



UNION COUNTY Planning Department

Inga Williams, Planning Director

REF

1001 4th Street, Suite C

La Grande, OR 97850

PHONE (541) 963-1014

All Applications for Planning Commission review must be deemed complete by the Planning Department by the last business day of the month for consideration at the next available Planning Commission meeting

RETURN TO UNION COUNTY PLANNING DEPARTMENT

Minor Partition

Major Partition

Conditional Use

Variance

Other: ADU

A. APPLICANT (1) James A Albrecht owner and/or

(2) Linda Albrecht

authorized agent of real property described as:

Twp.	Range	Section	Tax Lot
<u>025</u>	<u>38 E</u>	<u>09</u>	<u>2001</u>
<u>025</u>	<u>38 E</u>	<u>09</u>	<u>2000</u>

REF 14843
REF 5429

B. The applicant requests the following in accordance with the provisions of the Union County Zoning Ordinances:

It is proposed to _____

C. Evidence supporting the request: (Attach additional materials if necessary)

The applicant alleges that the approval of the application or change would be in harmony with the intent and purpose of said zoning ordinances and that the proposed use conforms to the standards and/or criteria prescribed therefore in said ordinances and would not be detrimental to property or persons in the neighborhood for the following reasons _____

D. A tentative plan attached including:

- 1) Vicinity map marked "Exhibit A"
- 2) Detailed plot plan marked "Exhibit B" and
- 3) Statements of explanatory information marked "Exhibit C"
- 4) \$ 300, being the fee provided by Ordinance, is attached.

James Albrecht
Signature(s) Authorized Agent

Linda Albrecht
Signature(s) of all landowners

69344 Marks Rd
Street/Mailing Address

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Street/Mailing Address

La Grande, Or 97850
City, State, Zip Code

La Grande Or 97850
City, State, Zip Code

541-910-8499
Phone Number

541-910-8599
Phone Number

James and Linda Albrecht
64344 Marks Road
La Grande, Or
12 29 24

Union County Planning Department

Re: ADU on our property at 64346 Marks Road, Tax lot 2001

Planning Commission:
Planning Director, Attention: *Inga Williams*

The parcel indicated above is a 16+- Acre parcel with 2 tax lots that are non-divisible. They are numbered 2000 and 2001. Tax Lot 2001 is the smaller lot of 4.80 acres. It is this portion of the property that the ADU will be located on. It is on the west side of the property. Its access is from the north end of Marks Road. The Driveway is situated against the south side of the property. Originally when built it was about 25 feet wide and now has been used for years with a established drivable surface of about 14 feet, however, the rock base is still the same width as it was when originally built of 25 feet. The north side of the road base extends into the pasture grass area and is farmed as grass hay. That area is sound for driving on year around in the event of meeting another vehicle, which has never happened in the nearly 18 years we have lived here.

The home in discussion is a mobile home that has been on the property since before we purchased it in 2006. It is a 1985 Model, 24 X48 footprint that has a metal roof, and as per the direction of "usable floor space" is 893.40 square feet and is discussed later in the Narrative. It has a huge parking area with the nearest neighbor is the Craddock home some 200 to 250 feet (estimate) away to the northwest. There is a small workshop some 8 feet away from the mobile, with a metal roof. There is another storage room some 25 feet away from the mobile with a metal roof.

Under 8.03 conditional uses

12

- A 4.80acres
- B No such known order
- C No statewide map available
- D We will comply with local requirements for defensible space
- E See attached Map

2

- A ADU is located 98 feet from the existing dwelling
- B 893.40 square feet
- C Dwelling has existing water for irrigation and domestic use, septic tank and drain field, Gutters for rain water.
- D Not used for vacation rental
- E Will not be subdivided
- F La Grande Fire Dept or Imbler fire Department

3 Access and Evacuation

Existing See paragraph 2

4 Defensible Space

There are 7 deciduous trees near the property, varying from about 8 to 19 feet from the mobile; the apple is about 10 inches another shade tree is 14 inches, 2 are 9 inches, the remainder are 7 inches or less, all of which have ladder fuel kept at 6 feet or higher and all are either above mowed lawn, or are nestled in mulch/bark dust.

The west and south side of the mobile have unknown ground cover and small roses and vegetation that is mowed down each spring and summer. There is lawn intermingled amongst the trees that is mowed each week during the growing season. The lawn is kept irrigated to prevent fire spread. There are other trees and shrubbery beyond the 30 feet defensible space that are not indicated in this narrative and Map.

My son owns a wildland fire suppression company, and he keeps a truck with fire suppression equipment on board for suppression. It is licensed, inspected and approved by federal standards yearly for the purpose of fire. Yearly he burns all remaining grass on the property. He does so with the aid of his fire truck and water tank system. It is kept on site throughout the year with the exception of being on site to a wildland fire as required. His company is called: Bigfoot Wildfire. He is well seasoned in wildfire suppression and in fact he yearly teaches wildfire education and refresher courses to wildland firefighters. Each of those classes are about 20 men each.

There is a ¼ to ½ acre pond within 300 feet for emergency water for fire suppression.

5 Design and Construction

The dwelling is a mobile home with a metal roof and metal skirting

The square footage of usable space is calculated from outside measurements of 24' X 48' minus 6.5 inches of walls from at perimeter to 1075 sf, minus bedroom number 3, minus interior walls (2x4), minus water heater closet, furnace cabinet, thickened plumbing walls, close off closet in bedroom number 2, all equaling a grand total of 181.60 square feet leaving 893.40 square feet of living space.

Regarding the usable floor space as noted in the conditional use heading 2) B : The information used for calculating footage area is from the Quora website "Bhadani Quantity surveying Training Institute" under carpet area: "carpet area is the area on which carpet can be laid, hence the name. it is often used to access the usable space available for living or working purposes." (There are other sites that express the same information as well.)

The original door openings existing in the mobile are 3: one in the living room; 3'0", one in the dining room 5' 0" and one in the utility room; 2'8." They will remain as egress. We will also need to install one door from the outside to unused bedroom # 3 for access.

The three-bedroom two-bathroom home has been reduced to a one-bedroom, two bath with office to accommodate the footage required to satisfy current ADU requirements.

The site plan shows two roofed areas, 1, to the north and 2, to the east, that are not included in this footage calculation. Those areas are used for storage, are unheated, not cooled and are not suitable for living space.

For further questions please feel free to contact me at the number below or email or by mail at the above address at the heading!

Sincerely,



James and Linda Albrecht

jimbosmail@gmail.com

541 910 8499



