



UNION COUNTY Planning Department

Inga Williams
Planning Director

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IWilliams@Union-County.org • LJohnston@Union-County.org • PHall@Union-County.org

RESIDENTIAL/COMMERCIAL/INDUSTRIAL LAND USE APPLICATION

Please complete & return this form with ATTACHMENTS

- ___ Conditional Use
___ Variance
___ Administrative Use
___ Other: **Zone I-2 Heavy Industrial Use Permit**

CONTACT INFORMATION

Applicant(s) Name(s)	Bear Creek Bridge LLC
Phone Number	503-769-2466
Email Address	larryg@hpcivil.com joshs@hpcivil.com
Mailing Address	8795 Aumsville Hwy SE Salem, OR 97317

The APPLICANT is a ... ☒ Legal Owner/Legal Representative* ☐ Contract Purchaser ☐ Agent
*provide proof

If the applicant is not the legal owner, submit the attached Property Owner Certification.

PROPERTY IDENTIFICATION

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

Township	Range	Section	Tax Lot	Zoning Designation	Acreage	Addressed* Yes or No
2S	38E	35AD	605	I-2	4.33	No

*Provide address _____

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/>

Equipment shop and storage facility for civil construction contractor. This is a permitted use under Article 13.0 for Zone I-2 Heavy Industrial Use.

CURRENT USE OF PROPERTY – also identify any structures

Outdoor storage of equipment and highway construction materials.

NARRATIVE & EVIDENCE in support of your request.

All uses require justification for approval. Staff will provide you with the code requirements you need to respond to. ***It is the applicant's responsibility to provide evidence in support of the request.*** Staff will review the information, research, and conclude that it does or does not meet the requirements of the code, or may meet the requirements with conditions.

ADDITIONAL REQUIRED ATTACHMENTS

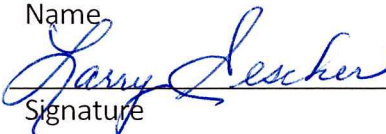
- 1) Vicinity map showing the subject property and surrounding roads and adjacent properties.
- 2) Site Plan, see attached example.
- 3) Narrative and evidence statements that address UCZPSO standards.

CERTIFICATION

all applicants must sign

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.

Larry Gescher

Name

Signature
9-15-2025
Date

Josh Smith

Name

Signature
09/15/2025
Date

Name

Signature
Date

Name

Signature
Date

For Planning Department Purposes Only

Date of Submittal _____ Date Considered Complete _____

Payment Receipt Number _____

Application Number _____

Business Registry Business Name Search

[New Search](#)

Business Entity Data

09-15-2025

11:02

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1989128-92	DLLC	ACT	OREGON	07-05-2022	07-05-2026	
Entity Name	BEAR CREEK BRIDGE LLC					
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	8795 AUMSVILLE HWY SE				
Addr 2					
CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	07-05-2022	Resign Date	
Name	LARRY	DENNIS	GESCHER				
Addr 1	8795 AUMSVILLE HWY SE						
Addr 2							
CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	8795 AUMSVILLE HWY SE					
Addr 2						
CSZ	SALEM	OR	97317		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date	
Name	JOSHUA	JOE	SMITH			
Addr 1	8795 AUMSVILLE HWY SE					
Addr 2						
CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER			Resign Date	
Name	LARRY	DENNIS	GESCHER			
Addr 1	8795 AUMSVILLE HWY SE					
Addr 2						
CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA	

[New Search](#)

Name History

Property Owner Certification

all owners must sign

The below identified persons are the ☒ legal property owner(s) ☐ legal representative
of the property that is the subject of this application and the applicant permission to apply for this proposed
use.

