

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, DECEMBER 5, 2022**

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

ATTENDEES:

Kraig Cutsforth, City Manager
Dave Fowler
Tripp Finch
Patti Allstott
Donald Matthews

Absent: Jeff Bailey, David Sykes, Don Stroeber

Members of the Public: None

1. General Business

A. Call to Order. The December 5, 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 and October 3, 2022 Planning Commission Meetings.

1. Motion to approve the July 5, 2022 meeting minutes by Tripp Finch Seconded by Donald Matthews. Motion Carried.
2. Motion to approve the October 3, 2022 meeting minutes by Donald Matthews. Seconded by Tripp Finch. Motion Carried.

2. Public Hearings

A. Variance: Jared Hedman, Map 2S 26E 35 BC, Tax Lot #8300, 455 S Chase St, Heppner, OR.

Kraig Cutsforth read the staff report.

1. Open Public Hearing at 7:06

No Commissioners disqualified themselves for any ex parte or pre-hearing contacts. The applicant would like approval to construct a 20' x 20' detached garage with a reduced setback. The rear of the structure is a steep hillside and will never have

anything built on it. This property is not in a flood zone. One concern is the type of construction does not match the roof and siding materials found predominately in the neighborhood. It will be a tin type of building. There is one shop already in close vicinity to this that is a tin structure, which was previously approved by the Planning Commission. The city has no opinion regarding the request. There was no negative feedback from the neighbors. There was one statement from a neighbor, who had no objection to the request. Standard setbacks in an R2 zone is 20' in the back and 10' on the sides. None of the houses in that area have much of a setback. They were obviously there before these rules were in effect. Just because they approved the other tin shop in the neighborhood does not mean that they have to approve it for everybody. They need to be looking at current conditions when considering the request. A picture of the proposed garage and the color would be helpful. Jared Hedman was not present. The Commissioners had a few questions so they contacted him by phone. They asked what the composition and color of the structure would be. The structure will match the color of the house. It is a tin building 12' high, with three windows, two to the South facing the backyard and one to the East towards the driveway. The house has vinyl siding, a metal roof and is taller than the garage will be. Jared sent a picture for the Commissioners to review. It sounds like it will blend in well enough.

2. Close Public Hearing at 7:23
3. Commission Discussion and Comments - None
4. Commission Action: Variance: Jared Hedman, Map 2S 26E 35 BC, Tax Lot #8300, 455 S Chase St, Heppner, OR.

Motion to approve the variance as presented for Jared Hedman, Map 2S 26E 35 BC, Tax Lot #8300, 455 S Chase St, Heppner, OR by Patti Allstott. Seconded by Tripp Finch. Motion Carried

3. Old Business -None

4. New Business – There may be a Planning Commission meeting on Tuesday January 3rd. The meeting would be held on Tuesday, as City Hall will be closed on Monday for the New Year's Holiday.

5. Information Items – None

6. Planning Commission representative to December 12, 2022 Council meeting.

Kraig Cutsforth will provide a report on actions taken at the December 5, 2022 meeting to the Council.

7. Adjournment. Meeting adjourned at 7:30 PM.