

UNION COUNTY Planning Department

Inga Williams
Planning Director

AMENDED APPLICATION

1001 4th Street, Suite C La Grande, OR 97850 • Phone (541) 963-1014 • www.unioncountyor.gov
IWilliams@Union-County.org PTracy@Union-County.org PHall@Union-County.org

FARM/FOREST LAND USE APPLICATION

Please complete & return this form with attachments

- ☐ Conditional Use, other than those listed below
☐ Home Occupation
☐ Farm Dwelling (new)
☐ Forest Dwelling (new)
☐ Alteration/Restoration/Replacement of lawful dwelling
☐ Administrative Use
☐ Variance
* Other: LOT OF RECORD

CONTACT INFORMATION

Applicant(s) Name(s)	RANDY MCKINNIS & CODY MCKINNIS
Phone Number	[REDACTED]
Email Address	[REDACTED]
Mailing Address	1214 1/2 ADAMS AVE LA GRANDE, OR 97850

The APPLICANT is a ... ☐ Legal Owner ☐ Legal Representative¹ ☐ Contract Purchaser² ☒ Agent³

¹ attach proof that this person has the legal right to sign for the trust/LLC/corporation/etc.

² attach a copy of the contract.

³ attach the signed Agent Permission Certification, or your own version, allowing the agent to represent the owner.

PROPERTY IDENTIFICATION

Include additional property information as an attachment if more than two properties.

Township	Range	Section	Tax Lot	Zoning Designation	Acreage	Tax Assessor's Ref. No.
1N	38	34	1000	UC-A1	89AC	10746

Provide situs address (if available)

PROPOSED USE INFORMATION

Identify the specific use that you are submitting this application for and cite the Union County Zoning, Partition and Subdivision Ordinance (UCZPSO) section for reference. <https://unioncountyor.gov/planning/>

TO OBTAIN LOT OF RECORD BUILDING APPROVAL
PER UCZPSO 2.09

CURRENT USE OF PROPERTY – also identify any structures

RENTED FOR PASTURE & LIGHT FARMING TO LOCAL FARMER

REQUIRED ATTACHMENTS

1) Narrative & Supporting Evidence

Applicants are responsible for submitting all necessary evidence to support their request. Each proposed use must comply with the requirements outlined in the Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO) and must be clearly justified. Provide thorough, detailed responses for each relevant code section. Be sure to include documentation that supports any claims made. Staff will review the submitted materials and determine whether the request meets the applicable code requirements, does not meet them, or may meet them with specific conditions. Vague and unsupported statements may result in a denial based on insufficient evidence. Before submitting your application, consult with staff to ensure you are responding to all necessary code sections.

2) A vicinity map showing the subject property and surrounding roads and adjacent properties.

3) A site plan, see attached example.

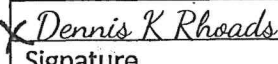
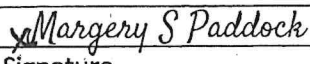
4) A copy of the latest deed.

CERTIFICATION

I/We, the undersigned, swear that this application, including the information and justifications submitted, is true and correct to the best of my/our knowledge and belief. I/We understand that this land use action may result in a change to the property valuation. I/We acknowledge that the property owners must abide by all conditions of approval and all applicable state statutes, federal regulations, and Union County regulations in order to get final approval and be able to begin the use.

If the applicant is not an agent, then all owners, legal representatives, or contract purchasers must sign

Signature 		Signature 	
Randall D McKinnis		CODY L. MCKINNIS	
5/4/2026		5/14/2026	
Date		Date	

Signature 		Signature  06/10/2026	
DENNIS K. RHOADS		MARGERY S. PADDOCK	
06/08/2026			
Date		Date	

For Planning Department Purposes Only

Date of Submittal 6/30/26 Date Considered Complete 6/30/26

Payment Receipt Number 328782

Application Number 2026-0035

Agent Permission Certification

The below identified persons are the ☒ Legal Owners* ☐ Legal Representatives¹ ☐ Contract Purchasers² of the property that is the subject of this application and I/we give the applicant permission to submit this application and represent me/us during the review and approval process.

DENNIS K. RHOADS
Name

MARGERLY S PADDOCK
Name

Dennis K Rhoads 06/08/2026
Signature Date

Margery S Paddock 06/10/2026
Signature Date

Name

Name

Signature Date

Signature Date

** All property owners must sign*

¹ attach proof that this person has the legal right to sign for the trust/LLC/corporation/etc.

² attach a copy of the contract.

NARRATIVE REGARDING LOT OF RECORD DWELLING APPLICATION-01N 38E TAX LOT 1000

1. THIS LOT HAS BEEN CONTINUOUSLY OWNED BY THE SAME FAMILY LINEAGE SINCE THE TURN OF THE 20TH CENTURY WITHOUT EVER HAVING BEEN SOLD. BEGINNING WITH CL MCKINNIS IN THE EARLY 20TH CENTURY, THIS PROPERTY HAS BEEN PASSED DOWN THROUGH SEVERAL GENERATIONS (SEE ATTACHED DEEDS AND PROBATE COURT DOCUMENTS). DURING THAT ENTIRE TIME, THE PROPERTY HAS NEVER HAD A DWELLING INCLUDING THE OTHER 2 TAX LOTS IN THIS TRACT SHOWING THE SAME OWNERSHIP. ANY POTENTIAL DWELLINGS WILL COMPLY WITH ALL CURRENT REQUIREMENTS FOR LAND USE AND BUILDING DEPT GUIDELINES. FROM INFORMATION SHOWN IN THE UC PLANNING DEPT, THIS PROPERTY IS NOT CONSIDERED HIGH VALUE FARMLAND AND IS NOT WITHIN ANY DESIGNATED BIG GAME HABITAT AREAS
2. THERE ARE CURRENTLY 2 OTHER TAX LOTS THAT ARE PART OF THIS TRACT, BUT THEY ARE ALL CURRENTLY IDENTIFIED WITHIN ONE DEED, SO NO FURTHER CONSOLIDATION SHOULD BE REQUIRED
3. NOT APPLICABLE-PROPERTY IS NOT HIGH VALUE FARMLAND
4. NOT APPLICABLE-PROPERTY IS NOT HIGH VALUE FARMLAND
5. OWNERSHIP LINEAGE IS CLEAR WHEN OWNERSHIP DOCUMENTS ARE REVIEWED. THIS PROPERTY WENT FROM ORIGINAL OWNERS TO ONE OF THE DAUGHTERS, THEN TO SONS, THEN TO GRANDSON AND NEICE WHO ARE NOW THE CURRENT OWNERS
6. ONCE THE ASSESSOR'S OFFICE IS NOTIFIED THAT THIS PROPERTY HAS BEEN APPROVED FOR BUILDING, THE OWNERS INTEND TO APPLY FOR A BUILDING PERMIT FOR A SINGLE DWELLING THAT WILL BE TRANSFERRED AT CLOSING TO ANY NEW OWNERS



UNION COUNTY Planning Department

Inga Williams
Planning Director

PAGE 1 AMENDED BY

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FARM/FOREST LAND USE APPLICATION

APPLICANT

Please complete & return this form with attachments

- ___ Conditional Use, other than those listed below
 ___ Home Occupation
 ___ Farm Dwelling (new)
 ___ Forest Dwelling (new)
 ___ Alteration/Restoration/Replacement of lawful dwelling
 X Other: LOT OF RECORD DWELLINGS
- ___ Administrative Use
 ___ Variance

CONTACT INFORMATION

Applicant(s) Name(s)	RANDY MCKINNIS & CODY MCKINNIS
Phone Number	[REDACTED]
Email Address	[REDACTED]
Mailing Address	1214 1/2 ADAMS AVE LAGRANDE, OR 97850

The APPLICANT is a ... ☐ Legal Owner ☐ Legal Representative¹ ☐ Contract Purchaser² ☒ Agent³

¹ attach proof that this person has the legal right to sign for the trust/LLC/corporation/etc.

