

City of Union

LAND USE PLAN

9 April 1984

Prepared by the Union City Council

Mayor: Don MacPherson

City Council: Martin Vavra

Barbara James

Violet Kaufman

Norman Kerr

Leonard Almquist

Sam Sainsbury

City Administrator: Floyd Parrott

The advice and assistance of Hanley Jenkins II, Union County Planner, is gratefully acknowledged.

INTRODUCTION

Concept. The City of Union's Land Use Plan is a public document prepared by the City Council with assistance and input from community residents. It provides long-range guidelines for decision-making with regard to: land use suitability; development proposal evaluations; public utility, facility, and street improvement projects; and other considerations related to community growth.

The Plan will be used by public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions.

Purposes. The three basic purposes of this Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, and (3) to make provisions for those uses which may be needed by the community, but which may have such undesirable characteristics as noise, smoke, or odor.

The Plan can be used to encourage desirable growth since it identifies those uses which are wanted and provides areas for their development. Anticipated development, as projected in the Plan, can be accommodated by constructing those road and utility improvements which will be needed in order for that development to be realized. The Plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed in the community.

Planning guidelines. The guidelines included in this Plan provide a policy framework for planning decisions. The three types of guidelines are (1) land use goals, as established by the State. (2) Plan policies, and (3) Plan recommendations. The goals are general regulations to be followed by citizens and governments within the State. Plan policies are more detailed guidelines that may be used to evaluate planning decisions being considered. If decisions are made contrary to the Plan policies, justification for deviating from the policy should be recognized and spelled out (documented). Recommended actions are those activities which need to be undertaken to implement the Plan. These actions are recommended and do not have the same regulatory effect as do the goals and policies.

Objectives. Achievement of the following objectives is the overall aim of this Plan:

1. To recognize and protect existing development, and those related investments which have been made in the community.

2. To maintain or enhance economic stability without diminishing livability of the area.
3. To conserve those air, land, water, and energy resources which make the area desirable in which to live, work, and recreate.
4. To provide for community housing, employment, and recreation needs within the financial and natural limitations of the area.

Planning area. The Plan area includes the City limits of Union. Based on efficient utilization of service facilities, infilling of existing uncommitted lands, and a moderate growth philosophy, Union has adopted a limited Urban Growth Area.

Flexibility. This Plan is flexible in that provisions are made for reviewing and updating it as conditions in the area change. Such conditions may be economic, physical, social, or environmental. Boundary lines for the various land use classifications are general and may be adjusted (slightly) as the Council determines desirable, providing the intent of the Plan is not changed by the adjustment.

Existing uses. Any legal use existing at the time this Plan was adopted can be continued providing such use is not determined to be a nuisance under local nuisance ordinance provisions.

Legality. The State enabling legislation stipulates that all cities and counties must have plans which (1) assure coordination and consistency (factual basis), in community development decisions, and (2) provide the basis for regulations such as zoning and subdivision ordinances which express public policy.

The term coordination above refers (a) to planning interaction with other agencies at various levels of government, and (b) to relating the Land Use Plan to public utility, facility, and transportation improvements, which are among the most important means of Plan implementation. The law also requires Plan review and revision as changing needs and desires arise. In December 1974 the State Land Conservation and Development Commission (LCDC) adopted nineteen land use planning goals, thirteen of which apply to Union. The State goals spell out what must be taken into account in preparing a plan. Cities and counties are still responsible for preparation of their own respective plans. Counties are required to coordinate all of the plans prepared within their boundaries.

Zoning. In addition to public utility, facility, and transportation improvements, zoning is among the most important means of implementation. Zoning maps and land use plans are similar in that both delineate areas suitable for various uses, and attempt to assure use compatibility. Plans are more general and flexible, and provide long-range guidelines for orderly development. Zoning is specific and short-range, and is regulatory rather than recommendatory. Union's Zoning Ordinance and Subdivision Ordinance have been revised to directly implement this Plan.

Format. This document has three basic sections: Introduction, Land Use Plan, and Appendices. The Land Use Plan section presents the Plan Map and Land Use Plan classifications which are planned for in Union. The Plan Map designates the specific location of the classifications. The remaining portion of this section includes a goal-by-goal development of the Plan with each subsection divided into the following: (1) goal requirements, (2) background information, (3) Plan policies, and (4) Plan recommendations. The background information includes much of the factual information upon which the Plan was based. Additional background information has been provided in the appendices, or filed with the City Recorder. Plan policies and Plan classifications are regulatory, legally binding and designed to carry out the intent of the Plan. The recommendations are intended to spell out those actions which appear desirable to undertake as measures of Plan implementation.

PLAN CLASSIFICATIONS

The following descriptions identify the purposes and the types of uses encouraged in each of the Land Use Plan classifications.

The Plan classifications include the following: residential, commercial, industrial, and agricultural. A more detailed division within classifications, such as General Commercial and Heavy Commercial, is deferred to the zoning map and related ordinance provisions.

Residential: To provide areas suitable and desirable for single-family residential, duplex, and multi-family dwellings. Residential development is identified on the Plan Map as being suitable within the Urban Growth Area on currently uncommitted lots.

Commercial: To provide areas suitable and desirable for those retail, service, tourist, and other similar commercial activities which are needed in the community. These areas include the central business district and commercial enterprises along highways 203 and 237 where commercial activities already exist.

Industrial: To provide areas suitable and desirable for those industrial activities needed to maintain or improve area economy and employment. Industrial areas are generally located where service and transportation improvements are available, and development is compatible with surrounding area uses. Industrial development is shown on the Plan Map as being most suitable where existing industrial activities are located.

Agricultural: To retain productive agricultural lands in those areas where soils and parcel sizes are suitable, and to allow for those rural life styles which require more extensive tracts. These classifications are located outside the Urban Growth Area. Some of the lands may be regarded as a reserve for future growth.

GOAL 1

CITIZEN INVOLVEMENT

Goal: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Background:

The City of Union has pursued this goal through general public notification of land use planning efforts. Public notices, newspaper articles and radio and TV broadcasts were used to further explain the development of the Plan and to notify the public of City Council meetings.

The original Plan included the results of a community attitude survey. A smaller but more carefully designed survey was conducted in 1980 in conjunction with an HUD block grant application.

The Plan revision incorporates policies developed in response to public comment during an extensive series of hearings held in 1979 prior to a major revision of the Zoning Ordinance.

In 1976 the Oregon Land Conservation and Development Commission (LCDC) approved the City of Union's Citizen Involvement Program which designated the Planning Commission as the on-going Committee for Citizen Involvement.

Union initially submitted for LCDC acknowledgement on August 20, 1982. Due to several goal deficiencies the initial plan and ordinances were denied acknowledgement on December 10, 1982. Since that time the City Council has held public work sessions and hearings soliciting citizen participation and comment.

In addition to the City Council's public involvement process, Union County has been pursuing revision to the county Plan and implementing ordinances. In order to ensure compatibility both jurisdictions have coordinated planning efforts and involved other affected special districts, and State and Federal agencies. Primary agencies involved include the Department of Transportation for State highway planning, County Road Department for County road improvement projects, and the Federal Flood Insurance Administration for designation of flood plains.

Policies:

1. Citizens will be encouraged to participate in all phases of the planning process.
2. The plans of other local, State, and Federal agencies will be considered in land use planning and related decisions.

3. Public notice will be given before all meetings or hearings held on amendments to the Land Use Plan.
4. Technical information will be sought from agencies and private sources where such information is needed for future Plan documentation.
5. The public shall receive timely response from the policy-makers on land use questions.
6. The Planning Commission will serve as the Committee for Citizen Involvement for Plan revision and on all other land use related decisions.

Recommendations:

1. That the City Council develop a program for citizen involvement which includes but is not limited to: methods of Planning Commission member selection; preparation and posting of planning-related agenda items; and making information and educational materials available for citizens to identify and comprehend planning issues.
2. That notice of meetings and public hearings on the Land Use Plan be published in local newspapers and placed in a public location at least one week prior to meeting.
3. That, when feasible, public notice include an invitation for individuals and groups to inventory and gather factual information for amendments to the Land Use Plan.
4. That the public be encouraged to submit written and verbal testimony at such time as testimony is pertinent to discussion topics during citizen advisory meetings. Testimony and proposed changes to the Land Use Plan shall occur prior to or as part of the public hearing process to adopt amendments to the Plan.
5. That Federal, State, and local agencies and special districts be provided individual notification when land use actions directly affecting lands within their jurisdiction are involved.
6. That the Planning Commission assume the Citizen Advisory Committee function because of the size of the town, the relatively small amount of planning and development activity being undertaken, and the small number of people who have the time and interest to fulfill that function.

GOAL 2

LAND USE PLANNING

Goal: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Background:

The planning process began in 1974 with the formation of the Committee for Citizen Involvement and with the circulation of a local attitude survey. Local residents, interested agencies, and other persons provided inventory information which is incorporated within each applicable goal discussion.

Issues and problems were identified during the plan development process and as a result of inventory analysis. Alternative solutions were discussed during hearings held by the Planning Commission and City Council and an appropriate course of action was selected which is represented in the Plan and Ordinances. A development philosophy followed the selected course of action outlining the basic concepts and supporting reasons underlying Union's anticipation of moderate future growth.

Union has adopted a development philosophy which anticipates moderate growth, at a rate lower than that experienced in the 1970s. An existing land use survey has determined sufficient residential land available within the City limits to accommodate projected population growth.

The findings below elaborate on this development philosophy. A more detailed explanation can be found in the respective goal discussion.

Findings:

1. Population projection--Union's population is projected to increase by 22 percent in each decade to the year 2000, a reduction in the rate of growth that occurred during the 1970s (35 percent per decade).
2. Available land and public services--Within Union's City limits there is sufficient undeveloped land to accommodate the projected residential needs. The centralized water and sewer systems are available throughout the city limits and are capable of expanding to provide service for the projected population.

3. Industrial and commercial expansion--The location and acreage of the lands designated for future commercial and industrial expansion is based upon the following factors:

a) That Union's existing economic base is sufficiently developed to attract future economic growth and the public facilities are capable of accommodating growth;

b) That vacant planned and zoned industrial and commercial lands are located adjacent to similar existing uses.

Policies:

1. As new data becomes available it will be incorporated into updates of the Plan.

2. The Plan will be coordinated with the Union County Land Use Plan and other State and Federal agencies that may have an effect upon or be affected by local decisions.

3. As a condition of making Plan changes, it will be determined that community attitudes and/or physical, social, economic, or environmental changes have occurred in the area or related areas since Plan adoption and that a public need supports the change; or that the original Plan was incorrect.

4. In considering Plan revision, alternative sites for the proposed uses will be considered, and it will be determined that the area proposed to be changed compares favorably with other areas which might be available for the uses proposed.

5. Planning-related decisions will be made on a factual base which will be updated as conditions change.

6. Compatibility of anticipated uses with surrounding area development will be evaluated in making planning-related decisions.

7. Major Plan changes will follow a process similar to that utilized in Plan preparation. Major changes will not be made more frequently than at two year intervals, except that the public may petition for review and revision at more frequent intervals.

8. Minor Plan changes (such as corrections or boundary adjustments and re-alignment) will be made by the City Council and utilize a public hearing process.

9. The Plan will be reviewed in its entirety and updated every five years to determine its adequacy to meet future needs and to maintain its relevance to current social, economic, and environmental conditions.

Recommendations:

1. That the Joint Management Agreement with Union County be reviewed simultaneously with the Land Use Plan review.
2. That Union submit amendments and updates to the Plan for Union County Planning Commission and Union County Court for review.
3. That findings related to specific plan policies or factual information be made in the course of forming planning decisions, and that such findings be documented.
4. That public notice be made each time a plan review is being undertaken, and that a public statement be made as to the findings of that review.
5. That an official copy of the Plan be filed with the City Recorder and with the County Clerk, and that copies be available in the City Hall and at the Union County Planning Office.

*Is there a
Joint Management
Agreement?*

*Have copies been
filed and made
available?*

GOAL 3

AGRICULTURE

Goal: To preserve and maintain agricultural lands.

Background:

There are 13 general soil types identified by the U.S.D.A. Soil Conservation Service (SCS) within the Union city limits. The SCS has developed a soils map and agricultural capability table for the area (see "Union Soils and Capabilities" and "Soils Map").

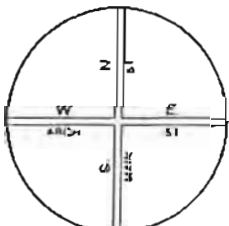
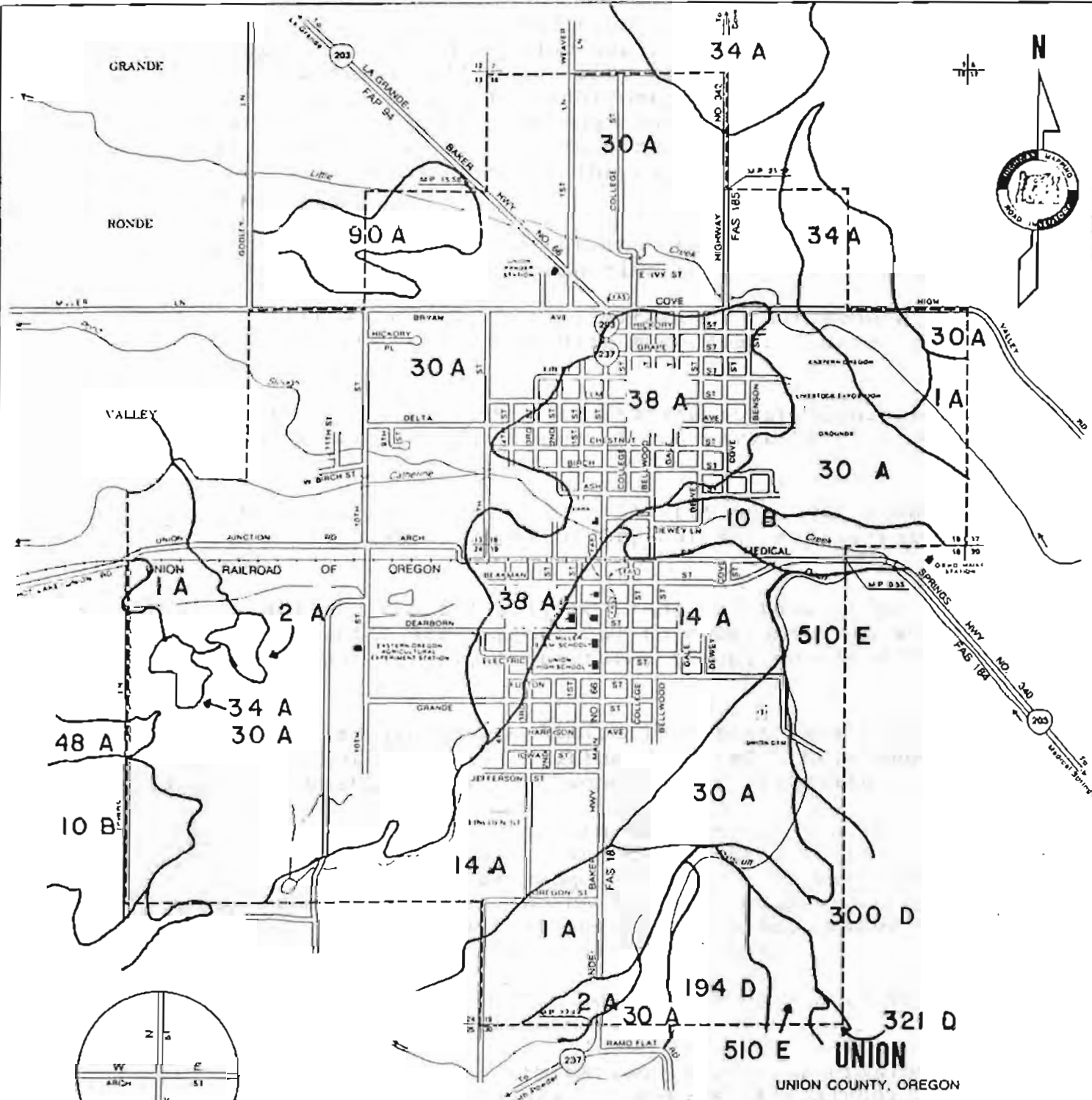
Soils occurring in the outer, undeveloped portions of the city are typically class II, with the exception of the southeast area where class IV and VI soils occur.

On the east edge of the city a region of class VII soils exists (designated "510 E"). The agricultural limitations of these soils suggest that urban development might occur, although precautions would be called for to overcome relatively steep slopes and rocky conditions.

UNION SOILS AND CAPABILITIES

Code	Capability		Name	Irrigation	
	NIRR	IRR		NIRR=not irrigated	IRR=irrigated
90A	IIw	IIw	Catherine silt loam		
30A	IIC	IIC	La Grande silt loam		
34A	IIC	IIC	La Grande silty clay loam		
38A	IIC	IIC	Urban land--La Grande complex		
14A	VIs	IVs	Veazie-Voats complex, protected, semi-wet bottomland		
1A	IIw	IIw	Catherine silt loam		
2A	IIw	IIw	Catherine silty clay loam		
10B	VIs	IVs	Veazie-Voats complex, semi-wet bottomland		
510E	VIIIs	---	Gwinly-Rockly complex (5-40% slopes) south exposure		
300D	IVe	---	Ukish silty clay loam (2-20% slopes) moist rolling hills		
321D	IVe	---	Rano silty loam (15-35% slopes)		
194D	VIe	---	Hutchinson gravelly silt loam (1-20% slopes) north exposure		
48A	IIIw	IIIw	Umapine silt loam sodic bottom (moist alkaline bottom)		

SOILS MAP



SOILS MAP

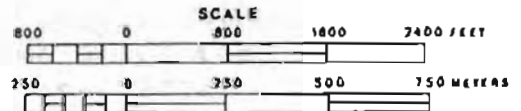
LEGEND

REFER TO ACCOMPANYING PAGE

UNION COUNTY, OREGON

Population 2,105

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
August 1982



Each of this map are available at nominal cost from
Oregon Dept. of Transportation Salem Oregon 97310

Soils Considerations. Soils conditions are one of the most important features related to land use planning. Soils concerns are basically twofold: (1) capability or productivity potential, and (2) limitations related to development. Often times these limitations can be overcome, although in many instances, substantial expenditures will be required. U.S.D.A. Soil Conservation Service definitions for the various soils capabilities are indicated below:

Class I soils have few limitations that restrict their use. These are the most productive soils.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Class V soils are not likely to erode but have other limitations which are impractical to overcome, and which limit their use largely to pasture, range, woodland or wildlife.

