

BAUM INDUSTRIAL PARK DEVELOPMENT, PERFORMANCE AND MAINTENANCE STANDARDS DOCUMENT

October, 1991

PART I

INTRODUCTION

1. The Baum Industrial Park includes about 150 acres of land generally located east of Island City, south of Oregon Highway 82 and west of Pierce Road. The entire property is in an I-2 Heavy Industrial Zone that requires Site Plan Review approval before development on individual parcels can commence.
2. The Development, Performance and Maintenance Standards have been prepared to control and guide the utilization and development of all land located within the 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 which will attract commercial and 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.
4. The development of industrial park sites shall also conform, when applicable, to the standards of other appropriate governing bodies, such as Oregon State Health Division and Oregon State Department of Environmental Quality.

PART II

STATEMENT OF PURPOSE

The standards for the Baum Industrial Park 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 allow freedom for innovation and creativity by each individual tenant and protect the investment of both tenants and the project developer;
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 not adversely impact adjacent industrial land;
6. Insure the safety for each tenant and create an area in which people may work.

Part III

LAND USE AND DESIGN REVIEW REQUIREMENTS POLICIES AND PROCEDURES

1. Land use requirements, pollicies and procedures are governed by the following documents:
 - A. Union County Zoning, Partition and Subdivision Ordinance

Article 13.00 I-2 Heavy Industrial Zone (see Appendix A for complete reprint). The Heavy Industrial Zone is intended to provide for new or continued industrial development utilizing large amounts of labor, raw materials or energy, and possibly creating smoke, odor, vibration, noise or other conditions not attracted to urban areas. Outright and conditional uses are listed in Sections 13.02 and 13.03, 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 be required to submit an application for a Planning Commission public hearing according to Article 21.00.

Section 13.06 Development Standards requires off-street parking to conform to Section 20.11 and signs to conform to Section 10.04 3.

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 Baum Industrial Park Development, Performance and Maintenance Standards, Ordinance No. _____, dated _____ shall have precedence.

Part IV

DEVELOPMENT STANDARDS

1. General
 - A. The 150 acre Park Area is in an I-2 Heavy Industrial Zone. All uses must be reviewed to determine whether they conform with I-2 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 an aesthetically 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.
- (4) Railroad spur setbacks
- (a) Horizontal
- The minimum clearance will be 8'-6" from centerline of track to nearest obstruction. On curves add one and one half inches (1½") per degree of curve throughout the curve and 20 feet beyond the limits of the curve.
- In some instances certain states will accept vertical or horizontal clearance slightly less than Union Pacific standards. In these instances Management normally will accept the State's shorter clearances, although the industry will be required to sign an impaired clearance agreement with the railroad. In any instance when either horizontal or vertical clearance is less than those of the State Railway or Public Service Commission, as the case may be, the industry shall secure necessary approval from the local state authority for such sub-standard clearances. The agreement covering service to the industry's track will include the specific reference to the sub-standard clearance involved. When state law requires clearances that are more restrictive, such laws will govern.

B. Height and Lot Coverage

- (1) Maximum height of any structure or attachments shall be 30 feet.
- (2) Buildings in excess of 30 feet height shall be permitted, provided adequate water supply is available which meet 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.

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 Uniform Building Code and subsequent modifications shall govern the construction requirements for all buildings.

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.

D. Parking Lot Size and Layout

(1) No minimum parking lot size is prescribed.

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

E. 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 or architectural material which denies the vehicles direct access to the street.

F. Surfacing

All 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) 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. On Street Loading

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

5. 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. No flashing or rotating signs will be permitted.

C. 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.

D. Building Signs

(1) 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 6a above.

E. 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.

6. Access

A. Local Streets

All accesses shall be at least 100 feet apart on each site, measuring from the center line of the access.

B. 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.

C. 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.

7. Landscape

A. Undeveloped Areas Within Individual Improved Sites

(1) Areas may be retained in their natural state but cleaned and free 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.

8. Lighting

A. All lighting shall be shielded from adjoining property, public roads and streets.

9. Special Provisions

A. Electronic Interference

No industry which creates electronic/electro-magnetic emissions that interfere with other 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

10. 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.

11. 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 Heavy Industrial Zone. The uses prohibited in this zone 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. Any subsequent changes will be subject to review and approval by said 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 satisfy DEQ standards.

B. 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.

C. 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 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 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 Island City Sanitation District or City of La Grande.

9. Handling of Dangerous Materials

The storage, handling and use of dangerous materials such as flammable liquids, incendiary 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

MAINTANANCE 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. Landscape 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 reasonable 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. Administration

Union County shall administer and enforce these maintenance standards.

PART VII

DEFINITION OF TERMS

1. Baum Industrial Park

About 150 acres south of Oregon Highway 82 between Pierce Road and Boise Cascade Particle Board Plant. Fleetwood Enterprises, Inc.; Boise Cascade Corporation; and Borden Chemical, Inc., are not included in the park.

2. Development Standards\

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

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. Distribution Use

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

5. Maintenance Standards

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

6. Performance Standards

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

7. Permanent-Type Construction

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

8. Maintenance Standards

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

9. 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".

10. Structural Height

Maximum height of structures and accessory attachments or utilities

11. Tenant

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