



UNION COUNTY

Planning Department

Inga Williams, Planning Director

1001 4th Street, Suite C

La Grande, OR 97850

PHONE (541) 963-1014

All Applications for Planning Commission review must be deemed complete by the Planning Department by the last business day of the month for consideration at the next available Planning Commission meeting

RETURN TO UNION COUNTY PLANNING DEPARTMENT

- ☐ Minor Partition
☒ Major Partition
☐ Conditional Use
☐ Variance
☐ Other: _____

A. APPLICANT (1) Weston Weaver owner and/or
(2) _____

authorized agent of real property described as:

Twp.	Range	Section	Tax Lot
<u>02S</u>	<u>38E</u>	<u>21B</u>	<u>300</u>

B. The applicant requests the following in accordance with the provisions of the Union County Zoning Ordinances:

It is proposed to Partition the property as shown in exhibit B

C. Evidence supporting the request: (Attach additional materials if necessary)

The applicant alleges that the approval of the application or change would be in harmony with the intent and purpose of said zoning ordinances and that the proposed use conforms to the standards and/or criteria prescribed therefore in said ordinances and would not be detrimental to property or persons in the neighborhood for the following reasons Sighting distance study was conducted, results in Exhibit C, all other prior concerns have been met

D. A tentative plan attached including:

- 1) Vicinity map marked "Exhibit A"
- 2) Detailed plot plan marked "Exhibit B" and
- 3) Statements of explanatory information marked "Exhibit C"
- 4) \$_____, being the fee provided by Ordinance, is attached.

Signature(s) Authorized Agent

Street/Mailing Address

City, State, Zip Code

Phone Number

Weston Weaver

Signature(s) of all landowners

62417 Igo Ln

Street/Mailing Address

La Grande, OR 97850

City, State, Zip Code

(541) 805-4114

Phone Number

TENTATIVE PLAN
PRELIMINARY PARTITION PLAT

Situated in the Northwest quarter of Section 21, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon
Tax Lot 300, Map 02S3821B

BASIS OF BEARING

The North line of the NW 1/4 of Section 16, T2S, R39E
being N89°42'44" East, as per Survey Number 58-77

SCALE: 1"=200'

OWNERS

Weston Weaver
62417 Igo Ln.
La Grande, OR 97850

UTILITIES

Water by individual well. Septic
by DEQ approved sanitary
system. Power and telephone
available on Mt. Glen Rd.

ZONING

UC-R3

FIRE PROTECTION

La Grande Rural Fire District

SCHOOL DISTRICT

La Grande School District

DATE

June 3, 2025

SURVEYOR

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

LEGEND

- Existing Survey Monument
Contour line (2 ft. interval)
Ditch
Wetland Area as per National
Wetland Inventory

