



UNION COUNTY Planning Department

Inga Williams
Planning Director

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

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
- Administrative Use
- Variance

Other: NON-Farm Dwelling

CONTACT INFORMATION

Applicant(s) Name(s)	[REDACTED]
Phone Number	[REDACTED]
Email Address	[REDACTED]
Mailing Address	[REDACTED]

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
<u>01N</u>	<u>39E</u>	<u>10</u>	<u>201</u>	<u>UC-A3</u>	<u>1.15</u>	<u>Yes</u>
<u>01N</u>	<u>39E</u>	<u>10C</u>	<u>200</u>	<u>UC-A3</u>	<u>12.41</u>	

*Provide address 904 N 15th Ave, Elgin, OR. 97827
202 0.38

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/>

Single-family residential use. Utilizing existing city address, city services, city mailbox. This application is to confirm the buildability of the subject lot as originally represented at time of purchase from selling agent Sharron Langdon.

CURRENT USE OF PROPERTY – also identify any structures

pasture ground, one shop.

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.

Josie Livingston

Name

Signature

01/07/2020

Date

Elijah Livingston

Name

Signature

01/07/2020

Date

Tom Higgins

Name

Signature

01/07/2020

Date

Jaime Higgins

Name

Signature

01/07/2020

Date

For Planning Department Purposes Only

Date of Submittal 4/27/26 Date Considered Complete _____

Payment Receipt Number 328750

Application Number 2026-0DD5

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.

Josie Livingston
Name

Elijah Livingston
Name

[Signature] 01/07/2020
Signature Date

[Signature] 01/07/2020
Signature Date

Tom Higgins
Name

Jaime Higgins
Name

[Signature] 01/07/2020
Signature Date

[Signature] 01/07/2020
Signature Date

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

Submitted 2/10/26

Dear Planning Staff,

Please accept this submission in support of a Non-Farm Dwelling application for the property located at 904 N 15th Ave, Elgin, Oregon (01N 39E 10C - Tax lots 200 & 201). See attached plot map. The purpose of this application is to address the applicable approval criteria under Union County Code and ORS 215.263 and to clarify the buildability of a legally established parcel located at the urban edge of the City of Elgin.

The subject parcel is a legally created tax lot with an assigned city address and existing access to city-approved utilities. While the parcel is located outside the Urban Growth Boundary, it is situated in an area characterized by a transition of land uses, including established residential development and nearby agricultural uses. Approval of a single-family non-farm dwelling on this parcel would be consistent with the surrounding development pattern and would not materially alter the stability of agricultural or forest uses in the area. Should our application be approved, we would plan to build the home in the NW corner of what is currently Tax Lot 201. We have attached a basic site plan - the home would utilize the city approved utilities in place and be accessed via the current established road (tax lot 202) with a residential driveway added to access the home. All plans will be prepared in compliance with applicable county zoning and land use standards.

Should additional information be required to complete the review, we are willing to provide it.

Thank you for your consideration.

Sincerely,

Elijah & Josie Livingston / Tommy & Jaime Higgins

1. Impact on Accepted Farm and Forest Practices

The proposed non-farm dwelling will not force a significant change in, nor significantly increase the cost of, accepted farm or forest practices on nearby lands devoted to such uses. The parcel is located at the edge of the City of Elgin in an area where residential development and agricultural uses already coexist. The dwelling will be sited to avoid interference with surrounding agricultural operations and will not restrict access, farming activities, or customary practices on adjacent properties. The applicant acknowledges the right of nearby landowners to continue lawful farm or forest practices.

2. Unsuitability of the Parcel for Farm or Forest Production

The subject parcel is unsuitable for commercial farm or forest production due to its location, existing infrastructure, and relationship to surrounding development. The parcel is a legally established lot with urban-level utilities approved by the City of Elgin and an assigned city address. It is functionally separated from larger agricultural tracts and is bordered by residential development and subdivision-style growth.

