

CITY OF LA GRANDE
Planning Commission Regular Session

Tuesday, April 9, 2024
6:00pm

The meeting is available for viewing on Facebook Live at the following link:
<https://www.facebook.com/LaGrandeCityManager>

AGENDA

1. CALL TO ORDER/ROLL CALL

2. AGENDA APPROVAL

Chairperson asks if there are any additions or changes to the Agenda
(NO MOTION NEEDED)

3. CONSENT AGENDA

a. Consider: Approving Minutes of the January 9, 2024 meeting.

4. PUBLIC COMMENTS

Individuals who wish to comment on any item printed on this Agenda may do so during the time that item is under discussion. Individuals who wish to speak about non-Agenda items may do so during this portion of the Agenda. Please print your name and address on the Public Comments Sign-in Sheet, located on the podium. When addressing the Commission, speak loudly and clearly and state your name. In the event the Chairperson does not announce a time limit for comments, each speaker is asked to confine their comments to three minutes in length, whether the comments are in-person or virtual.

5. NEW BUSINESS

6. PUBLIC HEARING

a. Conditional Use Permit and Variance
File Number: 01-CUP-24 and 01-VAR-24
Applicant: Frankie Chen

7. OLD BUSINESS

8. CITY PLANNER COMMENTS

9. COMMISSION COMMENTS

Kendra VanCleave
Planning Secretary

All meetings of the La Grande Planning Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307. Also, persons interested in participating in the meeting virtually and providing public comments shall contact City Staff at mboquist@cityoflagrande.org or by calling 541-962-1307 no later than 5:00pm the day prior to meeting to make arrangements.

CITY OF LA GRANDE
COMMISSION ACTION FORM

Commission Meeting Date: April 9, 2024

COMMISSION ACTION: CONSIDER CONSENT AGENDA

MOTION: I move that we accept the Consent Agenda as presented.

OR

MOTION: I move that we accept the Consent Agenda as amended.

EXPLANATION:

A Consent Agenda includes routine items of business with limited public interest, which may be approved by one Motion of the Commission. Any Commissioner may, by request, remove any item of business from the Consent Agenda.

a. Consider: Minutes of the January 9, 2024, Regular Session

COMMISSION ACTION (Office Use Only)

- Motion Passed
- Motion Failed

Recessed: _____

Work Session: _____

Other: _____

Action Tabled: _____
Vote: _____

CITY OF LA GRANDE

Planning Commission Meeting

Regular Session

January 9, 2024

6:00 p.m.

La Grande City Hall
1000 Adams Avenue

MINUTES

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

DISCUSSION/DISPOSITION

STAFF PRESENT:

Michael Boquist, City Planner
Kendra VanCleave, Planning Secretary

CITIZENS PRESENT:

CALL TO ORDER/ROLL CALL

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

AGENDA APPROVAL

CONSENT AGENDA

The Minutes of the August 8, 2023 Minutes were approved as amended to clarify 1st paragraph on page 8.

OGILVIE introduced the following Motion he was absent and all in favor.

PUBLIC COMMENTS

MSC: Unanimous
NONE

NEW BUSINESS

- a. Election of Chair and Vice Chair

AVILA volunteered to remain as the Planning Commission Chair. FELLEYY made the Motion that Liberty Avila remain as Chair with OGILVIE providing the Second.

FELLEYY volunteered to serve as Planning Commission Vice Chair. OGILVIE made the Motion that Dave Felley serve as Vice Chair with GOUGHERTY providing the Second.

PUBLIC HEARING

- a. Goal 9 Amendments
File Number: 01-CPA-24
City of La Grande

(PUBLIC HEARING OPENED 6:05 PM)

AVILA asked for the Rules of Order to be Read.

AVILA asked for the staff report.

STAFF REPORT

BOQUIST opened that the City of La Grande is proposed to be amended, with the entire Goal 9 chapter being repealed and replaced with an updated

Economic Opportunities Analysis that was completed September 2023, along with updated economic development goals and policies.

1. The City of La Grande's last Goal 9 – economic opportunities analysis was conducted in 2009. Since that time, La Grande has been fortunate in seeing a number of commercial projects come to fruition which has resulted in a significant decrease in available commercial sites for new development.
2. Significant projects over the past 10-15 years include the development of large commercial parcels along Island Avenue (Hwy 82), Mulholland Drive and May Lane to support new or expanding businesses such as Starbucks, Banner Bank, Napa Auto Parts, Commercial Tire, Hampton Inn Suites and Miller's Home Center. In addition to these, a number of smaller infill projects have also occurred throughout the City.
3. As a result of these projects, the City's vacant commercial land inventory has been reduced to critical levels with a very limited supply of land available for both new business recruitment and the expansion of existing local businesses.
4. To address the available land supply shortage, the City proactively decided in 2022 to move forward with a self-funded Goal 9 economic opportunities analysis to evaluate the City's existing commercial and industrial land inventory, to forecast the next 20-year economic growth and land need, and to update the Goal 9 Economic Development chapter of the La Grande Comprehensive Plan.
5. In February 2023, the City contracted with Points Consulting & Nexus Planning Services to conduct a Goal 9 economic opportunities analysis and buildable lands inventory (Goal 9 EOA).
6. The Goal 9 EOA was completed per the methodology and requirements provided in OAR 660-009, and completed in October 2023.
7. The conclusions of the 2023 Goal 9 EOA identifies La Grande having an employment growth in the range of 470 and 760 jobs over the next twenty-years (2023-2043),

resulting in net job growth of +7.5% to +12%. Based solely on future employment growth, by 2043 La Grande will require: 31 additional acres of industrial lands and 28 additional acres of commercial lands. Taking other qualitative factors into consideration, such as characteristics of parcel sizes and shapes, locations and geographic proximity to each other, site availability-willing sellers, and other factors, the Goal 9 EOA identifies a greater demand a need of +121 acres of industrial zoned land and +63 acres of commercially zoned land.

8. To ensure that different business types are accommodated, the Goal 9 EOA identifies land uses being divided according to appropriate zoning districts. *The identified 184 acres could result in between 48 and 88 additional lots spread across a variety of districts as follows:*

District Type	Acreage Range	Gross Acreage	High-End Lots	Low-End Lots
General Commercial (GC)	0.5 – 1	15.8	32	16
Interchange Commercial (IC) or Other Low-Intensity Commercial	1.3 - 2.2	47.4	38	22
Light Industrial (I-1)	4.5 - 7.5	48.3	11	6
Heavy Industrial (I-2)	20 – 50	66.4	3	1
Business Park (BP)	1.5 - 2.5	6.0	4	2
Grand Total	--	183.9	88	48

9. Following the completion of the 2023 Goal 9 EOA, the City of La Grande Urban Renewal Advisory Commission met on November 16, 2023, to discuss and update the Comprehensive Plan Goal 9 goals and policies to guide economic development efforts over the next twenty-years (2023-2043).
10. Included with the Decision Order: Exhibit A – (Final) Goal 9: Economic Opportunities Analysis & Buildable Lands Inventory, prepared by *Points Consulting & Nexus Planning Services*, October 10, 2023.
11. Included with the Decision Order: Exhibit B – Land Development Code Ordinance 3266, Series 2023, Article 8.9 – Comprehensive Plan Document Amendment, Review Criteria and Findings.

FELLEY asked if the land identified is not in the current UGB. BOQUIST responded correct there is no specific land identified and is a part of the next process is to

find the land if available as part of the Goal 14 procedure to expand the UGB. Tonight's meeting is just recommending the Economic Report is adopted.

BOQUIST continued the other piece to go with the report is the Goal 9 Policies which has 5 goals and 33 policies that guide the decision making and are Urban Renewal related on promoting economic development. The URAC met in a work session in December to refine these goals and policies which is included in the packet.

The group read over the proposed changes to Planning Goal 9 Economic Development Goals and Policies.

FELLEY asked what is an Urban Reserve area. BOQUIST answered La Grande has never had an Urban Reserve Area but has been encouraged to consider. The Urban Reserve area forecasts out to 50 years whereas the Urban Growth Boundary forecasts out 20 years.

GOUGHERTY asked about policy 7/8 in regards to industry clusters and if La Grande is part of it. BOQUIST responded that some of these industries are addressed generically by the County, but the City focuses economic development efforts on existing industries that are supported.

FELLEY asked why policy 8 was removed regarding to social, aesthetic and environmental values. BOQUIST responded that it was considered subjective and hard to define.

GOUGHERTY asked why the section on recommendations was deleted. BOQUIST responded this is just filler and eliminated language in code that has no value or purpose.

AVILA asked for testimony in favor, neutral or opposition.

Jackie JOHNSON asked what happens after the 20 years. BOQUIST responded by state law the process happens again to update. As the economy or needs change it should be reevaluated to determine the next 20-year forecast, if the needs have changed, the boundaries can be expanded. An evaluation can be done as often as you want, but costs money.

JOHNSON asked if the City establishes the UGB for commercial or industrial land that may not be adjoining the City. BOQUIST responded that Goal 9 is where the City identifies the City's "need" and the next process is Goal 14 where we try to expand the boundaries by knocking on doors and asking if property owners are interested in redevelopment and if they say no then go on to the next. It could be property owners will say no and the City will still have a need for land because no land is available.

COMMISSION DISCUSSION

FELLEY asked is the social, environmental and aesthetic section that is being removed in the policy somewhere else in the Comprehensive Plan. BOQUIST responded yes, these issues are addressed in other Goals in the Comprehensive Plan.

BOQUIST commented on the process for the group. The Planning Commission makes a recommendation to City Council to approve. City Council will have 2 meetings. February 7th will be the first meeting, then continues to the March City Council where they will vote and make a decision. After that the City is done and then it goes to Union County and Union County Commissioners.

FELLY asked who ultimately approves the plan. The City Council is approving the plan for the City. For the County some of the goals and policies would apply to the UGB which is the City's jurisdictional zoning, but it's County properties. Therefore, the County has to adopt the plan so that it can apply in the UGB. In the next step when you expand boundaries, the County has to agree to give up County land and allow the property to go into the City's UGB. BOQUIST continued the next layer above City and County is it gets sent to State and the State has to approve it. If the State doesn't like it, they could tell us to start over again.

