

**PRELIMINARY FINDINGS OF FACT  
MAJOR VARIANCE APPLICATION  
Application Number V-N-039-20**

**REQUEST:** Request is for a variance to the manufactured home siting standards limiting installations to models that are no older than 10 years old.

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**APPLICANT/OWNER:** Cinthia Cuevas Roman  
260 Jewell Ct.  
Irrigon, OR 97818

**PROPERTY DESCRIPTION:** Tax Lot 208 of Assessor's Map 5N 26E 35C

**PROPERTY LOCATION:** Subject property is located on Cain Lane approximately two miles southwest of Irrigon.

**FINDINGS OF FACT:**

- I. **BACKGROUND INFORMATION:** The subject property is zoned Rural Residential and is outside the Irrigon Urban Growth Boundary. The previous dwelling on the subject parcel, a 1977 single-wide, was removed prior to the applicant purchasing the property. The applicant proposes to place a 1998 manufactured home on the property and has been provided with a copy of the Manufactured Home Standards found in Article 4 of the Morrow County Zoning Ordinance. The Applicant has submitted as part of their application photos of the proposed manufactured home (see attached).

The Morrow County Zoning Ordinance requires a manufactured home placed in a residential zone outside of a manufactured home subdivision or a mobile home park meet the manufactured home siting standards outlined in Section 4.110(B) of the Morrow County Zoning Ordinance. This request would be a variance from the age requirement of Morrow County Zoning Ordinance Article 4 Supplementary Provisions Section 4.110(B) Manufactured Homes in a Rural Residential Zone.

- II. **The applicant has filed under the Morrow County Zoning Ordinance ARTICLE 7 Variances.** Applicable Ordinance Criteria are listed below in **bold type** followed by a response in regular type.

**ARTICLE 7 Section 7.200 A Variance can serve multiple purposes and is designed to provide relief from the literal requirements of a regulation found within this Zoning Ordinance. The result of approving a Variance should result in improved planning that would benefit the applicant and the broader community, and it may be the first step in reevaluating requirements or allowed uses within a use zone.**

- B. **Major Variance.** The following are examples of Variances that could be considered: **siting a manufactured home that is not in compliance with current manufactured home requirements, allowing for less frontage than required, allowing for a smaller lot size than required, approve a variance when a dimensional adjustment does not accomplish the needs of the property owner, and other similar or related instances. Use Variances amend or change the use of a property or structure. Area Variances tend**

to amend or change the area needed to validate a lot or parcel, or reduce necessary setbacks. Financial hardship does not qualify for a use or area Variance.

**APPROVAL CRITERIA.** The Planning Commission may grant a Major Variance upon finding that all of the following criteria are met. The burden is on the applicant to demonstrate compliance with the criteria.

1. **The variance relates to a specific lot or parcel of land.**  
The variance is requested for a specific individual parcel of land. This criterion is met.
2. **The Variance can be granted without substantial detriment to the public good. It would allow for a building or site plan that is more compatible with adjacent land and land uses, or it does not create a conflict with adjacent uses.**  
The subject parcel is in a residential area with several neighboring manufactured homes. The siting of a double-wide manufactured home which meets the design standards of Article 4 would be an improvement over the previous home and would be comparable to homes within the surrounding area. This criterion is met.
3. **The Variance does not hinder compliance with applicable building code requirements or engineering design standards.**  
This variance request is for relief from the requirements of Article 4 Section 4.110(B)(1) which states that in a residentially zoned area manufactured homes be "multi-sectional (double-wide or larger); be a minimum of 1000 square feet; and be manufactured no more than ten years before the receipt date of the siting request application by the Planning Department." The design standards are consistent with applicable building code requirements and engineering standards.
4. **Approval of the Variance does not create a violation of this or any other adopted ordinance or code standard.**  
Approval of the Variance would not create a violation of any ordinance or code standard. The residential use of manufactured homes is a use allowed in the Rural Residential zone. If approved the use would conform to the intent of the Zoning Ordinance. The applicant needs to obtain the required Zoning Approvals and Building Permits as well as septic system approval from Umatilla County Public Health. These are listed as a condition of approval.
5. **Application for a Variance should include all necessary Variances anticipated for the proposed development.**  
No other variances are requested or anticipated for the proposed development. This criterion is met.
6. **Application for a Variance is limited to one per year.**  
There are no previous variances approved for this property and none are anticipated within the next year. This application may be considered by the Planning Commission for a one-time variance to the age requirement based on this application.

