

CITY OF LA GRANDE

Planning Commission Meeting

Regular Session

January 10, 2023

5:30 p.m.

La Grande City Hall
1000 Adams Avenue

MINUTES

COMMISSIONERS PRESENT:

Liberty Avila, Chair
Ann Morrison, Vice Chair
Dave Felley
Matthew Gougherty
Roxie Ogilvie

STAFF PRESENT:

Michael Boquist, City Planner
Kendra VanCleave, Planning Secretary

CITIZENS PRESENT:

Renee Schaeffer
Rene Wise

CALL TO ORDER/ROLL CALL

AGENDA APPROVAL

CONSENT AGENDA

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARING

- a. Conditional Use Permit
File Number: 22-CUP-22
Renee Schaeffer

STAFF REPORT

COMMISSIONERS ABSENT:

DISCUSSION/DISPOSITION

AVILA, Chair, called this Regular Session of the Commission to order at 5:30 p.m. and conducted a Roll Call; a quorum was determined to be present.

The Agenda was approved as presented

MORRISON introduced the following Motion, with GOUGHERTY providing the Second.

MOTION: That the Consent Agenda be approved as presented for the November 8, 2022 meeting.

MSC: Unanimous
NONE

NONE

(PUBLIC HEARING OPENED 5:33 PM)

AVILA asked for the Rules of Order to be Read and asked for Commissioner declarations. There were none.

AVILA asked for the staff report.

BOQUIST opened with the application to allow for the operation of a short-term rental. The subject property is developed with a 2-bedroom single-family dwelling, with a detached accessory structure that includes an office/studio and a garage. The house and accessory structure was built in 2012, with the studio space improved and occupied as a home office for a general contractor.

The property includes sufficient parking to meet all City requirements, with a 2-car garage serving the primary dwelling, and 3 (or more) additional parking spaces next to the garage to accommodate the BnB and any additional parking needs.

A portion of the accessory structure includes a 2-car garage which satisfies and exceeds the parking requirement for the primary dwelling on the property. There is an additional 3+ spaces next to the accessory structure (adjacent to the proposed BnB) that satisfy and exceed the parking requirements for the BnB.

In addition to these spaces, there are additional areas on the property that may accommodate additional parking, such as within a portion of the driveway along the front yard and surplus space in the rear yard.

Additionally, BOQUIST commented the applicant's submittal discusses the property's close proximity to Safeway and other commercial areas, the property being large, fenced and having a private driveway. The property owner does not feel this request would result in any adverse impacts to the neighborhood.

This application is not subject to the BnB Moratorium that is in effect, adopted by Ordinance of the City Council. Such Ordinance is limited to the loss and/or conversion of dwelling units to BnB. The proposed accessory structure for this BnB was not previously a dwelling unit and thus is not subject to the BnB Moratorium.

FELLEY asked the building under consideration is not defined as a dwelling unit. BOQUIST responded that this building was permitted as a contractor's office and hasn't been converted to a dwelling unit.

AVILA asked for testimony from the applicant.

APPLICANT TESTIMONY

Renee SCHAEFFER commented the building is 430 sq ft and has a ½ bath. The rest of the living area has a couch, a bed, 2 chairs and an armorer. The West side of the unit has a partial kitchen. The building is located in a very private area. The driveway is about 100' deep with her primary house up front, behind the primary house is a very large cobblestone patio and then a 2 car garage the on the North side of garage is the B&B.

BOQUIST commented that he reflected in the staff report that the building was a 2 bedroom instead of 1 and will have to fix that for the final decision order.

OGILVIE asked about the privacy fence and chain link around property. SCHAEFFER responded on the far North side of property there is a chain link fence on the left side is a wood fence and on the right side is a chain link fence.

PUBLIC TESTIMONY

AVILA asked for testimony in favor, neutral or opposed.

COMMISSION DISCUSSION

Renee WISE commented she just had some questions if the B&B will have an address and if it could be a rental if it is not used as a B&B. Also, will it affect taxes. BOQUIST responded that it wouldn't affect taxes other than the property owner and there won't be a new address assigned. In the future the property owner could use it as a rental which is a permitted use outright as an accessory dwelling units.

OGILVE commented that the property is roughly a 1/3 of an acre and notification was sent out within 100' area. BOQUIST commented yes,

GOUGHERTY commented that the parking is pretty straightforward.

AVILA asked if there would be permits for egress. BOQUIST responded it would be good to check with the Building Department to see if there would be any issues.

OGILVIE asked when the office was permitted were all the inspections done. BOQUIST responded the Building Department does the inspections and the Planning Department would issue zoning approval before they could get permits. All of this was done originally.

FELLEY asked if the Building Department is aware of what the Commission is deciding at this meeting. BOQUIST responded that they are part of the notification process when the application was submitted. There were no comments.

MOTION

(PUBLIC HEARING CLOSED 5:33 PM)

MORRISON made the following Motion, with OGILVIE providing the Second.

MOTION: I move that the Finding of Fact and Conclusions set forth in the Draft Decision Order be amended to correct in the staff report that it is a 1 bedroom not a 2 bedroom and that the Proposed Conditional Use Permit be approved.

VOTE

USC: Unanimous

OLD BUSINESS:
None

CITY PLANNER COMMENTS:
None

BOQUIST commented that there is a work session on January 30th with the City Council to talk about the draft short term rental code and moratorium extension. Then at the City Council meeting February 1 he will be asking

the Council to grant an extension on the moratorium. Also, there are additional code amendments to go over and will need to have extra meetings to get through the rest of the amendments.

COMMISSIONER COMMENTS:

MORRISON commented if the Commission should meet ahead the January 30th meeting to go over draft. BOQUIST responded that the short-term rental code is pretty complete and will present the Council what we propose

There being no further business to come before this Regular Session of the Commission, adjourned the meeting at 5:56 pm. The Commission is scheduled to meet again in Regular Session, Tuesday, February 14, 2023 at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.

ATTEST:

APPROVED:

Kendra VanCleave
CEDD Secretary
Date Approved:

Chairperson