

**CITY OF HEPPNER  
PLANNING COMMISSION  
HEPPNER CITY HALL, 111 NORTH MAIN STREET, HEPPNER, OREGON  
7:00 PM, APRIL 1, 2024**

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

**ATTENDEES:**

John Doherty, City Manager  
Corey Sweeney, Mayor  
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 April 1, 2024 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 applicants will not be present for the meeting, they approved John Doherty to speak on their behalf.
- D. Approval of the minutes of October 2, 2024 Planning Commission Meeting.

Motion to approve the minutes of October 2, 2024 Planning Commission Meeting by Jeff Bailey. Seconded by Donald Matthews. Motion Carried

**2. Elect Chairman and Vice Chairman for 2024**

Motion to elect Tripp Finch as Chairman for 2024 by Jeff Bailey. Seconded by Dave Fowler. Motion Carried

Motion to elect Jeff Bailey as Vice Chairman for 2024 by Tripp Finch. Seconded by Dave Fowler. Motion Carried

### 3. Public Hearings

A. Variance: Kelly and Lorrie Fox, 355 E Aiken Street, 2S 26E 26 CC, tax lot #400, Heppner, OR.

1. Open Public Hearing at 7:05

No Commission members disqualified themselves for any personal or financial interest in tonight's agenda. There were no ex parte or prehearing contacts. Failure to raise any issues at this hearing may invalidate their further appeal. John Doherty read the staff study. This is kind of a gray area as it isn't in the definitions in the city code. Kelly and Lorrie Fox are requesting to construct a series of steps and flat sidewalk in front of their home. They would also be building a retaining wall on the west side of the property on the property line. The neighboring property is owned by Timothy Davidson, who has stated he is in favor of the project. Allowing this Variance would give the applicants the ability to construct a 4' sidewalk along the front of the property with a series of 2-step increments with outer handrails. This will allow for easier access to the front door as this is the only house on Aiken street that does not have a driveway. This will not have any impact on setback requirements as they will excavate 4' back from the existing stacked rock wall in the front. The city has no objections to this request. Corey Sweeney commented that this is a great improvement to the property.

2. Close Public Hearing at 7:17

3. Commission Discussion and Comments – No comments

Commission Action: Variance: Kelly and Lorrie Fox, 355 E Aiken Street, 2S 26E 26 CC, tax lot #400 Heppner, OR.

Motion to approve the Variance request for Kelly and Lorrie Fox, 355 E Aiken Street, 2S 26E 26 CC, tax lot #400 Heppner, OR. by Patti Allstott. Seconded by Don Stroeber. Motion Carried

**4. Old Business** -John Doherty gave some updates on zoning requests that do not need to go through the Planning Commission. One was for a carport extension and another for an exterior stairwell.

### 5. New Business

A. The Statement of Economic Interest needs to be completed by the Commissioners by April 15<sup>th</sup>.

B. Jimmy Wimer whose request was denied at the last meeting is looking into doing something else. He is planning a garage with an accessory dwelling. This may not have to go to Planning as it will be a permitted use.

C. John Doherty addressed the conflict of ethics when members of the public were trying to contact the Planning Commission members. Documents are not public until it is released to the Commission. If anyone has any questions he asks that they direct them to him and not the Commission. Discussion outside of the meetings is not ethical. He appreciates that they volunteer for this Commission and any undue pressure on them is unwarranted.

**6. Information Items – None**

**7. Planning Commission representative to April 8, 2024 Council meeting.**

John Doherty will provide a report on actions taken at the April 1 meeting to the Council.

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