Class VI soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife.

Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. Although these soils are the poorest for crop producers, they have significant importance for grazing, timber production and/or wildlife habitat purposes.

Letter designations are often added to the capability numerals, and indicate the following:

- (e) shows that the main limitation is risk of erosion unless close-growing plant cover is maintained;
- (s) shows that the soil is limited mainly because it is shallow, droughty, or stony; and
- (w) shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage).
- (c) shows that the chief limitation is climate which is too cold for the optimum production of many crops.

POLICIES

1. Before productive agricultural land can be included into Union's Urban Growth Boundary for future development, the following criteria will be considered:
 - a. that a factual information base indicates a need for additional urbanizable land.
 - b. that the land is already committed to future urbanization due to the availability of services or because of division into small parcel sizes, precluding its continued use for commercial agriculture.
 - c. that alternative sites of less productive land within the area have been considered.
 - d. that the proposed amendment will be compatible with adjacent land practices.
2. An orderly, efficient, and economical transition will be made in converting rural lands to urban development.
3. Annexations will be approved only in accord with Land Use Plan provisions.
4. Data on soil characteristics, crop productivity, grazing, habitat resources, economics, and other similar values will be considered in determining whether land should be maintained in its existing state or converted to urban uses.
5. The most productive agricultural lands will be preserved wherever less productive alternative sites are available for the types of uses proposed, provided that access, services, etc., are or can be provided to such alternative sites.

RECOMMENDATIONS

1. That the City and County work together in protecting the most productive lands in and around the City.
2. That where development occurs adjacent to zoned farmland, precautions should be taken to assure that the anticipated development will not conflict with agricultural activities. Such precautions include: additional lot depth, buffer areas, fencing, etc.

GOAL 4

FOREST LANDS

Goal: To conserve forest lands for forest uses.

Background:

There are no forest lands in the Union planning area.

GOAL 5

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

Goal: To conserve open space and protect natural and scenic resources.

Background:

A. Land needed or desired for open space

There is one public park within the city limits. The grounds of the high school and of the Eastern Oregon Livestock Show provide additional open space and recreation lands (see Goal 8: Recreation Needs).

Undeveloped pastures within the Urban Growth Boundary (UGB) and agricultural lands outside the UGB provide extensive open spaces. The floodway areas of Catherine Creek and Little Creek provide some open space values.

Existing open space lands meet the current and anticipated needs and desires within the community. With 49% of Union County in public land management, open space opportunities are excellent outside the city limits.

B. Mineral and aggregate resources

There are no identified sources of mineral or aggregate resources within the city limits.

C. Energy Sources

No sites have been identified within Union for generation of energy from natural gas, oil, coal, or uranium sources. The Union County Energy Coordinator has begun to compile information on potential solar, wind, biomass, and geothermal energy sources in Union County. Any such information applying to Union will be incorporated into the Plan when it becomes available.

D. Fish and wildlife areas and habitats

Significant fish and wildlife habitat areas occur along Catherine Creek and Little Creek.

Stream bank setbacks should be maintained to permit better light, air, and visual characteristics; and for stream pollution control, and protection of wild game and

non-game wildlife habitats. Riparian habitats are known to support a disproportionate amount of wildlife (as opposed to nonriparian areas). Reasons for this include:

1. vegetational and structural diversity;
2. availability of diverse niches;
3. riparian zones provide excellent migration routes.

For these reasons, a greater species diversity exists in riparian habitats. Riparian vegetation also has a major influence on stream temperatures. Removal of vegetation allows increased sunlight, raising the temperature of the water, and reducing certain temperature-sensitive species such as trout. Many species of fish, upland game birds, waterfowl, terrestrial and aquatic furbearers will benefit from riparian zone maintenance.

The natural vegetative cover along waterways (the riparian habitats) should be retained on a sliding scale proportional to half the stream width, at a right angle to the annual high-water line. A minimum of 25 feet either side of the streams should be recognized.

These standards are derived from the "Draft Fish and Wildlife Habitat Protection Plan for Union County" (1978).

E. Ecologically and scientifically sensitive areas

The "Oregon Natural Areas Data Summary" by the Oregon Natural Heritage Program has not identified any natural or scientific areas within Union. Waterways along Catherine Creek and Little Creek are preserved according to the provision of section D above.

F. Scenic views and sites

No specific sites have been identified within the community by private or governmental sources. The hills flanking Catherine Creek to the east and Craig Mountain to the west provide a peaceful backdrop for many areas of the city.

G. Water areas, wetlands, watersheds and groundwater resources

No significant wetlands occur within Union.

Catherine Creek, flowing westward through the center of the city, has a drainage area of 314 square miles (of which 112 are above Union). Average flow (as measured six miles above Union, 1912-1968) is 117 cubic feet per second (cfs), with mean maximum and minimum flows of 697 cfs

and 18 cfs. Most of the annual flow occurs during April, May, and June.

Little Creek flows through the north end of Union, joining Catherine Creek 16 miles below the city. It drains about 40 square miles above the city. Peak flows are estimated to be about half those of Catherine Creek.

The city obtains its municipal water supply from two artesian wells, with current capacities of 225 gallons per minute (gpm) and 2000 gpm. Well depths are 1295 and 1200 feet. Average annual consumption since 1970 is 350 million gallons. The supply of water is currently adequate, but distribution system improvements are needed (see also discussion under Public Facilities and Services).

Well water yield, depths, and locations for the surrounding area are provided in the "Union County Atlas".

H. Wilderness areas

There are no known or potential wilderness areas within Union.

I. Historic areas, sites, structures, and objects

The "Statewide Inventory of Historic Sites and Buildings: Union County" (1976) identifies 18 sites within Union. In addition, the Union compound of the U.S. Forest Service has been evaluated as meeting the criteria of the National Register of Historic Places.

Two of these 19 sites (General Blacksmith Shop, #18, and the ditch of the Oregon Roller Mills, #7) are judged no longer significant because they have been demolished or filled. The remainder of the sites are considered locally significant and worthy of protective measures. Demolition or alterations which damage the historic characteristics of these building constitutes a "conflicting use". The Zoning Ordinance contains procedures for addressing such conflicts as they arise.

J. Cultural areas

No distinctive cultural areas have been identified within the city.

K. Potential and approved Oregon recreation trails

No potential or approved Oregon recreation trail exists within the city.

L. Potential and approved federal wild and scenic waterways and state scenic waterways

No such waterways exist within the city.

LISTING OF HISTORIC SITES

The "Union Historic District: Draft Nomination to the National Register of Historic Places" (1981) contains detailed architectural and historical descriptions for most of these structures. A copy is available at City Hall.

1. "Wildwood" (1968-1882)
101 East Bryan
Odin and Fonda Miller

The Miller home, once known as "Wildwood", is a significant local landmark. The house is notable for its age, the detailing of the "Gothic cottage" architecture, its interior woodwork, the surrounding grounds, and its location at the north end of Main Street. Alterations have generally enhanced the original design.

2. Methodist Church (1905)
North Main and East Delta
Community Methodist Church

This blocky red brick building with shingled spire and gables is the second home of the Methodist Church in Union (the first being site #12, the little white church). A compatible, contemporary red brick social hall has been added to the east.

3. Abel Eaton house (1907)
464 North Main
Lucille Rainey

A Main Street landmark, the Eaton house is an exceptionally compact and well-built example of the French Second-empire style. The enclosure of the porch is the main exterior alteration to this well-maintained house.

Included on the National Register.

4. Jeremiah Thomson house (1873?)
475 North Main
Bruce and Sharon Mulvany

Built with unusual "Renaissance" or Tudor details (flat roof, quoins), this house features an octagonal tower covered with pie-crust moldings. An exceptionally detailed porch has been removed from the front to the garden entrance.

5. W.T. Wright house (1882)
429 North Bellwood
Beryl and Dorothy Brookshire

Four structures on this property are listed on the Inventory: house, gazebo, water tower, and carriage house. The red brick house is in the Italianate style. The railed second story porch was an early alteration. Exterior wood-

work and shutters generally are intact but suffer from weathering (a problem which affects the remaining structures much more severely).

The water tower, a carefully built and striking accessory building, now shows a pronounced list.

6. Knights of Pythias Hall (1898)
118 South Main
Robert and Jo Morgan

A two-story brick commercial building with meeting hall above, the K.O.P. hall originally featured a pressed tin cornice (now missing). The street level facade has been altered by the business occupants, principally by a flat wooden awning over the sidewalk.

7. Oregon Roller Mills (1891)
103 North Bellwood
Baker Mill and Grain

Although there have been a number of alterations and additions over the years, the mill retains a few distinctive characteristics, such as the bay windows on the main tower.

The "Oregon Roller Mills ditch" listed in the Inventory has been largely covered over or filled in. Thus it is no longer regarded as significant. Part of the ditch may be incorporated in a stream side park development.

8. Masonic Temple (1898)
South Main and West Center
Grande Ronde Valley Lodge #56, A.F. & A.M.

This two-story brick commercial building with upper lodge hall is notable for its corner tower with bellcast roof and Masonic emblems. Alterations to the street level facade have been made to accommodate the current occupant, the U.S. Postal Service.

9. Levy Brothers General Store (1870s)
South Main and West Center
First Baptist Church of Union

The first brick building constructed on Main Street, this one-story commercial building features cast-iron columns and a tin cornice. At about the turn of the century the original arched bays were replaced with squared stone bays.

10. First National Bank (1881)
311 South Main
Union County Museum Society

The earliest two-story structure in Union, this brick

commercial building originally housed a bank below with lodge hall above. A concrete extension to the rear has been added.

11. City Hall (1892)
342 South Main
City of Union

The chief exterior alteration to the building is the loss of the original wooden bell tower. A one-story concrete block addition to the south houses fire equipment.

12. Methodist Church (original); Sacred Heart Church; (1873)
380 South Main
Union School District #5 and Union County Museum Society

A square tower once surmounted the entry to this simple wood frame church. The original windows have also been replaced. This is probably the oldest Main Street structure and one of the two remaining wood buildings on Main.

13. Abner Robbins House; J.T. Bolles house (1882)
612 South Main
Lester Coles

The main alteration to this small charming "rural Gothic" cottage is the addition of the front porch. The simple but striking treatment of the window trim is notable.

14. W.T. Townley house (1894)
782 North Fifth
Gerald and Blanche Kohler

This large Queen Anne house has recently undergone a tasteful repainting which emphasizes its many surface textures and complex rooflines.

Included in the National Register.

15. Eastern Oregon Agricultural Experiment Station
Headquarters Building (1901)
West end of Dearborn Street
State of Oregon

This handsomely maintained red brick structure retains its original appearance and role.

16. Levy Pony Barns (1900?)
West end of Grande Street
Theodore Arnoldus

The joining of three buildings into the Pony Barns created a unique structure with several notable features including the two-story octagonal western segment and the large central cupola. The structure has not been in use recently and has

deteriorated as a result.

17. Union Cemetery: Tool shed (1870s?)
Katie Wright tombstone (1898)
East end of Fulton Street
Union Cemetery District

The architectural detailing of the tool shed contributes to the overall Victorian flavor of the cemetery. The Katie Wright tombstone, a half-size figure executed in marble in Italy, is Union's only large piece of statuary.

18. General Blacksmith Shop (1900?)
North Main at Catherine Creek
Frank Lackoff

The blacksmith shop, a one-story wood structure covered with corrugated metal, is no longer considered significant since it has been substantially demolished.

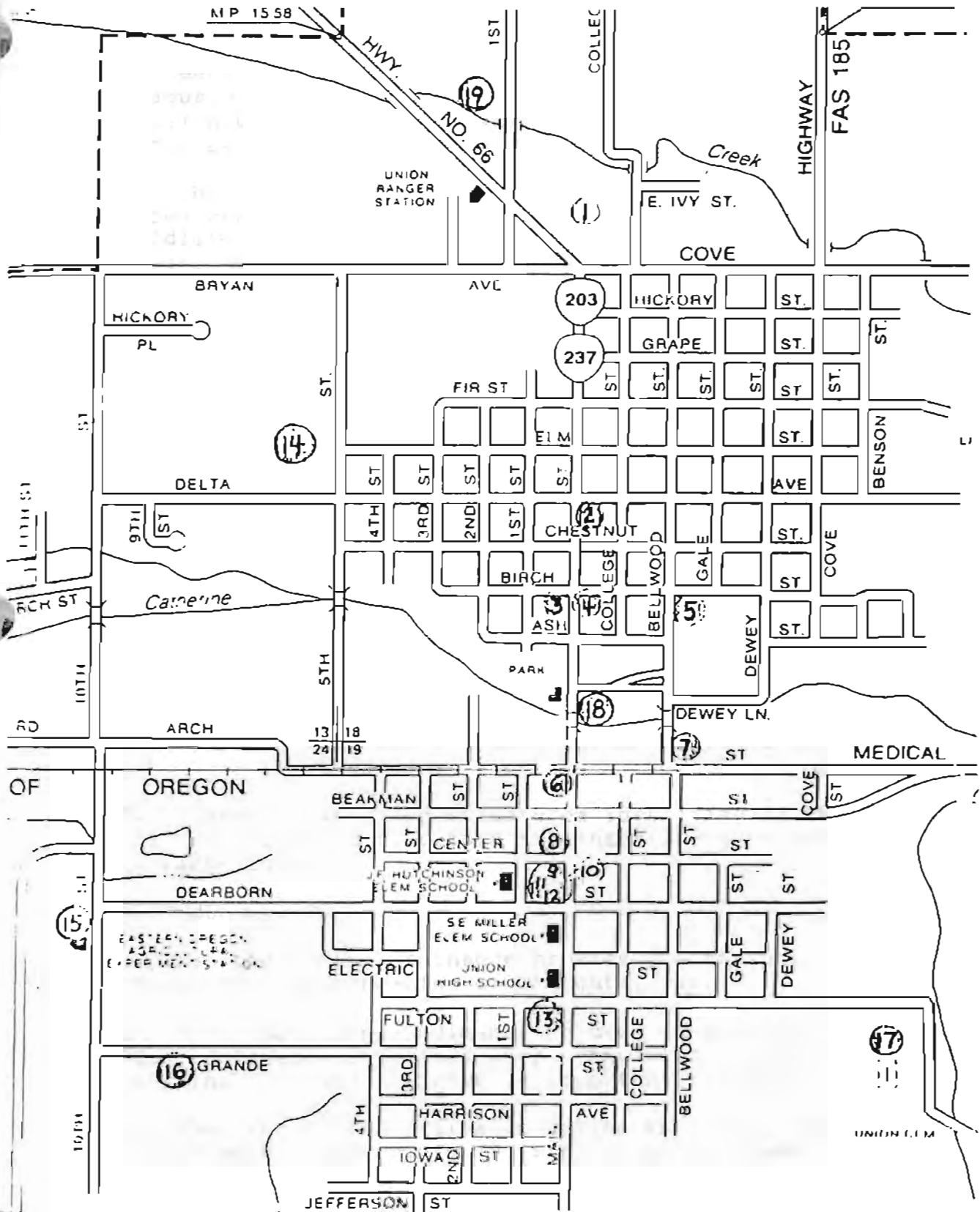
19. U.S. Forest Service: Union Compound (1934)
Route 203 and Weaver Lane
USDA--Forest Service

The compound consists of two residences, a barracks (original office), gashouse, warehouse, and equipment garage on four acres straddling Little Creek. The structures are architecturally uniform and typical of CCC-era design.

Determined by the USFS to be National Register eligible.

City of Union (Detail)

LOCATION OF BUILDINGS LISTED ON STATE INVENTORY OF HISTORIC SITES



KEY

⑥Site identification number: for description see Plan text

POLICIES

1. Open space and scenic values will be protected.
2. Geothermal, solar, hydroelectric, biomass, and wind resource information will be incorporated as it becomes available and provisions will be made for reducing any resource conflicts.
3. The city will maintain a riparian zone along Catherine Creek and Little Creek to insure the protection of fish and wildlife habitats, ecologically significant areas, water areas, and open space.
4. Development will maintain or enhance the attractiveness of the area and not degrade resources.
5. The planting of vegetation to screen unsightly uses and to enhance aesthetics and wildlife habitats will be encouraged.
6. The following concerns will be taken into account in protecting visual attractiveness:
 - a. maintenance of vegetative cover wherever possible;
 - b. use of vegetation or other site obscuring methods of screening unsightly uses;
 - c. minimizing the size of signs;
 - d. siting developments to be compatible with surrounding area uses, and to recognize the natural characteristics of the location.
7. Historic sites and structures identified in the Plan will be preserved to retain the integrity of their historical characteristics.

RECOMMENDATIONS

1. That the Zoning Ordinance provide for the use of vegetation for the screening of unsightly use.
2. That the Zoning Ordinance be used in conjunction with the Plan to locate activities where they will be compatible with existing uses and to preserve important resources.
3. That the Zoning Ordinance delineate a riparian zone and setback requirements for structural development.

4. That additional historic sites be identified and preserved according to the provisions of the Zoning Ordinance.

5. That the City nominate, or cooperate with those who wish to nominate, sites to the National Register, as a means of preserving historic buildings.

GOAL 6

AIR, WATER, AND LAND RESOURCE QUALITY

Goal: To maintain and improve the quality of the air, water, and land resources.

Background:

Water: Past problems with water pollution in Union have involved sediments in the surface water which served as part of the municipal water supply. A new artesian well has replaced the surface water source. No further problems with sediment have been experienced or are anticipated.

The City has been issued a Department of Environmental Quality (DEQ) permit for its sewage treatment plant.

Air: DEQ has not monitored air quality in Union; therefore no resource base information is available. The nearest particulate monitoring station is fifteen miles distant in La Grande. Hoff-Ronde Valley's Union mill has been issued a DEQ Air Contaminant Discharge Permit (ACDP) for its facilities.

Noise: DEQ has not done any noise monitoring in Union, but locally it is recognized that background noise exists from the Hoff-Ronde Valley operations. Vehicular traffic on Main Street (State Highways 203 and 237) is another source of noise.

Solid Waste: Union is included within the Union County Solid Waste Management District, which is currently revising its management plan. The District presently operates one landfill north of La Grande.

A solid waste transfer site was established in the spring of 1982 at the former city dump. Material is stored temporarily at this site and later transferred to the County landfill. The operation is currently on a trial basis. If successful the transfer facilities will provide better service to those residents not participating in the franchised collection service.