GOUGHERTY asked if the purpose of the report and the need for 100+ acres of industrial land is to locate a business here, because they were unable to find available land. BOQUIST responded the report is based on trends and lost opportunities however, the State requires this process to plan ahead for the next 20 years.

(PUBLIC HEARING CLOSED 7:06 PM)

FELLEY 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 and that the proposed Comprehensive Plan Amendments be recommended to the City Council for approval.

USC: Unanimous

None

CITY PLANNER COMMENTS:

BOQUIST commented there may be a meeting in February for a couple housing related applications. Additionally, the City Council approved the 25 properties that were proposed to be annexed by agreement last week.

COMMISSIONER COMMENTS:

OGILVIE inquired on HB 2984. BOQUIST commented the house bill is a housing directive and from a Planning viewpoint, it undermines the zoning requirements for commercial by allowing any commercial property anywhere to be converted into housing. The string attached to the bill is intended for subsidized housing. There shouldn't be much concern for this in our region.

There being no further business to come before this Regular Session of the Commission, adjourned the meeting at 7:15 pm. The Commission is scheduled to meet again in Regular Session, Tuesday, March 12, 2024 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

Through an agreement with the County, the City zoning applies and the property gets all the benefits of City zoning and development opportunities when they develop, until then its county property.

CITY of LA GRANDE

PLANNING COMMISSION ACTION FORM

Commission Meeting Date: **April 9, 2024**

PRESENTER:

Michael Boquist, Community Development Director

COUNCIL ACTION:

**PUBLIC HEARING FOR CONDITIONAL USE PERMIT
AND VARIANCES, FILE NUMBERS 01-CUP-24 & 01-VAR-24
APPLICANT: CHAO H. CHEN (FRANKIE)**

1. CHAIR: Open the Public Hearing and read Rules of Order for the Public Hearing in their entirety. Request Commissioner declarations and challenges.
2. CHAIR: Request Staff Report
3. CHAIR: Request that Public Testimony
4. CHAIR: Invite Commission Discussion

**OPTION 1
(TABLE)**

5. CHAIR: Entertain Motion to Table the Public Hearing

Suggested Motion: I move that the Public Hearing be Tabled until June 11, 2024, to allow the applicant time to revise the application and address the code issues presented by City staff.
6. CHAIR: Ask for the Vote
7. CHAIR: Announce that the Public Hearing is Tabled to June 11, 2024.

OR

**OPTION 2
(APPROVE/DENY)**

8. CHAIR: Close the Public Hearing and Entertain Motion

Suggested Motion: I move that the Finding of Fact and Conclusions set forth in the Draft Decision Order be (adopted / amended) and that the Conditional Use Permit and Variances be (approved / conditionally approved / denied).
9. CHAIR: Invite Additional Commission Discussion
10. CHAIR: Ask for the Vote

EXPLANATION: The applicant(s) is requesting the Planning Commission's consideration of a conditional use permit and 3 variances to support the expansion of an existing manufactured home park, to add 10 additional dwelling unit spaces.

The variances requested include relief from:

1. Minimum acreage size of manufactured home parks.
2. Minimum lot size within the manufactured home park.
3. Minimum interior street width and design.

(Please refer to the staff report / draft decision order for more information.)

During the development review process, comments were received from the City of La Grande Police Department, Fire Department and Public Works Department. Concerns were raised regarding conformance with City standards that relate to parking within the interior of the manufactured home park, storage of

vehicle/trailers/RV's/etc., and proposed use of City property for access and utilities where permissions have not been granted. **Based on these concerns, staff is recommending that the Planning Commission either Table this request to the June Regular Session to allow the applicant to submit an alternative plan that addresses the code deficiencies. OR, if Tabling the decision is not desired, staff would then recommend that the request be denied as it does not meet minimum City standards.**

The CAF is prepared draft motions to reflect staff's recommendation. Staff supports and recommends Option 1.

The Planning Commission's decision on this application is a final decision, but may be appealed to the City Council.

COMMISSION ACTION (Office Use Only)

- Motion Passed Motion Failed
- Action Tabled: _____

Vote: _____
Recessed: _____

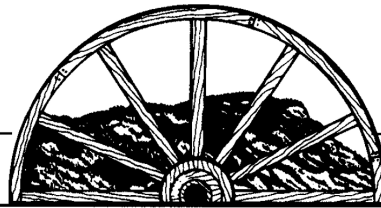
RULES OF ORDER FOR A PUBLIC HEARING

The following is a step-by-step description of the order of events necessary to hold a Public Hearing.

PLANNING TECH I READS TO THE PUBLIC:

- A. The Planning Commission will conduct one (1) Quasi-Judicial Public Hearing tonight to consider a Conditional Use Permit and Variance File Number: 01-CUP-24 and 01-VAR-24 Applicant: Frankie Chen.
- B. The Hearing will proceed as follows:
 1. The Chairperson will request the Staff Report, which includes applicable criteria and standards for the issue under consideration in the application. As part of the Staff Report, the Applicant may have the opportunity to address the Commission prior to public testimony.
 2. The Chairperson will then ask for public testimony relating to the application. The Chairperson may state a time limit for testimony; if no time limit is announced, testimony will be limited to three minutes. All testimony must be directed toward the applicable criteria. Oregon Land Use Law requires that all issues raised by a participant during the Hearing must be sufficiently clear and specific to allow the Hearing body and other parties an opportunity to respond to those issues. Failure to raise the issues during the Hearing may invalidate a future appeal.
 3. The order of testimony this evening will begin with that of Proponents (those in favor), followed by Opponents (those opposed), and ending with those Neutral. An opportunity will be provided to parties (proponents first then opponents) to clarify any issues raised or to rebut testimony.
 4. If additional documents or new evidence is introduced during the Hearing, any participant may request a continuation of the Hearing. Any participant may request that the Hearing Record be kept open for seven (7) days to submit additional written evidence or testimony for the purpose of responding to new evidence. Unless waived, the applicant has seven (7) days to submit a written response.
 5. The proceedings are being electronically recorded, to be converted to written Minutes. When testifying, please step to the podium and state your name.
 6. Members of the Planning Commission may ask questions of the Staff or Hearing participants, if present, at any time. The Chairperson will then close the Hearing or continue the Hearing at a specified time and place.
 7. All decisions must be based on findings of fact from the Staff Report or evidence and testimony received which relate to the criteria of the land use decision.
- C. A Commissioner must declare any ex parte or pre-hearing contact, including the person's name and the nature of the discussion, as well as any site visitations to the area in question. Commissioners should declare any personal or financial interests in this matter and may disqualify themselves from participation in this Hearing. **Does any Commissioner wish to make a declaration?**
- D. Does anyone in the audience wish to challenge the right of any Commissioner to hear this matter? **Let the Record show that (there are no challenges) OR _____.**

CITY OF



LA GRANDE

THE HUB OF NORTHEASTERN OREGON

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION • P.O. Box 670 • 1000 Adams Avenue • La Grande, OR 97850
Phone: (541) 962-1307 • Fax: (541) 963-3333 • Web: www.planning.cityoflagrande.org

PLANNING COMMISSION DECISION ORDER OF APPROVAL

HEARING BODY(IES):	Planning Commission
HEARING DATE(S):	Tuesday, April 9, 2024
HEARING TIME(S):	6:00 p.m.
HEARING LOCATION:	City Hall Council Chambers, located at 1000 Adams Avenue, La Grande, Oregon. The Planning Commission meeting can be viewed on Facebook Live at the following link: https://www.facebook.com/LaGrandeCityManager . Community members may submit comments or questions in writing in advance of the meeting. These written comments need to be received by 5:00 p.m. on date of the scheduled meeting, which will be read during the public comment section of the Public Hearing. Community members may also attend the meeting virtually through electronic means by request and reservation only. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing or presented orally during the Public Hearing and with sufficient specificity to enable the Planning Commission or City Council to respond to the issues. Reading or presenting written and oral comments into the record may be subject to a three-minute time limit per community member.

I. Application Information

File Number:	01-CUP-24 and 01-VAR-24
Proposal:	The applicant is requesting the approval to a conditional use permit, along with variances, to support the expansion of an existing manufactured home park. Proposed variances are as follows: <ul style="list-style-type: none">• Variance from minimum manufactured home park size.• Variance from minimum manufacture home lot/space size.• Variance from the minimum interior street width and design.
Applicant:	Chao H. Chen (Frankie)
Address/Location:	605 16 th Street, T3S, R38E, Section 08DA, Tax Lot 2500 & 2601, Union County Ref. #5974 & #15901
Decision Order Prepared By:	Michael J. Boquist, Community Development Director

II. Schedule of Procedural and Public Hearing Requirements

In accordance with Land Development Code Ordinance 3266, Series 2023, Articles 9.3 and 9.4, Land Development Code Amendments are subject to the City Council's review and decision authority, upon receiving a recommendation from the Planning Commission. In accordance with Article 9.5, public hearings for the consideration of the proposal were scheduled as follows:

- February 20, 2024.....Conditional Use Permit Application received and deemed complete.
- March 8, 2024.....Public notice mailed to surrounding property owners within 100' and development review agencies.
- March 28, 2024.....Advertised notice was published in *The Observer*, advertising the public hearing before the Planning Commission for January 10, 2023.
- April 9, 2024.....Public Hearing before the Planning Commission
- April 22, 2024.....Expiration of Appeal period.

III. Public Notice Information

Public notice was issued in accordance with City and State laws. Notice was provided in accordance with Land Development Code Ordinance 3266, Series 2023, Article 9.6, Section 9.6.001(B). Notice of the public hearing was published in the local newspaper of general circulation, with mailed notice provided to the applicant and to the owners of record of property located within one hundred feet (100') of the subject property. Additionally, all public hearing materials, including the Draft Decision Order was published on the City of La Grande – Planning Division's webpage.

IV. Review Process and Appeals

A Conditional Use Permit is a quasi-judicial land use action that is subject to the Planning Commission's review and approval. The Planning Commission's review includes a public hearing where testimony is accepted from interested persons and which results in a decision being issued in accordance with Chapter 9 of Land Development Code Ordinance 3266, Series 2023.

