

# CITY OF LA GRANDE

## Planning Commission Meeting

### Regular Session

May 18, 2021

6:00 p.m.

### Council Chambers

La Grande City Hall  
1000 Adams Avenue

### ***MINUTES***

#### **COMMISSIONERS PRESENT:**

James Hickey  
Bill Riley  
Liberty Avila  
Dave Felley  
Bruce Weimer

#### **COMMISSIONERS ABSENT:**

#### **DISCUSSION/DISPOSITION**

#### **STAFF PRESENT:**

Michael Boquist, City Planner  
Kendra VanCleave, Planning Secretary

#### **CITIZENS PRESENT:**

Anna Goodman  
Don Lowry  
Cristian Anguiano  
Linda Carlson  
Tom Woodman

#### **CALL TO ORDER/ROLL CALL**

HICKEY, Chair, called this Regular Session of the Commission to order at 6:01 p.m. and conducted a Roll Call; a quorum was determined to be present.

The Agenda was approved as presented

#### **AGENDA APPROVAL**

#### **CONSENT AGENDA**

AVILA introduced the following Motion, with WEIMER providing the Second.

**MOTION:** That the Consent Agenda be approved as presented for the April 13, 2021 meeting.

#### **PUBLIC COMMENTS**

**MSC:** Unanimous  
NONE

#### **NEW BUSINESS**

NONE

Due to a technical error, the meeting failed to record and be broadcasted live on Facebook. The minutes will reflect a general summary of each hearing.

#### **PUBLIC HEARING**

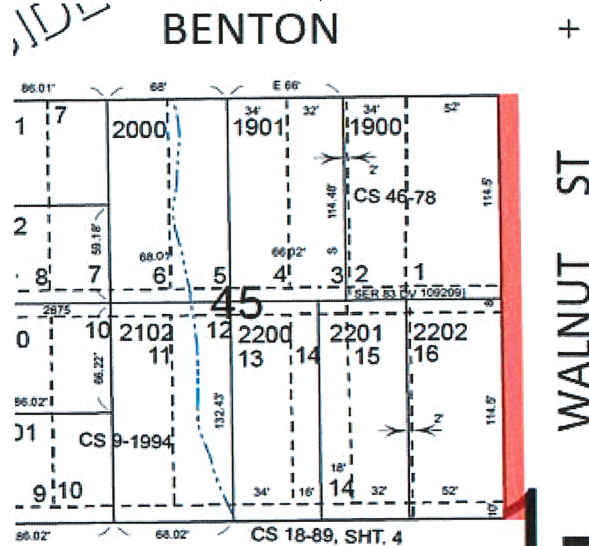
- a. Vacation Permit  
File Number: 01-VAC-21  
Roger Goodman

#### **(PUBLIC HEARING OPENED 6:03 PM)**

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

HICKEY asked for the staff report.

BOQUIST opened with the application to request consideration to vacate the West ten feet (10') of the Walnut Street public right-of-way between Benton Avenue and Lane Avenue, as illustrated below:



BOQUIST continued The adjacent Benton Avenue and Walnut Street rights-of-way are 80' wide. The proposed vacation would reduce only the Walnut Street right-of-way by 10', allocating the 10' area to the adjacent properties bordering the West side of Walnut which includes the subject property. This additional 10' area would increase the buildable area of the property to support the placement of a manufactured home or custom home meeting City standards. Without the right-of-way vacation, a variance may be necessary to support the further development of this property. Additionally, the review criteria were met and no comments were received.

HICKEY asked if the water meter will be moved. BOQUIST responded that the applicant is aware that the water meter will need moved and are talking with public works.

HICKEY invited applicant testimony. The applicant did not have any additional comment.

HICKEY invited Commission discussion.

**(PUBLIC HEARING CLOSED 6:14 P.M.)**

WEIMER introduced the following Motion with HICKEY 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 Proposed Right-of-Way Vacation be recommended to the City Council for approval.

- b. Conditional Use Permit  
File Number: 04-CUP-21  
Applicant: Don Lowry

Don Lowry, Applicant

- c. Conditional Use Permit  
File Number: 05-CUP-21  
Cristian Anguiano

**USC:** Unanimous

**(PUBLIC HEARING OPENED 6:15 PM)**

HICKEY announced that the Rules or Order were read in their entirety prior to the first public hearing.

HICKEY asked for the staff Report

BOQUIST opened with the application to allow the use of an entire home for an Air B&B. The property is at 1307 Madison Avenue and zoned Medium Density Residential (R-2). Bed and Breakfast Inns are permitted by Conditional use Permit only. The subject property is developed with an existing single-family dwelling which two (2) bedrooms and off-street parking for 2+ vehicles. the applicant intends to widen the existing driveway off Madison Avenue to allow for 2 vehicles to freely park side by side. The existing driveway does support an extra vehicle to park, stacked in front of another, plus there is additional parking available off the alley.

