CITY OF CASCADE LOCKS
PLANNING COMMISSION
AGENDA

Thursday, February 14, 2019 at 7:00 PM
City Hall

1. Call Meeting to Order.

2. Approval of December 13, 2018 Minutes.

3. New/Old Business:
   a. Public Hearing LU 19-002 Port of Cascade Lock for pFRIEM Family Brewers.
   b. Discussion regarding proposed Community Development Code amendments with recommendations to Council regarding proposed Public Works Design Standards amendments.

4. Public Comment.

5. 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**. Chair Cramblett called the meeting to order at 7:01 PM. Planning Commission Members present were Gary Munkhoff, Todd Bouchard, Larry Cramblett, Catherine Adler and Virginia Fitzpatrick. Others present were CA Gordon Zimmerman, Deputy Recorder Marilyn Place, Planning Commission Consultant Stan Foster and Port of Cascade Locks General Manager Paul Koch. Also present were Tim Heuker, Tom Heuker, George Fischer, Butch Miller, Scot Sullenger, Owner Operators of Thunder Island Brewery Dave Lipps and Caroline Parks and CIDA Architect Jessica Lucas.

2. **Approval of November 8, 2018 Minutes. Motion:** PCM Bouchard moved to approve the minutes, seconded by PCM Munkoff. The motion passed unanimously.

3. **New/Old Business:**

   a. **Public Hearing: LU 18-012 Heuker Fish Processing Plant Site Plan Review.** Chair Cramblett opened the hearing at 7:04PM. Chair Cramblett and PCC Foster went through the Planning Commission Procedures.

   PCC Foster said this is an application for permitting a new heavy industrial food processing and manufacturing plant on a vacant lot at the Port of Cascade Locks' Industrial Park. He said it is zoned heavy industrial and the applicant has submitted a proposal for two permitted uses, a multi-story manufacturing plant and a care takers resident which is allowed in that zone. He said Staff has reviewed the application and there is no minimum lot size in their dimensional requirements and the applicant's proposal meets all the setback requirements. He said the applicant will locate a monument sign at the entrance to the manufacturing plant and applicant will have to comply with the design requirements of the City and submit a sign design to the City for approval.

   PCC Foster said the applicant has provided a preliminary landscaping plan and after the review of the site plan no construction will take place in the riparian area of the Columbia River. He said the applicant proposed a driveway access of twenty four feet with a twenty four foot internal radius for fire truck turnaround and the Cascade Locks Fire Chief Jessica Bennett has indicated that is acceptable. He said the applicant has proposed 12 parking spaces which will exceed the required number of parking spaces under the code.

   Staff has reviewed the application and has recommended a series of conditions for approval which will be discussed after the hearing.

   Ms. Lucas said she is consulting with the Heuker brothers on this project which is a 20,000 square foot pad with office space, production space and a maintenance area for fish processing, smoking and packaging. She said the site plan shows the building will be 75 feet away from the riparian area and includes a road connection for fire truck access.

   PCM Munkoff asked if the fire connection road is in lieu of a hammerhead turn around and will it be built at the same time. Ms. Lucas said that was correct and they're waiting for the Port to put the road in and for engineering drawings so the architects can make that indication on the site plan. She said it will probably be gated so people can't drive that way but a fire truck would be able to push through.

   PCC Foster asked if the plans have been drawn up for the care takers residence. Ms. Lucas said they have not gotten that far in the process but because a care taker residence is allowed in the zone they wanted to make sure the plan accommodated it. She said the main concern is to get the building up and in production first.

   Chair Cramblett asked if there were any proponents or those opposing this site plan review. There were no other speakers on the matter and Chair Cramblett closed the Hearing at 7:14PM.

   PCC Foster said even though this is a Planning Commission review for permitted use in the zone Staff recommends the conditions listed in the staff report.

Motion: PCM Fitzpatrick moved to accept the Site Plan for the Heuker Fish Processing Plant with the additional conditions recommended by PCC Foster and that a plan for the care taker residence be submitted if it is different from what the site plan is indicating at this hearing. PCM Munkoff seconded. The motion passed unanimously.

b. Public Hearing: LU 18-013 Norway Construction Appeal. Chair Cramblett opened the hearing at 7:21PM. Chair Cramblett and PCC Foster went through the Planning Commission Procedures.

PCC Foster said the applicant has requested a continuation and a date needs to be fixed for the continuation to be granted. PCM Fitzpatrick confirmed the next date the Planning Commission could have the appeal hearing for Norway Construction would be January 10, 2019 at 7PM.

Motion: PCM Fitzpatrick moved to approve the continuation for Norway Construction to the Planning Commission meeting scheduled for January 10, 2019. PCM Munkoff seconded. The motion passed unanimously.

Chair Cramblett closed the Hearing at 7:27PM.

c. Public Hearing: LU 18-014 Thunder Island Brewing Conditional Use Permit. Chair Cramblett opened the hearing at 7:30PM. Chair Cramblett and PCC Foster went through the Planning Commission Procedures for a Conditional Use Permit hearing.

PCC Foster said we provided a Conditional Use Permit (CUP) for the Port and Thunder Island Brewing (TIB) a number of years ago. He said a year ago another request for a second CUP for TIB came in and at that time the Planning Commission directed the applicants to reappear before them on January 10, 2018. He said the Planning Commission was aware that TIB was relocating to Wa Na Pa Street in town and felt they needed more information at that time to act upon the request.

PCC Foster said at this time we do have a signed agreement between the Port and TIB and substantial progress has been made on the building permit for their future location so the request is for another (the third) 1 year CUP for their current location at the west end of the park.

PGM Paul Koch said his presence at the meeting that night was to seek a new CUP for TIB to continue their operation at the location on the Ports property while construction begins and is completed at their new location. He said the Port Commission had approved a six month extension of TIB's current lease and a monthly rent increase along with the requirement that by June 30, 2019 a foundation slab be completed at TIB's new location.

Owner Operator of TIB Mr. Lipps said he had a geo tech report done that found some soil issues at the new location. He said they fired the first engineer and hired a new one. He said currently the permit is with the City and they are on their last stages of the wastewater and storm water portion of their project. He said when they submitted their permit in September, 2018, they were told it was a five day process but found out that it was not. They are hoping to get the permit pushed over to the County and to break ground soon at their new location. He said they've experienced substantial delays due to the ice storm of 2017 and the Eagle Creek Wild Fire and massive engineering issues this year.

Mr. Lipps said if they are not granted the CUP to remain in the space they are now they won't be able to pay their employees and generate revenue for the new building. He said if that happens they will not be able to have a business presence in Cascade Locks. He said they have spent over $250,000 in engineering, permit review fees and land purchases. He said now they want to begin construction so they can make this town look like something everyone would want it to look like, something awesome.

PCM Bouchard asked who TIB's contractor is. Ms. Lipps said O'Brian and Company has been their contractor since day one. She said most notably they do a lot of work in the wine and beer brewing industry. Ms. Lipps said they do acknowledge they came before the commission in 2016 to ask for two

more years but again the storms, fire and other delays they've experienced have set them back. She said a part of their investment in the new building is based on their ability to continue operating so they can make the transition.

Chair Cramblett asked if there were any proponents for granting the CUP and any in opposition. Mr. George Fischer spoke opposing the permit stating TIB should have had a schedule of events so the Planning Commission could look at how things were to transpire. He said the Planning Commission told TIB they have a specific amount of time for their infancy. He said when you have time constraints you need to work within those. He said excuse the expression but shit or get off the pot, someone else might want to sit down. Ms. Parks said they'd be happy to share their construction schedule with Mr. Fischer if he's interested.

PCM Munkoff said one year does not seem like enough time for TIB to be shut down at its current location and in operation at the new location on Wa Na Pa. Mr. Lipps said their contractor assured them they could have the building ready in nine months, which would provide three months for any delays or bad weather issues. CA Zimmerman said the building TIB wants to construct on Wa Na Pa is a relatively simple building and he thinks it's very doable to get it built in nine months.

PCC Foster said staff is recommending the conditions of approval as listed in the staff report with an additional condition as stated below:

1. By June 30, 2019, TIB will be required to have a slab poured for the new building, should they meet this requirement, TIB and Port of Cascade Locks shall have an automatic additional six month Conditional Use Permit extension. If TIB has not relocated by December 31, 2019 but the new building is complete then TIB shall have an additional six months to completely relocate the temporary space to the new permanent space. Failure to comply with any of their requirements shall terminate the Conditional Use Permit.

Chair Cramblett closed the hearing at 7:56PM.

Chair Cramblett said he feels uncomfortable granting the CUP because TIB is not following the code. He said the property that TIB is occupying temporarily is a public park and it's not zoned for beer manufacturing. He said TIB has not followed their own timeline twice and the winter of 2016/17 and the Eagle Creek Fire should not have delayed the process of building their new business on Wa Na Pa to the extent that they say it has. Chair Cramblett said it's hard for him to believe that this time will be different since the past two times TIB Operators have come before the PC stating how confident they were in their timeline and their engineers but have failed in making anything happen.

PCM Munkhoff said there are issues that should be on the record before a motion is made. He said in the original application TIB had a schedule set up stating what they would be doing in the first, second and third year. He said they haven't stuck to their schedule. He said by TIB's own admission the space they occupy in the park would not be used for outside sales and it is only a tasting room where no food will be served. He said that is not the case they do serve food and have outside sales. He said the Conditional Use Permits were specifically to support the retail incubator space to spring board the startup business in to self-sufficiency and to allow the new business to focus on product development while designing a long term building. He said no issues were brought up to the Planning Commission during the last Conditional Use Permit hearings and his concern is TIB is asking for a year with no conditions and that is taking advantage of the Planning Commission.

PCM Fitzpatrick said what started out as an incubator business has been five years now and wondered at what point is it not working.

PCM Bouchard said it sounds like PCM Munkhoff is supportive at giving TIB time and maybe wants to add a condition or two to the new CUP. PCM Munkhoff said that is correct and mentioned the Ports agreement with TIB requiring them to have a slab foundation poured within six months at their new site on WaNaPa. He said if we give TIB a six month CUP and they keep their agreement with the Port and get the slab poured they get another six months automatically and they don't have to come before the Planning Commission to request it. He said at the end of that six months if the building is complete but they haven't had time to move in they can have another six months. PCM Munkhoff said if they don't make the slab pour at the end of the first six months, he recommends they have to go back to their original perimeters of their business which was no more outside sales and they have to stick with their 25-person limit.

PCM Bouchard asked PGM Koch what happens to TIB's lease if the slab is not poured. PGM Koch said the Port Commission would have the ability to cancel the lease at that time. PCM Bouchard said if TIB gets the slab poured what will the Port do. PGM Koch said upon TIB's request the term of the lease would resume until December 31, 2019. PCM Bouchard said it sounds like the Port is in the same position as the City and the CUP should piggyback with the Ports lease.

Ms. Parks said TIB's original CUP was approved with the assumption that the Port would be developing a property for TIB's long term use. Mr. Lipps said the property that was proposed was the old Fire Hall which turned out could not be overhauled to the specifications necessary for a brewery. He said at that time the Port told TIB they would only give them two years in their current location in the park. Mr. Lipps said that's when TIB decided to begin working on plans for a new building on WaNaPa.

CA Zimmerman said because TIB has been so successful in the location at the park staff is supportive of this new CUP.

Motion: PCM Munkhoff moved to approve a Conditional Use Permit for Thunder Island Brewery with the above listed conditions numbers 1 through 11 for a period of six months (Note: Motion is written as stated. There were seven conditions in the original staff report and the additional condition will make eight). After six months and upon having met conditions TIB will be granted another six-month CUP through December 31, 2019 without requiring a public hearing. If the project necessitates an additional six months for relocation purposes after the new building is complete then an additional six month CUP will be granted until June 30, 2020. Seconded by PCM Bouchard. The motion passed with a three to two vote.

4. **Public Comment.** Mr. George Fischer said this year he purchased parcels two and three from Bruce and Carol Daniels. He said he began the permit process on July 22, 2018 and met with Kathy Woosley to point out a problem with the Public Works Design Standards (PWDS) and the Community Development Code (CDC). He said the problem was regarding driveways, approaches, fire truck turnarounds, parking area's and the requirement for a 30ft recorded easement. He said he received a letter on July 24, 2018 restating all the same issues he had pointed out to Kathy. He said he then took his case to a City Council meeting on August 13, 2018, to make Council aware of the problem with the easement requirements and the PWDS issues. He asked the Council to resolve the problems and no motions were made. Mr. Fischer said at the end of that meeting CA Zimmerman said he would take care of it with him in a couple weeks.

