

**LA GRANDE/UNION COUNTY AIRPORT LIGHT INDUSTRIAL PARK
DEVELOPMENT, PERFORMANCE AND MAINTENANCE STANDARDS**

MARCH 27, 1989

PART I

INTRODUCTION

1. The La Grande/Union County Airport includes 640 acres of land generally located east of Pierce Road and between Bond Lane on the north and Hot Lake-Airport Road on the south. Forty-two (42) acres in the south-central portion of the property is identified by the La Grande Municipal Airport Master Plan- Drawing 1, for “potential commercial light industrial” uses, and zoned by the County in an I-1 Light Industrial Zone. This area is the first phase of potential commercial/industrial development at the airport which under phase II could be expanded to include 166 acres in the northeast corner of the airport property.
2. The Development, Performance and Maintenance Standards have been prepared to control and guide the utilization and development of all land located within the La Grande/Union County Airport Light Industrial Park or Park Area. These standards should improve the working efficiency and the general appearance of the industrial area. They should also provide sufficient latitude and flexibility to serve a wide range of commercial and industrial uses. The purpose is to provide an area at the airport which will attract commercial and light industrial users without imposing undue hardships to these prospective users. The standards should provide protection from undesirable development and should enhance property values.
3. These standards represent the minimum levels of development, performance and maintenance which are acceptable for the area. It is assumed that firms will wish to meet or exceed these standards to create suitable working conditions for their employees and enhance their public images. The standards are general in nature and provide sufficient flexibility for individual initiative. Site plans will be submitted to the Union County Planning Director to insure the intent of these and other applicable regulations are met. Site plans will be scheduled for a public hearing before the Union County Planning Commission to be reviewed simultaneously with the applicant’s site plan.
4. The development of light industrial park sites shall also conform, when applicable, to the standards of other appropriate governing bodies, such as Oregon State Health Division,

PART II

STATEMENT OF PURPOSE

The standards for the La Grande/Union County Airport Light Industrial Park or Park Area should accomplish the following purposes:

1. State the development standards of the entire Park Area;
2. Maximize the potential of each site within the Park Area while minimizing natural environmental losses;
3. Structural development is to create a high quality environment, while allowing freedom for innovation and creativity by each individual tenant and protecting the investment of both tenants and the project developers;
4. Insure compliance with appropriate federal, state and local codes, ordinances and directives;
5. Outline the required levels of maintenance, performance and operations which will permanently maintain the high quality of the area;
6. Insure the maximum convenience, safety and identity for each tenant and create a pleasant area in which people may work and relax; and
7. Insure that each tenant locating in the Park Area enjoys, as well as contributes to, a complementary relationship with other businesses located in the area.

PART III

LAND USE AND DESIGN REVIEW

REQUIREMENTS, POLICIES AND PROCEDURES

1. Land use requirements, policies and procedures are governed by the following documents:

A. Union County Zoning, Partition & Subdivision Ordinance

- (1) Article 12.00 I-1 Light Industrial Zone (see Appendix A for complete reprint). The Light Industrial Zone is intended to provide a sufficient amount of land for types of manufacturing or other industries with limited external impacts. Outright and conditional uses are listed in Sections 12.02 and 12.03 respectively. All prospective uses are required to submit site plans according to Section 20.10 for review by the County Planning Commission. In addition, if a prospective use is a listed conditional use the applicant will submit an application for a Planning Commission public hearing according to Article 21.00.

Section 14.04 Development Standards requires off-street parking to conform to Section 20.11 and signs to conform to Section 10.04 3.

- (2) Article 16.00 Airport Overlay Zone (see Appendix B for complete reprint). Section 16.02 defines the Airport Overlay Zone as the area identified by the Approach and Clear Zone Plan, in the February 1979, La Grande Municipal Airport Master Plan. This plan also identifies the Federal Aviation Regulation for height restriction and structural placement.

Section 16.05 Prohibited Uses does not allow dwellings and residences in the FAA Clear Zone and Transition Zone. The Clear Zone has the added restriction that only navigational structures are allowed. Additional uses are prohibited in other areas where safety to or from aviation activities are necessary.

