East, Section 21ab, W.M., Baker County, Oregon
in the Pacific Addition to Baker City

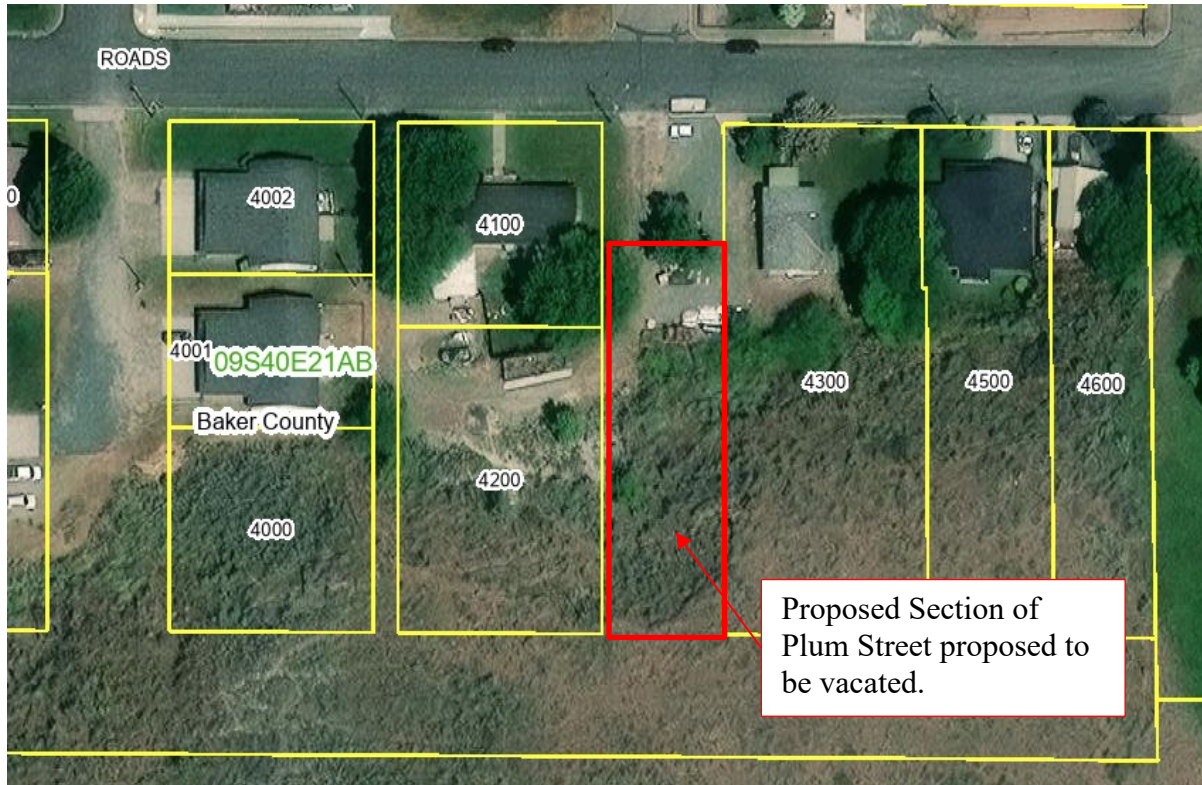


Exhibit C: Request for Vacation Submitted by Applicant

* LOOK AT VERSION - TARA'S EDITION
* ALL DRIVEN BY ORDINANCE

BAKER CITY-COUNTY PLANNING DEPARTMENT



1995 Third Street | Suite 131 | Baker City, OR | 97814
Phone: (541) 523-8219 | Fax: (541) 523-8340



REQUEST FOR VACATION OF A PUBLIC RIGHT-OF-WAY

104-25-000323-PLNG 101-100-4100
701
App. No. _____ City Planning: 101-131-3-40-4104
Received by: _____ Date Received: 11/6/2025
Fee Collected: \$ 600 Date Paid: 11/6/2025
Date Sent for Interdepartmental Review: _____

MAKE CHECKS PAYABLE TO: BAKER COUNTY

APPLICANT			PROPERTY OWNER		
Last Name	First	MI	Last Name	First	MI
ELBERT	SPENCER	SLADE	ELBERT	SPENCER	SLADE
Mailing Address			Mailing Address		
2820 CAMPBELL ST.			2820 CAMPBELL ST.		
Physical Address			Physical Address		
2820 CAMPBELL ST.			BAKER CITY OR 97814		
City	State	Zip	City	State	Zip
BAKER CITY	OR	97814			208 405 8324
Telephone			Telephone		
208 405 8324			SLADE.ARTISTICENDEAVORS@GMAIL.COM		
Email			Email		

RIGHT-OF-WAY INFORMATION

* 835 Place Street

Name of Right-of-Way: Plum Street
Township 09s Range 40 Section 21A3 Zone: RMD Overlay: N/A

