

City of Union, Oregon



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Home to the Buffalo Peak Golf Course

CITY OF UNION OREGON PLANNING COMMISSION WORK SESSION AGENDA

September 17, 2025 at 6:00pm

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

For More Information, Please Contact Celeste Tate, City Administrator at 541-562-5197

Zoom Information

Join Zoom Meeting

<https://us06web.zoom.us/j/9315921644?pwd=VW50QUVkbV2dwUzF6eW5nYTZGcmVjZz09>

Meeting ID: 931 592 1644

Passcode: 760310

Dial by your location

• +1 253 215 8782 US (Tacoma)

1. Call to Order and Roll Call

Commissioners:

Brookshire, Diller, Hall, Steinbeigle, White, Williams

2. Work Session Discussion Topics

1. Chapter 152

a. 152.02-152.08 Partitions and Subdivisions

2. Chapter 155

a. 155.041 Residential Zone – Uses, Conditional Uses and Minimum Lot Size Requirements

b. ORS 197A.425 Accessory dwelling units

c. 155.067 Accessory Use Requirements

d. 155.068-155.070 Variances

e. 155.085-155.094 Conditional Uses

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.

Oregon Revised Statutes related to

197A.425 Accessory dwelling units. (1)(a) A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas within the urban growth boundary that are zoned for detached single-family dwellings the development of at least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.

(b) As used in this subsection:

(A) "Accessory dwelling unit" means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.

(B) "Reasonable local regulations relating to siting and design" does not include owner-occupancy requirements of either the primary or accessory structure or requirements to construct additional off-street parking.

(2) Subsection (1) of this section does not prohibit local governments from regulating vacation occupancies, as defined in ORS 90.100, to require owner-occupancy or off-street parking. [Formerly subsections (5) and (6) of 197.312]

Notes of Decisions

LUBA did not err in finding that provision's requirement for cities and counties over certain size to allow at least one accessory dwelling unit (ADU) for each detached single-family dwelling within urban growth boundary permitted local regulation only of where ADUs are sited on lot, and did not permit local regulation of where ADUs are sited within areas zoned for detached single-family dwellings. *Kamps-Hughes v. City of Eugene*, 305 Or App 224, 470 P3d 429 (2020)

ORS 90.100 Definitions

As used in this chapter, unless the context otherwise requires:

(1) "Accessory building or structure" means any portable, demountable or permanent structure, including but not limited to cabanas, ramadas, storage sheds, garages, awnings, carports, decks, steps, ramps, piers and pilings, that is:

(a) Owned and used solely by a tenant of a manufactured dwelling or floating home; **or**

(b) Provided pursuant to a written rental agreement for the sole use of and maintenance by a tenant of a manufactured dwelling or floating home.

(2) "Action" includes recoupment, counterclaim, setoff, suit in equity and any other proceeding in which rights are determined, including an action for possession.

(3) "Applicant screening charge" means any payment of money required by a landlord of an applicant prior to entering into a rental agreement with that applicant for a residential dwelling unit, the purpose of which is to pay the cost of processing an application for a rental agreement for a residential dwelling unit.

(4) "Attorney" includes an associate member of the Oregon State Bar practicing law within the member's approved scope of practice.

(5) "Bias crime" has the meaning given that term in ORS 147.380 (Service referral for bias incidents).

In definition of "tenant," reference to occupying dwelling to exclusion of others means to exclusion of public, not to exclusion of other tenants. *Torbeck v. Chamberlain*, 138 Or App 446, 910 P2d 389 (1996), Sup Ct review denied

Occasional use of boat for transportation does not disqualify boat used primarily as domicile from definition of "floating home". *Ramsum v. Woldridge*, 222 Or App 109, 192 P3d 851 (2008)