



UNION COUNTY Planning Department

Inga Williams
Planning Director

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File No. 2026-0007

Staff Report Major Partition

Purpose of the Application	Partition a 30.45-acre parcel into three parcels; two 2.6± acre parcels and a 24.75± acre parcel
Relevant Ordinance Criteria	Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO) Article 7.00 Rural Residential Zone, Article 25 Land Division Regulations
Property Location	A property located at T03S R40E Section 15BB, Tax Lot 100. The subject property has no assigned address.
Property Owner & Applicant	Josh and Caitlin Russell
Zone Designation	Rural Residential UC-R2, 2-acre minimum lot size
Comprehensive Plan Designation	Rural Residential

I. QUASI-JUDICIAL LAND USE DECISION

A motion to approve or deny includes findings that justify the approval or denial of the application as presented during the public hearing, which may include the application, exhibits, staff report, and testimony. Only findings which support the Planning Commission’s motion should be read into the record.

Motion to Approve

“I move that the Planning Commission approve this tentative Major Partition Plat based on the analysis and findings in the staff report and information included in the application and testified to by the applicant at the public hearing.

[include any written or verbal testimony in support of the use]

This motion includes the requirement for the applicant to complete all conditions of approval listed in Section II of the staff report.”

Motion to Deny

“I move that the Planning Commission deny this tentative Major Partition Plat based on requirements of the UCZPSO and written and verbal testimony from the public in opposition to the use. More specifically, the following items are reasons for denial:

1) ...”

II. CONDITIONS OF APPROVAL

1. The approval of this tentative major partition plat is for one year from the date of decision. A one-year time extension may be granted upon written request to the Planning Director. The extension may be granted if the request was made prior to the expiration of the approval and all applicable laws remain unchanged. The conditions below and the recordation of the final partition plat must be completed prior to the expiration date. If the conditions of approval are not met and the final partition plat recorded by the expiration date, this approval is null and void.

2. The following conditions shall be completed prior to recordation of the final plat.
 - a. The applicants are required to construct of the following:
 - A. The section of Longview Lane that commences at the intersection of Longview Lane and Mountain View Lane and stubs-out at the boundary with the applicants' property and Longview Road extension along with the hammerhead turn-around that will be located on the applicants' land.
 - i. All road construction shall comply with the Local road development standards of Table 7-2 and Hammerhead requirements of Figure 4-1 of the UCZPSO.
 - B. A stormwater drainage management system for the roadway segments identified in subsection (A.) above.
 - b. The applicants shall provide the Public Works Director with engineered plans for construction of the road and drainage improvements and must receive approval of those plans prior to building the road. Identify the source of the aggregate to be used in construction.
 - c. As-built plans shall be provided to the Public Works Director after construction. The Public Works Director is responsible for final approval of the construction. If the director is not satisfied with the construction, further improvements can be required.
 - d. The applicants shall create a Road Maintenance Agreement that clearly defines the responsibilities for road upkeep, provides a fair framework for cost-sharing, and provides a mechanism for enforcement. Items that should be included in the agreement are grading and resurfacing, snow removal, drainage maintenance, and vegetation control. This shall be notarized and recorded with the Clerk as a covenant that runs with the land binding all future property owners.
 - A. Maintenance shall include both sections of road identified in subsection 2.a.A. above. Maintenance of the section of Longview Lane that commences at the intersection of Longview Lane and Mountain View Lane and stubs-out at the boundary with the applicants' property may be removed when Lot 11, 12, or 13 of the Mountain View Estates II subdivision is developed.
 - e. The applicants shall provide the Planning Director with an approved onsite septic site evaluation from Oregon DEQ for each parcel.
 - f. Proposed parcels 1 & 2 and the road shall be surveyed in accordance with Oregon State Statutes (ORS) 92.060(6).
 - g. Monuments shall be placed by a professional land surveyor in all locations as required by ORS Chapter 92. Any monument which might be disturbed during construction, shall be properly replaced when such construction has been completed.
 - h. The applicant shall provide the Planning Director with a signed statement that public water services will not be provided to these parcels or the statement may be placed on the plat.
3. Final plat of the partition shall be prepared by a registered professional land surveyor and shall conform to requirements in ORS Chapter 92 (ORS 92.050 - 92.100) and ORS 209.250 and the plat standards of the Union County Surveyor.
 - a. The proposed parcels shall be 2.6 acres, 2.6 acres and 24.75 acres. The shapes of the parcels will conform with the tentative partition plat submitted with the application unless there is a need to reconfigure the parcels to satisfy an ordinance requirement or condition of approval. Any changes must be submitted to the Planning Director for review and approval.
 - b. The proposed 60-foot-wide road extension of Longview Lane that will provide access to each parcel and which originates at the stub-out created by the Mountain View Estates II subdivision

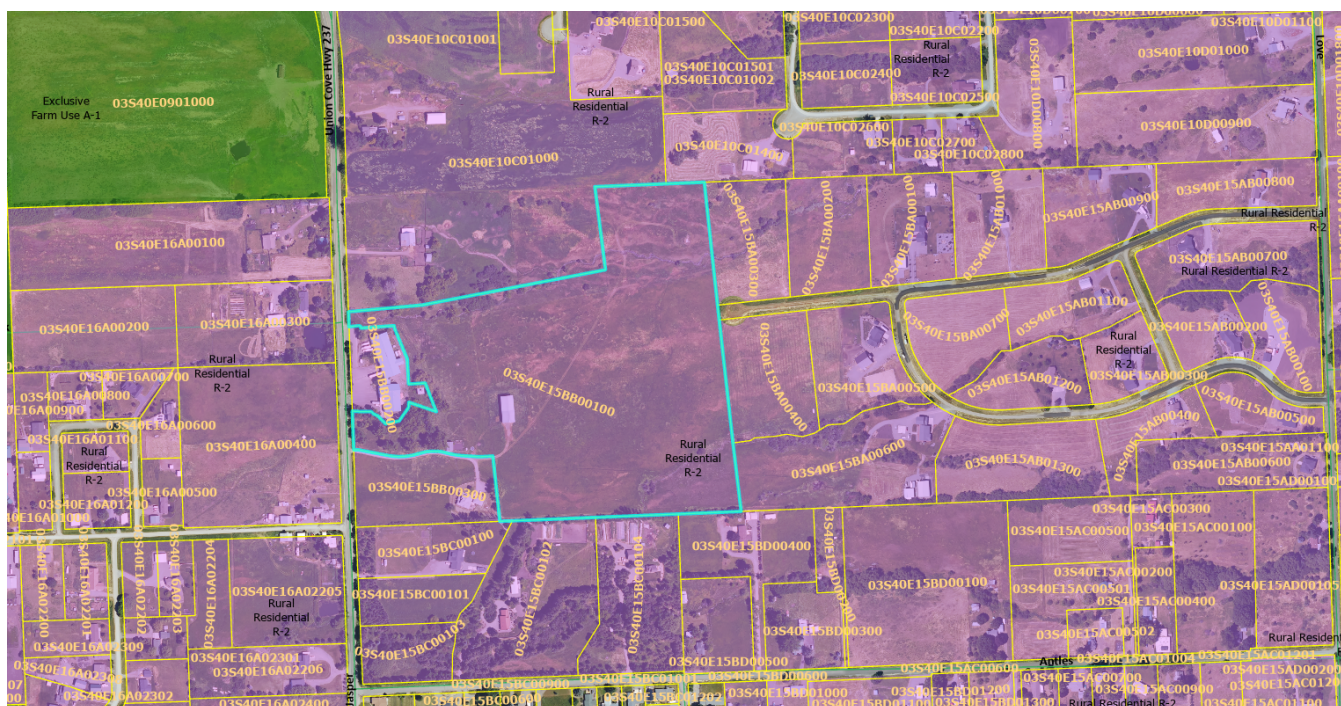
shall be dedicated on the plat and identified as a local access road per ORS 368.031. The hammerhead turn at the terminus of the road shall be shown on the plat. The location of the road shall conform to the location shown on the tentative plat unless an issue with the alignment is identified subsequent to final partition plat approval. Any change of alignment must be approved by the Planning Director and Public Works Director.

- c. Easements with a sufficient right-of-way for utility maintenance shall be shown on the plat, if required.
- d. A storm water easement or drainage right-of-way conforming substantially with the lines of Murphy Creek, and such further width of construction, or both, as will be adequate for the purpose of protecting the creek shall be shown on the plat.

III. BACKGROUND AND PROPERTY INFORMATION FINDINGS

The subject parcel has an R-2 zoning that requires a minimum 2-acre parcel size for new parcels. All of the surrounding properties are also zoned R-2.

The subject parcel is 30 acres and has the potential to be divided into 14¹ parcels. Besides this, the parcel to the north, Tax Lot 1000, is 36 acres and has the potential to be divided into 17² parcels.



