



# UNION COUNTY Planning Department

Inga Williams  
Planning Director

1001 4th Street, Suite C La Grande, OR 97850 • Phone (541) 963-1014 • [www.unioncountyor.gov](http://www.unioncountyor.gov)  
[IWilliams@Union-County.org](mailto:IWilliams@Union-County.org) • [PTracy@Union-County.org](mailto:PTracy@Union-County.org) • [PHall@Union-County.org](mailto:PHall@Union-County.org)

## RESIDENTIAL/COMMERCIAL/INDUSTRIAL LAND USE APPLICATION

*Please complete & return this form with attachments*

- ☐ Conditional Use  
☒ Variance  
☐ Administrative Use  
☐ Other: \_\_\_\_\_

### CONTACT INFORMATION

Applicant(s) Name(s)	Fred Neilson
Phone Number	██████████
Email Address	██████████
Mailing Address	62123 Chandler Lp, La Grande, OR 97850

The APPLICANT is a ... ☒ Legal Owner ☐ Legal Representative<sup>1</sup> ☐ Contract Purchaser<sup>2</sup> ☐ Agent<sup>3</sup>

<sup>1</sup> attach proof that this person has the legal right to sign for the trust/LLC/corporation/etc.

<sup>2</sup> attach a copy of the contract.

<sup>3</sup> attach the signed Agent Permission Certification, or your own version, allowing the agent to represent the owner.

### 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
02S	38	33-C	1800	UC-R3	10 m/l	Yess

Provide address (if available) 62123 Chandler Loop, La Grande, OR 97850

### 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/>

Property is proposed to be divided into two 5 acre parcels. Currently the zone had a 10 acre minimum parcel size. Applicant is asking for a variance to allow for 5 acre parcels. Use will be residential.

### CURRENT USE OF PROPERTY – also identify any structures

Residential and agricultural use. A single family residence exists as well as a shop/barn. Remainder of property is in pasture/ag use.



**REQUIRED ATTACHMENT(S) – Narrative & Supporting Evidence**

Applicants are responsible for submitting all necessary evidence to support their request. Each proposed use must comply with the requirements outlined in the Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO) and must be clearly justified. Provide thorough, detailed responses for each relevant code section. Be sure to include documentation that supports any claims made. Staff will review the submitted materials and determine whether the request meets the applicable code requirements, does not meet them, or may meet them with specific conditions. Vague and unsupported statements may result in a denial based on insufficient evidence. Before submitting your application, consult with staff to ensure you are responding to all necessary code sections.

**ADDITIONAL REQUIRED ATTACHMENTS**

- 1) Vicinity map showing the subject property and surrounding roads and adjacent properties.
- 2) Site Plan, see attached example.
- 3) A copy of the latest deed.

**APPLICANT CERTIFICATION**

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.

***If the applicant is not an agent, then all owners, legal representatives, or contract purchasers must sign***

<u>Frederick Lee Neilson</u>		<u>Christie Lee Neilson</u>	
Printed Name		Printed Name	
<u>Frederick L. Neilson</u>	<u>Oct. 28, 2025</u>	<u>Christie Neilson</u>	<u>10/28/25</u>
Signature	Date	Signature	Date

Printed Name		Printed Name	
Signature	Date	Signature	Date

**For Planning Department Purposes Only**

Date of Submittal 10/28/25 Date Considered Complete \_\_\_\_\_

Payment Receipt Number 328737

Application Number \_\_\_\_\_