

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, June 6, 2022**

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

ATTENDEES:

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

Absent: Patti Allstott

Members of the Public: Mike Bergstrom, William and Neva Mahon, Rick and Jacki Paullus.

1. General Business

- A. Call to Order. The June 6, 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 – When the notifications went out to the property owners for this meeting, the wrong date was on the letter. Since the meeting was already scheduled we should hear the proposals but make no decision until the July 5, 2022 meeting. This will allow for public testimony.
- D. Approval of the Minutes of April 4, 2022 Planning Commission Meeting.

Action: Motion by to approve the April 4, 2022 minutes by Don Stroeber. Seconded by Tripp Finch. Motion Carried.

2. Public Hearings

None of the Commissioners disqualified themselves for any personal or financial matters. No one from the audience challenged the right of the Commissioners to hear the requests.

A. Variance: Minor Partition: Rod Wilson, Map 2S 26E 35CB, Tax Lot #3403, 610 Chase Street, Heppner, OR.

Kraig Cutsforth read the Staff Study. Rod Wilson is requesting a Minor Partition to split his lot in two. It has been surveyed and there is an access road cut. This will create more buildable lots in town. The City has no objections to the request.

1. Public Hearing opened at 7:06

No Public Comments.

2. Public Hearing closed at 7:07

3. Planning Commission Discussion and Comments - None

There is plenty of room there to create two lots. There is an unused City utility easement that will be moved.

4. Planning Commission Action, Variance: Minor Partition: Rod Wilson, Map 2S 26E 35CB, Tax Lot #3403, 610 Chase Street, Heppner, OR.

This is tabled until the July 5, 2022 meeting.

- B. Variance: Conditional Use, Morrow County School District, Map 2S 26E 27, Tax Lot #1000, Heppner, OR.

Kraig Cutsforth read the Staff Study. Morrow County School District would like to build a boy's indoor baseball practice building. The Howard and Beth Bryant Foundation is helping with it along with funds that the School District has saved. The City has no issues with this. It will not have an adverse impact and there are no City services to it.

1. Open Public Hearing at 7:10

Matt Combe said that this building was always intended as it covers Title 9 bases.

2. Close Public Hearing at 7:13

3. Planning Commission Discussion and Comments – This will look nice and blend in with the other buildings. It is not near any other structures. Something to think about when they make their decision next month is to eliminate any setbacks as it is against an empty field. This will help them be able to put it where it best fits the property.

4. Commission Action: Conditional Use, Morrow County School District, Map 2S 26E 27, Tax Lot #1000, Heppner, OR.

This is tabled until the July 5, 2022 meeting.

C. Variance: Rick and Jacki Paullus, Map 2S 26E 26CC, Tax Lot #800, 540 N Gale Street, Heppner, OR.

Kraig Cutsforth read the Staff Study. Rick and Jacki Paullus are requesting a Variance to build a 16' x 36' wood constructed garage. It is in the back corner coming off an alley. The lot is big enough. They meet the setbacks, 20' from the rear, and 10' from the house and 5' from the neighbor's fence. That neighbor is not opposed to the request. It will be built to match the house. The City has no opinion on the matter.

1. Open Public Hearing at 7:15

It will be a wood structure with wood siding. It will have 3 windows, a walk in door and a garage door. The walls will be 8'. Rick Paullus said that the crown of the roof will be about 12'.

2. Close Public Hearing at 7:17

3. Commission Discussion and Comments

It will match the neighborhood. This has been a requirement before and this meets that criteria.

4. Commission Action: Variance: Rick and Jacki Paullus, Map 2S 26E 26CC, Tax Lot #800, 540 N Gale Street, Heppner, OR.

This is tabled until the July 5, 2022 meeting.

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

Kraig Cutsforth read the Staff Study. William Mahon previously requested a Variance for a shed and it was granted. He now wants to construct a 20' x 30' metal garage. He will be converting the existing garage to living space. The setback from the neighboring lot will be 5'. It will be 2' from the house. With the overhangs, none of this meets the setback standards even if it were attached to the house. Kraig is concerned about the 2' setback from the house and the accessibility issues it could cause for Emergency Services etc. As it is a metal building, it will not fit in with the characteristics of the neighborhood.

1. Open Public Hearing at 7:25

William asked if it would be better if it were built from wood. He intends to use it to park two vehicles with storage so he doesn't want to decrease the size.

2. Close Public Hearing at 7:26

3. Commission Discussion and Comments

There was a HOA but it no longer exists. Jeff Bailey remembers that the requirement was for attached garages. There were HOA guidelines, the city does not have that information as it was separate from City requirements. There was a suggestion that he ask Assisted Living for a lot line adjustment to increase his lot enough to meet setbacks. Another suggestion is that he extend the existing garage instead of building a separate structure. It would make a big difference if it were attached. A 2' setback may be against building code. It is definitely not ADA as that needs to be at least 3'. The city would like to keep properties as accessible as they can.

The Commissions concerns are:

1. It is a metal building versus a wood structure that looks like a house.
2. Can the lot be extended to achieve setbacks?
3. The 2' setback from the house is very close. It would restrict Emergency Personnel access, and may be against County building code.

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

This is tabled until the July 5, 2022 meeting.

Motion to table all four requests until the July 5, 2022 meeting by Jeff Bailey.
Seconded by Tripp Finch. Motion Carried

3. Old Business -None

4. New Business – None

5. Information Items – None

6. Planning Commission representative to June 13, 2022 Council meeting.

Kraig Cutsforth will provide a report on actions taken at the June 6, 2022 meeting to the Council.

7. Adjournment. Meeting adjourned at 7:35 PM.