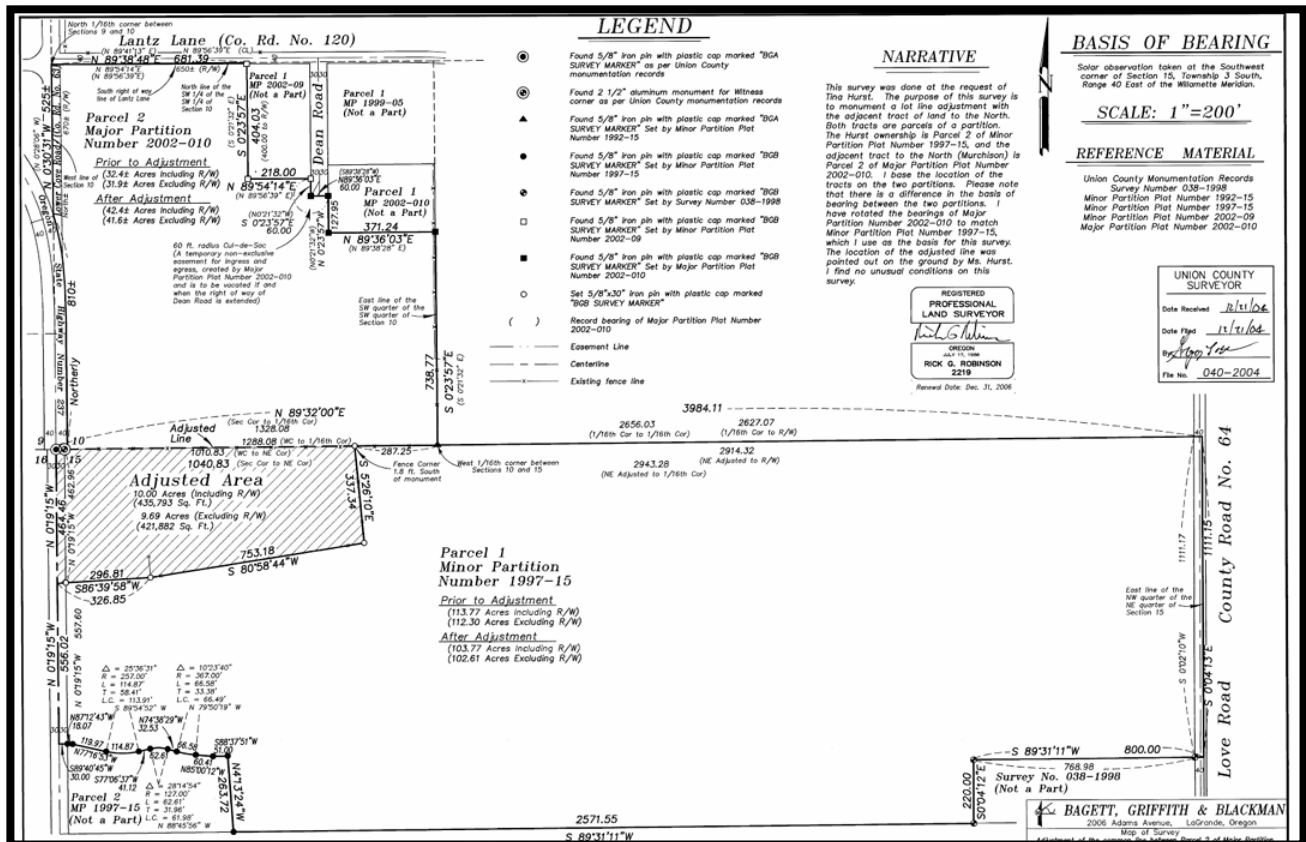
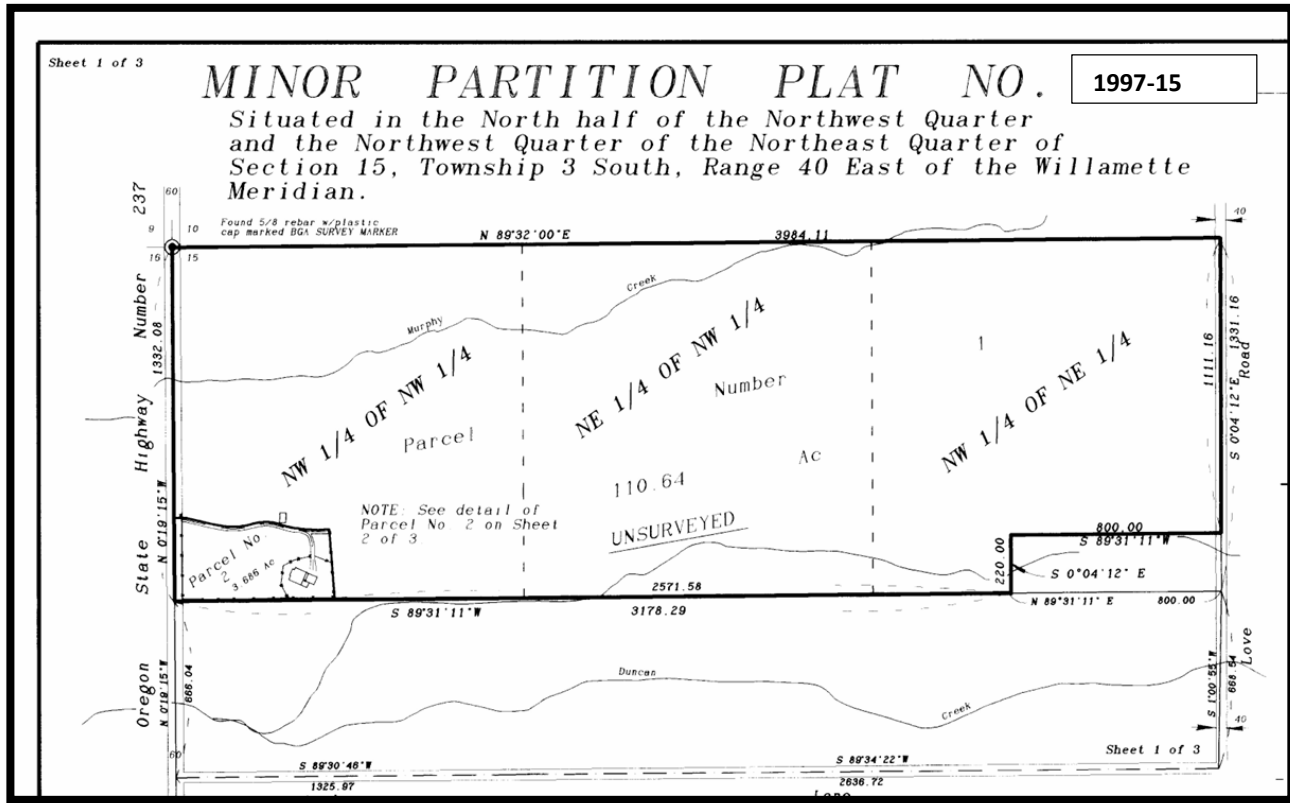
The subject parcel is adjacent to residentially developed parcels, two vacant residential parcels, and a, currently closed, water bottling plant. There are two roads that may provide access to the parcel, Union Cove Hwy 237 and Longview Lane. County code requires access from a local road if that access is available. Longview Lane was platted to connect to the subject parcel for future extension and will be used for this partition.