Section 16.06 Development Standards limit the height of all structures or accessory parts thereof to the FAA height regulations.

B. La Grande/Union County Airport Master Plan – February 1979

Drawing 1 – Airport Layout Plan

This drawing identifies two potential commercial/light industrial areas within the 640 acres of the LaGrande/Union County Airport. They include about 28.7 acres now within the light industrial zone which is Phase I. Approximately 166.07 acres in the northeast corner of the property is identified as Phase II for potential commercial/light industrial uses.

Drawing 2 – Terminal Area and Access Plan

This drawing proposes a layout for T-Hangars, Auto Parking and Corporate Hangars between Phase I potential commercial/light industrial area and runway 34. These uses are proposed to be moved to the Phase II area and this area used in Phase I for commercial/light industrial activities

which would have direct runway access. This change is proposed for the updated Airport Master Plan due in 1989.

2. Union County shall administer and enforce the above referenced ordinances. In the event of conflict between or among the above referenced ordinances, the provisions of the La Grande/Union County Airport Light Industrial Park Development, Performance and Maintenance Standards, Ordinance No. ____, dated _____, shall have precedence.

PART IV

DEVELOPMENT STANDARDS

1. General
 - A. The 42 acre Park Area is in an I-1 Light Industrial Zone. All uses must be reviewed to determine whether they conform with I-1 Zone listed outright and conditional uses. The Union County Zoning, Partition and Subdivision Ordinance identifies the required procedures for pursuing County approval.
 - B. The following development standards shall apply to all portions of the Park Area, unless an exception is granted by the Union County Planning Commission. The standards represent minimum requirements necessary to create and esthetically acceptable and functionally effective park area.
2. Buildings
 - A. Setbacks
 - (1) Front Yard
No buildings shall be constructed within 15 feet of the front property line.
 - (2) Corner Lots
The setback for each side of a lot facing a road or street shall agree with the setback for the road or street on which the side is located.
 - (3) Side and Rear Yards

- (a) The side property line next to adjacent property shall have a 10 foot minimum building setback including overhangs. This requirement is subject to satisfaction with the Uniform Building Code.
- (b) The rear property line shall have a 10 foot minimum building setback including overhangs.

B. Height and Lot Coverage

- (1) Maximum height of any structure or attachments shall be 30 feet, except when such allowance violates specifications designated in FAA Regulations
- (2) Buildings in excess of 30 feet height shall be permitted, provided adequate water supply is available which meets fire flow needs by the La Grande Rural Fire Protection District or mutual aid companies which have effective capability to fight fires for the proposed building height and the proposed height will not violate FAA Regulations.
- (3) The maximum area to be covered by all buildings shall not exceed 75 percent of the total lot area.

C. Building Materials

- (1) The materials shall be appropriate for the use and the structure in which they are to be used. Tenants are encouraged to use materials indigenous to the local area. All materials which meet the Uniform Building Code are acceptable, including concrete, glass, brick, natural stone, concrete block, wood and metal.
- (2) All buildings shall be of permanent type construction. Trailers, mobile offices and other temporary structures are allowed only during the construction period.
- (3) The building type, style, color and location on the lot shall be submitted for review by the Union County Planning Commission for appropriateness.
- (4) The Uniform Building Code and subsequent modifications shall govern the construction requirements for all buildings.

(d) Roof Utilities

The Union County Planning Commission shall approve all exposed utilities, towers, conveyors and exposed processing equipment. Roof utilities shall be screened from public view to the maximum possible extent.

3. Parking and Drives

A. Setbacks

(1) Front Yard (includes both sides facing the streets on corner lots). There shall be no parking facilities closer than 10 feet to the front property line.

(2) Side Yard

There shall be no parking facilities closer than five (5) feet to the side property line.

B. On Street Parking

No parking will be permitted on public roads or streets within the Park Area.

