

**CITY OF CASCADE LOCKS
PLANNING COMMISSION
AGENDA**

Thursday, February 13, 2014 at 7:00 PM
City Hall

- I. Call Meeting to Order:
- II. Approval of Minutes:
 - a. January 9, 2014
- III. Enter into Work Session for Review and Discussion:
 - a. Community Development Code
 - b. Comprehensive Plan
- IV. Adjournment.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.

1. **Call Meeting to Order/Pledge of Allegiance.** Planning Commissioner Larry Cramblett called the meeting to order at 7:00 PM. Planning Commission Members Virginia Fitzpatrick, Gyda Haight, Todd Mohr, and Larry Cramblett were present. Planning Commissioner Jason Sergeant was excused. Also present were City Administrator Gordon Zimmerman, Planning Consultant Stan Foster, City Recorder Kathy Woosley, Port Marketing Director Holly Howell, David Lipps, Dan Hines, Caroline Park, Joseph Shelley, Ben Byram, Shelley James, Suzanne Jackson, Wayne Slagle, and Steve Gast.
2. **Approval of Minutes:**
 - a. Approval of Planning Committee Minutes of April 11, 2013. **Motion:** PCM Haight moved, seconded by PCM Cramblett, to approve the Planning Commission minutes of April 11, 2013. The motion passed unanimously.
 - b. Approval of Historic Landmark Commission Minutes of April 11, 2013. **Motion:** PCM Fitzpatrick moved, seconded by PCM Haight, to approve the Historic Landmark Commission Minutes of April 11, 2013. The motion passed unanimously.
3. **Action Items:**
 - a. Appoint Planning Commission Chair. PCM Haight nominated PCM Cramblett for Planning Commission Chair. PCM Mohr seconded the nomination. The Planning Commission voted unanimously for Larry Cramblett as Planning Commission Chair.
 - b. Appoint Planning Commission Vice-chair. PCM Haight nominated Todd Mohr as Vice-Chair, seconded by PCM Fitzpatrick. The Planning Commission voted unanimously for Todd Mohr as Vice-chair.
 - c. Appoint Commissioner to the Architectural Review Committee. PCM Cramblett nominated PCM Haight, seconded by PCM Mohr, to the Architectural Review Committee. The Planning Commission voted unanimously.
4. **Public Hearing:**
 - a. Thunder Island Brewery Company – Conditional Use Permit. PCM Chair Cramblett opened the Public Hearing at 7:07 PM. He explained the Planning Commission hearing procedures. PC Foster explained the basis for an appeal and outlined the hearing process. PCM Mohr recused himself stating he works for the Port of Cascade Locks.

PC Foster went through the staff report and explained findings and criteria. He described where the use would take place. He stated that the use is consistent with the Comprehensive Plan and stated that the City wants to support economic development. He said the applicant has indicated that this would be a temporary location and plans to relocate at a later time on WaNaPa Street. He said the staff recommendation is that the Planning Commission approve this Conditional Use Permit for a period of not more than 36 months. He further recommended the time be extended, if necessary, with Planning Commission review.

is not a suitable place for the brewery except the maintenance building. She said they don't intend on staying in the maintenance building for three years as they want to establish something that will last and be a part of the community.

Mr. Lipps explained that they want to size their permanent building appropriately and want to take the time to plan and perfect the permanent building. Mr. Hines agreed that the maintenance building is not ideal but are using that as a launching pad and doing their due diligence and taking the time to setup for success in their business. Mr. Lipps said Thunder Island Brewing is looking at three different lots, with a downtown proximity, owned by the Port of Cascade Locks to site a permanent business. He said they would like to help create a synergy, a hub, for the downtown where people can walk from business to business. Mr. Lipps said the downtown area needs a cluster of businesses. Ms. Park said they are very grateful to have received a letter of support from Representative Mark Johnson.

PC Foster said the City has received letters of support from Sandy Place, the manager of the Best Western, Representative Mark Johnson, and from Planning Commissioner Jason Sergeant (Exhibits C, D, and E) who also included recommendations for additional conditions of approval.

Proponent: Mr. Gast stated that he agreed that this business would be a win/win for the City. He said this business will help keep visitors in town and will help to bring other business in. He said he didn't see this as a detriment in any way.

Mr. Byram said it is important to bring new business into any town that wants to grow. He said that he takes part in mountain biking and has friends that ask where to go in Cascade Locks for food, beer, etc. He said it is great to have more options. He said this is competition for other business but will also increase users and will help to draw more people into Cascade Locks.

Mr. Shelley said business brings more business. He said he has formed a new meet up group for hiking and Thunder Island Brewing and the Ale House have sponsored those groups.

Opponent: Ms. Jackson said they started their business, Cascade Ale House, over a year ago. She said their goal is to become a brewery and have started their business without relying on the Port. She said their business helps support the City by paying property taxes. She said one year is more than enough time. She said it seems that Thunder Island Brewing should not just be looking at only Port properties and for support from the Port but also from the City and community. She said Thunder Island Brewing should be looking at property on WaNaPa Street. Ms. Jackson said she is a bank manager at US Bank. She said she received a loan for her business and hadn't even been in business for a day. She said they received their funding without having to depend on anyone else. Ms. Jackson said giving more time isn't the right solution right now and Thunder Island Brewing should be looking for property on WaNaPa Street.

permanent structure food would be included. Mr. Hines explained that they are limited on what they can do based on their occupancy permit.

PCC Cramblett closed public testimony at 8:06 PM.

PC Foster stated that part of staff's job is to facilitate reasonable approaches and the rationale for 36 months has been explained. He said the City has an agreement with the Port to play the role as the economic engine for Cascade Locks and has adopted an approach for that role. PC Foster stated that staff's recommendation stands with the conditions as listed. He stated PCM Sergeant's recommendation for the access point on United Pacific Railroad right of way and explained that the property owner would be responsible for that and not the Port of Cascade Locks. PCC Cramblett asked about signage. PC Foster explained that the City would want conformance with the City's sign code. He said this application didn't include any proposed signs.

CA Zimmerman suggested allowing the temporary use for 24 months with an option for another 12 months with an administrative approval.

Motion: PCM Fitzpatrick moved, seconded by PCC Cramblett, to adopt and approve the findings and conditions in the staff report with the modification of the Conditional Use Permit to be approved for 24 months and allow an option for the applicant to request a 12 month extension, with Planning Commission approval, with no additional costs to the applicant. The motion passed unanimously.

PC Foster explained the appeal period.

5. **Other.** PCC Cramblett said that he would like to schedule a work session. A work session for the Planning Commission was scheduled for February 13, 2014. CA Zimmerman said he would be the only staff present for that work session.
6. **Adjournment.** PCC Cramblett adjourned the meeting at 8:29 PM.

Prepared by
Kathy Woosley, City Recorder

APPROVED:

Larry Cramblett, Planning Commission Chair