TL: 4300

SUBMISSION REQUIREMENTS

1. Original **APPLICATION FORM** signed by all required abutting property owners, city departments and utility companies. Multiple forms may be used if necessary.
2. **MAP** showing right-of-way to be vacated and surrounding area
3. It shall be the applicant's responsibility to demonstrate that request **MEETS THE FOLLOWING STANDARDS**:
 - a. Right-of-way not needed for:
 - i. Access to abutting properties
 - ii. Proper traffic circulation now or in the future
 - iii. Current or future utility routing
 - b. Vacation not in conflict with Comprehensive Plan

PETITION FOR STREET OR ALLEY VACATION

Petitioner: SPENCER SLADE ELBERT

Address: 2820 CAMPBELL ST. BAKER CITY, OR 97814

Procedure: File Petition with City Planning Department after obtaining consent of all abutting property owners and consents from all utility companies (Baker Sanitary Service, Charter Communications, Cascade Natural Gas, Qwest, OTEC), the Baker City Fire and Police Departments, and the Baker City Public Works Department

Street or Alley to be Vacated: PLUMB STREET

Present Condition of Street or Alley: GRAVE/SAGE BRUSH

PLEASE ATTACH MAP SHOWING AREA TO BE VACATED

Reason for Street or Alley Vacation: FOR MYSELF & MY NEIGHBORS TO BE ABLE TO USE & OWN PROPERTY THAT HAS HISTORICALLY BEEN USED BY PREVIOUS OWNERS.

Date: July 31, 2025 Petitioner(s): SPENCER SLADE ELBERT

CHRIS & CHRISTA GRIFFITH

UTILITY COMPANY CONSENT FOR VACATION

Utility Company: BAKER SANITARY SERVICE

Representative: Stephen Henry

Address: _____

Petitioner: SPENCER SLADE ELBERT / CHRIS & CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLACE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUMB STREET

☒ Approved

[Signature]

☐ Denied

☐ Approved with Conditions: _____

Other Comments: _____

Date: 8-4-25

833-854-0671
#4

UNABLE TO FIND CONTACT
UTILITY COMPANY CONSENT FOR VACATION

Utility Company: CENTURY LINK

Representative: _____

Address: _____

Petitioner: SPENCER SLADE ELBERT / CHRIS & CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLACE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

☐ Approved

☐ Denied

☐ Approved with Conditions: _____

Other Comments: _____

_____ Date: _____

UTILITY COMPANY CONSENT FOR VACATION

Utility Company: OTEC

Representative: Levi Spriet - Staking Manager

Address: _____

Petitioner: SPENCER SLADE ELBERT / CHRIS & CHERITA GRIFFITH

Address: 2520 CAMPBELL ST. / 933 PLACE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

☐ Approved

☐ Denied

☒ Approved with Conditions: Everything South of City of
Baker Sewer Manhole can be vacated.

Other Comments: _____

 _____ Date: 8/4/25

City of Baker City - Vacation Request Application

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UTILITY COMPANY CONSENT FOR VACATION

Utility Company: CHARTER COMMUNICATIONS

Representative: Scott Haizer Construction Coordinator

Address: 1912 4th St, STE 100 La Grande, OR 97850

Petitioner: SPENCER SLADE ELBERT / CHRIS & CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLACE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: FLUM STREET

☒ Approved

☐ Denied

☐ Approved with Conditions: _____

Other Comments: _____



Date: 8-5-26

UTILITY COMPANY CONSENT FOR VACATION

Utility Company: CASCADE NATURAL GAS

Representative: MICAH BLANK *M. Blank*

Address: 2100 13th ST Baker City OR 97814

Petitioner: ~~SPENCER SLADE ELBERT~~ / CHRIS / CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLACE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

☒ Approved

☐ Denied

☐ Approved with Conditions: NONE

Other Comments: NONE

Date: 8-1-25

CITY DEPARTMENT CONSENT FOR VACATION

City Department: BAKER CITY PUBLIC WORKS DEPARTMENT

Representative: Joyce Barnstedt

Address: 1655 1st Street, Baker City

Petitioner: SPENCER SLADE ELBERT / CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLACE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

☐ Approved

☐ Denied

☒ Approved with Conditions: Vacation south of existing wastewater mainline

Other Comments: _____

Joyce Barnstedt Date: 8/4/2025

CITY DEPARTMENT CONSENT FOR VACATION

City Department: BAKER CITY POLICE DEPARTMENT

Representative: Kyle Loomis

Address: _____

Petitioner: SPENCER SLADE ELBERT / CHRIS? CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLAGE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUMB STREET



Approved



Denied



Approved with Conditions: _____

Other Comments: _____

Kyle Loomis yl L Date: 8/1/2025

CITY DEPARTMENT CONSENT FOR VACATION

City Department: BAKER CITY FIRE DEPARTMENT

Representative: MICHAEL CARLSON

Address: _____

Petitioner: SPENCER SLADE ELBERT / CHRIS & CHRISTA GRIFFITH

Address: 2820 CAMPBELL ST. / 933 PLAGE ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

