

Date: September 21, 2022

To: City of La Grande  
City Council  
Attn: Stacey Stockhoff  
1000 Adams Avenue, PO Box 670  
La Grande, OR 97850  
[sstockhoff@cityoflagrande.org](mailto:sstockhoff@cityoflagrande.org)

From: Darilyn Parry Brown and Stephen J. Brown  
2607 N Ash Street  
La Grande, OR 97850

Regarding: Moratorium on Conditional Use Permits for Short Term Rental Properties

Dear La Grande City Council Members:

We write today regarding the Council's upcoming decision on imposing a temporary moratorium on permitting conditional use for short-term rentals (BnBs) in La Grande. We understand and support the Planning Commission's need to evaluate and possibly revise their current process for permitting short-term rentals in La Grande. However, there are applications currently scheduled to be considered on the Planning Commission's October 11, 2022 docket. The applicants, including my husband and myself, have submitted applications, letters, property descriptions, photographs and paid the \$375 fee to have our properties reviewed and considered for conditional use permits.

Should the Council deem a temporary moratorium warranted at this time, I ask for a 30 day delay window prior to the moratorium going into effect. This will allow those of use who've already gone through the work and expense of applying for a conditional use permit to have our individual applications considered.

In our case, we've been working on our family property, located at 909 C Avenue, which we took formal ownership of last winter after taking out a new mortgage on our personal residence to pay off the loan on the property and to invest in repairs and improvements; our personal residence would have been paid off within just a few months. The C Avenue property had been vacant and in possession of a family friend since December 2013 when my husband's mother passed away. During the vacancy the property declined significantly, was the target of vandalism, and had become a place where people went to use illegal drugs. Upon taking legal ownership of the family home, we queried the neighbors and conducted significant research about the best use of the property while we continue to invest in it and make repairs and improvements. Had we known we may not be able to have our application for a conditional use permit for short-term rental considered, we most certainly would have applied sooner. We are

not taking an existing long-term rental property off the market. We are needing to continue to improve the property while generating some income to offset our significant expenses. It only seems fair to allow those of us with pending applications to have our individual situations considered by the Planning Commission.

To my knowledge, the Planning Commission has not had a chance to determine what will happen with the pending applications or the fees we've submitted should a temporary moratorium on short-term rentals be imposed. Nor do we know what "temporary" means or when a future application might be considered. This would place people in our situation in an untenable bind. Therefore, we assert it will be best to let the currently pending applications go before the Commission prior to imposing a temporary moratorium.

Thank you for your careful consideration of our request. Please don't hesitate to contact me, Darilyn Parry Brown, with any questions prior to the City Council meeting on October 5, 2022. My phone number is (541) 910-3556 and my email is [darilynparrybrown@gmail.com](mailto:darilynparrybrown@gmail.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darilyn Parry Brown', with a stylized flourish at the end.

Darilyn Parry Brown  
Stephen J. Brown

## Stacey Stockhoff

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**From:** Michael Boquist  
**Sent:** Thursday, September 22, 2022 8:31 AM  
**To:** darilynparrybrown@gmail.com  
**Cc:** Robert Strope; Stacey Stockhoff  
**Subject:** RE: Letter to LG City Council, Re: Temporary moratorium on short-term rentals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Darilyn and Steven,

I received a copy of your letter to the City Council regarding the proposed moratorium. Thank you for your testimony and taking the time to participate in this process. I would like to answer your questions or provide clarification on the existing applications and fees that have been submitted for Conditional Use Permits to operate BnB (short-term rentals).

The proposed moratorium will not affect any existing applications and fees paid. All applications submitted prior to the moratorium going into effect will be accepted and processed, and not subject to the proposed moratorium. Currently the Planning Commission has 8 applications pending, all of which will be considered in October

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or November, after the moratorium is proposed to go into effect. Again, none of these applications are subject to the moratorium as they were submitted prior to the City Council decision and the moratorium going into effect (if approved).

Regardless of the moratorium decision and timing, your Conditional Use Permit application is valid and will be considered by the Planning Commission on October 11<sup>th</sup>. It is one of the many submitted in advance and is not subject to the proposed moratorium.

If you have additional questions regarding your application, or others, please feel free to reach out to me.

Thank you.

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**Michael J. Boquist**  
**Community Development Director**  
City of La Grande – Planning Department  
P.O. Box 670 / 1000 Adams Avenue  
La Grande, OR 97850  
Phone: 541-962-1307  
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## Stacey Stockhoff

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**From:** mary karl <m\_karl2@hotmail.com>  
**Sent:** Wednesday, September 21, 2022 2:20 PM  
**To:** Stacey Stockhoff  
**Subject:** Housing response

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

Thanks for this opportunity to voice our opinion on this matter.

I hope it will be OK if this response comes for the 2 person family at this email address. We are both very much hoping that a temporary moratorium is put in place.

It may be helpful to those opposed if an ending date is given.

So Mark and Mary Karl believe this temporary moratorium needs to be put into place.

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Thank you for sending this letter out. I hope this letter will be put into the newspaper, it answers many valuable questions.

Respectfully  
The Karl's  
906 3rd

Sent from my Verizon, Samsung Galaxy smartphone

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## Stacey Stockhoff

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**From:** Maxine Hines <maxsprite@hotmail.com>  
**Sent:** Friday, September 23, 2022 2:18 PM  
**Subject:** Housing needs

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After many years of developing housing in Union County and being a landlord, I felt a need to voice my opinion. The severe shortage of affordable housing continues to plague the area and the temporary hold on bed and breakfasts, etc. needs to be in place to keep things from being more out of balance. Single homes of any size are needed for permanent housing more than for tourism. The motel owners may also feel this way. I understand the financial incentive for the trend and generally support flexible use of our own properties but for now I support housing for locals more. Thanks for the consideration of this important issue. Maxine Hines  
307 2<sup>nd</sup> St. La Grande, Or. 97850 541 910-3522