



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

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Fax: (503) 378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 12/28/2014  
Jurisdiction: City of La Grande  
Local file no.: 01-CPA-14 & 02-ZON-1  
DLCD file no.: 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/19/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 41 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 002-14 {22495}  
Received: 12/19/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of La Grande

Local file no.: **01-CPA-14 and 02-ZON-14**

Date of adoption: 12/10/2014      Date sent: 12/19/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/3/2014  
 No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes     No  
If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Michael Boquist, City Planner

Phone: 541-962-1307

E-mail: [mboquist@cityoflagrande.org](mailto:mboquist@cityoflagrande.org)

Street address: 1000 Adams Avenue/PO Box 670

City: La Grande

Zip: 97850

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from Industrial      to Commercial 5 acres.    A goal exception was not required for this change.
- Change from                    to                                    acres.    A goal exception was required for this change.
- Change from                    to                                    acres.    A goal exception was required for this change.
- Change from                    to                                    acres.    A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): Portion of T3S, R38E, Section 04BC, Tax Lot 1800, 2611 Bearco Loop, La Grande, OR 97850

The subject property is entirely within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from I-1 Light Industrial	to GC General Commercial	Acres: 5
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): Portion of T3S, R38E, Section 04BC, Tax Lot 1800, 2611 Bearco Loop, La Grande, OR 97850

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List affected state or federal agencies, local governments and special districts: City of La Grande

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

CITY of LA GRANDE  
ORDINANCE NUMBER 3218  
SERIES 2014

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
LA GRANDE, UNION COUNTY, OREGON, REZONING PROPERTY FROM LIGHT  
INDUSTRIAL TO COMMERCIAL ON THE COMPREHENSIVE PLAN MAP; AND FROM  
LIGHT INDUSTRIAL (I-1) TO GENERAL COMMERCIAL (GC) ON THE ZONING MAP; AND  
DECLARING AN EFFECTIVE DATE**

WHEREAS, the applicant, Howard Butts, applied for a Comprehensive Plan Map Amendment and Zoning Change Designation, File Number 01-CPA-14 and 02-ZON-14, to rezone a parcel of land located at 2611 Bearco Loop, from Light Industrial (I-1) to General Commercial (GC); and,

WHEREAS, notice was provided to the Oregon Department of Land Conservation and Development at least forty-five (45) days in advance of the first Public Hearing; and,

WHEREAS, the proper notices were published in *The Observer*, which is a local newspaper of general circulation; mailed to property owners within one hundred feet (100') of affected property; and, posted on the property and in City Hall, duly advertising the City Council Public Hearings to consider the application; and,

WHEREAS, the applications were found to conform to the standards and procedures set forth in the City of La Grande Land Development Code Ordinance Number 3210, Series 2013, Article 8.7 – Comprehensive Plan Designation Change and Article 8.6 – Zone Designation Change; and,

WHEREAS, the City Council conducted Public Hearings to receive public testimony on the Ordinance rezoning said property.

THE CITY OF LA GRANDE ORDAINS AS FOLLOWS:

SECTION 1. That the Comprehensive Plan Map and Zoning Map be amended to change the zoning designation for that portion of the following property currently zoned Light Industrial, from Light Industrial (I-1) to General Commercial (GC), as depicted in Exhibit "A":

A portion of lot (or block) 15 of MAY PARK ADDITION, Union County, Oregon, described as follows:

Beginning at a point on the west line of said Lot 15, which point is 205 feet south of the northwest corner of said Lot 15; said point also being the southwest corner of a parcel of land described in deed to James P. Roper et ux (Microfilm Document No. 117660) records of Union County, Oregon;

Thence South along the west line of said Lot 15 a distance of 598 feet, more or less to a point that is 2 feet north of the southeast corner of the southwest quarter of the northwest quarter of Section 4, in Township 3 South, Range 38 East of the Willamette Meridian; said point being the most northwesterly corner of a parcel of land conveyed to Quelle, LLC by deed recorded August 11, 1995, as Microfilm Document No. 160434, records of Union County, Oregon;

Thence East 2.0 feet;

Thence South parallel with the west line of said Lot 15 a distance of 20.0 feet;

Thence East 63 feet, more or less, to the northerly right-of-way line of the O-W R.R. & N Company Railroad right-of-way;