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³ attach the signed Agent Permission Certification, or your own version, allowing the agent to represent the owner.

PROPERTY IDENTIFICATION

Include additional property information as an attachment if more than two properties.

Township	Range	Section	Tax Lot	Zoning Designation	Acreage	Tax Assessor's Ref. No.
1N	38	34	800, 900	UC-A1	3.41/3.41	10744/10745
1N	38	34	1000	UC-A1	82.16	10746

Provide situs address (if available)

PROPOSED USE INFORMATION

Identify the specific use that you are submitting this application for and cite the Union County Zoning, Partition and Subdivision Ordinance (UCZPSO) section for reference. <https://unioncountyor.gov/planning/>

LOOKING TO GET ALL THREE PARCELS APPROVED FOR
OWNERSHIP LOT OF RECORD DWELLINGS UNDER

UCZPSO - 2.09

CURRENT USE OF PROPERTY – also identify any structures

RENTED FOR PASTURE & LIGHT FARMING TO LOCAL FARMER

REQUIRED ATTACHMENTS

1) Narrative & Supporting Evidence

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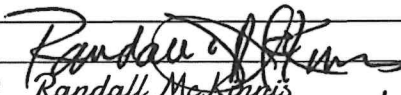
3) A site plan, see attached example.

4) A copy of the latest deed.

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I/We, the undersigned, swear that this application, including the information and justifications submitted, is true and correct to the best of my/our knowledge and belief. I/We understand that this land use action may result in a change to the property valuation. I/We acknowledge that the property owners must abide by all conditions of approval and all applicable state statutes, federal regulations, and Union County regulations in order to get final approval and be able to begin the use.

If the applicant is not an agent, then all owners, legal representatives, or contract purchasers must sign

			
Signature		Signature	
<u>RANDALL D MCKINNIS</u>	<u>5/4/2026</u>	<u>CODY L. MCKINNIS</u>	<u>5/14/2026</u>
Printed Name	Date	Printed Name	Date

☒ <u>Dennis K Rhoads</u>		☒ <u>Margery S Paddock</u>	
Signature		Signature	
<u>DENNIS K. RHOADS</u>	<u>06/08/2026</u>	<u>MARGERY S. PADDOCK</u>	<u>06/09/2026</u>
Printed Name	Date	Printed Name	Date

For Planning Department Purposes Only

Date of Submittal 6/11/26 Date Considered Complete 6/30/26

Payment Receipt Number 328782

Application Number 2026-0035

Agent Permission Certification

The below identified persons are the ☒ Legal Owners* ☐ Legal Representatives¹ ☐ Contract Purchasers² of the property that is the subject of this application and I/we give the applicant permission to submit this application and represent me/us during the review and approval process.

DENNIS K. RHOADS
Name

MARGERLY S PADDOCK
Name

Dennis K Rhoads 06/08/2026
Signature Date

Margery S Paddock 06/09/2026
Signature Date

Name

Name

Signature Date

Signature Date

* All property owners must sign

¹ attach proof that this person has the legal right to sign for the trust/LLC/corporation/etc.

² attach a copy of the contract.

SECTION 34 T.1N. R.3. W.M.
UNION COUNTY
1" = 400'



01N38E34



4/28/2026, 1:08:19 PM

CountyLines
taxlot
mapIndex

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km
OREGON DOR, GEO, Vantor

LN	38	34		1000		11-5	OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY 10746 COUNTY ASSESSOR'S OFFICE			
TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	TYPE	SPCC. INT. IN REAL PROP.	CODE AREA NUMBER	FORMERLY PART OF LN 38 10200	
MAP NUMBER			TAX LOT NUMBER							
INDENT EACH NEW COURSE TO THIS POINT		DESCRIPTION AND RECORD OF CHANGE				DATE OF ENTRY ON THIS CARD	DEED RECORD VOL. PG.		ACRES REMAINING	
T1N R38E WM										
Sec. 34 SW $\frac{1}{4}$		160.00								
Except:										
Parcel 700		70.00					ProF4708		90.00	
Parcel 800		3.75					ProF4708		86.25	
Parcel 900		3.75					ProF4708		82.50	
Co. Rd. No. 20		0.34							82.16	
1. Paddock, Ona		27406				2/24/78	ProF4708			
"		"				"	AF# 232			
2. Paddock, Ona A. (LE)		35435				9/2/80	95196 B/S			
"		44557				9/10/84	BOE #A-48			
"		55359				12-19-89	95196		B/s	
3. Rhoads, Stanley C & Paddock, Margery S		"				"	89-72		Authoriz	
4. Rhoads, Stanley C (LE) & Paddock, Margery S										
5. Rhoads, Dennis K & Paddock, Margery S						10/10/00	20003947		QC	
6. Rhoads, Dennis K & Paddock, Margery S Trste						11/8/01	20014712		Grant Deed	

Account 10745 Assessment Summary

 Account Paid

[Account](#) [Taxes](#) [Sales History](#) [Value History](#) [Reports](#) [Files](#)

 Real Property

Situs Address

Mailing Address

RHOADS, DENNIS K 50%
MARGERY S PADDOCK TRUST 50%
5324 N JEFFERSON ST
SPOKANE WA 99205-5316

Map and Taxlot

01N3834-00-00900

Owner

RHOADS, DENNIS K 50%

 Related Accounts

 Name Ledger  Names

Assessment

Assessment Year 2025

 Assessment Summary

	RMV	MAV	AV
Land	\$7,110		
Improvements	\$0		
Total	\$7,110	\$0	\$770

Account Status

Active

Size

3.41 Acre(s)

Property Class

550 - FARM EFU SPCL ASSMT VACANT

Legal Description

See Record

Notations

None

Special Assessments

None

Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
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Union County, OR | Property Search
Online

Account 10744 Assessment Summary

 Account Paid

[Account](#) [Taxes](#) [Sales History](#) [Value History](#) [Reports](#) [Files](#)

