

Baker City Planning Commission

June 20, 2007 @ 7:00 pm

Baker County Courthouse

The meeting was called to order at 7:01 p.m. by Chair Alan Blair. Sharon Rudi, Ryc Rienks, Rick Rembold, Rob Ellingson, and Ken Rockwell were present. Staff members present were Jennifer Murphy and David Fine.

Sharon Rudi MOVED to approve the meeting minutes from May 23, 2007 and Rick Rembold SECONDED. The motion CARRIED unanimously

Other Business:

The 20 day notice was not adequately given regarding Planning Commission Case 07-VAR-15 and 07-S-16. The commissioners tentatively planned to hold an extra session on July 12th to hear this case.

Planning Commission Case 07-CUP-12

A request by Tim & Eva hunt for a conditional use permit to allow construction of an accessory structure larger than 1,000 sq. ft.

Alan Blair read aloud the hearing procedures.

Tim and Eva Hunt, 1125 E St., Baker City, OR approached the podium. They would like to build a garage that is 1200 sq. ft. on their property. It would be designed and painted to match the house. Mr. Hunt stated that the roof would not be above the 17 ft. midline requirement. He indicated that he is trying hard to match the building to the house and the lot will be landscaped. Sharon Rudi asked if there would be any additional lighting. Mr. Hunt explained that the street lights add enough lighting so they have no plans of adding anything additional. Sharon then asked what the door height would be, and Mr. Hunt stated he believed it to be 10ft.

There were no more questions from the commission, and no one in the audience was opposed or in favor. There also was no communication in regards to this case, so the public hearing was closed.

Sharon Rudi MOVED to approve with recommendations from staff and Ryc Rienks SECONDED. The motion CARRIED unanimously.

Planning Commission Case 07-CUP-13

A request by Nancy Herman for a Conditional use Permit to allow the use of a home as a vacation rental at 1627 Valley.

Nancy Herman, 807 4th St. Baker City, OR approached the podium. This is the second house she has requested over recent months for similar use. This home is a 2 bedroom, 1 bath home with an enclosed fenced back yard. She has added a patio and flowers to the front of the home. It is fully furnished and everything is supplied for them in the home.

She has done a lot of reconstruction to the home. The bath has been completely redone as well as the back porch area. Everything has been painted and is brand new in the home. She has also installed a new fireplace.

Ken Rockwell asked about the storage area on the east side of the property. Ms. Herman explained that the structure is an attached garage and is very small and old. She is not sure exactly where the property lines are but she is looking into getting the area surveyed to find out. Ryc Rienks asked what the rental period is for the home. Ms. Herman stated that the tenants would be generally staying for a month or so. Ryc asked what the occupancy limit would be. Ms. Herman stated she has enough beds for 8 people and that would be the limit. There also would be a minimum of a two-night stay.

Chair Blair asked if there was anyone to speak in favor of the application. Kip Carter, 2251 Mitchell St. Baker City, OR 97814 approached the podium. He stated his mother owns the triplex next door to this property and they have been very impressed with what has been done to the place.

Ms. Herman stated that there is off-street parking for two cars and the driveway can fit two or three as well.

No one else was present who was in favor or opposed so the public hearing was closed.

Rick Rembold asked staff what the parking criteria were. David Fine stated that there were no explicit criteria, that the commission is to determine by what is the most similar usage such as a motel or single family residence. All require one or two spots, which is met by the applicant.

Ken Rockwell asked if there were any issues with property boundaries and the existing structures. Jennifer Bachman stated that there was not since no building modifications had taken place other than interior work. If there were issues with the building setbacks to the property lines, they would be grandfathered in.

Rob Ellingson MOVED to approve with recommendations from staff. Ken Rockwell SECONDED and the motion CARRIED unanimously.

Planning Commission Case 07-CUP-14

A request by Russell and Christy Witham for a Conditional Use Permit to allow construction of an accessory structure larger than 1000 sq. ft.

Russell Witham, 1498 Resort St., Baker City, OR approached the podium. He stated he was there because he would like to add another bay to his existing shop. He has two vehicles, 4-wheelers and other items he would like to keep all enclosed. It will be attached to the existing garage. It will be a total of 48'x40' with the same roof height as the existing garage. Ken Rockwell asked how it will be situated on the lot. Mr. Witham stated it will just make the shop longer but will still be 20 ft. from the property line. The original garage was built in 1996. There will be no additional lighting outside. There

will be a few outlets added and some inside lighting. Ken asked if there would be any sewer or water service. Mr. Witham stated that there would be no additional work done.

Chair Blair asked if anyone would like to speak in favor of the application. Maureen Beverlin, 1400 Dewey Baker City, OR 97814 approached the podium. She stated that approves of this and is impressed with how well this property is manicured and taken care of.

No one else was present in opposition or in favor so the public hearing was closed.

Rick Rembold MOVED to accept the application with staff recommendations. Sharon Rudi SECONDED and the motion CARRIED unanimously.

Other business:

There was some discussion over parking for vacation rentals and Jennifer stated that she will look into the vacation rental ordinance language to ensure details regarding parking requirements were not excludes. She stated that she believes there is not anything that currently states a limit.

Alan Blair informed the commissioners they would continue to meet at the county building in July and August.

The meeting was adjourned at 8:05 p.m.