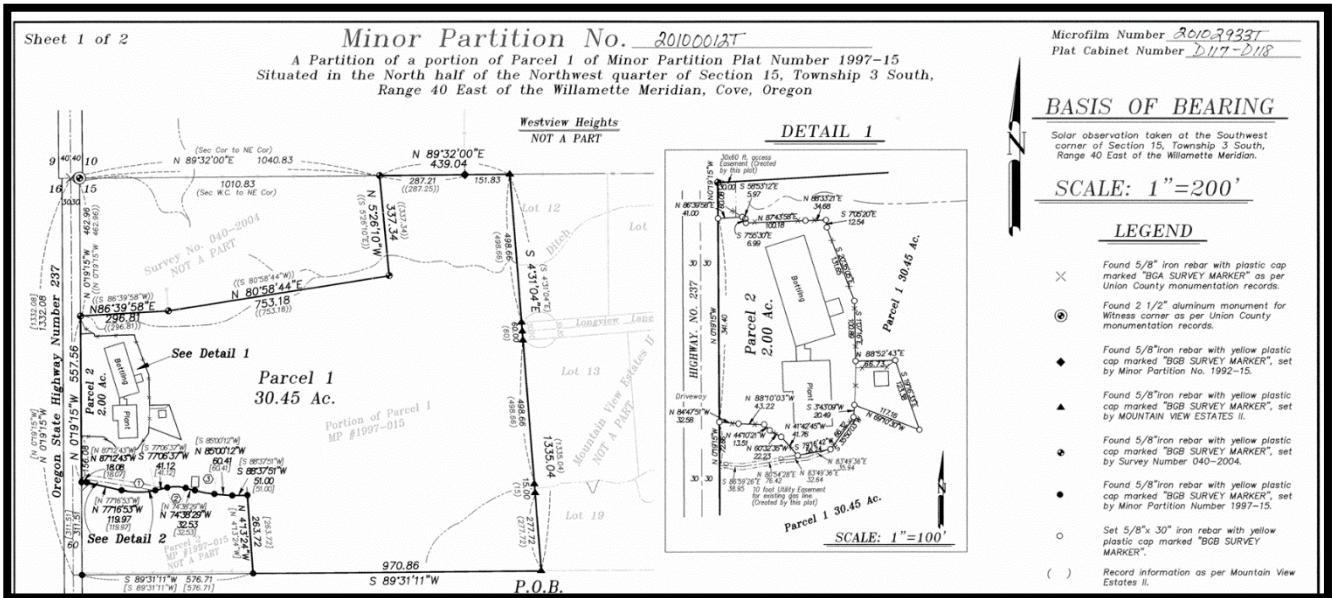
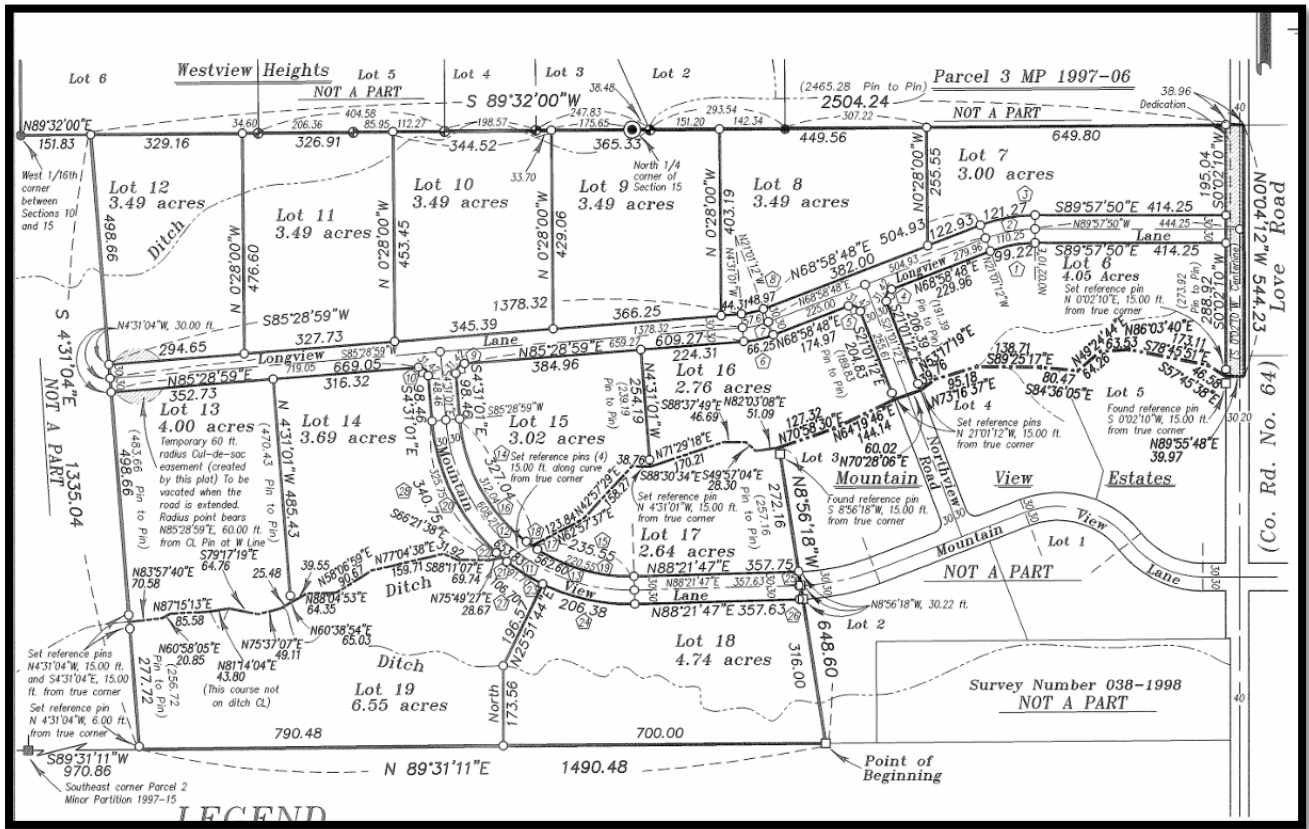
This subject parcel was legally created through a process of partitions, a property line adjustment and subdivision applications. The first application approved a partition to create a 3.69-acre parcel in the southwest corner of the original parcel sized, approximately, 114 acres. The second application approved a parcel line adjustment to transfer 10 acres to the property to the northwest, Tax Lot 1000. Two subdivisions were approved for the east half of the parcel creating Mountain View Estates and

¹ Deducting acreage for right-of-way purposes

² Deducting acreage for right-of-way purposes

Mountain View Estates II. Then the water bottling plant was partitioned from the remainder parcel leaving the 30.45-acre parcel that is the subject of this application. These changes are illustrated on the following two pages.





There are wetlands on the parcel, shown in the next figure. Proposed Parcels 1 and 2 will contain a portion of the wetlands, identified as Murphy Creek, running east to west through the approximate middle of each parcel. The applicants are encouraged to contact the Department of State Lands and start the process to delineate the wetlands and identify mitigation requirements for development of the parcels.



The property is under the protection of the Cove Rural Fire Protection District. The property is within the Cove School District.

IV. AGENCY COMMENTS

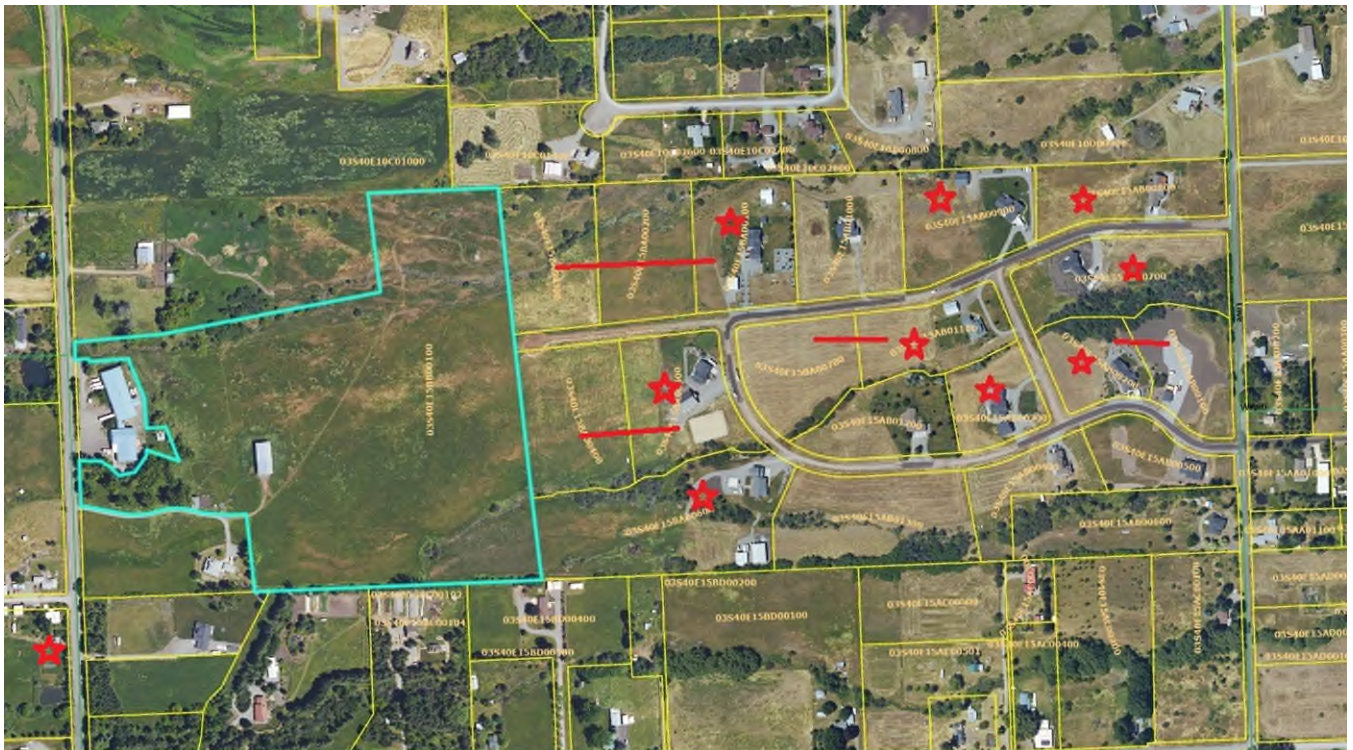
Doug Wright, Public Works and Airport Director, stated that the Longview Road extension should be classified the same as the existing road, Local Access, with the owners responsible for maintenance including snow removal.

V. PUBLIC TESTIMONY

Public testimony must include the address of the person submitting the testimony. If an address is not included then the information is treated as a comment, not testimony.

Property owners in the adjacent subdivisions have submitted testimony in opposition to the proposed partition plat. The parcels of those owners that have submitted testimony are identified by a **red star** below; a **red line** shows they own more than one parcel. The complete documents are attached to this staff report.

The testifiers state that the existing condition of the roads in the subdivision is poor, that they are difficult to maintain, and express concerns that extra traffic created by two more homes will create more difficulties. The other concern identified is related to how two additional sites requiring wells may impact existing wells already experiencing water issues.



VI. FINDINGS APPLYING CODE CRITERIA

All applications are subject to the requirements of the Union County Zoning, Partition and Subdivision Ordinance. Sections in boldface type below denote relevant Ordinance, Oregon Administrative Rule, or State Statute sections. Sections in regular type denote staff analysis of the application.

UCZPSO Article 7 R-2 Rural Residential Zone

Subsection 7.04 Minimum Lot Size

The lot size in the R-2 Zone shall be two acres where Oregon Department of Environmental Quality subsurface sewage disposal approval can be obtained; or where public services such as public access, and public water supply or public sewer already exist or are needed to avoid an identified public health hazard.

Findings: The proposed parcels sizes are 2.6 acres and 24.75 acres. This proposed partition meets the minimum lot size requirement. The applicants will need to provide evidence that a subsurface sewage disposal system can be placed on the proposed parcels prior to final plat.

UCZPSO Article 25.00 Land Division Regulations

25.09 GENERAL DESIGN & IMPROVEMENT STANDARDS

- 1. Road Design Conformity.** The arrangement, character, extent, width, grade and location of all roads shall be designed to coordinate with existing and planned roads, topographical conditions, construction and maintenance costs, public conveniences and safety, and in their appropriate relation to the proposed uses of the land to be served by such road.
Where not shown on an area plan, the arrangement and other design standards of roads shall conform to the provisions found in the Transportation System Plan and herein.
- 2. Relation to Adjoining Road System.** The arrangement of roads in partitions and subdivisions shall be designed to coordinate with existing or desired roads in adjoining areas.

