

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, OCTOBER 3, 2022**

NOTE: Where stated "Motion Carried" is considered unanimous, unless otherwise stated.

ATTENDEES:

Kraig Cutsforth, City Manager
Dave Fowler
Tripp Finch
David Sykes
Jeff Bailey
Don Stroeber
Donald Matthews

Absent: Patti Allstott

Members of the Public: William and Neva Mahon

1. General Business

- A. Call to Order. The October 3, 2022 meeting of the City of Heppner Planning Commission was called to order at 7:00 PM by Chairman Dave Fowler.
- B. Dave Fowler led attendees in the Pledge of Allegiance to the Flag.
- C. Announcements – None
- D. Approval of the Minutes of July 5, 2022 Planning Commission Meeting.

Minutes could not be approved, as they were not included in the packet. They will be approved at the next meeting.

2. Public Hearings

David Sykes will abstain from voting on this matter. No one from the audience challenged the right of the Commissioners to hear the requests.

- D. Variance: William Mahon, Map 2S 26E 35CC, Tax Lot #1200, 430 Frank Gilliam Drive, Heppner, OR.

Kraig Cutsforth read the staff report.

William Mahon is requesting a variance to allow the construction of a 30' x 39' attached garage addition to the lot with a 16' backyard setback from the property line. This property is not in a flood zone. There is also in the plans to build a back porch cover that does not require a variance. They will be purchasing 10' of the neighboring

property so they have the required setback on the side. The current request is for a 16' variance on the back. The City has received no public comments.

1. Open Public Hearing at 7:05

The back of the property where they are asking for the 16' variance belongs to Morrow County, there is nothing there but weeds. There will be no neighbors to the back of the property. The lot line adjustment can be done in the office once the property has been purchased.

2. Close Public Hearing at 7:06

3. Commission Discussion and Comments

The garage will be constructed to match the appearance of the house.

4. Commission Action: Variance: William Mahon, Map 2S 26E 35CC, Tax Lot #1200, 430 Frank Gilliam Drive, Heppner, OR.

Motion to approve the application for Variance contingent on the property line adjustment as proposed William Mahon, Map 2S 26E 35CC, Tax Lot #1200, 430 Frank Gilliam Drive, Heppner, OR by Jeff Bailey. Seconded by Tripp Finch. David Sykes abstained. Motion Carried

3. Old Business -None

4. New Business – None

5. Information Items – None

6. Planning Commission representative to October 10, 2022 Council meeting.

Kraig Cutsforth will provide a report on actions taken at the October 10, 2022 meeting to the Council.

7. Adjournment. Meeting adjourned at 7:11 PM.