FLOODZONE

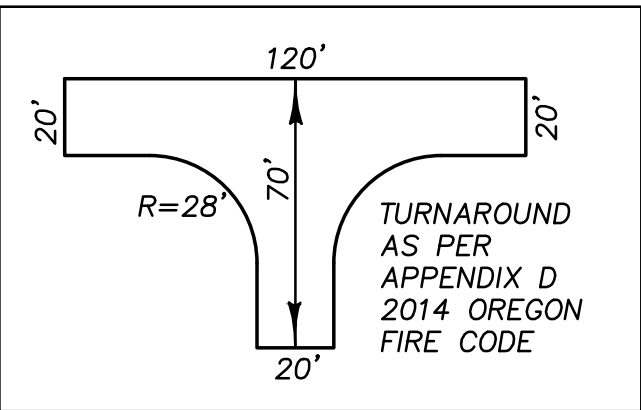
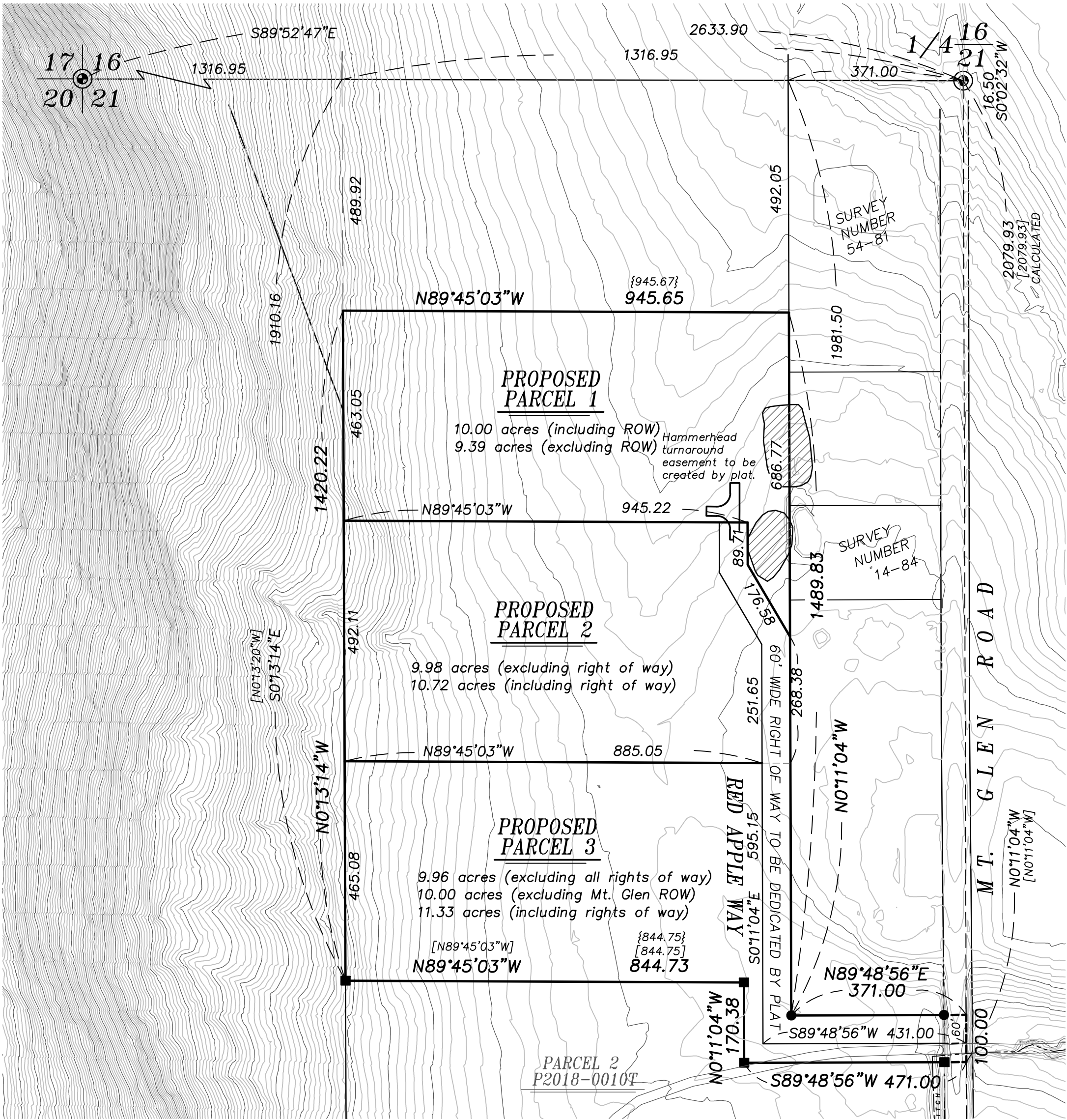
According to FEMA FIRM Map 410216,
Panel 0277 B, effective May 15, 1980,
land does NOT fall within a 100-year
flood plain

