



MEMORANDUM

TO: Scott Hartell, Union County Planning Director

Date: October 2, 2017

RE: Site Plan Considerations for B2H Multi-Use Area on Pierce Road

Scott,

The proposed B2H multi-use area along Pierce Road is located within the City of La Grande Urban Growth Boundary, which through a Joint Management Agreement has delegated land use authority to the City of La Grande for the management of such area in accordance with the City of La Grande's Land Development Code Ordinance 3210 (LDC). As such, the proposed B2H multi-use area along Pierce Road would be subject to the following development standards and/or considerations.

Please keep in mind that as a formal Site Plan Application has not been submitted, the City has insufficient information regarding the actual improvements and operations proposed. As a result, the preliminary land use analysis provided below may be incomplete and additional City requirements may be applicable.

LDC Article 8.2 – Site Plan Approval: A site plan application shall be submitted in accordance with Article 8.2 that includes sufficient information to demonstrate conformance with all applicable City requirements.

LDC Article 3.8 – Heliport-Helistop Standards: This Article requires a Conditional Use Permit to be approved by the Planning Commission. As part of this permit requirement, prior to consideration and receiving approval, the applicant must submit the following information:

- Copy of the State of Oregon Airport License issued by the Oregon State Board of Aeronautics; and,
- A map showing the flight pattern for landings and takeoffs; and,
- Due to the close proximity of the Union County Airport, justification as to why a site within the Union County Airport property cannot be used for helicopter storage, landings and takeoffs.

LDC Article 3.10 – Dust Control Standards: A Dust Control Plan shall be approved that:

- mitigates airborne dust particulates caused by construction activity
- unpaved roads greater than 50' in length shall be treated with a dust palliative
- staging areas shall be treated with a dust palliative, water, other as needed
- All areas used for off-street parking and maneuvering of vehicles, including driveways and truck loading areas shall have a concrete or asphalt surface.

LDC Article 5.5 – Fences: All outdoor storage shall be screened by a sight obscuring fence to the height of the stored items, but in no event to exceed 12' tall.

LDC Article 5.6 – Landscaping: 5% of the site shall be landscaped in accordance with Article 5.6. Such landscaping shall be located in visible areas to the public, such as along the street property boundary, adjacent to parking lots, etc.

LDC Article 5.7 – Parking and Loading: Parking and loading areas shall be installed in accordance with Article 5.7. This Article identifies the minimum quantity of parking required for various uses. It requires all parking areas to be paved and striped. It identifies the minimum dimensional requirements for parking

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spaces, drive aisles and driveways. It also requires a percentage of ADA parking spaces, parking lot landscaping, signage, and other improvements.

LDC Article 6.5 – Sight Drainage & Grading: A detailed grading and drainage plan is required in conformance with Article 6.5. All storm water is required to be managed and contained on-site.

LDC Article 6.7 – Public Water System: City water connections and improvements are required for all development. This include taps into the main line along Pierce Road, water meters, etc. Wells, water tanks, other are not permitted for potable water use for new development.

LDC Article 6.8 – Waste Water: City sewer is required for all development. Portable toilets are not permitted, unless part of an event, or a short term construction project (e.g. construction of a dwelling).

LDC Article 6.9 – Utilities – All utilities are required to be installed underground. Overhead power, phone, etc. is not permitted.

LDC Article 6.10 – Solid Waste – All solid waste is required to be collected in dumpsters and stored within a fence enclosure, screened from public view.