Larry Gescher

Josh Smith

Name

Name

Larry Gescher
Signature

9-15-2025
Date

[Signature]
Signature

09/15/2025
Date

Name

Name

Signature

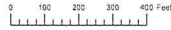
Date

Signature

Date

*If legal representative, identify your legal right to sign for the property owner. Attach documentation
showing your legal right.*

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

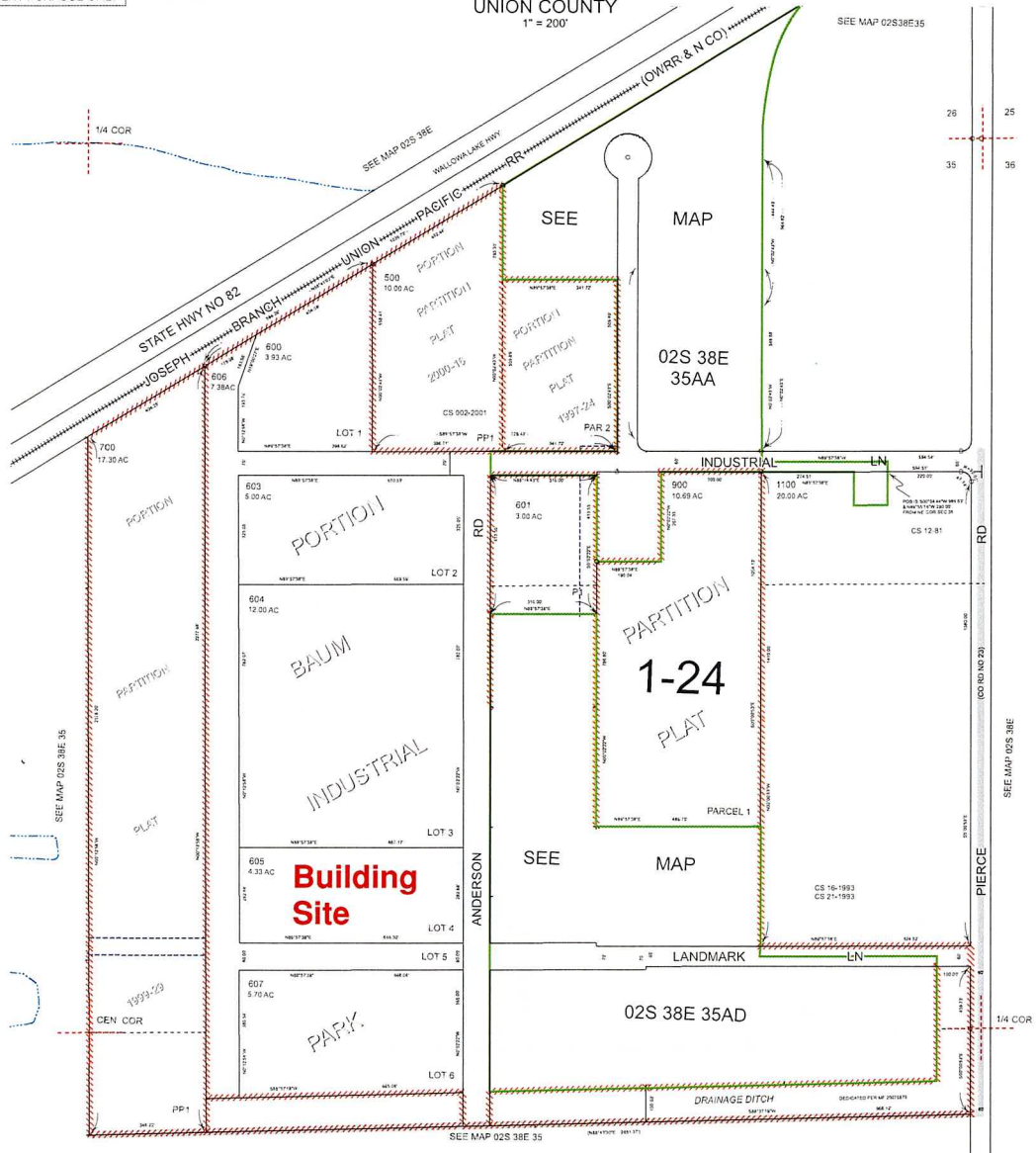


N.E. 1/4 SEC. 35 T.2S. R.38E. W.M.
UNION COUNTY
1" = 200'