A decision of the Planning Commission is final unless appealed to the City Council within twelve (12) days from the date the Planning Commission decision is mailed to the applicant. If the subject property is located within the Urban Growth Boundary, the decision of the City Council may be appealed to the Union County Board of Commissioners in accordance with the Joint Management Agreement and Union County Ordinance.

2. The subject property is developed with an existing manufactured home park and includes 10 dwelling units. The existing park was developed 30+ years ago, does not meet current development standards, and is considered a legal non-conforming (grandfathered) use.
3. Through this application the property owner is requesting to expand the existing manufacture home park, adding 10 additional sites for new dwelling units, along with constructing a new secondary access to the property, and additional utility services.
4. For this project to occur, the applicant must obtain the approval of a conditional use permit, along with the approval of 3 variances to grant relief from the following City requirements:
 - Variance from minimum manufactured home park size.
 - Variance from minimum manufacture home lot/space size.
 - Variance from the minimum interior street width and design.

VII. Agency Comments

In accordance with City of La Grande Land Development Code Ordinance (LDC) 3266, Series 2023, Chapter 9, notice of the land use application was mailed to the following agencies: City of La Grande Building Department, City of La Grande Fire Department, City of La Grande Planning Department, City of La Grande Police Department, City of La Grande Public Works Department, Avista Utilities, Charter Communications, City Garbage Service, Frontier Communications, Oregon Department of Transportation, and Oregon Trail Electric Cooperative.

1. City of La Grande Police Department:

- a) Have concerns about no on-street parking.
- b) Off-street on individual lots parking means there is nowhere for visitors to park, or sufficient storage of extra vehicles (boats, rv's, trailers, etc.)
- c) As with other private roadways in La Grande, the City cannot enforce parking within the development. As a result, residents and guests frequently violate the parking limitations, which create obstructions that impede the roadway.

2. City of La Grande Public Works Department:

- a) We do not support the proposed utility easement across the City property where the proposed access will be developed. Given that the size and condition of the utility services to the existing park (Phase I) are unknown, it makes more sense for the owner to install new services through the existing park to provide options for when future failures occur with a similar projected cost. Additionally, this will allow the City to retain flexibility with future use of the lot. This was discussed with the applicant.
- b) I would like to get a general consensus from staff on what access to the park will need to be for the project to move forward. A more preferable option would be to complete a lot line adjustment and provide enough property to create a turn around to meet the needs of the project versus a paved roadway through the City's property. However, it is currently unknown if the existing park provides an adequate access to the area of the proposed expansion. If a second access is required then we will need to work with the applicant and City Staff to determine what avenue (lease, easement, etc.) can meet the projects needs while retaining the rights for the City to meet its maintenance and operational responsibilities.
- c) 16th Street is scheduled to be chip sealed in the near future. Once completed the roadway will have a 5 year moratorium and will not be cut for non-emergency utility service lines.

- d) I agree with Chief Bell that there are some concerns for lack of on-street parking on the project.
 - e) Will this project trigger the execution of an LID agreement for future roadway and sidewalk improvements in the future?
- 3. City of La Grande Fire Department:**
- a) If the road is built through the City property, it must meet code for width, height and load capacity. The road through the current (phase I) park does not meet code for Fire apparatus access.
 - b) Approved turn around must be provided
 - c) Fire Hydrant must be added on the property (exact location to be determined by FD)
- 4. Zipty Fiber:** Zipty has no services within the project area that would be impacted.
- 5.** No written comments or concerns were received from other notified affected agencies.

VIII. Public Comments

In accordance with City of La Grande Land Development Code Ordinance (LDC) 3252, Series 2021, Chapter 9, public notice was mailed to the owners of properties located within one hundred feet (100') of the subject property.

- 1. No written comments or concerns were received from notified affected agencies.

IX. Analysis of Applicable Standards

*Conditional Use Permits are required to satisfy the review criteria contained in the City of La Grande Land Development Code Ordinance 3266, Series 2023 (LDC), Article 8.5, Section 8.5.003, **as well as other applicable criteria and standards of the Land Development Code**, other City Ordinances and State law. See Section X below.*

Variations are required to satisfy and meet all review criteria (A-E) in Land Development Code Ordinance 3266, Series 2023 (LDC), Article 8.4, Section 8.4.003. See Section XII below.

X. LDC Section 8.5.003 – Conditional Use Review Criteria

A Conditional Use Permit shall be granted only if the review authority shall find that it satisfies the following criteria, as well as all other criteria and standards of this Code and other applicable codes and Ordinances.

- A. That the use is listed as being 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). Manufactured home parks are allowed by conditional use permit, under Land Development Code Ordinance 3266, Series 2023, Section 2.2.006(C)(5).

B. That all required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposed development, consistent with City standards.

Finding: This standard is not met.

The existing manufactured home park is served with all utility services and access via an existing driveway off 16th Street. It is unknown whether the existing services can adequately serve the proposed expansion as the size and condition of these facilities is unknown.

For the proposed expansion, the applicant has been working to obtain an easement or other permission from the City of La Grande Public Works Department to access the expansion area via a City owned property to the North. However, the Public Works Department has advised that they are not supportive of granting an easement for the park expansion as they do not want long-term / permanent improvement encumbering their property. They are open to considering a lot line adjustment to provide the project more land for constructing a turn-around for emergency services and others, but this has not been discussed with the applicant as of this time.

Power is planned to be extended from an existing service pole that is located within the existing manufactured home park. There are no known conflicts with providing power services.

See Public Works and Fire Department comments in Section VII above. Access, water & sewer services, and fire protection are all pending issues that are not adequately addressed in the site plan and need to be resolved.

C. That the site location, size, access and existing improvements are adequate to support the proposed development and its operating characteristics, taking into consideration the proposed building mass, aesthetics, parking, traffic, safety noise, odors, dust, and other characteristics.

Finding: This standard is not met).

The location of the proposed expansion, identified as Phase 2 on the applicant submittal, is immediately adjacent to the existing manufactured home park, identified as Phase 1 on the applicant submittal.

While the existing manufactured home park, developed roughly 30+ years ago, does not conform to current standards, the proposed Phase 2 development is designed with several improvements.

1. Access is proposed to be provided through the City owned lot to the North, which has not been approved by Public Works as of this time which creates a conflict with approving the plan as designed.
2. The proposed street will include an emergency turn-around, which does not currently exist today. However, the proposed turn-around is to be located on the City's property, which has not been approved by Public Works as of this time which creates a conflict with approving the plan as designed. The Public Works Department is open to considering a lot line adjustment to accommodate the turn-around being on the applicant's property, and not on the City's property.
3. The proposed Phase 2 development will be served with a 20'+ wide street surface, that is proposed to loop through the City's property to the North and back to 16th

Street. This design would help the project meet minimum City standards, but it has not been approved by Public Works as of this time which creates a conflict with approving the plan as designed.

4. There is no existing recreational space within the manufacture home park, which is a requirement for all new manufactured home parks within the City. As part of the Phase 2 construction, a recreational play area will be constructed within the Phase 1 area which will bring the entire park into conformance with this City standard.

D. That significant adverse impacts attributable to the proposed development, if any, on adjacent properties or on the public can be mitigated through additional development improvements permitted by this Code, or other reasonable conditions of approval.

Finding: This standard is met. The proposed manufactured home park expansion area is bordered by an existing/neighborhood manufactured home park to the East, which is separated from the subject property by the Gekeler Slough and a vegetative buffer; bordered by a vacant City property to the North; and, bordered by a single-family dwelling to the West (607 16th Street).

The applicant has visited with the owner of the single-family residence (607 16th Street) and discussed their plans for this expansion project. The neighboring residence raised no objections or concerns. This neighboring property is currently buffered from the proposed project by existing fences and trees. Additionally, as part of this park expansion project, they also intend to remodel and improve some existing building with new siding within the existing parking which should improve the overall aesthetics of the area.

XI. LDC Section 3.2.008 – Manufactured Dwelling Park Design and Improvement Standards

A. A manufactured dwelling park shall have a minimum area of two (2) acres.

Finding: This standard could be met with the proposed variance #1. The existing manufactured home park is roughly 1 acre in size and developed 30+ years ago. The proposed expansion area is a separate tax lot which is 0.47 acres in size. Combined the 1.47 acre is not large enough to meet the 2-acre minimum requirement. A variance from this standard has been requested. See Section XII, Variance #1, below.

B. Each manufactured dwelling space shall have a minimum width of thirty-five feet (35') and a minimum depth of ninety feet (90').

Finding: This standard could be met with the proposed variance #2. The subject property is approximately 150'x137'. The existing Phase 1 park development has an access drive that enters the expansion area roughly centered on the property. Because of the location of the access road within the existing development, it would be challenging to extend that roadway and still achieve 90' deep lots with a 20' or greater interior road.

To achieve a design consistent with the existing Phase 1 park and to align with the existing interior roadway, the project proposed to create smaller cottage size lots measuring 29'x65'. This design would help achieve the quantity of dwelling units intended for the high-density residential zoning, and satisfy the requirement for building separations, parking, storage, etc. However, to achieve this proposed design, a variance from the minimum lot size and shape is required. See Section XII, Variance #2, below.

- C. *Interior street shall have a minimum width of thirty feet (30') with a sidewalk four feet (4') in width. Interior streets may be reduced to twenty feet (20') in width where no parking is enforced and an equal amount of off-street parking is provided in each block, such parking bays or interior parking lots. Streets and parking areas shall be paved with a minimum of two inches (2") asphalt concrete paving.*

Primary vehicular access shall be provided from a dedicated street. Vehicular access to lots fronting on State highways or County or public roads shall be subject to the approval of the agency having responsibility for the public road.

Finding: This standard could be met with the proposed variance #3. This standard includes 2 elements, a 20'-30' street surface and also a 4' wide sidewalk. The proposed development is designed to include a 20' wide interior road, with off-street parking provided at each dwelling unit to support both the parking required for the residence, plus additional parking for guests.

