



**ATTENDANCE:** K. Stinebaugh, Chair; J. Kosko; J. Falls E. Harris; G. Wilkins and J. Perry were present. H. Peckham was absent.

**STAFF:** Pat Toth, Planning Director; Deann Farrell, Administrative Coordinator

**COMMISSIONERS:** None.

**CO COUNSEL:** None.

**PUBLIC:** No one signed in. Sign-in list is part of the official file copy located in the Planning Office.

**NOTES:** Chair called the meeting to order at 6:30 p.m.

**ADOPTION OF THE AGENDA:** April 1, 2025 Public Meeting

**NOTES:** Chair asked if there were any amendments to the April 1, 2025 Agenda. There were none. Chair asked for a motion. J. Falls made a motion to approve the agenda as presented. The motion was seconded by J. Kosko. Chair called for a voice vote. All voted in favor. The minutes were approved 6-0 as presented.

**APPROVAL OF MINUTES:** February 4, 2025 Public Meeting

**NOTES:** Chair asked if there were any corrections to February 4, 2025 minutes. There were none. Chair asked for a motion. G. Wilkins made a motion to approve the minutes of the February 4, 2025 Public Hearing as written. The motion was seconded by E. Harris. Chair called for a voice vote. All voted in favor. The minutes were approved 6-0 as written.

H. Peckham arrived at 6:33 p.m.

**COMMUNICATIONS:**

**PUBLIC MEETING ITEMS:**

1. Application #000005-2025 (Morris) for a Variance to Article 3, Section 3-2.01. W to allow for the construction of an accessory dwelling unit in an R-3A, Single Family Residential Three Acre Zone. Said property is commonly known as 4256 Cloud Road and is located on the South side of Cloud Road, approximately one-eighth (1/8) mile West of Utah Road, in the East Half (E ½) of the Northeast Quarter (NE ¼) of Section 6, Township 19 South, Range 21 East.

**Staff Presentation:** The Chair opened Staff Presentation.

P Toth presented the staff report for consideration of an application for a variance to Article 3, Section 3-3.01. W.2.M to allow an Accessory Dwelling Unit (ADU) on a 4.5-acre tract zoned R-3A, Single Family Residential Three Acre. The subject property is commonly known as 4256 Cloud Road and is located on the South side of Cloud Road, approximately one-eighth (1/8) mile West of Utah Road, in the East Half (E ½) of the Northeast Quarter (NE ¼) of Section 6, Township 19 South, Range 21 East. This site is approximately 2 miles West of the City of Lane. The applicant is requesting a variance from the required R-E, Residential Estate District for the construction of an accessory dwelling unit and a parcel that is zoned R-3A, Single Family Residential Three Acres District. Also, the Zoning Regulations require that an ADU be located on a lot, tract, or parcel of land no smaller than 5.00 acres in size unless able to connect to public sewer. The applicant's tract of land is only 4.5 acres in size. The applicant is requesting to construct a 16' x 50' (800 square foot) accessory dwelling unit on a 4.5-acre tract of land. The purpose for the ADU is for a family member to have a place to live. The applicant stated she adopted her three (3) granddaughters after their mother, her daughter, passed away. Her other adult daughter needs a place to stay and the applicant doesn't have room in her home. The applicant was recently diagnosed with chronic pain disorder so having her adult daughter on the property will allow her to assist the applicant with the granddaughters. Staff finds that the proposed tract is only one-half (1/2) acre smaller than the required acreage size, that the variance does not arise from a condition created by the action of the property owner and that the variance would not be opposed to the general spirit and intent of the Zoning Regulations, and recommends the Board of Zoning Appeals approve the Variance to allow for the construction of an ADU on a 4.5-acre tract that is zoned R-3A based on the finding that the variance request would eliminate that hardship of requiring the applicant to either purchase additional ground or having to buy or rent a residence for her adult daughter and would allow her daughter to be close by to assist in caring for the granddaughters and the applicant in the future when her chronic pain disorder get worse.

G. Wilkins stated the staff report states the existing residence utilizes a water well for on-site water. In the letter attached it stated they propose to hook up to rural water for the new residence. Have they been approved for a new water meter for the new residence?

Ronda Morris, the applicant, stated a rural water meter is available for the new residence. The water line is directly across the road from the property so they would just have to run the line under the road.

P. Toth stated Rick Titus with Rural Water District #6 has been good about providing water meters for new residences. Staff didn't require proof of water for this application because if a water meter wasn't available, we knew they would be able to drill a new water well for their on-site water supply. Also, with the ADUs we do allow both residences to share utilities and water if necessary.

G. Wilkins asked if both residences would utilize the existing driveway?

P. Toth stated yes, both residences would share the existing driveway.

P. Toth had nothing further to add unless the Board of Zoning Appeals had any questions.

The Chair closed Staff Presentation.

**Applicant Presentation:** The Chair opened Applicant Presentation.

Ronda Morris, the applicant, stated she had nothing further to add unless the board had any questions.

The Chair closed Applicant Presentation.

**Public Comment:** The Chair opened Public Comment. There were none. The Chair closed Public Comment.

**Board Discussion:** The Chair opened Board Discussion.

G. Wilkins asked if Staff had received any comments from the surrounding property owners?

P. Toth stated four (4) surrounding property owners were notified and the Planning Department did not receive any comments for or against the variance request.

H. Peckham asked do the Zoning Regulations require the ADU be removed after it is no longer needed?

P. Toth stated that ADUs are permanent residences and do not have to be removed when no longer needed. When the County adopted the ADU regulations we removed the regulations for the Temporary Hardship Mobile Homes that did require the removal of the mobile home once it was no longer needed. Once the original family member is no longer residing in the ADU the property owner could move in another family member should they chose to. When the County adopted the ADU regulations we required the ADUs to be located close to the primary residence to deter them being utilized for Airbnb's or to possibly be used as rentals. However, if that does happen it would be up to the property owner/primary resident to govern that because the ADU would be close enough that they would have to deal with the problems and not the neighbors or the County.

The Chair closed Board Discussion.

Chair asked for a motion. J. Falls made a motion to approve variance application #000005-2025 (Morris) to allow the construction of an Accessory Dwelling Unit (ADU) on a 4.5-acre tract located in the R-3A, Single Family Residential Three Acre District. J. Kosko seconded the motion. Chair called for roll call vote.

Peckham	Yes	Wilkins	Yes
Stinebaugh	Yes	Kosko	Yes
Harris	Yes	Falls	Yes
Perry	Yes		

Motion carried 7-0.

**PUBLIC COMMENT SECTION:** Chair opened Public Comment. There were none. Chair closed Public Comment.

**GENERAL BOARD DISCUSSION:** Chair opened General Board Discussion. There were none. The Chair closed General Board Discussion.

**ADJOURNMENT:** With no further business to discuss, Chair asked for a motion for adjournment. G. Wilkins made a motion to adjourn. E. Harris seconded the motion. All voted in favor 7-0. The meeting was adjourned at 6:41 p.m.

Attest:

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Pat Toth, Planning Director



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Kristie Stinebaugh, Chair