



UNION COUNTY

Planning Department

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APPLICATION NUMBER: 2025-0035

STAFF REPORT

PLAN AMENDMENT

Purpose of the Application	Amendment to the City of La Grande's Comprehensive Plan
Relevant Ordinance Criteria	Ordinance 1990-1 and 1983-8, La Grande/Union County Joint Management Agreement; UCZPSO ¹ Chapter 23
Property Location	Adoption of this assessment does not directly affect any properties. The next phase of development, when the City of La Grande seeks to expand the Urban Growth Boundary, will be the time when individual properties are affected.

Background:

Last year, the county adopted an ordinance to amend the City's comprehensive plan to incorporate an updated Goal 9 Economic Opportunities Analysis. This analysis indicated that the city would need additional commercially and industrially zoned lands to allow for economic growth commensurate with population growth over the next 20 years. The next step was creating this expansion analysis and incorporating the identified lands into the Urban Growth Boundary. The city indicates that none of the owners of the identified properties are interested in being included within the Urban Growth Boundary at this time and, therefore, are only requesting to adopt the analysis.

UCZPSO 23.05 PLANNING COMMISSION AND BOARD OF COMMISSIONER HEARING

2. **The Burden of Proof.** The burden of proof is placed on the applicant seeking an action pursuant to the provisions of this ordinance. Essential to presenting proof is the applicant, or an authorized agent's attendance at the prescribed hearing for the action unless otherwise prescribed by the hearing body. Unless otherwise provided for in this ordinance, such burden shall be to prove:
 - A. That granting the request is within the public interest, taking into consideration that the greater the departure from the present land use patterns, the greater the burden on the applicant.
 - B. The proposed change is compatible with the Land Use Plan policies or LCDC Goals and Guidelines.

¹ Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO)

3. A decision on a Land Use Plan text or map amendment by the Planning Commission and Board of Commissioners shall be based on the applicant's ability to meet all of the following:

- A. **Community attitudes and/or physical, social, economic, or environmental changes have occurred in the area or related areas since plan adoption and that a public need supports the change, or that the original plan was incorrect.**

Staff Findings: The City's Economic Opportunities Analysis, adopted March 2024, identified a need for additional commercial and industrial land to accommodate their economic growth for the next 20 years. An expansion of the Urban Growth Boundary will be required in order to provide for this need. The adoption of the expansion analysis is a required step to allow for the future expansion of the Urban Growth Boundary.

- B. **Alternative sites for the proposed uses will be considered which are comparable with the other areas which might be available for the uses proposed.**

Staff Findings: The expansion analysis that is proposed for co-adoption by the County identifies alternative sites for commercial and industrial use. Alternative sites are identified based on State law requirements and ranked for inclusion based on natural features, whether high value crop soils or not, and other considerations.

- C. **All applications to take an exception or exclude certain land from the requirements of one or more applicable statewide planning goals shall be reviewed against the requirements in OAR Chapter 660, Division 4.**

Staff Findings: The County is not proposing to create more exception lands by this adoption. This request is to adopt an assessment report into the City of La Grande's Comprehensive Plan. Future actions will need to be taken to actually expand the Urban Growth Boundary.

- D. **Determine whether the amendment significantly affects a transportation facility. The amendment shall assure that land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:**

- (1) **Limiting allowed land uses to be consistent with the planned function of the transportation facility;**
- (2) **Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the Transportation Planning Rule; or,**
- (3) **Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes.**

- E. **A plan or land use regulation amendment significantly affects a transportation facility if it:**

- (1) **Changes the functional classification of an existing or planned transportation facility;**

- (2) Changes standards implementing a functional classification system;**
- (3) Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or**
- (4) Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.**

Staff Findings: A determination regarding transportation facility impacts exist is not currently needed. An analysis will need to be completed at the time the City begins the process of expanding the Urban Growth Boundary.

- 4. The decision of the hearing body shall be based upon and accompanied by a brief statement that explains the following:**
 - A. The criteria and standards considered relevant to the decision;**
 - B. The basic facts relied upon in rendering the decision; and**
 - C. The ultimate facts and justification for the decision based on the criteria, standards and facts set forth.**
- 5. Recess of Hearing. The Planning Commission or Board of Commissioners may recess a hearing in order to obtain additional information or to notify additional property owners who it believes may be interested in the application. Upon recessing, the Commission shall announce time and date when the hearing will resume.**