The proposed design falls short of meeting the full requirement as there is insufficient width to also include the 4' wide sidewalk. The applicant is requesting a variance from this standard to allow the roadway to within the development to also serve as a multi-use area, thus eliminating the separate 4' sidewalk. See Section XII, Variance #3, below.

- D. *Each manufactured dwelling space shall have at least one (1) nine foot by eighteen foot (9' x 18') paved parking spaces. At least one (1) additional off-street parking space shall be provided for every three (3) manufactured dwelling spaces in the manufactured dwelling park.*

Finding: This standard is met and exceeded. Each proposed manufactured space includes 2 parking stalls, plus 2 additional guest parking spaces.

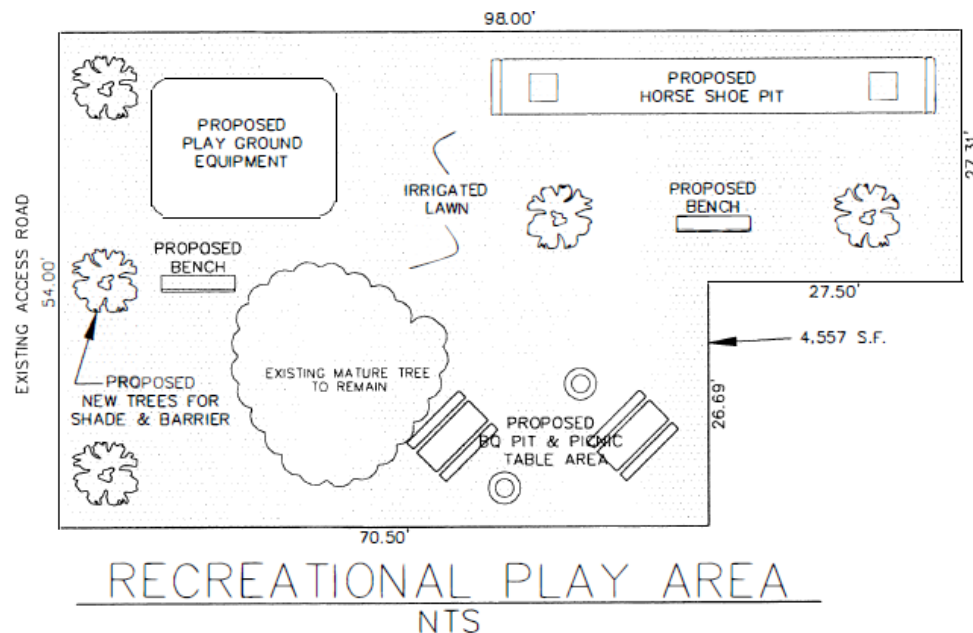
- E. *A separate recreational play area shall be provided in manufactured dwelling parks that accommodate children under fourteen (14) years of age. Such play area shall be at least two thousand five hundred (2,500) square feet in area, plus one hundred (100) square feet for each manufactured dwelling space under four thousand (4,000) square feet.*

Recreational play areas must include at least three (3) of the following improvements, adequate to meet the recreational needs of tenants, and subject to the approval of the Planning Commission:

1. *Bar-B-Que, pit and picnic tables*
2. *Horseshoe pits*
3. *Hot tub*
4. *Landscaping, including a turf play area*
5. *Playground equipment*
6. *Seating and observation areas*
7. *Swimming pool*
8. *Tennis court*
9. *Volleyball court*
10. *Any other recreational facility similar in nature to those listed as approved by the Planning Commission*

Finding: This standard is met. Within the existing Phase 1 manufacture home park, there is currently not a recreational play area. However, there is a large yard area behind the main dwelling that was once used as a manager's quarters. The applicant is proposing to convert a portion of the rear yard of this dwelling, plus some adjacent area within the Phase 1 manufacture home park into common recreation space.

To support the manufactured home park expansion, the project is required to develop a play area that is 2,500 square feet in size, plus an additional 1,000 square feet to support the proposed 10 new dwelling units (3,500 sf total). In this case, the proposed recreation area will be 4,558 square feet in size, which also satisfied the deficiency and grandfathered amount generated by Phase 1 area. The entire development will be brought into conformance with this standard.



- F. A manufactured dwelling park shall include a storage area for accessory equipment such as boats, utility and recreation trailers, park maintenance equipment and the like.

There shall be no outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park.

Finding: This standard is met / not met. The existing manufactured home park does not include a storage area, and is grandfathered and not required to have such space at this time. For the expansion area, however, providing a storage area is required. The applicant is proposing to meet this standard by providing storage sheds at each dwelling site to accommodate personal storage, along with additional parking spaces at each unit to accommodate any incidental storage that may occur under this standard (trailer, boats, etc.).

- G. All utilities in the manufactured dwelling park shall be installed underground.

Finding: This standard is met. All utilities for the manufactured home park expansion are planned to be installed underground.

- H. A decorative sight obscuring fence in combination with shrubby landscaping shall be provided along the perimeter public streets and it shall be the continuing responsibility of the manufactured dwelling park owner to provide its permanent maintenance. Such fencing shall be six feet (6') in height, except within the clear vision area at street and driveway intersections where it shall comply with the Clear Vision Area or "Sight Triangle" standards in Section 5.6.002 of this Code.

Finding: This standard is met. Neither the existing or proposed expansion of the manufactured home park borders a public street, thus this standard is not applicable. With

that said, the park does include both fencing and trees along most property perimeters to buffer the park from neighboring properties, which is not required.

- I. *A manufactured dwelling park shall have a sewer and water system approved by the City of La Grande prior to the placement of manufactured dwellings. Engineered plans shall be submitted as part of the Site Plan requirements.*

Finding: This standard is not met. The park design reflects water and sewer services extending through the City's property to the North, which is not supported or approved by Public Works. The Public Works Department is recommending that services supporting the park expansion be extended through the existing park, which is not reflected on the site plan and which a design has not been submitted to the City as part of this site plan.

- J. *All street, sewer, and water connections to City Public Works facilities shall be approved by the City Engineer or Engineering Superintendent.*

Finding: This standard is not met. As mentioned above, the plan reflects the interior manufactured home park street, and the private water and sewer service extending through the City's property to the North, which does not include an easement and which design has not been supported and approved by Public Works. An alternative design has not been submitted to the City for consideration as part of this site plan.

- K. *No building or structure shall exceed twenty feet (20') in height.*

Finding: This standard is met. All dwellings within the existing manufactured home park are less than 20' in height. The park expansion is designed with smaller lots and planned to include smaller dwelling units that are also below the 20' height.

- L. *Manufactured dwelling parks shall be landscaped as required in Article 5.6 of this Code.*

Finding: This standard is met. The site plan identifies new landscaping being installed within the existing manufactured home park where the recreation area will be constructed. Also, landscaping is proposed and planned with all new lots and dwellings within the expansion area.

XII. LDC Section 8.4.003 – Variance Review Criteria

A Variance may be granted only in the event that all of the following circumstances are found to exist (review criteria A-E are met):

- *Note: The Variance request must be for relief from a physical requirement of the Land Development Code. Cost shall not be used as a factor in considering a Variance. [LDC Section 8.4.002(B)].*
- *Note: The following variances and justification was provided by the applicant, if found in the application submittal, and copied into this decision order as findings of fact.*

Variance #1 – Reduction in Manufactured Home Park Minimum Acreage Size (2 acre minimum).

- A. *Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.*

Finding: The applicant's submittal explains that the existing manufactured home park (phase I) is 1.0 acre in size and nonconforming or grandfathered with respect to this standard. The adjacent parcel, under the same ownership, is the only feasible land for expansion, but is 0.47 acres in size. Combined, the 1.47 acres is not large enough to meet the (2) acre minimum. While full conformance with this standard is not possible, this variance would bring the property closer to conformance with current standards.

B. The variance is necessary for the preservation of a property right of the applicant, substantially the same as owners of other property in the same zone or vicinity.

Finding: The applicant's submittal explains that in this general area there are three manufactured dwelling parks, including phase 1 of this project. Two of these are less than the (2) acre minimum. The development of high density residential as the City has zoned this area will affect any developer since the area is currently developed and existing lot sizes and configurations will affect projects going forward.

C. The variance would not be detrimental to the purposes of this Ordinance or to property in the same zone for which the variance is requested, or otherwise conflict with the objectives of any City plan or policy.

Finding: The applicant's submittal explains that the variance of the lot size is not detrimental to this ordinance or property in the same zone. The lot size variance allows expansion of existing manufactured dwelling parking already in this zone, creating a single manufactured dwelling park that is closer to the requirements. The City has zoned this area high density, the variance allows construction of a high-density development.

D. The hardship necessitating the Variance does not arise as a result of a violation of this Ordinance since its effective date.

Finding: There are no existing violations. This standard is not applicable.

E. The Variance requested is the minimum Variance which will alleviate the hardship.

Finding: The applicant's submittal explains that all of the available property is being used, the applicant does not have any other property to expand to. The surrounding properties are also currently developed or used by the City.

Variance #2 – Reduction in Manufactured Home Park Minimum Lot Size (35' x 90' minimum).

A. Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

Finding: The applicant's submittal explains that the property for phase II is approximately 150'x137' with the existing access from phase I coming in at approximately the center along the 150' edge. To connect to the existing access the interior road needs to be centered in the property, not allowing for 90' deep unit spaces. In keeping with the unit spaces similar to those in phase 1 (approx. 33'x60') the applicant is proposing 29'x65' typical unit spaces. The site plan shows how the proposed dwelling units, parking, and storage all fit within this size unit space and provide the required separation.

B. The variance is necessary for the preservation of a property right of the applicant, substantially the same as owners of other property in the same zone or vicinity.

Finding: The applicant's submittal explains that Phase 1 of this project, and surrounding other manufactured dwelling parks, utilized the properties and their irregular shapes to produce high-density housing. While we don't have the space sizes of the other manufactured dwelling parks, what is proposed is similar to phase 1 space sizes and with the need to connect accesses, the only way to efficiently use the property for high-density housing is to split it near the center creating unit spaces on each side.