This permit is valid for the length of time the manufactured home is in place and the time limit to initiate the permit is 2 years according to Morrow County Zoning Ordinance Section 7.700.

**III LEGAL NOTICE PUBLISHED:** June 9, 2020  
East Oregonian  
  
June 10, 2020  
Heppner Gazette-Times

**IV AGENCIES NOTIFIED:** Joseph Fiumara, Umatilla County Public Health; Mike Gorman, Morrow County Assessor; Larry Burns, Irrigon Rural Fire Protection District; Glenn McIntire, Building Official

**V PROPERTY OWNERS NOTIFIED:** June 10, 2020

**VI HEARING DATE:** June 30, 2020  
Bartholomew Building  
Heppner, Oregon

**RECOMMENDED ACTION OF THE PLANNING COMMISSION:** Staff recommend approval subject to the following Condition of Approval:

1. Obtain the required Zoning Approvals and Building Permits as well as septic system approval from the Umatilla County Public Health

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Jeff Wenholz, Chair

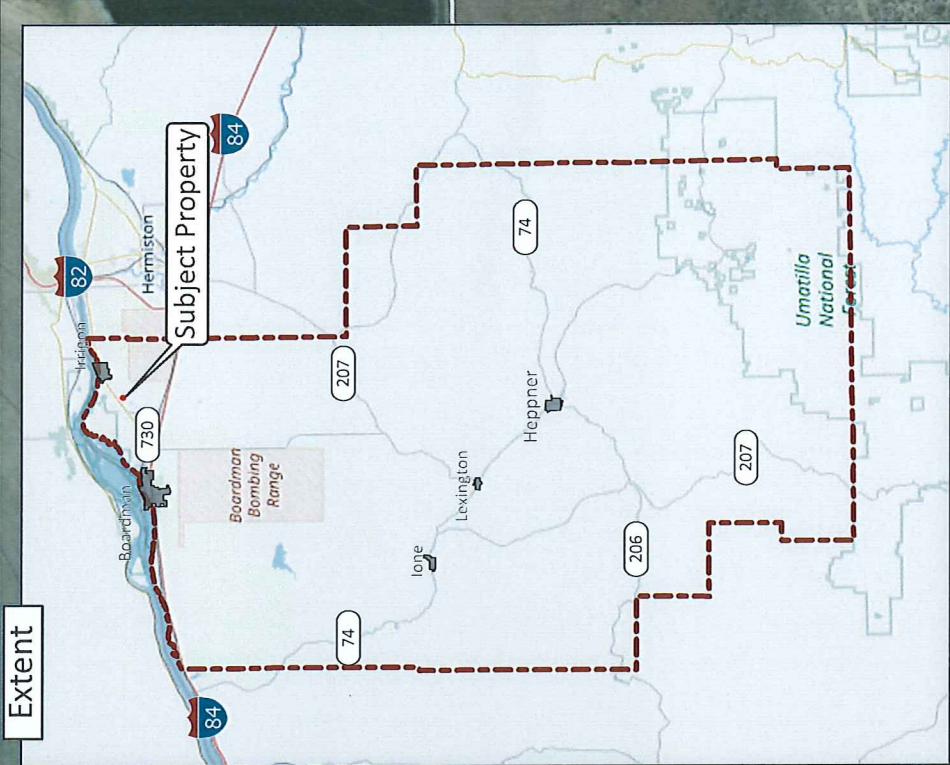
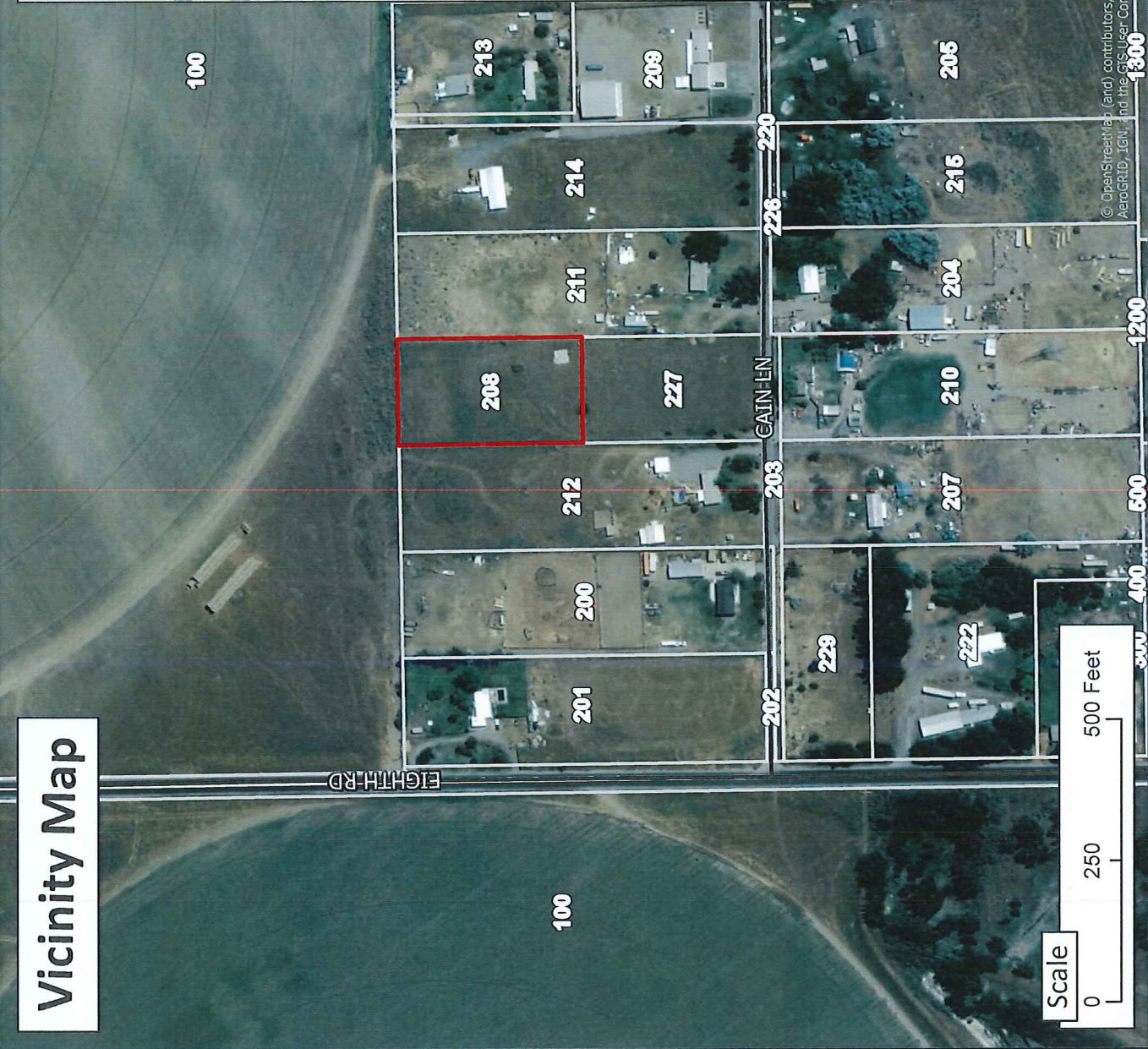
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Date

