

January 9, 2025

Union County Planning Department
Attn Inga Williams, Planning Director

Inga,

Thank you for meeting with Tracy Reed and I on January 2, 2025. We appreciate you taking the time to explain what further details you need for the application we submitted earlier. Hopefully, the details outlined below and the exhibit will further explain what the first map submitted didn't in enough detail.

First, we feel the omission of the garage and the county tax map area called "shop" are in error. After looking up multiple definitions of a "dwelling" and talking to insurance agents, these 2 areas should be included as part of the dwelling. For clarity on actual use for the 11 years Tracy has resided there, the "shop" area has never been used as a shop, its been incorporated into the rest of the living area on the North end. The garage is not used for vehicle storage primarily, its insulated with 2 entrances to the house and a small door to the outside, its used daily as part of the house usage, primarily for recreation and physical fitness purposes.

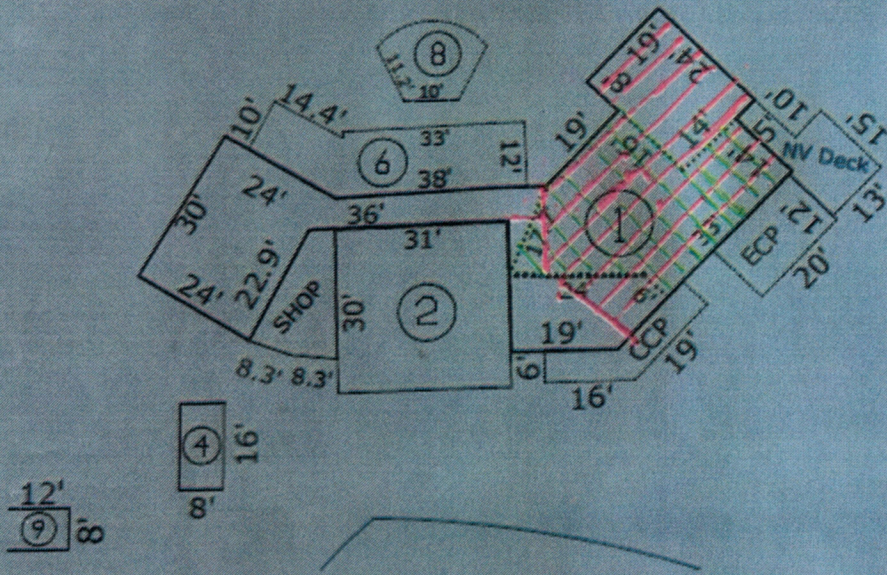
Regarding the detailed map of the proposed AirBnB unit, the green crosshatching indicates the top floor. The county has that at 963 square feet. There are 4 areas of restricted use by guests, 2 walk in closets that represent 160 squares feet, 1 laundry room and 1 blanket/linen storage room that represent 82 square feet. Removing these from the total leaves 721 usable square feet upstairs.

The pink crosshatched area represents the bottom floor, where solid walls and a locked door at the hallway entrance separate it from the rest of the dwelling that is not used for the AirBnB. This area roughly measures 1458 square feet. There is a closet and linen/blanket storage area in the bedroom that are not for use by guests as they store supplies. These 2 areas represent 37 square feet. Removing the 37 leaves 1421 usable square feet.

In Summary, when you add back in the area the county excluded as part of the "dwelling", that adds 1074 square feet to the 3681 you identified. 4755 total approximately. The 2 floors proposed for approval from the county add up to 2142 square feet approximately. This would put the area well under the 49% requirement identified in the codes. 45% according to our math.

We respectfully ask the County to approve the AirbnB proposal at the earliest convenience.

Thank You



down stairs area

1458 sqft.
 - 37 restricted

 1421 usable area



upstairs area

963 sq. ft.
 - 242 restricted

 721 usable area

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Inga Williams

From: Inga Williams <iwilliams@union-county.org>
Sent: Tuesday, December 3, 2024 11:48 AM
To: 'elkaholic@eoni.com'
Cc: 'reedtracy145@gmail.com'
Subject: Home Occupation