C. The variance would not be detrimental to the purposes of this Ordinance or to property in the same zone for which the variance is requested, or otherwise conflict with the objectives of any City plan or policy.

Finding: The applicant's submittal explains that the variance of the lot size is not detrimental to this ordinance, it would allow the best application of the high-density zone, creating a high number of unit spaces per acre. The lot sizes are compact but, meet all of the City's setback, parking, and minimum space standards therefore, meeting the City's policies.

D. The hardship necessitating the Variance does not arise as a result of a violation of this Ordinance since its effective date.

Finding: There are no existing violations. This standard is not applicable.

E. The Variance requested is the minimum Variance which will alleviate the hardship.

Finding: The applicant's submittal explains that aligning the access street to match phase 1 requires connecting at about the center of the lot, based on the existing lot dimensions the 65 foot length is not able to be adjusted. The unit spaces proved the best proportion of the spaces, provide the 65 foot length.

Variance #3 – Reduction in Manufactured Home Park Minimum Street Width (20' wide, with 4' sidewalk minimum).

A. Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

Finding: The applicant's submittal explains that the proposed interior street meets the required 20' width where no parking is enforced. Each unit space is to have (2) parking stalls, plus (2) added overflow parking spaces for phase I & II. This is a very small development, vehicle and pedestrian traffic will be very low. It is proposed that the new 20' wide pave surface work as a multi-use area, since there is no parking and the access road pedestrians and vehicles both will have room to navigate the area. This reduces impervious surfaces, that produce storm runoff and still provides a suitable travel route thru the development.

B. The variance is necessary for the preservation of a property right of the applicant, substantially the same as owners of other property in the same zone or vicinity.

Finding: The applicant's submittal explains that in this general area there are three manufactured dwelling parks, including phase 1 of this project. These existing manufacture

dwelling parks do not have dedicated sidewalks, pedestrian access is shared along side the low traffic access roads.

- C. *The variance would not be detrimental to the purposes of this Ordinance or to property in the same zone for which the variance is requested, or otherwise conflict with the objectives of any City plan or policy.***

Finding: The applicant's submittal explains that the variance is not detrimental to this ordinance or property in the same zone. Creating a surface that serves multi-uses of travel allow efficient use of the property to create high-density residential, as zoned. And allows more storm runoff to infiltrate, minimizing runoff and potential flooding.

- D. *The hardship necessitating the Variance does not arise as a result of a violation of this Ordinance since its effective date.***

Finding: There are no existing violations. This standard is not applicable.

- E. *The Variance requested is the minimum Variance which will alleviate the hardship.***

Finding: The applicant's submittal explains that the constraints of the existing lot size and dimensions require efficient use of the entire property. The variance request is the minimum that still provides the required 20' wide access for emergency vehicles and still provides for the needs of pedestrian and vehicular access thru the development.

XIII. Conclusions and Order

Based on the Findings of Fact above, the Planning Commission concludes that the Conditional Use Permit application (meets / does not meet) the requirements established in LDC Article 8.5, and hereby (approves / denies) the Conditional Use Permit.

XIV. Standard Conditions of Approval for Land Use Applications

1. **Revisions to a Valid Conditional Use Permit:** Any variations, alterations, or changes in a valid Conditional Use Permit requested by the deed holder shall be considered in accordance with the procedures of the Land Development Code as though a new Conditional Use Permit were being applied for.

XV. Other Permits and Restrictions

The applicant and/or property owner is herein advised that the use of the property involved in this application may require additional permits from the City of La Grande or other local, State or Federal Agencies. The City of La Grande land use review, approval process and any decision issued does not take the place of, or relieve the applicant of responsibility for acquiring such other permits, or satisfying any restrictions or conditions thereon. The land use decision herein does not remove, alter, or impair in any way the covenants or restrictions imposed on this property by deed or other instrument.

The land use approvals granted by this decision shall be effective only when the rights granted herein have been exercised and commenced within one (1) year of the effective date of the decision. In case such right has not been exercised and commenced or an extension obtained, the approvals granted by this decision shall become null and void. A written request for an extension of time shall be filed with the Planning Department at least thirty (30) days prior to the expiration date of the approval.

APPLICATION FOR LAND USE REVIEW

**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**
Planning Division
 1000 Adams Avenue, P.O. Box 670
 La Grande, OR 97850
 (541) 962-1307
 Fax (541) 963-3333



LAND USE APPLICATIONS

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation Petition
<input type="checkbox"/> Appeal of Planning Division Decision
<input type="checkbox"/> Appeal of Planning Commission Decision
<input type="checkbox"/> Appeal of Landmarks Commission Decision
<input type="checkbox"/> Comprehensive Plan Document or Map Amendment
<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Duplex Division
<input type="checkbox"/> Fence Height Waiver
<input type="checkbox"/> Floodplain Development Permit <i>(Separate Applic. Required)</i>
<input type="checkbox"/> Geologic Hazard Site Plan
<input type="checkbox"/> Historical Landmarks Review
<input type="checkbox"/> Home Occupation Permit
<input type="checkbox"/> | <input type="checkbox"/> Land Development Code Amendment
<input type="checkbox"/> Land Use Approval Time Extension
<input type="checkbox"/> Livestock Permit
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Major Land Partition
<input type="checkbox"/> Minor Land Partition
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Preliminary Land Use Review
<input type="checkbox"/> Public Right-of-Way Encroachment
<input type="checkbox"/> Public Right-of-Way Dedication
<input type="checkbox"/> Public ROW Vacation <i>(Separate Applic. Required)</i> | <input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Segregation of Tax Lot
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Variance – Administrative
<input checked="" type="checkbox"/> Variance – Commission
<input type="checkbox"/> Wetland Development Permit
<input type="checkbox"/> Zoning Approval
<input type="checkbox"/> Zone Change Designation
<input type="checkbox"/> |
|---|--|---|

OWNER/APPLICANT INFORMATION

Applicant/Agent: <u>Chao H Chen</u>	Land Owner: _____
Mailing Address: <u>1116 Adams Avenue</u>	Mailing Address: _____
City/State/Zip: <u>La Grande, OR</u>	City/State/Zip: _____
Telephone: <u>541-786-8087</u>	Telephone: _____
Fax: _____	Fax: _____
Email: <u>GCAAsianFusion@yahoo.com</u>	Email: _____

PROJECT INFORMATION

Site Address: _____	Description: <u>The applicant is seeking a conditional use permit & variance for phase II of a manufactured dwelling park. See attached</u>
Legal Desc.: T <u>3</u> S, R <u>38</u> E, Section <u>8</u> , Tax Lot <u>2601</u>	_____
Project Value: _____ <i>(Based on contractors bid estimate.)</i>	_____

APPLICANT/OWNER CERTIFICATION

The applicant/owner understands and agrees that:

- The applicant/owner assumes all legal and financial responsibilities for establishing and clearing marking the location of all necessary property lines as determined necessary by the City for the proposed development;
- Building setbacks shall be measured from an established property line, not from the street, curb, sidewalk, or other improvement that is not based on a recorded survey;
- Any approvals associated with this request may be revoked if found in conflict with information represented in this application;
- The approval of this request does not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by City of La Grande ordinances, codes or regulations;
- The applicant hereby authorizes City officials of the City of La Grande to enter the property and inspect activity in conjunction with the proposed development project.
- **ASBESTOS:** If the project includes demolition, Oregon law may require an asbestos inspection by an accredited inspector. The applicant/owner hereby understands and agrees to have an asbestos inspection performed, if required by law, and to have a copy of the inspection report available on-site for the duration of the project.

Applicant Signature: _____

Owner Signature: _____

APPLICATION FOR LAND USE REVIEW

PAGE 2

**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**
Planning Division
 1000 Adams Avenue, P.O. Box 670
 La Grande, OR 97850
 (541) 962-1307
 Fax (541) 963-3333



STAFF USE ONLY FOR ZONING APPROVAL

Project Elements:

- Demolition New Structure
 Addition to Structure Alterations/Repairs

Demolition Defined: "Any wrecking that that involves the removal of any load-supporting structural member or intentional burning."

Dwelling Standards: 1 2 3 4 5 6 7 8 9 10 11 12 N/A
Required for MH/SF/Duplex & Apartments [Section 3.2.003]

Access, Bldg. Standards Met: Yes No N/A [Article 5.9]

Setbacks Met: Yes No [Article 5.3]

Front: _____ Left: _____ Right: _____ Rear: _____

Livestock setbacks: _____

Floodplain: Yes No Zone: _____ BFE: _____
If yes, an Elevation Certificate may be required
 If yes, a Floodplain Development Permit may be required. [Article 3.12]

Geologic Hazard Zone: Yes No
If yes, a Geologic Hazard Waiver is required. [Article 3.4]

Riparian Zone/Wetlands: Yes No
If yes, a wetland delineation and DSL Permit may be required. [Articles 3.9 and 3.19]

Fire Protect. Agrmt. Req.: Yes No [Article 3.2]

Parks & Recreation SDC: Yes No [Article 7.1]

ROW Improvement Req.: Yes No [Article 6.3]

LID Agreement Req.: Yes No [Article 6.3]

Zone: R3

Date Approved: _____

File Number: 01-CUP-24/01/VAR/24

Application Fee: 275.00

Receipt Number: _____

Date Submitted: _____

City of La Grande

FEB 20 2024

Received
 Planning/Economic Dev Dept.