**ATTACHMENTS:**

Vicinity Map

Photos of proposed manufactured home

# Vicinity Map



**V-N-039-20**  
Cinthia Cuevas Roman  
**5N 26E 35C TL208**

**Legend**  
 Tax Lots  
 Subject Property



Date Saved: 6/4/2020 10:31 AM

Cartography By: Stephen Wreccics  
 Morrow County Planning Department  
 Coordinate System: NAD83 Oregon GIC Lambert ft  
 Datum: North American 1983  
 Projection: Lambert Conformal Conic  
Folder: S:\Planning\wreccics\North\2020\Map\039-20\_Cuevas Roman\039



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Manufacturer Address

Valley Manufactured Housing, Inc.  
1717 South 4th Street  
Sunnyside, WA. 98944

Plant Number

Date of Manufacture	HUD No	WAS 059771 A Unit
9-3-1998		WAS 059772 B Unit
		WAS 059773 C Unit

Manufacturer's Serial Number and Model Unit Designation

VMHI 2831 W 30947 AB&C

Design Approval by (D.A.P.I.A.)

RADCO

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.  
(For additional information, consult owner's manual.)

The factory installed equipment includes:

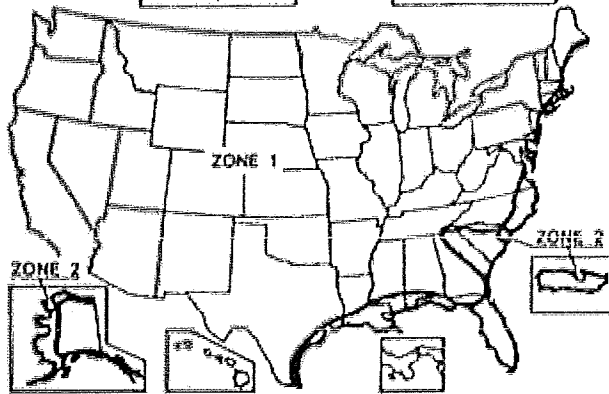
Equipment	Manufacturer	Model Designation
For heating	Intertherm	EEBA020HA
For air cooling		
For cooking	GE	JD386B9R1BC
Refrigerator	GE	TDX155NSBRAD
Water heater	(2) State	CD55220KTB6F
Washer		
Clothes Dryer		
Dishwasher	GE	GSD640P48BA
Garbage Disposal		
Fireplace		

COMPLIANCE CERTIFICATE

STRUCTURAL DESIGN BASIS CERTIFICATE

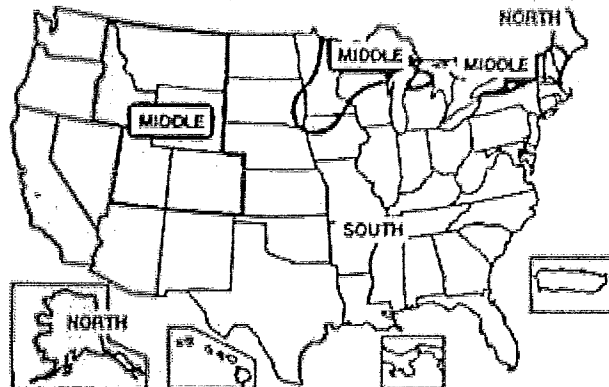
DESIGN WIND ZONE MAP

- Zone 1 Standard Wind  
15 PSF Horizontal  
9 PSF Uplift
- Zone 2 Hurricane Resistant  
25 PSF Horizontal  
15 PSF Uplift



DESIGN ROOF LOAD ZONE MAP

- North 40 PSF
- South 20 PSF
- Middle 30 PSF
- Other 0 PSF



COMFORT HEATING

This manufactured home has been factory insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations within climate zone 2.

Heating equipment manufacturer and model (see list at left):  
The above heating equipment has the capacity to maintain an average 70° F temperature in this home at outdoor temperatures of -16 F.  
To maximize furnace operating economy, and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (7° F) is not higher than +10 degrees Fahrenheit.

The above information has been calculated assuming a maximum wind velocity of 15 mph at standard atmospheric pressure.

COMFORT COOLING

Air conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (see list at left):

Cooling capacity —                      B.T.U./hour in accordance with the appropriate air conditioning and refrigeration institute standards.  
The central air conditioning system provided in this home has been sized assuming an orientation of the front (north end) of the home facing                     . On this basis the system is designed to maintain an indoor temperature of 75° F when outdoor

temperatures are                      F air bulb and                      F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount of exposure of the windows of this home to the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, window exposures and shadings are provided in Chapter 22 of the 1987 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this home.

Air conditioner not provided at factory (Alternate II)

The air distribution system of this home is suitable for the installation of central air conditioning.

The supply air distribution system installed in this home is sized for a manufactured home central air conditioning system of up to 02,300 B.T.U. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards, when the air capacities of such air conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

Air conditioning not recommended (Alternate III)

The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors)	U <sup>a</sup>	.051
Ceilings and roofs of light color	V	.027
Ceilings and roofs of dark color	W	.031
Floors	U <sup>b</sup>	.032
Air ducts in floor	U <sup>c</sup>	.125
Air ducts in ceiling	U <sup>d</sup>	.125
Air ducts installed outside the home	U <sup>e</sup>	.125

The following are the duct areas in this home:

Air ducts in floor	174	sq. ft.
Air ducts in ceiling		sq. ft.
Air ducts outside the home	26.6	sq. ft.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals, once the location and orientation are known.

OUTDOOR WINTER DESIGN TEMP. ZONES

