



UNION COUNTY

Planning Department

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UNION COUNTY PLANNING COMMISSION REGULAR SESSION A G E N D A

REGULAR SESSION, Monday September 28, 2026, 7:00 P.M.

Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, OR 97850

and

Zoom teleconference: **(253) 215-8782** or **(669) 900-6833**; meeting ID number: **957 9307 1503**.

Join via link: <https://us06web.zoom.us/j/95793071503>

Oregon Revised Statute 197.763 identifies conduct of local quasi-judicial land use hearings.

I. APPROVAL OF MINUTES:

July 27, 2026

August 24, 2026

II. PUBLIC HEARINGS

Application No. 2026-0026. Appeal of the Planning Director's decision, specifically of a condition of approval for a Replacement Dwelling. The property described as T03S R40E Section 21 Tax Lot 200, Tax Assessor's reference number 18068, situs address 61459 Hwy 237, Cove. Applicable zoning district is Exclusive Farm Use A-1. The property owners and applicants are Andrew and Marcella Mast. The applicable regulations are UCZPSO Article 34, OAR 660-033-0130(8), and a Measure 49 Final Order.

Application No. 2026-0040. A request for a Conditional Use Permit for an Ownership Lot of Record Dwelling (non-farm dwelling). The property described as T03N R38E Tax Lot 6600, with Tax Assessor's reference number 5679, adjacent to McAlister Road. Applicable zoning district is Exclusive Farm Use A-1. The applicant and property owner is the Lawrence L. "Spark" Smutz and Barbara L. Smutz Family Trust. The applicable land use regulation is UCZPSO Article 2, subsection 2.09.

Application No. 2026-0041. A request for a Conditional Use Permit for a Temporary Hardship Dwelling. The property is described as T02S R38E Section 10 Tax Lot 200, Tax Assessor reference number 7241, situs address is 62982 Standley Lane, La Grande. Applicable zoning district is Exclusive Farm Use A-1. The property owners and applicants are Ivan K. and Lynette B. Hibbert. The applicable land use regulation is UCZPSO Article 2.

Application No. 2026-0042. A request for a Conditional Use Permit for a Home Occupation to utilize a home office for a painting business and to allow for business vehicle parking. The property described as

T02S R38E Section 16 Tax Lot 1002, Tax Assessor reference number 18068, situs address 62365 Igo Lane, La Grande. Applicable zoning district is Agricultural Forest R-3. The property owners and applicants are Geoffrey Robinson and Rachel Robinson. The applicable land use regulations are UCZPSO Article 8 and Article 21.

Application No. 2026-0043. The Planning Department is asking for Planning Commission review of revisions to the Union County Zoning, Partition, and Subdivision Regulations. The revisions consist of updates to make the regulations consistent with Oregon Revised Statutes and/or Oregon Administrative Rules and consist of editing revisions to provide clarity and adjust references to sections and subsections.

III. NEW BUSINESS

IV. PUBLIC COMMENT

Individual comments limited to three minutes. If more time is required, please submit comments or questions in writing. At this time, members of the public are invited to present concerns to the Planning Commission. The chairman may allow input after Commission motions are made and seconded. Speakers may offer objective criticism of Planning Commission operations and programs.