Thence Northeasterly along the northerly line of said Railroad right-of-way to the east line of said Lot 15;

Thence North (North 0°05'10" East) along said east line 70.23 feet to a point which is 60 feet from, when measured at right angles to, the north line of the O-W R.R. & N. Company Railroad right-of-way;

Thence parallel with the northwesterly line of said right-of-way on a course of South 58°42'57" West 222.52 feet to a point which is 190 feet west (North 89°54'50" West) of the east line of said Lot 15;

Thence North 0°15'10" East parallel with and 190 feet west from the east line of said Lot 15 a distance of 303.56 feet, more or less, to the northwest corner of land conveyed to James Casper and Ronald K. Moulton by deed recorded as Microfilm Document No. 73960, records of Union County, Oregon;

Thence West parallel with the north line of Lot 15 a distance of 210 feet to the southwest corner of land conveyed to Lyle Davidson by deed recorded as Microfilm Document No. 108613, Union County records; said point also being the southeast corner of land conveyed to Lyle Davidson by deed recorded as Microfilm Document No. 136902, records of Union County, Oregon;

Thence continuing West parallel with the north line of said Lot 15 a distance of 259.6 feet, more or less, to the point of beginning.

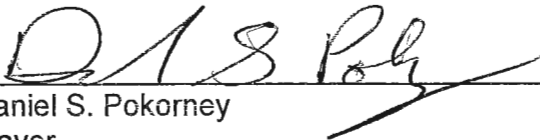
Situated in the City of La Grande, Union County, Oregon; and, also described as being 2611 Bearco Loop, T3S, R38E, Section 04BD, Tax Lot 1800.

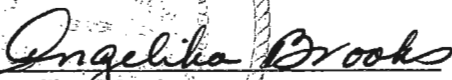
SECTION 2. That the City Council adopts the findings of fact and conclusions set forth in the City Council Staff Report, dated December 10, 2014.


SECTION 3. Effective Date. This Ordinance shall become effective thirty (30) days after its adoption by the City Council of the City of La Grande, Oregon, and its approval by the Mayor; specifically, January 9, 2015.

ADOPTED this Tenth (10<sup>th</sup>) day of December, 2014, by Seven (7) of Seven (7) Councilors present and voting in the affirmative.


APPROVED this Tenth (10<sup>th</sup>) day of December, 2014.

  
\_\_\_\_\_  
Daniel S. Pokorney  
Mayor

ATTEST:  
  
\_\_\_\_\_  
Angelika Brooks  
City Recorder



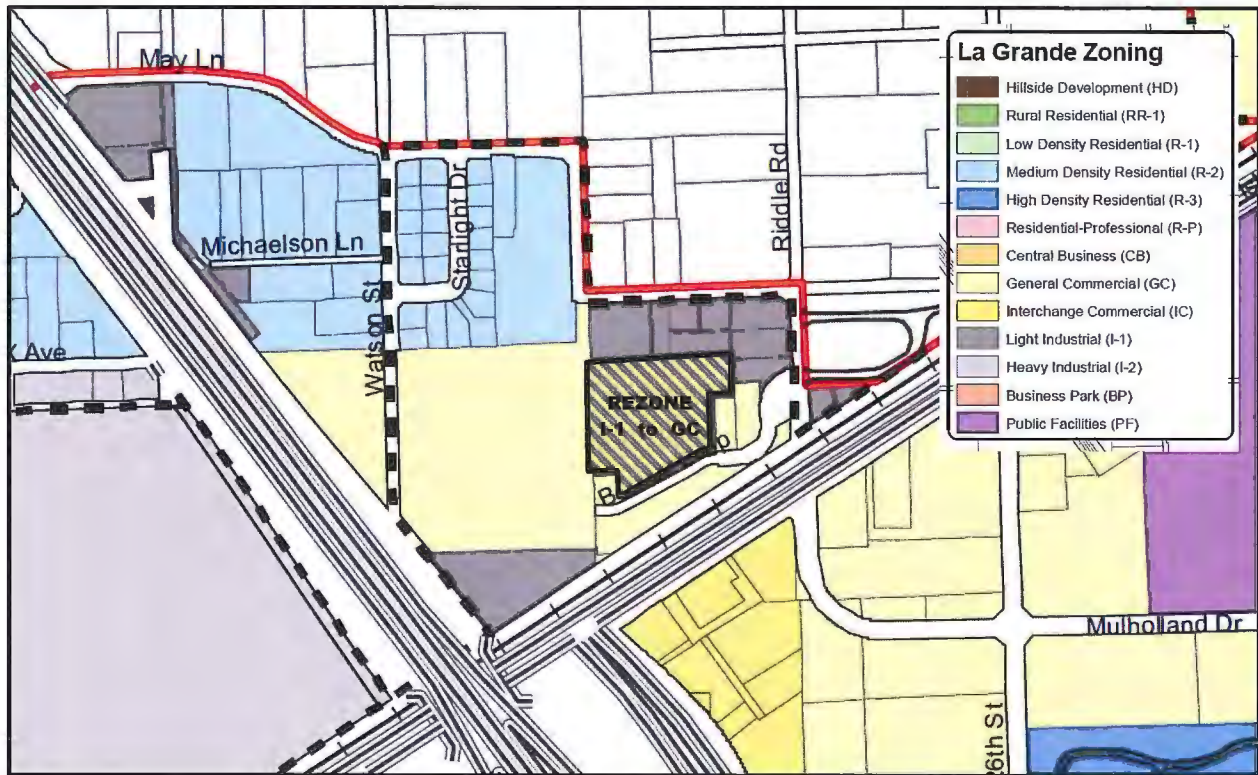
APPROVED AS TO FORM AND CONTENT:

  
\_\_\_\_\_  
Jonel K. Ricker  
Legal Counsel for the City of La Grande

# REZONE OF BEARCO BUSINESS PARK

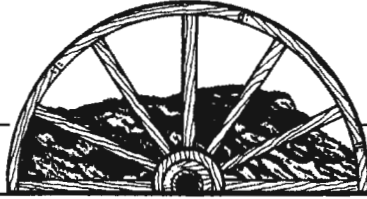
T3S, R38E, Section 4BD, Tax Lot 1800

From Light Industrial (I-1) to General Commercial (GC)



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CITY OF



LA GRANDE

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THE HUB OF NORTHEASTERN OREGON

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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT / PLANNING DIVISION

P.O. Box 670 • 1000 Adams Avenue • La Grande, OR 97850

Phone: (541) 962-1307 • Fax: (541) 963-3333 • Email: [lgplanning@cityoflagrande.org](mailto:lgplanning@cityoflagrande.org) • Web: <http://planning.cityoflagrande.org>

## CITY COUNCIL STAFF REPORT

### For the DECEMBER 10, 2014, Regular Session

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**Application Files:** 01-CPA-14 and 02-ZON-14

**Applicant:** Howard Butts, *Bearco Enterprises LLC*.

**Proposal:** Zoning Map Amendment: from Light Industrial (I-1) to General Commercial (GC)  
Comprehensive Plan Map Amendment: from Industrial to Commercial

**Location:** T3S, R38E, Section 4BC, Tax Lot 1800, La Grande, Union County, Oregon.

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#### REPORT CONTENTS

<u>FINDINGS OF FACT</u>	2
<u>CONCLUSIONS</u>	7



## FINDINGS OF FACT

### **1. PROPOSAL DESCRIPTION**

Mr. Howard Butts, owner of *Bearco Enterprises LLC*. and the owner of the subject property, is requesting the City of La Grande's consideration to rezone the subject property from Light Industrial (I-1) to General Commercial (GC). The subject property is approximately five (5) acres in size and is a fully developed commercial and industrial business park. Approximately 2/3 of the property is zoned Light Industrial (I-1) and 1/3 is zoned General Commercial (GC). Many of the tenant spaces within the existing industrially zoned buildings are occupied by uses that would also be permitted in the General Commercial zone. Some of the industrially zoned tenant spaces are currently vacant and the property owner has been turning away prospective commercial tenants due to the industrial zoning. In an effort to fill the vacant tenant spaces, the property owner is requesting that the industrially zoned areas be rezoned to commercial. The property owner has one or more prospective tenants committed to leasing a vacant tenant space and is waiting for this rezone to be approved.

The Applicant has submitted a narrative addressing the applicable City Review Criteria in Article 8.6 of the Land Development Code Ordinance 3210, Series 2013; see attached. A Staff evaluation of these Review Criteria has been provided below, with the applicant's response incorporated into the Findings.