 Real Property

Situs Address

Mailing Address

RHOADS, DENNIS K 50%
MARGERY S PADDOCK TRUST 50%
5324 N JEFFERSON ST
SPOKANE WA 99205-5316

Map and Taxdot

01N3834-00-00800

Owner

RHOADS, DENNIS K 50%

 Related Accounts

 Name Ledger  Names

Assessment

Assessment Year 2025

 Assessment Summary

Type	RMV	MAV	AV
Land	\$8,020		
Improvements	\$0		
Total	\$8,020	\$0	\$1,024

Account Status	Active
Size	3.41 Acre(s)
Property Class	550 - FARM EFU SPCL ASSMT VACANT
Legal Description	See Record
Notations	None
Special Assessments	None

Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
© 2022 - 2026 Helion Software					

Account 10746 Assessment Summary

✓ Account Paid

[Account](#) [Taxes](#) [Sales History](#) [Value History](#) [Reports](#) [Files](#)

 Real Property

Situs Address

Mailing Address

RHOADS, DENNIS K 50%
MARGERY S PADDOCK TRUST 50%
5324 N JEFFERSON ST
SPOKANE WA 99205-5316

Map and Taxlot

01N3834-00-01000

Owner

RHOADS, DENNIS K 50%

 Related Accounts

 Name Ledger  Names

Assessment

Assessment Year 2025

 Assessment Summary

	RMV	MAV	AV
Land	\$186,660		
Improvements	\$0		
Total	\$186,660	\$0	\$24,287

Account Status

Active

Size

82.16 Acre(s)

Property Class

550 - FARM EFU SPCL ASSMT VACANT

Legal Description

See Record

Notations

None

Special Assessments

None

Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
© 2022 - 2026 Helion Software					

WHEN RECORDED, RETURN TO:

Bruce H. Erickson
Algeo, Clarke & Erickson
102 East Baldwin
Spokane, WA 99207

QUIT CLAIM DEED

The GRANTOR Stanley C. Rhoads, a married man as to his separate property, for and in consideration of love and affection, conveys and quit claims to the GRANTEE Dennis K. Rhoads, a single man, the following described real estate together with all after-acquired title situated in the County of Union, State of Oregon:

All that portion of the southwest quarter of Section 34, Township 1 North, Range 38 East of the Willamette Meridian, described as follows, to-wit:

Commencing at a point on the north line of the southwest quarter of said Section 34 which point is 70 rods west of the northeast corner of said southwest quarter; thence continuing west along said north line a distance of 90 rods, more or less, to the northwest corner of said southwest quarter; thence south along the west line of said southwest quarter 160 rods; more or less, to the southwest corner of said subdivision; thence east along the south line of said subdivision 90 rods, more or less, to a point 70 rods west of the southeast corner of said southwest quarter; thence north parallel with and 70 rods from the east line of said southwest quarter a distance of 160 rods, more or less, to the point of beginning.

SUBJECT TO road over and across the most northerly side of said tract. Subject also to ditches as same may now exist or appear of record.

SITUATE IN the County of Union, State of Oregon.

DATED this day of September, 2000.


Stanley C. Rhoads

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this day personally appeared before me Stanley C. Rhoads to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of September, 2000 .



Bruce H. Erickson
Notary Public in and for the State
of Washington, residing at Spokane
My Appointment expires 12/30/00

Quit Claim Deed.wpd

STATE OF OREGON }
County of Union } SS

I certify that this instrument was
received and recorded in the book of
records of said county.

R. NELLIE BOGUE HIBBERT,
Union County Clerk

by: R. Nellie Bogue Hibbert Deputy.
DOC#: 20003947
RCPT: 36347 27.00
9/18/2000 1:47 PM
REFUND: 8.00

QUIT CLAIM DEED -2-

95196

PUBLISHED BY THE OREGON PUBLISHING CO., PORTLAND, OR 97204

1-1-74

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That I, ONA A. PADDOCK

hereinafter called grantor, STANLEY C. RHODES
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
and MARGERY S. PADDOCK, brother and sister, as tenants in common
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
 of Union, State of Oregon, described as follows, to-wit:

All that portion of the southwest quarter of Section 34, Township 1 North, Range 38 East
 of the Willamette Meridian, described as follows, to-wit:

Commencing at a point on the north line of the southwest quarter of said Section 34
 which point is 70 rods west of the northeast corner of said southwest quarter; thence
 continuing west along said north line a distance of 90 rods, more or less, to the
 northwest corner of said southwest quarter; thence south along the west line of said
 southwest quarter 160 rods, more or less, to the southwest corner of said subdivision;
 thence east along the south line of said subdivision 90 rods, more or less, to a point
 70 rods west of the southeast corner of said southwest quarter; thence north parallel
 with and 70 rods from the east line of said southwest quarter a distance of 160 rods,
 more or less, to the point of beginning.

SUBJECT TO road over and across the most northerly side of said tract. Subject also
 to ditches as same may now exist or appear of record.

SITUATE IN the County of Union, State of Oregon.

RESERVING UNTO the Grantor herein a life estate in said property.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ GIFT

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
 In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of AUG. U.S.T., 1980.
 I, Ona A. Paddock, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County of Union, State of Oregon.

(If executed by a corporation, affix corporate seal)

STATE OF ARIZONACounty of MaricopaAugust 18, 1980

Personally appeared the above named

Ona A. Paddock

and acknowledged the foregoing instrument
 to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for ARIZONA

My Commission Expires Feb. 24, 1982

STATE OF OREGON, County of Union ss.Personally appeared Ona A. Paddock, 1980

and Margery S. Paddock, who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of

a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Ona A. Paddock
1510 E. Brill
Phoenix, AZ 85006

GRANTOR'S NAME AND ADDRESS

Stanley C. Rhoads Margery S. Paddock
N 5127 Adams 12700 Newport Ave. #2
Spokane, WA 99208 Tustin, CA 92680

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carey & Joseph, P.C.
P.O. Box 1399
La Grande, OR 97850

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ona A. Paddock
1510 E. Brill
Phoenix, AZ 85006

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Union ss.

I certify that the within instru-
 ment was received for record on the
22 day of Aug, 1980,
 at 8:30 o'clock A.M. and recorded
 in book/reel/volume No. 95196 on
 page 1 or as document/file/
 instrument/microfilm No. 95196.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Stanley C. Rhoads
 NAME TITLE

By Margery S. Paddock Deputy

95194

1-1-74

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES RHOADS

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto ~~hereinafter called grantee,~~ ONA A. PADDOCK

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Union, State of Oregon, described as follows, to-wit:

Commencing at a point on the north line of the southwest quarter of Section 34, Township 1 North, Range 38 East of the Willamette Meridian which is 70 rods west of the northeast corner of said southwest quarter; thence continuing west along said north line a distance of 30 rods; thence South 20 rods; thence East 30 rods to a point 70 rods west of the east line of said southwest quarter of Section 34; thence North 20 rods to the point of beginning. SUBJECT TO road over and across the north side thereof.