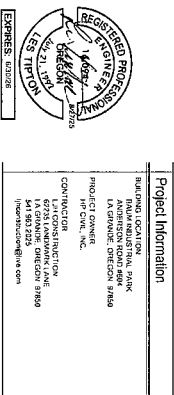
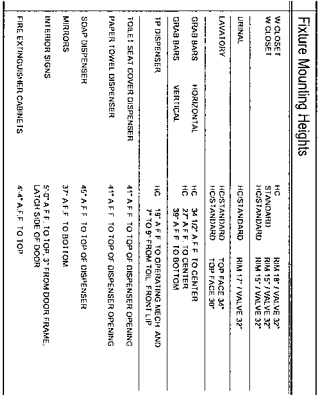
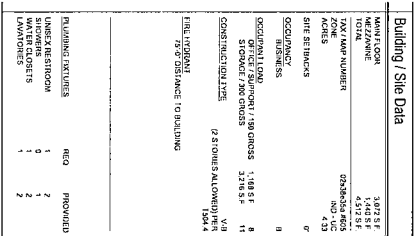
SEE MAP 02S38E35

02S38E35A
& INDEX

Cancelled
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Revised: MA
08/02/2018
& INDEX
02S38E35A

[illegible]

General Notes

1. ALL DIMENSIONS, COORDINATES, ETC. AS SELECTED BY OWNER.
2. REFER TO CORREL SHEET FOR ADDITIONAL DIMENSIONS AND NOTES.

Reference Notes

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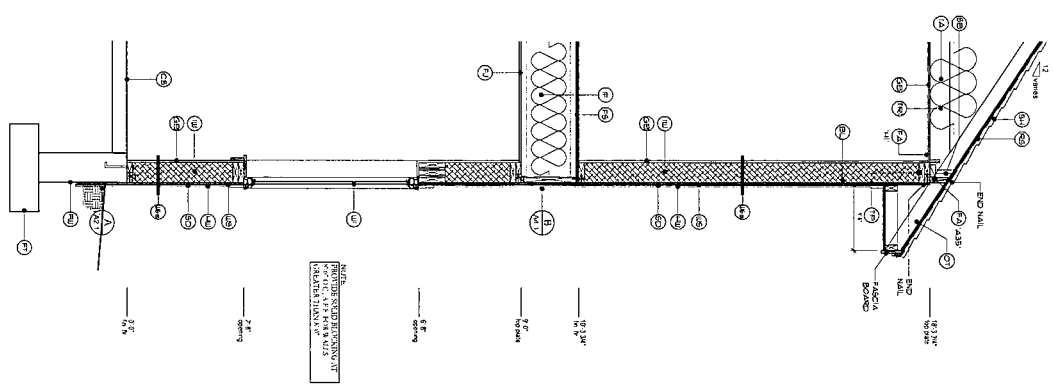
HP CIVIL INC.

