

City of Mora Planning Commission
Minutes
February 7, 2022 – 5:30 pm
Mora City Hall

Mathieson called the meeting to order at 5:30 pm. Attendance was taken by roll call.

Members Present: Jake Mathieson, Sheldon Shepard, and Lance Strande

Members Absent: Sara Trieber

Staff in Attendance: Angela Grafstrom

Oath of Office:

Lance Strande took his oath of office for a term running through December 31, 2023.

Adopt Agenda

Motion made by Shepard to adopt the agenda of the February 7, 2022 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

Approval of Minutes

Motion made by Shepard to approve the minutes of the December 13, 2021 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

There was no quorum in the January meeting.

Election of Officers:

Mathieson asked for nominations for the Planning Commission Chair and Vice Chair for 2022.

Motion made by Shepard to appoint Mathieson as Planning Commission Chair for 2022; seconded by Strande and carried unanimously.

Mathieson stepped down temporarily as Chair of the Meeting and Appointed Shepard as acting Chair.

Motion made by Strande to appoint Shepard as Planning Commission Vice Chair for 2022; seconded by Mathieson and carried unanimously.

Mathieson resumed his role as Chair. Mathieson closed the regular meeting of the Planning Commission and opened the public hearing at 5:35 pm.

City of Mora Planning Commission
Minutes
February 7, 2022 – 5:30 pm
Mora City Hall

Public Hearings: Conditional Use Permit: 950 Hwy 65 South – Robert Pich

Grafstrom received one call from Torrey who has an adjoining property just asking for clarification of where the structure would be placed. She had no issue and would not be attending the hearing.

Motion made by Shepard to close the public hearing and reopen the February 7, 2022 meeting of the Planning Commission, seconded by Strande and carried unanimously. Public hearing closed and regular meeting reopened at 5:42 pm.

Open Forum: No comments

Old Business: None

New Business

Resolution PC 2022-0201 Minor Subdivision: PID 22.00360.00 – Les Caswell

Mr. Caswell wants to build a house on his property PID 22.00360.00, zoned R-1. In researching his request, it was found that in 1999 council passed a resolution rezoning a portion of this property from R-1 to B-2, but this was never recorded with the county and the rezoning was never completed. Caswell's business already sits on the B-2 portion of this property and connects to his business which sits on PID 22.0340.00, zoned B-2. This resolution will clear up the zoning issues, subdivide PID 22.00360.00 into the portion zoned B-2 and the remainder zoned R-1, then combine the subdivided B-2 parcel with the existing B-2 parcel PID 22.00340.00. This will not be complete until approved by council and recorded by Mr. Caswell at the County Recorder's Office.

Motion made by Shepard to approve Resolution PC 2022-0201 to Clarify Zoning and Create a Minor Subdivision to Separate a Business B-2 from a Residential R-1 Property; seconded by Strande and carried unanimously.

Resolution PC 2022-0202 Conditional Use Permit: 950 Hwy 65 South – Robert Pich

Mr. Pich is requesting to add a 40 x 60 pole shed outbuilding to provide shelter and security for his personal equipment and belongings while also providing a sight and sound block from Highway 65. The property is zoned R-3. Grafstrom had a question from a council member about allowing pole sheds in the City. She explained her and Building Official Caleb Christenson discussed and do not see this explicitly disallowed in the City Ordinances. Additionally, a precedent was set when a pole shed was allowed in an R-1 district (Parker-Snake River Trail) as a garage in October of 2021. Pich had no objections from his neighbors, his property is R-3

City of Mora Planning Commission
Minutes
February 7, 2022 – 5:30 pm
Mora City Hall

which often serves as a buffer zone between R-1 and business and industrial districts and he has 5 acres of property along state Hwy 65. Grafstrom does not see this becoming a long term problem, as the older parts of town will not have enough property to put up a pole shed and the newer subdivisions have clearly defined rules about what types of structures can be built in them. The shed will still have to conform to the City's building code which allows for cement or frost footings as a foundation, similar in style and color to the existing house, similar roof line. Committee agrees that if this has been allowed, we cannot disallow it now.

The manufactured home on Knife River Trail led to a brief discussion of the future of housing and available options going forward.

Motion made by Shepard to approve Resolution PC 2022-0202 Recommending Approval of Conditional Use Permit to Allow Addition of an Accessory Structure to be located in R-3 District as Requested by Robert Pich; seconded by Strande and carried unanimously.

Verbal Reports

Grafstrom reported county had request some address cleanup on 5 properties, new business BCI has filed for a building permit, and the building official is working on his CEUs.

Adjournment

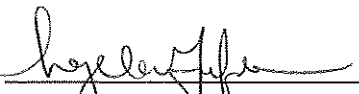
Motion made by Strande to adjourn the February 7, 2022 meeting of the City of Mora Planning Commission; seconded by Mathieson and carried unanimously. Meeting adjourned at 6:11 pm.

The next regular meeting is scheduled for **Monday, March 7** at 5:30 PM.

Minutes prepared and submitted by Angela Grafstrom



Commission Chair

Attest: 

Angela Grafstrom,
Community Development Director