Mr. Fischer said CA Zimmerman called him into a meeting and showed him a drawing for the fire truck turnaround from Fire Chief Bennett that she would approve for his property. He said on August 9, 2018 he received a letter from Kathy Woosley that said she spoke with Fire Chief Bennett who said the hammerhead configuration can't be in the driveway. He said according to the Hood River County Fire Chiefs Association of Fire and Safety they require a hammerhead turnaround or a cul-de-sac turnaround and no parking signs. He added nowhere in the code does it says it must be part of the easement. Mr.

Fischer asked the Commission if they could tell him where Public Works Design Code starts and the CDC ends.

Mr. Fischer said the reason he was there that evening was because he cannot finish the permit process without the commission understanding that private property falls under the CDC not Public Works Design Standards. He said he wants the commission to stop miss quoting the code and to not assume personal interpretations into the code. He said he wants the problem corrected and he wants to be put on the Planning Commission agenda for January.

CA Zimmerman said Mr. Fischer has not submitted an application or formal site plan and if he would submit that then the Planning Commission can make a decision and Mr. Fischer can appeal the decision if need be. He said but at this time Mr. Fischer has not completed a permit application and we'll be happy to consider it as soon as we get one and a legitimate to scale site plan.

CA Zimmerman said the City has given Mr. Fischer answers throughout his quest but he is not accepting the definition in the Public Works Design Standard as it relates to the development of his driveway going back to his property.

Chair Cramblett said Mr. Fischer's question is why he should abide by the PWDS when it's his own private property. CA Zimmerman said because Mr. Fischer is developing property that is more than 150 feet back and the PWDS requires him to develop a paved driveway to the PWDS's specifications. He said the reason why this is a PWDS requirement is to prevent gravel driveways that chew up the side of the street to which they connect. CA Zimmerman said Mr. Fischer believes that if the City is requiring him to build a driveway then that becomes a street even though it's not built to street standards. He said Mr. Fischer is asking the Planning Commission to decide and accept that he should not be made to build a driveway the way the PWDS states.

Mr. Fischer said that is not what he is asking the Planning Commission to decide. He said he was asking for the Planning Commission to tell him where the CDC takes over and the PWDS ends. He said a letter he received July 23rd explained he had to comply with the minimum standards for his development as part of insurance of his permits and no other alternative will be accepted. He said that was too vague because the letter did not state exactly which design standards he is supposed to follow. He said he knows he has to pave a driveway because PWDS and the CDC are somewhat the same on that requirement. He said his issue is that according to the PWDS his paved driveway would have to have a recorded thirty foot easement which would force him to have to pay a surveyor, pay a lawyer and pay to record it with Hood River County before he can give the planning department a complete plot plan.

Chair Cramblett said is the City requesting Mr. Fischer turn over his driveway to the City for proper maintenance. CA Zimmerman said no, we would like him to turn in a permit application and a legitimate to scale site plan.

PCM Munkoff asked Mr. Fischer to explain how this issue evolved. Mr. Fischer said after Bruce and Carol Daniels agreed to sell their property they spoke to Kathy Woosley in the planning department about doing a partition land division. He said the land division showed access to the lots that were to be partitioned with a twenty foot easement which got approved and recorded. He said in July, 2018 he began the permit process and he came to the City and spoke to Kathy and told her his intention was to build a duplex and a home on the property. He said after his discussion with Kathy he received a letter from PCC Foster that said he had to have a recorded thirty-foot easement and also the fire truck turnaround cannot be in the driveway. He said he needs something in writing that tells him exactly what code to follow so he only has to pay the surveyor, lawyer and Hood River County once.

PCM Bouchard asked Mr. Fischer what is it he would like to have happen or did he just want to be heard. Mr. Fischer said he would like clarification.

PCC Foster said the partitioning of the Daniels' land is a straightforward land use matter. He said our code indicates that we have to comply with PWDS so he defers to the PWDS and that is what he's regulated and bound by the City to do. PCC Foster said one the problems for him was Mr. Fischer only drew a square on the parcel and didn't provide any other information. PCC Foster said as far as the fire code goes he defers to the fire chief on that because those are public safety issues and under the CDC he is required to implement those public safety requirements for the City.

PCM Munkoff asked what is the issue. Mr. Fischer said the easements are different for the PWDS and the CDC. PCM Munkoff said if the city originally approved a twenty foot easement then the city has to live with that.

CA Zimmerman said a twenty foot easement driveway could work on that property if Mr. Fischer was only putting in two units. He said Mr. Fischer wants to develop the lots to have two units on one lot and a third on the back lot. He said so that changes the requirements for the easements according to the PWDS. Mr. Fischer has not submitted a site plan on what he wants to do with those parcels.

PCM Munkoff asked why are PWDS being applied to the residential property when there is a code standard for driveways. CA Zimmerman said because PWDS are used to connect water and sewer to the residents. PCM Munkoff said there is nothing in the code that says he has to use the PWDS to develop his driveway. PCM Munkoff said by the City's standards Mr. Fischer can't submit anything with the twenty foot easement. CA Zimmerman said that is how the code reads.

PCM Bouchard said someone has to submit the written application with a drawing and pay a fee and then there is a written record of the request. He said and if the application gets denied it can be appealed to the Planning Commission and then potentially on up to someone else, that is the process. PCM Bouchard asked why hasn't Mr. Fischer followed the process.

Mr. Fischer said he's trying to fulfill the requirements set forth but he wants to get the Planning Commission to realize they're quoting codes that they shouldn't quote. PCM Bouchard said but the Planning Commission is not involved in the application unless it's brought to them in official capacity. Mr. Fischer said that is why he asked to be put on the agenda for the Planning Commission meeting in January 2019.

PCC Foster said Mr. Fischer's application was incomplete and he needed to submit a scale drawing for it to be formally accepted. He said he wasn't requiring Mr. Fischer to go get the land resurveyed or anything he just needed a completed application with a scale drawing.

PCM Bouchard asked if Mr. Fischer was willing to provide the drawing PCC Foster needs to scale with an application. Mr. Fischer said he could try to do that but that is not going to answer his questions regarding the misinterpretations of the CDC and the PWDS.

Chair Cramblett asked if Mr. Fischer could be put on the agenda for the Planning Commission meeting in January. CA Zimmerman said no because once the application is turned in it's in administrative review of a residential development. PCM Munkoff said but it is not cut and dry which codes apply. CA Zimmerman said we either approve or deny the application and if he doesn't like the decision then he appeals to the Planning Commission. He said the Planning Commission operates under applications and they cannot submit a decision on an application they do not have. PCM Munkoff said he disagrees and does not think it's an administrative decision because there's an issue on what code applies and administration can't make that call.

Mr. Fischer quoting a section of the PWDS. Mr. Scot Sullenger stated his support for Mr. Fischer.

It was determined that if Mr. Fischer's application is denied by the Administration Department then he can submit an application for appeal and appear before the Planning Commission and be put on the agenda at that time.

5. **Adjournment**. Chair Cramblett adjourned the meeting at 9:15PM.

Prepared by
Marilyn Place, Deputy Recorder

APPROVED:

_____
Larry Cramblett, Chair

"The Heart of the Columbia River Gorge"

CASCADE LOCKS

CASCADE LOCKS PLANNING COMMISSION PROCEDURES

CHAIR: Good evening, my name is Larry Cramblett. I am the Chair for the Planning Commission, and I will be presiding over this hearing. This is the time and place set for the public hearing in the matter of a Site Plan Review Case No. LU 19-002; an application by Port of Cascade Locks for pFRIEM Family Brewers.

This hearing is now open. Oregon land use law requires several items to be read into the record at the beginning of each and every public hearing. Stan Foster, the City's Planning Consultant will review this material; your patience is appreciated as he goes through these statements.

STAN FOSTER: An issue which may be the basis for an appeal to LUBA shall be raised not later than the close of the record at or following the final evidentiary hearing on this case. Such issues shall be raised with and accompanied by statements or evidence sufficient to afford the Commission and those in attendance an adequate opportunity to respond to the issue. Failure of an applicant to raise constitutional or other issues with sufficient specificity for the City to respond to the issues shall prohibit the applicant from seeking damages in circuit court.

The applicable substantive criteria upon which this case will be decided are found in the Cascade Locks Development Ordinance, Section 8-6.148 and 8-6.88. The specific criteria are summarized in the staff report and will be reviewed at this hearing. All testimony and evidence received during this public hearing must be directed toward this approval criteria, or to such other rule, law, regulation or policy which you believe applies.

This case will proceed with the staff report, followed by the applicant's presentation. The applicant may have additional people participate in making this presentation. This is followed by testimony of those who are in support of the application. All of those opposed to the application will then be allowed to speak. This is followed by those with general comments who are neither for nor against this application. The Commission, staff and participants may ask questions of those who testified. All questions are directed through the Commission Chair, meaning you must ask the Commission Chair for permission to ask the question. Finally, the applicant and only the applicant will be entitled to a rebuttal.

The applicant is entitled to 20 minutes to make their presentation. All other speakers should try to limit comments to 5 minutes. Please try to avoid repetition if someone else has already expressed the same thoughts. It is perfectly acceptable to instead state that you agree with the comments of another speaker. Please be assured everyone will have an opportunity to speak.

If you have documents, maps or letters that you wish to have considered by this body, they must formally be placed in the record of this proceeding. To do that, either before or after you speak, please leave the material with staff who will make sure the evidence is entered into the planning record.

You must come to the podium if you are going to testify or to ask a question. This is so you can be recorded. You must give your name and address before you speak so the record of the hearing can be complete and so you can receive a copy of the final decision.

In order to move the hearing along more efficiently, there are sign-up slips near the podium. Please fill this out and give it to the City Recorder at any time.

Prior to the conclusion of the first hearing on any land use application, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, it will be up to this body to determine if the hearing will be continued to a time and date certain, or if the record will be kept open for submission of additional evidence or testimony. If the record is kept open, it will be for a minimum of seven days, with a short rebuttal period thereafter afforded to the applicant.

CHAIR: Before we begin with the hearing, I need to ask the audience if there are any objections to the notice that was sent in this case. Are there any objections to the jurisdiction of this body to hear and consider this case? Are there any declarations of conflict or bias by any members of this body?

We are now ready for the staff report.

HOW TO CONDUCT A PUBLIC HEARING

Order of the Hearing

1. **Open Hearing**
2. **Hearing Disclosure Statement**
3. **Declare Conflicts of Interest or Ex Parte Contact**
4. **Staff Report**
   a. **Approval Criteria**
   b. **Findings of Fact**
   c. **Conclusion and Recommendation**
5. **Applicant's Testimony**
6. **Proponent's Testimony**
7. **Opponent's Testimony**
8. **Staff Response to Testimony and Commission Questions**
9. **Rebuttal**
10. **Close Hearing**
11. **Commission Deliberation**
12. **Decision Notice or Final Order**
13. **Appeal**

CITY OF CASCADE LOCKS
Staff Report
February 14, 2019

Application File Number: LU 19-002

Type of Action Requested: Site Review Approval

Code Authority: Administrative Approval (8-6.184.060)

Application certified as complete: January 25, 2019

Action Deadline: July 25, 2019

Approval Criteria: 8-6.88.050 (Heavy Industrial)

Applicant(s): Port of Cascade Locks on behalf of pFriem Family Brewers

Location: 1425 NE Columbia Gorge Way, Cascade Locks, Or 97014

Township: T 02N **Range: R 08E** **Section: 5** **Tax lots: 305**

Zoning: (HI) Heavy Industrial

Minimum Lot Size: No minimum lot size.

Specific Action Requested: To secure site approval to build a 23,641 square manufacturing center and approval for a future 7,990 square feet manufacturing/ storage facility on a 4.40 acre site in the Industrial Park.

Staff Summary: Staff has reviewed the application and the applicant has met criteria for permitting a new Heavy Industrial Manufacturing and Storage facility on a vacant lot in the Port of Cascade Locks Industrial park.

FINDINGS:

PERMITTED USES: CDC Section 8-6.88.020 establishes the permitted uses under the code. The applicant is requesting approval for constructing a 23,641 square foot manufacturing facility with a future expansion planned of 7,990 square feet for additional storage and manufacturing space. CDC Section 8-6.88.020 (C) allows for wholesale sales as an outright permitted use. CDC Section 8-6.88.020 (B) allows for a manufacturing and production facility as an outright permitted use in this zone.

