

**CITY OF JOHN DAY  
PLANNING COMMISSION  
JOHN DAY, OREGON**

**March 12, 2020 Minutes**

**COMMISSIONERS PRESENT:**

Ken Boethin, Commission Chair  
Neale Ledgerwood, Commissioner  
Tim Unterwegner, Commissioner  
Darin Toy, Commissioner  
Tom Wilson, Commissioner  
Liz Aleman, Commissioner

**Agenda Item No. 1—Open and Note Attendance**

Chairman Ken Boethin called the Planning Commission meeting to order and noted that everyone was present. He opened hearing for Smartt CUP at 6:01 PM

**Continuance of hearing for CUP taken up on February 18<sup>th</sup>**

Chair Boethin asked if any commissioner wished to declare a conflict. None appearing.

Commissioner Boethin then asked staff to present the staff report. Mrs. Goebel provided a summary of the request, which is for a 4.5 foot height increase over the allowed height in the code. The proposed building is also larger than what is allowed in the code. The proposed shop is 30'x40' (1,200 SF) and the maximum size allowed in the code is 1,000 SF. The CCRs for Ironwood Estates subdivision had provisions related to this lot and not blocking the neighbors view. A neighbor brought that to the attention of the planning commission and wrote a public comment opposed to the building. He has since updated his letter to make it clear he is opposed to the increase in the height allowance because it will block his view of the mountains.

Mr. Smartt has presented a grading plan, brought in this morning, which has been added to the council's packets. Mr. Smartt argued he needs a 12'x12' door to fit his trailer, the height needed to accommodate this shop is a 14.5' roof. Mr. Smartt provided photos and said there is no way it could block the neighbor's view of the mountains. Chair Boethin asked if he was aware of the CCR's when he purchased the property. Mr. Smartt said he was not. Mr. Toy asked if the CCR's defined a height limit. Mrs. Goebel stated the CCRs allow single story developments, but "story" is not defined in the CCRs or in our code. Mr. Unterwegner stated he was unable to determine the height of the proposed building from the pictures provided.

Chair Boethin asked if anyone wished to speak in favor of it. Ben and Colleen Lindley, property owners immediately south of the proposed development, spoke in favor of the development as it would potentially increase their property values and would otherwise do no harm.

Chair Boethin asked if anyone wished to speak against the proposal. None appearing.

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Respectfully Submitted:

Nicholas Green  
City Manager

ATTEST

  
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Ken Boethin, Chairman

4-21-20  
Date