Policies:

1. Union will cooperate and coordinate with other agency pollution and environmental programs.
2. Sources of noise, air, or water pollution will be located so as to have the least impact on resources and existing land use activities.

3. Water quality will be protected by controlling encroachment or filling of natural drainageways and by restricting development in floodways.

4. Further information on noise, air, and water pollution will be incorporated in Plan updates as the information becomes available.

5. Analysis of new inventory information will be used as a basis for implementing ordinances to maintain or reduce pollution from various sources.

6. Buffer areas will be used between conflicting uses.

7. The City of Union will comply with all applicable State and Federal environmental regulations.

Recommendations:

1. That sources of noise, air, land, and water pollution be located where compatible with surrounding uses through the Zoning Ordinance and Land Use Plan requirements.

2. That buffer areas between conflicting uses will be maintained through use of Zoning Ordinance and Land Use Plan classifications.

3. That Union use DEQ standards for source control of air and water quality. All enforcement action will be referred to DEQ.

GOAL 7

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Goal: To protect life and property from natural disasters and hazards.

Background:

Flood hazards: The Federal Flood Insurance Administration has identified the areas subject to flood hazards adjacent to Catherine Creek and Little Creek (see Flood Boundary Map).

The action of Catherine Creek in throwing up stream banks higher than the surrounding area has created an unusual topography. For example, in the area where Main Street crosses Catherine Creek some land directly adjacent to the creek is out of any flood hazard area.

Three flood zones are delineated for the flood hazard areas. The following definitions explain each:

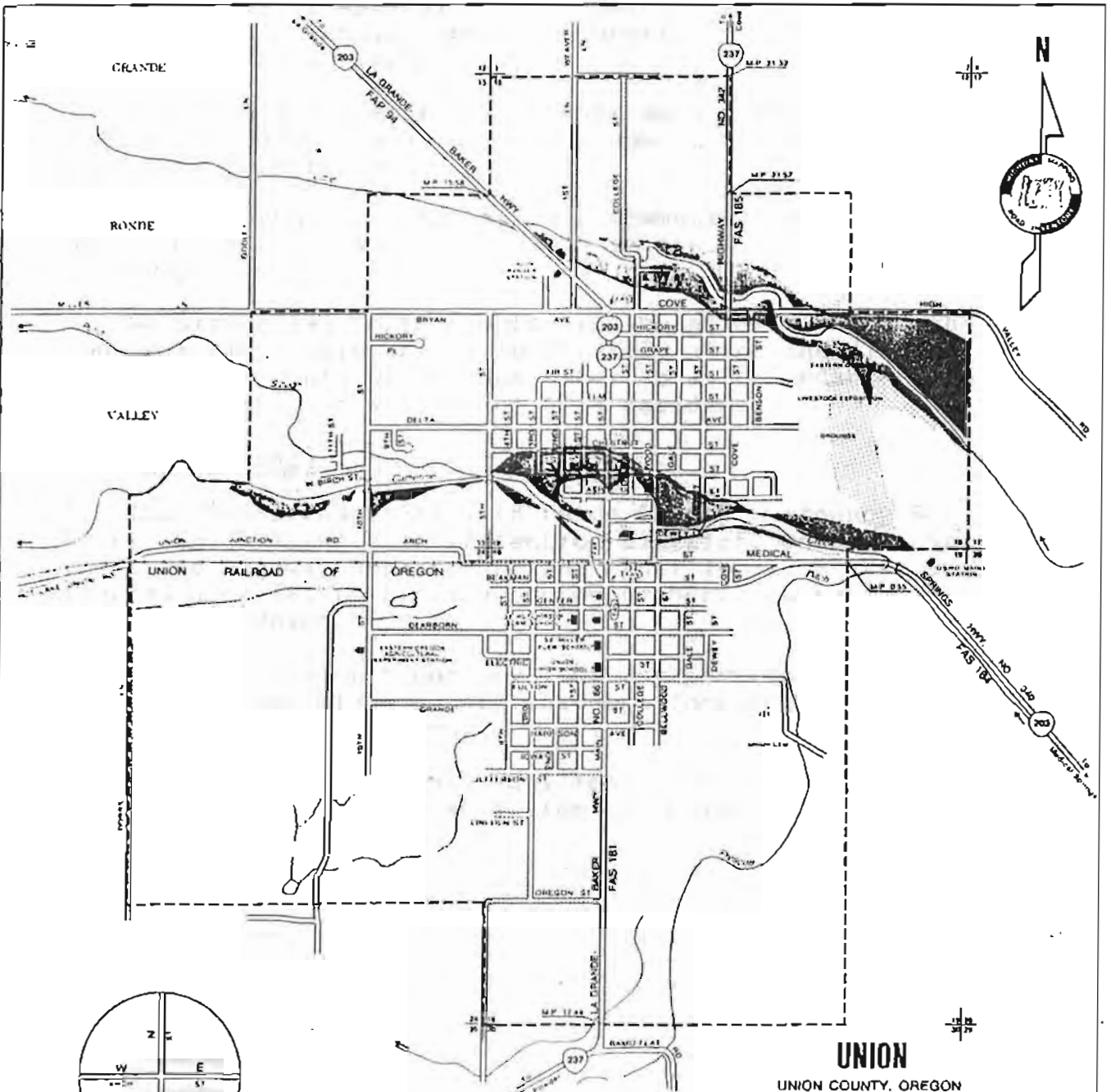
- a. The 100-year floodplain is defined as that area with a one percent chance of flooding every year. The floodplain is divided into the floodway and the floodway fringe.
- b. The floodway is the normal stream channel and that adjoining area of the natural floodplain needed to convey the waters of a 100-year flood without increasing the water surface elevation more than one foot in height.
- c. The floodway fringe is the area of the floodplain that lies outside of the floodway, but is subject to inundation in a flood.

Applicable restrictions on development in flood hazard areas are detailed within the implementing ordinances (Flood Hazard Ordinance No. 336).

Steep slope hazards: Steep slopes in Union are limited to a small area on the east edge of the City, south of Catherine Creek. Most of this area has slopes of less than 20 percent. Those portions of the area with slopes approaching 20 percent are recognized as unsuitable for development.

Landslide and earthquake hazards: There are no visible or known landslides in Union. The City is built on an alluvial fan where landslide hazards are minimal. There have been no recorded earthquakes in the Union area. Water erosion is light due to the relatively flat terrain.

FLOODWAY BOUNDARY MAP



FLOOD BOUNDARY MAP

LEGEND

- | | | | | | |
|--|--------------------------|--|-------------------|--|-------------------------|
| | INTERSTATE HIGHWAY | | STATE HIGHWAY | | COUNTY ROAD |
| | STREET | | FLOODWAY BOUNDARY | | 500 YEAR FLOOD BOUNDARY |
| | STREET OPEN RIGHT-OF-WAY | | FLOODED AREA | | FLOODED AREA |

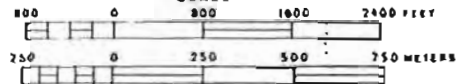
UNION

UNION COUNTY, OREGON

Population 2,105

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
August 1982

SCALE



COPIES OF THIS MAP ARE AVAILABLE AT NOMINAL COST FROM
Graphic Dept. of Transportation, Salem, Oregon 97310

Policies:

1. Union will comply with the Federal Flood Insurance Administration requirements for construction and permits in the floodplain areas.
2. Union will cooperate with other agencies on identification of, education about, and planning for natural disasters and hazards.
3. No permanent structures, encroachments, or filling of natural drainways will be allowed in areas identified as floodways.
4. No structural improvements will be allowed within the 100-year floodplain which would likely alter the flow or increase the depth of surface water so as to endanger the health, safety, or welfare of area residents.

Recommendations:

1. That Union cooperate with Union County Emergency Services, Union Rural Fire Protection District, Union County, the State Highway Department, and other local, State, and Federal agencies to provide emergency services to the citizens of Union.
2. That the lowest floor level of any permanent structure in the floodway fringe be at least one foot above the 100-year floodplain elevation.
3. That all materials and equipment installed in the floodplain for utility facilities be resistant to flooding.

GOAL 8

RECREATIONAL NEEDS

Goal: To satisfy the recreational needs of the citizens of the state and visitors.

Background:

The city park, located in the center of town on Catherine Creek, encompasses the Carnegie public library, tennis courts, playground equipment, a veterans' memorial, restrooms, and picnic tables. Recent improvements at the park have nearly completed the 20-year master plan (1971) prepared by the Park Advisory Committee. Individuals and civic groups--particularly the Womens' Club--have worked on the park. The financial assistance of outside agencies has also encouraged improvements. Future development will be guided by the park master plan which is on file at City Hall.

The playgrounds and playing fields of the high school and elementary school are important recreation areas. The grounds of the Eastern Oregon Livestock Show provide open space and an arena for working with horses. The EOLS grounds are also the site of the town baseball field.

The Lions Club has proposed developing a streamside picnic area across Main Street from the City Park. At one time the city was also offered a park site along Catherine Creek at 10th Street. Given very limited city personnel, the maintenance costs for any additional public parks present more of an obstacle than acquisition and development costs.

The community attitude survey undertaken in 1975 revealed a strong perception of need for "meeting places and recreation facilities" for children and teenagers. These results probably remain valid.

If the population of Union should grow to the extent of the Plan projection, the development of neighborhood playground facilities at some distance from the core of the city would be appropriate.

Policies:

1. Improvements to existing recreational facilities will be prioritized and implemented as funds become available.
2. The City will cooperate with citizen groups, the school district, county, state, and federal agencies on development of parks and other recreational facilities.
3. The city will use existing facilities wherever possible

to meet recreational needs and provide recreational opportunities.

4. Union's open space, rural character, and scenic values will be retained.

5. Recreational needs will be accommodated within the financial and natural limitations of the area.

Recommendations:

1. That the Park Advisory Committee be reconvened to update the Park Master Plan.

2. That provisions for appropriate park and recreational development standards be included in the Zoning and Subdivision Ordinances.

3. That in terms of any new recreational facilities, a youth center be given first consideration.

GOAL 9

ECONOMY

Goal: To diversify and improve the economy.

Background

Population: Population growth in Union has been irregular over the past 50 years, with the greatest growth occurring in the 1970's (35% increase). This Plan projects population to increase by about 2% annually or 22% each decade, to about 3000 people by year 2000.

A strong component of this projected growth is expected to be people working in or near La Grande, but preferring to reside in Union's more rural atmosphere. The Plan also encourages the growth of commercial and industrial activities, to provide an independent economic base for the city and to furnish additional employment opportunities, especially for young people.

Economic base and labor force: The primary industrial employer in Union is the Hoff Companies' Ronde Valley lumber mill, with about 105 employees in 1983. Loss of employment following destruction of the previous mill in 1979 demonstrated the vital role which the mill plays in the economic health of the community.

A 1974 survey found 23% of Union's workers employed in the lumber industry, with another 32% in construction or other blue-collar work. A significant part of the work force commutes to La Grande to work with the county's major employers--Boise-Cascade, Union Pacific, the hospital, college, and U.S. Forest Service.

Economic needs and limitations: Major improvements to public services (such as the sewer and water systems) have been made during the 1970's and 1980's. Industrial and commercial expansion would make use of these improved capacities and would help bear the costs of the services. Additional employment opportunities are particularly needed for the town's young people, many of who would remain or return if jobs were available.

The experience of having the lumber mill closed for two years clearly demonstrated the town's dependence on this one industry. Diversification into industries less cyclical and seasonal is strongly desired.

Industrial land availability: While a great deal of undeveloped land exists within the city, only a few areas present notable advantages as industrial sites (84.13 acres). Advantages include road and rail access, service availability, room for expansion, and some isolation from incompatible uses such as

residences. The major available area (67.79 acres with 32.01 acres available) is adjacent to the existing lumber mill where sites are located north of Arch Street on both sides of 10th Street. The northern portion of the Eastern Oregon Agricultural Experiment Station is also adjacent. In the event that the state abandoned the experiment station, it could be included within the UGB as an industrial site since it possesses many of the industrial advantages cited above.

Because of proximity to the city core and residences, the industrial area north of the Medical Springs Highway is suitable for light industry only (16.34 acres with 5.73 acres available). Another possible location for light industry is the U.S. Forest Service compound in north Union. This site is currently in a commercial plan classification. The implementing zone will allow for light industrial uses through conditional use procedure.

Commercial land availability: The Plan identifies 63.5 acres for commercial use, with about 29.0 acres presently available for development. Commercial activity centers around Main Street (Highway 203), which provides good access and visibility.

Expansion of the core commercial area is blocked to the north and west by residential development, and to the east by residences and the light industrial zone. Expansion is planned southward with at least one larger parcel available for space-consuming uses such as implement dealers.

Outlying commercial areas include the neighborhood service site (convenience store, gas station) at the intersection of Main and Bryan (Highways 203 and 237); and the site of the Union Ranger Station, where there is a modern office building.

POLICIES

1. New demographic, employment, and income data will be included in the Plan when it becomes available.
2. Commercial and industrial uses will be concentrated in those areas already committed to such uses.
3. The city will work to maintain or enhance economic activity without diminishing the liveability of the area.
4. Union will work with agencies and individuals to diversify and improve the local economy.
5. The Capital Improvement Program will be updated on a regular basis.
6. The city will use the Union County Overall Economic Development Plan as a guide when considering new economic developments.

RECOMMENDATIONS

1. That public services be planned for and made available to those areas zoned industrial and commercial.
2. That social, aesthetic, and environmental values be taken into consideration when planning for commercial and industrial development.
3. That the Eastern Oregon Experiment Station be considered as an industrial park site in the event of an ownership change.

GOAL 10
HOUSING

Goal: To provide for the housing needs of the citizens.

Background:

In the City Charter of 1940 very extensive city limits were established, encompassing about 740 acres. As a result, some large parcels continue to exist within the city limits, but outside of the platted portion of the town.

Within the platted portion, housing development has commonly been piecemeal, with periodic in-filling as housing requirements have changed. In the nineteenth century, very large lots (which allowed barns, pastures and gardens) were favored. Some of these large lots were subsequently partitioned over the decades. As a result, it is possible to find blocks with homes dating from 1890, 1920, 1965, and 1980 adjacent to one another. This contrasts with cities where entire subdivisions were fully developed at about the same time. This irregular pattern of development resulted in a larger than average area being committed to residential use, even if development density is less than complete.

Buildable Lands Inventory:

A buildable lands study, which is on file at the city offices, was conducted for the city of Union. The study assumed that future development densities would parallel those in the grid section of the city, and excluded those areas where residential development would be hampered by soil conditions, floodways, prior development, etc.

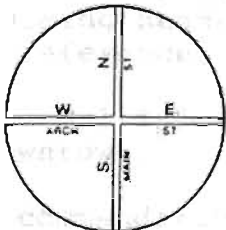
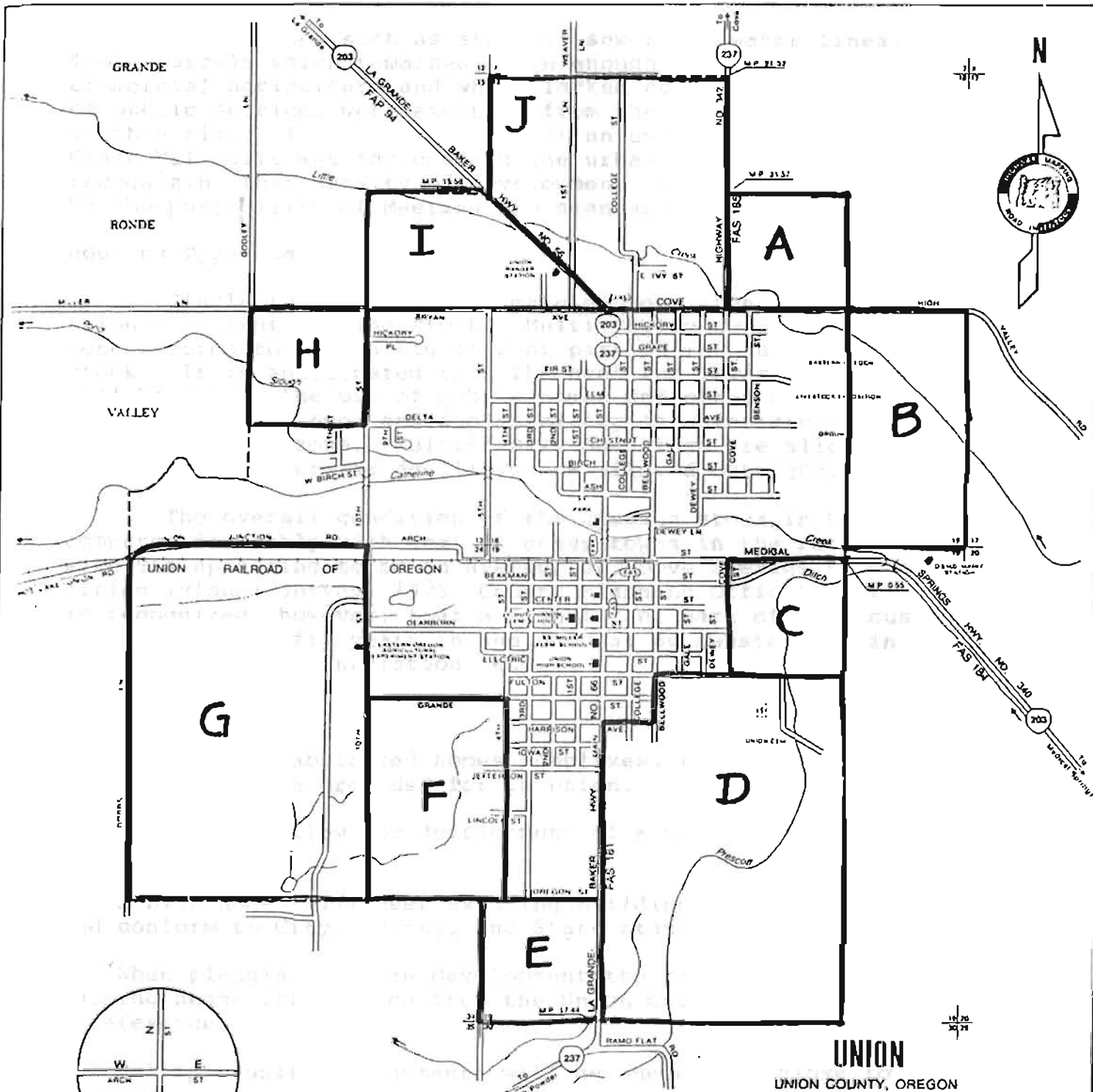
The study revealed that areas committed to urban development (through subdivision, availability of city streets, water and sewer services) could provide 857 housing sites. Uncommitted areas near the city limits could provide an additional 1767 sites, for a total of 2624 sites. For comparison, about 360 housing sites would be required to meet the needs of the 1002 additional residents anticipated by the city's year 2000 population projection.