1. *Applicant has submitted a proposal for a current and future facility which is a permitted use in the Heavy Industrial zone. As permitted uses the applicant is entitled to construct both a multi-story manufacturing plant and a future additional manufacturing and storage facility upon the single tax lot subject to building code compliance and conformance to the City Public Works and City Fire Marshal requirements.*

2. *Building permits approval shall be required to proceed with construction. Applicant shall obtain a Hood River County building permit and securing the City of Cascade Locks sign-off as a requirement of this request.*

MINIMUM LOT SIZE: No minimum lot size is required in this zone.

DIMENSIONAL REQUIREMENTS: The following dimensional requirements as set forth in CDC 8-6.88.040 shall be required in this development.

- *Front Setback not less than 10'*
- *Side Setback not required unless abutting a residential zone*
- *Rear Setback not required unless abutting a residential zone*
- *Height of building shall not exceed 45'*
- *Caretaker residence shall comply with the setback and height restrictions of the HI zone.*

Applicant has proposed the following dimensional setbacks and heights in conformance with the underlying zone requirements; Front setback 18', side setback 18.5 feet and rear setback of 129.8'. Actual proposed height of the building is 42'2" above grade which will not exceed the 45' height restriction.

SIGNAGE: The applicant has indicated that he intends to locate building mounted signs at the entrance to the manufacturing plant. At such time as the applicant is ready to locate signs on the subject parcel, he will comply with the submittal requirements of CDC 8-9.144.040, by submitting his design to the City of approval. No signs may be placed in the public right-a-way. Applicant is only allowed one free standing sign not over 20' in height, nor larger than 50 square feet per face of the sign. The applicant may have additional signs located on wall, projecting from the building and/or on the roof of the building provided that it does not exceed the 45' height limitation.

LANDSCAPING: 8-6.148.110 I4 states that a minimum of 10% of the site area shall be landscaped. The applicant has provided a preliminary landscaping plan in compliance with the code requirements. The applicant will meet the Port of Cascade Locks streetscape landscaping requirements. The applicant has a significant amount of natural re-generative landscaping which will be retained to maintain the natural areas on the property.

TREES: The applicant will remove two trees (over 6" at 4 feet height) due to the access design for the property. Two new trees will be planted to replace these affected trees.

TRAFFIC IMPACT: (8-8.145.020) A Transportation Impact Analysis shall be required for any proposal which generates more than 50 vehicle trips during morning and afternoon peak hours. The applicant has provided data which suggest the maximum peak hour vehicle trips at full build out would be not greater than 25 which does not require a Transportation Impact Analysis. In addition to the worker vehicle traffic, the applicant has stated that 4-8 tractor-trailer rigs will be the maximum trips at full build-out

ENVIRONMENTAL: The applicant has addressed surrounding environmental conditions. No construction shall take place in the riparian area of the Columbia River. No steep slopes shall be constructed upon and no areas of soil instability shall be built upon. Applicant shall capture surface water run-off in a suitable ground swale or holding pond upon the property.

FIRE EQUIPMENT ACCESS: The applicant has consulted with the City Fire Chief and was asked to respond to this application with any needed revisions. No revisions were required by the Cascade Locks Fire Department.

PARKING REQUIREMENTS: CDC 8-6.108.030 (C)1. Manufacturing and production in industrial zones require 1 parking space per 2000 square feet. The proposal includes 23,641 square feet of manufacturing space, office and storage to be built upon this approval and an additional 7,990 square feet of future manufacturing space for a total of 31,631, which in this case would require 16 spaces. The applicant has proposed twenty (20) standard parking spaces, and one handicapped parking space. The proposed parking stall widths of 9', Aisle width of 24' and stall length of 18' demarked by a 4" permanent paint stripe. The applicant has proposed two bicycle parking spaces which shall be provided near the building. In addition, the Applicant has indicated that 3 loading spaces shall be provided from the plant.

The applicant has met the requirements for approval of the site plan. Sign plans and building permits shall be approved by the City prior to construction.

CONDITIONS OF APPROVAL:

1. Applicant is granted site review approval for the construction of a beverage manufacturing plant subject to final building permits applications being reviewed by the City of Cascade Locks.
2. Applicant shall pay all city fees as a condition of approval prior to the issuance of site review approval.
3. Applicant will work with the City Electric Company to ensure that all electrical vaults are acceptable to the City as to capacity and service location.
4. Applicant shall not conduct retail sales at this location in the Heavy Industrial Zone.
5. Applicant shall conform to the requirements of the Heavy Industrial zone and shall not construct any feature not allowed by this site plan review permit

DECISION:

The Administrative Request from the City of Cascade Locks is hereby approved.

Signed this 1st day of February, 2019

Gordon Zimmerman, City Administrator

City of Cascade Locks
P.O. Box 308
Cascade Locks, Oregon 97014
Phone: 541-374-8484
Fax: 541-374-8752

SITE PLAN REVIEW APPLICATION

I. BACKGROUND INFORMATION

Applicant

Applicant Name: PORT OF CASCADE LOCKS Phone: (541) 374-8619

Address: 427 NE PORTAGE DRIVE, PO BOX 307, CASCADE LOCKS, OR 97014

Applicant Standing (Fee Owner, Contract Purchaser, etc.): FEE OWNER

Property Owner (If different)

Name: _____ Phone: _____

Address: _____

Property Information

Property Address: NE COLUMBIA GORGE WAY

Township; Range; Section; Tax Lot: T2N, R8E, SEC 5 TL 305

Current Zoning: HI + LI Property Size: 4.40 ACRES

Existing Use/Structures: VACANT, INDUSTRIAL PARK LOT

Application Proposal: DEVELOPMENT OF A 23,600 SF BUILDING WITH PARTIAL MEZZANINE FOR PRIVEY FAMILY BREWERS TO PRODUCE, AGE AND DISTRIBUTE BEVERAGES.

FOR OFFICE USE ONLY

File Number: _____

Submittal Date: _____ Fee: _____ Received by: _____

Application Type: _____ Completeness: _____ 120th Day: _____

II. APPLICATION REQUIREMENTS

(A) X Completed and signed application form.

(B) X Written response to the approval criteria. It is the applications responsibility to show how the application meets the approval criteria.

(C) X ONE copy and ONE PDF version of the site plan drawn to scale. The site plan must include the material required under Sections 8-6.148.040 of the Community Development Code. City staff will assist the applicant in determining what information is required on the site plan.

(E) X Names and addresses of all the property owners within 250 feet of the boundaries of the property. This list must be provided by a Title Company or the Hood River County Assessor.

(F) X Copy of the latest deed, sales contract, or title report indicating property ownership.

(G) X A current Hood River County tax map(s) showing the subject property(ies) and all properties within 250 feet of the subject property

(G) X A signed fee agreement and payment for filing fee.

III. SIGNATURES

NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT A LETTER OF CONSENT AUTHORIZING ANOTHER INDIVIDUAL TO MAKE APPLICATION. INCOMPLETE OR MISSING INFORMATION WILL DELAY THE REVIEW PROCESS.

CASCADE LOCKS

Applicant/Owner _____ Date _____

Applicant/Owner _____ Date _____

NOTICE TO APPLICANT
REIMBURSEMENT TO CITY OF CASCADE LOCKS
FOR ADMINISTRATIVE FEES

TO: APPLICANT

The City of Cascade Locks, like many other small cities in Oregon, is faced with a severely reduced budget for the administration of the City's Ordinances. The land use planning process in the State of Oregon has become increasingly complex. To properly process land use applications, the City must rely upon professional consultants to assist in preparing the legal notices, conducting on-site inspections, preparation of staff reports, and, in some cases, actual attendance at the Planning Commission and/or City Council meetings. The City utilizes a consultant to ensure that applications are processed fairly and promptly. Because of reduced budgets, the City finds it necessary to transfer some administrative costs to you, the applicant, as part of the land use planning process. Therefore, you are asked to read and sign the agreement below indicating that you understand and agree to this requirement.

AGREEMENT TO REIMBURSE CITY
FOR ADMINISTRATIVE COSTS

I/We, the applicant(s), Port of Cascade Locks, hereby agree to reimburse the City of Cascade Locks for administrative costs over and above the costs covered by the Basic Fee, which we have paid. We have been advised that an estimated cost is $ 1050.00, but that the actual costs could exceed this amount. In the event the City is required to commence litigation to recover these costs, the prevailing party shall be awarded costs and reasonable attorney's fees, including any costs and fees on appeal.

The amount not paid shall also become a lien against the property on which the land use action is sought, in favor of the City of Cascade Locks, and shall be docketed in the City Lien Docket.

DATED this_____ day of_____, 20____.

LAND USE APPLICANT(S): _____

_____

PROPERTY OWNER(S): _____
(If Different Than Above)

_____

Narrative of Operations

The Cascade Locks facility will serve as a secondary production and warehousing facility for pFriem Family Brewers.

For production, pFriem will produce all of the barrel aged beers in the facility. The barrels will be filled in Hood River, and transported for aging to Cascade Locks. There, they will age for anywhere between 1-3 years. There will be a laboratory on site in order to monitor quality during the lifetime of the beer. Additionally, there will be a fruit aging component to the facility, in that some of the barrel aged beers will be transferred onto locally-grown fruit and will be fermented in large stainless steel vessels. After this fermentation, beers will be kegged or bottled on site.

There will also be a significant secondary bottle conditioning operation, as well as a distiller's barrel bottle conditioning area for bottle-aging these specialty beers. There will also be a packaging line installed in the facility which will be used to bottle and keg all of the beers that will be produced on site. Lastly, there will be a Coolship in a East bump-out of the facility which will be used to spontaneously ferment beers with regional microfluora.

The warehousing and logistical functions are also important to the company, in that all of pFriem incoming packaging materials, such as glass bottles, aluminum cans, and cardboard packaging will be delivered and stored in Cascade Locks. The majority of the company's specialty grains, and all of the hops used in the primary brewing operation in Hood River will also be stored and staged in Cascade Locks.

Finally, all of the company's finished goods will be stored cold in the cold storage cooler in the facility. This will include full bottles, cans, and kegs. These finished goods will be picked up daily by distributors and will make their way to market from Cascade Locks.

Employees will enjoy a large meeting room, as well as office space, a break room, bathrooms, and a laboratory. We anticipate to have 5+ employees in the building most days, with a seasonal fluctuation up during fruit harvest, packaging of barrel aged beers, and times of year where we have an influx of barrel aged beers. We will have days where there will be more than 12 employees working in the building at any one time.

We also anticipate that the site will be great to host events for our distributors, sales partners, and special customers. The building will look like a winery from the inside, and is being designed to be aesthetically pleasing; there will be enough outdoor space to have events which showcase the beauty of Cascade Locks while showing off pFriem's passion for world class beer.

Port of Cascade Locks Lot 3 Site Development Proposal for pFriem Family Brewers

Revised January 31, 2019

Development Review Chapter 8-6.148

Section 8-6.148.040 – Submittal Requirements

REQUIREMENT	PROPOSAL RESPONSE
A. In addition to the application form and information required in Section 8-6.24.030, the Applicant shall submit the following:	See application form
1. Site plan *a. Sheet size not exceeding 18x24;* *b. Site plan drawn in engineering scale;* *c. Floor plans and elevations architectural scale.*	See drawing package
2. Site plan, date and narrative include: *a. Existing site conditions per Section 8-6.148.050;* *b. Site plan detailed per Section 8-6.148.060;* *c. Grading plan detailed per Section 8-6.148.070.*	See tenant provided operations narrative and drawing package. Conceptual grading and utility plans provided. Detailed construction drawings to be submitted at a later date.
3. Architectural elevations per Section 8-6.148.080	See drawing package
4. Landscape plan see Section 8-6.148.100	See drawing package. Conceptual landscaping shown on Site Plan. Detailed construction drawings to be submitted at a later date.
5. Sign plan see Section 8-6.148.100 (optional)	Not submitted at this time
B. The Administrator may require information in addition to that required by this chapter when it is found certain information is necessary to evaluate the application.	None noted
C. The Administrator may waive a specific requirement for information when it is found that such information is not necessary to property evaluate the application.	None noted

Section 8-6.148.050 – Site Conditions

REQUIREMENT	PROPOSAL RESPONSE
A. Vicinity Map, include streets, access points, pedestrian and bicycle pathways and utility locations	The Port of Cascade Locks Business Park is accessed from Forest Lane to the south via Cramblett Way which crosses over the Union Pacific Railroad and T's into Northeast Columbia Gorge Way. Lot 3, the proposed project site, is west of this intersection on the north side of Columbia Gorge Way extending to the cul-de-sac. Lot 3 is accessed from Columbia Gorge Way with over 600 feet of frontage. There are sidewalks and bicycle lanes along with vehicular access onto Columbia Gorge Way.

