

BE IT REMEMBERED, that at a regular term of the Union County Board of Commissioners, for the County of Union, sitting for the transaction of County business, begun and held at the Joseph Building Annex in the City of La Grande, in said County and State, on Wednesday of said month and the time fixed by law for holding a regular term of said Court, when were present:

The Honorable PAUL ANDERES, CHAIR

DONNA BEVERAGE, COMMISSIONER

R. MATTHEW SCARFO, COMMISSIONER

WHEN, on Wednesday, the \_\_\_ day of \_\_\_\_\_ 2023, among others the following proceedings were had to-wit:

IN THE MATTER OF ADOPTING UNION COUNTY )  
ECONOMIC OPPORTUNITY ANALYSIS AND UNION )  
COUNTY COMPREHENSIVE PLAN AMENDMENT )  
GOAL 9; AND AMENDING THE UNION COUNTY )  
COMPREHENSIVE LAND USE PLAN AND MAP TO )  
REZONE AND CHANGE LAND USE CLASSIFICATION )  
FOR 23.00 TOTAL ACRES )  
ORDINANCE  
2023-03

WHEREAS, a Plan Amendment application was submitted by Union County to adopt the Union County Economic Opportunity Analysis and amend the Union County Comprehensive Plan Goal 9, Land Use Plan and Zoning Map to:

- 1) Rezone 6.0 acres of property described in attached Exhibit "A" (Twp. 02S, Range 38 EWM, Section 31, Tax Lot 600) from A-4 Timber-Grazing to I-1 Light Industrial and change its Land Use Classification from Timber-Grazing to Light Industrial; and
- 2) Rezone 2.0 acres of property described in attached Exhibit "A" (Twp. 02S, Range 38 EWM, Section 31, Tax Lot 600) from A-4 Timber-Grazing to C-1 Commercial and change its Land Use Classification from Timber-Grazing to Commercial; and
- 3) Rezone 15.00 acres of property described in attached Exhibit "B" (Twp. 06S, Range 39 EWM, Section 22, Tax Lot 600) from A-1 Exclusive Farm Use to C-1 Commercial and change its Land Use Classification from Exclusive Farm Use to Commercial;

WHEREAS, DLCD was given 35 days notice prior to the first evidentiary hearing as required by OAR 660-018-0020;

WHEREAS, the Union County Planning Commission advertised and held a public hearing to review the application and take public testimony on October 23, 2023;

WHEREAS, the Union County Planning Commission voted and made a unanimous decision recommending approval of the application to the Union County Board of Commissioners;

WHEREAS, the Union County Board of Commissioners advertised and held a public hearing on November 1, 2023 to review the Planning Commission's recommendation and receive additional public testimony and potentially make a decision.

NOW THEREFORE, BE IT ORDAINED BY THE UNION COUNTY BOARD OF COMMISSIONERS, STATE OF OREGON:

**SECTION 1: ECONOMIC OPPORTUNITY ANALYSIS**

The Union County Economic Opportunity Analysis is adopted based on the supported findings included in Exhibit "C".

**SECTION 2: UNION COUNTY ZONING MAP**

The Union County Zoning Map is amended to:

- 1) Rezone 6.0 acres of property described in attached Exhibit "A" (Twp. 02S, Range 38 EWM, Section 31, Tax Lot 600) from A-4 Timber-Grazing to I-1 Light Industrial.
- 2) Rezone 2.0 acres of property described in attached Exhibit "A" (Twp. 02S, Range 38 EWM, Section 31, Tax Lot 600) from A-4 Timber-Grazing to C-1 Commercial.
- 3) Rezone 15.00 acres of property described in attached Exhibit "B" (Twp. 06S, Range 39 EWM, Section 22, Tax Lot 600) from A-1 Exclusive Farm Use to C-1 Commercial.

**SECTION 3: UNION COUNTY LAND USE PLAN**

The Union County Land Use Plan is amended to:

- 1) Change 6.0 acres of property described in attached Exhibit "A" (Twp. 02S, Range 38 EWM, Section 31, Tax Lot 600) Land Use Classification from Timber-Grazing to Light Industrial; and
- 2) Change 2.0 acres of property described in attached Exhibit "A" (Twp. 02S, Range 38 EWM, Section 31, Tax Lot 600) Land Use Classification from Timber-Grazing to Commercial; and
- 3) Change 15.00 acres of property described in attached Exhibit "B" (Twp. 06S, Range 39 EWM, Section 22, Tax Lot 600) Land Use Classification from Exclusive Farm Use to Commercial.

**SECTION 4: SUPPORTED FINDINGS**

This Ordinance is passed and adopted with the supported findings included in Exhibit "C".

