

City of Union, Oregon



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Home to the Buffalo Peak Golf Course

CITY OF UNION OREGON PLANNING COMMISSION WORK SESSION AGENDA

June 19, 2024 at 6:00pm

Leonard Almquist Chambers located at 342 S. Main Union, OR 97883

1. Call to Order and Roll Call

Commissioners:

J. Jones, Baird, Burton, Diller, Good, Hall, Williams

2. Work Session Discussion Topics

1. Ordinance 264 - Chapter 154 – Trailer Parks

2. Ordinance 337 - Conditional Uses, Use Zones, setback requirements

3. Other

4. Adjourn

If you have a disability that requires any special materials, services, or assistance, please contact City Hall at least 48 hours prior to the meeting at 541-562-5197 so appropriate accommodations can be made.

CHAPTER 154: TRAILER PARKS

Section

- 154.01 Definitions
- 154.02 Establishment of trailer parks
- 154.03 Expansion; resumption
- 154.04 Annual license fee
- 154.05 Rates parking outside of trailer parks
- 154.06 Unoccupied trailer coach
- 154.07 Permit to temporarily park an occupied visitor's trailer
- 154.08 Nontransferability prior to issuance of permit
- 154.09 Liability of owner or occupant of stored or parked trailer coach
- 154.10 Non-issuance of permit

§ 154.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context indicates or requires a different meaning.

PERSON. An individual, firm, trust, partnership, association or corporation.

TRAILER COACH. A portable structure or vehicle so constructed and designed as to permit occupancy for sleeping or living purposes. It may be propelled by its own power or other power-driven vehicle. Removal of the wheels will not remove the **TRAILER COACH** from the meaning of this chapter.

TRAILER PARK. A plot of ground providing rental space for trailer coach parking, the owner or operator of which has obtained a license from the Union County Health Department to operate the same, as provided under the laws of the State of Oregon regulating trailer parks.

(Ord. 264, passed 1-9-1967)

§ 154.02 ESTABLISHMENT OF TRAILER PARKS.

It shall be unlawful for any person to maintain or operate a trailer park within the city limits of the City of Union without a license to operate the same as herein provided.

(A) Any person desiring to maintain or operate a trailer park shall make written application accompanied with an application fee of \$10, which shall be in addition to the annual license fee herein provided, to the City Council of the City of Union, which shall refer the application to the Planning Commission for recommendations as to whether the application shall be approved or disapproved.

(B) The application shall contain the name of the person desiring to maintain and operate the trailer park, the number of trailer coach parking units, the location and area of the proposed trailer park, the location and size of the trailer coach parking units therein, the arrangement and location of sanitary, water and electrical facilities to be provided therein and other information as the Planning Commission may by order require.

(C) Before recommending approval or disapproval of the application to the City Council, the Planning Commission shall:

(1) Determine that the application meets the standards of the Oregon Health Division and has the approval of the Union County Health Department; and

(2) Call a public hearing to be held not less than two weeks nor more than one month after receipt of the application. This hearing to be a public hearing on the matter of granting the application. At the hearing, any person residing or owning real property within 600 feet from the proposed trailer park may be heard for or against the application, and the Planning Commission's recommendation of approval or disapproval of the granting of the license. If any objections or remonstrances be made at the hearing against the recommendation for approval, the Planning Commission may recommend that the application be denied. Not less than ten days prior to any hearing, the City Recorder shall post or cause to be posted written notice of the hearing in not less than four conspicuous places within 600 feet of the proposed site.

(D) The recommendation of the Planning Commission either approving or disapproving the application shall be transmitted to the City Council to be considered by the City Council at its next regular meeting after the hearing before the Planning Commission, and any person or persons who desire to appear for or against the Planning Commission's recommendation shall appear before the City Council at the time. The City Council may, in its discretion, accept or reject the Planning Commission's recommendation.

(Ord. 264, passed 1-9-1967) Penalty, see § 10.99

§ 154.03 EXPANSION; RESUMPTION.

(A) The same procedure for obtaining a license to operate a trailer park shall be followed before the number of trailers in each parking unit in any camp may be increased in number before the reestablishment of any trailer park which has been discontinued and not in operation for a period of more than six months.

(B) Any trailer park existing prior to the passage of this chapter shall be granted a license and allowed to continue to operate without the necessity of making application to the City Council as herein provided; provided, it meets the requirements of the laws of the State of Oregon governing tourist and trailer camps and the rules and regulations of the Oregon State Health Division, of the Union County Health Department pertaining thereto and the Building, Fire and Electrical Codes of the City of Union.