1000 WEST 10TH AVENUE
DENVER, CO 80202
303.733.1111
www.hp-civil.com

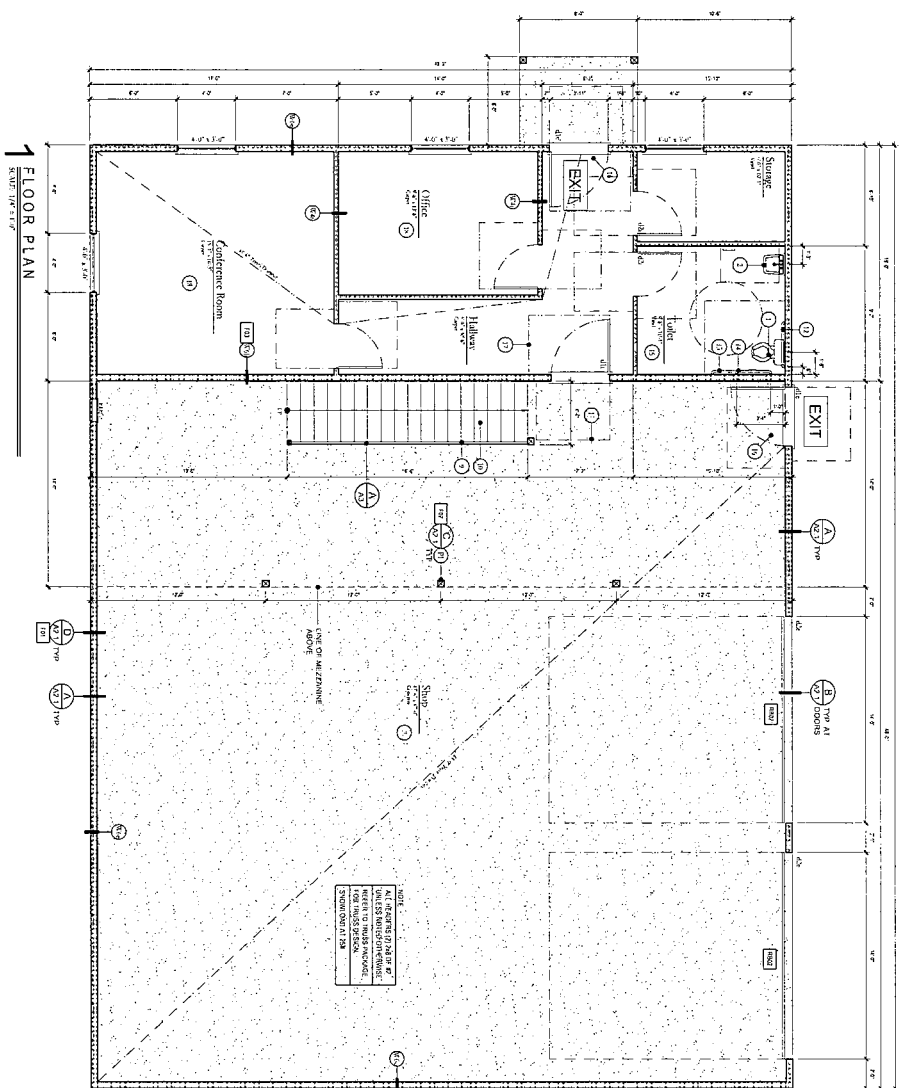
KIMBERLY
GALLOWAY

HP CIVIL INC.
1000 WEST 10TH AVENUE
DENVER, CO 80202
303.733.1111
www.hp-civil.com

FLANK PLAN
A2.1



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

Foundation Detail
SCALE: 1/4" = 1'-0"

Foundation Detail
SCALE: 1/4" = 1'-0"

Column Detail
SCALE: 1/4" = 1'-0"