First Reading Date: \_\_\_\_\_

Second Reading Date: \_\_\_\_\_

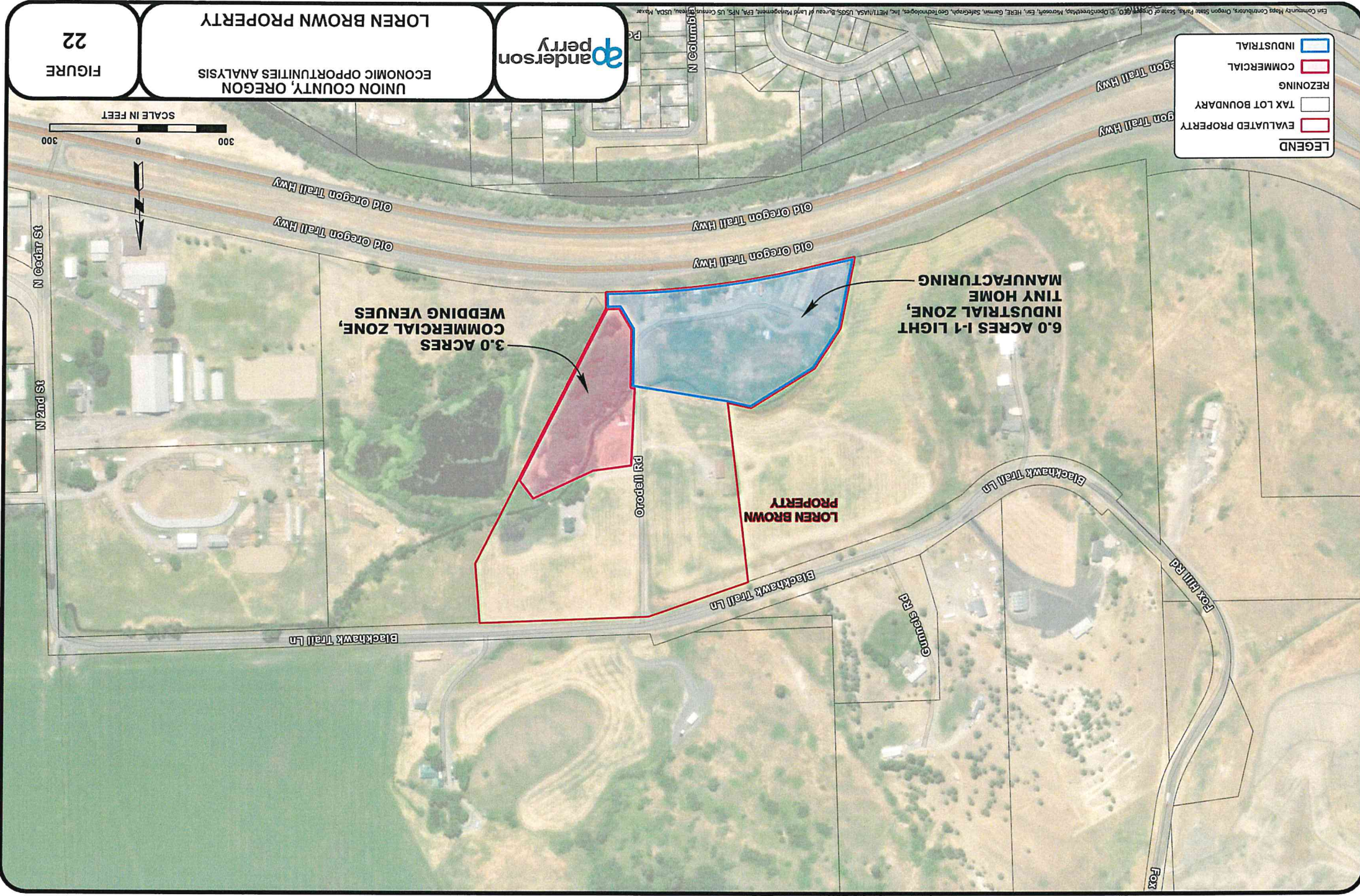
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Paul Anderes, Chair