Because of its configuration, proximity to residential uses, and integration with municipal services, the parcel cannot reasonably be managed as part of a commercial farming, grazing, or timber operation, nor can it practically contribute to such operations in conjunction with surrounding lands. Approval of a single-family dwelling would recognize the parcel's existing functional status and would not represent the conversion of productive agricultural or forest land.

3. Land Use Pattern and Cumulative Impact Analysis

Study Area Description

The study area consists of approximately one mile surrounding the subject parcel and represents the urban-rural interface at the edge of the City of Elgin. This area includes a mix of agricultural lands, rural residential parcels, and established residential neighborhoods. Lands zoned for urban or rural residential uses were excluded from the analysis where required.

The subject parcel is located within an area that has experienced incremental residential development over time, including multiple existing dwellings situated along established roadways and adjacent to agricultural lands.

Existing Land Use Pattern

Within the study area, existing dwellings include a combination of farm-related residences and non-farm single-family homes. Since approximately 1993, development has occurred gradually and in a manner consistent with available infrastructure and existing parcel configurations. Recent subdivision development adjacent to the subject parcel further reflects the ongoing residential presence in the immediate area.

Cumulative Impact Analysis

While some parcels within the study area may theoretically qualify for additional dwellings under applicable statutes, practical constraints—including existing development patterns, parcel sizes, access, infrastructure, and land use compatibility—significantly limit the realistic potential for widespread additional non-farm dwelling approvals.

Approval of a single non-farm dwelling on the subject parcel will not increase development pressure on surrounding agricultural lands, reduce opportunities for farm expansion, or diminish the stability of existing farm operations. The proposed dwelling is consistent with the established land use pattern and will not materially alter the overall character or long-term stability of the area.

4. Additional Statutory Acknowledgements

- Any additional taxes imposed as a result of approval of the non-farm dwelling will be paid prior to final approval.
- Approval of this application will preclude the future siting of additional non-farm dwellings on the parcel.
- The proposed dwelling will comply with any reasonable conditions imposed by Union County or its designee.

Final Summary:

The subject property is not suitable for farm use due to its size, configuration, and topography, which resulted from its historical division from a larger agricultural parcel. The portion of land

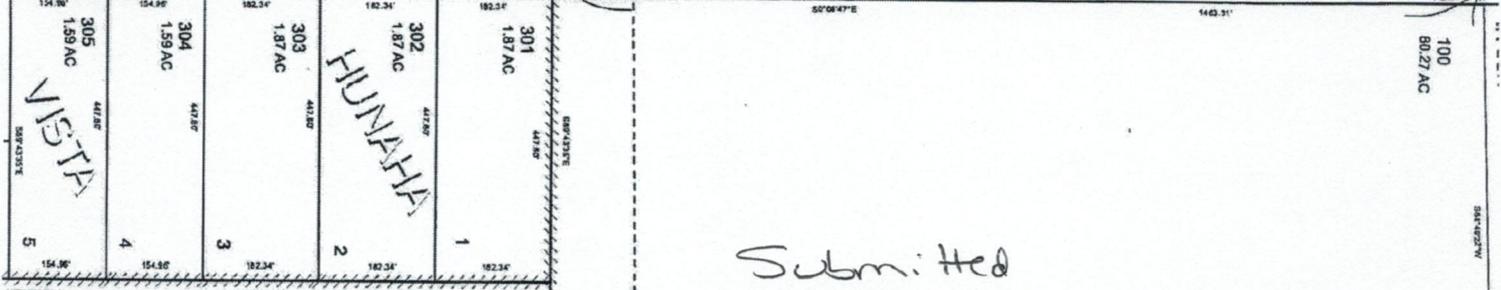
containing viable, level, and productive farm ground was retained by the previous owners, including the desirable pond and adjacent flat acreage that continues to be actively used for hay production. The irregular configuration of the parcel, particularly along the south property line, reflects this division and demonstrates that the remaining acreage lacks the characteristics necessary for productive agricultural use.