Findings for 1. and 2.: The extension of Longview Lane is designed to coordinate with the existing road. Construction will be in accordance with UCZPSO requirements. Further partitioning of the subject

parcel will require the owners to identify possible road interconnections with adjacent property and Hwy 237.

3. Projection of Roads.

Where adjoining areas are not partitioned or subdivided to the maximum density allowed by the applicable zone(s), the arrangement of roads in new subdivisions shall make provisions for the proper projection of roads.

Findings: Mountain View Estates II made provisions for the proper projection of Longview Lane into this subject parcel.

4. Dead-end Road, Cul-de-sac or Hammerhead Turn Around

No dead-end roads shall be constructed without a turn-around or cul-de-sac. A turn-around or cul-de-sac shall have an outside roadway radius of at least 45 feet and a road right-of-way radius of at least 60 feet. A hammerhead turn around shall at a minimum meet the dimensional standards as identified in Figure 4-1 below. Future extension of the road into adjoining properties will result in vacating the unused portion of the cul-de-sac turn-around or hammerhead turn around to adjacent properties. A cul-de-sac turn-around or hammerhead turn around shall not be used as a parking area. Individual parcels and lots shall have access driveways extending into them where necessary. A Hammerhead shall have five (5) No Parking signs permanently installed at each terminus corner and midway along the back right-of-way.

Findings: The applicant is choosing to provide a hammerhead turn-around at the end of the proposed road extension. Development of the hammerhead shall be as required by this subsection.

5. Roads to be Carried to Property Lines

When a proposed partition or subdivision joins land capable of further division, road rights-of-way shall be carried to the boundaries of the tract to be partitioned or subdivided.

Findings: Mountain View Estates II made provisions for the proper projection of Longview Lane into this subject parcel. Further partitioning of the subject parcel will require the owners to identify possible road interconnections with adjacent property and Hwy 237.

8. Road Widths and Improvements

- A. Road standards shall not be less than those set forth in Table 7-2 in the Transportation System Plan, except where it can be shown that probable future traffic development or physical characteristics are such as to unquestionably justify modification of the standards.**
- B. ...**
- C. Road and related improvements shall be completed or bonded for completion prior to final plat consideration and shall be constructed under the direction of the County Planning Department, according to the minimum Road Standard Table 7-2**

Table 7-2 Road Development Standards for Union County

	Local
R-O-W	60
Surface Width	24
Base depth & material (shall be grid rolled)	8" deep 4" minus aggregate
Leveling course	6" deep
Overlay material	¾ minus aggregate Crushed gravel for the combined leveling course and overlay material shall be non-alluvial in origin.
Shoulder width	None

Should depth & material	None
Sidewalk and bicycle shared shoulder	None

Findings: The applicants are required to build Longview Lane from the intersection of Longview and Mountain View to the terminus on their property to the standards above.

11. Large Parcel Partitions and Large Lot Subdivisions. Where a tract is partitioned or subdivided into larger parcels or lots than permitted by the applicable zone, such parcels or lots shall be arranged so as to allow the opening of future roads and logical further partitioning or subdividing.

Findings: Proposed Parcel 1 and 2 are arranged to allow future road extension and the remainder portion, Parcel 3, is large enough to allow for planning of more parcels and road connections during future partitions.

18. Dedication

Streets and roads for public use are dedicated without any reservation or restriction other than reversionary rights upon vacation of any street or road and easements for public utilities [ORS 92.090(3)]. Union County shall preserve right of-way for planned transportation facilities through exactions, voluntary dedications, or setbacks.

Findings: This dedication is a condition of approval.

21. Easements.

- A. Provided for Utilities. Easements with a sufficient right-of-way for utility maintenance may be required by the Planning Commission where necessary for utilities.**
- B. Providing for Drainage. Where a partition or subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width of construction, or both, as will be adequate for the purpose.**

Findings: Murphy Creek, identified on the state’s wetland inventory, runs east to west through Proposed Parcels 1 and 2. The requirement for a storm water easement or drainage right-of-way is a condition of approval.

23. Parcels & Lots

- A. Every parcel and lot shall abut and have adequate access to an approved public or private road and shall have a road frontage of not less than 100 feet, except a parcel or lot on the radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than 30 feet upon a street, measured on the arc of the right-of-way.**

Findings: Proposed parcels 1 and 2 will have 214 feet of frontage on a Longview Lane. Proposed parcel 3 also retain frontage on Longview Lane and Hwy 237.

25. Water Distribution System

No subdivision shall receive final approval unless the county has received and accepted:

- C. Where a community or public water supply system is not available, a statement signed by the applicant that water service will not be provided to any lot or parcel depicted in the subdivision.**

Findings: This requirement is a condition of approval.

26. Sewage Distribution System. No subdivision shall receive final approval unless the county has received and accepted:

- C. Where no community sewerage service is available, the Department of Environmental Quality shall approve the proposed methods of sewage disposal.**

Findings: This requirement is a condition of approval.

27. Storm & Water Runoff & Flood Control. Prior to considering final approval of a partition or subdivision, the developer shall make or be bonded to make drainage improvements as needed to accommodate storm water runoff and to minimize the potential for flood damage.

Findings: This requirement is a condition of approval.

29. Monuments. Monuments shall be placed by a professional land surveyor in all locations as required by ORS Chapter 92. Any monument which might be disturbed during, shall be properly replaced when such construction has been completed.

Findings: This requirement is a condition of approval.

30. Map of Improvements as Constructed. A map showing all public improvements as built shall be filed in the Planning Department upon completion of said improvements.

Findings: This requirement is a condition of approval.

VII. PLANNING COMMISSION AUTHORITY AND ACTION

25.02 Application Regulations

1. No person shall partition or subdivide land in the unincorporated portion of Union County except as provided in this Ordinance and the Transportation System Plan.
2. All partition and subdivision plats, all changes in property boundary lines and all streets and ways utilized for the purpose of creating lots or parcels are required to be approved in accordance with these regulations prior to the sale of any such lot or parcel.
3. A person desiring to partition or subdivide land within the unincorporated area of the County shall submit tentative plans and final documents for approval as provided in this Ordinance and ORS Chapter 92 and 215.

25.04 Partition or Subdivision Procedure

- 2.B. Major partition and subdivision tentative plan applications shall be reviewed as set forth in Section 24.09 - 24.12 (Quasi-judicial land use decision).
3. Effect of Approval
Approval by the county of a tentative plan shall be binding on the owner and the county for the purpose of preparing the final plat, and the county may only require changes in the final plat that are necessary for compliance with the terms of its approval of the tentative plan.

24.12 Decision on Quasi-Judicial Land Use Application

The decision of the hearings body shall be based upon and accompanied by a brief statement that explains:

- A. The criteria and standards considered relevant to the decision;
- B. Statement of basic facts relied upon in rendering the decision; and
- C. Ultimate facts which explain and justify the reason for the decision based on the criteria, standards and basic facts set forth.

VIII. NOTIFICATION

The applicants submitted the tentative partition plat to the Planning Department (department) in February 2026. They then requested the Planning Department to place the item on hold until the May Planning Commission.

The department reviews this application type using the quasi-judicial process pursuant to Union County Zoning, Partition, and Subdivision Ordinance (UCZPSO) Article 24.03, and 24.09 through 24.12. In compliance with the UCZPSO, the department sent a Notice of Hearing to property owners within 250 feet of the property subject to this application on April 22, 2026. A legal ad ran in the East Oregonian on May 6th, 2026.

ROSS AND MARTHA ROGERS
61116 LONGVIEW LN
COVE, OR 97824

MAY 4, 2026

TO: UNION COUNTY PLANNING COMMISSION -APPLICATION #2026-0007
ATTN: INGA WILLIAMS

THIS WRITTEN TESTIMONY IS REFERRING TO THE PROPOSED MAJOR PARTITION THAT JOSH AND CAITLIN RUSSELL HAVE SUBMITTED AT THE LOWER END OF LONGVIEW LANE IN COVE, OR.

AS HOMEOWNERS ON LONGVIEW LANE, WE ARE CONCERNED OUR ALREADY UNIMPROVED ROAD WILL SEE INCREASED TRAFFIC BY MULTITUDES IF THE MAJOR PARTITION IS APPROVED. NOT ONLY HEAVIER TRAFFIC ON LONGVIEW LANE BUT DUST CONTROL IS, AND HAS BEEN, AN ISSUE FOR THE FEW RESIDENTS THAT RESIDE HERE NOW. IF THIS WERE TO BE APPROVED FOR EXTENSION THE COUNTY MUST BE RESPONSIBLE FOR PAVING THE ENTIRE ROAD OTHERWISE THERE WOULD BE NO WAY TO KEEP UP ON MAINTAINING THE ROAD IN ITS CURRENT CONDITION. ALSO SPEED IS AN ISSUE AS EVEN NOW WITH MINIMAL TRAFFIC THERE ARE VEHICLES INCLUDING DAILY DELIVERY DRIVERS THAT TRAVEL MUCH TOO FAST ON THIS ROAD.

IT WOULD MAKE MUCH MORE SENSE THAT THE INGRESS / EGRESS COME OFF OF JASPER LANE WHERE THE RUSSELLS LIVE OR THEREABOUT. NOT ONLY WILL LONGVIEW LANE BE HAMPERED WITH MORE TRAFFIC BUT THOSE RESIDENTS THAT LIVE AND USE LANTZ AND LOVE ROAD WILL FEEL THE UNNECESSARY IMPACT OF MORE TRAFFIC.