C. Parking Space Requirements

(1) Parking space requirements shall be according to Section 20.11 Off-Street Parking and Loading in the Union County Zoning, Partition and Subdivision Ordinance (See Attachment C for reprint).

(2) The above requirements may be reduced, if modes of transportation other than automobiles are used or car-pooling is effectively implemented.

(a) Parking Lot Size and Layout

(3) No minimum parking lot size is prescribed.

(4) Maximum parking lot size is 60 parking spaces together with prescribed aisle and access space. Additional parking lots will be separated by a minimum of a 5 foot wide landscaped divider strip.

(5) Parking lots will be governed by applicable provisions in Section 20.11 3. General Provisions in the Union County Zoning, Partition and Subdivision Ordinance.

D. Separation from Streets or Roads

- (1) Parking will be permitted on front or side of a building fronting on a public street or road only when adequately separated from the road or street. Adequate separation shall be interpreted as either natural architectural material which denies the vehicles direct access to the street, such as hedges, landscaped divider strips or berms.
- (2) The above parking separation requirement may be satisfied with the landscaped parking setback requirement.

E. Surfacing

All front parking areas and driveways shall be paved with asphalt or concrete and be drained to provide for the disposal of all surface water. All other parking areas shall be maintained in an all weather surface and be graded and drained to provide for the disposal of all surface water.

4. Loading and Storage Areas

A. Setbacks (Front includes both sides facing the streets on corner lots.)

- (1) Truck loading operations and storage areas shall be permitted in the rear and sides of the building. Such operations may be permitted within the front yard if rear or side yard access is not available or practicable. There shall be no loading or storage closer than 10 feet to the front property line.
- (2) Loading areas will be governed by applicable provisions in Section 20.11 2. Off-Street Loading Requirements in the Union County Zoning, Partition and Subdivision Ordinance.

B. Screening

Storage areas shall be appropriately screened from view of the public.

C. On Street Loading

No loading or unloading will be permitted on public streets or roads.

5. Utilities

- A. Construction of underground utilities shall be required. Service lines from distribution lines to buildings or lots shall be located underground.
- B. Permits shall be obtained for all utilities crossing public property.

6. Signs

- A. Signs shall be subject to the general requirements of paragraph 3., Section 10.04 in the Union County Zoning, Partition and Subdivision Ordinance.
- B. The Union County Planning Commission shall establish a uniform sign criteria for the Park Area.
- C. All signs, sign colors and details are subject to approval by the Union County Planning Commission.
- D. No flashing or rotating signs will be permitted.
- E. Signs shall not be placed or externally illuminated in a manner which is detrimental to neighboring occupants or the safe movement of ground or air traffic.
- F. **Building Signs**
 - (1) Signs on roofs, fences or painted on exterior faces of buildings or walls are prohibited.
 - (2) A sign is permitted upon the outside wall of a building or permanent wall used for screening purposes. The size of signs for buildings shall be governed by paragraph 6.a above.
- G. **Free Standing Signs**
 - (1) No free standing signs or billboards will be permitted except a single pre-approved identification sign or as provided in paragraph 6a above.
 - (2) Directional signs, such as, enter, exit or shipping shall be allowed adjacent to each driveway but shall not exceed four feet in height or ten square feet in surface area.

7. Access

A. Arterial and Collector Roads or Streets

One ingress and one egress shall be provided for each 1,320 feet of arterial street frontage and each 300 feet of collector street frontage.

B. Local Streets

- (1) All accesses shall be at least 100 feet apart on each site, measuring from the center line of the access. There shall be no more than two accesses to the site from any one street.

- (2) Additional access for corner lots or sites with an excess of 300 feet of street frontage may be permitted during Site plan Review.

C. Distances from Front Corners or Adjacent Property

Accesses to and from the site shall be a minimum of 10 feet from the adjacent property lines, except for joint accesses, and 15 feet from the curb radius for corner lots.

D. Driveway Widths

- (1) There shall be an unobstructed driveway not less than 12 feet in width for one-way traffic and not less than 24 feet in width for two-way traffic.
- (2) The maximum curb cut for one driveway shall be 50 feet.
- (3) The direction of traffic flow shall be clearly marked on the paved surface.

