

CITY OF LA GRANDE

Planning Commission Meeting

Regular Session

July 12, 2022

6:00 p.m.

Zoom Meeting

La Grande City Hall
1000 Adams Avenue
MINUTES

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

DISCUSSION/DISPOSITION

STAFF PRESENT:

Michael Boquist, City Planner
Kendra VanCleave, Planning Secretary

CITIZENS PRESENT:

CALL TO ORDER/ROLL CALL

AGENDA APPROVAL

CONSENT AGENDA

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARING

- a. Conditional Use Permit
File Number: 10-CUP-22
Michelle Kiesecker

AVILA, Chair, called this Regular Session of the Commission to order at 6:00 p.m. and conducted a Roll Call; a quorum was determined to be present.

The Agenda was approved as presented

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

MOTION: That the Consent Agenda be approved as presented for the June 14, 2022 meeting.

MSC: Unanimous
NONE

NONE

(PUBLIC HEARING OPENED 6:05 PM)

AVILA asked for the Rules of Order to be Read. There were no declarations or challenges.

AVILA asked for the staff report.

BOQUIST opened with the application to allow for the operation of an air bnb.

1. The subject property is developed with a single-family dwelling. The applicant proposed to use the daylight basement within the dwelling as a BnB, which includes two (2) bedrooms.

2. The applicant's submittal discusses the BnB as having a separate driveway and parking area that

accommodates two (2) side by side parking spaces. The single-family dwelling unit has its own driveway with parking that well exceeds the City's minimum requirements.

BOQUIST continued with the review criteria:

A. That the use is conditionally permitted in the zone in which it is proposed to be located.

The subject property is located within a residential Hillside Development (HD) zone. Bed and Breakfast Inns are permitted by Conditional use Permit.

B. That the proposed development is timely, considering the availability and adequacy of the transportation system, and public facilities and services. The subject property is located along Deal Canyon Lane, which is a paved City street. The use of a portion of the dwelling unit as a BnB will not require any new public infrastructure to be constructed. This criterion is satisfied.

C. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not have significant adverse effects on the use or development of abutting properties or surrounding neighborhood with uses permitted in the underlying zone.

The applicant will continue to live in the main dwelling and only intends to rent their daylight basement as a BnB. The applicant feels the location will not result in adverse impacts as their property is along a private road and other neighbors along Deal Canyon Lane also operate vacation rentals with no impacts to surrounding properties.

There was no testimony from the application, in favor, neutral or opposition.

COMMISSION DISCUSSION

MORRISON commented the application appears to meet the criteria, but was concerned with the impact with having four bnb's and has doubled the capacity of the houses in the area. BOQUIST commented the City code does allow for duplexes in this zone. As a comparison not a whole lot different than a duplex or an ADU.

AVILA commented the areas if fairly low-density neighborhood and not comments were submitted, she does not have a concern with the cumulative effect having more than one in the area.

(PUBLIC HEARING CLOSED 6:13P.M.)

OGILVIE introduced the following Motion with MORRISON providing the Second.

MOTION: I move that the Finding of Fact and Conclusions set forth in the Draft Decision Order be adopted and that the Conditional Use Permit be approved.

USC: Unanimous

OLD BUSINESS:

CITY PLANNER COMMENTS:

BOQUIST commented currently there are no applications for the next meeting. August 8th is the joint work session with the City Council to share the concerns with bnb's.

COMMISSIONER COMMENTS

There being no further business to come before this Regular Session of the Commission, adjourned the meeting at 6:16 pm. The Commission is scheduled to meet again in Regular Session, Tuesday, August 9, 2022 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