Roger and Tracy,

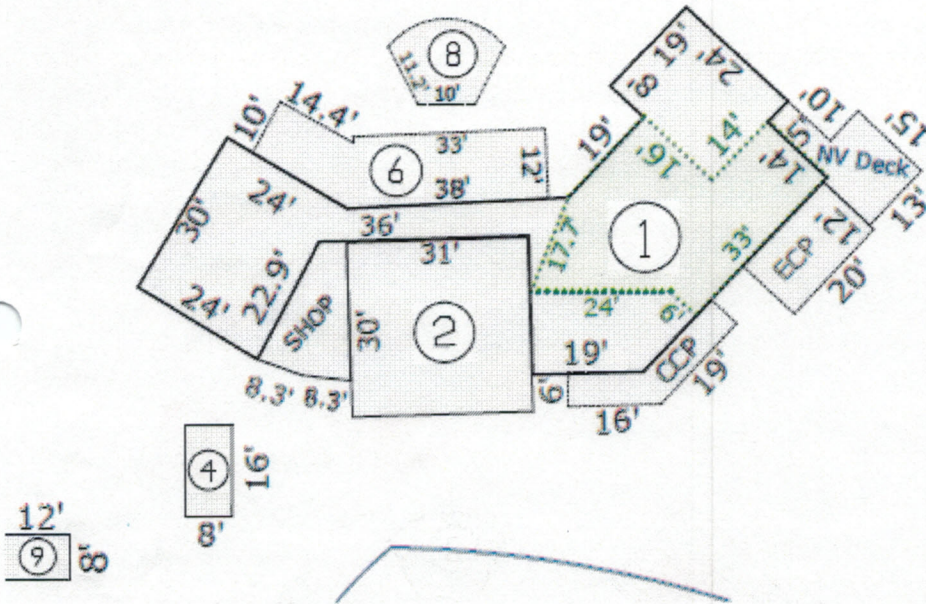
I hope you both had a wonderful holiday.

I started my review of the application today and I went ahead and used the information supplied by the Tax Assessor to calculate the (approximate) amount of square footage that would be used for the AirBnB based on the sketch included with the application. I came up with 1,792 for the first floor and 963 for the second. This is well over the 49% of total square footage allowed for a home occupation. Based on the assessor amounts, 49% of the dwelling area would come to 1,803 square feet.

In order for me to be able to support the application, you will need to be more detailed on the areas that will be used for the AirBnB and how you will limit access to those areas not allowed to be utilized.

I also noted the request for a special allowance to use more at certain times of the year. The code for this use is very specific and is not one that can be varied from so that request cannot be supported.

I am available for discussion.



01	Main Floor	1.00	2718.05	352.9
01c	2nd Floor	1.00	963.61	143.7

Have a wonderful day,

Inga Williams, AICP
 Union County Planning Director
 Planning Department, 1001 Fourth Street, Suite C, La Grande, OR 97850
 Planning - Union County (unioncountyor.gov)