8. Landscape

A. General

- (1) The following general landscape requirements are intended to enhance the individual tenant's site at the Park Area.
- (2) The design of all landscape will be evaluated for its compatibility with surrounding design, compatibility with local environment and the extent it satisfies the screening requirements.
- (3) The present environment shall be preserved to the extent possible.

B. Parking

All parking areas designed to accommodate more than 21 cars shall have a minimum of three percent of the surface area landscaped in addition to the landscaped setbacks. The landscaped strips used to divide the parking lot into sections of not more than 60 cars may be used to satisfy or partially satisfy the requirements.

C. Undeveloped Areas within Individual Improved Sites

- (1) Areas may be retained in their natural state but cleaned and freed of weeds and debris.
- (2) Areas may be retained in their natural state but augmented with compatible shrubs, grass, flowers or trees.

- (3) Areas may be seeded with lawn grass, but the grass must be maintained at a height not to exceed six inches.

D. Size

All landscape material shall be of sufficient initial size to provide the required degree of screening within three years after installation unless otherwise specified.

E. Landscaping and Screening Materials

- (1) Reference is made in the standards to areas that must be screened or landscaped. Landscape material or architectural screens shall be used where required to conceal from public view those areas used for parking, storage and loading. The effectiveness of the screening will be evaluated and approved. The following list is designed as a guide in the selection of material for the various screening requirements. The height of the material shall be sufficient to obscure the line of vision between an automobile on the road or street and the storage or loading areas.

- (2) Materials may include:

Type	Height (feet)	Purpose
Plant material	0-3	Ground Cover
Plant material	0-5	Enhance property
Slat fence	6-8	Screen low storage parking and loading areas
Solid fence	6-8	Screen low storage parking and loading areas
Clipped evergreen	6-15	Screen storage parking and loading areas

Hedge Semi-open plant	15-50	Screen parking, material loading, storage containers and enhance property
Deciduous trees	15-50	Screen storage, provide shade, wind break, enhance property
Evergreen trees	15-50	Screen all uses, windbreak, enhance property

F. Landscaping the Setback Areas

(1) General: The landscaping in setback areas shall be designed to enhance the architectural design of the buildings, to screen certain storage and loading areas and to separate properties.

(2) Front Setback (includes both sides facing the streets on corner lots)

As a minimum, the area between the front property line and 10 feet from the property line, exclusive of driveways and walkways, shall landscaped.

(3) Side Setbacks: As a minimum, the area between the side property lines and 5 feet from the property line, exclusive of driveways and walkways, shall be landscaped, unless the setback requirement has been waived.

9. Area Lighting

A. The objective of area lighting is to light landscaped areas, free standing signs, buildings, parking or storage areas, driveways and walkways for decorative or security reasons. The light should not dominate the buildings or landscape but blend as an integral part of the total development.

B. All lighting shall be shielded from adjoining property, public roads and streets, aircraft taxiways and aprons, and aircraft flight patterns.

10. Special Provisions

A. Electronic Interferences

No industry which creates electronic/electromagnetic emissions that interfere with aviation and other light industrial use transmissions and which cannot be adequately filtered or screened to prevent interference may locate in the Park Area.

B. Drainage

Adequate provisions will be made for drainage of storm water from site, buildings and paved surfaces.

11. Commercial Enterprises

Commercial wholesale and retail firms permitted within the Park Area shall generally conform with these development standards; however, sufficient flexibility will be required to permit compatible development, efficient land utilization and functionally effective retail service and commercial operations.

12. Roads, Streets, Curbs and Gutters

Roads, streets, curbs and gutters shall be provided in accordance with the Park Area standards and specifications

13. Administration

Union County shall administer and enforce these development standards.

PART V

PERFORMANCE STANDARDS

1. General

The following performance standards shall apply to all portions of the Park Area unless exception is granted by the County Planning Commission. The intent is to provide standards regardless of business intensity, which will avoid the creation of nuisance conditions and will maintain area standards.

