

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, AUGUST 2, 2021**

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

ATTENDEES:

Kraig Cutsforth, City Manager
Dave Fowler
Tripp Finch
Nancy Gochnauer
Dieter Waite

Absent: Patti Allstott, Jeff Bailey, Don Stroeber.

Members of the Public: Earl and Peggy Fishburn, Angie McMaster and Herb Lloyd.

1. General Business

- A. Call to Order. The August 2, 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 May 3, 2021 Planning Commission Meeting.

Action: Motion by to approve the May 3, 2021 minutes by Nancy Gochnauer.
Seconded by Dieter Waite. Motion Carried.

2. Public Hearings

- A. Variance: Angela McMaster, 275 Main Street, Map 2S26E35BC, Tax Lot #12500, Heppner, OR.

- 1. Public Hearing opened at 7:02

Dave Fowler said that he is a property owner across the Hwy but has no specific interest one way or the other. Kraig Cutsforth read the Staff Study. This property is located in an R3 zone. Kraig noticed they were increasing the cubic footage of their garage and asked them to stop construction and come to planning. They had no issues with doing that. The setback is really close to the State Hwy Right of Way. They are not increasing the footprint of the existing structure; they are building on top of it. The original intent was to replace the flat roof on the garage. A flat roof will eventually rot as the old one did. They went inside the old structure

and put a porch on top with a vaulted roof to keep the rain out. The applicant is requesting a variance to allow the placement of a 19' x 20' enclosed porch on the lot with reduced setbacks. The required setback for the structure is 20 feet from the front property line and 10 feet from the side property line. The applicant would like to place a 19' x 20' enclosed porch to the East side of the house with approximately 15' of setback. This property is not in a flood zone. Neighboring property owners within 250' of the subject property have been notified of the public hearing. No correspondence for or against has been submitted.

2. Public Hearing closed at 7:07
3. Planning Commission Discussion and Comments

The Commissioners think that this will improve the property. They would like gutters on the structure to avoid flooding into the Highway. They also want them to get a building permit to make sure everything is up to code.

4. Planning Commission Action, Variance: Angela McMaster, 275 Main Street, Map 2S26E35BC, Tax Lot #12500, Heppner, OR.

Motion to approve the Variance for Angela McMaster, 275 Main Street, Map 2S26E35BC, Tax Lot #12500, Heppner, OR by Tripp Finch. Seconded by Nancy Gochnauer. Motion Carried

- B. Conditional Use: Pioneer Memorial Therapy Services, 695 Alfalfa Street, Map 2S26E35CA, Heppner, OR.

1. Open Public Hearing at 7:10

This was an oversight from the last time they came to planning. According to City Code a business is not allowed to have an advertising sign in a Residential Zone. Permitting this Conditional Use would allow what is a reasonable request considering the use of the building that was approved. It is recommended that the code rules regarding signs for a commercial zone be applied in this situation which this request would meet with the exception of being able to view it from a residence. There was a sign there when it was a church which actually was not allowed. Earl and Peggy Fishburn spoke in favor of the sign.

2. Close Public Hearing at 7:12
3. Planning Commission Discussion and Comments - None
4. Commission Action: Conditional Use: Pioneer Memorial Therapy Services, 695 Alfalfa Street, Map 2S26E35CA, Heppner, OR.

Motion to Conditional Use: Pioneer Memorial Therapy Services, 695 Alfalfa Street, Map 2S26E35CA, by Nancy Gochnauer. Seconded by Dieter Waite. Motion Carried

3. Old Business

4. New Business – None

5. Information Items – None

6. Planning Commission representative to August 9, 2021, Council meeting.

Kraig Cutsforth will provide a report on actions taken at the August 9, 2021 meeting to the Council.

7. Adjournment. Meeting adjourned at 7:13 PM.