

**CITY OF HEPPNER
PLANNING COMMISSION
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON
7:00 PM, APRIL 4, 2022**

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

ATTENDEES:

Kraig Cutsforth, City Manager
Dave Fowler
Tripp Finch
David Sykes
Don Stroeber
Dieter Waite
Patti Allstott

Absent: Jeff Bailey

Members of the Public: Tim Collins, Jimmy Wilhelm, Geoff LaPeire, Miles Binger.

1. General Business

- A. Call to Order. The April 4, 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 – This will be Dieter Waite's last meeting as he has moved out of the City Limits.
- D. Approval of the Minutes of January 3, 2022 Planning Commission Meeting.

Action: Motion by to approve the January 3, 2022 minutes by Dieter Waite. Seconded by Tripp Finch. Motion Carried.

2. Public Hearings

- A. Variance: Minor Partition: Willow Creek Valley Economic Development, Map 26E 35 CA, Tax Lot #1500, 515 E Cowins Street, Heppner, OR.

- 1. Public Hearing opened at 7:04

David Sykes has a conflict with this request, as he is the realtor for the properties. He will not vote on the matter. Kraig is the treasurer of WCVEDG but he has no monetary gain. Kraig read the staff study. The request is to divide the lot the duplexes are on to sell them separately. The city has no issues with this. A survey has been requested. The vacated city alley will be absorbed by one of the lots.

The sale is pending. This request could have been completed in the office but if there were any conflicts it would have had to go to the Planning Commission.

2. Public Hearing closed at 7:08
3. Planning Commission Discussion and Comments - None
4. Planning Commission Action, Variance: Minor Partition: Willow Creek Valley Economic Development, Map 26E 35 CA, Tax Lot #1500, 515 E Cowins Street, Heppner, OR

Motion to approve Variance: Minor Partition: Willow Creek Valley Economic Development, Map 26E 35 CA, Tax Lot #1500, 515 E Cowins Street, Heppner, OR Dieter Waite. Seconded by Tripp Finch. David Sykes abstained. Motion Carried

- B. Variance: Robert Shafer, Map 2S 26E 26DA, Tax Lot #200, 487 E Linden Way, Heppner, OR.

1. Open Public Hearing at 7:09

Kraig read the staff study. The request is for a 10' x 20' storage shed. Planning Commission approval is required as the building is larger than 12' x 12'. This is a large lot and the setbacks are easily met.

2. Close Public Hearing at 7:11.
3. Planning Commission Discussion and Comments – None
4. Commission Action: Variance: Robert Shafer, Map 2S 26E 26DA, Tax Lot #200, 487 E Linden Way, Heppner, OR.

Motion to approve Variance: Robert Shafer, Map 2S 26E 26DA, Tax Lot #200, 487 E Linden Way, Heppner, OR by Tripp Finch. Seconded by Patti Allstott. Motion Carried

- C. Variance: Geoff LaPeire, Map 2S 26E 26CC, Tax Lot #2022, 350 Aiken Street, Heppner, OR.

1. Open Public Hearing at 7:13.

Kraig read the staff study. The lot is an unusually-configured lot. In order for the manufactured home to fit on the lot it needs a slightly reduced setback at the front. He is also requesting permission to place a 10' x 16' outbuilding on the lot. The City has no objections. Water and Sewer are available. Miles Binger is concerned about the easement and access to the property. The driveway that goes to Miles' shop is private property and not a public easement. There is no right of access to 350 Aiken Street from that side of the property. The trailer home at 400

Aiken was vacant for a while. It is now occupied and they have put up a fence, which took away the area that people were using to turn around. There is not a lot of space in there and delivery trucks have a difficult time accessing it as it is already. It is especially bad in the winter. Geoff has a valid easement to his property on the deed. He has permission from Bill Schlaich to use his property to get the manufactured home delivered. Tim Collins is not for or against this but has concerns about having a house that close. There are privacy and visual issues. Geoff is willing to put in a privacy fence. He will stabilize the edge of the driveway to keep it from coming down in to Collins's driveway. Dave Fowler said that the access and easements are not relevant to the application. The request for the front of the house is for a setback of 18'4' instead of the required 20'. The shed request is to put it 4' from the property line instead of the required 5'. Tripp asked if the biggest problem the neighbors are having is with the shed. Miles said he just thinks there is not enough room on the lot for both. He is more concerned that there is not enough room to turn around to leave the property and to get deliveries. Geoff thinks he will have no problems with it. The easements are already granted so the Commission just need to decide on the Variance requests.

2. Close Public Hearing at 7:40.
3. Commission Discussion and Comments

The task of the Commission is to look at the change in the setbacks and the allowable placement of a shed. Patti Allstott thinks that we need to follow the parameters set by the City Code regarding oversized sheds. Geoff will go with a smaller shed that does not require a variance.

4. Commission Action: Variance: Geoff LaPeire, Map 2S 26E 26CC, Tax Lot #2202, 350 Aiken Street, Heppner, OR.

Motion to approve Variance for the house only: Geoff LaPeire, Map 2S 26E 26CC, Tax Lot #2202, 350 Aiken Street, Heppner, OR by Dieter Waite. Seconded by David Sykes. Motion Carried

The applicant can get a smaller shed and meet the setbacks and this would not require a Variance.

3. Old Business -None

4. New Business – None

5. Information Items – None

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

Kraig Cutsforth will provide a report on actions taken at the April 4, 2022 meeting to the Council.

7. Adjournment. Meeting adjourned at 7:57 PM.