Office phone: 541-963-1014 Ext. 300, Monday through Thursday 7:30 to 5:30

Cell Phone: 541-497-4589

RESIDENTIAL APPRAISAL

Reference No. 011059

Map No. 01S3815-900

SUBJECT

Property Address **66967 HUNTER RD**

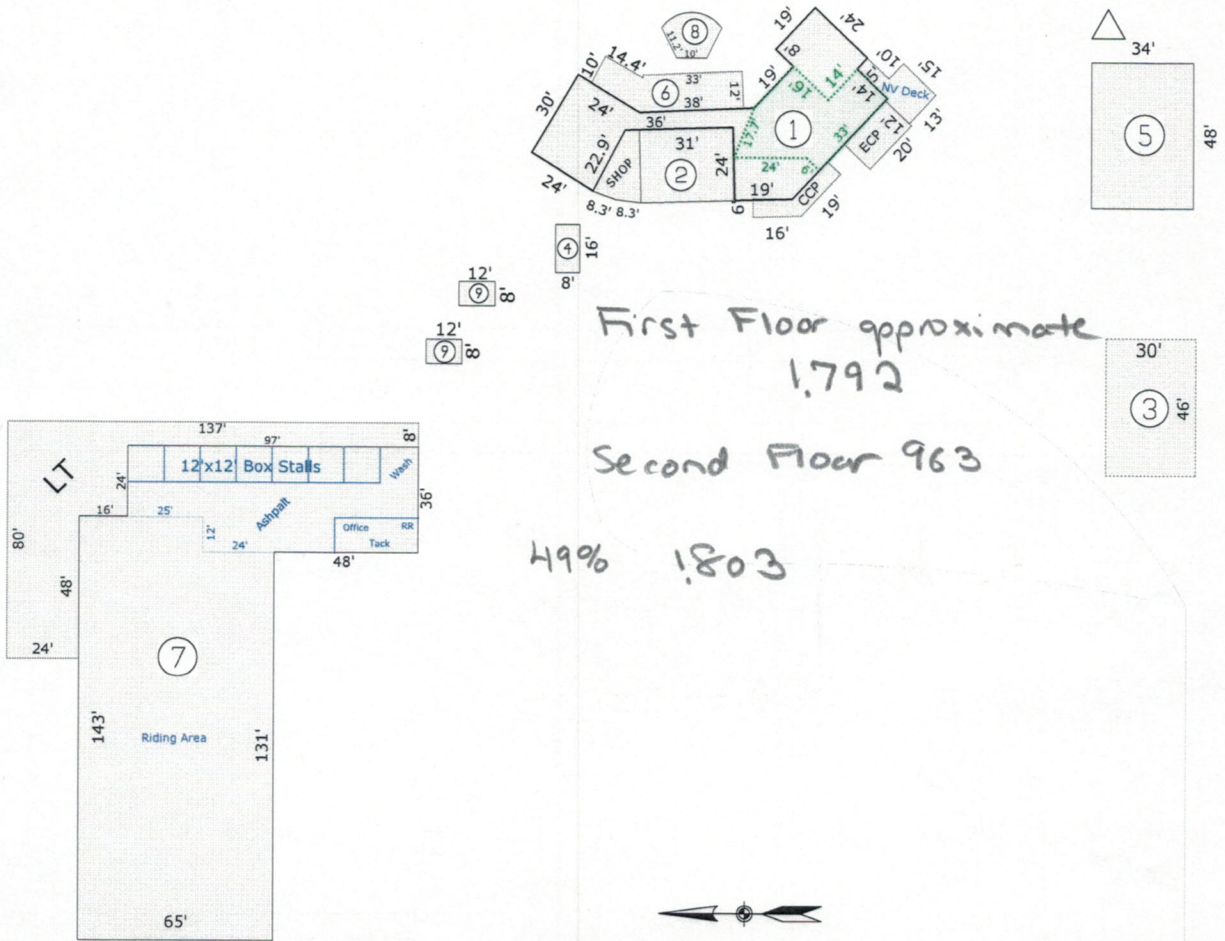
City **Summerville**

Year Built **1984**

Appraiser Name **CL**

Inspection Date **3/25/2015**

DIAGRAM



Scale: 1" = 29'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
01	Main Floor	1.00	2718.05	352.9	2718.05
01c	2nd Floor	1.00	963.61	143.7	963.61
01d	CCP	1.00	192.24	77.0	192.24
01e	ECP	1.00	240.00	64.0	240.00
02	GARAGE	1.00	744.00	110.0	744.00
	SHOP	1.00	246.68	68.2	990.68
03	Concrete Pad	1.00	1380.00	152.0	1380.00
04	MPS	1.00	128.00	48.0	128.00
05	GPB	1.00	1632.00	164.0	1632.00
06	DECK	1.00	581.09	124.1	581.09
07	ARENA	1.00	12199.00	560.0	12199.00
	LT	1.00	3208.00	434.0	15407.00
08	Concrete Patio	1.00	219.26	55.5	219.26
09	Prefab Animal Shelter	1.00	96.00	40.0	96.00
	Prefab animal shelter	1.00	96.00	40.0	192.00
Net LIVABLE Area			(rounded w/ factors) 4114		4114
Net BUILDING Area			(rounded w/ factors) 991		991
Net SITE Area			(rounded w/ factors) 15407		15407

Comment Table 1

Comment Table 2 Comment Table 3



UNION COUNTY Planning Department

Scott Hartell, Planning Director

1001 4th Street, Suite C La Grande, OR 97850

PHONE (541) 963-1014

FAX (541)963-1039

RETURN TO UNION COUNTY PLANNING DEPARTMENT

- Minor Partition
- Major Partition
- Conditional Use
- Variance
- Other: _____

A. APPLICANT (1) Tracy Reed owner and/or
 (2) _____

authorized agent of real property described as:

Twp.	Range	Section	Tax Lot
_____	_____	_____	_____
_____	_____	_____	_____

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

It is proposed to Home occupation for short term rentals

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 attached document

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) \$ _____, being the fee provided by Ordinance, is attached.

[Signature]
 Signature(s) Authorized Agent

PO Box 847
 Street/Mailing Address

Union, OR 97883
 City, State, Zip Code

541 805 1617
 Phone Number

[Signature]
 Signature(s) of all landowners

669107 Hunters Rd
 Street/Mailing Address

Summerville OR 97816
 City, State, Zip Code

541-910-8383
 Phone Number

Exhibit C

The proposed short term rental/home occupation conditional use is operated by the owner/resident of the property. Below is the response to the requirements outlined

The maintenance and cleaning of the AirBnB is primarily done by the owner, but a part time worker that also helps with the stables does duties as need at times.