ANOTHER ISSUE THAT MAY BURDEN RESIDENTS ARE WELLS. ALREADY SOME WELLS IN OUR AREA HAVE HAD TO BE DEEPEMED OR RE-DRILLED AS THE GROUND WATER IS DISAPPEARING AT A FASTER RATE THAN EXPECTED. WITH THE MINIMAL AMOUNTS OF PRECIPITATION THAT WE HAVE RECEIVED IN THE PAST FEW WINTERS, THIS NEEDS TO BE FULLY EXAMINED AND TAKEN INTO CONSIDERATION.

THEY SAY YOU CANNOT CONTROL PROGRESS. HOWEVER PROPER PLANNING MUST BE STRICTLY ENFORCED BEFORE SUCH PROGRESS IS TO BE MADE. CENTRAL OREGON (BEND, REDMOND AREA) IS A PERFECT EXAMPLE OF POOR PLANNING FOR GROWTH AS THOSE ONCE SCENIC AND SLEEPY COMMUNITIES ARE NOW OVERRUN WITH TOO MUCH TRAFFIC BECAUSE OF INSUFFICIENT ROADWAYS AND INFRASTRUCTURE NOT TO MENTION LOSS OF GROUND WATER IN THE AQUIFERS AND WELL AFTER WELL GOING DRY DUE TO THE CHANGE IN WEATHER PATTERNS AND POPULATION GROWTH.

PLEASE KEEP THESE FACTORS IN MIND IN CONSIDERING THIS PROPOSAL FOR PARTITION.

THANK YOU,


ROSS AND MARTHA ROGERS

May 4th, 2026

Joe & Carrie Grover
61195 Longview Lane
Cove Oregon 97824

Objection to application #2026-0007

Public Hearing date May 18, 2026

Proposing to extend Longview Lane and to create 2 additional parcels.

We are writing to express our OBJECTION to the above referenced application.

As residents of Mountain View Estates subdivision, we feel that approval of this application will most assuredly have a significant negative impact on our subdivision.

1) It will overburden an already stressed road system with increased wear and tear requiring more expensive maintenance issues for the current owners.

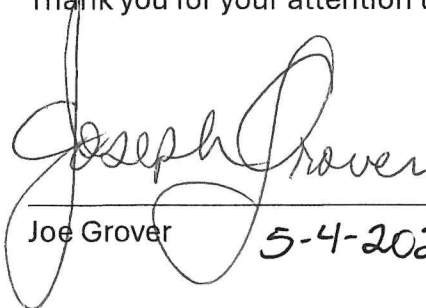
2) Degrades air quality with more dust generation.

3) Increase traffic on adjacent substandard county roads including, Lantz Lane and Love Road creating more safety issues.

4) Place an increased demand on already stressed well water sources, leading to further degradation and supply of water sources of current residents.

For these reasons, we request the planning committee to deny the request.

Thank you for your attention to this matter.



Joe Grover 5-4-2026



Carrie Grover 5-4-2026

RECEIVED

MAY - 4 2026

UNION COUNTY
PLANNING DEPARTMENT

May 5, 2026

RECEIVED

Scott & Sandy Beardsley
60981 Mountain View Drive
Cove, OR 97824

MAY - 5 2026

UNION COUNTY
PLANNING DEPARTMENT

Re: *Objection to Application #2026-0007*

Public Hearing Date: May 18, 2026

Proposal: Extension of Longview Lane and creation of two additional parcels

Dear Planning Committee,

We are writing to formally express our opposition to the proposed extension of Longview Lane in our neighborhood.

Our community is currently a quiet, peaceful residential area. Extending Longview Lane to accommodate the Russell property (Lots 1 and 2) raises significant concerns, not only for the immediate development but for the precedent it sets. This extension could lead to further subdivision of Parcel 3, potentially resulting in as many as 15 additional homes, all relying on Longview Lane as their primary access.

Such expansion would substantially increase traffic, dust, and overall congestion on Longview Lane, Mountain View Drive, and surrounding roads including Lantz, Love, and Antles. This level of impact would significantly alter the character and livability of our neighborhood.

In addition, we have serious concerns regarding water availability. Many residents in this area rely on domestic wells, and there are already ongoing issues, including a county well study currently underway. The addition of numerous new wells to support further development could place an unsustainable strain on our local water supply. Several residents have already experienced difficulties with their wells, and this proposal could exacerbate those problems.

We respectfully ask that the committee deny the Russell application to extend Longview Lane. Alternative access solutions, such as an easement through the applicant's own property, should be considered instead.

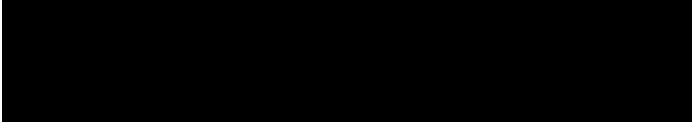
Thank you for your time and consideration of this important matter.

Sincerely,

Scott Beardesley
----- Scott Beardesley

Sandy Beardesley
----- Sandy Beardesley

Gary Lile and Dixie Delarm
60947 Mountain View Drive
Cove, Oregon 97824



May 5, 2026

Union County Planning Commission
1001 4th St, Suite C
LaGrande, Oregon 97850

RE: Concerns regarding Planning application 2026-0007

With respect to the Union County Planning Commission,

I am writing to you in my capacity as a concerned resident of Mountain View Estates located in Cove Oregon. It has come to the attention of our neighborhood homeowners that a proposal to extend Longview Lane has been submitted (Application 2026-0007) for review to the Union County Oregon Planning Commission. The stated purpose of the application is to extend Longview Lane to the west and create a “Hammerhead” terminus of Longview Lane for the purpose of adding two additional parcels. The notification received by our neighborhood homeowners does not provide the exact details as to length or width of the proposed road extension and fails to stipulate whether the road will terminate at the “Hammerhead” or be allowed to be extended at a future date.

There are several areas of concern for our neighborhood homeowner group:

- 1 – The dirt and gravel roads (Mountain View Drive, Northview Road, and Longview Lane) were not created with proper road base and gravel top dress which has led to degradation of roads beyond what would normally be expected if the roads had been installed with proper rock and gravel road building techniques when the subdivision was initially created. Union County has informed our homeowner group that these are “private” roads, and as such, are not maintained by the County. While our homeowner group examines the most effective way to create a process for maintaining the roads mentioned above, we respectfully ask that you delay approval of the Longview Lane road extension. We also would request that any parcels created by an extension of Longview Lane (if granted) would be subject to inclusion in the road maintenance program.

2 – Several property owners within Mountain View Estates have experienced in recent years (2020-2026) unusual fluctuation in the water levels within their respective well water aquifers. This has led to numerous visits from the County water purveyor and creation of a well water study to determine why our well water levels have been fluctuating. Several residents have had to either re-drill their well completely or extend the depth of their existing well in the past few years. This has led all residents to be very concerned about current and future aquifer water availability for domestic and landscaping purposes. Adding additional parcels to the west of Mountain View Estates may increase the stress on our existing aquifers and degrade the quality of the potable water they provide.

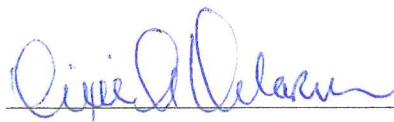
3 – Increasing the number of parcels off a singular access road (Longview Lane) will increase traffic volume significantly on Lantz Lane and Love Road. These roads are currently undermaintained and do not provide sufficient line of sight for safe travel. These roads were not built for the amount of traffic that currently uses them. Increasing traffic volume from residents, construction vehicles, and delivery vehicles will further degrade the existing roads and (potentially) create hardship for those tasked with maintaining these County roads.

I greatly appreciate your willingness to hear our concerns and take them into account prior to finalizing your decision whether to approve or deny the application (2026-0007).

With respect,



Gary D. Lile



Dixie A. Delarm

May 5, 2026

Dennis and Cheryl Ingram
61158 Longview Lane
Cove, Oregon 97824

Objection to:
Application #2026-0007


This is to inform the planning commission of our objection and concerns regarding the use of existing and proposed extension of Longview Lane to access proposed subdivision.


1. Concerning the present gravel road, which was constructed with gravel over dirt, no underlayment. Presently there are ruts, bare dirt exposed, rocks and dust abounds. Additional traffic will increase an already messy situation. Presently the residents are responsible for upkeep on Longview Lane, Mountain View Lane and Northern Road. All of which are impacted by proposed addition to Longview Lane with additional traffic using already worn road surface.
2. In addition to Mt. View Estates road, conditions surrounding the proposed subdivision should be considered on Lantz, Love and Antles Roads. All are narrow, no center striping, with a great deal of foot traffic. Due to the narrow roads, caution needs to be taken when passing oncoming traffic, especially the number of wide trucks frequently on the afore mentioned roads. Mail boxes are also hazardous when passing oncoming vehicles. Foot traffic (dog walkers, strollers, bike riders, runners and small children) is a constant on all of these roads. On Lantz, Love and Antles, there are no shoulders to step into, mostly ditches. Just recently a teen was walking his sheep and had to step off road to allow for cars to pass.

There appears to be shorter routes to this two parcel development that would also meet the requirements for future development of this property. These shorter considerations would alleviate much of the traffic concerns on Lantz, Love, Antles and Longview Lane.

3. There are real concerns about well water. Some residents have already had to go deeper to maintain water pressure and purity at their homes. Approval of proposed sites would increase these well founded concerns. John Sanfilippo is doing random data collections on well depth in greater Cove area. Without "specific conclusions" there are real concerns that continues dependence on well water sourcing in Cove area is "unsustainable".

For these reasons we request the planning commission deny the requests for this proposal. Thank you for your consideration to these concerns.


Dennis Ingram


Cheryl Ingram

May 5th, 2026

Susan Raynor
60848 Mountain View
PO Box 325
Cove, OR 97824

Objection to:

Application: #2026-0007

Public hearing Date: May 18, 2026

Proposal: Extension of Longview Lane to create two added parcels, possible extension of additional parcels.