The La Grande City Council held the first Public Hearing to consider this request during its November 12, 2014, Regular Session. There was no public testimony offered during the Public Hearing. The Public Hearing was closed and the proposed Ordinance was read for the first time by Title Only.

### **2. SCHEDULE OF EVENTS**

August 25, 2014	The application was submitted.
October 3, 2014	The application was deemed complete and 35 Day Notice was emailed to DLCD (with a "Request Deliver Receipt" and "Request Read Receipt").
October 17, 2014	Public Notice was circulated to local Agencies, City Departments and affected public. Notice was also published in <i>The Observer</i> , a newspaper of general circulation advertising the November 12, 2014, City Council public hearing, which was held.
November 5, 2014	The Staff Report was made available to the public. Planning Commission - The Planning Commission's consideration of this application has been omitted from the review process due to there being a shortage of Commission membership and the inability to satisfy quorum requirements. As a result, all applications that would normally be presented to the Planning Commission are being forwarded to the City Council until Planning Commission quorum requirements can be satisfied.
November 12, 2014	City Council Public Hearing - First Reading of Ordinance.
December 10, 2014	City Council Public Hearing - Second Reading of Ordinance.
January 9, 2015	Expiration of thirty (30) day appeal period.

3. **ARTICLE 8.6 – ZONE DESIGNATION CHANGE**

*This request is subject to the Review Criteria provided in Land Development Code Ordinance 3210, Series 2013, Section 8.6.003.*

**SECTION 8.6.003 – REVIEW CRITERIA**

A proposed Zone Designation Change shall meet the following criteria:

- A. The Zone Designation Change is in conformance with the Comprehensive Plan, and all other provisions of the Land Development Code;

The Applicant's narrative directly responds to the various City of La Grande Comprehensive Plan Goals and Policies that are applicable and appears to justify the request.

Goal 1 – (see *Applicant's Response on Page 1 in the attached Narrative*): This Goal is for the City of La Grande *"To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."*

**Finding<sup>1</sup>:** The City of La Grande has a citizen involvement program, whereby the Comprehensive Plan identifies the Planning Commission as the body that serves as the Committee for Citizen Involvement. For this application, the City Council shall act in place of the Planning Commission due to a lack of a quorum of the Planning Commission. The policies within this goal focus on providing good communication between the City and citizens, making information available in a form that is easy to understand, providing proper public notice and giving citizens the opportunity to participate in all phases of the process.

For this request, public notice will be mailed to surrounding property owners within 100', in accordance with City and State law, a minimum of 20 days in advance of the first public hearing. All interested parties will have the opportunity to view or obtain a copy of the information regarding this request, participate in one or all of the public hearings that will be held and express concerns and/or support. As the hearings proceed, all parties participating will be provided with additional notices of events to ensure they have the opportunity to remain engaged in the process. All participating parties with standing to appeal will have a 30 day period to file an appeal following the issuance of the final decision.

Goal 2 – (see *Applicant's Response on Pages 2 in the attached Narrative*): This Goal is to *"provide direction for achieving a safe, healthful, attractive, and workable environment for the citizens of La Grande."*

**Finding<sup>2</sup>:** The Goal 2 policies that are applicable to this request include Policy 3 (public need), Policy 4 (discouraging urban sprawl), Policy 7 (concentrating commercial development) and Policy 8 (compatibility with surrounding uses).

As discussed in the opening description of this report, the property owner has been turning away prospective commercial tenants due to the industrial zoning. It is believed that some tenants seeking to locate in this commercial/industrial business park are having difficulty finding suitable sites with existing building/tenant space within the City of La Grande. As such, the applicant believes there is a need for addition commercially zoned space. By rezoning the subject property to General Commercial, it would discourage the urban sprawl

of commercial uses by allowing for the clustering of commercial uses within existing commercial areas.

As illustrated in the attached zoning map, the property is surrounded on three (3) sides by commercially zoned land that is developed with retail, restaurant and office use types. The rezoning of the proposed area will allow for the clustering of commercial uses, which is consistent with Policy 7 of this Goal. Also as discussed in the opening description of this report, many of the tenant spaces within the existing industrially zoned buildings are occupied by uses that would also be permitted in the General Commercial zone. Based on this fact, the property is predominantly occupied by commercial uses, consistent with Policy 7, suggesting that the property would be more appropriately zoned as General Commercial.

