



UNION COUNTY Planning Department

Scott Hartell, Planning Director

1001 4th Street, Suite C

La Grande, OR 97850

PHONE (541) 963-1014

FAX (541)963-1039

RETURN TO UNION COUNTY PLANNING DEPARTMENT

- Minor Partition
- Major Partition
- Conditional Use
- Variance
- Other: _____

A. APPLICANT (1) George Hagedorn Jr. owner and/or
 (2) Vanessa Hagedorn
 authorized agent of real property described as:

Twp.	Range	Section	Tax Lot
<u>02S</u>	<u>38</u>	<u>33C</u>	<u>1700</u>
_____	_____	_____	_____

B. The applicant requests the following in accordance with the provisions of the Union County Zoning Ordinances:

It is proposed to partition the property into two parcels.

C. Evidence supporting the request: (Attach additional materials if necessary)
 The applicant alleges that the approval of the application or change would be in harmony with the intent and purpose of said zoning ordinances and that the proposed use conforms to the standards and/or criteria prescribed therefore in said ordinances and would not be detrimental to property or persons in the neighborhood for the following reasons See Attached.

- D. A tentative plan attached including:
- 1) Vicinity map marked "Exhibit A"
 - 2) Detailed plot plan marked "Exhibit B" and
 - 3) Statements of explanatory information marked "Exhibit C"
 - 4) \$ _____, being the fee provided by Ordinance, is attached.

 Signature(s) Authorized Agent

62097 Chandler Loop
 Street/Mailing Address

La Grande, OR 97850
 City, State, Zip Code

541-962-5829
 Phone Number

George Hagedorn Jr. Vanessa Hagedorn
 Signature(s) of all landowners

62097 Chandler Loop
 Street/Mailing Address

La Grande, OR 97850
 City, State, Zip Code

541-962-5829
 Phone Number

PLANNING DEPARTMENT STAFF ONLY

Legal Parcel: Yes created by Partition Plat 2002-001

Zone(s): R-3

CIRCLE ONE:

Farm - Forest

Crop 160 - Forest 240 - Range 320

Minimum Acres: 10 / Total Acres: _____

CIRCLE ONE:

Rural Fire Protection District: La Grande

School District: La Grande

Overlay Zones: Flood plain

Flood Zone: Yes small portion

Firm # _____ Wetlands Map _____

Existing Development One dwelling

Land Division Involved: YES - NO

Parcel Size _____ Portion Involved _____

Land Divisions

Parent Parcel Size: 9.72

Resulting Parcels: approved for a variance to reduce lot size

Acres: 5.17 Existing Dwelling New Dwelling New Other Use

Acres: 4.86 Existing Dwelling New Dwelling New Other Use

Acres: _____ Existing Dwelling New Dwelling New Other Use

Dwellings

Parcel Size: _____ High Value Farmland? YES - NO # of Units: _____

- Accessory Farm Worker Housing
- Lot of Record Dwelling: #Parcels in Tract: _____ #Parcels Consolidated: _____
- Nonfarm Dwelling
- Primary Farm Dwelling: Size of Tract: _____
TEST: HV Income Non-HV Capility Non-HV Income Non-HV Size
- Relative Farm Assistance Dwelling
- Replacement Dwelling Plans for Existing Dwelling: Convert Demolish Remove
- Temporary Hardship Dwelling

TENTATIVE PLAN
PROPOSED MAJOR PARTITION PLAT
 Situated in the Southwest quarter of Section 33,
 Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon
 TAX LOT 1700 MAP 0253833C

BASIS OF BEARING

Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1" = 100'

SURVEYOR

Jeffrey S. Hsu
 Bogart, Griffith and Blackman
 2006 Adams Ave.
 La Grande, OR 97850

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2025.



OWNER

George and Vanessa Hagedorn
 62097 Chandler Loop
 La Grande, OR 97850

ZONING

UC-R3

CURRENT USE

Residential and Agricultural

PROPOSED USE

Residential and Agricultural

SCHOOL DISTRICT

La Grande School District

ROAD ACCESS

Access to property is via Chandler Loop,
 currently a 30 foot wide easement. This
 area is to be dedicated as county road
 by plat.

Access to Parcel 2 from Chandler Loop
 is via a 30 ft easement along existing
 driveway, flaring to 46 feet at North end

UTILITIES

Water to be shared by well.
 Sewage disposal to be by DEQ
 approved septic system.
 Power, telephone and natural gas
 available by individual utility
 company

DATE

January 6, 2024