COMMENTS:

Land Use Application Fee Schedule

Annexation Petition	\$1000	Minor Land Partition	\$250 + \$5/lot
Appeal of Planning Division Decision	\$75	Planned Unit Development	\$500 + \$5/lot + Actual Costs for Advertising and Public Notice
Appeal of Planning Commission/Landmarks Commission Decision	\$150	Public Right-of-Way Encroachment	\$50 + Document Recording Fees
Comprehensive Plan Designation Change	\$300 + Actual Costs for Advertising and Public Notice	Public Right-of-Way Dedication	\$0
Comprehensive Plan Document Amendment	Actual Costs	Public Right-of-Way Vacation	Actual Costs
Conditional Use Permit	\$375	Preliminary Land Use Review (Pre-Application Meeting)	\$0
Duplex Division	\$250 + \$5/lot	Segregation of Tax Lot	\$25
Fence Height Waiver	\$25	Sign Permit	\$75
Floodplain Development Permit	\$75	Site Plan Review - New/Expansion	\$75 (Projects \$0-\$50k) \$150 (Projects \$50k-\$100k) (+ \$0.50/\$1000 over \$100k)
Geologic Hazard Site Plans	\$75	Subdivision	\$500 + \$5/lot + Actual Costs for Advertising and Public Notice
Historical Landmarks Review	\$75	Temporary Use Permit	\$125
Home Occupation Permit	\$75	Variance Permit (Administrative)	\$175
Land Development Code Amendment	Actual Cost	Variance Permit (Planning Commission)	\$450
Land Use Approval Time Extension	\$25	Wetland Plan Review	\$75
Lot Line Adjustment	\$150	Zone Change/LDC Amendment	\$300 + Actual Costs for Advertising and Public Notice
Livestock Permit	\$25	Zoning Approval	\$25.00
Major Land Partition	\$500 + \$5/lot		

*Applications based on actual costs require a deposit to cover the estimated fees. If there is a shortage of funds discovered during the review process, an additional deposit may be required to be paid. Any surplus or deficit of fees paid will be refunded or billed to the applicant.

*Application fee for multiple planning actions is equal to the greatest single fee, not the sum of all fees.

*Application fee may be increased to include third party engineering and/or consulting fees when required.

S:\Community Development\PLANNING\FORMS\APPLICATIONS\Version 2021\Land Use Application.docx

FEB 20 2024

Received
Planning/Economic Dev Dept.

Conditional Use & Variance Application Attachment:

The applicant is seeking to expand their Manufactured Dwelling Park. The property is located in a High Density Residential Zone and the City's land use code allows Manufactured Dwelling Parks in this Zone as a Conditional Use.

Section 8.5.003 Provides the Review Criteria for a Conditional Use Permit.

Section 8.5.003(A) That the use is conditionally permitted in the zone in which it is proposed to be located.

Under Section 2.2.006(C)5 A Manufactured Home Park is listed as a Conditional Use. The applicant owns the property south of this parcel, it currently is developed as phase I of this manufactured dwelling park. The property East and Northeast of this parcel is currently developed as a manufactured dwelling park. (Rocks Trailer Court)

Section 8.5.003(B) That the proposed development is timely, considering the availability and adequacy of the transportation system, and public facilities and services.

The proposed access will connect to 16th Street. The access will be developed in a proposed access & utility easement across property currently owned by the City of La Grande, the applicant has spoken with the public works department, and they agree the new access will provide better access to the City property as well. (see Site Plan sheets)

The condition and size(s) of the existing utilities in phase I of this manufactured dwelling park is unknown. Therefore, the applicant is proposing to extend new sanitary sewer and water services from 16th Street to the proposed phase II of the project in the proposed access & utility easement on the City Property.

Communications will also extend to the project from 16th Street, and the power will be brought in the parcel from an existing power on phase I. (see Site Plan sheets)

Section 8.5.003(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 location of the proposed phase II of the development is adjacent to phase I. Based on aerial photos, phase I, has been there for over 30 years and does not fully meet today's standards for access and development of a manufactured dwelling park. The proposed phase II will improve several things.

- 1) Phase II will provide access that meets the 20-ft wide width, and no parking requirement to meet today's standards, this access will also connect to the existing phase I access providing a loop as well as a hammerhead turn-around for emergency vehicles.*

- 2) *Currently there is no recreational play area in phase I, phase II will develop a recreational play area that meets the criteria for the new 10 unit spaces as well as the existing 10 dwellings.*

Section 8.5.003(D) That significant adverse impacts attributable to the proposed development, if any, on adjacent properties or on the public can be mitigated through additional development improvements permitted by this Code, or other reasonable conditions of approval.

The proposed project site is bordered by City owned property to the north, a similar use property to the east (Rocks Trailer Park and that currently has an natural, mature buffer of slough & trees between), Phase I of the manufactured dwelling park to the south, and a single family resident (607 16th Street) to the west. The applicant has discussed his proposed plans with the owner of the 607 16th Street property and there was no objections. The applicant is trying to select a development option, for this vacant parcel, that fits into the area, and that is compatible with the neighborhood.

Existing fences and trees currently create a buffer between the property to the west, the additional plantings proposed will also help buffer the project from neighboring properties. The applicant is also actively working to improve the structures in phase I, remodeling, new siding, etc. to improve the overall area.

Section 8.4.003 Provides the Review Criteria for a Variances.

Section 8.4.003(A) Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

Under Section 3.2.008 The design and improvement standards for a Manufactured Dwelling Park are identified, the following are variances the applicate is requesting due to site conditions, location, and ability to fit into the neighborhood. (see Site Plan Sheets for additional information)

Variance #1

Section 3.2.008(A) A manufactured dwelling park shall have a minimum area of two (2) acres.

Section 8.4.003(A) Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

A) The existing phase I of this manufactured dwelling park is 1.0 acres, the only adjacent piece of vacant land to expand onto is 0.47 acres, infilling development, providing a total of 1.47 acres. All of the available property is being used, and it is not large enough to meet the (2) acre minimum.

Section 8.4.003(B) The variance is necessary for the preservation of a property right of the applicant, substantially the same as owners of other property in the same zone or vicinity.

B) In this general area there are three manufactured dwelling parks, including phase 1 of this project. Two of these are less than the (2) acre minimum. The development of high density residential as the City has zoned this area will affect any developer since the area is currently developed and existing lot sizes and configurations will affect projects going forward.

Section 8.4.003(C) The variance would not be detrimental to the purposes of this Ordinance or the property in the same zone for which the variance is requested, or otherwise conflict with the objectives of any City plan or policy.

C) The variance of the lot size is not detrimental to this ordinance or property in the same zone. The lot size variance allows expansion of existing manufactured dwelling parking already in this zone, creating a single manufactured dwelling park that is closer to the requirements. The City has zoned this area high density, the variance allows construction of a high-density development.

Section 8.4.003(D) The hardship necessitating the Variance does not arise as a result of a violation of the Ordinance since its effective date.

D) Not Applicable

Section 8.4.003(E) The Variance request is the minimum Variance which will alleviate the hardship.

E) All of the available property is being used, the applicator does not have any other property to expand to. The surrounding properties are also currently developed or used by the City.

Variance #2

Section 3.2.008(B) Each manufactured dwelling space shall have a minimum width of thirty-five feet (35') and a minimum depth of ninety feet (90').

Section 8.4.003(A) Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

A) The property for phase II is approximately 150'x137' with the existing access from phase I coming in at approximately the center along the 150' edge. To connect to the existing access the interior road needs to be centered in the property, not allowing for 90' deep unit spaces. In keeping with the unit spaces similar to those in phase 1 (approx. 33'x60') the applicator is proposing 29'x65' typical unit spaces. The site plan shows how the proposed dwelling units, parking, and storage all fit within this size unit space and provide the required separation.

Section 8.4.003(B) The variance is necessary for the preservation of a property right of the applicant, substantially the same as owners of other property in the same zone or vicinity.

B) Phase 1 of this project, and surrounding other manufactured dwelling parks, utilized the properties and their irregular shapes to produce high-density housing. While we don't have the space sizes of the other manufactured dwelling parks, what is proposed is similar to phase 1 space sizes and with the need to connect accesses, the only way to efficiently use the property for high-density housing is to split it near the center creating unit spaces on each side.

Section 8.4.003(C) The variance would not be detrimental to the purposes of this Ordinance or the property in the same zone for which the variance is requested, or otherwise conflict with the objectives of any City plan or policy.

C) The variance of the lot size is not detrimental to this ordinance, it would allow the best application of the high-density zone, creating a high number of unit spaces per acre. The lot sizes are compact but, meet all of the City's setback, parking, and minimum space standards therefore, meeting the City's policies.

Section 8.4.003(D) The hardship necessitating the Variance does not arise as a result of a violation of the Ordinance since its effective date.

D) Not Applicable

Section 8.4.003(E) The Variance request is the minimum Variance which will alleviate the hardship.

E) Aligning the access street to match phase 1 requires connecting at about the center of the lot, based on the existing lot dimensions the 65 foot length is not able to be adjusted. The unit spaces proved the best proportion of the spaces, provide the 65 foot length.

Variance #3

Section 3.2.008(C) Interior Street shall have a minimum width of thirty feet (30') with a sidewalk four feet (4') in width. Interior streets may be reduced to twenty feet (20') in width where no parking is enforced and an equal amount of off-street parking is provided in each block, such parking bays or interior parking lots. Streets and parking areas shall be paved with a minimum of two inches (2") asphalt concrete paving.

Section 8.4.003(A) Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.

A) The proposed interior street meets the required 20' width where no parking is enforced. Each unit space is to have (2) parking stalls, plus (2) added overflow parking spaces for phase I & II. This is a very small development, vehicle and pedestrian traffic will be very low. It is proposed that the new 20' wide pave surface work as a multi-use area, since there is no parking an the access road pedestrians and vehicles both will have room to navigate the area. This reduces impervious surfaces, that produce storm runoff and still provides a suitable travel route thru the development.

Section 8.4.003(B) The variance is necessary for the preservation of a property right of the applicant, substantially the same as owners of other property in the same zone or vicinity.

B) In this general area there are three manufactured dwelling parks, including phase 1 of this project. These existing manufacture dwelling parks do not have

dedicated sidewalks, pedestrian access is shared along side the low traffic access roads.

Section 8.4.003(C) The variance would not be detrimental to the purposes of this Ordinance or the property in the same zone for which the variance is requested, or otherwise conflict with the objectives of any City plan or policy.

C) The variance is not detrimental to this ordinance or property in the same zone. Creating a surface that serves multi-uses of travel allow efficient use of the property to create high-density residential, as zoned. And allows more storm runoff to infiltrate, minimizing runoff and potential flooding.

Section 8.4.003(D) The hardship necessitating the Variance does not arise as a result of a violation of the Ordinance since its effective date.

D) Not Applicable

Section 8.4.003(E) The Variance request is the minimum Variance which will alleviate the hardship.