This letter is to officially notify the planning commission opposing the use of Longview Lane, in Mountain View Estates, Cove, Oregon to access a proposed subdivision.

1. Longview Lane is an unapproved road that is maintained by the local residents that have access. The road currently has pot holes, ruts and divots that have resulted from traffic, drainage, and a poor base that lacks the support of current traffic volumes. The asphalt at the approach of Longview and Love Road continues to break apart. Adding additional volumes will further decrease the integrity of the road and will increase dust which impacts the environment. The additional traffic also needs to consider bus traffic and emergency services. Currently there is access from Highway 237 provided by the Oregon Department of Transportation (ODOT) for the Russell's. ODOT has stated that the Russell's can apply for additional access to their existing access off of Hwy 237, alleviating the county of any costs, and less impact to property holders and the environment in Mountain View Estates, Love Road, Antles Road, and Lantz Lane.

The change will also add increased traffic flow to Love, Lantz, and Antles road system. Currently Lantz Ln and Antles, are narrow with vegetation growth. The roads receive a number of daily walkers, bicycle riders, and equestrian riders which additional traffic volumes increases safety concerns. The additional traffic on Lantz Ln and Hwy 237, which is located on a sharp 90 (ninety degree) super/corner and the corner of Antler and Hwy 237/Jasper which both currently have safety and visibility issues. The potential could impact costs with infrastructure upgrades.

2. The added addition of domestic wells for the two parcels with the potential of additional parcels (subdivision) has the potential to change the water table. Landowners in Mountain View estates have several residences that have struggled to maintain their wells, and several

owners have seen a dramatic change in the temperature of their wells. The proposed parcels and any additional parcels will be located above the closed Artesian bottling plant. It is my understanding that the water used in the bottling plant is accessed from a well behind (east) of the building. Although the plant is not currently operating, I have been made aware that there have been attempts to reopen the facility. The added sewer/septic system should be considered in correlation to the facility and potential impact.

I urge the planning commission to reject the proposal in its current form.

Sincerely,

A handwritten signature in cursive script that reads "Susan Raynor". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Susan Raynor

Union County Planning Commission
1001 4th Street, Suite C
La Grande, OR 97824

Needs an address

May 6, 2026

RE: Concerns Regarding Proposed Residential Development of Russell Property

Dear Members of the Union County Planning Commission,

I am writing to formally express my serious concerns regarding the proposed residential development of the native ground currently owned by Caitlin and Josh Russell. While I fully respect each landowner's legal right to develop their property, I am troubled that neighboring residents who will be materially impacted by this development have not been properly notified. I respectfully request that the Commission carefully consider the following concerns before proceeding.

Highway Safety on HWY 237

Of immediate concern is the significant traffic safety risk present on Highway 237. Within the past 30 days alone, I have been directly involved in two near-miss accidents while attempting to make a legal southbound right turn from the highway onto Chadwick Lane. I have already reported these incidents to both the Oregon Department of Transportation and the Oregon State Police, and I have formally requested improved signage and increased enforcement presence in this area.

While these incidents predate the proposed development, it is reasonable to anticipate that increased residential traffic — particularly as future homeowners utilize both Lantz Lane and Antels Lane to access the development — will substantially compound the existing hazards on this stretch of highway for all developments in Cove. I urge the Commission to require a formal traffic impact study as part of its review process.

Groundwater and Water Rights

My second concern pertains to groundwater availability and the protection of existing water rights. Groundwater levels in the Cove area are already declining, and the introduction of additional residential units upstream from established water sources poses a direct threat to the water rights of current property owners downstream. I respectfully ask that the Commission commission an independent hydrological assessment to evaluate the cumulative impact of this development on the area's well and irrigation water supply before any approvals are granted.


Broader Concerns Regarding Continued Development

Finally, I wish to emphasize that the pace of development across Union County warrants careful and ongoing scrutiny. The existing infrastructure and natural resources — including roadways, water supplies, and public services — are increasingly strained by growth that outpaces the

capacity to support it. I urge the Commission to take a measured and deliberate approach to all future development approvals, prioritizing the long-term well-being of established residents and the sustainability of our shared resources.

I appreciate the Commission's time and consideration of these concerns. I welcome the opportunity to discuss these matters further and remain available to provide additional information as needed.

Respectfully submitted,

A handwritten signature in black ink that reads "madeline j moore". The signature is written in a cursive, lowercase style.

Madeline Moore-Comer

May 6th 2026

To: Union County Planning Commission:

From: Resident(s) Derick and Lisa Reddington, 61141 Longview Lane, Cove, OR 97824

Re: Application # 2026-007 (Josh and Caitlin Russell)

Thank you for allowing us to submit input regarding the proposed project. We are writing to formally express our concerns, as well as to bring to your attention that we, along with several adjacent neighbors, were not directly notified of this proposal by the county. We only became aware of this through word-of-mouth from two neighbors who did receive notification.

As long-term residents (40+ years in Union County, with residence on Longview Lane since 2015), we feel it is crucial that our perspective be considered as directly affected property owners.

When purchasing our property, we were not initially aware that our road, despite being designated as a county road, is entirely our responsibility to maintain. It is classified as a 'Local Access Road,' which shifts the full financial and physical burden of upkeep onto the residents, with no assistance from the County.

The proposed extension of Longview Lane and the addition of a new subdivision will exponentially increase traffic, creating an unsustainable maintenance burden on current homeowners who are already solely responsible for the road's infrastructure. In reviewing proposals for increased development, we want to highlight the long-term maintenance requirements of Longview, Northview, and Mountainview Lanes.

Just to keep the Longview and Mountainview roads driveable is currently costing around \$3000 a year for the neighborhood. This is not even keeping it status quo, only traversable. That price does not include road improvements made by several of us individually, who have (collectively) spent several thousand more dollars of our own money to install culverts, French drains, bring in gravel to build up the road or dig catch basins on our property to contain run-off. We have requested help from the county to maintain the aprons coming off of Love Road, but to no avail.

Another thing to consider is that there are at least six vacant lots within the current subdivision. Once developed, the resulting traffic from those homes will further strain our local resources.

We are especially concerned about the active erosion on the roadways, which appears to stem from a lack of mandated drainage systems (ditches, pipes, culverts) on Longview, Northview, and Mountainview. It is our understanding that historically, the development and adequacy assessment of Local Access Roads have fallen under the discretion of the County Road Department, with no evidence of mandatory formal inspections.

It is our position that when this "subdivision" was constructed, Longview, Northview and Mountainview lanes were not constructed to adhere to Union County's established land division regulations, and it currently lacks the capacity to support existing residential traffic, let alone additional development. The

construction traffic (large heavy vehicles) required to build a new subdivision would likely result in the total degradation of the existing infrastructure.

Another area of concern is that the current proposal requires residents to travel from Highway 237 up Lantz Lane to Love Road, only to return via Longview Lane. This route is inefficient, adding an unnecessary 1.5 miles to daily trips, and forces high-volume traffic onto residential roads (Lantz and Love) that are not constructed to sustain it.

For safer and more efficient traffic flow, it would be more logical to access the proposed lots directly off Highway 237. This alternative reduces vehicle miles traveled and minimizes wear and tear on existing residential infrastructure.

Additionally, creating a single point of entry for the new subdivision rather than a connecting 'thru-street' between Love Road and Highway 237 would eliminate a throughway, that will introduce unnecessary traffic safety risks and increased traffic volumes to the neighborhood. And, as mentioned previously, using existing residential roads for construction vehicles or increased traffic would necessitate costly repairs to Longview and Mountainview. It is unclear who would bear the burden of these costs, which presents a significant financial concern for current residents.

We moved to Cove specifically to embrace its rural character and we feel very fortunate to own a small portion of this beautiful farmland. As such, we support the concerns that the Cove community has voiced in the past. For over 20 years, residents have raised valid questions about the cumulative impact of new development on essential infrastructure—specifically water, drainage, and septic systems—as well as the effects on the environment, public safety, and community stability. We urge the commission to look at the cumulative impact of these issues.

To ensure that growth is both sustainable and beneficial to the community, it is vital that infrastructure development keeps pace with new projects. We believe a more strategic, controlled approach is necessary to avoid overextending our current systems. To ensure compliance with **Article 25**, we would request that a formal traffic study be coordinated with ODOT and that the integrity of the roadways be fully evaluated, before advancing the proposed subdivision. This step will help protect existing property values and ensure responsible development.

In conclusion, as the process moves forward, we hope you will reevaluate the use of Longview Lane as an access point and, instead, prioritize a full evaluation of traffic and infrastructure capacity for this proposal. We believe that a site visit will clearly show that aligning with Hwy 237 is the better long-term solution for both entry and exit—one that addresses safety concerns while respecting the established rural nature of our neighborhoods and the surrounding area.

May 6, 2026

Randy and Debbie McKone
61043 Longview Lane
Cove, Oregon 97824

Objection to application #2026-0007
Public Hearing date May 18, 2026
Proposal to extend Longview Lane
Creation of 2 additional parcels and future parcels

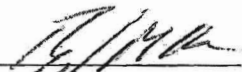
We are writing to strongly object to the above-mentioned proposal. We are residence of Mountain View Estates and own the property next to the proposed parcels. Along with our objection to the proposed parcels, we very strongly oppose the extension of Longview Lane. The impact of the extension, along with proposed parcels and future expansion to a rumored 13 additional parcels will have a sever negative impact on the residents of Mountain Vew Estates.