B. Site size and dimensions	Lot 3 is 4.40 acres in size and roughly rectangular in shape. The average North-South dimension is approximately 320 feet with an average East-West dimension of approximately 640 feet.
C. Topography	The site is generally level with a maximum elevation of approximately 130 feet above sea level and gradually sloping down to the North, West and East to approximately 128 feet above sea level. Trees line a bank extending from approximately 125 feet to 100 feet above sea level along the north property line between Lots 3 and 4. The slope of this bank exceeds 50% in some areas. There is also a cut bank on the east property line extending down to the access road serving Lot 4 at an approximate slope of 50%. There is a discernible bench from previous development near the north property line at mid-point on the lot that is stepped down to approximately 124 feet above sea level.
D. Location of drainage patterns and drainage courses	The site naturally slopes toward the Columbia River, however there is no creek or waterway traversing the site. The site has a low point where water will naturally pond on the west side of the property and it is assumed it seeps into the ground, because there is no above ground flow to the river. On the north and east portions of the site what is not infiltrated drains onto the adjacent properties.
E. Location of natural hazard areas including: *1. 100-year flood plain (Chapter 8-6.120);* *2. Areas of potential geologic hazard (Chapter 8-6.124);* *3. Areas having severe soil erosion potential;* *4. Areas having severe weak foundation soils;* *5. Airport protection areas (Chapter 8-6.132).*	This site is not located in a flood plain, potential geologic hazard, area of severe soil erosion, area of weak soils or airport protection area.
F. Location of wetland and riparian areas (Chapter 8-6.128) including those shown on the National Wetland Inventory Maps (available at City Hall). *1. Wildlife habitats;* *2. Wetlands; and* *3. Riparian areas.*	This site is not located within an identified wildlife habitat, wetland or riparian area.
G. The location of other significant natural features including, but not limited to: *1. Rock outcroppings;* *2. Steep slopes over 25% (4:1);* *3. Trees or groupings of trees with 6-inch diameter of greater measured 4 feet from ground level; or* *4. Streams, springs, or drainage ways.*	1. No notable rock outcroppings were noted on the survey. 2. The proposed building is not located or incorporating the steep slope areas of the site. 3. There are numerous trees located on the property that are over 6 inches in diameter or greater measured 4 feet from the ground level. These trees are primarily on the steep slope and will not be affected by the project. There are

	two 10" diameter fir trees near the north edge of the proposed building that will be removed along with some smaller deciduous trees and brush. 4. No streams, springs or drainage ways are present on the site.
H. Location of existing structures on the site and proposed use of those structures.	For the most part the site is clear. There are a few foundations from the former mill operations that will be removed during initial site excavation activities.

Section 8-6.148.060 – Site Plan

REQUIREMENT	PROPOSAL RESPONSE
A. Proposed site and surrounding properties	Site: Lot 3 of the Port of Cascade locks Business Park subdivision. North: Lot 4 of said subdivision and is currently undeveloped. East: Lot 4 of said subdivision; this portion of that parcel is currently improved and serves as the access to Lot 4. South: Northeast Columbia Gorge Way, a public street. West: Lot 5 of said subdivision; there is a 50-foot-wide public access and utility easement which abuts the subject property. Lot 5 is currently open and undeveloped.
B. Location, dimension and names of all: *1. Existing and platted streets and other public ways and easements on the site and adjoining properties; and* *2. Proposed streets or other public ways and easements on the site.*	North: None existing. East: None existing. South: Northeast Columbia Gorge Way, an existing public road. West: An existing 50-foot-wide utility and public access easement. No new streets, public ways or easements are proposed.
C. Location and dimension of: *1. Entrances and exits on the site;* *2. Parking and circulation areas;* *3. Loading and service areas;* *4. Pedestrian and bicycle circulation;* *5. Outdoor common areas;* *6. Above ground utilities*	1. The project proposes a total of three entrances onto NE Columbia Gorge Way to the south. The westernmost one is 39.7 feet wide and will be used primarily for truck access. The middle one is 25 feet wide and is used to access an employee parking lot. The easternmost one is 40 feet wide and is used for both passenger vehicles and trucks. Internal access drives will be a minimum of 24 feet wide and have appropriate radii for fire truck turning. Minimum distance between adjacent accesses is 115.5 feet.

	2. 20 standard parking spaces, 1 ADA space. 21 spaces are required. 3. 3 loading spaces are noted on the drawings on the west end of the building. Two are depressed truck level and one is at grade. 4. A sidewalk is shown on the east side and east end of the north side of the building to allow pedestrian access from NE Columbia Gorge Way to the entrance. A bicycle rack for two bikes is shown in the plaza near the NE corner of the building. Two spaces are required. 5. Outdoor common areas have been left in a natural state. 6. Electrical vault is noted on the drawings; however, further information about the transformer requirement will come once more information is developed about the final electrical components.
D. Location, dimension, setback distances and orientation of all: *1. Existing structures, improvements on the site or which are located on adjacent property within 25 feet of the site; and* *2. Proposed structures, improvements and utilities on the site*	Site setbacks and infrastructure are noted on the Civil Drawings or also sheet A1.1.
E. Location of areas to be landscaped	See conceptual landscaping shown on the Civil Site Plan. Subject to final design to meet Port of Cascade Locks Development guidelines.
F. Location and type of outdoor lighting	See conceptual site lighting shown on the Civil Site Plan. Subject to final design and may include a combination of: pole lighting, wall mounted lighting, canopy and bollard lighting.

Section 8-6.148.070 – Grading Plan

REQUIREMENT	PROPOSAL RESPONSE
A. Location and extent to which grading will take place indication general contour lines, slope ratios, and slope stabilization proposals	See Grading/Stormwater plan, sheet C3.0.
B. Statement from a registered engineer supported by factual data substantiating: *1. Validity of slope stabilization proposals* *2. That increase the intensity of the runoff caused by development will be facilitated on the site and the intensity of runoff leaving the site in its developed state shall not exceed that in its undeveloped state. That statement shall include as a*	See Notes 2, 3 and 4 on the Grading/Stormwater plan, sheet C3.0.

minimum a storm frequency of occurrence of ten years or greater, depending upon evaluation of potential for damage when a storm of higher frequency occurs; *3. When onsite detention of increased volume of water caused by development is not feasible or acceptable, a plan which identifies, and which mitigates and off-site adverse effects resulting from increased runoff shall be prepared by a registered civil engineer; and* *4. Proper erosion control techniques to be used during construction*	
C. Oregon Department of Transportation requires a permit for drainage connections to state facilities and review of potential impacts of a 25-year storm event.	Not Applicable

Section 8-6.148.080 – Architectural Drawings

REQUIREMENT	PROPOSAL RESPONSE
A. Floor plans indicating square footage of all structures proposed for use on the site; and	Foot print ~130' x ~178'-3"= 23,641 SF First floor 23,641 SF manufacturing area Second floor 1,422 SF office area Future ~78'-4" x ~102'= 7,990 SF First Floor 7,990 SF manufacturing/storage
B. Typical elevation and section drawings of each structure with at least one of the drawings in color showing all of the proposed colors for the structure or structures	See drawing A3.1 and renderings.
C. Color palette of all colors to be used on the exterior of all structures	See drawing A3.1, renderings and material palette board.

Section 8-6.148.090 – Landscape/Streetscape Plans

REQUIREMENT	PROPOSAL RESPONSE
A. The landscape and streetscape plan shall be drawn at the same scale as the site analysis plan, or larger scale if necessary, and shall indicate: *1. Proposed irrigation method;* *2. Location and height of fences, buffers and screening;* *3. Location of terraces, decks, shelters, play areas and common open spaces; and* *4. Location, type, size and species of existing and proposed plant materials* *5. Within the D zone, and the C and RC zones in the downtown area, plans will also be submitted for all furniture, fixtures and structures not attached to the main building indicating location and design*	See conceptual landscaping shown on Civil Site Plan. Final landscape plans to be submitted at a later date. 1. Irrigation system will be design build. 2. No fences, buffers or screening are proposed. 3. Not Applicable 4. See conceptual landscaping shown on Civil Site Plan. 5. Not Applicable
B. The landscape plan shall include a narrative which addresses:	See conceptual landscaping shown on Civil Site Plan. Final landscape plans to be submitted at a later date.

1. *Soil conditions; and* 2. *Erosion control measures that will be used.*	

Section 8-6.148.100 – Sign Plan

Sign drawings may be submitted in accordance with Chapter 8-6.144 of this title. Signs which are not reviewed as part of site plan review shall be subject to an administrative review by the City Administrator as provided in Article II, Procedures of this title.

Response: Sign permit to be applied for at a later date. A building mounted sign is shown; however, the final design and location has not been finalized.

Section 8-6.110 – Approval Standards

The Planning Commission shall approve, approve with conditions or deny an application based on findings of fact with respect to the approval standards of this section.

A. *The applicable provisions of this title are:*

1. ***Accessory Structures – Chapter 8-6.164***

Response: Not Applicable

2. ***Additional Yard and Setback Requirements – Section 8-6.44.050***

Response: Not Applicable

3. ***Base Zone Requirements – Chapters 8-6.44 through 8-6.96***

The subject parcel is primarily in the Heavy Industrial (HI) zone (8-6.88). A small portion of Light Industrial (LI) zoning (8-6.84) exists on the south east corner of the property. The actual use of the facility is more aligned with the Heavy Industrial classification; however, the more restrictive requirements of the two land use zones will be complied with.

Section 8-6.88.010 – Purpose

The purpose of the HI zone is to provide industrial employment opportunities for the community.

Section 8-6.88.020 – Permitted Uses

B. Manufacturing and Production *– The facility will be used for the processing, aging, packaging and distribution of alcoholic and non-alcoholic beverages.*

C. Wholesale Sales *– The facility will be used for occasional special events to showcase their products.*

Section 8-6.88.040 – Dimensional Requirements

A. *There is no minimum lot size.*

Response: The lot is 4.40 acres in size. Complies

B. *There is no minimum lot width or depth.*

Response: The average lot width is approximately 640 feet and the average depth is approximately 320 feet. Complies

C. *The minimum setback requirements shall be as follows:*

REQUIREMENT	PROPOSAL RESPONSE
Front Yard: 10 feet	18 feet *complies*
Side Yard: 0 feet	104.6 feet (min) *complies*
Rear Yard: 0 feet	129.8 feet (min) *complies*

D. *No building shall exceed a height of 45 feet.*

Response: The maximum building height is 42'-2". Complies

E. *The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structures*

Response: Not Applicable

F. *The maximum coverage of buildings and impervious surfaces shall not exceed 90 percent (85 percent-LI) of the total lot area.*

Response: The building and impervious surfaces cover 45 percent of the total lot. Complies

4. Building Height Exceptions – Section 8-6.44.060

Response: Not Applicable

5. Circulation and Access – Chapter 8-6.112

Response: As shown on the Civil and Architectural Site Plans, the proposed project complies with all applicable sections of the Circulation and Access requirements.

6. Landscaping and Screening – Chapter 8-6.104

Response: As shown on the Civil Site Plan, the proposed conceptual landscaping complies (except as noted below) with all applicable sections of the Landscaping and Screening requirements. Final design and drawings to be submitted at a later date. Identified landscape areas will include irrigated lawns, shade trees and small shrubs.

Section 8-6.104.030 - Submittal Requirements for Landscape Plans

A. In addition to the application form and information required in Section 8-6.24.030, the applicant shall submit a site landscaping plan which includes:

1. Irrigation system sprinkler heads where applicable

Response: Irrigation system to be design build.

2. Height of fences, buffers, screening.

Response: No fences, buffers or screening are proposed.

3. Location of terraces, decks, shelters, play areas, common open spaces

Response: No terraces, decks, shelters play areas or common open spaces are proposed.