E) The constraints of the existing lot size and dimensions require efficient use of the entire property. The variance request is the minimum that still provides the required 20' wide access for emergency vehicles and still provides for the needs of pedestrian and vehicular access thru the development.

Section 3.2.008(D) Each manufactured dwelling space shall have at least one (1) nine foot by eighteen foot (9' x 18') paved parking spaces. At least one (1) additional off-street parking space shall be provided for every three (3) manufactured dwelling spaces in the manufactured dwelling park.

Phase II is proposing (2) 9'x18' parking spaces per unit, and then (2) additional parking space shared by the entire manufactured dwelling park. This is (22) total parking spaces.

Section 3.2.008(E) A separate recreational play area shall be provided in manufactured dwelling parks that accommodate children under fourteen (14) years of age. Such play area shall be at least two thousand five hundred (2,500) square feet in area, plus one hundred (100) square feet for each manufactured dwelling space under four thousand (4,000) square feet. Recreational play areas must include at least three (3) of the following improvements, adequate to meet the recreational needs of tenants, and subject to the approval of the Planning Commission:

The applicant is seeking to improve the entire area, and since no recreational play area is provided in phase I, the applicant is provided a recreational play area based on the above criteria, for both the existing units and proposed units.

Phase I – (8) manufactured dwellings & (2) residents

Phase II – (10) manufactured dwellings

Area needed = 2500 sf + [(20)x100 sf] = 4500 sf Area proposed 4557 sf

Within this recreational area the applicant is proposing (4) of the City's listed improvements; 1) bar-b-que pits and picnic tables, horseshoe pits, seating area, and playground equipment.

Section 3.2.008(F) A manufactured dwelling park shall include a storage area for accessory equipment such as boats, utility and recreation trailers, park maintenance equipment and the like. There shall be no outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park.

Phase II unit spaces will all have individual storage sheds for storage, providing approximately 70-100 sq.ft. of storage to keep belongings from being stored outside.

Section 3.2.008(G) All utilities in the manufactured dwelling park shall be installed underground.

All proposed new utilities will be underground. (see Site Plan sheets).

Section 3.2.008(H) A decorative sight obscuring fence in combination with shrubbery landscaping shall be provided along the perimeter public streets and it shall be the continuing responsibility of the manufactured dwelling park owner to provide its permanent maintenance. Such fencing shall be six feet (6') in height, except within the clear vision area at street and driveway intersections where it shall comply with the Clear Vision Area or "Sight Triangle" standards in Section 5.6.002 of this Code.

None of the proposed manufactured dwelling unit spaces front any public streets, both phase I & II of this manufactured dwelling park are currently buffered between neighboring properties to the west, south, and east by existing fencing, trees and shrubs. The only property not buffered is the City owned property to the north. No fence is proposed on the north since there is no residential neighbors or streets to buffer from.

Section 3.2.008(I) A manufactured dwelling park shall have a sewer and water system approved by the City of La Grande prior to the placement of manufactured dwellings. Engineered plans shall be submitted as part of the Site Plan requirements.

The Site Plan sheets show the proposed utilities, with the approval of the project the applicant will apply for a plumbing permit per the Oregon Plumbing Specialty Code prior to construction.

Section 3.2.008(J) All street, sewer, and water connections to City Public Works facilities shall be approved by the City Engineer or Engineering Superintendent.

The proposed connection point to the existing City Public facilities is shown on the Site Plan sheets for the Public Works Departments approval.

Section 3.2.008(K) No building or structure shall exceed twenty feet (20') in height.

All manufactured dwelling units will be single story and und the 20' height requirement.

Section 3.2.008(L) Manufactured dwelling parks shall be landscaped as required in Article 5.6 of this Code.

Section 5.6.005(B) Minimum Area Requirement - New Construction, Landscaping shall be provided as follows: Section 5.6.005(B) 4. Residential, Manufactured Dwelling Parks, and Multi-Family Use Types - Twenty percent (20%) of the developed site area.

For phase II (0.47 acres), 20% of this is 4095 sf of landscaping required. The recreational play area will provide approximately 3950 sf [4557 sf – 600 sf (tables, horseshoe pits, playground equipment, benches)] of landscaping with a minimum of new trees and irrigated lawn area. There are two trees per unit space proposed to make up the remaining required landscaping. (Each unit space will also have room for the residents to have small garden plots and/or flower beds once the units are installed)

Section 3.2.009 - Provides Standards for the placement of manufactured dwelling units in a Manufactured Dwelling Park.

Each unit will need to comply with National, State, and City standards for dwelling units allowed in a Manufactured Dwelling Park.

Section 3.2.009(D) Manufactured dwellings and any accessory structures in a manufactured dwelling park shall comply with the following minimum setbacks:

1. Fifteen feet (15') between manufactured dwelling and from any park buildings;
2. Six feet (6') from any detached accessory building, deck, landing, steps, ramp, awning or carport on an adjacent lot and from any garage on the same or adjacent lot;
3. Three feet (3') from any accessory building on the same lot;
4. Twenty feet (20') from any abutting public street right-of-way;
5. Ten feet (10') from the manufactured dwelling park interior property boundary line, except that special setbacks may be required in areas with scenic impact and where the manufactured dwelling park adjoins frame dwelling residential units. The required setback shall be shown on the final Site Plan.

The Manufactured Dwelling Park will only be providing a unit space, the Site Plan Shows a typical unit space layout and how each of the above required dimension

are met. When dwelling units are going to rent a space, the above guidelines will be provided to ensure the spacing requirements can be met with the dwelling unit the renter is proposing to move in.

Section 3.2.009(E) Manufactured dwellings shall have continuous skirting between the manufactured dwelling and the ground and must be installed within thirty (30) days after placement. Skirting shall be of materials approved in the Oregon Manufactured Dwelling Standards.

Will be a requirement of the Manufactured Dwelling Park for moving in a dwelling unit.

Section 3.2.009(F) Manufactured dwellings shall have a minimum gross floor area of five hundred (500) square feet.

The typical layout for the unit spaces shows a dwelling unit footprint that is 36'6"x14' (511 sf) fits on the unit space. (see Site Plan sheets)

Summary of Conditional Use & Variance Application Request:

- 1) Conditional Use for Manufactured Dwelling Park.
- 2) The following Variances.
 - Reduced Manufactured Dwelling Park size (1.47 acres total)
 - Reduced Dwelling Unit Space dimensions.
 - Allow paved access to function as emergency vehicle access, vehicle traffic, and pedestrian access.

REVISIONS	BY

PHASE II MANUFACTURED DWELLING PARK
 EX. SITE PHOTO
 FRANKIE CHEN

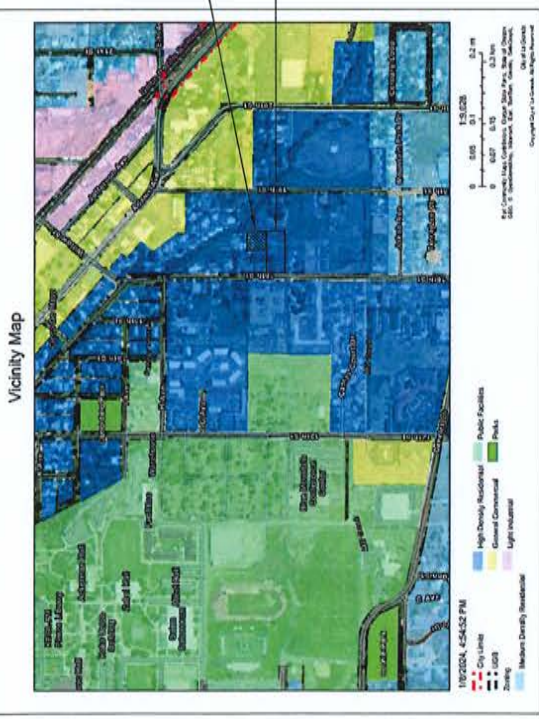
VICINITY MAP &
 EX. SITE PHOTO

SISUL ENGINEERING
 168 R. MARK ST.
 JOHN DAY, OREGON 97846
 (541) 676-8777
 (541) 676-8777
 DRAWING: CROOKED CRK WATERLINES.dwg

DATE: SEPT. 2023
 SCALE: NOTED
 DRAWN: JH
 JOB: 23-
 SHEET: 10
 OF 03 SHEETS

City of La Grande
 FEB 20 2024
 Received
 Planning/Economic Dev Dept.

PROPOSED PHASE II OF
 MANUFACTURED DWELLING PARK
 EXISTING
 PHASE I OF
 MANUFACTURED DWELLING PARK



EXISTING SITE PHOTO
 (NTS)



PROPOSED PHASE II ACCESS AND UTILITY CONNECTION
 EXISTING SLOUGH AND TREE BUFFER
 PROPOSED PHASE II OF MANUFACTURED DWELLING PARK CURRENTLY VACANT GROUND
 EXISTING FENCE AND TREE BUFFER
 EXISTING PHASE I OF MANUFACTURED DWELLING PARK (2) RESIDENTIAL DWELLING & (8) MANUFACTURED DWELLINGS
 EXISTING FENCE AND TREE BUFFER