1. It makes no sense to have traffic flow a half mile up Lantz, a quarter mile south on Love, then another half mile down Longview Lane to access these parcels. It is our understanding that the potential of accessing these lots off HWY 237 could be available, when utilizing access alongside the residence of those proposing these parcels. This is an obvious plan and would greatly reduce impact on Lantz, Antles, Love and Longview. It has been brought to our attention that the property owner to the North, Murchisons, is now looking to develop that property. If so and because it connects to these proposed parcels, Dean Road becomes the most sensible option to access both property owners' lots
2. Safety is a critical issue. Lantz and Antles are narrow and have children and wildlife behind every bush and tree. A significant increase in traffic is an accident waiting to happen, for this matter alone the use of Longview Lane for access should be denied.
3. Longview Lane cannot handle additional traffic. Amazon and FedX trucks are increasing their usage and add to the deterioration of the roads base. The connection from Love, which is a county road, to Longview continues to break up, it's like driving off a small cliff. Construction vehicles and increased traffic would further destroy the infrastructure.

4. Water is vital and a very big concern. One must look back to 2004 to see documented concerns. In the last several years many of the residents of Mountain View Estates have had well issues, most having to drill deeper, some multiple times. There are a variety of issues from running dry, muddy water, high temperatures, etc. The propose 2 and future discussed parcels would have a negative impact on water supply to the current residents of Mountain View Estates.

Regrettably we will not be in attendance for the meeting on May 18, 2026. We asked that you to include our letter with the many others from Mountain View Estates who are expressing their concerns.

Respectfully,



Randy McKone



Debbie McKone

RECEIVED

MAY - 6 2026

UNION COUNTY
PLANNING DEPARTMENT

May 6, 2026

Michael & Kathy Looslie
60864 Mountain View Lane
Cove, OR 97824

Objection to application #2026-0007
Public Hearing date May 18,2026
Proposing to extend Longview Lane and create 2 additional parcels.

We are writing to express OBJECTION to the above referenced application.

As residents of Mountain View Estates subdivision, we feel that approval of this application would be detrimental to the current owners.

- 1) It will over tax an already PRIVATE road system which would increase wear and tear requiring added expense to current owners.
- 2) Increase traffic will reduce air quality, generating more dust to the residents of Mountain View Estates.
- 3) As a resident of Mountain View Estate we are concern for the safety of the residences with the increase traffic this would cause on the narrow county roads. (Love, Lantz and Antles)
- 4) Place an increased demand on already well water source, leading to further degradation and supply of water sources of current residents.
- 5) Russel's need to apply to ODOT for additional access off of Hwy 237 through their property to access their proposed subdivision.

For these reasons we request the planning committee to deny the request.

Thank you for your attention to this matter.

Michael Looslie

Michael Looslie

Kathy Looslie

Kathy Looslie



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 • PTracy@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: Major Partition

CONTACT INFORMATION

Applicant(s) Name(s)	<u>Josh & Caitlin Russell</u>
Phone Number	[REDACTED]
Email Address	[REDACTED]
Mailing Address	[REDACTED]

The APPLICANT is a ... Legal Owner Legal Representative¹ Contract Purchaser² Agent³

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

² attach a copy of the contract.

³ 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
<u>3S</u>	<u>40 E</u>	<u>15 BB</u>	<u>100</u>	<u>R2</u>	<u>30.45</u>	<u>no</u>

Provide address (if available) _____

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/>

Major partition, extend Longview Ln to the west & partition 2 parcels.

CURRENT USE OF PROPERTY – also identify any structures

Agriculture (hay)

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

Printed Name		Printed Name	
Signature	Date	Signature	Date

Printed Name		Printed Name	
Signature	Date	Signature	Date

For Planning Department Purposes Only

Date of Submittal _____ Date Considered Complete _____

Payment Receipt Number _____

Application Number _____

I hereby certify that I am the legal owner of the Parcel 1 and that the information and justification submitted are in all respects true and accurate to the best of my knowledge and belief. I recognize that, in the event a separate tax lot results from the property line adjustment, no additional building rights are created. I understand that this land use action may result in a change to my property valuation. I acknowledge that I must abide by all conditions of approval and all applicable state statutes, federal regulations, and Union County regulations in order to get final approval of my Property Line Adjustment.

Landowner
 Josh Russell
 Name
 [Signature]
 Signature
 2-3-26
 Date

Landowner
 Caitlin N. Russell
 Name
 [Signature]
 Signature
 2-3-26
 Date

I hereby certify that I am the legal owner of the Parcel 2 and that the information and justification submitted are in all respects true and accurate to the best of my knowledge and belief. I recognize that, in the event a separate tax lot results from the property line adjustment, no additional building rights are created. I understand that this land use action may result in a change to my property valuation. I acknowledge that I must abide by all conditions of approval and all applicable state statutes, federal regulations, and Union County regulations in order to get final approval of my Property Line Adjustment.

Landowner
 Josh Russell
 Name
 [Signature]
 Signature
 2-3-26
 Date

Landowner
 Caitlin N. Russell
 Name
 [Signature]
 Signature
 2-3-26
 Date

REQUIRED ATTACHMENTS

- 1) An accurate, scaled map showing both properties, the proposed adjustment to the property line, the area in each property and the area proposed to be transferred, all existing structures, driveways/roads, easements, septic systems, wells, or other improvements, and, for any item within 50 feet of the adjusted line, the distances of these features from proposed property lines. Label all structures. Identify which direction is north. Label the proposed properties as Parcel 1 and Parcel 2 as described in this application.
- 2) Current deeds for each parcel.
- 3) A narrative describing how each meets the legal parcel requirements. Include document numbers and dates. You may include a copy of the documents. [Providing this information is for the benefit of the applicants because the planning department cannot approve a property line adjustment if legal parcel status cannot be verified.]
- 4) Any statements of explanatory information to support your request

For Planning Department Purposes Only
 Date of Submittal _____ Date Considered Complete _____
 Payment Receipt Number _____
 Application Number _____

Union County
2025 Real Property Assessment Report
 Account 17133

Map 03S4015-BB-00300
 Code - Tax ID 1507 - 17133

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing RUSSELL, JOSH & CAITLIN N
 69733 HWY 237
 COVE OR 97824-8303

Deed Reference # 2024-607
 Sales Date/Price 03-29-2024 / \$850,000
 Appraiser COLBY

Property Class 541 MA SA NH
 RMV Class 401 02 00 000

Site	Situs Address	City
	69733 HWY 237	COUNTY

Code Area		RMV	MAV	AV	RMV Exception	CPR %
1507	Land	195,710		Land	0	
	Impr	736,530		Impr	0	
Code Area Total		932,240	440,540	442,903	0	
Grand Total		932,240	440,540	442,903	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1507	3	<input checked="" type="checkbox"/>		UC-R2	Farm Use Unzoned	113	2.69 AC	3HI1	127,360
	2	<input checked="" type="checkbox"/>		UC-R2	Market	113	1.00 AC	RT	47,350
					Well & Septic	100			21,000
Code Area Total							3.69 AC		195,710

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1507	1	1994	151	CLASS 5 RESIDENCE	122	2,420			544,950
	2	1994	153	CLASS 5 DETACHED GARAGE	122	0			103,200
	3	1989	317	GP BUILDING	122	864			18,950
	4	1990	317	GP BUILDING	122	4,320			48,250
	5	2002	110	Residential Other Improvements	122	0			5,010
	6	2002	110	Residential Other Improvements	122	0			16,170
Code Area Total						7,604			736,530

Union County
2025 Real Property Assessment Report
 Account 17133

Exemptions / Special Assessments / Notations	
Notations	Amount
<ul style="list-style-type: none"> ■ EXC VAL DISC ON CYC ADDED 2003 CD - EXC VAL DISC ON CYC: REF#: 17133, SEQ#: 5, BEG DATE: 20150101 / END DATE: 0 	7,670.00
<ul style="list-style-type: none"> ■ EXC VAL DISC ON CYC ADDED 2003 CD - EXC VAL DISC ON CYC: REF#: 17133, SEQ#: 3, BEG DATE: 20030101 / END DATE: 0 	7,090.00
<ul style="list-style-type: none"> ■ SPECIALLY ASSESSED ADDED 2001 SA - SPECIALLY ASSESSED: REF#: 17133, SEQ#: 1, BEG DATE: 19760101 / END DATE: 0 	
<ul style="list-style-type: none"> ■ INC QUEST NOT NEEDED ADDED 2013 NQ - INC QUEST NOT NEEDED: REF#: 17133, SEQ#: 2, BEG DATE: 20190101 / END DATE: 0 	

Comments *NONEFU FARM USE-POTENTIAL ADD TAX

TENTATIVE PLAN
PROPOSED MAJOR PARTITION PLAT
 Situated in the North half of the Northwest quarter of Section 15, Township 3
 South, Range 40 East of the Willamette Meridian, Union County, Oregon
 Being a partition of Parcel 1 of Partition Plat 20100012
 TAX LOT 100, MAP 03S4015BB

BASIS OF BEARING

Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1"=200'

