

# CITY OF LA GRANDE

## Planning Commission Meeting

### Regular Session

July 13, 2021

6:00 p.m.

### Council Chambers

La Grande City Hall  
1000 Adams Avenue  
**MINUTES**

#### **COMMISSIONERS PRESENT:**

James Hickey  
Liberty Avila  
Dave Felley

#### **COMMISSIONERS ABSENT:**

Bruce Weimer  
Bill Riley

#### **STAFF PRESENT:**

Michael Boquist, City Planner  
Kendra VanCleave, Planning Secretary

#### **DISCUSSION/DISPOSITION**

#### **CITIZENS PRESENT:**

Kimberly Rose  
Alma Crow

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

HICKEY, 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

#### **AGENDA APPROVAL**

#### **CONSENT AGENDA**

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

**MOTION:** That the Consent Agenda be approved as presented for the June 8, 2021 meeting.

#### **PUBLIC COMMENTS**

**MSC:** Unanimous  
NONE

#### **NEW BUSINESS**

##### **PUBLIC HEARING**

- a. Conditional Use Permit  
File Number: 08-CUP-21  
Kimberly Rose

NONE

##### **(PUBLIC HEARING OPENED 6:02 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 requesting the operation of an air bnb.

1. The subject property is developed with an existing one (1) bedroom single family dwelling. The applicant intends to make the home available as a part-time vacation rental during times the family is not present at the property.

2. The subject property includes parking in the rear yard off of Greenwood St., in front of the garage structure, which is sufficient for two (2) private of street parking spaces. With the property being a one (1) bedroom dwelling, this is more than sufficient to meet city ordinance.

BOQUIST continued that all 3 review criteria were met:

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

Finding: The subject property is located within a Medium Density Residential (R-2) zone. Bed and Breakfast Inns are permitted by Conditional use Permit only, under Land Development Code Ordinance 3252, Series 2021, Section 2.2.005(C)(9).

As defined under LDC Article 1.3, a Bed and Breakfast Inn is limited to five (5) sleeping guest rooms (aka bedrooms). This request includes a one (1) bedroom dwelling. This standard is met.

B. That the proposed development is timely, considering the availability and adequacy of the transportation system, and public facilities and services.

Finding: This criterion generally applies to areas where City standard improvements are missing (e.g. no streets, sidewalks, water, sewer, etc.) and where large projects require the extension or widening of streets and/or constructing other infrastructure improvements. For this request, the subject property is located along Y Avenue, which is a fully developed street meeting all City standards. The use of the existing dwelling as a B&B will not require any new public infrastructure or services. 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.

Finding: When determining conformance with this criterion, attention should be focused on the "location, size, design and operating characteristics" of the proposed use. In this case, the proposed B&B includes the use of the entire single-family dwelling. The use of a dwelling unit as a bed and breakfast has previously been considered by City staff and the Planning Commission as having similar occupancy impacts as a single-family dwelling, but potentially to a lesser extent as BnBs typically have a lower or intermittent

occupancy rates. The surrounding neighborhood predominantly includes single-family homes.

The applicant's narrative explains their operational intentions, as well as meeting the off-street parking requirements. This standard is met.

HICKEY asked about the parking size. BOQUIST responded that the spaces are compact in the driveway and a garage that may be available to park in. Standard parking space is 9 x 18 space, there is sufficient space.

HICKEY asked for testimony from the applicant.

Applicant commented has spoken with the neighbors regarding the parking and will make sure to work with the tenants to not park over the sidewalk. There are two parking spots in front of garage. Also, will grind down sidewalk to make level.

HICKEY asked for testimony in favor, neutral or opposed.

BOQUIST read a letter into the record from Bill Riley as neutral.

HICKEY invited Commission discussion. There was discussion on signage saying not to block sidewalk or list on website for tenants to not park over sidewalk.

The applicant indicated they would list on the website to not park over sidewalk.

**(PUBLIC HEARING CLOSED 6:15 P.M.)**

AVILA 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 Conditional Use Permit be approved.

**USC:** Unanimous

**PUBLIC HEARING OPENED 6:16 PM)**

HICKEY commented that the Rules of Order were read in their entirety prior to the first public hearing. FELLE commented that he visited the site and a family member is within vicinity.

HICKEY asked for the staff report.

BOQUIST opened with the application requesting the operation of an Air bnb.

- b. Conditional Use Permit  
File Number 09-CUP-21  
Alma Crow

The subject property is developed with a duplex dwelling (104 & 106 20th Street). Only the 104 20th Street unit is proposed to be used for the bed and breakfast (Air BnB), which is a 3 bedroom unit. The property includes 2 fully accessible parking spaces in front of the garage, with another fully accessible parking space being available in front of the adjacent duplex if needed to meet the City standards for 3 parking spaces. Stacked parking could also occur to increase the parking accommodations, even though these spaces would not qualify towards meeting the standard.

BOQUIST continued with the 3 review criteria:

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

Finding: The subject property is located within a Medium Density Residential (R-2) zone. Bed and Breakfast Inns are permitted by Conditional use Permit only, under Land Development Code Ordinance 3252, Series 2021, Section 2.2.005(C)(9).

