



**4.1 Setback Variance for Lisa Kurian at 48163 E 1<sup>st</sup> Street Map/Tax lot 21-35-16-24**  
**2800**

- a) Conflicts of Interest/Exparte Contacts- None
- b) Open Public Meeting – 7:03 P.M.
- c) Staff Report- Rick presented the staff report. Commissioner Custer read the circumstances for granting.
- d) Statements in Favor

Lisa Kurian 48163 E 1<sup>st</sup> Street - She is the owner of the property, she would like to build a storage shed behind her house, but does not meet the required setbacks by the city. Her closest neighbor is in favor of this and has signed a document stating that.

- e) Statements in Opposition - None
- f) Statements in General -None
- g) Close Public Hearing – 7:08 P.M.
- h) Commission Discussion

Commissioner Ofsthun asked Ms. Kurian if her house was the one with mobile home on the hill behind her?

Ms. Kurian said yes.

Commissioner Custer asked Ms. Kurian if she has any size specifications yet?

Ms. Kurian said she does, she was waiting to submit the building permit and plans until after the variance was approved. Her house is 29 ft along the back so the shed will be 29 ft wide. It will be a lean to style with three sides and barn door type doors with no wiring, heat or air conditioning, just for storage use.

Commissioner Whitney said she thinks this is beneficial to Ms. Kurian because without this she wouldn't have any storage at all.

- i) Finding of Fact- Commissioner Custer presented the Finding of Fact
- j) Commission Action

**Motion:** Commissioner Taylor moved that we approve the proposed variance allowing for a five-foot rear yard setback at 48163 E 1<sup>st</sup> Street Tax/Map number 21-35-16-24 tax lot number 2800. Commissioner Ofsthun seconded the motion.

G. Custer (Aye), L. Ofsthun (Aye), S. Barenboim (Aye), J. Taylor (Aye), B. Whitney (Aye). Motion carried 5-0

**4.2 Lot Size Variance for James LaRue at Map/Tax lot 21-35-17-23 04200**

- a) Conflicts of Interest/Exparte Contacts - None
- b) Open Public Meeting – 7:14 P.M.
- c) Staff Report – Rick presented the Staff Report
- d) Statements in Favor – James LaRue 87792 Lark St, Veneta-

He is the property owner, he would like to get two brand new manufactured homes on his lot instead of putting in a duplex. Having two separate residences would be more beneficial to him.

There was discussion about where exactly this lot was located.

- e) Statements in Opposition

Scott Peterson 47683 W 2<sup>nd</sup> Street –He owns properties at Spot Street and the other end of Union Street. It is extremely difficult to even enter that street. They are making this a one Way Street, Paddock Lane is the worst street in town, and most people think it is Berry Street, but it is not. He thinks this is a bad idea.

- f) Statements in General - None
- g) Close Public Hearing – 7:22 P.M.
- h) Commission Discussion

Commissioner Whitney asked Rick to show her on the map exactly where this property is located on Paddock Lane. She said the carport is only 12 feet deep and 18 feet wide, is that sufficient?

Rick said there could be problems with ingress and egress especially if it's one way.

Commissioner Custer said the hand drawn map is not to scale. Is this an empty lot?

Mr. LaRue said yes it is.

Commissioner Taylor said it is along the alley, is that a one way or is it going to be?

Rick said it is not a one way right now, but it will be after they do some road work.

Commissioner Taylor asked if they will be able to get the manufactured homes in there?

Rick said yes, they will be able to get them in there, they are good at that, he doesn't see a problem with that.

Mr. LaRue said they can take down sections of the fence if they have to.

Commissioner Whitney asked what the neighbors say about this?

Mr. Peterson said he owns properties on both sides of the lot.

Commissioner Whitney said she was asking about the other neighbors, the ones behind the lot? Do we have statements from any other neighbors?

Rick said we don't have any official statements from other neighbors and they all received the same notice that Mr. Peterson received.

Mr. LaRue explained how the manufactured homes and carports will sit on the lot.

Rick asked if he changed the direction of the carports would you still fit and meet the 20 ft setback?

Mr. LaRue said he can change that if needed, but it does fit the setback requirements.

Commissioner Barenboim asked Mr. LaRue if the manufactured homes on the site plan are the ones that he is going to put on the lots?

Mr. LaRue said yes they are.

i) Finding of Fact

Commissioner Custer read the Finding of Fact and Circumstances for Granting

j) Commission Action

**Motion:** Commissioner Ofsthun moved that we approve the proposed variance for James LaRue, allowing for two properties to be at 4250 sq ft created from one property at tax map number 21-35-17-23 Tax lot 4200. Commissioner Taylor seconded the motion.

L. Ofsthun (Aye), G. Custer (Aye), S. Barenboim (Nay), B. Whitney (Nay), J. Taylor (Aye). Motion carried 3-2

**4.3 Variance for Don Henderson at Map/Tax lot 21-35-16-12 00800, 3400 and 2900.**

- a) Conflicts of Interest/Exparte Contacts - none
- b) Open Public Meeting – 7:37 P.M.

- c) Staff Report – Rick read the staff report
- d) Statements in Favor

Don Henderson 45723 Westfir Road – He is the property owner, they bought the property years ago, the property is 4 ½ acres and bought property from the City that is land locked, he also bought some property on Sunny Nook. They want to divide the properties into three properties, he believes they will make three nice new home lots. This will not devalue the current neighbor’s property.

- e) Statements in Opposition- None
- f) Statements in General - None
- g) Close Public Hearing – 7:42 P.M.
- h) Commission Discussion

Commissioner Custer asked about the topography of these lots, are they level?

Mr. Henderson said the majority of it is level, on the West end it breaks off and there is enough level land to build a nice home. The back drops off by the water tower.

- i) Finding of Fact

Commissioner Custer read the Finding of Fact and Circumstances for Granting

- j) Commission Action

**Motion:** Commissioner Barenboim moved to approve the proposed variance allowing for the three lots to be longer than three times their width located at tax map 21-35-16-12 tax lots 800, 2900, 3400. Commissioner Whitney seconded the motion.

J. Taylor (Aye), S. Barenboim (Aye), B. Whitney (Aye), G. Custer (Aye), L. Ofsthun (Aye). Motion carried 5-0

## 5.0 Discussion Items

### Sign Ordinance

Rick handed out information on ODOT’s sign rules. We encouraged the Commissioners to look this over and come back with ideas for our sign code. He also included sign codes from similar cities to Oakridge.

Commissioner Custer asked who would enforce the code, the City or ODOT?

Rick said we enforce our own code, he doesn’t know if we are in charge of enforcing ODOT’s code, it would be nice if they paralleled each other.

Times are changing and we should consider moving forward with technology and electronic signs.

Commissioner Whitney said she works for Child Support so she works with laws constantly, she is pretty clear with how this rolls, if the OAR's are specific to ODOT and for just outside the city limits, maybe we should look at the ORS's and see what they say opposed to just what the OAR's are.

**6.0 Announcements**

None

**Meeting Adjourned 8:10 P.M.**

**Signed:**

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George Custer                      Chairman                      Date

**Attest:**

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Susan LaDuke                      City Recorder                      Date