

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, OCTOBER 2, 2023**

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

ATTENDEES:

John Doherty, City Manager
Tripp Finch
Dave Fowler
Jeff Bailey
David Sykes
Don Stroeber
Patti Allstott
Donald Matthews

Absent: None

Members of the Public: None

1. General Business

- A. Call to Order. The October 2, 2023 meeting of the City of Heppner Planning Commission was called to order at 7:00 PM by Chairman Tripp Finch.
- B. Tripp Finch led attendees in the Pledge of Allegiance to the Flag.
- C. Announcements – The next scheduled Planning Meeting is on November 6, 2023. There are no applications at this time. John Doherty will inform the Commission if a meeting is needed.
- D. Approval of the minutes of August 7, 2023 Planning Commission Meeting.

Motion to approve the minutes of August 7, 2023 Planning Commission Meeting by Jeff Bailey. Seconded by Dave Fowler. Motion Carried

2. Public Hearings

- A. Variance: Jimmy and Heidi Wimer, Map 2S 26E 35 BC, Tax Lot #4400, 155 S Court St, Heppner, OR.
 - 1. Open Public Hearing at 7:02

No Commission members disqualified themselves for any personal or financial interest in tonight's agenda. Failure to raise any issues at this hearing may invalidate their further appeal. John Doherty read the staff study. Jimmy and Heidi Wimer would like to construct a 30' x 36' garage on an oversized 131' x 139' lot. The setback from Kirk Street Alley will be 1'. The side of the structure will be at least 2' from the backyard of the neighboring house and will meet all other setback conditions. The applicants were absent and there were no members of the public in attendance.

2. Close Public Hearing at 7:04
3. Commission Discussion and Comments

There was no correspondence from the neighbors. The Commissioners questioned the need for a 1' setback from the alley. Normal setbacks are 10' from the adjacent property. There is enough room on the property to meet the standard setback from the back of the lot. There was no information about what the garage will look like or how high it will be. Previous requests in the past were required to make the building match the neighborhood. This is a little different as it is in an alley and not in the front of the property. Will the 1' setback affect the width and navigation of the alley? Was there a survey, and where exactly is 1' from the alley. The request does not meet the criteria for A: Exceptional of extraordinary circumstances or F: To alleviate a hardship. The Commission believes that there is not enough information to approve the request.

Commission Action: Variance: Jimmy and Heidi Wimer, Map 2S 26E 35 BC, Tax Lot #4400, 155 S Court St, Heppner, OR.

Motion to decline the Variance request for Jimmy and Heidi Wimer, Map 2S 26E 35 BC, Tax Lot #4400, 155 S Court St, Heppner, OR due to lack of information and the request does not meet the criteria for items A and F by Dave Fowler. Seconded by Don Stroeber. Motion Carried

3. **Old Business** -None
4. **New Business** – None
5. **Information Items** – None
6. **Planning Commission representative to October 9, 2023 Council meeting.**

John Doherty will provide a report on actions taken at the October 2, 2023 meeting to the Council.

7. **Adjournment.** Meeting adjourned at 7:32 PM.