4. Location of type, size and species of existing and proposed plant materials with delineation of which trees and plant materials will be retained.

Response: Existing trees shown on Existing Conditions plan. Conceptual landscaping shown on Civil Site Plan.

5. Narrative/notes on plan addressing: soil conditions, erosion control, methods to provide protection for existing trees and plant material to remain, and approval standards contained in this chapter.

Response: Design Build landscape plans and narrative to be submitted at a later date.

Section 8-6.104.040 – General Provisions

Response: Design Build landscaping will comply.

Section 8-6.104.050 - Street Trees

A. All development projects fronting on public or private street...shall be required to plant street trees in accordance with standards in this chapter

Response: Due to the industrial nature of this development and its location in an identified industrial park, the Port and City staff are in agreement that street trees are not required on NE Columbia Gorge Way and instead this area will be landscaped with non-irrigated, low-maintenance surfacing, such as drain rock or similar.

Section 8-6.104.060 - Location of Street Trees

A. Landscaping in the front and exterior side yard shall include trees with a minimum of 2 inches at 6-inches above ground.

B. Specific spacing of street trees

C. Trees shall be pruned to at least 8 feet of clearance above sidewalks and 13 feet above local street, and 13 feet above collector street; and 18 feet above arterial street roadway surfaces.

Response: Due to the industrial nature of this development and its location in an identified industrial park, the Port and City staff are in agreement that street trees are not required on NE Columbia Gorge Way and instead this area will be landscaped with non-irrigated, low-maintenance surfacing, such as drain rock or similar.

Section 8-6.104.070 - Cut & Fill Around Existing Trees

A. Existing trees may be used as street trees if no cutting or filling takes place within the dripline unless otherwise approved.

Response: Not Applicable.

Section 8-6.104.080 - Replacement of Street Trees

Response: Not Applicable

Section 8-6.104.090 - Exemptions

Response: Not Applicable

Section 8-6.104.100 - Buffering & Screening General Provisions

Response: The subject property is split zoned. The adjoining properties match the subject property zoning where adjacent, so no buffer is required.

Section 8-6.104.110 - Buffering & Screening Requirements

Response: Not Applicable

Section 8-6.104.120 - Fences & Walls

Response: The Civil and Architectural Site Plans identify a maximum 8-foot-tall CMU wall as part of the trash enclosure.

Section 8-6.104.130 - Parking and Loading Areas

Response: The parking and loading areas will be screened with a combination of shade trees and shrubs.

Section 8-6.104.140 - Re-Vegetation

Response: Disturbed areas lying outside the surfacing and landscaping improvements will be re-vegetated with low-maintenance, non-irrigated native grasses.

7. ***Parking and Loading - Chapter 8-6.108***

Section 8-6.108.030 - Minimum Off-Street Parking Requirements

B. Commercial Categories, Office:
1 per 400 SF of floor area
C. Industrial Categories, Manufacturing & Production:
1 per 2000 SF of floor area or 4 minimum

Response: Office=1422sf/400, manufacturing=23,641sf/2000 and future storage=7,990sf/2000. A total of 20 (19.4) off-street parking spaces are required. 20 spaces provided.

Section 8-6.108.040 - Parking Dimension Standards

A. Table standards: 90°:
Stall width = 9'-0"
Aisle width = 24'-0"
Stall length = 18'-0"
4" wide permanent paint stripe

Response: All parking spaces and aisles have been designed based on this standard.

Section 8-6.108.050 - Parking Design Standards

A. Parking for Handicapped - 1 per first 50 spaces or fraction thereof

Response: 1 ADA space, closest to the building entrance, has been provided for the 20 proposed spaces.

B. Lighting - Any lights illuminating public or private parking shall be arranged to reflect the light away from any neighboring residential area

Response: The off-street parking is not neighboring any residential area.

C. Pavement; all spaces and access drives shall be paved

Response: All vehicular areas are paved.

D. Drainage, off street parking and loading shall be drained in accordance to specifications approved by City administrator to ensure ponding does not occur.

Response: Stormwater detention has been addressed on site with the detention ponds. See Civil drawings.

E. Wheel stops

1. *Parking spaces along boundaries of parking lot or adjacent in landscaped areas or sidewalks shall provide a wheel stop 4-inches high, 3 feet from front of space.*

2. *The front 3 feet of parking stall may be concrete, asphalt or low-lying landscape material, this area cannot be counted towards landscaping or sidewalk requirements*

Response: A curb has been provided adjacent to all parking spaces. Wheel stops are located where parking is adjacent to the buildings.

Section 8-6.108.060 - Minimum Bicycle Parking Requirements
Manufacturing and production: 1 space per 10 vehicle parking spaces or 2 minimum.

Response: 2 spaces are required and have been provided.

8. Public Facility and Service Requirements

Response: Not Applicable

9. Flood Plain Overlay Zone - Chapter 8-6.120

Response: Subject property is not located within a Flood Plain overlay.

10. Geologic Hazard Overlay Zone - Chapter 8-6.124

Response: Subject property is not located within a Geological Hazard overlay.

11. Airport Protection Overlay Zone – Chapter 8-6.132

Response: Subject property is not located within an Airport Protection overlay.

12. Downtown Design Overlay Zone – Chapter 8-6.136

Response: Subject property is not located within the Downtown Design overlay.

13. Signs - Chapter 8-6.144

Response: To be applied for at a later date.

14. Vision Clearance - Section 8-6.116

Response: The 15' vision clearance triangles will be maintained at the three driveway approaches onto NE Columbia Gorge Way.

15. Wetland and Riparian Areas - Chapter 8-6.128

Response: The subject property is not within an identified wetland area of the Local Wetland Inventory. In addition, it is more than 75 feet from the top bank of the Columbia River or any creek and is therefore outside these riparian areas.

16. Manufactured and Mobile Homes – Chapter 8-6.100

Response: Not Applicable

17. ***The Design Standard sections of the D, C and RC zones***

Response: The subject property is not located within the D, C or RC land-use zones.

18. ***Traffic Impact Analysis – Chapter 8-6.145***

Section 8-6.145.020 – Provisions

A. Applicability

1. A Transportation Impact Analysis (TIA) shall be required for any proposed development or redevelopment that can be estimated to generate more than 50 vehicle trip ends during a morning or afternoon peak hour.

Response: Using the ITE Trip Generation Manual, 9th edition, the maximum peak hour vehicle trip ends was calculated to be 25. This was based on a floor area of 23,641 sf of Manufacturing space (ITE Code 140 – 0.73 trips per KSF), 1422 sf of Office space (ITE Code 710 – 1.56 trips per KSF) and 7,990 sf of future Warehouse/Manufacturing space (manufacturing is the worst case ITE Code 140 – 0.73 trips per KSF). Thus, a TIA is not required. Per the prospective tenant there are expected to be 4 truck-trailer daily initially and 8 at full build-out.

B. Relationship to the Natural and Physical Environment

1. Buildings shall be:

a. Located to preserve existing trees, topography, and natural drainage to the degree possible;

b. Located in areas not subject to ground slumping or sliding; and

2. Trees having a 6-inch or greater diameter, 4 feet above the base, shall be preserved or replaced by new plantings.

Response: As shown on the Civil plans the building has been sited in a relatively cleared area to preserve the existing vegetation. There will be minimal excavation and no natural drainages will be altered. The natural grade, physical landscape, including grade, existing trees and views have been incorporated in the design and layout of the building and site. As many trees as possible have been protected and saved. The onsite storm detention is in the natural low points of the property. Much of the property has been left in its natural state and additional landscaping was selected to enhance and blend the existing landscape.

C. Exterior Elevations

1. Along the vertical face of single-family attached and multifamily structures...

Response: Not Applicable. The proposed project is an industrial building, not a single-family attached or multifamily structure.

D. Buffering, Screening and Compatibility between Abutting or Neighboring Uses

In addition to the Landscaping and Beautification standards in Chapter 8-6.104, the approval authority may require additional buffering or screening between different types of land uses which are abutting or within 250 feet of the subject property.

Response: Not Applicable. The adjacent properties are all zoned either HI or LI, similar to the subject property. The uses would be compatible.

E. Privacy and Noise

1. Structures which include residential dwelling units...

Response: Not Applicable. The proposed project does not include residential dwelling units.

F. Private Outdoor Areas – Residential Uses

Response: Not Applicable. The proposed project does not include residential uses.

G. Shared Outdoor Recreation Areas – Residential Uses

Response: Not Applicable. The proposed project does not include residential uses.

H. Demarcation of Public, Semipublic and Private Spaces – Crime Prevention

1. *The structures and site improvements shall be designed such that public areas...semipublic areas and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, in order to provide for crime prevention and to establish maintenance responsibility; and*
2. *These areas may be defined by...*
3. *Mailboxes shall be located in lighted areas having vehicular or pedestrian traffic.*
4. *Light fixtures shall be provided in parking lots, stairs, ramps, and abrupt grade changes.*

Response: The proposed facility is separated and defined from the public street by the streetscape landscaping. No on-site mail facilities are anticipated, and exterior lighting will be provided to create a safe and visible environment.

I. Landscaping

1. *All landscaping shall be designed in accordance with the requirements set forth in this title.*
3. *CR, RC, LI, P, and OS Zones. A minimum of 15 percent of the site area shall be landscaped.*
4. *HI Zone. A minimum of 10 percent of the site area shall be landscaped.*
7. *Parking, loading or Service Areas*
   i. *A parking, Loading or service area which abut a street shall be set back from the right-of-way line by a landscape strip at least 10 feet in width...*

Response: Much of the property has been left in its natural state and additional landscaping was selected to enhance and blend the existing landscape. There is an 18-foot-wide landscape strip between NE Columbia Gorge Way and the building and parking lot. More than 15% of the total developed impervious area has been landscaped and more than 15% of the total site has been left undeveloped.

J. Drainage

All drainage plans shall be designed to comply with city public facilities standards and Oregon Department of Transportation requirements.

Response: The site does not drain to an ODOT facility; however the stormwater plans will comply with the City public facility standards.

K. Natural Features

Evidence of compliance with applicable state and federal protection and notification requirements regarding wetlands, riparian areas, and wildlife habitat.

Response: This site is not located within an identified wildlife habitat, wetland or riparian area.

L. Mail Boxes

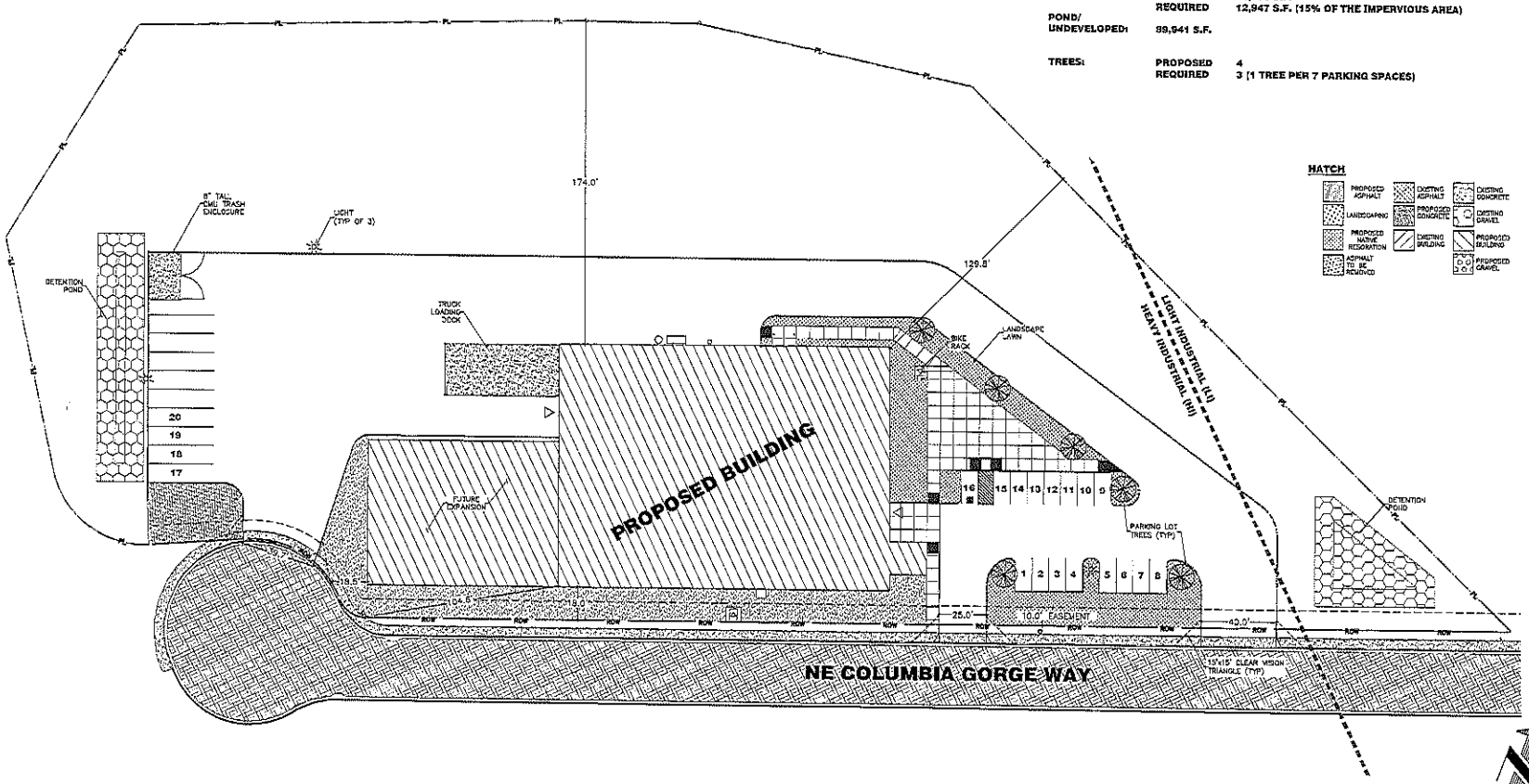
Mailboxes are prohibited in public road right-of-way.