Urban Growth Boundary establishment:

Because areas already committed to urban uses can easily provide the required additional homesites, establishment of the Urban Growth Boundary has been based on a detailed examination of the characteristics of the outlying undeveloped parcels within the city limits.

Ten general areas were selected for examination (see next page). . The primary factors considered were (1) prior pattern of development and parcelization; and (2) availability

TEN STUDY AREAS FOR DETERMINATION OF URBAN GROWTH BOUNDARY



T. 4 S R. 39-40 E W.M.

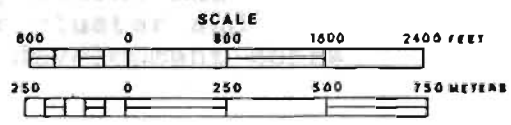
LEGEND

- | | | | | | |
|--|---------------------------|--|-------------|--|-----------------|
| | INTERSTATE NUMBERED ROUTE | | POST OFFICE | | PUBLIC BUILDING |
| | U.S. NUMBERED ROUTE | | SCHOOL | | COURT HOUSE |
| | STATE NUMBERED ROUTE | | LIBRARY | | CITY HALL |
| | TERMINATION OF RR SYSTEM | | CITY LIMITS | | ARMORY |
| | DIVIDED HIGHWAY | | | | |
| | STREET OPEN FOR TRUCKS | | | | |

UNION
UNION COUNTY, OREGON

Population 2,105

PREPARED BY THE
OREGON STATE HIGHWAY DIVISION
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
August 1982



Copies of this map are available at nominal cost from:
Oregon State of Transportation Salem, Oregon 97310

of public services such as streets, sewer and water lines. Those parcels which remained large enough to be managed for commercial agriculture and which lacked current availability of public services were excluded from the urban growth area at this time. In one case (area C) an undeveloped parcel with Class VII soils was included in the urban growth area, recognizing that density of development would be controlled by the possibility of meeting DEQ standards for drainfields.

Housing Types and Conditions:

Single-family dwellings make up more than 95% of Union's current housing stock. Multi-family dwellings are not expected to form a significant part of the future housing stock. It is anticipated that the need for lower cost housing will be met by the use of mobile homes and other manufactured housing. Mobile home and duplex siting is unrestricted within the residential zone. Multi-family dwellings are allowed conditionally wherever dwellings are allowed outright.

The overall condition of the housing stock in Union compares favorably with that of other towns in the region, with 96% appearing to be in average or above average condition (visual survey, 1975, County Planning Office). It is recognized, however, that a significant part of the housing stock exceeds fifty years in age and may be substandard in regard to wiring insulation, etc.

Policies

1. Mobile prefabricated homes, duplexes, and multi-family dwellings will be provided for in Union.
2. Union will allow for development of a variety of housing types and costs.
3. Mobile homes will meet existing building requirements and conform to City, County, and State standards.
4. When planning for new development the city will use the housing needs information from the Union County OEDP as a reference.
5. Multiple-unit developments will be encouraged close to downtown.

Recommendations:

1. That provisions be incorporated into city zoning and subdivision regulations which would allow for cluster and similar types of development which would cut development costs and provide more usable open space.
2. That Union cooperate with individuals and agencies in the rehabilitation of existing homes which may be substandard.

GOAL 11

PUBLIC FACILITIES AND SERVICES

Background

City government and administration--The city is operated by a mayor and six city councillors. Administration of the Zoning and Subdivision Ordinances is by the City Council with the assistance of the Planning Commission. The city employs six full time and five part-time employees, including water, sewer, and street maintenance personnel, recorder, librarian, etc. under the direction of the City Administrator; and two police officers.

Fire protection--The city's 27 member volunteer fire department has maintained a class 5 fire rating, the highest available to a volunteer force. The Union Fire Department and the Union Rural Fire Protection District have a cooperative agreement to provide assistance as needs arise. The city has two fire pumps, one tanker, and a salvage rig. The Rural District operates one pumper, one tanker, and one fast response brush rig.

Medical A basic life support ambulance is operated by ten volunteers (seven active EMTs and three drivers). Currently the nearest physicians are located in La Grande, but there is a possibility of doctor establishing a practice in Union during 1984.

Sanitary sewer--Union's centralized sewerage system serves about 800 to 850 hook ups. The system is designed to serve about 5000 people, which is adequate for anticipated needs. Additional modules would allow expansion. Sewer hook-up fees are reserved to finance such future expansion. The system is available throughout the Urban Growth Area. Limited areas (outside the UGA in the southwest and northwest) would probably require a lift station to gain access to the system.

Water- Municipal water is available throughout the Urban Growth Area. Union's current water consumption is notably high on a per capita basis, probably because of (1) non-domestic uses (irrigation, stock watering) of the non metered water, and (2) deteriorated water mains.

The water is supplied by two artesian wells with capacities of 225 gallons per minute (gpm) and 2000 gpm. Water quality is excellent. The smaller well connects directly into the distribution system and the larger well into a 750,000 gallon storage tank. The previous surface source (from Catherine Creek) is maintained as an emergency backup source.

At full capacity, the two wells can produce 3.204 million gallons per day. Maximum use with water rationing, has been about 2 million gpd. To meet desired fire safety and emergency backup standards, the storage capacity would need to be increased to 3 million gallons. This would eliminate the need to retain Catherine Creek as a backup source.

Solid waste--Union is included within the Union County Solid Waste Management District. The District is currently revising its management plan. The District presently operates one landfill just north of La Grande. A test transfer station has been developed at the old city dump site. Most items are stored at the site for local convenience. then transferred to the county landfill when large enough volumes are collected.

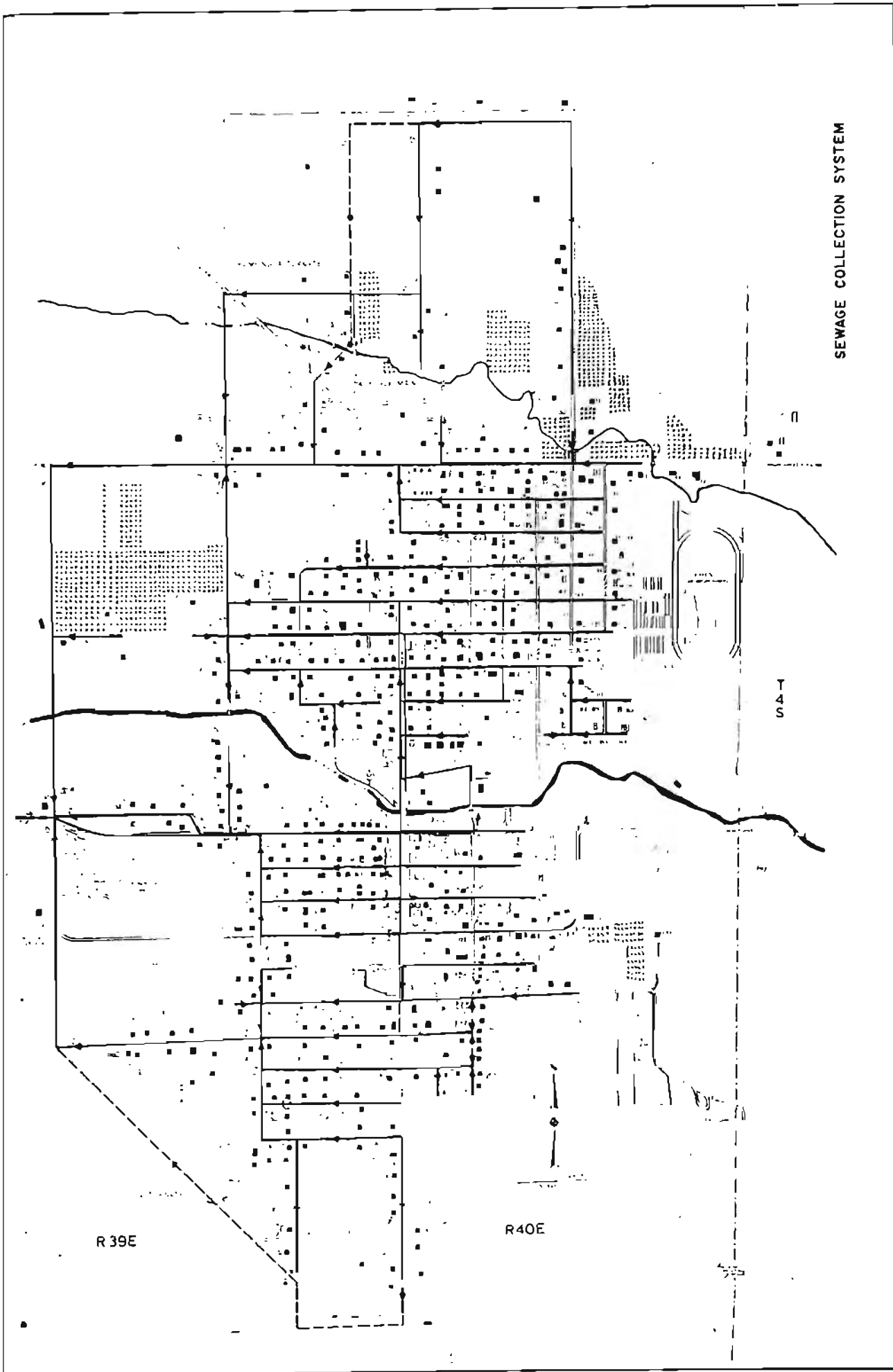
Streets and sidewalks All city streets are maintained by city workers. with major projects contracted to private road builders. Sixteen percent of the roads have sidewalks, but only four percent have curbs. About ten miles (42 percent) of the city's streets are paved.

Recreation facilities The City Park, school grounds, and Eastern Oregon Livestock Show grounds provide recreational facilities (see Goal 9 Recreation).

Schools- Enrollment during 1983 84 in Union School District #5 averaged a total of 476, somewhat below full capacity. At present there are no specific plans for expansion, although the District continues to evaluate the adequacy of its facilities.



SEWAGE COLLECTION SYSTEM



SEWAGE COLLECTION SYSTEM

T
4
S

R 39E

R 40E

Policies:

1. In planning for future development, the existing capacity or planned capability of public facilities and services will be considered.
2. Water and sewer services will be anticipated for those areas where urban residential development is most suitable and desirable.
3. The cost for service and street improvements required for land being converted to urban uses will be borne by the developer.
4. Improvements to city facilities and services will be guided by the Capital Improvement Program. Flexibility in the CIP will allow projects to move to a higher priority if funding from outside sources becomes available.
5. Input from Fire Protection and School District representatives will be solicited when planning decisions are made that will have impact on those facilities and services.
6. Union will continue to cooperate in Union County's Solid Waste Management Plan.
7. Police and fire protection will be maintained and expanded when future needs arise.
8. Public facilities and services will be designed and maintained so as to be as visually attractive as possible.
9. Union will continue to cooperate with the Union Rural Fire Protection District, helping to insure the best possible fire protection to the city.
10. No service will be provided beyond the practical limitations of respective service systems.
11. Development will be considered for approval only if it will not create demands beyond the existing capacity or planned capability of public utilities or facilities, unless such development provides funding for the increased services which will be needed.
12. Union will continue to support Department of Environmental Quality standards for sewage treatment thereby retaining water quality.

Recommendations:

1. That Union cooperate with the County, special districts, state and federal agencies in providing public services and facilities at the lowest possible cost.

2. That the Capital Improvement Program be updated annually. .

7 5 yrs

3. That development approval will be based on a determination of the availability of urban services, such as roads, school capacity, and sewer and water system capacities.

GOAL 12

TRANSPORTATION

Goal: To provide and encourage a safe, convenient and economic transportation system.

Background:

1. Modes of transportation--

Mass transit: Union's small population and remoteness to large population centers makes mass transit impractical. La Grande is the nearest point to board interstate buses, passenger rail service, and charter air transportation.

Air transportation: Charter air service is available at the La Grande Municipal Airport, though no daily passenger service is provided.

Water transportation: There are no navigable rivers for water transportation in Union.

Pipelines: No heavy pipelines pass through the planning area.

Railroad: Rail freight service is available by the Union Railroad of Oregon to the Union-Pacific lines at Union Junction. Daily passenger rail service is provided by Amtrack in La Grande.

Roads:

A. State highways: Highway 203 connects Union with La Grande to the west, and Medical Springs via Catherine Creek to the east. Highway 237 travels to Cove on the north and North Powder to the south (both major collectors).

B. County roads: Minor collectors:

- #12 --Foothill/Hot Lake/Union
- #66/66A--Union/High Valley/Cove
- #31-- Godley Lane
- #66--Union/High Valley/Cove
- #67--Weaver Lane/Union
- #69--Ramo Flat
- #109--Miller Lane

C. Local streets:

In 1975 the conditions of streets in the smaller communities of Union and Wallowa Counties were inventoried by visual survey. Streets were categorized as paved, graveled or unimproved. Unimproved streets included those

dedicated but not open for travel. Sidewalks and curbs were classified either as improved or unimproved.

Union was the largest city (in the two-county study area) in terms of population, area, and miles of streets. Of the 23.4 miles of streets in Union, 9.9 miles (42 percent) are paved, 11.2 miles (48 percent) are graveled, and 2.3 miles (10 percent) are unimproved. The percentage of graveled and unimproved streets is about average for the two-county study area.

Union has constructed 2.6 miles of sidewalks or 16 percent of the total possible 16.9 miles. While only two cities have more miles of sidewalks, four cities have a higher percentage of completion. A similar pattern occurs with curbs. The low completion rates for sidewalk and curbs in Union may in part be related to the very expansive City limits. This results in the inclusion within the City's lengthy segments of County roads some routes impractical for sidewalks and curbs.

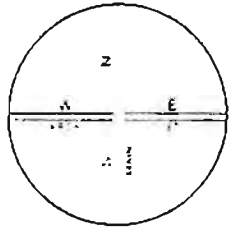
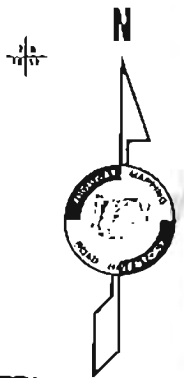
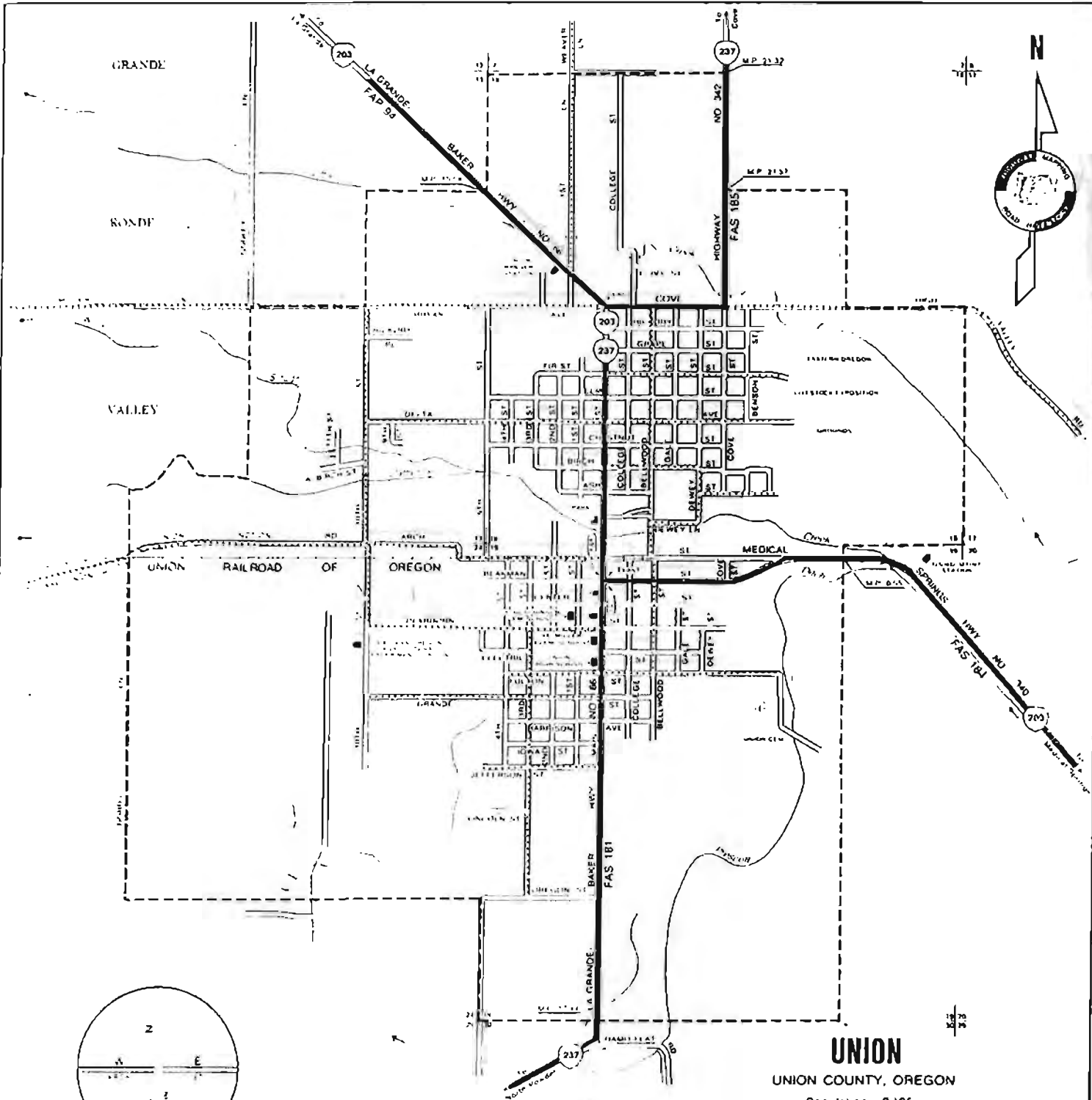
Bicycles and Pedestrians: No bicycle or pedestrian routes, as such, presently exist in Union. The City is required to expend at least one percent of the funds received from the State Highway Fund for the establishment of bicycle trails and footpaths. Development will commence when enough funds are collected to complete a project. As of fiscal year 1985, \$2927 is reserved and a project is scheduled to be identified.