As defined under LDC Article 1.3, a Bed and Breakfast Inn is limited to five (5) sleeping guest rooms (aka bedrooms). This request includes a three (3) bedroom dwelling. This standard is met.

B. That the proposed development is timely, considering the availability and adequacy of the transportation system, and public facilities and services.

Finding: This criterion generally applies to areas where City standard improvements are missing (e.g. no streets, sidewalks, water, sewer, etc.) and where large projects require the extension or widening of streets and/or constructing other infrastructure improvements. For this request, the subject property is located along 20th Street, which is a fully developed street meeting all City standards. The use of the existing dwelling as a B&B will not require any new public infrastructure or services. 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.

Finding: When determining conformance with this criterion, attention should be focused on the "location, size, design and operating characteristics" of the proposed use. In this case, the proposed B&B includes

the use of the entire single-family dwelling. The use of a dwelling unit as a bed and breakfast has previously been considered by City staff and the Planning Commission has having similar occupancy impacts as a single-family dwelling, but potentially to a lesser extent as BnBs typically have a lower or intermittent occupancy rates. The surrounding neighborhood predominantly includes single-family homes, with some multi-family (apartments) and commercial uses (Drive-in Theater and ODFW office) in the vicinity.

The applicant's narrative explains their operational intentions, as well as meeting the off-street parking requirements. This standard is met.

FELLEY asked about the parking requirements for residences. BOQUIST responded that for a duplex its 1 space per unit and this residence has 4 space total.

HICKEY asked for applicant testimony.

The applicant commented they understand the parking situation and will park their personal vehicles on their side of the duplex to free up parking for the other unit.

HICKEY asked for testimony in favor, neutral and opposed. There was none.

HICKEY asked for Commission discussion. There was discussion on the parking.

**(PUBLIC HEARING CLOSED 6:21 P.M.)**

FELLY 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 6:22 PM)**

HICKEY commented that the Rules of Order were read in their entirety prior to the first public hearing. There were no Commission challenges or Declarations

HICKEY asked for the staff report.

BOQUIST open with the application requesting the operation of an Air bnb.

The subject property is developed with a single-family dwelling, which includes 2 bedrooms and 985 square feet of living space. The property is located adjacent to

- c. Conditional Use Permit  
File Number 10-CUP-21  
Deb Oliver

an alley, which provides access to 3 off-street parking space. Additional parking is available along Washington Avenue if needed.

BOQUIST continued with the 3 review criteria:

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

Finding: The subject property is located within a High Density Residential (R-3) zone. Bed and Breakfast Inns are permitted by Conditional use Permit only, under Land Development Code Ordinance 3252, Series 2021, Section 2.2.006(C)(9).

As defined under LDC Article 1.3, a Bed and Breakfast Inn is limited to five (5) sleeping guest rooms (aka bedrooms). This request includes a three (3) bedroom dwelling. This standard is met.

B. That the proposed development is timely, considering the availability and adequacy of the transportation system, and public facilities and services.

Finding: This criterion generally applies to areas where City standard improvements are missing (e.g. no streets, sidewalks, water, sewer, etc.) and where large projects require the extension or widening of streets and/or constructing other infrastructure improvements. For this request, the subject property is located along Washington Avenue, which is a fully developed street meeting all City standards. The use of the existing dwelling as a B&B will not require any new public infrastructure or services. 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.

Finding: When determining conformance with this criterion, attention should be focused on the "location, size, design and operating characteristics" of the proposed use. In this case, the proposed B&B includes the use of the entire single-family dwelling. The use of a dwelling unit as a bed and breakfast has previously been considered by City staff and the Planning Commission as having similar occupancy impacts as a single-family dwelling, but potentially to a lesser extent as BnBs typically have a lower or intermittent occupancy rates. The surrounding neighborhood predominantly includes single-family homes, with some

multi-family (apartments) and commercial uses in the vicinity.

The applicant's narrative explains their operational intentions, as well as meeting the off-street parking requirements. This standard is met.

HICKEY asked for testimony in favor, neutral or opposed.

BOQUIST read into the record a letter from Sharon Carpenter as neutral.

AVILA suggested to include in the listing identifying where to park for the Air bnb.

HICKY invited Commission discussion. There was none.

**(PUBLIC HEARING CLOSED 6:27 P.M.)**

HICKY introduced the following Motion, with FELLEY 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

**UNFINISHED BUSINESS:**

None

**CITY PLANNER COMMENTS:**

NONE

BOQUIST commented that staff hasn't received any application for a meeting next month. Additionally, there will be code amendment work sessions coming up this fall to implement some of the housing production strategies.

BOQUIST continued that the City is implementing a new website that will go live on July 20<sup>th</sup>.

There being no further business to come before this Regular Session of the Commission, HICKEY adjourned the meeting at 6:36 p.m. The Commission is scheduled to meet again in Regular Session, Tuesday, August 10, 2021 at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.

**ATTEST:**

**APPROVED:**

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Kendra VanCleave  
CEDD Secretary  
Date Approved:

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Chairperson