Response: A mail box, if installed, will be placed in an area agreed to by the USPS and outside of the public road right-of-way.

LAND INFO:

TAX LOT 2N-8E-5 305

ZONING:	HEAVY INDUSTRIAL (HI) LIGHT INDUSTRIAL (LI)	
SIZE:	4.40 ACRES (191,664 S.F.)	
BUILDING:	23,641 S.F. (MAIN FLOOR) 1,422 S.F. (UPPER FLOOR) 7,990 S.F. (FUTURE)	
PAVEMENT:	47,932 S.F.	
CONCRETE:	6,752 S.F.	
PARKING SPACES:	PROPOSED REQUIRED	20 (1 ACCESSIBLE) 20 (1 ACCESSIBLE)
BICYCLE SPACES:	PROPOSED REQUIRED	2 2
LANDSCAPING:	PROPOSED REQUIRED	15,408 S.F. 12,947 S.F. (15% OF THE IMPERVIOUS AREA)
POND/ UNDEVELOPED:	99,941 S.F.	
TREES:	PROPOSED REQUIRED	4 3 (1 TREE PER 7 PARKING SPACES)



HATCH

PROPOSED ASPHALT
LANDSCAPING
PROPOSED NATIVE RESTORATION
ASPHALT TO BE REMOVED
EXISTING ASPHALT
PROPOSED CONCRETE
EXISTING BUILDING
EXISTING CONCRETE
EXISTING GRAVEL
PROPOSED BUILDING
PROPOSED GRAVEL

SITE PLAN

SCALE: 1" = 30'

DATE	NO.	REVISIONS	BY
01/31/19	1	ISSUED DWG. FOR SITE REVIEW, REMOVED BIKE & MOVED BIKE LOCATION	T.E.C.

DESIGN: K.W.C./D.O.E.
SURVEY: T.E.C.
DWG. FILE: K:\WORK ORDERS\15439\15439-SITE.DWG
DRAWN: K.W.C.
DATE: 1/31/2019
WORK ORDER: 15069
SCALE: AS NOTED

PROPOSED SITE PLAN
FOR
Port of Cascade Locks
Lot 3 Building Development
CASCADE LOCKS, OREGON
PLOT DATE: 1/31/2019

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

FOR AGENCY REVIEW

IF THIS BAR IS NOT ONE INCH THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER 21,430 OREGON JANUARY 15, 1980 DARRYL D. EDWARD
PRLIMINARY
RENEWAL DATE: 12/31/19

SITE

SHEET
C2.0

Work Order No.
15439

Keynotes

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]

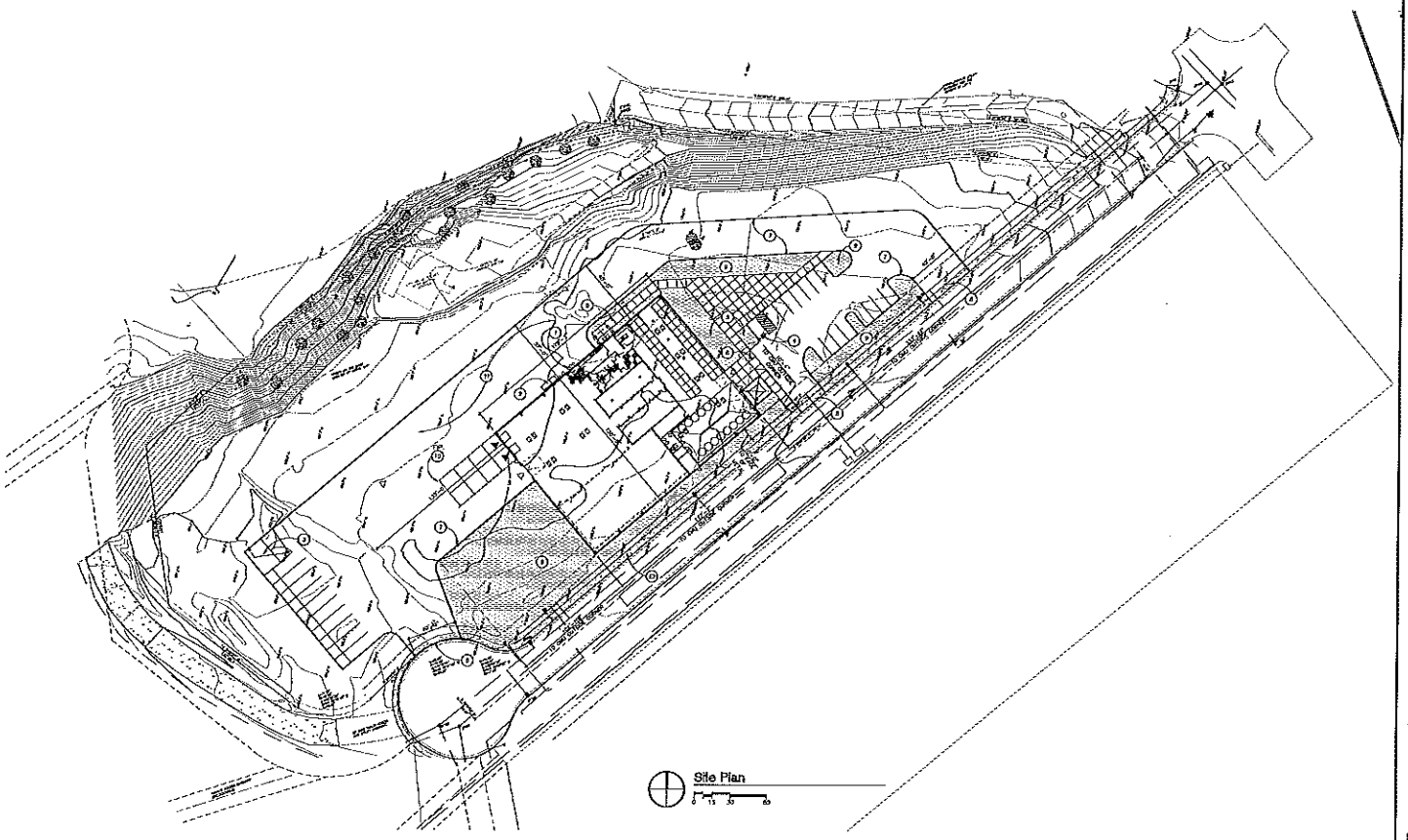
Existing Keynotes

[illegible]

Legend

△ [illegible]

▲ [illegible]



Mulvern Design Group, Inc.
Architecture • Space Planning
[illegible]

Client
Pfriem

Project
New Metal Building for pFriem

Canada Lane, Oregon

Sheet Title
Site Plan

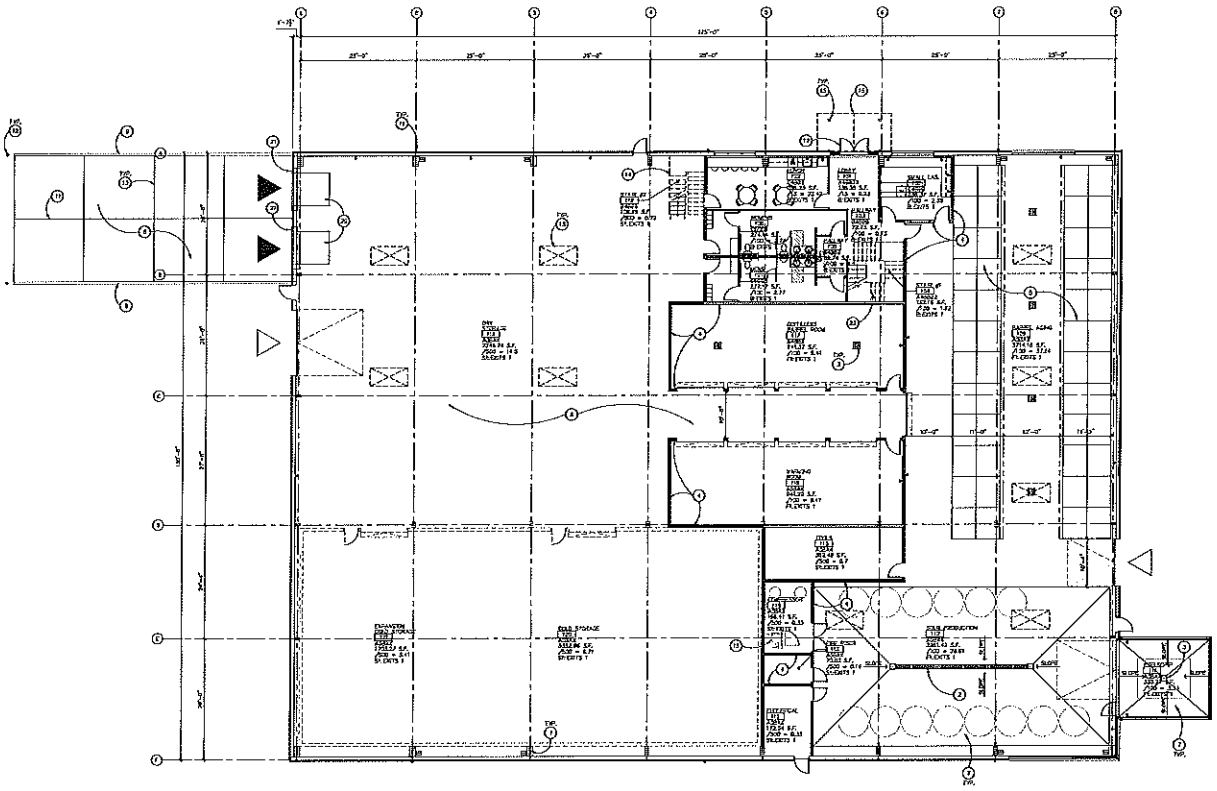
Revisions

[illegible]

Date 13 December 2018
Drawn by Checked by
JCM [illegible]
Job Number [illegible]
Sheet

Preliminary – December 2018

A1.1



First Floor Plan

Keynotes

1. STRUCTURAL FRAME BY METAL BUILDING MANUFACTURER
2. TENSIOR DRAIN
3. DRAIN
4. WALL ON 12" CONCRETE CURB
5. SAFEL BACKING
6. CONCRETE ON SLAB
7. SLOPE CONCRETE TO DRAIN
8. 7" F-CK WITH REINFORCING CONCRETE TRUCK APRON
9. CONCRETE RETAINING WALL WITH 3'-6" CONCRETE DIAGONAL WHERE CHANGE IN GRADE IS OVER 30"
10. SAW CUT CONTROL JOINT
11. CONSTRUCTION JOINT
12. BLOCK BOLLARDS FILLED WITH CONCRETE
13. 3'-0" CLEAR FROM EXIT VENT, ABOVE
14. METAL STAIR
15. CLU-LAW DRAIN
16. CANOPY ABOVE
17. STANDPIPE OUTLET
18. BOLLARD
19. DOWNSPOUT
20. 30,000 LB. DOCK LEVELER (AIR BLADDER TYPE)
21. DOCK SEAL
22. PAN FILLED CONCRETE PAN AND EXPOSED STEEL STAIR