2. Inventory of local, regional, and state transportation needs--The City Planning Commission has listed the more important needs for transportation planning and improvement. These include: the need for an alternate, improved truck route to the lumber mill and industrial area at the west of the City, both for business convenience and safety reasons; and a general indication of suitable routes for access into undeveloped portions of the Urban Growth Area. The City needs to formalize and adopt this transportation plan.

3. Social consequences resulting from utilization of differing combinations of transportation modes does not apply to the City of Union. The rural nature of the City restricts transportation to highways. Diversification to other modes of transportation is not economically feasible at this time.

4. Avoid principal reliance upon one mode of transportation--Given the restrictions mentioned in #3 above, the City's primary response to this item will be in the selection of a project to encourage safe and convenient use of bicycles and pedestrian routes.

ARTERIALS AND COLLECTORS

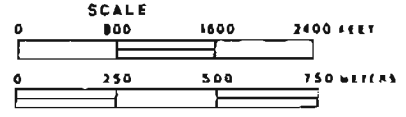


ARTERIALS AND COLLECTORS

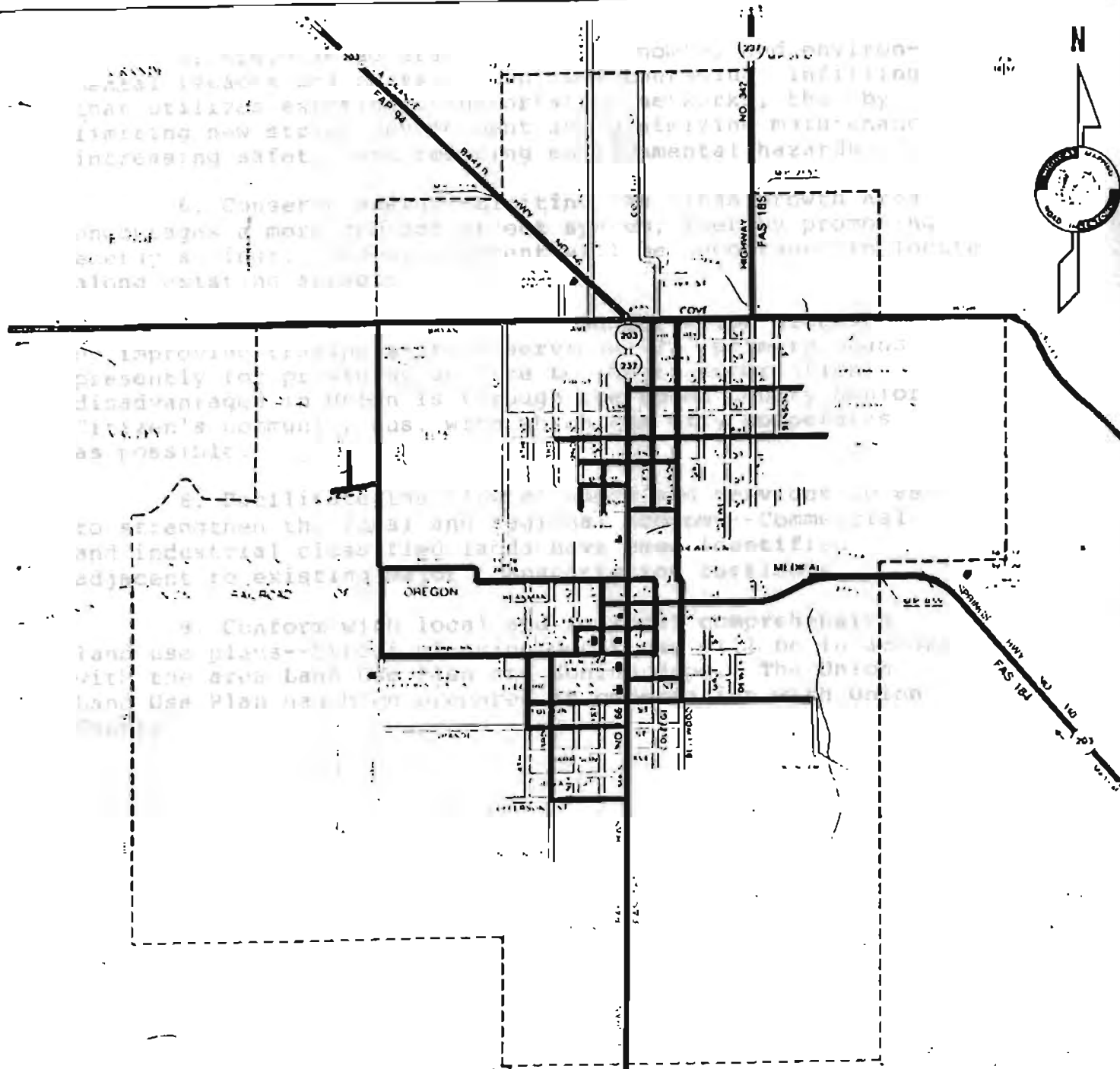
LEGEND

- ARTERIALS (STATE HIGHWAY)
- COLLECTORS
- RAILROAD
- CITY LIMITS
- COUNTY LIMITS
- WATER
- ZONING
- AIRPORT
- SCHOOL
- CHURCH
- HOSPITAL
- POLICE
- FIRE
- JAIL
- LIBRARY
- MUNICIPAL OFFICE
- NURSING HOME
- OFFICE
- RESTAURANT
- THEATER
- UNIVERSITY
- VETERAN'S HOME
- WAREHOUSE
- YOUTH CENTER

UNION
 UNION COUNTY, OREGON
 Population 2,105
 PREPARED BY THE
 OREGON STATE HIGHWAY DIVISION
 IN COOPERATION WITH
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION
APRIL 1983



PAVED ROADS AND STREETS



PAVED ROADS AND STREETS

UNION

UNION COUNTY, OREGON

Population 2,105

Area 1,140 Acres

Map No. 1033

Scale 1" = 1/2 Mile

April 1955

- ASPHALT PAVEMENT
- ALL OTHER STREETS

5. Minimize adverse social, economic, and environmental impacts and costs--Union is encouraging infilling that utilizes existing transportation networks, thereby limiting new street development and minimizing maintenance, increasing safety, and reducing environmental hazards.

6. Conserve energy--Limiting the Urban Growth Area encourages a more compact street system, thereby promoting energy savings. New development will be encouraged to locate along existing streets.

7. Meet the needs of the transportation disadvantaged by improving transportation services--The primary means presently for providing service to the transportation disadvantaged in Union is through the Union County Senior Citizen's community bus, with which the City cooperates as possible.

8. Facilitate the flow of goods and services so as to strengthen the local and regional economy--Commercial and industrial classified lands have been identified adjacent to existing major transportation corridors.

9. Conform with local and regional comprehensive land use plans--Street planning decisions will be in accord with the area Land Use Plan and Zoning Maps. The Union Land Use Plan has been prepared in cooperation with Union County.

Policies:

1. Union will continue to support the development of all types of economical transportation for local citizens.
2. A priority list will guide road improvements and developments.
3. Road or street rights of way will not generally be vacated but will be considered for other possible public uses.
4. Roads created in subdividing or land parceling will be designed to tie into existing and anticipated road systems.
5. The cost for street improvements for land being converted to urban uses will be borne by the developer and constructed to city standards.

Recommendations:

1. That the city adopt a Transportation Plan to guide the location and construction of streets in unplatted areas.
2. That the Transportation Plan and the Capital Improvement Program be used to coordinate and prioritize transportation improvements and developments.
3. That Union support programs to improve transportation conditions for the disadvantaged.
4. That the city investigate and support commuting alternatives such as organized car-pooling, mini vans, etc.
5. That the city cooperate with other local, state, and federal agencies to help provide an efficient and economical transportation system.

greenhouse needs to be captured. There is currently no utilization of geothermal energy in the area.

Wind generation is beginning to establish itself in the local area. Installation is not feasible in all locations and specific sites should be evaluated for cost effectiveness.

GOAL 13

ENERGY CONSERVATION

Goal: To conserve energy.

Background:

There is no inventory of current energy use available for the City of Union, and no data has been collected in the past. The County Energy Plan is currently being assembled and information relating to Union will be incorporated into the city plan at the time of the next update or as available.

Energy audits of individual public buildings should be conducted to minimize energy waster. Private commercial and industrial building should also be audited when financially possible.

Union's spatial layout is determined by the nature of past and current development. The zoning ordinance allows flexibility for lot layout to allow for unrestricted solar access. The plan classifications and implementing ordinances provide for in-filling of vacant lots and will encourage a compact urban center. Concentration of development will minimize length and number of future streets and services, ultimately conserving energy.

Potential local energy sources available in the Union area include solar, wind, biomass, small scale hydro-electric generation and geothermal production.

Local diversion of area waterways has in the past provided electrical power. The city should investigate the possibilities of low head hydro power from Catherine Creek.

Geothermal prospects are largely unexplored in the area. Possible use as a means of space heating or for greenhouses needs to be explored. There is currently no utilization of geothermal energy in the city.

Wind generation is beginning to establish itself in the local area. Installation is not feasible in all location and specific sites should be evaluated for cost effectiveness.

Policies

1. Developments with high demand for transportation and utilities will be located along major transportation and utility routes.
 2. Inventoried solar, wind, hydroelectric, biomass, and geothermal resources will be protected for resource utilization.
 3. The use of alternate energy sources will be encouraged.
 4. Information on current energy use and potential energy sources in Union will be included in the next Plan update.
 5. Union will support national, state, and local energy conservation efforts.
 6. Union will encourage use of vacant lots for future development.
 7. "Entry locks" for energy conservation purposes will be allowed as a variance to the set back requirements.
- Recommendations:

1. That the city maintain at the city library current, and Oregon Department of Energy information on alternative energy resources and incentives, information on free home energy analysis, and information on incentives for weatherization.
2. That the city have energy audits conducted on public buildings to minimize energy waste.
3. That the establishment of a car pool referral service will be encouraged.

(3) Orderly and economic provisions for public facilities and services. The Land Use Plan classification and policies, and Capital Improvement Program, will provide for an orderly and economic means of development of public facilities and services.

All public facilities have the capacity to accommodate the projected population growth, with the possible exception of the Union School District. The designated urban lands can be served by the municipal water and sewer systems. Extensions of service facilities will be financed by the land developers. Specific policies and recommendations for orderly and economic development of public facilities and services are contained in Goal 11.

*entry lock
variance to
set-backs*

GOAL 14

URBANIZATION

Goal: To provide for an orderly and efficient transition from rural to urban land uses.

Background:

The location of the Urban Growth Boundary was determined after an examination of land characteristics in connection with Goal 10, Housing. The following remarks relate to the seven factors of urbanization in Goal 14:

(1) Accomodating long range urban population growth--The City projects growth by the year 2000 to a population of 3064, or 1002 more than year 1980 population. Projected on a straight-line basis, this 50 percent growth in population would appear to require a 50 percent increase in land available for residential and commercial and industrial uses.

The Plan designates residential, commercial and industrial lands currently available in excess of the requirements for expansion. As explained under Goal 11, an expansive pattern of prior development has resulted in substantial areas with public services available.

(2) Need for housing, employment opportunities, and livability--The Plan allows for a number of homesites in excess of the anticipated need, and provides for unrestricted location of mobile homes and duples, with multi-family dwellings as a general conditional use.

Future commercial and/or light industrial developments are accomodated along a main thoroughfare. The area available for industrial development, though limited, is comparable to the amount of land currently in use.

(3) Orderly and economic provisions for public facilities and services--The Land Use Plan classifications and policies, and Capital Improvement Program, will provide for an orderly and economic means of development of public facilities and services.

All public facilities have the capacity to accommodate the projected population growth, with the possible exception of the Union School District. The designated urban lands can be served by the municipal water and sewer systems. Extensions of service facilities will be financed by the land developers. Specific policies and recommendations for orderly and economic development of public facilities and services are contained in Goal 11.

4. Maximum efficiency of land uses within and on the fringe of the existing urban area--Locating the Urban Growth Boundary within the existing City limits promotes the compact and efficient use of urbanizable lands by infilling the vacant and available land.

5. Environmental, energy, economic, and social consequences:

Environmental consequences--As growth occurs in Union, new development will be required to meet zoning review criteria and Oregon Department of Environmental Quality standards. This process will mitigate potential environmental conflicts and help to preserve the existing quality of environmental conditions.

Areas susceptible to environmental impacts have been identified in the Plan so they may be protected. Stream-bank setbacks are required along Catherine Creek and Little Creek to protect the riparian zones from encroachment and preserve water quality. Utilizing lands included in the Urban Growth Area which are already committed to urban uses will minimize environmental impacts to resource lands.

Energy consequences--The Plan recognizes the efficient utilization of energy. The Plan classifications promote the infilling of vacant parcels within the Urban Growth Area for a more compact urban form with fewer urban transportation demands and a minimum of service facilities. Industrial and commercial uses are identified next to the principal transportation corridors.

An inventory of renewable energy resources available in Union is being compiled by the Union County Energy Coordinator and will be included in the Plan update.

Economic consequences--The Plan designates sufficient industrial and commercial land to provide for expansion and diversification of Union's economy. Industrial and commercial activities are directed into areas already committed to similar development which is anticipated to encourage future economic growth.

Social consequences--Projected growth is not expected to have any adverse social consequences on Union's rural character.

6. Retention of agricultural land--Productive soils have been protected by designating resource zones for suitable lands outside the Urban Growth Area. Expansion of the industrial zone has been limited, and necessary, because of the lack of other advantageous sites.

7. Compatibility of the proposed urban uses with nearby agricultural activities--Urban uses inside City limits historically have been compatible with adjacent agricultural activities.

Policies:

1. Urban growth boundaries will be changed only after determining that there is a need for additional urban area and a capacity to provide urban services and facilities to such an area without unduly increasing the financial burden on residents within the existing boundary.

2. Urban uses will be directed away from productive agricultural areas, if possible, in order to avoid the conversion of such areas to urban uses.

3. The establishment and change of the urban growth boundary will be based upon the following

- a. demonstrated need to accommodate long-range urban population growth requirements;
- b. orderly and economic provision of public facilities and services;
- c. need for housing, employment opportunities, and/or commerce,
- d. maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. environmental, energy, economic, and social consequences;
- f. retention of productive agricultural land;
- g. compatibility of the proposed urban uses with agricultural activities,

4. Before land is added to the urban growth area, the need for the uses which are anticipated on that land will be determined. alternative sites will be investigated, and the capability and desire to provide public services will be identified.

Recommendations:

1. Union will notify Union County, the Union School District, the Rural Fire District, and the Department of Land Conservation and Development of adjustments to the Urban Growth Boundary. Such amendments will be done in accordance with the Zoning Ordinance.

2. Substantial in-filling of vacant lots will occur prior to expansion of the Urban Growth Boundary.

ORDINANCE NO. 370
Series 1984

AN ORDINANCE ADOPTING THE CITY OF UNION LAND USE PLAN REVISION OF
9 APRIL 1984.

WHEREAS, an orderly and efficient development of land and land uses
is desirable for the health, safety, and well-being of the citizens
of Union; and,

WHEREAS, the State of Oregon, through the Department of Land Conservation
and Development, requires that the City adopt and enforce a Comprehensive
Land Use Plan; and,

WHEREAS, the City has held a complete series of work sessions, meetings and
public hearing on the 1984 revision of the Land Use Plan;

NOW, THEREFORE, the City of Union does ordain as follows:

Section 1. The City of Union Comprehensive Land Use Plan of 9 April 1984
is approved and adopted and attached hereto, repealing and replacing the
Land Use Plan of 14 May 1975.

Section 2. The Comprehensive Land Use Plan must be in effect to be submitted
to and reviewed by the Department of Land Conservation and Development, as
required by the laws of the State of Oregon. The City has exhausted its
extension for submittal. Therefore, an emergency is hereby declared to
exist and this Land Use Plan shall take effect and be in full force immediately
upon its approval and adoption by the City Council and by signature of the Mayor
of the City of Union, Oregon.

PASSED on the 9th day of April, 1984.

APPROVED on the 9th day of April, 1984, by the Mayor of the City of Union, Oregon.

APPROVED:

Don F. MacPherson, Mayor

ATTEST:

Jennean Lowery, City Recorder

List of amendments to the Land Use Plan:

1. Amend title to : "City of Union LAND USE PLAN: 9 April 1984".
2. Amend PLAN MAP, page 5, as attached.
3. Amend page 5, paragraph 3, to delete the phrase "Appendix A".
4. Amend page 11, paragraph 1, to delete the phrase "From aerial photographs".
5. Amend page 18, paragraph 6, to include the phrase "because they have been demolished or filled."
6. Amend page 28, paragraph 3, by replacing the phrase "the 500-year floodway fringe" with the phrase "any flood hazard area".
7. Amend page 31, paragraph 2, to include the phrase "Future development will be guided by the park master plan, which is on file at City Hall."
10. Amend page 53, paragraph 3, to read:
 - (1) Accomodating long range urban population growth--The City projects growth by the year 2000 to a population of 3064, or 1002 more than year 1980 population. Projected on a straight-line basis, this 50 percent growth in population would appear to require a 50 percent increase in land available for residential and commercial and industrial uses.

BE IT REMEMBERED, that at a regular term of the County Court of the State of Oregon, for the County of Union, sitting for the transaction of County business, begun and held at the Court House in the City of La Grande, in said County and State, on Wednesday, the 11th day of April, A.D., 1984, the same being the first Wednesday of said month and the time fixed by law for holding a regular term of said Court, when were present:

The Honorable.....	Earle C. Misener.....	County Judge
	Mike Caldwell.....	Commissioner
	Marie C. Lester.....	Commissioner
	Shirley L. Bolin.....	Clerk
	Robert V. Price.....	Sheriff
	Barbara Dean.....	Tax-Treasurer
	Patty Gooderham.....	Assessor

WHEN, on Wednesday, the 11th day of April, A.D., 1984, or the Second Judicial day of said term, among others, the following proceedings were had, to-wit:

IN THE MATTER OF ADOPTING)
 THE CITY OF UNION)
 LAND USE PLAN AND)
 DECLARING AN EMERGENCY)

ORDINANCE NO. 1984-4

WHEREAS, the City of Union adopted revisions to its Land Use Plan and Zoning Ordinance on April 9, 1984, to meet the statewide planning goals.