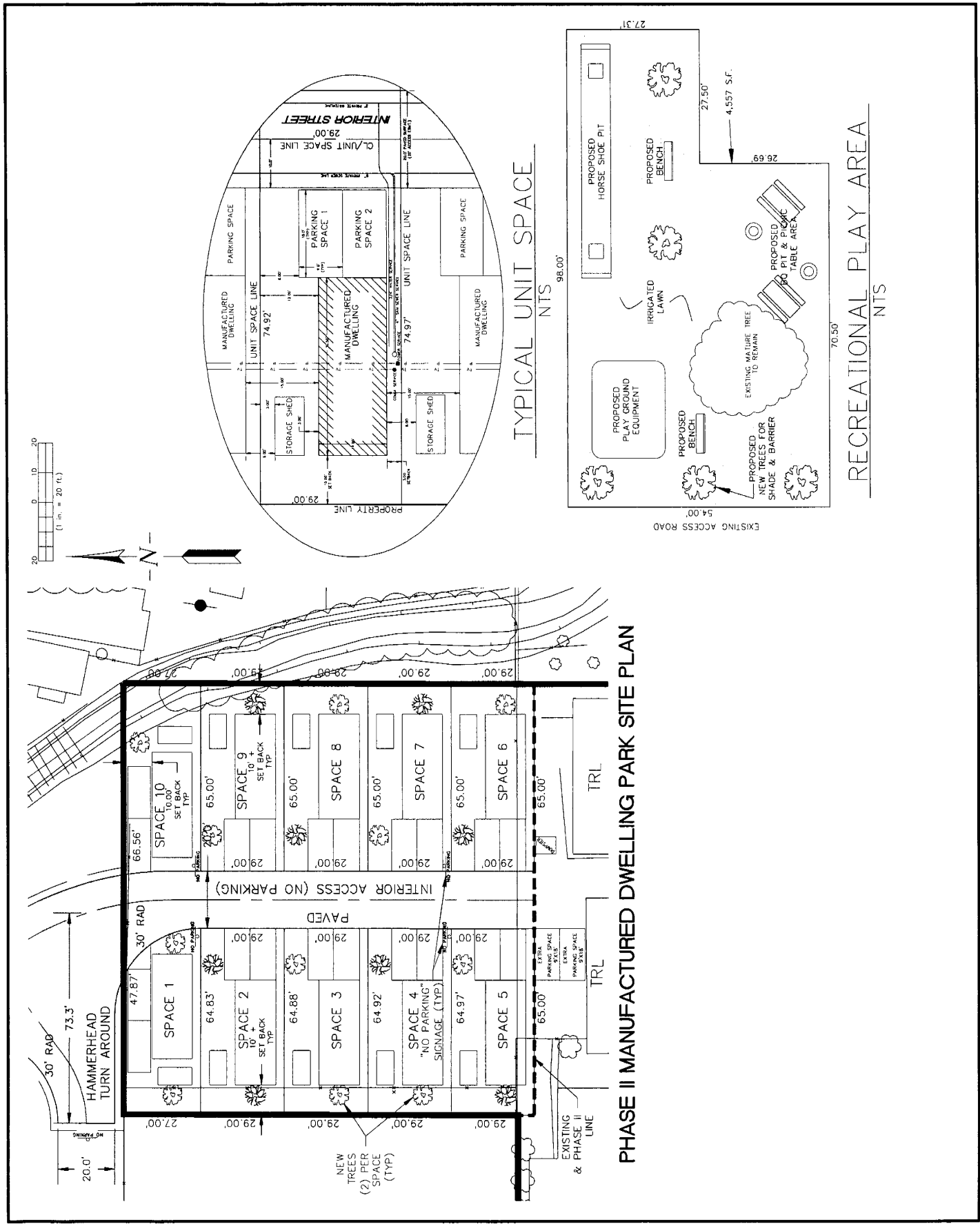
NO.	DATE	BY	REVISIONS

PHASE II MANUFACTURED DWELLING PARK
 DWELLING PARK
 FRANKIE CHEN

PROPOSED SITE PLAN
 & DETAILS

SISUL ENGINEERING
 156 E MAIN ST
 JOHN DAY, OREGON 97845
 (541) 575-3777
 DRAWING: CROOKED CRK WATERLINES.dwg

DATE: SEPT. 2023
 SCALE: NOTED
 DRAWN: JAC
 JOB: 23-
 SHEET: 03
 OF 03 SHEETS



PHASE II MANUFACTURED DWELLING PARK SITE PLAN

Michael Boquist

From: Kyle Carpenter
Sent: Monday, April 1, 2024 4:41 PM
To: Kendra VanCleave; Michael Boquist
Subject: RE: Land use notification 01-CUP-24 & 01-VAR-24

Here are the comments that we have come up with so far. As of right now I don't have a specific solution to support for the access to the proposed project, but I do think that we would be willing participants if a solution that was mutually beneficial was identified. With that in mind:

1. We do not support the proposed utility easement across the City property where the proposed access will be developed. Given that the size and condition of the utility services to the existing park (Phase I) are unknown, it makes more sense for the owner to install new services through the existing park to provide options for when future failures occur with a similar projected cost. Additionally, this will allow the City to retain flexibility with future use of the lot. This was discussed with the applicant.
2. I would like to get a general consensus from staff on what access to the park will need to be for the project to move forward. A more preferable option would be to complete a lot line adjustment and provide enough property to create a turn around to meet the needs of the project versus a paved roadway through the City's property. However, it is currently unknown if the existing park provides an adequate access to the area of the proposed expansion. If a second access is required then we will need to work with the applicant and City Staff to determine what avenue (lease, easement, etc.) can meet the projects needs while retaining the rights for the City to meet its maintenance and operational responsibilities.
3. 16th Street is scheduled to be chip sealed in the near future. Once completed the roadway will have a 5 year moratorium and will not be cut for non-emergency utility service lines.
4. I agree with Chief Bell that there are some concerns for lack of on-street parking on the project.
5. Will this project trigger the execution of an LID agreement for future roadway and sidewalk improvements in the future?

Let me know if you have any questions or need further information on these comments.

Kyle Carpenter, PE
Public Works Director
City of La Grande
PH: (541) 962-1325

From: Kendra VanCleave
Sent: Friday, March 8, 2024 9:57 AM
To: Joe Fisher; Emmitt Cornford; Merle Laci; Gary Bell; Kyle Carpenter; Teresa Gustafson; Heather Rajkovich; Timothy Bishop
Subject: Land use notification 01-CUP-24 & 01-VAR-24

Hello,

Attached is a land use notification for a conditional use permit and variance for your review and/or comment.

Thank you,

Kendra VanCleave

Planning Tech I

City of La Grande

PO Box 670

1000 Adams Avenue

La Grande, OR 97850

541-962-1307

"Everyday may not be a good day, but there is good in everyday"

This e-mail is a public record of the City of La Grande, Oregon, and is subject to the State of Oregon retention Schedule and may be subject to public disclosure under the Oregon Public Records Law.

Kendra VanCleave

From: Gary Bell
Sent: Monday, March 11, 2024 11:19 AM
To: Kendra VanCleave; Joe Fisher; Emmitt Cornford; Merle Laci; Kyle Carpenter; Teresa Gustafson; Heather Rajkovich; Timothy Bishop
Subject: Re: Land use notification 01-CUP-24 & 01-VAR-24

Good morning Kendra,

After reviewing the attached application and accompanying documents, I have some very real concerns that there would be no on-street parking within this development. I thoroughly respect the applicants efforts to address the removal of on-street parking by adding on-property parking, however, I have concerns that this would be problematic.

No on-street parking means there would be nowhere for visitors to park, for extra vehicles (RV's, boats, etc.) that may exceed the number of off-street parking spaces, for parcel delivery vehicles, or emergency vehicles to park... without impeding the roadway or through access. Additionally, I fully expect (based upon experience) that residents would frequently violate the no parking on the access roadway regulation... most frequently when a get-together was hosted or friends/relatives visited. This immediately creates an impediment of the roadway and as it's private property... we would have no ability to enforce our parking laws/ordinance to maintain compliance. It would not surprise me if residents quickly figured this out and began parking along the access roadway.

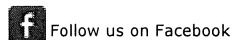
Thanks for the opportunity to review and if you have any questions, let me know.

GB

Gary Bell
Chief of Police

La Grande Police Department
1109 K Avenue
La Grande, OR 97850
gbell@cityoflagrande.org

541-963-1017 ext. 204 / office 541-963-3558 / fax



From: Kendra VanCleave
Sent: Friday, March 8, 2024 9:56:56 AM
To: Joe Fisher; Emmitt Cornford; Merle Laci; Gary Bell; Kyle Carpenter; Teresa Gustafson; Heather Rajkovich; Timothy Bishop
Subject: Land use notification 01-CUP-24 & 01-VAR-24

Hello,

Attached is a land use notification for a conditional use permit and variance for your review and/or comment.

Thank you,

Kendra VanCleave

Planning Tech I

City of La Grande

PO Box 670

1000 Adams Avenue

La Grande, OR 97850

541-962-1307

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Kendra VanCleave

From: Joe Fisher
Sent: Friday, March 08, 2024 2:42 PM
To: Kendra VanCleave
Subject: RE: Land use notification 01-CUP-24 & 01-VAR-24
Attachments: md-2002-mdparks-code.pdf

Kendra,

The construction of the park itself is governed by the 2002 Oregon Manufactured Dwelling and Park Code. The park construction will require a building permit and here are a couple of code sections that may be of concern for the variances:

10-5.4 Pedestrian Access. (b) Park streets with out sidewalks may aha a designated walkway on one side of the street. The walkway shall be marked for pedestrian traffic on the pavement or divided from the traffic and parking area with curbing or similar barriers. Required walkways shall not diminish the minimum required widths of streets or alleys. (c) Sidewalks and walkways shall be a minimum of 4' in width. See section 10-5.4 for more on this.

I have attached the entire 2002 Manufactured Dwelling and Park Code.

Joe Fisher

Building Official
City of La Grande/ Union County Building Department
Jfisher@cityoflagrande.org
541-963-1225

From: Kendra VanCleave <KVanCleave@cityoflagrande.org>
Sent: Friday, March 8, 2024 9:57 AM
To: Joe Fisher <JFisher@cityoflagrande.org>; Emmitt Cornford <ECornford@cityoflagrande.org>; Merle Laci <MLaci@cityoflagrande.org>; Gary Bell <GBell@cityoflagrande.org>; Kyle Carpenter <KCarpenter@cityoflagrande.org>; Teresa Gustafson <TGustafson@cityoflagrande.org>; Heather Rajkovich <HRajkovich@cityoflagrande.org>; Timothy Bishop <TBishop@cityoflagrande.org>
Subject: Land use notification 01-CUP-24 & 01-VAR-24

Hello,

Attached is a land use notification for a conditional use permit and variance for your review and/or comment.

Thank you,

Kendra VanCleave
Planning Tech I
City of La Grande
PO Box 670
1000 Adams Avenue

*La Grande, OR 97850
541-962-1307*

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