☒ Approved

☐ Denied

☐ Approved with Conditions: _____

Other Comments: _____

MSH Date: 8/4/25

ABUTTING PROPERTY OWNERS CONSENT FOR VACATION

Property Owner(s): CHRISTA GRIFFITH

Address: 933 PLAGE ST. BAKER CITY, OR 97814

Petitioner: SPENCER SLADE ELBERT

Address: 2820 CAMPBELL ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

X Christa Griffith

NOTE: Property owner(s) signature(s) must be provided in front of a Notary

State of OREGON County of BAKER	
On <u>November 6th</u> , <u>2025</u> , personally appeared before me the above-named <u>Christa L Griffith</u>	
and acknowledged the foregoing instrument to be <u>her</u> voluntary act and deed. (his/her/their)	
<u>Troleda Lynn Buxton</u> Notary Public - State of Oregon	

ABUTTING PROPERTY OWNERS CONSENT FOR VACATION

Property Owner(s): SPENCER SLADE ELBERT

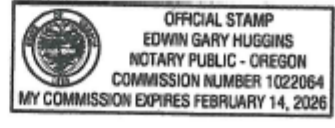
Address: 2820 CAMPBELL ST. BAKER CITY, OR 97814

Petitioner: SPENCER SLADE ELBERT

Address: 2820 CAMPBELL ST. BAKER CITY, OR 97814

Street or Alley to be Vacated: PLUM STREET

NOTE: Property owner(s) signature(s) must be provided in front of a Notary

State of OREGON County of BAKER	
On <u>August 5</u> , <u>2025</u> , personally appeared before me the above-named <u>SPENCER SLADE ELBERT</u>	
and acknowledged the foregoing instrument to be <u>his</u> voluntary act and deed. (his/her/their)	
 Notary Public - State of Oregon	

Photos from Application – showing Public Works identified Manhole

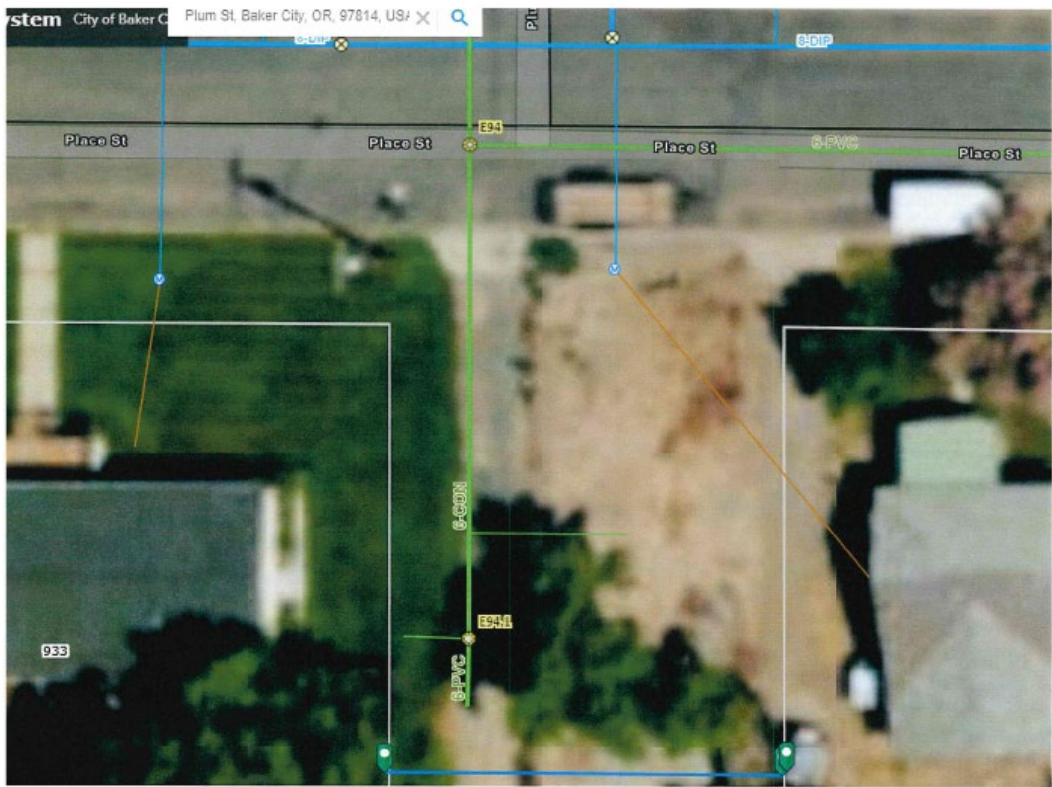


Exhibit D: Street View of Subject Property

Township 09 South, Range 40 East, Section 21ab, W.M., Baker County, Oregon
in the Pacific Addition to Baker City



60-foot wide undeveloped Plum Street – centerline runs (approximately) along the red line on the graphic. (Image is looking south from Place Street.)