(Ord. 264, passed 1-9-1967)

§ 154.04 ANNUAL LICENSE FEE.

The annual license fee for trailer parks shall be the sum of \$1 per available trailer coach space for each calendar year, but not less than \$5 for each park.

(Ord. 264, passed 1-9-1967)

§ 154.05 RATES PARKING OUTSIDE OF TRAILER PARKS.

It shall be unlawful for any person to park, locate, keep or maintain an occupied trailer coach, except an occupied visitor's trailer under the provisions of § 154.07, without a permit as herein provided.

(A) (1) Any person desiring to park, locate, keep or maintain an occupied trailer coach shall apply for a variance permit with the city. Such application shall be referred to the Planning Commission.

(2) The application for the variance permit shall contain the name of the person desiring to park, locate, keep or maintain such trailer coach, the arrangement and location of sanitary, water and electrical facilities to be provided therein, identify the location of the unit and such other information as the City Planner and Planning Commission may request. Public Works and Fire Department shall give written notice to the Planning Commission regarding concerns with the application if such arises.

(B) Applicant shall meet all standards and requirements of the State of Oregon Health Division, Union County Health Department and the City of Union, including those requirements set forth in Section 16, (A) (3) of Ordinance No. 276, Series 1969, as amended by Ordinance No. 281, Series 1970. [Subsection (e) added by Ordinance No. 284 on May 10, 1971].

(Ord. 530, passed 5-13-2013) Penalty, see § 10.99

§ 154.06 UNOCCUPIED TRAILER COACH.

An unoccupied trailer coach shall not be stored, parked, located, kept or maintained on any dedicated street or alley where it will block or impede traffic on any street, alley or any driveway, service entry or sidewalk.

(Ord. 264, passed 1-9-1967) Penalty, see § 10.99

§ 154.07 PERMIT TO TEMPORARILY PARK AN OCCUPIED VISITOR'S TRAILER.

(A) The owner, lessee or occupant of a parcel of real property within the city of Union, Oregon, upon which a visitor's trailer coach is to be parked, must first obtain a permit to allow said parking from the City Recorder of the City of Union or designee before allowing the same. The applicant shall complete a detailed application form at City Hall, which will be kept on file for emergency purposes. A permit will be issued that must be placed in a window of the trailer coach that is visible from a city street. The owner, lessee or occupant of a parcel of real property can apply for three permits in one calendar year.

(B) A permit for the temporary parking of an occupied visitor's trailer coach for a period not to exceed 14 days shall be issued by the city recorder or designee of the city of Union, providing that the following conditions are complied with:

(1) The trailer coach shall not remain within the city of Union, Oregon, more than 14 days, unless a variance permit was granted as outlined in § 154.05;

(2) The trailer coach shall not be parked upon any dedicated street or alley or service entry or sidewalk;

(3) The trailer coach shall not be parked closer than five feet from any property line or ten feet from any building occupied for residential purposes, unless otherwise requested by Public Works or Fire Department;

(4) The occupants of the trailer coach shall not use sanitary facilities of said trailer while it is temporarily parked, except those of self-contained units and units hooked up to adequate sewage disposal facilities; and

(5) Electrical connection to the trailer coach shall be by weatherproof cable. The trailer coach shall be properly grounded.

(Ord. 530, passed 5-13-2013)

§ 154.08 NONTRANSFERABILITY PRIOR TO ISSUANCE OF PERMIT.

(A) *Nontransferability.* The permits provided under the terms of this chapter shall not be transferable.

(B) *Site preparation prior to issuance of permit.* No site preparation or improvement, regardless of the amount or extent thereof, made by any applicant prior to the issuance of any permit required hereunder shall, in and of itself, require the city to issue any permit or bar the city from refusing to issue any permit.

(Ord. 264, passed 1-9-1967; Ord. 281, passed 6-8-1970)

§ 154.09 LIABILITY OF OWNER OR OCCUPANT OF STORED OR PARKED TRAILER COACH.

In the event that any person stores, parks, keeps or maintains a trailer coach on real property within the city limits of Union, without the consent or knowledge of the owner, lessee or occupant of the real property, the owner or the person who caused the trailer coach to be parked or stored on the real property shall be in violation of this chapter and subject to penalties provided hereinafter.

(Ord. 264, passed 1-9-1967)

§ 154.10 NON-ISSUANCE OF PERMIT.

No permit for the storage or temporary parking of any trailer coach shall be issued by the City Recorder except upon application of the owner, lessee or occupant of real property upon which the trailer coach shall be stored or temporarily parked.

(Ord. 264, passed 1-9-1967)