WHEREAS, ORS 197.255 requires the County Court to review all comprehensive plans within the County and advise the Oregon Land Conservation and Development Commission whether the comprehensive plans are in conformity with the statewide planning goals.

WHEREAS, the County Court has reviewed revisions to the "City of Union Land Use Plan".

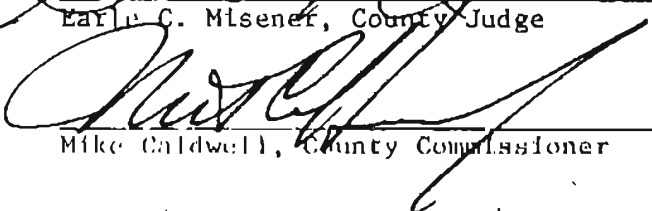
NOW THEREFORE BE IT ORDAINED BY THE COUNTY COURT OF THE COUNTY OF UNION, STATE OF OREGON:

- Section 1. The "City of Union Land Use Plan - April 9, 1984" is adopted by reference and affixed hereto and becoming a part of this ordinance.
- Section 2. An emergency does hereby exist for the immediate need to submit the City of Union land use documents to the LCDC for compliance with the statewide planning goals.


PASSED AND ADOPTED this 11 day of April, 1984.



 Earle C. Misener, County Judge



 Mike Caldwell, County Commissioner

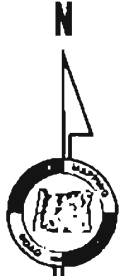
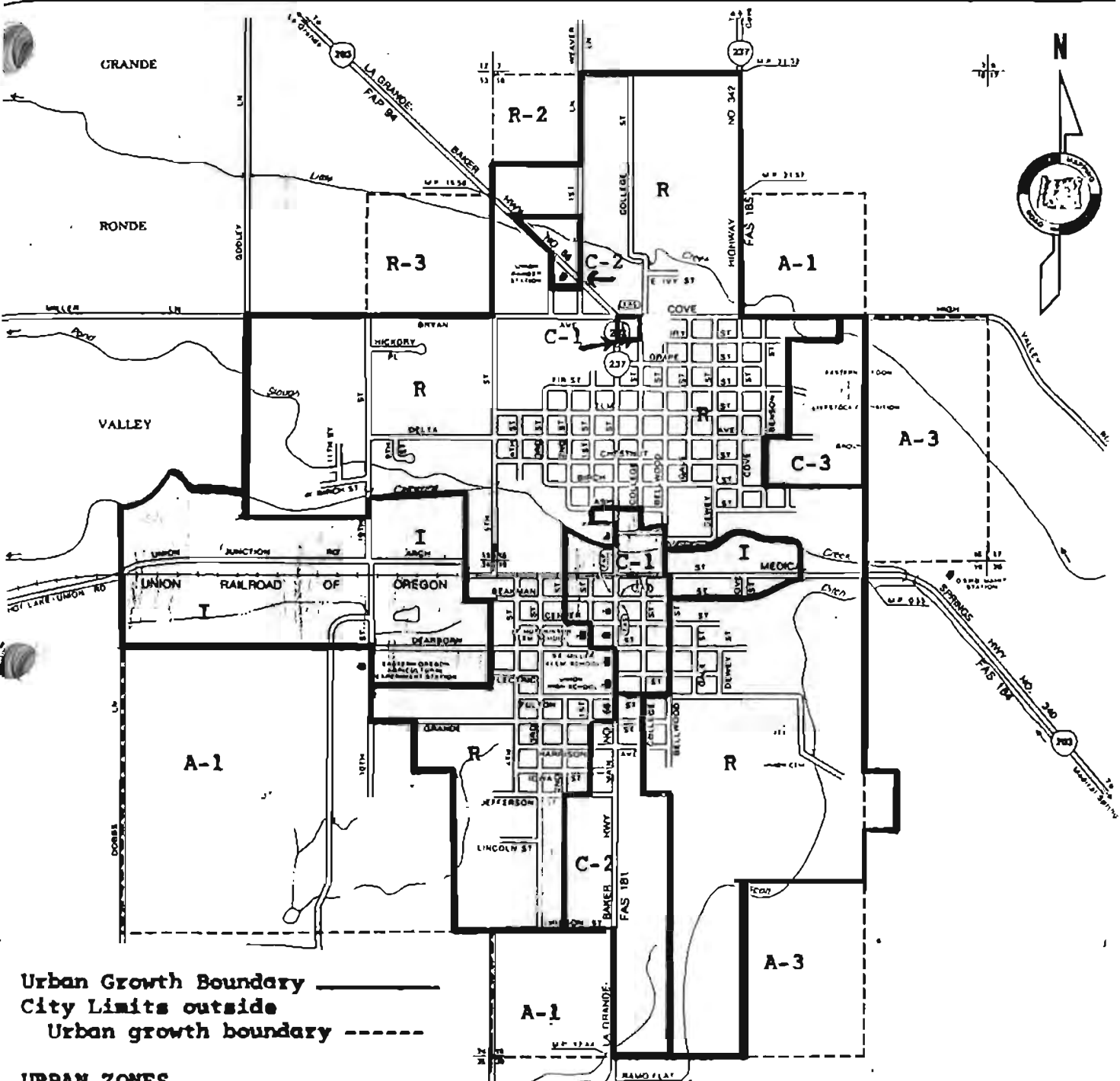


 Marie C. Lester, County Commissioner

(1984)

ZONING MAP

CITY OF UNION, OREGON



Urban Growth Boundary —————
 City Limits outside
 Urban growth boundary - - - - -

URBAN ZONES

- R - Residential
- I - Industrial
- C-1 General Commercial
- C-2 Heavy Commercial
- C-3 Commercial Amusement (EOLS)

RESOURCE ZONES - Outside Urban Growth boundary

	Minimum parcel size
R-2 Rural Residential	One acre
R-3 Farm Residential	Ten acres
A-1 Exclusive Farm Use	160 acres
A-3 Agricultural/Forest	40 acres

CERTIFIED ZONE MAP ADOPTED 4/9/84

Don MacPherson
 Don MacPherson - Mayor

ORDINANCE NO. 337

AN ORDINANCE TO DESIGNATE, REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR RESIDENCE, BUSINESS, TRADE, INDUSTRY, AGRICULTURE, RECREATION AND OTHER PURPOSES; AND FOR SAID PURPOSES TO DIVIDE THE CITY INTO ZONES OR DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS; PRESCRIBING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE AND PROVIDING FOR THE ENFORCEMENT OF THIS ORDINANCE; AND REPEALING ORDINANCE NUMBERS 276 AND 288, AND DECLARING AN EMERGENCY.

The City of Union does ordain as follows:

SECTION 1. INTRODUCTION PROVISIONS AND DEFINITIONS

1.010 Title. This ordinance shall be known as the Zoning Ordinance of the City of Union and map herein referred to which is hereunto annexed and attached shall be known as the zoning map of the City of Union. Said map and all explanatory matter thereon are hereby adopted and made a part of the Zoning Ordinance.

1.030 Definitions. The following words and phrases when used in this ordinance shall have the meanings respectively ascribed to them in this section, excepting in those instances where the context clearly indicates a different meaning. Words used in the present tense include the future; the singular number includes the plural; and the plural, the singular; the word "lot" includes the word "plot" and the word "building" the word "structure". (Definitions amended by Ordinance No. 369, 9 April 1984).

1) Access. The way or means by which pedestrians and/or vehicles enter and leave property.

2) Accessory structure. An unattached structure incidental and subordinate to the main structure of a property and located on the same lot as the main structure.

3) Accessory use. A use incidental and subordinate to the main use of a property and located on the same lot as the main use.

4) Agriculture: see "Farm use".

5) Alley. A street which affords only a secondary means of access to property.

6) Alteration, structural. A change or repair which would tend to prolong the life of a supporting member of a building or

structure, such as foundation, bearing walls, columns, beams or girders.

7) Animal unit. One horse, or cow, five sheep or goats, or twenty-four chickens or rabbits shall comprise one animal unit, except that any nursing horse or cow up to 200 days of age, or sheep or goats up to 100 days of age shall not be considered in calculating animal unit requirements.

8) Building. A structure built or assembled for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

9) Campground. A development providing for transient lodging accommodations and similar needs resulting from the demand generated by outdoor recreation activities, and which may include structural improvements such as covered cooking areas, lodges, or other group facilities, and cabin or travel trailer sites designed for temporary occupancy.

10) City. The City of Union, or the City Council.

11) Commission. The City of Union, Oregon, Planning Commission.

12) Community center. A facility owned and operated by a governmental agency or a private non-profit community organization, provided that the facility is for recreation, social welfare, community improvement, or public assembly.

13) Comprehensive plan. Maps and written goals and guidelines related to land use, public facilities, services, transportation, housing and development, to promote the public health, safety, and general welfare.

14) Development guidelines. Policies which have been adopted by the City of Union to provide developers with an indication of what may be required of them with respect to recognition of historic, scenic, or aesthetic values, and/or development of water improvements, sewerage connection, street, curb or sidewalk construction or similar activities, and to provide city officials a guide to use for inspection or construction purposes.

15) Dwelling unit. One or more rooms in a building containing not more than one cooking unity and designed for occupancy by one family.

16) Dwelling, single-family. A detached building containing one dwelling unity and designed for occupancy by one family unit.

17) Dwelling, two-family (duplex). A detached building containing two dwelling units and designed for occupancy by two families.

- 18) Dwelling, multi-family. A building or portion thereof, designed for occupancy by more than two families living independently of each other.
- 19) Family. An individual or two or more persons related by blood, marriage, legal adoption, or legal guardianship, living together as one housekeeping unit using one kitchen, and providing meals or lodging to not more than two additional persons, excluding servants or a group of not more than five unrelated persons living together as one housekeeping unit using one kitchen.
- 20) Farm use. The utilization of land for the purpose of obtaining a profit (in money) by raising, harvesting, and selling crops, or by the feeding, breeding, management and sale of, or the produce of livestock, poultry, furbearing animals, honeybees. or for dairying and the sale of dairy products, or for any other agriculture or horticultural use, animal husbandry, or any combination thereof, including the preparation or processing and storage of products raised on such land.
- 21) Farming practices (accepted). A mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use.
- 22) Feedlot or Confined feeding or Holding operation. The concentrated or confined feeding or holding of animals or poultry where the surface has been prepared with concrete, rock, or vitreous material to support animals in wet weather or where the concentration of animals has destroyed the vegetative cover and the natural infiltrative capacity of the soil.
- 23) Garage, private. A garage for not more than three automobiles, for storage only, and intended for private use, but in which space may be rented for storage only, if for not more than two non-commercial automobiles.
- 24) Garage, public. A building other than a private garage used for the care, repair, parking or storage of automobiles and automotive equipment and machinery.
- 25) Grade (ground level). The average elevation of the finished ground elevation at the centers of all walls of a building, except that if a wall is parallel to and within five feet of a sidewalk, the sidewalk elevation nearest the center of the wall shall constitute the ground elevation.
- 26) Height of building. The vertical distance from the grade to the highest point of the coping on a flat roof, to the deck line of a mansard roof, or to the center height between the highest and lowest points on other types of roofs.

- 27) Historic site. A specific building or site identified in the Land Use Plan as having special or significant historic associations or architectural merits.
- 28) Home occupation. A lawful occupation carried on by a resident in his dwelling or accessory building, where the occupation is secondary to the main use of the property as a residence.
- 29) Household pets. Cats, dogs, and similar animals commonly occupying a family dwelling.
- 30) Light industrial. Those processing or manufacturing uses that can be undertaken within a structure and which do not cause objectionable noise, smoke, odor, vibration, traffic volume, congestion or other undesirable characteristics.
- 31) Livestock. Those animals including cattle, horses, sheep, poultry, pigs, generally raised or kept on farms for profit or other purposes.
- 32) Lot. A parcel or tract of land.
- 33) Lot area. The total horizontal area within the lot lines of a lot exclusive of streets, and easements of access to other property.
- 34) Corner Lot. A lot abutting on two or more streets other than an alley, at their intersection.
- 35) Lot line. The property line bounding a lot.
- 36) Lot line, front. The lot line separating the lot from the street other than an alley, and in the case of a corner lot, the shortest lot line along a street other than an alley.
- 37) Lot line, rear. The lot line which is opposite and most distant from the front line. In the case of an irregular, triangular or other shaped lot, a line 10 feet in length within the lot parallel to and at a maximum distance from the front lot line.
- 38) Lot line, side. Any lot line not a front or rear lot line.
- 39) Lot width. The average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.
- 40) Mobile home. A vehicle or structure, not less than 40 feet in body length, constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, is intended for human occupancy and is being used for residential purposes.

- 41) Mobile home park. Any place where four or more mobile homes are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.
- 42) Motel. An individual building or group of attached or detached buildings containing guest room, together with conveniently located parking spaces on the same lot which is designed, used, or intended to be used for the accomodation of automobile transients.
- 43) Neutral surface, signing. The building surfaces, and opaque surfaces which are not an integral part of the message and which are quiet in tone.
- 44) Non-conforming structure or use. A lawful structure or use, existing at the time this ordinance or any amendment thereto becomes effective, and which does not conform to the requirements of the zone in which it is located.
- 45) Open land recreation. All recreational use normally conducted on acreages of land but excluding intensive commercial amusements such as golf courses, driving ranges, automobile race tracks, and amusement parks.
- 46) Owner. An owner of property or the legally authorized agent of the owner.
- 47) Riparian zone. An area pertaining to or situated on the edge of the bank of a river or stream.
- 48) Person. Every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.
- 49) Sign. Any presentation or representation included within the general or specific definition of such term in the sign regulations.
- 50) Sign area. The area within a perimeter enclosing the limits of lettering, writing, representation, emblem, figure, characters and lighted surface which form an integral part of each sign. Neutral surfaces, elements, and supports which may be part of the constructed sign but are intended only to integrate and harmonize the sign with the architecture of the building to which the sign is attached shall not be included in the calculation of the sign area.

- 51) Skirt. A durable all-weather material having a finished exterior surface surrounding a mobile home and effectively screening the wheels and undercarriage from view.
- 52) Street. A public or private right-of-way for vehicular traffic.
- 53) Structure. Something constructed or built and having a fixed base on or to the ground or another structure.
- 54) Trailer house. A vehicle or similar portable device originally designed or presently constructed to permit temporary or permanent human occupancy for living and sleeping purposes and including mobile home, travel trailers, campers and similar units, having permanent kitchens and bath facilities.
- 55) Trailer house, travel. A trailer house not more than 8 feet in body width or more than 40 feet in body length designed primarily for temporary occupancy and for travel, recreational, and vacation uses.
- 56) Trailer park, vacation or travel. A trailer park intended designed, or utilized for temporary occupancy by travel trailer houses or other similar portable devices and accompanied by bath, laundry and other accessory uses as needed.
- 57) Use. The purpose for which a structure is designed, arranged or intended or for which land is maintained or occupied.
- 58) Wrecking yard. Any property used for the dismantling and/or wrecking of used motor vehicles, machinery, or trailers, or the storage or sale of dismantled, obsolete, or wrecked motor vehicles, machinery, or trailers or their parts.
- 59) Yard. An open space on a lot which is unobstructed from the ground upward, except as otherwise provided in this ordinance.
- 60) Yard, front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the street right-of-way line to the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley shall be considered a front yard.
- 61) Yard, rear. A yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line, or the main high water line when applicable, to the nearest part of the main building.
- 62) Yard, side. A yard between the front and rear yard measured horizontally and at right angles from the side lot line to the nearest point of the main building.

63) Yard, street side. A yard adjacent to a street between the front yard and the rear lot line measured horizontally and at right angles from the side street right-of-way line to the nearest point of a building.

64) Zoning officer. That person or persons appointed by the City Council to administer this ordinance or parts thereof.

SECTION 2. ESTABLISHMENT OF ZONES

2.010 Zoning classification code. (Amended by Ordinance No. 369, 9 April, 1984)

C-1 General Commercial. A business zone for all types of walk-in retail and service establishments that meet the needs of Union's core area. Heavy commercial use such as wholesale businesses, supply houses, etc. are not intended for this zone.

C-2 Heavy Commercial. This area borders the state highway from La Grande to Union and the southern extension of the commercial area along Main Street to North Powder.

C-3 Commercial, Amusement. This zone is intended for public and private non-profit organizational amusement, cultural, or recreation use; typically included: civic centers, fairgrounds, rodeo arenas, festivals, and similar exhibitions.

I - Industrial. This zone permits the general range of industrial uses. Any planned industrial development in this zone with potential danger to public health or safety or that will potentially adversely affect air, water, visual or sound quality will be allowed only after special hearing by the Planning Commission.

R - Residential. This zone allows single and two-family residences. It includes the existing developed core area, and those adjoining areas best suited to residential development.

R-2 Rural Residential. This zone is intended to provide minimum standards for development of residential uses in those areas designated on the Zoning Map as Rural Residential.

R-3 Farm Residential. This zone is intended to provide areas suitable and desirable for small agricultural uses and rural living opportunities.

A-1 Exclusive Farm Use. This zone is intended to conserve and maintain productive agricultural land for continued agricultural use.

NOTE: There is no A-2 zone in the City. Using the classifications A-1 and A-3 allows the resource zone classifications used by the City to conform to those of the County.

A-3 Agricultural/Forest Use. This zone is intended to conserve and maintain agriculture and forest land.

2.020 Location of zones. The boundaries for the zones listed in this ordinance are indicated on the City of Union Zoning Map with attachments which are hereby adopted by reference. The boundaries shall be modified in accordance with zoning map amendments which shall be adopted by reference. Unless otherwise shown on the zoning map, boundaries of the zone are lot lines, center lines of streets and alleys, railroad rights-of-way lines, section, township, and range lines as they exist at the time of the enactment of this ordinance.

2.030 Zoning Map with Attachments. A zoning map or zoning map amendment adopted by Section 2.020 of this ordinance or by an amendment thereto shall be prepared by the Planning Commission or be a modification by the City Council of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of this ordinance or the date of the amendment. A certified print of the map shall be maintained in the office of the City Recorder as long as this ordinance remains in effect. (Zoning Map of 9 April, 1984, Adopted by Ordinance No. 369 9 April, 1984).

SECTION 3. USE ZONES

3.000 Conditions applying to all zones. No building shall exceed a height of 35 feet above the elevation of the ground. Signs shall conform to standards and regulations adopted by the City Council.