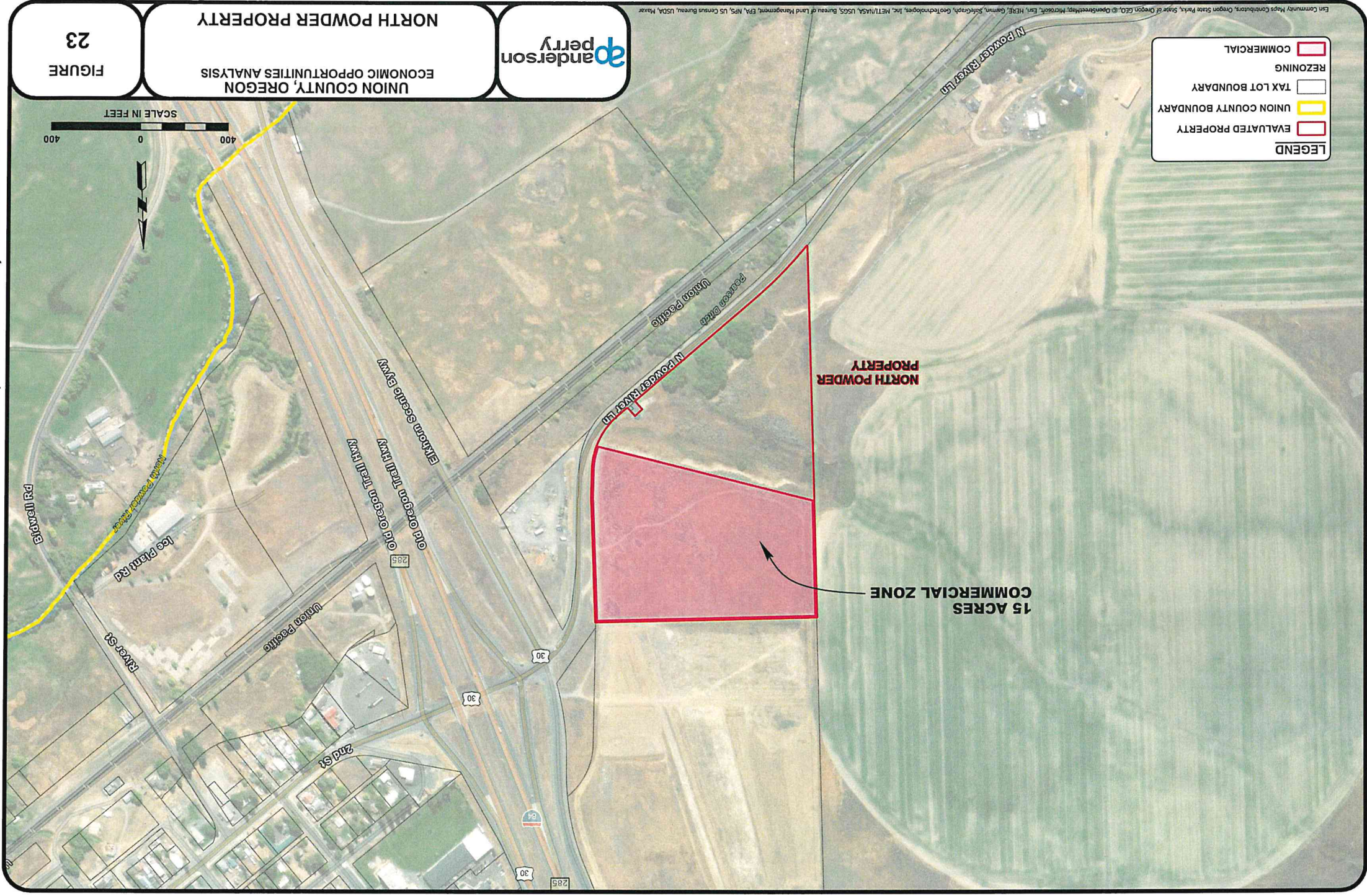
\_\_\_\_\_  
Donna Beverage, Commissioner

\_\_\_\_\_  
R. Matthew Scarfo, Commissioner

EXHIBIT "A" TWP. 02S, RANGE 38EWM, SECTION 31, TAX LOT 600



**EXHIBIT "B" TWP. 06S, RANGE 39EWM, SECTION 22, TAX LOT 600**



LEGEND	
[Red outline]	EVALUATED PROPERTY
[Yellow outline]	UNION COUNTY BOUNDARY
[White outline]	TAX LOT BOUNDARY
[Red outline]	COMMERCIAL REZONING

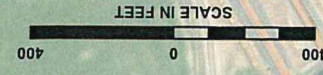


FIGURE 23

**UNION COUNTY, OREGON  
ECONOMIC OPPORTUNITIES ANALYSIS**



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MapaaplaidGIS Dept Active Projects\AR\GIS Projects\UnionCounty\934-105 SBZ Planning Assistance\AR\GIS Pro Projects\934-105 SBZ Figures.aprx, 934-105-SBZ-FIG23, NorthPowderProperty, 9/15/2023 1:46 PM, jvanloggen