

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, JULY 5, 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
Patti Allstott
Donald Matthews

Absent: Don Stroeber

Members of the Public: Brandi Sweeney, William and Neva Mahon, Rick and Jacki Paullus.

1. General Business

- A. Call to Order. The July 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 – Donald Matthews has been appointed to the Planning Commission.
- D. Approval of the Minutes of June 6, 2022 Planning Commission Meeting.

Action: Motion by to approve the June 6, 2022 minutes by Tripp Finch. Seconded by Jeff Bailey. 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.

- 1. Public Hearing opened at 7:06

No Public Comments. This was discussed at the last meeting. They were unable to make a decision as the incorrect meeting date was published. The property next

to this is being sold and there was a question about the easement, and if it would be used for other than utilities. This is not an access easement, it is just for utilities.

2. Public Hearing closed at 7:08
3. Planning Commission Discussion and Comments - None
4. Planning Commission Action, Variance: Minor Partition: Rod Wilson, Map 2S 26E 35CB, Tax Lot #3403, 610 Chase Street, Heppner, OR.

Motion to approve Variance: Minor Partition: Rod Wilson, Map 2S 26E 35CB, Tax Lot #3403, 610 Chase Street, Heppner, OR by Tripp Finch. Seconded by Jeff Bailey. Motion Carried

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

1. Open Public Hearing at 7:10

Brandi Sweeney asked if there were any questions regarding the request. There were none.

2. Close Public Hearing at 7:11
3. Planning Commission Discussion and Comments – Dave Fowler suggested that they approve the request with no setbacks required as it borders an empty field outside of the City Limits. The fence has been there a very long time and there has not been a survey to determine the actual property line. If they want to build next to the fence it could be a requirement that they then should get a survey? Should they approve it as presented and reevaluate at a later date if needed?
4. Commission Action: Conditional Use, Morrow County School District, Map 2S 26E 27, Tax Lot #1000, Heppner, OR.

Motion to approve Conditional Use, Morrow County School District, Map 2S 26E 27, Tax Lot #1000, Heppner, OR as presented with no setback requirements but with a recommended 5' by David Sykes. Seconded by Donald Matthews. Motion Carried

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

1. Open Public Hearing at 7:24

There is no new information regarding this request.

2. Close Public Hearing at 7:28

3. Commission Discussion and Comments

This will be stick built with windows to blend in with the neighborhood.

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

Motion to approve Variance: Rick and Jacki Paullus, Map 2S 26E 26CC, Tax Lot #800, 540 N Gale Street, Heppner, OR by Jeff Bailey. Seconded by Davie Sykes. Motion Carried

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

1. Open Public Hearing at 7:29

Not much has changed. Approval of this request is still not recommended. William did provide additional material that would be part of a request at a later date. This new information was not available at the time of publication so they cannot make a decision on it. He would like to withdraw the old request and will make a new request. They are trying to purchase 20' of the neighboring property to meet setbacks. If they were to acquire the property there would not be any opposition.

2. Close Public Hearing at 7:34

3. Commission Discussion and Comments

The Commission can deny the current request and allow William to make another request at a later date. They cannot amend the current request, as the information has not been made public yet. David Sykes wanted to make sure that it would be approved if they purchased the additional property. It would be approved as the future request would be only for a lot line adjustment, as with the additional property the required setbacks would be met.

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

Motion to decline the application for Variance: William Mahon, Map 2S 26E 35CC, Tax Lot #1200, 430 Frank Gilliam Drive, Heppner, OR by David Sykes. Seconded by Patti Allstott. Motion Carried

3. Old Business -None

4. New Business – None

5. Information Items – None

6. Planning Commission representative to July 11, 2022 Council meeting.

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

7. Adjournment. Meeting adjourned at 7:40 PM.