3.020 Historic sites and structures. The purpose of this section is to protect and regulate specific buildings and sites identified in the Land Use Plan as having special or significant historic associations or architectural merits, as a part of the heritage of the citizens of the City. It is not the intent or purpose of this section, however, to regulate the specific use of a historic building or site beyond that provided in the applicable zoning classification and other sections of this ordinance.

1) Permits. Prior to any alteration, expansion, destruction, or removal of a historic site or structure identified as such in the Land Use Plan and on the Zoning Map the following procedures shall be followed:

- a) An application shall be made to the City Council identifying the proposed activity.

- b) The application shall be placed on the City Council agenda and public notice given at least 15 days in advance of a public hearing.
- c) A public hearing shall be held by the City Council to review the proposed activity and determine the impact on the historical character of the site or structure.

2) Subsequent to the City Council review and impact analysis a thirty (30) day period will be provided for public pursuit of alternative courses of action to assure preservation of historic characteristics of the site or structure.

3) Prior to issuing a building permit for the alteration, expansion, destruction or removal of the historic site or structure, written approval from the City Recorder shall be issued subsequent to the thirty (30) day period allowed for the public pursuit of alternatives. (Section 3.020 added by Ordinance No. 369, 9 April, 1984).

3.040 Riparian zone setbacks and vegetation maintenance. In order to maintain the vegetative cover which furnishes riparian habitat along Catherine Creek and Little Creek, a setback for any new development such as structures or roads shall be required. The setback distance shall be equal to one-half the stream width, as measured at right angles to the annual high-water line. A minimum of 25 feet on either side of the streams will be recognized. Woody vegetation presently existing in the riparian zone shall be maintained; however, thinning or brushing may occur within the riparian zone as long as 75% of the existing shade over the stream is maintained. (Added by Ordinance No. 369, 9 April, 1984).

3.110 Uses permitted outright in a GENERAL COMMERCIAL zone (C-1)
General walk-in commercial uses, and operations that are predominately retail or service establishments dealing with ultimate consumers.

3.112 Conditional uses permitted.

- 1) Churches
- 2) Church parsonages
- 3) Community clubs
- 4) Government structures and land uses
- 5) Convalescent homes
- 6) Clinics
- 7) Libraries
- 8) Museums
- 9) Public parks
- 10) Public utility structures and lines
- 11) Radio and television transmitters and lines

- 12) Railroad rights-of-way
- 13) Schools
- 14) Light industrial operations
- 15) Passenger terminals
- 16) One and two family dwellings
- 17) Multi-family dwellings

3.114 Prohibited uses.

- 1) Wrecking yard
- 2) Travel trailer park
- 3) Mobile home park
- 4) Wholesale establishments and warehouses
- 5) Heavy industrial use
- 6) Building and related contractor uses
- 7) Excavating contractor use
- 8) Heavy retail sales such as but not limited to:
 - a) Automotive sales
 - b) Tire sales & service
 - c) Trailer sales & service
 - d) Pleasure craft sales & rental
- 9) Drive-in theatre
- 10) Race tracks

3.115 Lot size requirements. Lots shall have size and dimensional standards as necessary for traffic circulation, off-street parking, loading and unloading and similar activities, as approved by the Planning Commission and City Council from detailed plans presented.

3.116 Setback requirements.

- 1) Setback requirements for lots adjacent to residential areas shall be the same as the standards in the residential area.
- 2) There shall be no setback requirement for lots along Main Street.
- 3) Lots other than along Main Street shall have set-backs established for suitable parking and traffic patterns as approved by the Planning Commission and City Council from detailed plans presented.

3.210 Uses permitted outright in a HEAVY COMMERCIAL zone (C-2).

3.212 Conditional uses.

- 1) Churches
- 2) Church parsonages
- 3) Convalescent homes
- 4) Clinics
- 5) Schools
- 6) Light Industrial uses
- 7) Public structures and land uses
- 8) Wrecking yards

- 9) Mobile home parks
- 10) Travel trailer parks
- 11) Large Wholesale establishments and warehouses
- 12) Public utility structures and lines
- 13) One and two family dwellings
- 14) Multi-family dwellings

3.213 Prohibited uses. Any use declared a nuisance by statute, by action of the City Council, or by a court of competent jurisdiction is prohibited in the C-2 zone.

3.215 Lot size requirements. Lots for proposed commercial expansion or new construction shall have size and dimensional standards as necessary for traffic circulation, off-street parking, loading and unloading and similar activities as approved by the Planning Commission and the City Council. Lot size for other uses shall conform to requirements set forth in other use sections of this ordinance.

3.216 Setback requirements. Setback requirements for lots adjacent to existing residential areas shall be the same as standards in the residential area. All other lots shall have setbacks established for suitable parking and traffic patterns, as approved by the Planning Commission and City Council from detailed plans presented.

3.310 Uses permitted outright in a COMMERCIAL AMUSEMENT zone (C-3).

All public or private non-profit amusement, cultural or recreational uses.

3.312 Conditional uses.

- 1) Residential buildings accessory to commercial use such as caretaker residences.
- 2) Travel trailer parks
- 3) Grandstands over 35 feet in height

3.313 Prohibited uses. Any use declared a nuisance by statute, or ordinance, by action of the City Council, or by a court of competent jurisdiction or which may be objectionable by reason of emission of odor, dust, smoke, gas, or noise, upon recommendation of the Planning Commission, to grant conditional and revocable permits for any such use within the zone after public hearing and examination of the location, and upon due proof to the satisfaction of the City Council, that the maintenance of such use will not be unduly detrimental to adjacent and surrounding properties.

3.316 Setback requirements. Setbacks shall be established for suitable parking and traffic patterns and shall be compatible with surrounding zones and uses and approved by the Planning Commission and City Council from detailed plans submitted.

3.513 Prohibited uses. Any use declared a nuisance or non-conforming to the neighborhood or zone by statute, by action of the City Council, or by a court of competent jurisdiction. All uses prohibited in the Commercial C-1 zone. No dwelling shall be built or moved onto a lot not abutting a street.

SEE 3.114

3.514 Minimum lot size requirements.

1) The minimum lot size for new lots and parcels in the R-1 zone shall be 7,500 square feet.

2) In areas not served by city sewer, the minimum lot size shall be 20,000 square feet per single family or two family dwelling.

3) For multi-family dwellings, the minimum lot size shall be 10,000 square feet for the first two family units and 2,500 square feet for each additional attached family unit.

4) Minimum lot frontage shall be 60 feet, except that cul-de-sac lots may have 30 feet of frontage.

5) There shall not be more than one dwelling and its accessory buildings constructed on one lot. (Amended by Ord. No. 429, Feb. 11, 1991)

3.516 Setback requirements. Minimum requirements shall be 20 feet front yard line, 10 feet side yard line and 10 feet rear yard line. Both street frontages of corner lots shall be considered front yards. Accessory structures minimum setback requirements shall be five feet from side yard or rear lot lines. On all streets and street easements of less than 40 feet, building setbacks shall be calculated so that if the street right of way were widened to 60 feet the above minimum setbacks would result. No building permit shall be issued for construction of a building without such setback adjustments unless a variance is granted. (Section 3.516 amended; Ordinance 351, 9/8/80)

(Sections 3.610 through 3.916 added by Ordinance No. 369, 9 April, 1984)

3.610 Uses permitted outright in a RURAL RESIDENTIAL (R-2) zone.

1) Single-family dwelling on a parcel meeting minimum lot size requirements.

2) All other uses permitted outright in an A-1 zone.

3.612 Conditional uses.

1) Private schools, parks, or playgrounds.

2) Golf course

3) Geothermal exploration and development

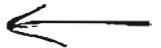
4) Aggregate and mineral exploration, mining, and processing

5) Utility facilities

6) Public schools

7) Other public buildings or facilities

8) Radio or television transmitter or tower



- 3.410 Uses permitted outright in an INDUSTRIAL zone (I).
(Amended by Ordinance No. 369, 9 April, 1984)
- 1) All industrial uses except as indicated in section 3.412 and 3.414.
 - 2) Commercial uses associated with manufacturing, processing, or storage of materials.
 - 3) Large wholesale establishments and warehouses.
 - 4) Farm use.
- 3.412 Conditional uses. (Amended by Ordinance No. 369, 9 April, 1984)
- 1) Government use or activity.
 - 2) Utility facilities necessary for public service including but not limited to, substations, power generating facilities for public and private use, and/or other related structural uses.
 - 3) Wrecking yards.
 - 4) Storage of waste materials or junk.
- 3.414 Prohibited uses. Those uses which have been declared nuisances by statutes or ordinances, by any court of competent jurisdiction or by the City Council, or which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, sawdust, soot, or vibrations, provided that the City Council shall have the power, upon recommendation by the Planning Commission to grant conditional and revocable permits for any such use within the Industrial zone after public hearings and examination of the location and upon due proof to the satisfaction of the City Council that the maintenance of such use will not be unduly detrimental to adjacent and surrounding properties, except the following which are declared to be absolutely prohibited:
- 1) Acid manufacture
 - 2) Cement, lime, gypsum or plaster of paris manufacture
 - 3) Distillation of bones
 - 4) Explosives; manufacture or storage
 - 5) Fat rendering
 - 6) Fertilizer manufacture
 - 7) Garbage, offal or animal reduction or dumping
 - 8) Gas manufacture
 - 9) Glue manufacture
 - 10) Petroleum refining
 - 11) Slaughter house, stockyards or feedlots
 - 12) Smelting of tin, copper, zinc or iron ores
 - 13) Tannery
 - 14) All types of residential dwellings. (Added by Ordinance No. 369, 9 April, 1984).
- 3.415 Lot size requirements. Lots shall have size and dimensional standards as necessary for traffic circulation, off-street parking, loading and unloading, and similar activities as approved by the Planning Commission and City Council from detailed plans presented.

3.416 Setback requirements. Setback requirements for lots adjacent to existing residential areas shall be the same as standards in the residential area. All other setbacks shall be sufficient to allow parking, loading, and related traffic circulation as needed by the user.

3.510 Uses permitted outright in a RESIDENTIAL zone (R).

- 1) One and two family dwellings.
- 2) Mobile and modular homes, providing the following conditions are met:
 - a) That said home and lot on which it is situated be in the same ownership.
 - b) Said home have a separate water, sewer or septic tank hookup.
 - c) The wheels to be removed and the home placed on a full cement foundation, cement or cinder block posts and have a full wrap-around wood or metal skirt attached.
 - d) Said home shall be a residence in a livable condition and installed and maintained in a manner consistent with prevailing residential health, sanitation, and safety usages and requirements.
- 3) Truck gardening
- 4) The keeping of cattle, horses, chickens, rabbits, sheep or goats, provided such animals are not allowed to run at large and a minimum area of 10,000 square feet of open ground per animal unit is provided exclusive of dwelling and accessory building area.
- 5) The keeping of common household pets.

3.512 Conditional uses.

- 1) Cemetery
- 2) Church
- 3) Community center
- 4) Day care or nursery school
- 5) Dog kennels for boarding or breeding
- 6) Governmental and public structure and use
- 7) Home occupations
- 8) Hospital and clinics
- 9) Libraries, museums and art galleries
- 10) Livestock or animals other than listed per Section 3.510(4)
- 11) Mobile homes not meeting minimum dimensions for uses permitted outright but meeting all other requirements for mobile homes.
- 12) Multi-family dwellings
- 13) Private or public parks
- 14) Schools
- 15) Room & board to more than five non-family members
- 16) Public utility structures and lines
- 17) Mobile home parks
- 18) Neighborhood light commercial use

- 9) Home occupation
- 10) Churches
- 11) Commercial activities undertaken in conjunction with farm use.

3.614 Prohibited uses. Feedlots, stockyards, and slaughterhouses.

3.616 Minimum lot size. The minimum lot size for new lots and parcels in the R-2 zone shall be 20,000 square feet when public access and public water supply or public sewer are provided; otherwise a one acre minimum shall be required where Oregon Department of Environmental Quality subsurface sewage disposal approval can be obtained.

3.618 Development standards.

- 1) Setbacks shall be the same as in the R zone.
- 2) The standards for keeping animals shall be the same as those set forth at 3.510(4) of this ordinance.
- 3) Standards for signs shall be the same as those in the A-1 zone.

3.710 Uses permitted outright in the FARM RESIDENTIAL (R-3) zone. Permitted uses shall be the same as in the R-2 zone.

3.712 Conditional uses.

- 1) Schools, parks, or playgrounds
- 2) Utility facilities
- 3) Home occupations
- 4) Commercial activities undertaken in conjunction with farm use.
- 5) Geothermal exploration or development.
- 6) Aggregate and mineral exploration, mining, and processing.

3.714 Prohibited uses. Feedlots, stockyards, and slaughterhouses.

3.716 Minimum lot size. The minimum lot size for new lots or parcels in the R-3 zone shall be ten (10) acres.

3.718 Development standards. Development standards shall be the same as those for the R-2 zone.

3.810 Uses permitted outright in an EXCLUSIVE FARM USE (A-1) zone.

- 1) Raising, harvesting, storing or selling crops for the purpose of making a profit.
- 2) Breeding, feeding, production, managing and selling of live-stock, poultry, fish, furbearing animals or honeybees for the purpose of making a profit.
- 3) Dairying and the sale of dairy products.
- 4) Other agriculture, horticulture, or animal husbandry uses or activities undertaken for the purpose of making a profit.
- 5) Propagation and/or harvesting of a forest product.

3.812 Conditional uses.

- 1) Utility facilities other than those permitted outright.

- 2) Commercial activities conducted in conjunction with farm use.
- 3) Public or private parks and playgrounds.
- 4) Golf course
- 5) Home occupation
- 6) Aggregate, mineral, or other resources exploration, mining, and processing.
- 7) Operation conducted for the mining and processing of geothermal resources.
- 8) The boarding of horses for profit.
- 9) A dwelling on real property used for farm use if the dwelling is:
 - a) Located on the same lot or parcel as the dwelling of the farm operator; and,
 - b) Occupied by a relative, which means grandparent, grandchild, parent, child, brother or sister of the farm operator or the farm operator's spouse, whose assistance in the management of the farm use is or will be required by the farm operator.
- 10) Dwellings and other buildings customarily provided in conjunction with farm use. Prior to issuing any permits for more than one dwelling, it shall be demonstrated that one of the above permitted uses "(1 through 5)" in Section 3.810 exists and would be continued on the property, or that assurances are provided that such uses will be developed.
- 11) Local distribution utility facilities and similar minor facilities necessary for public service and repair, replacement and maintenance thereof, except commercial facilities for the purpose of generating power for public use by sale.
- 12) Exploration of geothermal resources.

3.814 Minimum lot size. The minimum lot size for new lots or parcels in the A-1 zone shall be 160 acres.

3.816 Development standards.

- 1) Any proposed division of land included within the A-1 zone resulting in the creation of one or more parcels of land shall be reviewed and approved or disapproved by the City.
- 2) The Planning Commission and City Council shall not approve any proposed subdivision or partition of a lot or parcel described in 3.812 (9).
- 3) Setbacks shall be the same as those in the R zone.
- 4) Animal shelters shall not be located closer than 100 feet from an R or R-2 zone.
- 5) Signs shall be limited to the following:
 - a) Two name plates or signs for each dwelling.
 - b) Temporary signs as needed for advertising the sale, lease, or rental of the property and not exceeding eight (8) square feet in area.
 - c) A sign identifying non-residential use such as the sale of products grown or produced on the premises or advertising activities conducted as part of the farm use.

No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorist's vision except for emergency purposes.

3.910 Uses permitted outright in an AGRICULTURE/FOREST USE (A-3) zone. Any use permitted outright in an A-1 zone.

3.912 Conditional uses. Any use permitted as a conditional use in an A-1 zone.

3.914 Lot size requirements. The minimum lot size for new lots or parcels in the A-3 zone shall be 40 acres.

3.916 Development standards. Standards in the A-3 zone shall be the same as standards in an A-1 zone.

SECTION 4. EXCEPTIONS AND VARIANCES

4.010 Nonconforming uses. The extent of such change, alterations or expansion shall be prescribed by the Planning Commission in connection with its findings. The procedure to be followed and the fees to be charged on an application for permission to change, extend or alter a non-conforming use shall be the same as in the case of a conditional use.

1) Continuation. Subject to the other provisions of this article, a non-conforming structure or use may be continued, but shall not be changed, altered, extended, or expanded except when the following conditions are found by the Planning Commission.

a) That said structure is suitable for such change, alteration, extension or expansion, and the result is not more incompatible or detrimental to surrounding properties than the previous one.

b) That a change in the non-conforming use would not operate to lessen the value of property in the same zone and reasonably adjacent to the property concerned.

2) Reconstruction and relocation. A building having a non-conforming use at the time of the passage of this ordinance may not be reconstructed or structurally altered to an extent exceeding 80% of the current assessed value of the building unless a variance is granted. When a building having a non-conforming use is damaged by fire or other causes so that the total deterioration exceeds 80% of the cost of replacing the building using new materials, then such building shall not be rebuilt unless such building in its construction and uses conforms fully to the requirements of this ordinance and other ordinances of the City as applied to new buildings and uses in the district in which it is to be located. When damage is 80% or less, rebuilding for non-conforming use must be kept within the old foundation. When a building having a non-conforming use is damaged by fire or other cause to an extent which will

permit rebuilding, such construction as defined by the State Uniform Building Code must commence within one year of date of damage and be completed within two years of such date, if use is to continue as a non-conforming use, unless a variance is granted. No building or structure shall be moved from one lot or premises to another unless such building or structure shall thereupon be made to conform to all the provisions of this ordinance relative to buildings or structures hereafter erected upon the lot or premises to which such building or structure shall have been moved.

3) Existing buildings. If a non-conforming use involving a structure is discontinued for a period of one year, further use of the building shall conform to this ordinance.

4) Interruptions of use. If a non-conforming use not involving a structure is discontinued for a period of six months, further use of the property shall conform to this ordinance. Any non-conforming use determined by the City Council to be detrimental to the public health, safety or welfare shall be discontinued after a period of time determined by the Council at a public hearing to be the amortized life of the use.

5) Mobile homes. Any non-conforming mobile home removed from a lot may be replaced only by a conforming mobile home.

4.020 Clear vision area requirements. A clear vision area shall be a triangular area on a lot at the intersection of two streets, two sides of which are lot lines measured a distance of thirty feet from the corner intersection of the lot lines. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to the point of intersection. The clear vision area shall contain no sight-obscuring plantings, walls, structures, fences, or other temporary or permanent obstructions exceeding three feet in height as measured from the grade of the street **centerline**.