SITUATE IN the County of Union, State of Oregon

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1980; ~~Witness my hand and seal of said county, at Portland, Oregon, this 25th day of July, 1980, at 3:30 o'clock P.M., and recorded in book 102, volume N.A., page 102.~~

Charles E Rhoads

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Union
July 25, 1980
Personally appeared the above named
CHARLES RHOADS

STATE OF OREGON, County of _____

Personally appeared _____

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(SEAL)

and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

My commission expires: 10-12-81

Notary Public for Oregon
My commission expires: _____

Charles Rhoads
P.O. Box 295
Milton Freewater, OR 97862

GRANTOR'S NAME AND ADDRESS
Ona A. Paddock
1510 E. Brill
Phoenix, AZ 85006

After recording return to:
Carey & Joseph, P.C.
P.O. Box 1399
La Grande, OR 97850

NAME ADDRESS ZIP
Ona A. Paddock
1510 E. Brill
Phoenix, AZ 85006

STATE OF OREGON,

County of Union

I certify that the within instrument was received for record on the 22 day of Aug, 1980, at 3:30 o'clock P.M. and recorded in book 102, volume N.A., page 102 or as document fee file instrument/microfilm No. 95194. Record of Deeds of said county.

Witness my hand and seal of County of _____

By maidy nph Deputy

94130 M

QUITCLAIM DEED.

KNOW ALL MEN BY THESE PRESENTS, That STANLEY RHODS, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto ONA A. PADDOCK, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Union, State of Oregon, described as follows, to-wit:

Commencing at a point on the north line of the southwest quarter of Section 34, Township 1 North, Range 38 East of the Willamette Meridian 100 rods west of the northeast corner of said southwest quarter; thence continuing west along said north line a distance of 30 rods; thence South 20 rods; thence East 30 rods to a point 100 rods west of the east line of said southwest quarter of Section 34; thence North 20 rods to the point of beginning. SUBJECT TO road over and across the north side thereof.

SITUATE IN the County of Union, State of Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of August, 1980; ~~the same was caused to be signed and sealed by its officers, duly authorized thereto by resolution of its board of directors.~~

Stanley Rhoads

(If executed by a corporation, affix corporate seal)

WASHINGTON
STATE OF ~~OREGON~~,
County of Spokane,
August 15, 1980.
Personally appeared the above named
STANLEY RHODS
and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:
Notary Public for ~~Spokane~~ Washington
My commission expires: March 8, 1983

STATE OF OREGON, County of Union,
1980.
Personally appeared Stanley Rhoads and Ona A. Paddock,
who, being duly sworn,
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Stanley Rhoads & Ona A. Paddock, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:
Notary Public for Oregon
My commission expires: _____ (SEAL)

Stanley Rhoads
N. 5127 Adams
Spokane, WA 99208
GRANTOR'S NAME AND ADDRESS
Ona A. Paddock
1510 E. Brill
Phoenix, AZ 85006
GRANTEE'S NAME AND ADDRESS

After recording return to:
Carey & Joseph, P.C.
P.O. Box 1399
La Grande, OR 97850
NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.

Ona A. Paddock
1510 E. Brill
Phoenix, AZ 85006
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Union,
I certify that the within instrument was received for record on the 20 day of August, 1980, at 8:20 o'clock AM, and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. 94130.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Carol A. Bell Deputy

SPACE RESERVED
FOR
RECORDER'S USE

BOOK 121 PAGE 84

22907

KNOW ALL MEN BY THESE PRESENTS, That Clement L. McKinnis, husband of Nettie McKinnis in consideration of Ten Dollars,

to him paid by Nettie McKinnis, wife of Clement L. McKinnis

do hereby remise, release and forever QUITCLAIM unto the said Nettie McKinnis, wife of Clement L. McKinnis, and unto her heirs and assigns all his right, title and interest in and to the following described real property, with the tenements, hereditaments and appurtenances, situated in the County of Union, State of Oregon, bounded and described as follows, to-wit:

An undivided one-half interest in the southwest quarter of Section 34, Township 1 North, Range 38 EWM, for the purpose of creating in himself and her an estate by the entireties.

To Have and to Hold the same unto the said Nettie McKinnis, wife of Clement L. McKinnis, her heirs and assigns forever.

Witness my hand and seal this 8th day of February, 1950

Clement L. McKinnis (SEAL)

(SEAL)

STATE OF OREGON,

ss.

County of Union On this 8th day of February, 1950, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clement L. McKinnis

who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Charles R. Cator
Notary Public for Oregon.

My commission expires 3/12/50

INDEXED 22907

QUITCLAIM DEED

(FORM No. 721)

TO

STATE OF OREGON,

County of Union

I certify that the within instrument was received for record on this 15th day of Feb., 1950, at 2:00 o'clock P. M., and recorded in book 121 on page 84 of said County.

Witness my hand and seal of County affixed.

C. L. McKinnis
County Clerk-Recorder.

By *Nettie McKinnis*
Deputy.

BY STEVENSON LAW PUB. CO., PORTLAND



UNION COUNTY Planning Department

Inga Williams
Planning Director

1001 4th Street, Suite C La Grande, OR 97850 • Phone (541) 963-1014 • www.UnionCountyOR.gov
IWilliams@Union-County.org • PTracy@Union-County.org • PHall@Union-County.org

APPLICATION NUMBER: 2026-0035

STAFF REPORT CONDITIONAL USE – LOT OF RECORD DWELLING

Purpose of the Application	Gain approval of an Ownership Lot of Record Dwelling
Relevant Ordinance Criteria	Union County Zoning, Partitioning, and Subdivision Ordinance (UCZPSO) Article 2, Sections 2.04; 2.05, 2.06, 2.09; OAR 660-033-0130(5); UCZPSO Article 21
Property Owners	Dennis K. Rhoads (50%) and Margery S. Paddock / Margery S. Paddock Trust (50%)
Applicants	Randall D. McKinnis and Cody L. McKinnis
Property Location	Township 1 North, Range 38 East, Section 34; Tax Lot 1000 (Tax ID. 10746), with Tax Lots 800 and 900 (Tax ID 10744, 10745) forming a tract; located south of Dry Creek Lane
Zone Designation	A-1 Exclusive Farm Use Zone
Comprehensive Plan Designation	Exclusive Agriculture
Parcel Size	Tax Lot 1000 - 82.16 acres; Tax Lots 900 and 800 - 3.41 acres each; tract total approx. 88.98 acres

I. QUASI-JUDICIAL LAND USE DECISION

A motion to approve or deny includes findings that justify the approval or denial of the application as presented during the public hearing, which may include the application, exhibits, staff report, and testimony. Only findings which support the Planning Commission's motion should be read into the record.

Motion to Approve

"I move that the Planning Commission approve this Conditional Use application for an ownership lot of record dwelling as requested in File No. 2026-0035. The application complies with applicable criteria of the Union County Zoning, Partition, and Subdivision Ordinance and is supported by *[choose any or all of the following]*

- analysis and findings in the staff report,
- information provided in the application,
- verbal testimony at the public hearing by the applicant,
- verbal testimony at the public hearing by the public in support of the application.

This motion includes the requirement for the applicant to comply with the conditions of approval, as listed in Section II of the staff report."

Motion to Deny

"I move that the Planning Commission deny this Conditional Use application for an ownership lot of record dwelling as requested in File No. 2026-0035. The application does not comply with *[state*

relevant section of Code] of the Union County Zoning, Partition, and Subdivision Ordinance and this is supported by *[choose any or all of the following*

- the staff report analysis and findings that the application does not comply with the land use regulations,
- information provided in the application that does not support an approval,
- verbal testimony by the public at the public hearing in opposition of the application, more specifically...”

