



UNION COUNTY Planning Department

Inga Williams
Planning Director

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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
☐ Other: _____
- ☐ Administrative Use
☐ Variance

CONTACT INFORMATION

Applicant(s) Name(s)	Ralph Edwards / Associated Design and Engineering Services LLC
Phone Number	541-963-0100 office / [REDACTED]
Email Address	[REDACTED]
Mailing Address	P.O. Box 3292, La Grande, OR 97850

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

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
06S	4100	00	4500	UC-A2	238.48	YES

*Provide address 74619 Telocaset Lane Baker City, OR 97814

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/>

Article 3.00 A-2 Agriculture-Grazing Zone / Section 3.04 Conditional Uses With General Review Criteria #15 /

Section 3.05.3 Qualifying Dwelling for relative to assist in the management of the farming operation

Section 305.26.B Single Family Deeds. Sign and Record deed prohibiting them from pursuing claim for relief.

CURRENT USE OF PROPERTY – also identify any structures

Cattle and Horse Ranch - Class 4 Residence with Attached Garage / 2 General Purpose Buildings - Barn and Utility shed

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.

* Ron Lay
Name
* Ron Lay 9/29/25
Signature Date

Savannah Lay
Name
Savannah Lay 9/29/25
Signature Date

Coleman Lay
Name
Coleman Lay 9/29/25
Signature Date

Name

Signature Date

For Planning Department Purposes Only

Date of Submittal 09/29/25 Date Considered Complete 10/22/25

Payment Receipt Number 328732

Application Number 2025-0043

Property Owner Certification

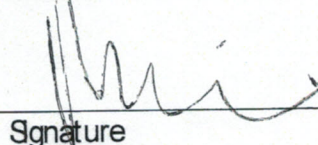
all owners must sign

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.

Ralph Edwards / Associated Design and Engineering Services LLC

Name

Name



9/19/2025

Signature

Date

Signature

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.*