As a result of these physical limitations, the parcel does not contain sufficient usable acreage to support commercial farming or generate agricultural income on its own. Additionally, the property has not been able to be farmed during the entirety of our ownership, as it is not capable of such independently or economically given its current characteristics.

The purpose of this application is to seek approval for a non-farm dwelling so that the property may be appropriately utilized by ourselves or future owners, including the construction of a single-family dwelling. At the time of purchase, and with representation by an experienced local broker who conducted due diligence, the property was represented as a buildable parcel, with such understanding acknowledged by both Union County Planning and the City of Elgin. Given the property's location, topography, surrounding development, existing infrastructure and features, its highest and best use would reasonably allow for a non-farm dwelling. Absent recognition of a buildable site, the property's practical utility is substantially limited, as it currently functions only as non-productive pasture with no viable agricultural use. We are therefore requesting approval of a non-farm dwelling so the property may be utilized in a manner consistent with how it was originally represented and acquired.

SEE MAP 01N 39E 09D

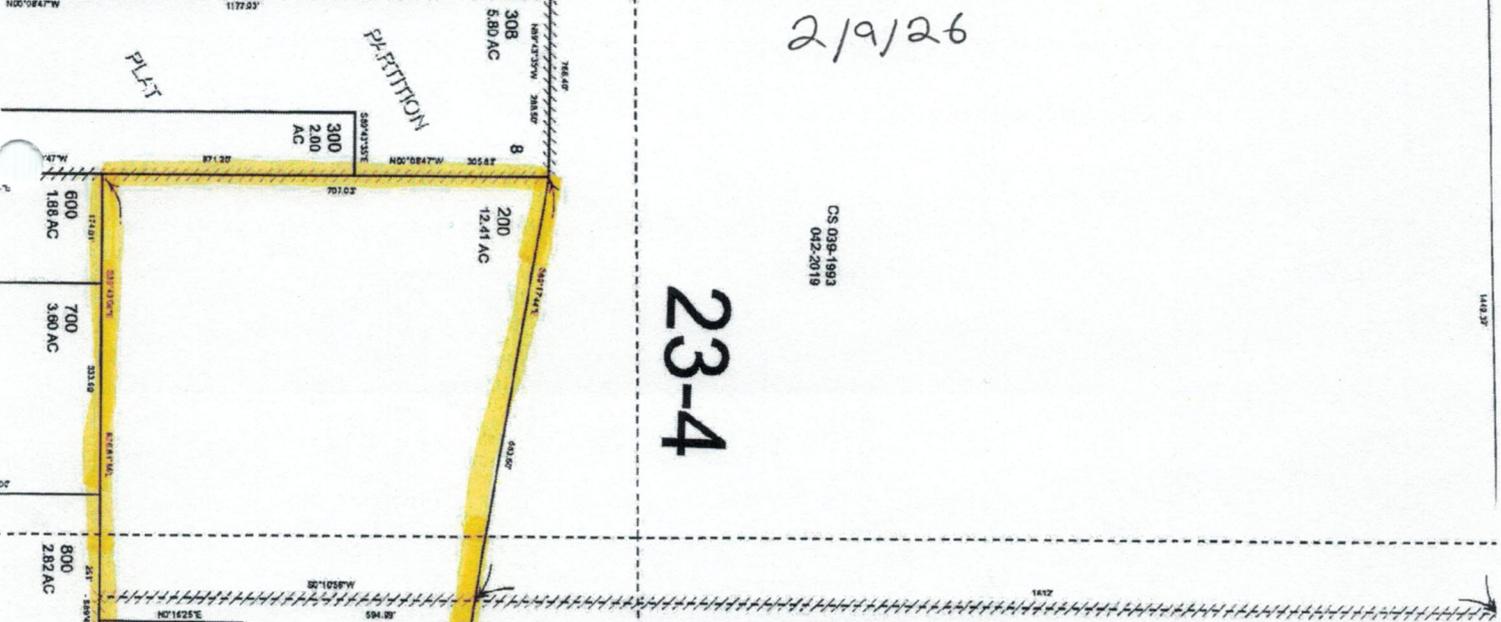
RD (CO RD NO 42AB)



