

**CITY OF HEPPNER  
PLANNING COMMISSION  
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON  
7:00 PM, APRIL 5, 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:** Randall Sedwick.

**1. General Business**

- A. Call to Order. The April 5, 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  
There will be a meeting next month. Kraig also wants to discuss a variation with the Transportation Systems Plan.
- D. Approval of the Minutes of January 4, 2021 Planning Commission Meeting.

Action: Motion by Tripp Finch to approve the January 4, 2021 minutes. Seconded by Nancy Gochnauer. Motion Carried.

**2. Public Hearings**

- A. Variance: Jim Roy, 260 W Baltimore, Map 2S 26 E34 AA, Tax Lot #1300, Heppner, OR.
  - 1. Public Hearing opened at 7:02

The application is in proper form. There are no ex parte issues or prehearing communications.

Randall Sedwick owns 290 Baltimore and he has concerns about the variance. He thinks that the 30' x 40' shop is huge. Baltimore is a nice street and he thinks the

shop will have a negative visual impact on the neighborhood. He will withdraw his concerns if it fits in as residential, like if it has windows in front and a porch. He doesn't want the visual nature of the street changed.

Kraig Cutsforth read the staff study. The applicant would like to construct a 30' x 40' garage with no water or sewer to the structure on this lot. It is a large lot at 132' x 114". The structure will meet the setback from the front on Baltimore Street. The side of the structure will be more than 10' from the neighboring tax lots and will meet all the other setback conditions. Allowing this variance will give the applicant the ability to utilize a vacant lot. The lot is adjacent to his home. This lot will probably not be sold for any other use. Jim Roy was unable to attend the meeting so Kraig asked him 6 questions.

What type of building do you plan to build?

Will it have slab foundation or stem wall?

Will you be using any sewer or water in the building?

Will it be heated or insulated?

How many garage doors will you have?

Do you have drawing of the garage you are wanting to build?

The response was: The purpose of this variance is to construct a 30' x 40' garage on my city lot at 260 W Baltimore Street adjoining my house at 250 W Baltimore St. The planned building will have a stem wall and stick built. No sewer or water are planned inside the building although utilities are on the lot. I do have plans to insulate the structure. The building will have two doors, 1 rollup garage door and one man door. I do not have a drawing or engineered plans at this time. I want to get the variance in place before spending additional funds.

2. Public Hearing closed at 7:13
3. Planning Commission Discussion and Comments

The Commissioners would like more information. They would like to see a street view sketch. There will be a meeting next month and he could provide the information at that time.

4. Planning Commission Action, Variance: Jim Roy, 260 W Baltimore, Map 2S 26 E34 AA, Tax Lot #1300, Heppner, OR.

Motion to approve the variance contingent on more information including a site drawing with a detailed description and landscaping to match the neighborhood with a house-like look to be presented at the next meeting by Nancy Gochner. Seconded by Tripp Finch. Motion Carried

#### **4. Old Business - None**

**5. New Business** – Kraig had information for the commission. The city was awarded a small city allotment for Jones Street. Jones street is a 50' easement, but that would cut into the yards and come right up to the front door in some cases. The TSP plan only addresses 40'

and 60' street easements. Kraig would like to see a 32' asphalt street that would allow room for parking, two-way traffic and a 6' ADA sidewalk on each side.

**6. Information Items** – None

**7. Planning Commission representative to April 12, 2021, Council meeting.**

Kraig Cutsforth will provide a report on actions taken at the April 12, 2021 meeting to the Council.

**8. Adjournment.** Meeting adjourned at 7:28 PM.