CURRENT USE

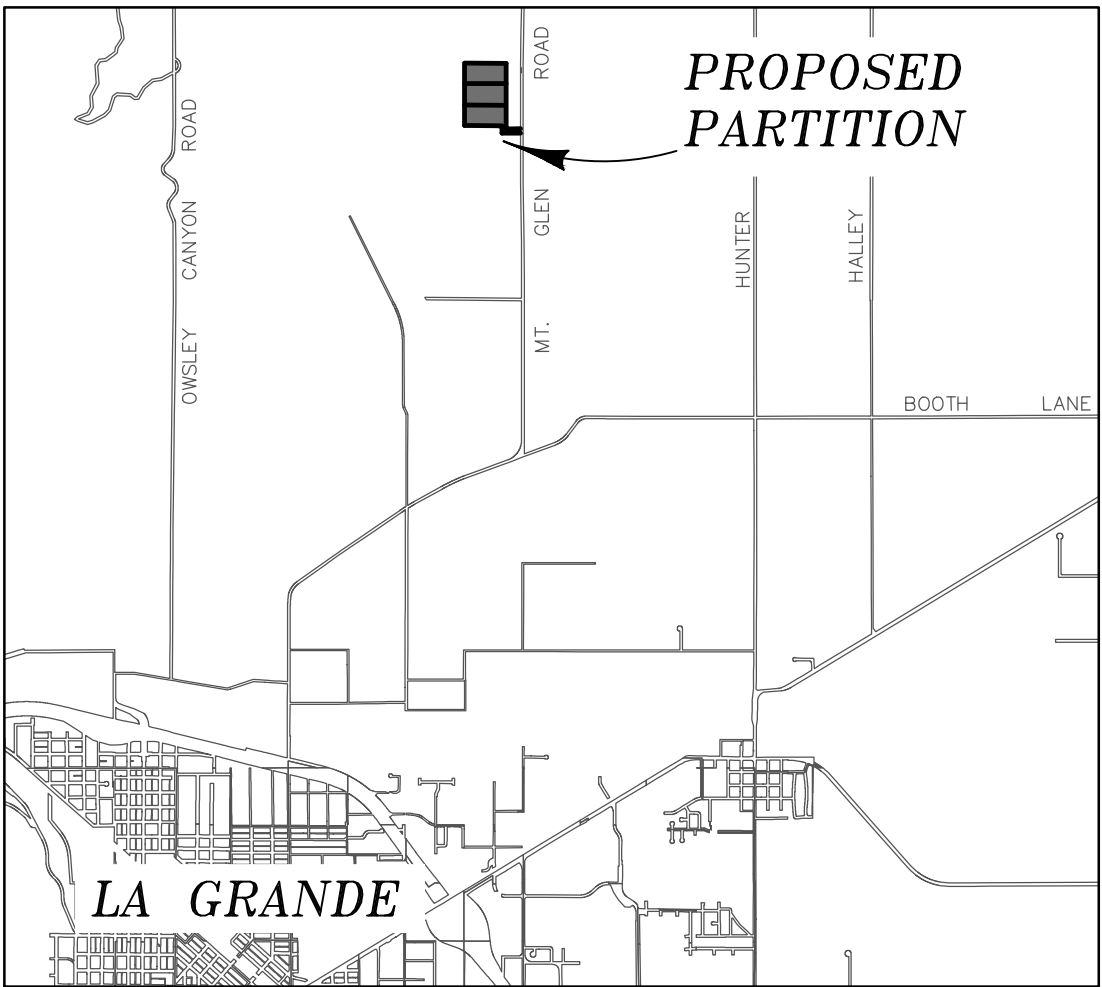
Bare Land

ELEVATIONS

Elevations shown are based on
DOGAMI Lidar data. Vertical
Datum NAVD-88

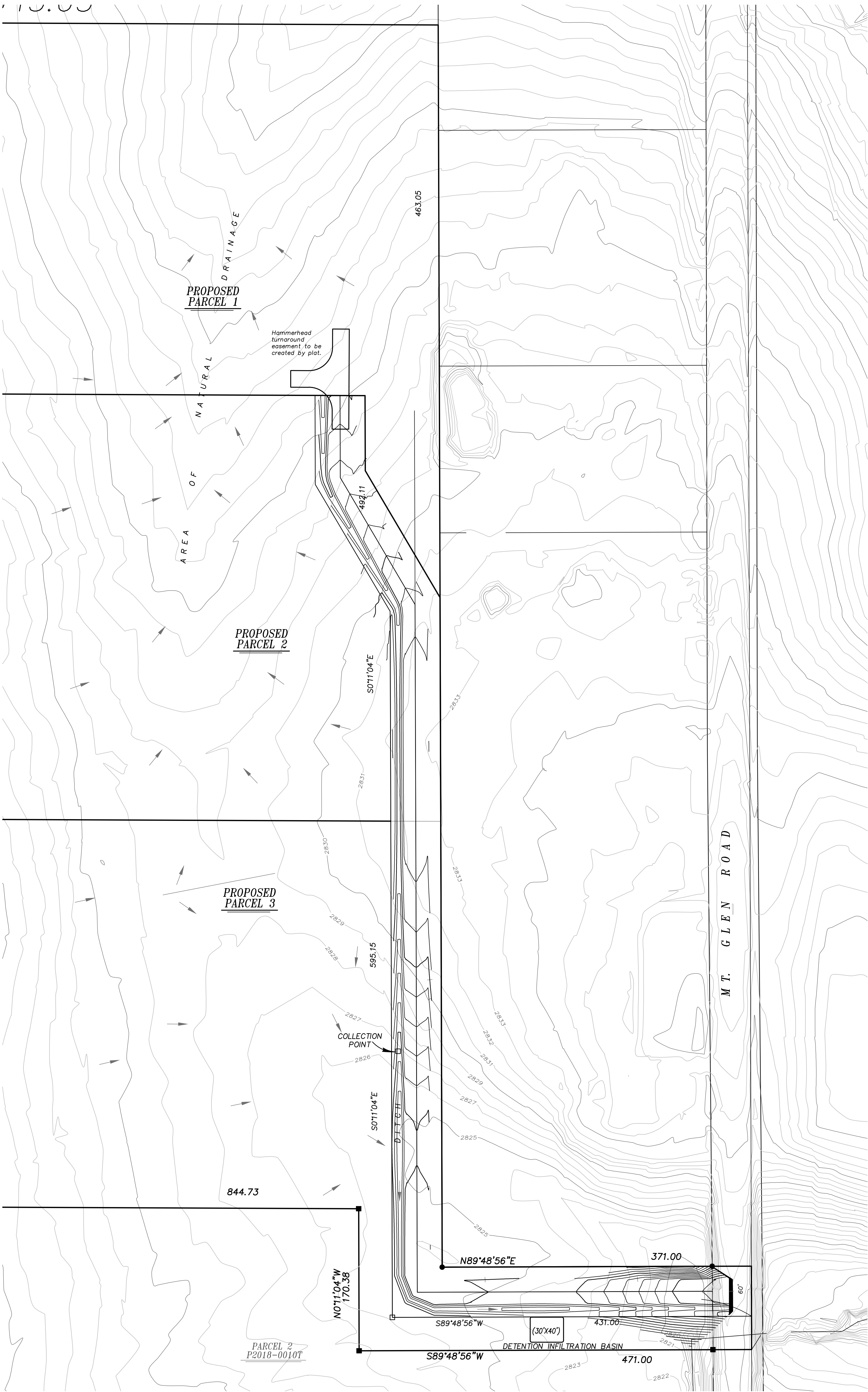


HAMMERHEAD DETAIL




RED APPLE WAY PLAN VIEW
PRELIMINARY PARTITION PLAT

Situated in the Northwest quarter of Section 21, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon
Tax Lot 300, Map 02S3821B