As the property is predominantly occupied by commercial uses, rezoning to General Commercial would ensure that new uses locating in the area are compatible with the existing commercial uses, consistent with Policy 8.

Goals 3-8 - *(The Comprehensive Plan Goals pertaining agriculture, open space, air/water/land quality, natural hazards and recreation are not applicable to this request. No Findings were provided regarding these Goals.)*

Goal 9 - *(see Applicant's Response on Pages 2 in the attached Narrative.) One of the 5 primary goals of this Goal is to "promote retail development for residents and visitors" and "provide a greater range of services for travelers on I-84."*

**Finding<sup>3</sup>:** Policy 1 is to encourage the growth of existing businesses, to encourage diversity of businesses and to attract new businesses to the community. The rezoning of the subject property would encourage growth of existing businesses and this commercial/industrial park has a variety of tenant space sizes that would allow for a small start-up business to expand. Other commercial spaces, such as within the downtown core, have fixed space sizes with higher lease rates. In such cases, they do not lend themselves well to start-up business and have limited opportunities for business expansion.

Policy 11 is to encourage the grouping of commercial uses to facilitate customer interaction from one business to another. The design layout of the commercial/industrial park is currently designed to operate in this manner. Many of the businesses share a common parking lot. There is a range of commercial uses that include a restaurant, retail stores, small scale manufacturing/sales, and other service oriented businesses, such as medical and contractor office uses. All of these uses are compatible commercial uses where customers may visit one or more business during the same visit.

Policy 12 is to locate the commercial area near the trade area served. The subject property is located at the intersection of an Arterial Street and Major Collector Street. It is centrally located at a primary interchange of Interstate 84 for both local and tourism traffic entering La Grande. It is also centrally located between the City of La Grande and the City of Island City. It is adjacent to and near other commercial uses that are retail destinations for residents of both Cities. As a result, rezoning the subject property to commercial is consistent with this Policy as it is near the center of the trade area served.

Goals 10 and 11 - These Goals do not have applicable policies to this request. Goal 10 (Housing) discusses locating commercial and industrial development in areas that minimize impacts on residential uses. This is an existing developed area that is not adjacent to residentially zoned property, thus the Policies do not apply. Goal 11 (Public Facilities) discusses expansions of City boundaries and ensuring that the City has the capacity to serve new areas. The policies do not discuss or address the rezoning or change of classification on properties that are already served with public utilities and infrastructure. This proposal will have no impact on existing utilities and infrastructure, thus this Goal does not apply.

Goal 12 - (see *Applicant's Response on Page 3 in the attached Narrative*): There are no applicable Goal 12 Policies relating to this request. The property is accessed by Bearco Loop via Riddle Road (Collector Street) and Highway 82 (Arterial). Both Riddle Road and Highway 82 were fully improved as part of an ODOT project to meet City standards, satisfy a Transportation System Plan long-range project, and to support added capacity to the transportation system. The project included street widening, intersection reconstruction, railroad crossing improvements and a new traffic signal.

This rezoning does not include any changes in use or any transportation improvements. The land area within the rezone is fully built out and is a small area in size. Any possible changes in use with a worst case scenario commercial use will be minimal or no effect on the transportation system in comparison to a worst case light industrial use. The intent of the Goal 12 policies is to protect the transportation system, land use compatibility and quality of life. Because the property is fully built out, no adverse impacts are anticipated and no transportation improvements will be necessary to support the commercial use of the subject property, none of the Goal 12 policies are applicable to this request.

Goal 13 and 14 -Goal 13 includes elements to encourage walking and/or bicycling. The property is within walking distance to grocery and some retail stores; and to public transportation if needed. The streets adjacent to the subject property are fully improved to City standards with sidewalks and bike lanes and no changes or improvements are proposed or necessary to support this rezone. Goal 14 is intended to direct the applicant and review agency to consider infill and ensure an efficient use of land within the UGB before considering expanding boundaries. The subject property is fully built out and occupied with uses that would fit within both the general commercial and light industrial area. The rezoning of this property to general commercial supports infill development and there are existing vacant tenant spaces that could support commercial infill uses. This Goal 13 and 14 analysis was limited to discussing the purpose and intent of these Goals vs actual policies. This is because none of the policies were directly applicable to this request as it is a fully built out property and no new development is proposed and no changes in use types are proposed. It is merely a change in the zoning label with no physical impacts on the use of the property.