Room Symbol Legend

ROOM AREA/LOAD FACTOR — ROOM NAME / ROOM NUMBER / ROOM FINISH / NUMBER OF OCCUPANTS / NUMBER OF EXITS PROVIDED

OCCUPANCY GROUP PER IBC TABLE 1004.1.2/NUMBER

Finish Schedule

ROOM NAME / FINISH

Floor Finish
A. EXPOSED CONCRETE
B. CARPET
C. SHEET VINYL
D. VINYL COMPOSITION TILE
X. EXISTING TO REMAIN

Base
0. NO BASE
4" RUBBER BASE
6" RUBBER BASE
X. EXISTING TO REMAIN

Wall Finish
A. EXPOSED CONCRETE
B. GYPSUM BOARD AND PAINT
C. 4" PLASTIC MARGOTT WITH STAINLESS STEEL TRIM AT EXPOSED W.B. GYPSUM BOARD AND PAINT ABOVE. TYPICAL AT ELEVATED WALLS ONLY
X. EXISTING TO REMAIN

Ceiling Finish
A. EXPOSED ROOF STRUCTURE
B. SUSPENDED ACOUSTICAL + TEE BAR
C. GYPSUM BOARD AND PAINT
X. EXISTING TO REMAIN

Ceiling Height
A. 8'-0"
B. 9'-0"
22. 22'-0"
X. EXISTING TO REMAIN

Preliminary - December 2018

A2.1

Holden Design Group, Inc.
Architecture + Project Management
19955 W. Bonita Lane
Lake Oswego, OR 97035
Voice 503.636.0010
Fax 503.636.0107

Client
Pfriem

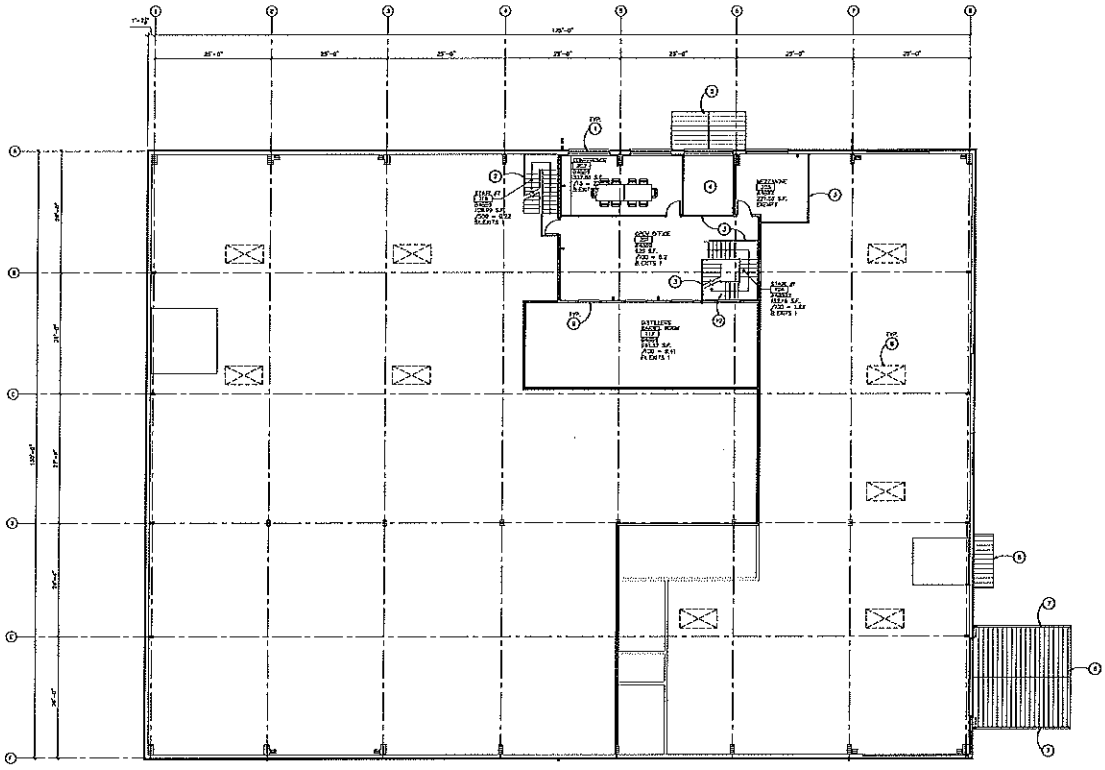
Project
New Metal Building for pFriem

Location
Hood River, Oregon

Sheet Title
First Floor Plan

Revisions

Date 13 December 2018
Drawn by Checked by
A.M. SHM
Job Number 18015
Sheet



Second Floor Plan

Keynotes

1. STOREFRONT
2. METAL STAIR
3. GUARDRAIL
4. OPEN TO BELOW
5. CANOPY BELOW
6. METAL ROOF BELOW
7. GUTTER
8. SMOKE AND HEAT VENT, ABOVE
9. 4'-0"x6'-0" PRIMITE, SILL AT 3'-0" A.F.F.
10. FAN FILLED CONCRETE FAN AND EXPOSED STEEL STAIR

HOLDEN DESIGN GROUP, P.C.
ARCHITECTURE • SPACE PLANNING

Owner
Pfriem

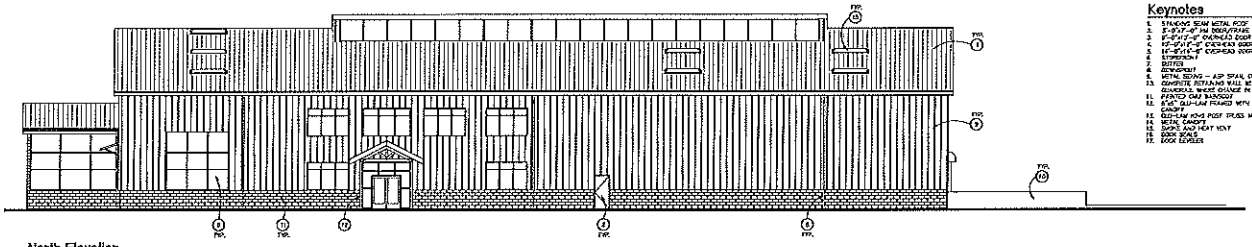
Project
New Metal Building for pFriem

Contract Number, Origin

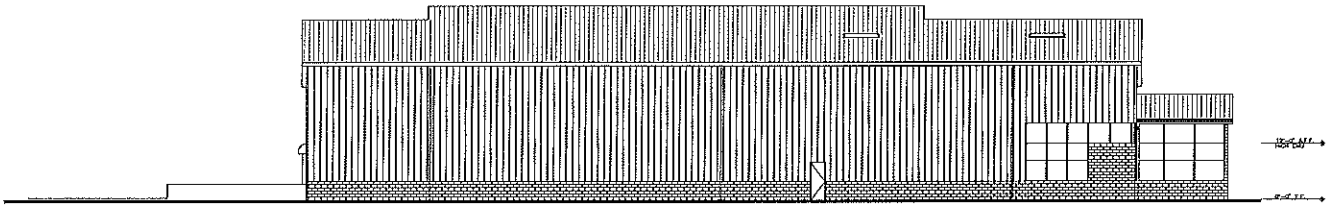
Sheet Title
Second Floor Plan

Date 11 December 2018
Drawn by Checked by
JCM MDM
Job Number 11015
Sheet

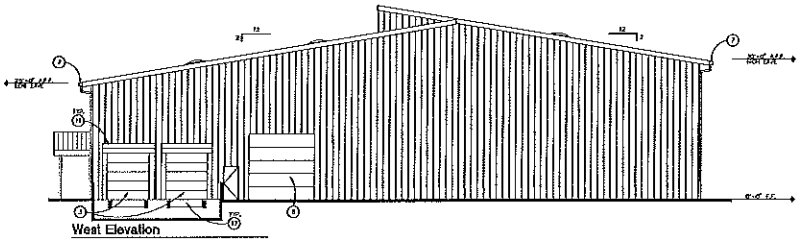
Preliminary - December 2018 | A2.2



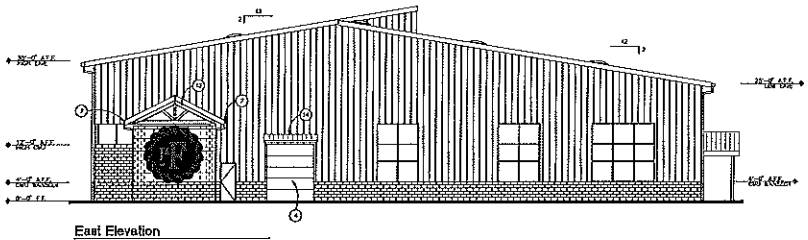
North Elevation



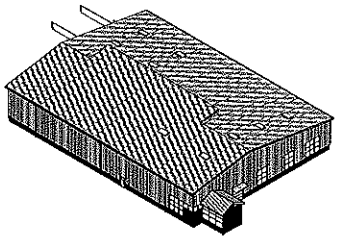
South Elevation



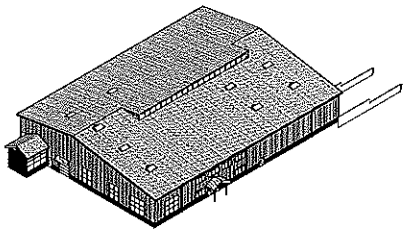
West Elevation



East Elevation



Southeast Perspective



Northeast Perspective

Keynotes

1. STANDING SEAM METAL ROOF
2. 3'-0"x7'-0" HM DOOR/FRAME
3. 9'-0"x12'-0" OVERHEAD DOOR
4. 12'-0"x12'-0" OVERHEAD DOOR
5. 14'-0"x14'-0" OVERHEAD DOOR
6. STOREFRONT
7. GUTTER
8. DOWNSPOUT
9. METAL SIDING – ASP SPAN, COLOR, PLASTIC BURNT RUST
10. CONCRETE RETAINING WALL WITH 3'x6" CONCRETE GUARDRAIL WHERE CHANGE IN GRADE IS OVER 30"
11. PAINTED CMU BARGOOD
12. 6"x6" GLU-LAM FRAMED WITH KING POST TRUSS ENTRY CANOPY
13. GLU-LAM KING POST TRUSS WITH GLAZING
14. METAL CANOPY
15. SHOPS AND HEAT VENT
16. DOOR SCALE
17. DOOR LEVELER

MILDREN DESIGN GROUP, P.C.
ARCHITECTURE • SPACE PLANNING
7200 S.W. Bridgeport Suite 100
Tigard, Oregon 97223-9202
Phone 503-244-9202
Fax 503-244-4147

Owner
Pfriem

Project
New Metal Building for pFriem

Contract Number, Designer

Sheet Title
Elevations

Revisions

Date 11 December 2018
Drawn by Checked by
Scale 1/8 = 1'-0"
Job Number 11-3115
Sheet

Preliminary - December 2018

A3.1

day of January 1944, duly confirmed said sale, and more than 12 months have expired since said sale without any redemption of the said premises having been made.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That I, J. A. Sheldrake, Sheriff of the said County of Hood River by virtue of said Execution and Order of Sale, and in pursuance of the Statute in such cases made and provided, for and in consideration of the said sum of money, in hand paid, by Meta A. Scobee the receipt thereof is hereby acknowledged, have granted, bargained, sold, conveyed, and confirmed, and by the presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to her heirs and assigns forever, all the right, title, interest and claim which the said defendant in said suit (or either of them) had on the 11th day of October 1943, the date of said mortgage, or at any time afterwards, or now has in or to all those certain lots, pieces or parcels of land, situate, lying and being in said County of Hood River State of Oregon, and more particularly described as follows, to-wit:

Lots Six (6) and Seven (7) of Highland, a platted subdivision of the Northwest Quarter (NW¼) of Section Eleven (11), Township Two (2) North, Range Ten (10) East of the Willamette Meridian,

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the said premises, with the appurtenances, unto the said party of the second part, her heirs and assigns forever, free from all claim thereon upon the part of said defendant, or any of them and as fully and absolutely as by law the said party of the second part can or ought to have or to hold the same hereunder.