Approximately 48% of the dwelling is designated for guests as requested, and used by the owner the bulk of the year. The use is highly seasonal and has been utilized under 50% of the year.

Neither the parking or usage of the AirBnB interferes with any of the day to day operation of the property, which is horse related activities.

No meals are prepared for the guests of the AirBnb.

None of the properties mechanical or materials are used as part of the operation

All parking is on site, several hundred yards from public usage, at the center of the 40 acres.

Currently there are no signs near or in the public right of way. None are planned in the near future.

There have been times that relatives from all over the U.S.A. like to stay all together to prepare for weddings at Tamarack Springs and The White Barn, and just get to know each other better. In these times it has been helpful to allow them to utilize additional areas of the dwelling divided by an attached garage, the owner asks for special allowance over the 48% for the few times it is requested, up to 20 times annually.

21.07.

The AirBnb is secondary to the main use of the property as a business and residence, it's supplemental income to pay the taxes.

No structural alterations have been made or are in the plans.

In summary, it appears all requirements are met for this section.

A sketch of the dwelling is attached. Exhibit B

Reed
Dwelling
Exhibit B

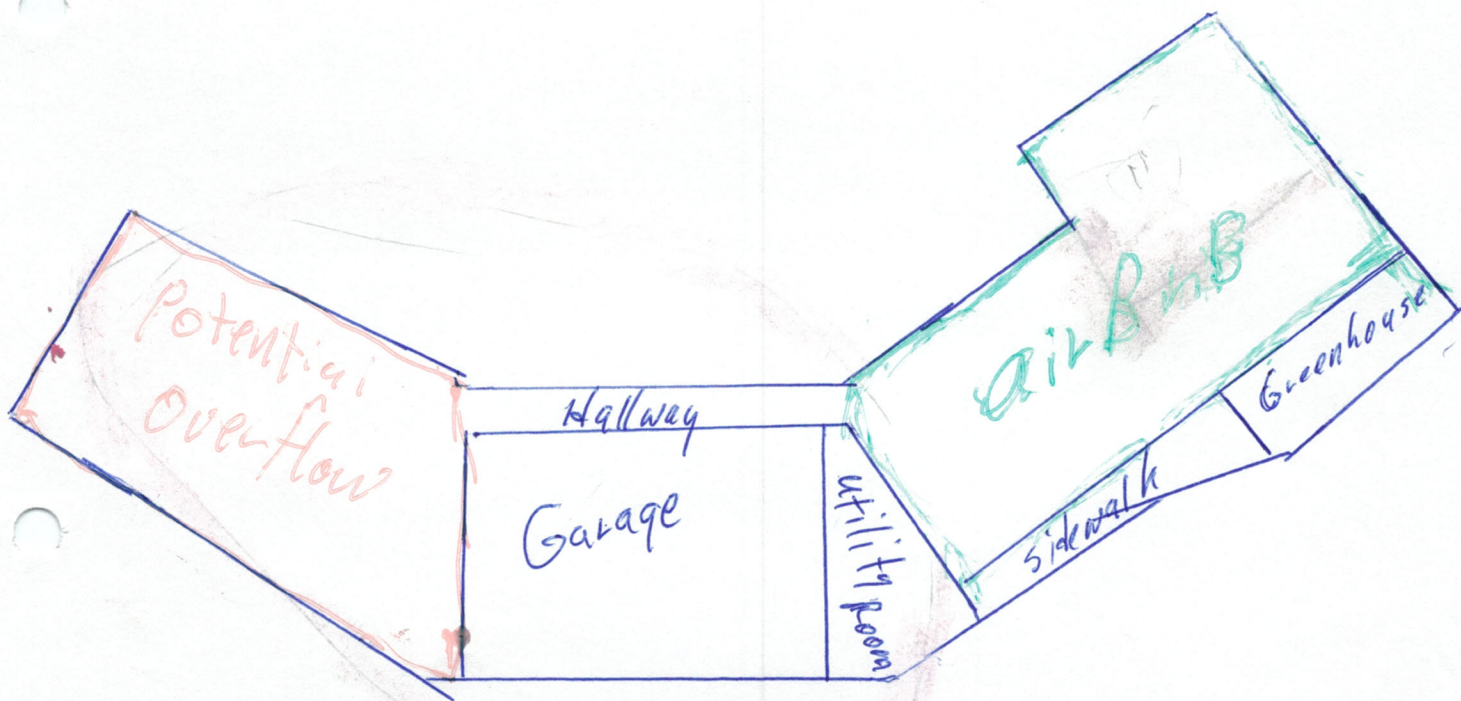


Exhibit A - Reed
West