MEMO

To: Doug Wright, Union County Public Works Director
From: Grant Banister, E.I. 
Subject: **Mt. Glen Road and Weaver Subdivision Sight Distance**
Date: June 4, 2025
Job/File No. 694-110-002
cc: Andy Lindsey, P.E., Anderson Perry & Associates, Inc. (AP)

This memo has been prepared to assess the sight distances at the proposed intersection of Mt. Glen Road with a proposed Weaver Subdivision roadway in Union County, Oregon. The proposed project involves the subdivision of existing Tax Lot 300, situated in the northwest quarter of Section 21, Township 2 South, Range 39 East of the Willamette Meridian, and the creation of three additional buildable lots with access to/from Mt. Glen Road. As part of the assessment, stopping sight distances (SSD) and intersection sight distances (ISD) were measured at the intersection of Mt. Glen Road with the new proposed subdivision roadway. The SSD and ISD measurements taken along Mt. Glen Road currently satisfy the recommended minimum requirements based on the speed limit of 55 miles per hour (MPH) on Mt. Glen Road.

EXISTING CONDITIONS

Mt. Glen Road would be the sole access to the subdivision. Mt. Glen Road is a Union County-owned and maintained "major collector," with an estimated 1,200 to 1,400 average daily traffic. In the vicinity of the proposed subdivision, Mt. Glen Road is approximately 24 feet wide with approximately 5-foot wide shoulders providing two-way travel. The posted speed limit along this section of Mt. Glen Road is 55 MPH. A crest vertical curve is located in the vicinity of the proposed subdivision roadway with approach grades of approximately 2 percent and a sag vertical curve with approach grades of approximately 1 and 2 percent. Land use in the vicinity of the site is zoned as R-3 Farm Residential.

SIGHT DISTANCE ANALYSIS

SSD and ISD measurements were performed at the proposed intersection of Mt. Glen Road and the proposed subdivision roadway in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. SSD is the distance required by a vehicle traveling at the design speed of a roadway, on wet pavement, to stop prior to striking an object in its travel path. ISD is the sight distance required by a driver entering or crossing an intersecting roadway, to perceive an oncoming vehicle and safely complete a turning or crossing maneuver with oncoming traffic. Available SSD is determined using a height of 3.5 feet (eye of the driver of a passenger car)

and a 2-foot high object (representing a passenger car bumper). For an intersection, available SSD is measured along the center of the travel lane of the through street looking toward the intersection at a 2-foot high object at the edge of the travelway. Available ISD is determined using a height of 3.5 feet (eye of the driver of a passenger car) and a 3.5-foot high object (eye of the driver of the approaching passenger car) and is measured along the hypotenuse of the sight distance triangle extending from the decision point (at the center of the approach lane on the minor street at a point 14.5 feet back from the edge of travelway of the through street) looking toward the center of the travel lane of the approaching vehicle on the through street. Table 1 presents the measured SSD and ISD at the assessed intersection.

**TABLE 1
SIGHT DISTANCE SUMMARY**

Mt. Glen Road and Proposed Weaver Subdivision Roadway	Required Minimum 55 MPH (feet)	Measured (feet)
<i>SSD</i>		
Mt. Glen Road Approaching from the South (Northbound)	495	+1,000
Mt. Glen Road Approaching from the North (Southbound)	495	600
<i>ISD</i>		
Left Turn onto Mt. Glen Road (Northbound)	610	+1,000
Right Turn onto Mt. Glen Road (Southbound)	530	624

As stated in the AASHTO manual, “if the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road.” Accordingly, the ISD should be at least equal to the SSD, which would allow a driver approaching the minor road to safely stop.

CONCLUSION

Table 1 shows the SSD measurements taken at the intersection indicate that the intersection SSD exceeds the recommended minimum requirements based on the posted speed limit; however, growth of vegetation along the shoulder could affect the SSD and ISD. AP recommends that along the property frontage and within the layout of Mt. Glen Road, this growth be cut back and maintained so sight lines are not impacted.

GB/ct