



UNION COUNTY
Planning Department

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Union County Planning Commission Regular Session
November 17, 2025 Meeting Minutes
Misener Conference Room

Approved
ATTENDANCE

Present: Geoff Robinson, Joel Hasse, Mace Cadwell, Amanda May and Chas Koenig on phone.

Excused: Sam Delano, Mat Barber, Stacy Warren

Staff: Inga Williams, Philip Tracy, Pam Hall,

Mr. Hasse called the meeting to order at 7:05p.m.

I. OLD BUSINESS

There is no old business.

II. NEW BUSINESS

Introduction of new Assistant Planner Philip Tracy.

III. APPROVAL OF MINUTES

July 28th, 2025 – approved

August 25th, 2025 - approved

IV. HEARING

Application 20250040 – Bear Creek Bridge LLC

Ms. Williams presented the staff report. It was pretty simple and no complications. The application is in a Heavy Industrial Zone. The applicant proposes to construct a combination shop/office building on a small portion of the parcel with the remainder parcel of the used for storage. Inga stated that the findings do meet the requirement for I-2 zone & Baum Industrial Park Overlay. The applicant had no presentation for the Planning Commission but the Planning Commission had a couple questions for Bear Creek. Mr. Hasse asked, "Who is Bear Creek Bridge?" Mike from Bear Creek Bridge said they do highway construction, wastewater treatment plans and public work contracts. The owners own both HP Civil and Bear Creek Bridge and employ people in several Eastern Oregon counties. This application will help them store big equipment instead of hauling it back and forth to Salem.

There was no one in opposition, so Mr. Hasse asked for a motion. Mr. Robinson made the motion:

“I move that the Planning Commission approve the Industrial Site Plan Review for File No. 2025-0040, based on the analysis and findings in the staff report, [and] information in the application. This motion includes the requirement for the applicant to complete all conditions of approval listed in Section II of the staff report.” Mrs. May seconded the motion.

Roll call: Mr. Cadwell – yes, Mr. Hasse– yes, Mr. Koenig – yes, Mr. Robinson – yes, and Mrs. May – yes.

Mr. Hasse stated that the application for Bear Creek Bridge LLC has been approved. You will receive written notice within 5 working days.

Temporary Workforce Housing Work Session

Commissioner Seavert brought this Temporary Workforce Housing in the Industrial Zones to Ms. William’s attention. The other commissioners indicated willingness to bring to a Public Hearing.

Ms. Williams and Assistant Planner Philip Tracy made a template of what they thought would be good to have in the code and a good place to start a discussion. They also found that Union County already had a temporary use permit in the code but thought it was better to keep them separate. The Temporary Workforce Housing would be just for Industrial Zones.

The Temporary Workforce template was run by Commissioner Seavert to get his thoughts on it so far. He said that it does fit his purpose/requirements.

The Planning Commission definitely sees a need for this since the housing market in La Grande is not great and with Amazon moving in, employing around 100 workers, it is worse. Mr. Robinson states he sees it as essential for seasonal workers and growth in the County. Mr. Hasse also brought up the infrastructure for an Industrial Zone, how much and how little to allow. It is temporary housing. Another question brought up was how much regulation to provide for this document. We do not want to have a “trailer park sprawl” from this which is not the intent of temporary. As Mr. Robinson said, the word temporary is throughout the whole document.

Mr. Koenig brought up the Ag community and if we have left them out. There are a lot of migrant workers in the Spring/Summer seasons that this would be great for farmers. Our Cherry Orchards have been effected by the housing regulations for migrant workers. Another question Mr. Koenig had was the local community and how it would effect the local community. Are we just accommodating the industrial companies while sacrificing the locals? If we are going to help the Industrial Workers then we should help the Ag farmers also.

What about using the RV parks. There is only one in La Grande, it has a waiting list. The one in Elgin and one at Hot Lake may be too far to travel from since distance can be an issue. Maybe we need another RV park in La Grande instead of something temporary.

The idea of Commissioner Seavert attending the next Planning Commission meeting December 15th would be a good idea. The Planning Commission began a dialogue

on talking to the Board of Commissioners to get their ideas and visions for Union County's future. The Planning Commission used to meet often to hear what is happening in the County. The Commission would like to start this back up again.

Ms. Williams let the Commission know that we already have provisions in the code for Farm Worker Housing.

The Planning Commission would not have to send out notices to everyone in Union County. We would just send the Industrial owned property owners the notice. Since we are not rezoning or restricting anything, we do not have to send notice out to every property owner in Union County.

Mr. Koenig brought up a question on the Tax Assessor side, if they get taxes from the Temporary Housing or how does that work. Ms. Williams did not know the answer but will connect with Cody Vavra the Assessor.

There was discussion around competition with AirBnB's and Motels with the use. Mr. Hasse stated that competition is okay. It tends to go from one to another.

Ms. Williams let the Planning Commission know that the Temporary Workforce Housing is not Quasi-Judicial so the commissioners can talk to whom they choose on this topic.

Meeting Adjourned at 8:04pm

Respectfully,

Pam Hall