II. CONDITIONS OF APPROVAL

1. Approval to construct the dwelling is valid for four years from the date of decision. An extension of this approval may be granted for two years. Five additional one-year extensions may be requested. Extensions must be requested in writing prior to the expiration of the original approval or prior extension. No extensions shall be granted if any applicable rule or land use regulation has been amended following this approval. The construction must be substantially complete and final building inspections for the foundation approved prior to the expiration date.
2. Prior to the Planning Department issuing zoning approvals for any permits, the property owners shall complete the following items:
 - (a) The property owners shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices.
 - (b) The owners shall consolidate the three-parcel tract (Tax Lots 800, 900, and 1000) into a single legal parcel by completing a Property Line Adjustment through the Union County Planning Department, and shall record the approved adjustment as required by the county surveyor with the Union County Clerk.
3. The dwelling shall be located in the northwest corner of the tract and shall comply with regulations and building requirements.
4. This dwelling approval is for Dennis K. Rhoads (50%) and Margery S. Paddock / Margery S. Paddock Trust (50%) and may be transferred only once to a new owner if neither present owner chooses to construct the dwelling.

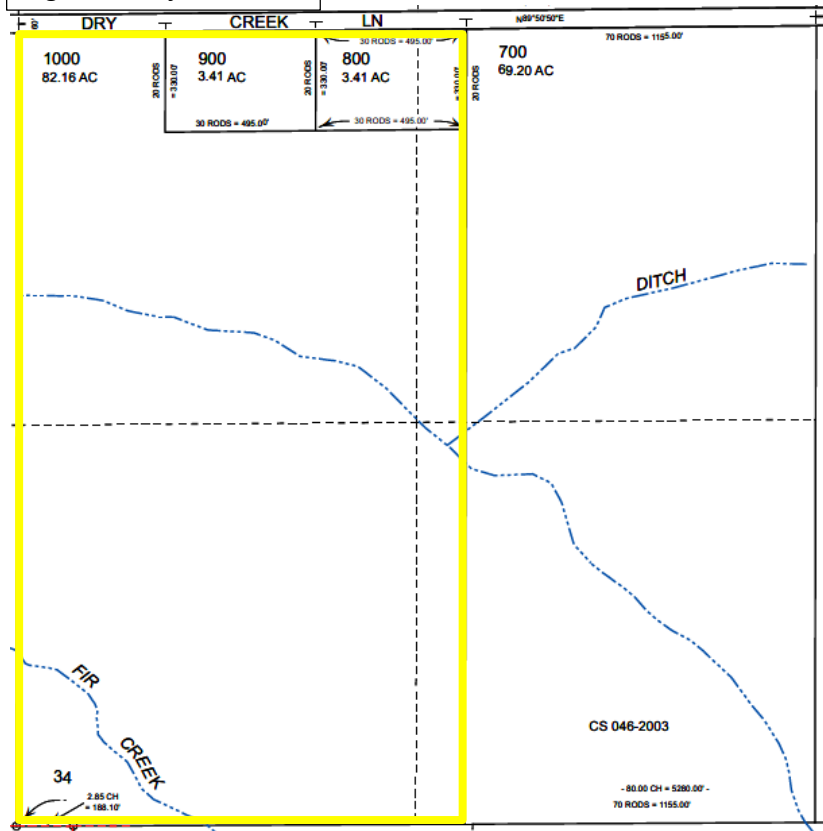
III. BACKGROUND AND PROPERTY INFORMATION FINDINGS

The applicants, as agents for the property owners, are requesting approval of an ownership lot of record dwelling on the subject property, tax lot 1000. An approval would include tax lots 1000, 900 and 800, which are adjacent parcels under the same ownership and meet the definition of a tract. The subject tract is the westerly half of the southwest quarter of Section 34, T1N R38E, shown in **Figure 1**.

A lot of record dwelling is considered a nonfarm dwelling because the approval of the dwelling is not dependent on the owners conducting farming on the parcel. The current owners rent the property for pasture and light farming.

The applicable approval criteria in UCZPSO Section 2.09 allows a dwelling on a lawfully created parcel that the same family has owned continuously since before January 1, 1985. The regulations require that when that parcel is part of a tract, which means adjacent parcels under the same ownership, all the parcels in the tract must be consolidated into a single parcel.

Figure 1. Subject Tract



The parcels in this tract are lawfully created parcels. The chain of title runs as follows:

- Clement L. and Nettie McKinnis held the Southwest Quarter by 1950 (Quitclaim Deed, Book 121, Page 84).
- Nettie M. McKinnis died June 14, 1960, owning the entire Southwest Quarter; her 1952 will was probated in 1960, and the 1961 Order Approving Final Account distributed the property within her family:
 - o the roughly 82-acre remainder (now Tax Lot 1000) to her daughter Ona Paddock, and
 - o two roughly 3.75-acre tracts (now Tax Lots 800 and 900) to her grandsons Charles Rhoads and Stanley Rhoads, and
 - o the East 70 rods (Tax Lot 700, a separate parcel) to her daughter Fern Westenskow.
- In 1980, Charles and Stanley Rhoads reconveyed their small tracts back to Ona Paddock (Inst. Nos. 94130, 95194)
- By Bargain and Sale Deed recorded August 22, 1980 (Inst. No. 95196), Ona A. Paddock conveyed the assembled roughly 89-acre westerly ownership — a single legal description covering all three tax lots — to Stanley C. Rhoads and Margery S. Paddock, as tenants in common, reserving a life estate.
- By Quitclaim Deed recorded September 18, 2000 (Doc. No. 20003947), Stanley C. Rhoads conveyed his interest to Dennis K. Rhoads.
- A 2001 grant deed (Doc. No. 20014712) placed Margery S. Paddock's interest in trust.

The current owners of record are Dennis K. Rhoads (50%) and the Margery S. Paddock Trust (50%). Every transfer in this chain occurred within Nettie McKinnis' family, and the transfers into the present ownership predate January 1, 1985. The applicants' narrative states the property has remained in the same family lineage since the early twentieth century without ever being sold, that no dwelling has ever existed on any of the three parcels, and that the property is not high-value farmland.

The subject tract is within the Imbler School District and within the Imbler Rural Fire Protection District. There are wetlands and two creeks on the property, **Figure 2**. The tract is within the big game habitat overlay but not winter critical habitat. It is adjacent to an ODFW Priority Wildlife Connectivity Area connector corridor, **Figure 3**.