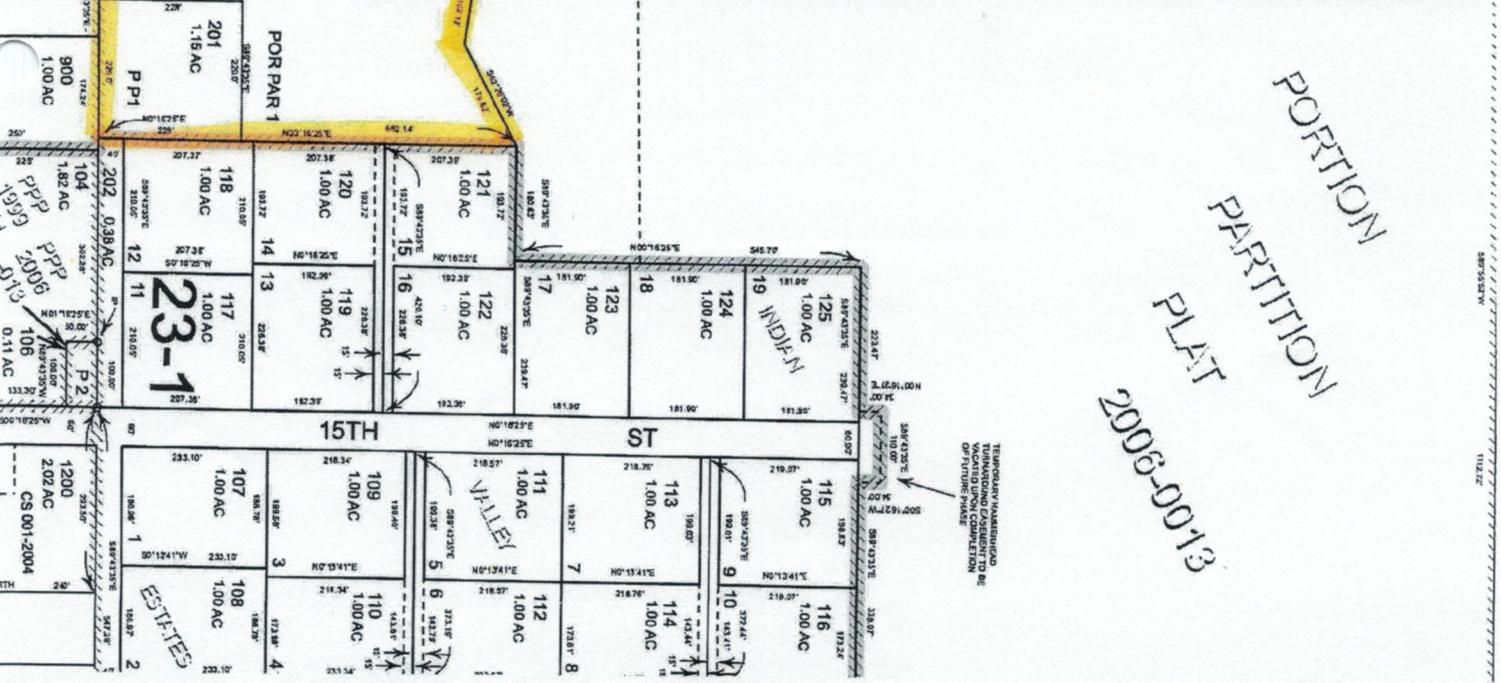
Submitted
2/9/26

23-4

CS 039-1993
042-2019



PORTION
PARTITION
PLAT
2006-0013



TRANSFERROR WARRANTED TO WARRANT UPON COMPLETION OF FUTURE PHASE