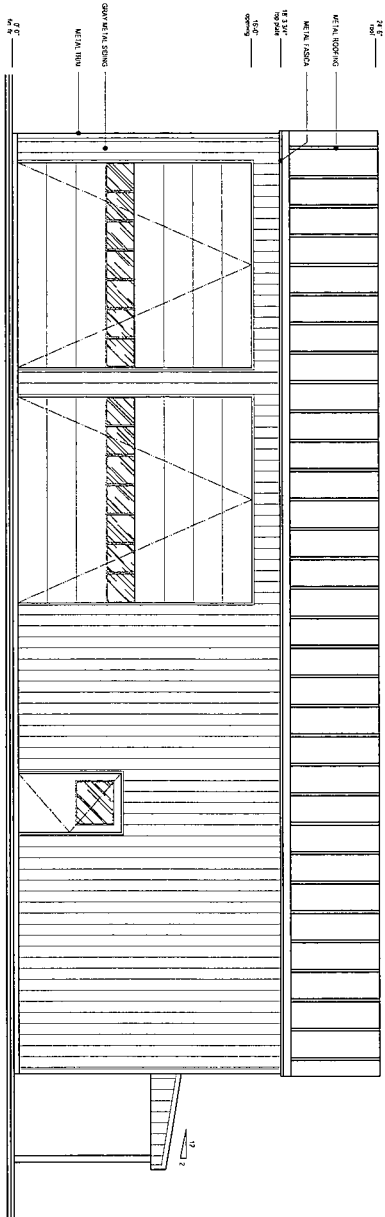


1. AUGUST 2021

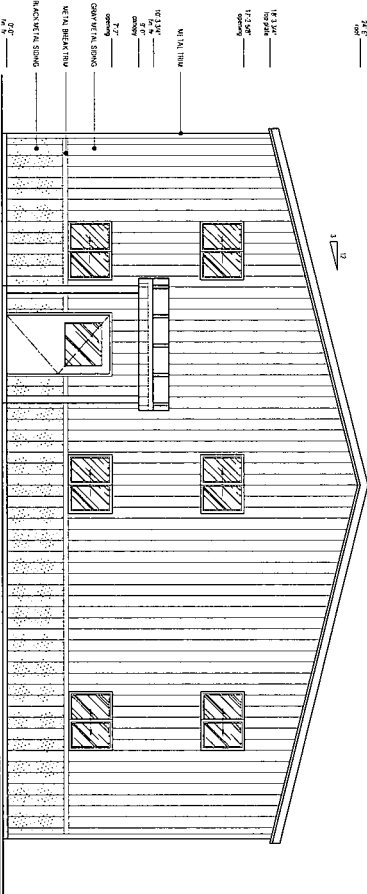
CONSTRUCTION SET

FLOOR PLAN

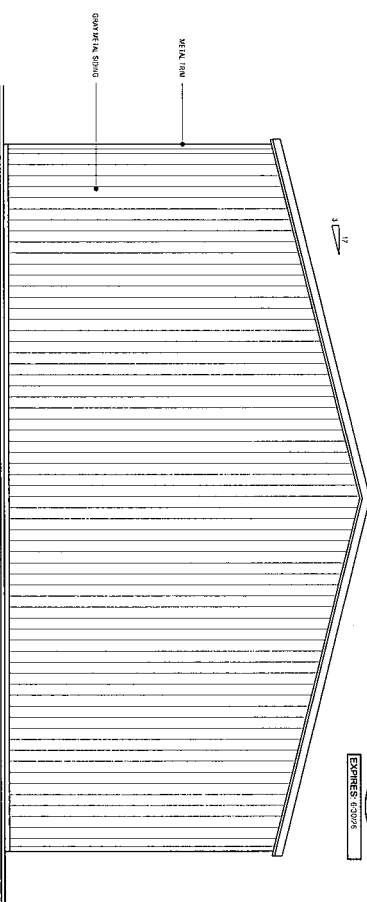
A2.2



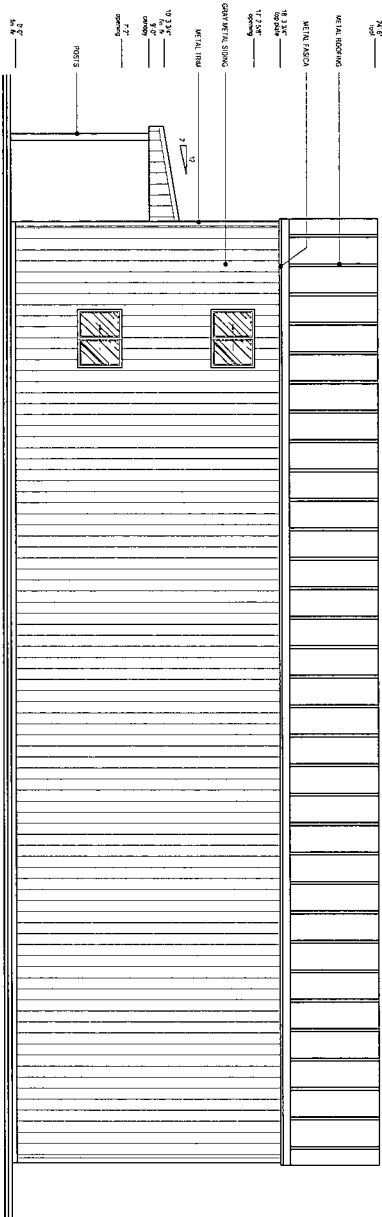
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



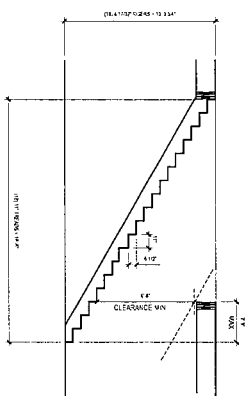
2 SIDE ELEVATION
SCALE 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE 1/4" = 1'-0"



4 REAR ELEVATION



A STAIR SCALE 1/4" = 1'-0"

NOTE
DETAIL FOR STAIR DIMENSIONAL
PURPOSES ONLY