Figure 2. Statewide Wetlands Inventory

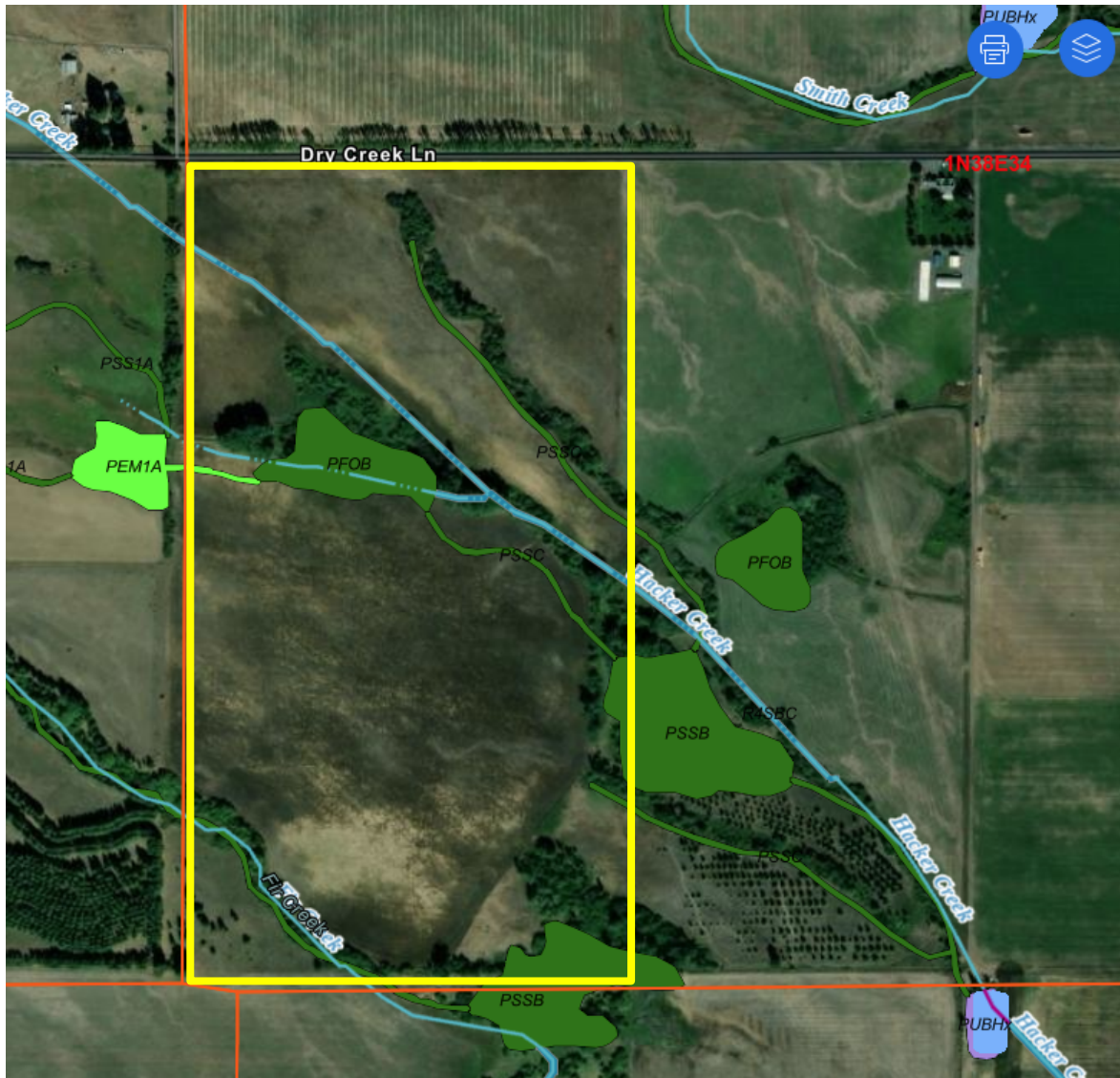
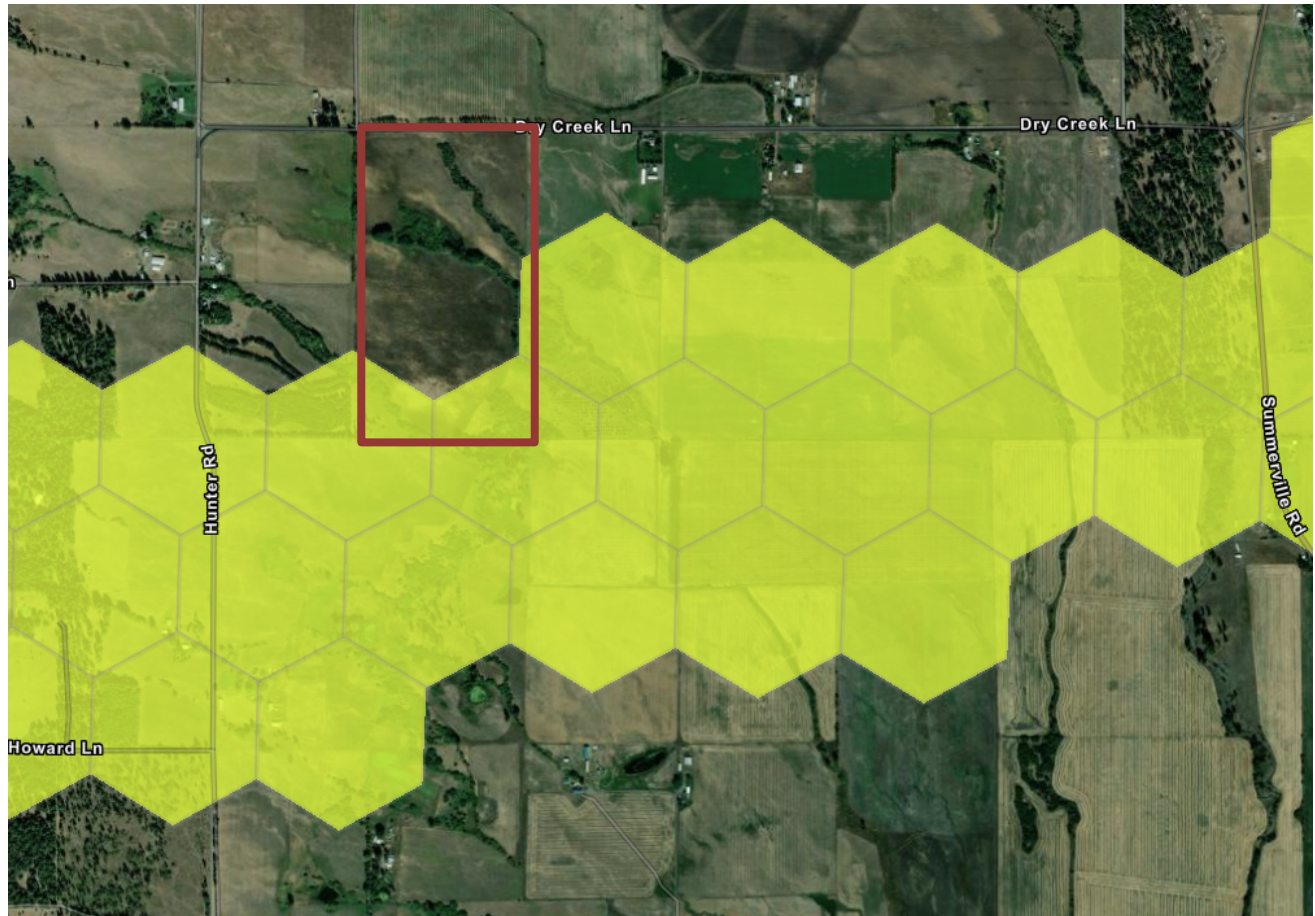


Figure 3. ODFW Priority Wildlife Connectivity Area connector corridor



IV. AGENCY COMMENTS

Jon Paustian, Grande Ronde Watershed Wildlife Habitat Biologist, sent comments regarding the tract. He identifies that the tract is located within Big Game Habitat and adjacent to a Priority Wildlife Connectivity Area connector. Connectors act as structural links that bridge larger habitat patches. He recommends locating the homesite in proximity to other dwellings and agrees that the NW corner of the tract will reduce disturbance to wildlife. The full comments are attached to this staff report.