2. Property Use

A. The buildings and other facilities erected on the site and the uses to which the site is put shall comply with the laws, rulings, regulations and ordinances of the State of Oregon and other governing bodies having jurisdiction. All portions of the Park Area are located in the Union County Light Industrial Zone and Airport Overlay Zone. The uses prohibited in these zones are also prohibited within the Park Area.

- B. The buildings and other facilities comprising the development shall comply with the site and design plan as approved by the Union County Planning Commission.

3. Air Pollution

A. Smoke

The emission of smoke from any chimney, stack, vent, opening or combustion process shall be permitted, provided it does not exceed 10 percent opacity.

- B. Open Burning: No open burning will be permitted.

C. Odors

The emission of offensive odors in such quantities as to be readily detectable at any point beyond the property line is prohibited. Noxious, toxic, and corrosive gas emissions shall be treated by full control techniques.

D. Air Pollution Controls

All measurements of air pollution shall be by the procedures and with the equipment approved by the Oregon State Department of Environmental Quality. Persons responsible for a suspected source of air pollution, upon the request of the appropriate County official, shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions. Any prospective tenant desiring to locate in the Park Area who is suspected of having potential air pollution problems shall be prepared to have its plans and specifications reviewed by the Oregon State Department of Environmental Quality prior to final approval of plans by the appropriate County officials.

4. Noise

Noise control shall be governed by Section 035, Noise Control Regulations for Industry and Commerce, Oregon Administrative Rule (OAR), Chapter 340, Division 35.

5. Vibration

No vibration which is discernible without instruments, other than that caused by highway vehicles or aircraft, shall be permitted beyond the property line of the use concerned

6. Heat and Glare

All operations producing heat or glare, including exterior lighting, shall be conducted so that they do not create a nuisance beyond the property line of the site.

7. Waste Material and Insect and Rodent Control

All materials, including wastes, shall be stored and all properties maintained in a manner which will not attract or aid the propagation of insects or rodents or in any way create a health hazard

8. Water Pollution

No liquid industrial waste disposal will be allowed on the site or into adjacent drainage ditches, sloughs or other waterways. The discharge of treated or untreated sewage or wastes into the sanitary sewer system shall conform to the codes and ordinances of the City of La Grande.

9. Handling of Dangerous Materials

The storage, handling and use of dangerous materials such as flammable liquids, incinerating devices, compressed gasses, corrosive materials and explosives shall be in accordance with the regulation and codes of the appropriate local jurisdiction, the State Fire Marshal.

10. Administration

Union County shall administer and enforce these performance standards.

PART VI

MAINTENANCE STANDARDS

1. General Objective

- A. The objective of Park Area Maintenance Standards is to assure a clean and attractive environment for all Park tenants and users.
- B. The following maintenance standards shall apply to all portions of the Park Area, unless exception is granted by appropriate County officials.
- C. All buildings, facilities, paving and landscaping shall be maintained according to the following standards. An authorized representative of Union County may inspect each site on a regular basis to ensure that these standards are followed. Conditions which do not meet standards set down in this criteria shall be repaired

within 90 days of receipt of formal notice from Union County concerning such repair as is necessary.

2. Buildings

Building exteriors shall be well maintained in an attractive condition. Broken windows, doors or other exterior members of structures shall be replaced promptly. Structures which are not in use shall be maintained as if in use.

3. Landscaped Areas

All landscape features such as lawns, shrubs, fencing and architectural screens shall be maintained in an attractive, effective manner at all times

4. Paved Areas

Paved areas such as truck parking, storage areas, auto parking and driveways shall be checked to see that they are not broken, cracked, settled or otherwise in need of repair. Dirt and litter shall not be allowed to accumulate on paved surfaces. Grass, weeds, and other plant materials that grow through the joints and cracks shall be removed. Areas covered with soft paving such as gravel, bark dust or wood chips shall be maintained in a vegetation free condition and shall be kept reasonably smooth and litter free. All markings painted on paved surfaces shall be maintained in such a manner that they are clearly visible.