BOQUIST continued that no written comments were received.

HICKEY asked for testimony from application.

LOWRY commented that he has talked with neighbors with his proposal and to objection.

HICKEY invited Commissioner discussion.

**(PUBLIC HEARING CLOSED 6:19 P.M.)**

AVILA made a motion to approve the application, with all in favor.

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

**(PUBLIC HEARING OPENED 6:21 PM)**

HICKEY announced that the Rules of Order were read in their entirety at the first public hearing.

HICKEY asked for the staff report.

BOQUIST opened with the application to allow the use of an entire home as an Air B&B. The property at 1809 Washington Street is zoned High Density Residential (R-3). Bed and Breakfast Inns are permitted by Conditional use Permit only. The subject property is developed with an existing single-family dwelling which two (2) bedrooms and off-street parking for 2+ vehicles.

BOQUEST continued that no written comments were received.

HICKEY asked for testimony from the applicant. The applicant did not have any additional comment.

HICKEY invited Commission discussion.

**(PUBLIC HEARING CLOSED 6:24 P.M.)**

HICKEY introduced the following Motion with AVILA 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 Proposed Conditional Use Permit be approved.

**USC:** Unanimous

**(PUBLIC HEARING OPENED 6:25 PM)**

- d. Conditional Use Permit  
File Number: 06-CUP-21  
Linda Carlsen

HICKEY announced that the Rules of Order were read in their entirety at the first public hearing.

HICKEY asked for the staff report.

BOQUIST opened with the application to allow the use of the entire home. The property is zoned Medium Density Residential (R-2). Bed and Breakfast Inns are permitted by Conditional use Permit only. The subject property is developed with an existing two (2) bedroom single-family dwelling. The applicant intends to only have one (1) bedroom available for the Air BnB, with the second bedroom being converted into a private sewing room that is locked and closed off from customer access/use. Additionally, the subject property includes parking in the rear yard off the alley, which is sufficient for one off-street parking space. The applicant identified additional parking that may be available on an adjacent property owned by the applicant, as well as on-street parking that may be available.

BOQUIST commented there were two written comments received that he would read at the public testimony section.

HICKEY asked for testimony from the applicant.

Linda Carlsen, Applicant

CARLSEN commented that she also owns the property next to her proposed air B&B in which her tenant does not use the parking and guests are able to use this parking. Additionally, she is upgrading the house with new wiring, HVAC and landscaping.

BOQUIST read the written comments into the record. The concerns were with the alley being maintained and

cleaned up from debris being dumped and no room for emergency vehicles to get through.

HICKEY gave applicant opportunity for rebuttal.

CARLSEN commented that there are several owners with RV that use the alley with no problem therefore room for emergency vehicles.

HICKEY asked to have a google map shared to screen to see overview of property.

HICKEY invited Commission discussion. There was discussion on alley maintenance, snow removal, setbacks planters and yard debris and identifying the parking in the rear.

**(PUBLIC HEARING CLOSED 6:58 P.M.)**

HICKEY introduced the following Motion, with WEIMER providing the Second.

**MOTION:** I move that the Finding of Fact and Conclusions set forth in the Draft Decision Order be amended and that the Proposed Conditional Use Permit be approved with a condition that direction to off-street parking being available in the rear yard, off the alley, be provided to guests as part of the advertising of the Air BnB, as well as instruction provided to guest at the time to booking.

**USC:** Unanimous

NONE

**UNFINISHED BUSINESS:**

None

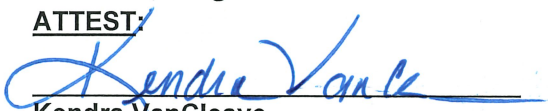
**CITY PLANNER COMMENTS:**

BOQUIST commented that we have one application to review so far for the June Planning Commission.

Commissioners discussed the possibility of putting a moratorium on air b&B's and taking away from affordable housing. There may not be the quantity of air B & B's in La Grande to support a moratorium at this point, but to keep on the radar.

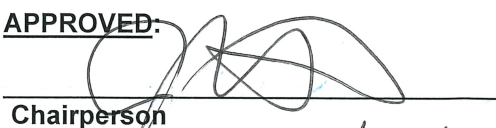
There being no further business to come before this Regular Session of the Commission, HICKEY adjourned the meeting at 7:35 p.m. The Commission is scheduled to meet again in Regular Session, Tuesday, June 8, 2021 at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.

**ATTEST:**



Kendra VanCleave  
CEDD Secretary  
Date Approved:

**APPROVED:**



Chairperson

6/8/2021