V. PUBLIC TESTIMONY

No written public testimony was received as of the finalization of the staff report.

VI. FINDINGS APPLYING CODE CRITERIA

All applications are subject to the requirements of the Union County Zoning, Partition and Subdivision Ordinance (UCZPSO), State Statute (ORS) and Oregon Administrative Rules (OAR). Sections in boldface type below denote the relevant regulations. Sections in regular type denote staff analysis of the application.

UCZPSO Article 2.00 – A-1 Exclusive Farm Use Zone

Section 2.04 Conditional Uses with General Review Criteria

In the A-1 Zone, the following uses and their accessory buildings and uses are permitted subject to county review under Article 24.03 Quasi-Judicial land use decision and the specific standards for the

use set forth in Section 2.05, as well as the general standards for the zone and the applicable standards in Article 21.00 (Conditional Uses).

17. One single-family dwelling on a lawfully created lot or parcel subject to Subsection 2.05.26.B and Section 2.09.

Section 2.05 Use Standards

Subsection 26.B. Single-Family Dwelling Deeds. The landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Findings: The owners are required to execute and record this waiver with the Union County Clerk of the Court before the Planning Department can issue any permit approvals. This is included as a condition of approval.

Section 2.09 Ownership Lot of Record Dwelling

1. A dwelling may be approved on a pre-existing lot or parcel if:

A. The lot or parcel on which the dwelling will be sited was lawfully created and was acquired and owned continuously by the present owner as defined in paragraph 5: (1) Since prior to January 1, 1985; or (2) By devise or by intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985.

Findings: As described in Section III of this staff report, the parcels were determined by county counsel to have been lawfully created by the 1961 Order Approving Final Account for the probate of Nettie McKinnis. These parcels have remained in the same family's ownership by devise or intestate since prior to 1985.

B. The tract on which the dwelling will be sited does not include a dwelling;

Findings: A dwelling does not exist on the tract which consists of tax lots 1000, 800, and 900.

C. The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993; no dwelling exists on another lot or parcel that was part of that tract;

Findings: Tax lots 1000, 800, and 900 were under the common ownership of Stanley C. Rhoads and Margery S. Paddock as of November 4, 1993. There were no other parcels that were part of this tract in 1993. The adjacent parcel to the east (Tax Lot 700), comprising the East 70 rods of the Southwest Quarter, was separately owned by Charles E. Rhoads as of that date and was not part of this tract.

D. The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged Land Use Plan and land use regulations and other provisions of law;

Findings: The proposed dwelling is not prohibited by the Land Use Plan or any other land use regulation. The dwelling must comply with all regulations at the time of construction.

E. The lot or parcel on which the dwelling will be sited is not high-value farmland except as provided in paragraphs 3 and 4; and

Findings: The tract is not considered high-value farmland. The parcel, Tax lot 1000, contains ~21 acres of high-value crop land, which is roughly 24% of the entire tract. The majority of the soils, 76%, are considered forest soils. Because the property is not predominantly composed of high-value soils, it does not meet the definition of high-value farmland.

- F. When the lot or parcel on which the dwelling will be sited lies within an area designated in the Land Use Plan as habitat of big game, the siting of the dwelling is consistent with the limitations on density upon which the acknowledged Land Use Plan and land use regulations intended to protect the habitat are based.**

Findings: The tract falls within the Big Game Habitat overlay. Appendix N of the Land Use Plan, Page 79, states, "Development should be of low density, allowing for normal agricultural and forest uses. Residential densities should generally not exceed 1 per 40 acres. However, on some critical big game winter ranges partitioning or subdividing is not recommended." The tract total is approximately 89 acres so a dwelling on this tract would not exceed the recommended density.

- 2. When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed;**

Findings: The tract consists of three legal parcels (Tax Lots 800, 900, and 1000) in common ownership. A condition of approval requires consolidation of the tract into a single parcel through a property line adjustment prior to zoning approval of any permits.

[Subsection 3. and 4. are for properties with high-value farmland and not relevant to this application]

- 5. For purposes of paragraph 1, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or a combination of these family members;**

Findings: The relationships between family members that the land has passed down to meet the definition of "owner."

- 6. The county assessor shall be notified that the governing body intends to allow the dwelling.**

Findings: The Planning Department has notified the County Assessor of this application and will notice the Assessor of the Planning Commission's decision.

- 7. An application for a single-family dwelling that is approved under this section may be transferred by a person who has qualified under this section to any other person after the effective date of the land use decision.**

Findings: The ability to construct a dwelling under this approval may be transferred one time by the owners who have qualified for the dwelling to any other person after the effective date of approval.

Section 2.06 Conditional Use Review Criteria

- 1. An applicant for a use permitted in Section 3.04 must demonstrate compliance with the following criteria in addition to the applicable standards in Article 21.00 and subject to the review process identified in Section 24.03.**

Findings: Article 21 outlines the Conditional Use processes, procedures, and standards for specific uses, which are being followed by this review. Subsection 21.06.1 states, "A conditional use shall ordinarily comply with the standards of the zone concerned for uses permitted outright except as specifically modified by the Planning Commission in granting the conditional use." This returns the requirements back to the #2 and #3 of this section. Section 24.03 of Article 24 is the application review procedures, which are also being followed.

- 2. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and**

3. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

OAR 660-033-0130 (5), revised and effective January 1, 2025

- (c) For purposes of subsection 2 and 3, a determination of forcing a significant change in accepted farm or forest practices on surrounding lands devoted to farm and forest use or a determination of whether the use will significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use requires:
 - (A) Identification and description of the surrounding lands, the farm and forest operations on those lands, and the accepted farm practices on each farm operation and the accepted forest practices on each forest operation:
 - (B) An assessment of the individual impacts to each farm and forest practice, and whether the proposed use is likely to have an important influence or effect on any of those practices. This assessment applies practice by practice and farm by farm; and
 - (C) An assessment of whether all identified impacts of the proposed use when considered together could have a significant impact to any farm or forest operation in the surrounding area in a manner that is likely to have an important influence or effect on that operation.
 - (D) For purposes of this subsection, examples of potential impacts for consideration may include but are not limited to traffic, water availability and delivery, introduction of weeds or pests, damage to crops or livestock, litter, trespass, reduction in crop yields, or flooding.
 - (E) For purposes of subsection 2 and 3, potential impacts to farm and forest practices or the cost of farm and forest practices, impacts relating to the construction or installation of the proposed use shall be deemed part of the use itself for the purpose of conducting a review under subsection 2 and 3.
 - (F) In the consideration of potentially mitigating conditions of approval under ORS 215.296(2), the governing body may not impose such a condition upon the owner of the affected farm or forest land or on such land itself, nor compel said owner to accept payment to compensate for the significant changes or significant increases in costs described in subsection 2 and 3.