5. Signing

Signs shall not be allowed to become faded or deteriorated. Lighting for signs, whether internal or external, shall be maintained, with burned out fixtures being replaced promptly. Signs which are no longer appropriate due to a change of service, product line or the tenant, shall be removed.

6. Lighting

All exterior lighting, whether for area lighting or architectural highlighting, shall be maintained at its designed level of illumination. Broken or burned out members shall be replaced promptly.

7. Air Cargo Apron

The air cargo apron shall be maintained and subject to inspection by the Airport Fixed Base Operator and consistent with the overall airport property.

8. Administration

Union County shall administer and enforce these maintenance standards.

PART VII

DEFINITION OF TERMS

1. La Grande/Union County Airport Light Industrial Park

This area is located in the south central portion of the La Grande/Union County Airport property between Runway 34 and the south taxiway. The area presently includes about 42 acres of publicly owned land. This area is identified for the first phase of commercial/industrial development on the airport property and will more commonly be titled the Park Area.

2. Approach Surface – Runway

An imaginary surface which is an inclined plane, symmetrical above the runway, center line extended, beginning at the primary surface (see definition) at each end of the runway and extending for a distance of 5,000 feet for utility runways, 10,000 feet for non-precision instrument runways, and 50,000 feet for runways with an instrument landing system. The slope of the approach surface along the runway center line extended is 20:1 for utility runways, 34:1 for non-precision instrument runways and 50:1 for runways with an instrument landing system. The width of this surface at the runway end is the same as the primary surface (see definition), uniformly widening to 1,250 feet for a utility runway, 4,000 feet for a non-precision instrument runway and 16,000 feet for a runway with a precision instrument approach.

3. Building Setback Line

A line beyond which a building cannot be constructed. The building setback line is referenced by and measured from the property line.

4. Clear Zone – Runway

That area defined as a surface at each end of the runway primary surface (see definition) extending 1,000 feet for utility runways, 1,700 feet for non-precision instrument runways, and 2,500 feet for instrument landing system runways. The width at the inner end is the same as the width of the primary surface, uniformly widening to widths of 450 feet at the outer end for utility runways, 1,010 feet at the outer end for non-precision instrument runways and 1,750 feet at the outer end for instrument landing system runways.

5. Development Standards

Guidelines for the development of individual sites in a manner which will enhance the working efficiency and visual amenities of the total area, while providing latitude and flexibility for the individual developer.

6. Distribution Use

Land for use to serve industry in the storage, transfer and distribution of goods and materials between manufacturer and consumer.

7. Performance Standards

Guidelines which are provided in order to avoid the creation of nuisance or unsanitary conditions within developed areas and to enhance inter-industry compatibility.

8. Permanent-Type Construction

Structures or ground facilities constructed with the intent of providing service over the length of the lease agreement, with use of materials and methods of construction which under normal conditions of use will maintain their appearance and functionality. Trailers, mobile offices and other similar temporary structures are not considered as permanent-type construction.

9. Primary Surface – Runway

The area defined as the location on the ground, longitudinally centered on each airport runway, and extended 200 feet beyond the threshold of each runway. The width of the primary surface is 250 feet for a utility runway, 500 feet for a non-precision instrument runway and 1,000 feet for runways having an instrument landing system.

10. Property Line

The boundary which describes the extent of a particular parcel of land as described in the leasing document or deed. The term “Property Line” shall be used interchangeable with the term “Lease Line”.

11. Maintenance Standards

Guidelines which are provided to outline the required level of upkeep and repair for structures and the surrounding property.

12. Structural Height

Maximum height of structures and accessory attachments or utilities.

13. Tenant

Individuals and organizations which have either leased or purchased property which is subject to regulation or control.

14. Transitional Surfaces – Runway

An imaginary surface which is an inclined plane at the outer edge of the runway primary surface (see definition) and approach zone (see definition) and extending outward at a right angle to the runway center line. The slope of the inclined plane is 7:1 extending upward to a height of 150 feet above the runway surface elevation.