4.030 General exceptions to lot size requirements. Where the owner of a lot at the time of the adoption of this ordinance does not own sufficient area in said lot or contiguous lots, to enable him to conform to the yard and other requirements of this ordinance, the City may, upon variance approval, grant a building permit conditioned upon compliance with this ordinance to the extent reasonably possible under the circumstances.

4.040 General exceptions to setback requirements. Architectural features such as eaves, chimneys, cornices, canopies and sunshades which project from a structure, but are not used for storage or habitation, may project up to five feet into required setback areas.

- 4.050 General exceptions to front yard requirements. The front yard requirements of this ordinance shall not apply where the average depth of the existing front yard on developed lots, located within the same block and zoning area and fronting on the same street as such lot differs. The minimum specified front yard on such lot shall not be less than the average existing front yard depth on said developed lots.
- 4.060 Off-street parking requirements. Off-street parking spaces shall be located in the required yard areas of any building or structure.
- 1) Dwelling units.
 - a) One space per single family, and mobile home residence.
 - b) One and one half spaces each for three or more dwelling units.
 - c) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling.
 - d) Duplexs - One space per family unit.
 - 2) Other uses.
 - a) Assembly type use; one space per 100 square feet of assembly area.
 - b) Motel and resorts; One space per unit
 - c) Office and retail; One space per 800 square feet of seating area.
 - d) Restaurant and taverns; One space per 200 square feet of seating area.
 - e) Warehouse; One space per 2,000 square feet of warehouse area.
 - 3) Other uses not listed above. Spaces required shall be determined by the Planning Commission from detailed plans presented.
- 4.070 Off-street loading requirements. Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading spaces in sufficient number and size to adequately handle the needs of the particular use from detailed plans presented and approved by the Planning Commission and City Council.
- 4.080 Accessory uses requirements. An accessory use shall comply with all requirements for a principal use, except as this ordinance specifically allows to the contrary, and shall comply with the following limitations:
- 1) An accessory structure or use shall only be approved provided the principal use has been established.
 - 2) An accessory structure not used for human habitation and separated from the main building may be located in the required rear and side yard but not in the required street side yard of a corner lot.

- 4.090 Authorization of variances. The Planning Commission may authorize variances from the requirements of this ordinance where it can be shown that owing to special and unusual circumstances related to a particular piece of property, the literal interpretation of this ordinance would cause undue or unnecessary hardship. No variance shall be granted to allow the use of property for purposes not authorized within the zone in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interest of the surrounding property and to otherwise achieve the purposes of this ordinance.
- 4.091 Conditions for granting a variance. No variance shall be granted by the Planning Commission unless it can be shown that ALL of the following conditions exist:
- 1) Exceptional or extraordinary conditions applying to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size or shape, topography, or other circumstances over which the applicant has no control.
 - 2) The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other properties in the same zone or vicinity.
 - 3) The authorization of the variance shall not be materially detrimental to the purposes of this ordinance, be injurious to the property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any municipal development plan or policy.
 - 4) The variance request is the minimum variance from the provisions and standards of this ordinance which will alleviate the hardship.
- 4.092 Variance procedure. The procedure to be followed in applying for and acting on a variance request shall be the same as those provided in Section Five of this ordinance, except that notice of hearing need only be mailed to owners of property abutting or directly across a street from the lot or parcel of land on which the variance is requested.
- 4.093 Time limit. Authorization of a variance shall be void after one year unless substantial construction pursuant thereto has taken place. However the City Council may extend authorization without a hearing for an additional period not to exceed one year, upon request.

SECTION 5. CONDITIONAL USE

5.010 Authorization to grant or deny conditional uses. A conditional use listed in this ordinance shall be permitted altered or denied in accordance with the standards and procedures of this section. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use; a change in the use or in the lot area, or an alteration of structure shall conform with the requirements for conditional use. In judging whether or not a conditional use proposal shall be approved or denied the Planning Commission shall weigh its appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, in order to approve such use, shall find that the following criteria are met, can be met by observance of conditions, or are not applicable:

- 1) The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the City.
- 2) The location, size, design and operating characteristics under the proposal will have minimal adverse impact on the liveability, value or appropriate development of abutting properties and the surrounding area.
- 3) The location and design of the site and structures of the proposal will be as attractive as the nature of the use and its setting warrant.
- 4) The proposal will preserve environmental assets of particular interest to the community.
- 5) The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.

5.015 Placing conditions on a permit. In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this ordinance, additional conditions which it finds necessary to avoid a detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community as a whole.

5.020 Application for conditional use. A request for a conditional use or modification of an existing use is done by filing an application with the Planning Commission. The application shall be accompanied by a site plan showing the dimensions and arrangement of the proposed development, and the names of record and addresses thereof, of all landowners within 300 feet of the parcel in question. The Planning Commission may request other drawings or material essential to an understanding of the proposed use and its relationship to the surrounding properties.

5.030 Notice of hearing on conditional uses. Before a conditional use or modification of an existing conditional use is allowed, it shall be considered at a public hearing conducted by the Planning Commission. The public hearing shall be held within 40 days after the application is filed. The Planning Commission shall cause notice to be given as follows:

- 1) By posting a notice of the public hearing in three locations within the City for 15 days preceding the hearing.
- 2) By sending a copy of the notice to all land owners within 300 feet of the parcel in question no less than 15 days prior to the date of the hearing.

5.040 Planning Commission action; Recess of hearings. The Planning Commission may recess a hearing on a conditional use request in order to obtain additional information or to notify additional property owners. Upon recessing, the Planning Commission shall announce the time and date when the hearing will be resumed and no further public notice shall be needed.

5.050 Specific conditions on certain conditional uses.

- 1) Home occupations. Any home occupation which causes abnormal automotive or pedestrian traffic or which is objectionable due to unsightliness or emission of odor, dust, smoke, noise, glare, heat, vibration or similar causes discernible on the outside of any building containing such home occupation shall be prohibited. The premises shall at all times be maintained as residential in appearance. Any materials used or any item produced or repaired on the premises shall not be displayed or stored so as to be visible from the exterior of the building. Structural alterations shall not detract from the outward residential appearance. Any use that interferes with local radio or television reception shall be discontinued.
- 2) Mobile home parks. At least two acres shall be included in the park. No mobile home shall be closer than 15 feet from any structure within or outside of the park boundary, excepting utility or storage structures designed for the individual mobile homes. Minimum area for each space shall be 4,000 square feet. Minimum street surfaces shall be 24 feet and paved with an oil mat with street design to be approved by the Planning Commission prior to construction. At least one surfaced, off-street parking space per unit shall be located within required setback areas. Sightobscuring fencing may be required on every side of the park.
- 3) Travel trailer park. At least one acre shall be included in the park. No travel trailer shall be located within 15 feet of the outside boundary or the park nor closer than 15 feet from any structure of travel trailer within the park except for utility or storage structures designed for use by individual trailers. Minimum area for each space is 1,000 square feet. Minimum street surface width shall be 24 feet except if spaces are drive-through spaces in which case, surface width may be

SECTION 5.010
20 feet. Streets shall be paved with an oil mat and design to be approved by the Planning Commission before start of construction. The park shall be fenced to a minimum height of 4 feet and shall have sight-obscuring vegetation planted on any side abutting a residence or residential zone.

- 4) Wrecking yards. The wrecking yard shall be fully enclosed by a sight-obscuring fence, free of advertising, maintained in good condition, not less than 6 feet in height of a design approved by the Planning Commission. All vehicles shall be kept inside the fenced areas at all times, except those vehicles belonging to customers which may be parked outside while at the establishment on business. All sales, displays, storage, repair, or other handling of products, merchandise, equipment, and other articles shall occur from within an enclosed building or from within the fenced area.

5.060 Notification of action. The City shall notify the applicant of an action of the Planning Commission within 5 days after the decision has been reached. The notification shall be in writing.

5.070 Revocation of a conditional use permit. Any permit granted hereby shall be subject to denial or revocation by the Planning Commission if it is ascertained that the application includes or included any false information, or if the conditions of approval have not been complied with or are not satisfied. In order to consider revocation of a conditional use permit, the Planning Commission shall hold a public hearing as prescribed under section 5.030 in order to allow the permit holder to show cause why such permit should not be revoked. If the Planning Commission finds that the conditions of permit approval have not been complied with or are not satisfied, a reasonable time shall be given for rectification and if corrections are not made within that time, revocation of the permit shall become effective 10 days after the time specified. Reapplication for a conditional use permit cannot be made within one year after revocation except that the Commission may allow a new application if in its opinion, new evidence or a change in circumstances warrant it.

5.080 Fees. A fee, according to a fee schedule adopted by the City Council by resolution, shall be paid to cover the costs incurred in giving notice and processing the conditional use request.

5.090 Time limit on permit for conditional use. Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. The Planning Commission may extend authorization for an additional period not to exceed one year on request.

SECTION 6. AMENDMENTS

- 6.010 Authorization to initiate amendments. The City Council may on its own motion, or upon property owner petition, after public notice and hearing, amend the text of the Union Land Use Plan, Zoning Ordinance, or Partition and Subdivision Ordinance and change plan and zone boundaries. Each such proposed amendment shall be referred to the Planning Commission for investigation and for report to the Council. Any such amendment that has failed to receive the approval of the Planning Commission shall not be passed, except by a two-thirds vote of the entire Council. Either the Council or Planning Commission may initiate proposed changes in zones. Such changes may be made only after notice to the owners of the properties within an area bounded by lines parallel to and 100 feet from the lines bounding the area to be changed and after public hearing. All changes, except those initiated by the City Council or Planning Commission, shall be made only upon petition bearing the signatures of the owners of 50 percent or more of the property within the area bounded by lines parallel to and 100 feet from the boundaries of the area to be changed. Such petition shall contain the addresses and sufficient description of the properties owned for the identification thereof and shall be filed with the City Recorder and directed to the Council. (Amended by Ordinance No. 369, 9 April, 1984).
- 6.020 Petition procedure. A petition filed with the City Recorder shall forthwith be referred to the Planning Commission and the Commission shall check such petition for sufficiency and shall make a report to the City Council embodying its recommendations. No petition shall be approved by the City Council until the Planning Commission has submitted its report relative to the same, and the Planning Commission shall report within 60 days of the filing of the petition with the City Recorder. The City Council must vote upon the petition within 30 days after receipt of the Planning Commission's report on the petition.
- 6.030 Notice and public hearings on amendments. The Planning Commission shall afford persons particularly interested, and the general public, and opportunity to be heard at a time and place specified in a notice of hearing to be sent by mail to all property owners within an area bounded by lines parallel to and 100 feet from the boundaries of the area to be changed as said lines run at right angles to their intersecting point. Notice thereof shall also be published in a newspaper of general circulation within the City. Such notice shall be given at least 10 days prior to the date the hearing is to be held. If a protest against such amendment be presented, duly signed by the owners of 51% or more, of the land within an area bounded by lines parallel to and 100 feet from the area to be changed, such amendment shall not be passed except by a two-thirds vote of the City Council. Where all property located within

lines parallel to and 100 feet from the exterior boundaries of the property involved is under the same ownership, owners of all property abutting that of the same ownership shall be notified in the same manner provided in this section and qualified signers of the protest referred to in this section shall be the owners of the property abutting that of the same ownership. Failure of any person entitled thereto to receive said notice shall not invalidate any proceedings in connection to proposed change.

- 6.035 Notice to the Oregon Department of Land Conservation and Development. A proposal to amend the Land Use Plan, Zoning Ordinance, Partition and Subdivision Ordinance or to change or adopt a new land use regulation shall be submitted to the Director of the Oregon Department of Land Conservation and Development at least 45 days before the final City Council hearing on adoption. The proposal submitted shall contain four copies of the text and any supplemental information the City believes is necessary to inform the Director as to the effect of the proposal, and shall indicate the date of the final hearing on adoption by the City Council.
- 6.040 Basis for decisions. A decision on a Land Use Plan text or map amendment by the Planning Commission and City Council shall be based on the ability of the proposed change to meet the following criteria:
- 1) That changes have occurred in community attitudes or that physical, social, economic, or environmental conditions in the area have changed since plan adoption, and that a public need supports the change; or that the original plan was incorrect.
 - 2) That alternative sites for the proposed uses have been considered.
 - 3) That the proposed change is compatible with the Land Use Plan policies and LCDC goals and guidelines.
- 6.045 Findings. The decision of the City Council or Planning Commission shall be based upon and accompanied by a brief statement that explains the following:
- 1) The criteria and standards considered relevant to the decision;
 - 2) The basic facts relied upon in rendering the decision; and
 - 3) The ultimate facts and justification for the decision based on the criteria, standards, and facts set forth.
- (Sections 6.035, 6.040, and 6.045 added by Ordinance No. 369, 9 April, 1984).
- 6.050 Hearing recess. The Planning Commission or City Council may recess a hearing in order to obtain additional information or to serve notice upon other property owners or persons it deems may be interested in the proposed amendment. Upon recessing for this purpose the Commission or Council shall announce the time and date when the hearing will be resumed. No further notice shall be required.

- 6.060 Record of amendments. The City Recorder shall maintain records of amendments to the text and zoning map of this ordinance.
- 6.070 Limitation on reapplication. No application of a property owner for an amendment to the text of this ordinance or to a zone boundary shall be considered by the Planning Commission within the one year period immediately following a previous denial of such request, except that the Planning Commission may permit a new application if in the opinion of the Commission new evidence or a change of circumstances warrant it.

SECTION 7. ADMINISTRATIVE PROVISIONS

- 7.010 Building permits. No permit shall be issued by the building official or designated city representative for the construction, reconstruction, alteration, or change of use of a structure or lot that does not conform to the requirements of this ordinance. No building permit shall be issued for a building or structure on a lot which abuts a street dedicated to a portion only of its required width and located on the side which has not yet been dedicated or condemned.
- 7.020 Appeals. Any interested citizen or administrative officer of the City may appeal to the City Council from any ruling pertaining to the granting or denial of any decision or permits applied for hereunder when such ruling is adverse to his interests, by filing with the City Recorder within 10 days from such ruling, a written notice stating with reasonable accuracy the particular ruling from which appeal is made, and stating the grounds therefor. Thereupon the City Recorder shall forthwith obtain all papers constituting the record upon which the action appealed from is based, and refer the same to the Planning Commission, which shall within 30 days submit its written recommendation thereon together with the record to the City Council. Said Commission or the City Council may receive any additional evidence as either deems relevant to the issues involved. Upon receiving such recommendation and record, and within 30 days after a public hearing thereon, the City Council shall have the power to affirm, overrule, or alter such ruling.
- 7.040 Form of petition, application, and appeals. Petitions, applications, and appeals provided for in this ordinance shall be made on forms prescribed by the City. Applications shall be accompanied by plans and specification, drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the sizes and locations on the lot of existing and proposed structures; the intended use of each structure; the number of families, if any, to be accommodated thereon; the relationship of the property to the surrounding area, and such other information as is needed to determine conformance with this ordinance.

- 7.505 Filing fees. Applications required by this ordinance shall be accompanied by a filing fee of the amount established by resolution of the City Council.
- 7.070 Authorization of similar uses. The Planning Commission may permit a particular use in a zone provided the use is of the same general type as the uses permitted thereby in this ordinance. However, this section does not authorize the inclusion in a zone where it is not listed of a use specifically listed in another zone or which is of the same general type and is similar to a use specifically listed in another zone.
- 7.080 Temporary use. The Planning Commission may, upon such petition, notice and hearing as it may deem proper, recommend to the City Council the granting of a temporary permit to use certain specified property for a purpose not authorized in the district or zone in which such property is located, providing such use is not listed in another zone. Such temporary permit may be granted by motion or resolution, and shall be revocable at the will of the Council or extended for a time specified in the grant thereof, and it may be granted subject to such other limitations and conditions as the Council shall impose.

SECTION 8. GENERAL PROVISIONS

- 8.000 Interpretation. The provisions of this ordinance shall be held to be the minimum requirements fulfilling its objectives. Where conditions imposed by any other provision of this ordinance or of any other ordinance, resolution or regulation exist, the provisions which are more restrictive shall govern.
- 8.020 Validity. Should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, except the part declared invalid.
- 8.030 Penalty for violation. The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, or be maintained, and all persons or corporations who shall violate or maintain any violation of any of the provisions of this ordinance or who shall fail to comply therewith, or who shall build in violation of any detailed statement of plan submitted and approved thereunder, shall for each and every violation be fined not more than \$500.00. Each day that a violation of this ordinance continues shall be considered a separate violation.
- 8.040 Alternative remedy. If a building or other structure is or is proposed to be located, constructed, maintained, altered, or used, or land is or is proposed to be used in violation of the City's zoning ordinance, the building or land thus is in violation

and shall constitute a nuisance and the City, may as an alternative to other remedies that are legally available for enforcing this ordinance, institute injunction, abatement or other appropriate proceedings to prevent, enjoin, temporarily or permanently abate or remove the unlawful location, construction, maintenance, repair, alteration or use.

8.050 Repealing provision. Ordinances numbered 276 and 288 are hereby repealed.

8.060 Emergency Clause. Inasmuch as this ordinance is needed for the health, safety and welfare of the citizens of Union, an emergency is hereby declared to exist and this ordinance shall take effect and be in full force and effect immediately upon its approval and adoption by the City Council and by the signature of the Mayor of the City of Union.

APPROVED:

Don MacFarson
Don MacFarson - Mayor

8.070 CONCLUSION

WHEREAS it is desirable to maintain the orderly development of land and that needed services are or can be made available to such land and;

WHEREAS Oregon Revised Statutes, Chapters 92 and 227, provide for the adoption of such ordinances and the City has recognized the need to maintain procedures and standards for the use of land and;

WHEREAS the City of Union, Oregon has posted public notices and held public hearings in accord with City and State statutes and has found that for the public welfare a zoning ordinance be maintained;

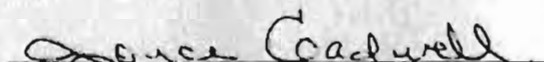
NOW THEREFORE, the City of Union does hereby adopt the Zoning Ordinance of the City of Union, Oregon.

PASSED this 11th day of June, 1979 by four (4) councilpersons voting therefor.

APPROVED this 13th day of June, 1979 by the Mayor of the City of Union.

ATTEST:

APPROVED:


Joyce Cadwell - City Recorder


Don MacPherson - Mayor