Findings: The subject tract is currently leased for pasture and light farming. All adjacent parcels are zoned Exclusive Farm Use. Parcels to the north and west predominantly contain forest soils. Parcels to the east and south predominantly contain high value crop soils. A review of an aerial shows a few small areas of tree plantings in the parcel to the southwest and to the southeast. Farming is being done to the parcels to the north and northwest and the other areas might be grazing cattle.

One dwelling built in 1906 is on the adjacent parcel to the east. The two parcels to the west each contain a dwelling, one built in 1974 and one replaced in 2002 is on the adjacent southwest parcel. The parcel to the southwest contains a dwelling, replaced in 2023. Across Hunter Road, to the northwest, is a parcel with a 1920 dwelling and directly north is 1900 dwelling. Other parcels outside of those immediately adjacent to the subject tract contain historic dwellings or replacement dwellings.

The dwelling proposed by this application is considered a nonfarm dwelling because the approval of the dwelling is not reliant upon the owners being agricultural operators. All other dwellings on adjacent parcels and in the immediate area appear to have been established 40 years ago or more. The installation of a new dwelling not associated with a farming use may create impacts.

However, it is unlikely to force surrounding farm or forest operators to alter accepted practices — such as tilling, planting, harvesting, spraying, grazing, or timber management — nor should it significantly increase the cost of those practices. The tract is already in proximity to existing residential and

agricultural uses and is being leased for agricultural uses. A new dwelling will impose no new restriction on neighboring operations. The recordation of the farm and forest practices waiver required by OAR 660-033-0130(30) / UCZPSO 2.05.26.B further protects surrounding operators by barring the owners and their successors from claims against accepted farm or forest practices.

Article 20 – Supplementary Provisions

Section 20.09 - SIGNIFICANT GOAL 5 RESOURCE AREAS

6. The reviewing body may impose the following conditions, as applicable upon a finding of fact that warrants such restrictions:

C. Big Game Winter Range and Big Game Critical Habitat.

A proposed new structure requiring a conditional use may be required to:

- (1) Be located as close as possible to an ADJACENT compatible structure (a compatible structure shall be any structure which does not adversely affect the intended use of another structure);**
- (2) Share a common access road or where it is impossible to share a common access road, locate as closely as possible to the nearest existing public road in order to minimize the length of access from the nearest road.**

Findings: The closest adjacent dwelling is across the street and catty corner to the northwest corner of the subject tract, Figure 4. There is no common access road to utilize but the proposed dwelling can be located within the northwest corner of tax lot 1000 so as to be as close as possible to an adjacent structure and nearest to the public road.

Figure 4. Adjacent residential use



VII. PLANNING COMMISSION AUTHORITY AND ACTION

UCZPSO 21.01 Authorization to Grant or Deny Conditional Uses

Uses designated in this Ordinance as permitted conditional uses shall be permitted or enlarged or altered upon approval by the Planning Commission in accordance with the standards and

procedures specified in this article. Changes in use, expansion or contraction of site, or alterations of structures or uses classified as conditional existing prior to the effective date of this Ordinance, shall conform to all regulations pertaining to conditional uses.

UCZPSO 21.03 Commission Action

In addition to the general requirements of this Ordinance, in granting a conditional use the Commission may attach conditions which it finds are necessary to carry out the purposes of this Ordinance. These conditions may increase the required lot or yard, control the location and number of vehicular access points to the property, increase the street width, limit the number of signs, limit coverage of height of buildings because of obstruction of view and reduction of light and air to adjacent property, and require sight obscuring fencing and landscaping where necessary to reduce noise and glare and maintain the property in a character in keeping with the surrounding area.

UCZPSO 24.12 Decision on Quasi-Judicial Land Use Application

The decision of the hearings body shall be based upon and accompanied by a brief statement that explains:

- A. The criteria and standards considered relevant to the decision;
- B. Statement of basic facts relied upon in rendering the decision; and
- C. Ultimate facts which explain and justify the reason for the decision based on the criteria, standards and basic facts set forth.

VIII. NOTIFICATION

The applicants submitted a Conditional Use Permit application to the Union County Planning Department requesting approval to establish an Ownership Lot of Record Dwelling on June 30, 2026. The Planning Director deemed the application complete on July 1, 2026. Conditional Use applications are reviewed by the Planning Commission through a public hearing review process subject to UCZPSO 24.03, 24.09, 24.10, 24.11, and 24.12 as a Quasi-Judicial Land Use Decision. Notice of this Public Hearing was mailed to property owners within 500 feet of the subject property on July 27, 2026 and published in the East Oregonian newspaper on August 12, 2026.

Within five working days of the Planning Commission's decision, a Notice of Decision will be mailed to the applicant and all participating parties, and will include appeal procedures permitted within 30 days calendar days from the date of the decision.



Oregon

Tina Kotek, Governor

Department of Fish & Wildlife

East Region

107 20th Street

La Grande, Oregon, 97850

(541)962-1838

Fax (541)963-6670

August 12, 2026

Union County Planning Department
Attn. Inga Williams
1001 Fourth Street
La Grande, OR 97850

Subject: McKinnis-Rhoads-Paddock Ownership Lot of Record Dwelling: T1N, R38E, Tax Lots 1000, 800, and 900

To protect, promote and enhance wildlife and wildlife habitat values, the Oregon Department of Fish and Wildlife (Department) appreciates the opportunity to comment on important land use decisions. The identified tract is located within Big Game Habitat and is adjacent to an identified ODFW Priority Wildlife Connectivity Area (PWCA) connector. PWCA connectors act as structural links that bridge larger habitat patches, helping wildlife disperse, locate breeding partners, and adapt to changing conditions. A connector typically passes through high-quality undisturbed land or the best available marginal habitat across degraded or developed areas. To effectively minimize disturbance to wildlife, the Department recommends consolidating footprints associated with homesites and outbuildings to the closest ingress/egress point. Based on the information provided by the applicants, constructing a home in the NW corner of the tract will help to address potential disturbance to wildlife. With a long-standing history of chronic big game damage in the immediate area, the potential homeowners need to be aware of the high potential for wildlife to frequent the land. The Department recommends the incorporation and use of wildlife friendly fencing to help facilitate wildlife passage across the landscape, while also reducing potential big game damage to infrastructure. Montana Fish, Wildlife & Parks has developed a publication titled "A Landowner's Guide to Wildlife Friendly Fencing" that is extremely useful when designing fences for functionality and friendliness. Thank you for these considerations.

Jon Paustian
Grande Ronde Watershed Wildlife Habitat Biologist
Oregon Department of Fish and Wildlife
jon.a.paustian@odfw.oregon.gov
(541)962-1838