

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, MAY 3, 2021**

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

ATTENDEES:

Kraig Cutsforth, City Manager
Jeff Bailey
Dave Fowler
Tripp Finch
Don Stroeber
Nancy Gochnauer
Dieter Waite

Absent: Patti Allstott

Members of the Public: Donna Roy and Andrew Johnson

1. General Business

- A. Call to Order. The May 3, 2021 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 April 5, 2021 Planning Commission Meeting.

Action: Motion by Don Stroeber to approve the April 5, 2021 minutes. Seconded by Nancy Gochnauer. Motion Carried.

2. Public Hearings

- A. Variance: Andrew Johnson, 275 W Center Street, Map 2S26E34AA, Tax Lot #1800, Heppner, OR.

- 1. Public Hearing opened at 7:13

Dave Fowler and Dieter Waite both work for Morrow County School District with Andrew but have not discussed this or have any interest in it. Andrew had his old house torn down and replaced it with a manufactured home. At that time, he put in eco blocks to make the lot level. He would like to put in a 12' x 16' shed to store tools and a lawn mower and still have room for a work area.

Kraig Cutsforth read the Staff Study. The shed will have no water or sewer. If approved there will be a 5' setback from the back of the lot and the house. The city has no issues with this request.

2. Public Hearing closed at 7:17
3. Planning Commission Discussion and Comments
4. Planning Commission Action, Variance: Andrew Johnson, 275 W Center Street, Map 2S26E34AA, Tax Lot #1800, Heppner, OR.

Motion to approve the Variance for Andrew Johnson, 275 W Center Street, Map 2S26E34AA, Tax lot #1800 by Nancy Gochnauer. Seconded by Tripp Finch. Motion Carried

B. Modification of street construction width standards for Jones Street between the intersections of Church and Water Street.

1. Open Public Hearing at 7:18 No public in attendance

This was discussed las month. The plans were shown to the Commission. The funding is already available. The street will be 50' with two 19' lanes and a 6' sidewalk on both sides. There will be no landscaping strip. This will allow for two-way traffic and street parking on both sides. This requires approval as a 50" street is not in the TSP plan. There will be one bump in for transmission lines.

2. Close Public Hearing at 7:20
3. Planning Commission Discussion and Comments - None
4. Commission Action: Modification of street construction width standards for 50' for Jones Street between the intersections of Church and Water Street.

Motion to approve modification of street construction width standards for Jones Street between the intersections of Church and Water Street by Jeff Bailey. Seconded by Tripp Finch. Motion Carried

3. Old Business

A. Variance: Jim Roy, 260 W Baltimore, Map 2S26E34AA, Tax Lot #1300, Heppner, OR.

1. Commission Discussion and Comments

The Commissioners said that this sketch of the shop is just what they asked for. It will be built to match the Roy's house and have landscaping on the street side.

Motion to approve the Variance for Jim Roy, 260 W Baltimore, Map 2S26E34AA, Tax Lot #1300, Heppner, OR by Nancy Gochnauer. Seconded by Dieter Waite. Motion Carried

4. New Business – None

5. Information Items – None

6. Planning Commission representative to May 10, 2021, Council meeting.

Kraig Cutsforth will provide a report on actions taken at the May 3, 2021 meeting to the Council.

7. Adjournment. Meeting adjourned at 7:27 PM.