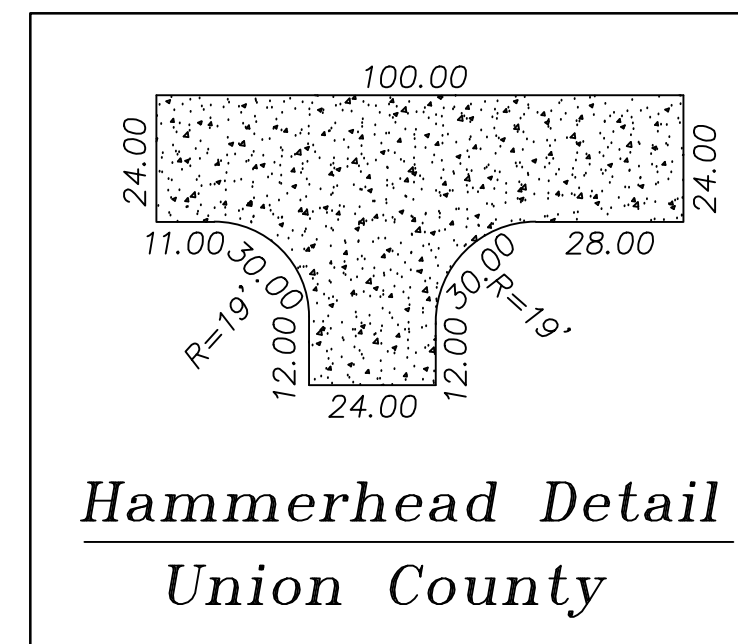
SURVEYOR

Jeffrey S Hsu
 Bagett, Griffith and Blackman
 2006 Adams Ave.
 La Grande, OR 97850

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

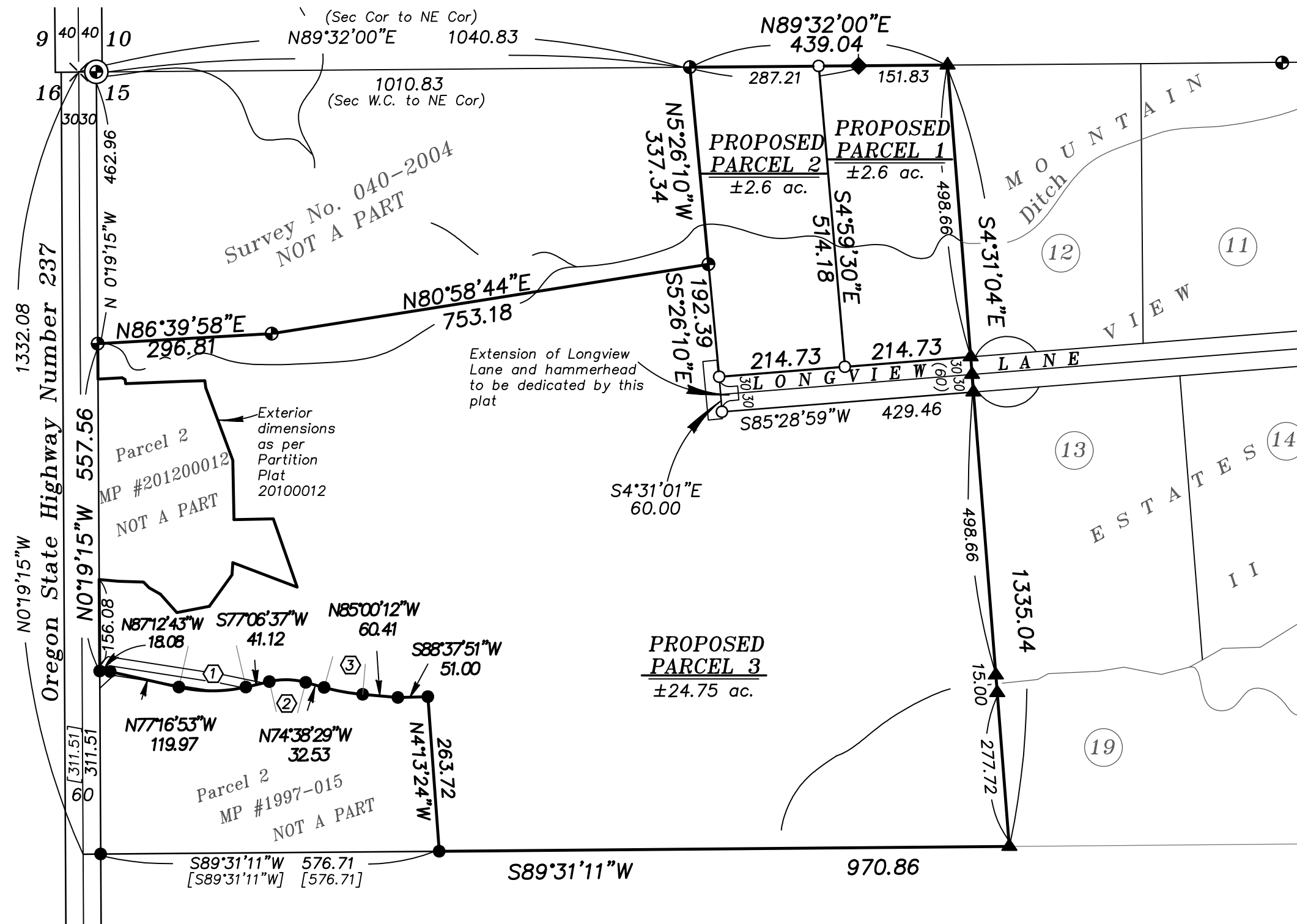
OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2027.



Hammerhead Detail
 Union County

SCALE: 1"=40'



OWNER

Josh & Caitlyn Russell
 69733 Hwy 237
 Cove, OR 97824

PROPOSED USE

Residential and Agricultural

SCHOOL DISTRICT

Cove School District

ROAD ACCESS

Access to property is via Hwy. 237 on West and Longview Lane on East, which will be extended to the edge of proposed partition. This area is to be dedicated as county road by plat.

CURVE DATA		
①	②	③
Δ 25°36'31"	Δ 28°14'54"	Δ 10°23'40"
R=257.00	R=127.00	R=367.00
L=114.86	L=62.61	L=66.58
LC=113.92	LC=61.98	LC=66.49
S89°54'52"W	N88°45'56"W	N79°48'22"W

UTILITIES

Water to be by individual well.
 Sewage disposal to be by DEQ approved septic system.
 Power, telephone and natural gas available by individual utility company

DATE

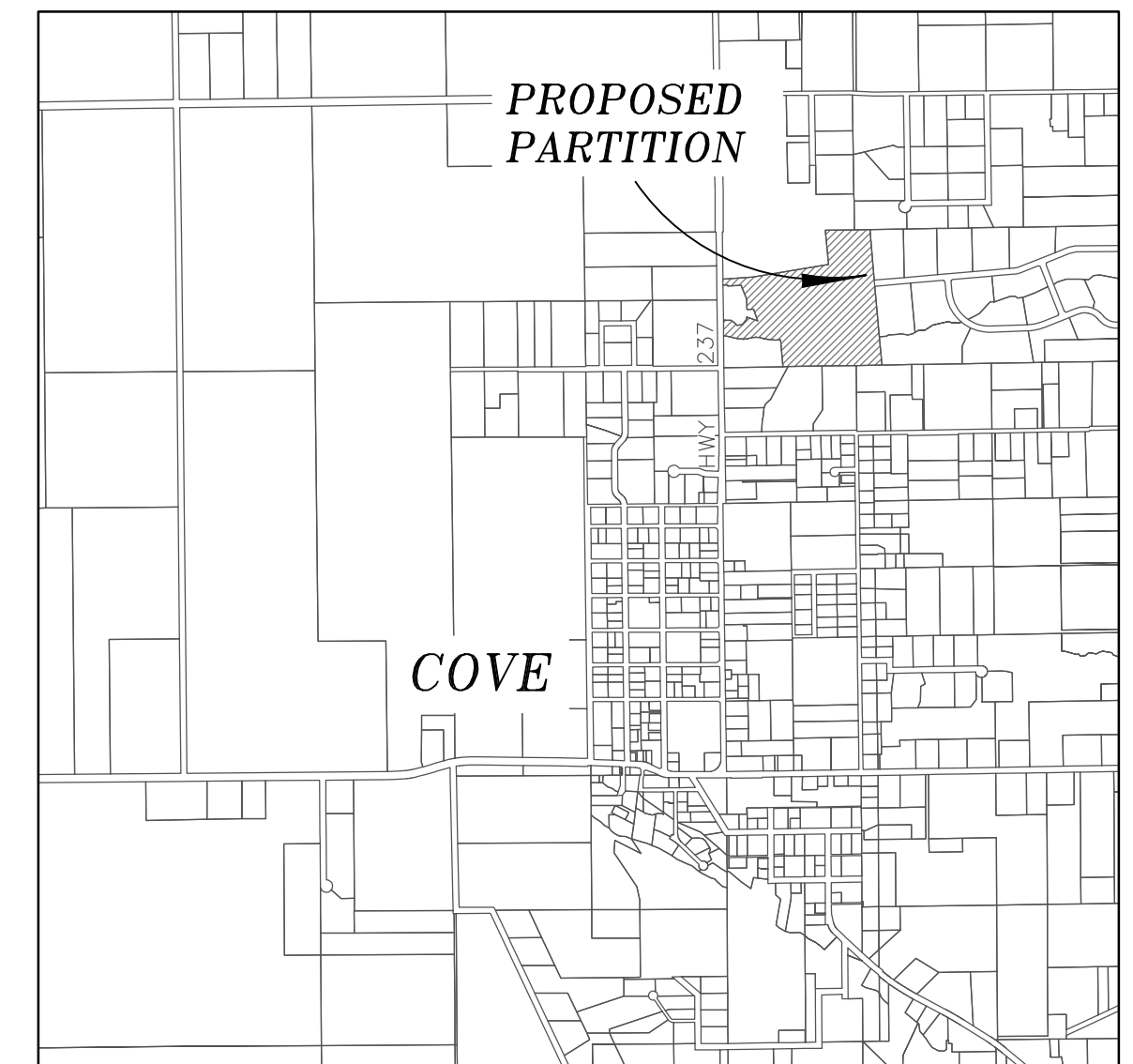
January, 2026

ZONING

UC-R2

CURRENT USE

Agricultural



VICINITY MAP NOT TO SCALE