

March 12, 2023

City of Union Planning Commission
Union, Oregon 97883

We appreciate this opportunity to respond to the Conditional Use permit 23-01 submitted to the City of Union by our neighbor, Melissa Hunt. Our comments relate to the staff report you have made available to us.

Our first comment has to do with Proposed Findings of Fact beginning on page 5 of the report. We would suggest that your statement that the applicant "had no drawing showing the location and placement of the travel trailer within the property boundary" should not be allowed to stand. Why would you not require that they submit a hand drawn plat showing the distances from other structures, set-back requirements from Fulton Street and Third Street, and those street right-of-way limits, and set-back requirements from neighboring property lines? If you would require such a drawing, then a quick check to verify the distances would likely resolve much uncertainty at the beginning of the process. For example, one of the trailers on the property has essentially no space between it and the primary dwelling and appears to have less than the required 10 foot spacing as required by the Fire Chief on page 6.

On the day we looked at the situation at 368 W. Fulton, there were 3 trailers at the location. One had skirting placed around which might indicate it was the occupied trailer. However, a 2nd trailer was parked there with a garden hose hooked to it indicating it might also be in use. There was also a third trailer parked on the site, which may be a camping or hunting trailer. You mentioned in your recommendations that off-street parking must be maintained and we can only wonder how that might be accomplished with 3 trailers added to this lot. We could not verify that the trailers all had sufficient distance from each other.

The city staff recommends that your commission may grant this conditional use permit for 1 year and after that you may revisit the application when that year has passed. We would submit that one year is more than sufficient to locate suitable property to rent or purchase. Certainly granting a time extension beyond a year would be an unreasonable expectation.

Item 5 of the staff recommendations mentions that the trailer must maintain "adequate street and side yard setbacks". We submit that the setback requirements should be the same as for permanent structures.

This particular application seems to be an attempt to mix an RV campsite into the middle of a residential neighborhood. Essentially the city is allowing a second dwelling onto a piece of property zoned for one dwelling without a partition. The ordinance states that a minimum lot size for single dwelling be 7500 sq. ft. (ordinance #155.041 (D) (1)). The size of the lot at 368 W Fulton is 10,500 sq ft., appropriate for one, but not two dwellings. The application calls for

occupancy of the trailer which could be a considered second dwelling on the property and would be inappropriate on this particular size lot (ordinance #155.041 (D) (5)).

If the Commission choses to grant the Conditional Use Permit, we think it is important that the site be inspected to assure all of the hook ups to city water, sewer and electrical are to code.

We hereby request that you read this letter as our testimony into the record for the planning commission hearing for CUP Application #23-01 scheduled for March 15, 2023. We recommend that you not approve this application as it is currently presented.

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