All applicable Land Development Code standards appear to be met.

- B. The property affected by the Zone Designation Change is adequate in size and shape to facilitate those uses that are normally allowed in conjunction with such zoning;

**Finding:** The minimum lot size in the General Commercial Zone is 2,500 square feet. The subject property is approximately 5 acres, which well exceeds the minimum. This rezoning is merely a label change on the zoning map and the property size and shape and the uses allowed

are consistent with the General Commercial Zone standards in the adopted Land Development Code Ordinance.

- C. The property affected by the proposed Zone Designation Change can adequately serve the uses that may be permitted therein; and such Change is in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060);

**Finding:** The City Planner did not require an engineered traffic study for this request. This is because this request is merely a zoning label change, not a use change, for a property that is fully built out and occupied by industrial uses that would also be permitted in the General Commercial Zone. This rezoning will result in no change to the transportation system and is not subject to the additional review and mitigation measures as discussed in the Oregon Transportation Planning Rule (OAR 660-012-0060).

- D. The proposed Zone Designation Change will have no adverse effect on the appropriate use and development of abutting properties.

**Finding:** As discussed above, this request is merely a zoning label change, not a use change, for a property that is fully built out and occupied by industrial uses that would also be permitted in the General Commercial Zone. As there are not physical changes to the uses or property, no adverse impacts to adjacent properties are anticipated.

**4. ARTICLE 8.7 – COMPREHENSIVE PLAN DESIGNATION CHANGE**

*This request is subject to the Review Criteria provided in Land Development Code Ordinance 3210, Series 2013, Section 8.7.003.*

**SECTION 8.7.003 – REVIEW CRITERIA**

A proposed Comprehensive Plan Designation Change shall meet the following criteria:

- A. The proposed change is in compliance with the Statewide Planning Goals

**Finding:** The Statewide Planning Goals are nearly identical to the City of La Grande Comprehensive Plan Goals discussed above, but are more general. The City of La Grande developed the Comprehensive Plan to follow the same layout as the Statewide Planning Goals, with each Chapter being a separate goal (e.g. Goal 1, Goal 2, etc.). Within each Goal, the Comprehensive Plan includes policies to ensure compliance with the Goal. By finding a project in compliance with the City's Comprehensive Plan, the project would also be in compliance with the Statewide Planning Goals. In this case, based on the Findings in Section 3 above, the proposal is in compliance with the Comprehensive Plan, and thus the Statewide Planning Goals as well.

- B. The proposed change is in conformance with all policies of the City of La Grande Comprehensive Plan; and,

**Finding:** Based on the Findings in Section 3 above, the proposal is in conformance with all applicable policies of the Comprehensive Plan.

- C. The proposed change is supported by specific studies or other factual information which documents the public need for the change.

**Finding:** No formal studies were conducted to support this request. Instead, this request is based entirely on factual information provided by the property owner and City staff based on experience, occupancy challenges, and needs in the community. As discussed in the opening description of this report, the property owner has been turning away prospective commercial tenants due to the industrial zoning. It is believed that some tenants seeking to locate in this commercial/industrial business park are having difficulty finding suitable sites with existing building/tenant space within the City of La Grande. As such, the applicant believes there is a need for additional commercially zoned space.

Also, the rezoning of the subject property would encourage and allow for the establishment of new start-up businesses and the growth of existing businesses. Other commercial spaces, such as within the downtown core, have fixed space sizes with higher lease rates. In such cases, they do not lend themselves well to start-up business and have limited opportunities for business expansion. For the past several years, as individuals visit the Planning Division office and inquire about a new business start-up, the Planning Division has included the applicant's property as a possible start-up location. Although vacant tenant space was available, the industrial zoning classification on the subject property prevented some business from locating on subject property.

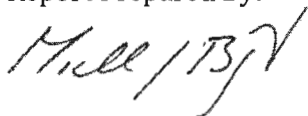
##### **5. PUBLIC AND AGENCY COMMENTS**

NONE

##### **CONCLUSIONS**

1. The Zone Change request complies with all applicable provisions of Land Development Code Ordinance 3210, Series 2013, Articles 8.6. and 8.7.
2. The Zone Change request complies with all applicable Goals and Policies of Comprehensive Plan Ordinance 3208, Series 2013.

Report Prepared By:



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Michael J. Boquist, City Planner