



a) Conflicts of Interest/Exparte Contacts

None

b) Open Public Meeting

7:04 P.M.

c) Staff Report

Rick presented the staff report to the Commissioners.

The request is for a variance to place a small manufactured home at 76397 Thatcher Lane. Mr. Quinlan is requesting to put a 396 Sq ft manufactured home which is smaller than the 960 sq ft that is required by the City of Oakridge Zoning Ordinance. The applicant intends to use this as a vacation home.

Commissioner Custer read the Circumstances for Granting.

d) Statements in Favor

Mark Quinlan 3780 Pachysandra Pl Eugene Oregon – Mr. Quinlan is the property owner, they live in Eugene and would like to use this home as a weekend vacation home.

e) Statements in Opposition

None

f) Statements in General

Dana Tracy Gibbons 76396 Thatcher Lane – By allowing this variance does this set a precedence for an RV Park on the other lots or are they measured independently?

Commissioner Custer said a mobile home park would be reviewed independently, it is a totally different discussion. This does not set legal precedence.

Louis said this is considered a flood plain, so what is occurring here tonight is a variance for the size and the pitch. When it gets to the building permit stage then they will be required to go through the new FEMA steps, we just passed the new flood plain management section and they will have to go through more rigorous steps than the houses that were put in previously.

Louis said if Mr. Steele wanted to put a mobile home park in any of those slots he could do it without a conditional use permit because it is a permitted use. RV parks are different, manufactured homes are a separate item.

Sherri Elvrum 76366 River Road said her notice said mobile home, not manufactured home.

Louis said it is a manufactured home, current language, and current building codes. It is considered a structure under state building code.

Judy Rowland PO Box 982 asked if Mr. Steele wanted to, could he put up several of the manufactured homes on his lots.

Louis said only if the Commission gives him a variance to do so. That does not appear to be his intent at this time.

g) Close Public Hearing

7:17 P.M.

h) Commission Discussion

Commissioner Custer said Mr. Quinlan said he is using this for a vacation home, does he see a possibility of putting a B & B down there?

Mr. Quinlan said no, he has been down that road in Bend and that is not his intent.

Commissioner Freborg is concerned that the smaller homes like this are not keeping with the ambiance of the rest of the neighborhood and it sets a precedence to undermine the minimum square footage. She is not convinced that this is necessary. There are some very nice homes down there, she is not sure if this will have a negative impact on the rest of the neighborhood.

Mr. Quinlan said they bought this property as an investment and that some time down the road they may end up building a bigger home on the lot, but right now they are both working in the Eugene area.

Commissioner Reesman asked Mr. Quinlan what the building on the other end of the property is.

Mr. Quinlan said that is the garage, they are required to build one.

Rick did some research on house size restrictions, he researched 20 small towns with populations ranging from 253 to 9,828 people. Out of the 20 cities he was only able to find two that had any minimum size limitations and both were 1,000 square feet, they were Independence and Stayton.

Ms. Gibbons said it is nice that people want to come here and vacation, most of their neighborhood is ok with the variance.

i) Finding of Fact

George read the Findings of Fact.

j) Commission Action

**Motion:** Commissioner Taylor moved that after completing the finding of facts, to approve the variance to install a 396 square foot manufactured home in the location of the Assessors Map 21-35-18-14 02002. Commissioner Reesman seconded the motion.

G. Custer (Aye), D. Reesman (Aye), J. Taylor (Aye), T. Freborg (Aye). Motion carried 4-0

## 5.0 Discussion Items

### Setbacks

Rick went back and re-read what a setback actually is. For example, we kept talking about setbacks from the foundation, that is incorrect. True setbacks are from the ground into air so, wherever the house ends, if it's the eve, then five feet of air. We have been doing it incorrectly.

Commissioner Freborg asked if we were going to let the building inspector know about this.

Louis said we will let them know that according to our code it is straight up five feet, no obstructions.

Commissioner Custer would like the Fire Chiefs input on this, they are the ones that this concerns the most.

Louis said it will be hard for the chief to make these meetings, but he can get a written report from him.

Rick said the definitions for setbacks is actually under yards, not setbacks.

**WAC**

Louis said we have been having issues with this building, we have some spots that have six to eight inches of standing water.

**Positive Comments and Constructive Input**

None

**Announcements**

None

**Meeting Adjourned**

Chair Custer adjourned the meeting at 7:38 p.m.

**Signed:**

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George Custer                      Chairman                      Date

**Attest:**

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Susan LaDuke                      City Recorder                      Date