IN WITNESS WHEREOF, I, the said Sheriff, have hereunto set my hand and seal the day and year first above written.

J. A. Sheldrake (SEAL)
Sheriff of Hood River County, Oregon.

STATE OF OREGON,)
) ss.
County of Hood River)

On this, the 6th. day of July 1944, before me, a Notary Public within and for said County, personally came the within-named J. A. Sheldrake, Sheriff of the said County of Hood River State of Oregon, known to me to be the identical party described in, and who, as such Sheriff, executed the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year in this certificate first above written.

John A. Bohn
Notary Public for Oregon
My Commission Expires August 1, 1945.

(NOTARIAL SEAL)

62917 COMPARED

WILLOW L. MILLER, et vir to PORT OF CASCADE LOCKS

WARRANTY DEED

Filed for record July 14, 1944 at 8:30 A.M.

KNOW ALL MEN BY THESE PRESENTS, That Willow L. Miller and A. A. Miller, her husband, both of Multnomah County, Oregon, in consideration of Ten and No/100 ($10.00) Dollars to them paid by the Port of Cascade Locks, an Oregon municipal corporation, do hereby grant, bargain, sell and convey unto said Port of Cascade Locks, an Oregon municipal corporation, its successors in interest and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Hood River and State of Oregon, bounded and described as follows, to-wit:

The west half of the Northeast Quarter; the Southeast Quarter of the Northeast Quarter; the North half of the Southwest Quarter; the Northwest Quarter of the Southeast Quarter; and Lots numbered 1 and 2 in Sec. 5, T2N, R9E, of W.M., containing 318.0 acres of land, more or less, save and except the following:

(1) Beginning at the Southeast corner of the N½ of the SE¼ of Section 5, Tp. 2 N., of R. 9 E. W.M., running thence North along the East boundary line of the NW¼ of the SE¼ of said Section 245 feet, more or less, to the South boundary line of the O. W. R. & N. Railroad Company's right of way; thence South 69° 50' West 189 feet along said right of way; thence South 70° 2' West 434 feet to a corner; thence South 529.7 feet, more or less, to the South boundary of the N½ of the SE¼ of said Section 5; thence East 545.56 feet to the place of beginning, containing 2.1 acres, more or less,

(2) A certain right-of-way to the Oregon Railway and Navigation Company, a corporation, as set forth in that certain Deed under date of July 18, 1891, wherein J. A. Hamilton and his wife, Emma Hamilton, are the grantors and the Oregon Railway and Navigation Company, a corporation, is the grantee, and which Deed was recorded in the Deed Records of Wasco County, Oregon, September 7, 1891 in Book O at page 792 thereof.

(3) A certain right-of-way to the Oregon Railroad and Navigation Company, a corporation, as set forth in that certain Deed under date of August 17, 1897, wherein J. A. Hamilton and his wife, Emma Hamilton, are the grantors and the Oregon Railroad and Navigation Company, a corporation, is the grantee, and which Deed was recorded in the Deed Records of Wasco County, Oregon, August 17, 1897 in Book X at page 529 thereof.

(4) A certain right-of-way to the Pacific States Telephone and Telegraph Company, a corporation, as set forth in that certain Deed under date of January 19, 1906, wherein T. C. Benson is the grantor and the Pacific States Telephone and Telegraph Company, a corporation, is the grantee, and which Deed was recorded in the Deed Records of Wasco County, Oregon, February 2, 1906, in Book 41, at Page 228 thereof.

(5) A certain right-of-way to the County of Hood River as set forth in that certain Deed under date of January 9, 1914, wherein J. F. Richards and his wife, Emma J. Richards, are the grantors and the County of Hood River is the grantee, and which Deed was recorded in the Deed Records of Hood River County, Oregon, March 1, 1916, in Book 10, at Page 472 thereof.

(6) A certain easement to the Pacific Telephone and Telegraph Company, a corporation, as set forth in that certain easement under date of January 7, 1930, wherein Hazel Fields Luse, Sam J. Luse, William R. Miller, Willow M. Miller, and Jane C. Hamilton are the grantors and the Pacific Telephone and Telegraph Company, a corporation, is the grantee, and which easement was recorded in the Deed Records of Hood River County, Oregon, January 25, 1930, in Book 22, at Page 152 thereof.

(7) A certain flowage easement to the United States of America, as set forth in that certain final judgment in condemnation entered in the District Court of the United States for the District of Oregon in that certain cause therein the United States of America is the petitioner and Willow M. Miller and William R. Miller, her husband, et al, are the Defendants, same being numbered L-12610, and which flowage easement was recorded in the Deed Records of Hood River County, Oregon, October 17, 1936, in Book 25, at Page 476 thereof.

(8) A certain private right-of-way and tree trimming permit to the West Coast Power Company, a Delaware Corporation, as set forth in that certain permit under date of September 22, 1937, wherein Willow M. Miller is the grantor and the West Coast Power Company, a Delaware Corporation, is the grantee, and which permit was recorded in the Deed Records of Hood River County, Oregon, September 27, 1937 in Book 26, at Page 323 thereof.

(9) A certain moorage right by the herein named grantors to C. T. Smith & Sons, a co-partnership, of Stevenson, Washington, for the storage of logs, and which moorage right expires September 1, 1944.

(10) A certain moorage right by the herein named grantors to Russell Torboat & Moorage Company of Portland, Oregon, for log storage, and which moorage right expires September 28, 1944.

(11) The rights of one E. A. Prink, a tenant now in possession of the hereinabove described and granted premises, and which tenant is at the date hereof more than 12 months in arrears in the payment of rent to the grantors herein named.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Port of Cascade Locks, an Oregon municipal corporation, its successors in interest and assigns forever.

And Willow M. Miller and W. R. Miller, her husband, the grantors above named, do covenant to and with the above named grantee, its successors in interest and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except taxes levied subsequent to June 30, 1944, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 10th day of July, 1944.

Willow M. Miller (SEAL)

W. R. Miller (SEAL)

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

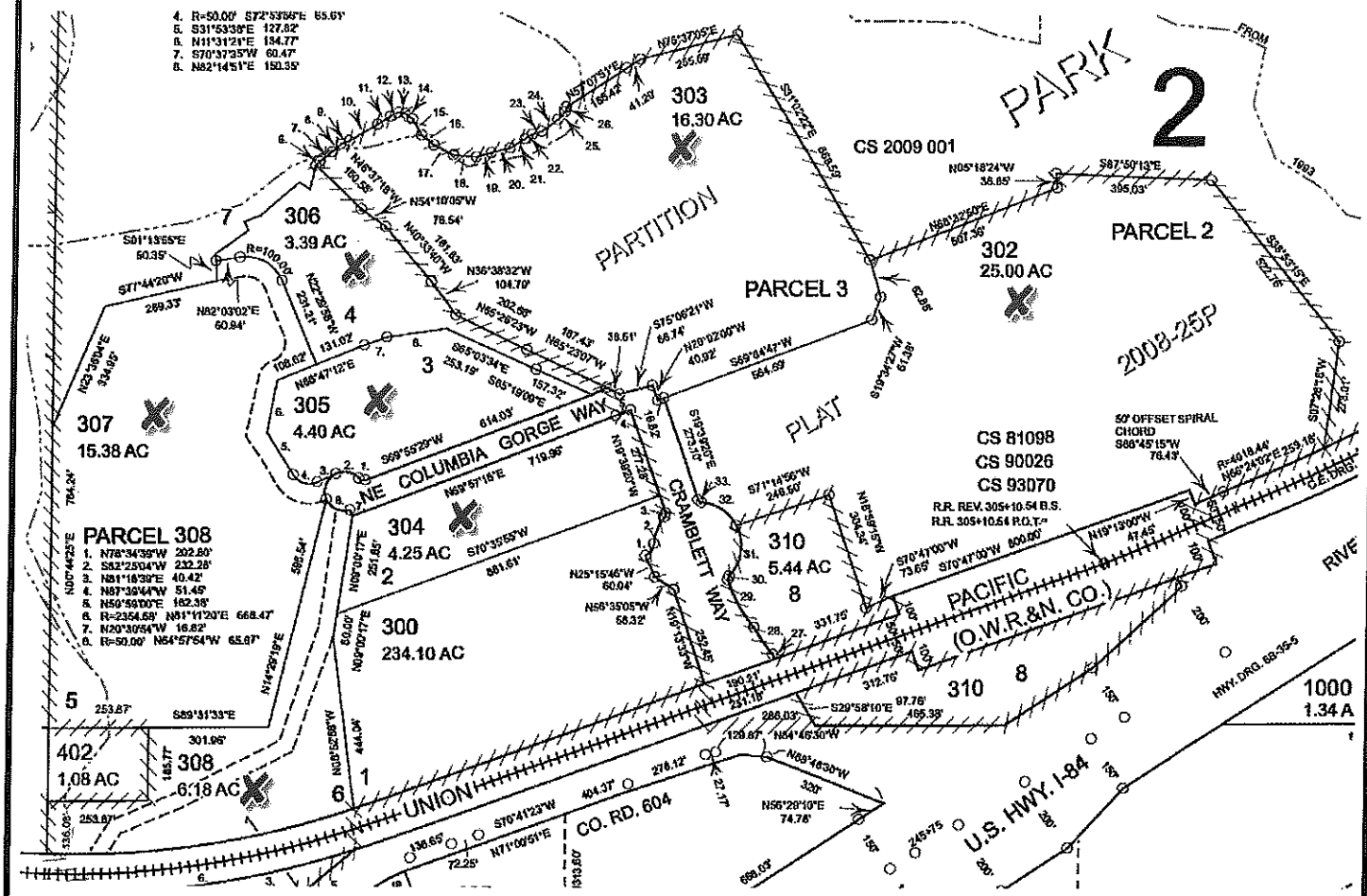
BE IT REMEMBERED, That on this 10th day of July, 1944, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Willow M. Miller and W. R. Miller, her husband, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(NOTARIAL SEAL)

Darwin H. Doty
Notary Public for Oregon
MY COMMISSION EXPIRES APRIL 15, 1947.
My Commission Expires:

$7.70
Documentary Stamps
Attached and Cancelled



AmeriTitle

2N-08E-05-305
Cascade Locks, OR 97014

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
419 State St., Ste. 2, Hood River, OR 97031
PHONE (541)386-5300 FAX (541)386-2401

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Tenneson Engineering	Date Prepared: January 24, 2019
3775 Crates Way	File Number: 278050AM
The Dalles, OR 97058	Title Officer: Douglas Dempnock

Attn: Ben Beseda

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

(a) "Customer": The person or persons named or shown on this cover sheet.
(b) "Effective date": The title plant date of AmeriTitle, referred to in this report as "AmeriTitle".
(c) "Land": The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
(d) "Public records": Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

(a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
(b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
(c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee:

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

Notice of Public Hearing

Notice is hereby given that the Cascade Locks Planning Commission, at its meeting at 7 PM on February 14, 2019 in the City Council Chambers of the City Hall, 140 SW WaNaPa Street, Cascade Locks, Oregon, will consider the following application:

File Title: LU 19-002 Port of Cascade Locks (pFriem Family Brewers)

Applicant: Port of Cascade Locks
PO Box 308
Cascade Locks, OR 97014

Request: Develop a 23,600 sf building with a partial mezzanine for pFriem Family Brewers to produce, age and distribute beverages.

Location: 2N 08E 05 Tax Lot 305

Criteria: Cascade Locks Community Development Code Sections, 8-6.148 Site Plan Review, 8-6.88 Heavy Industrial Zone and the City's Comprehensive Plan.

PROPERTY OWNERS WITHIN 250 FEET OF THE SUBJECT PROPERTY ARE RECEIVING THIS NOTICE. SPECIAL NOTICE TO MORTGAGEE, LEINHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

The Public Hearing on this matter will be conducted in accordance with the rules contained in the zoning ordinance adopted by the Cascade Locks City Council, which is available at City Hall.

All interested persons may appear and provide testimony and only those who submit written comments or testify at the hearing shall be entitled to appeal.

Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the approval authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

At least seven days prior to the Hearing, a copy of the staff report will be available for inspection at no cost, or a copy can be obtained for fifteen cents per page.

For further information, please contact Kathy Woosley at Cascade Locks City Hall, at 374-8484, 140 WaNaPa, Cascade Locks, OR 97014.

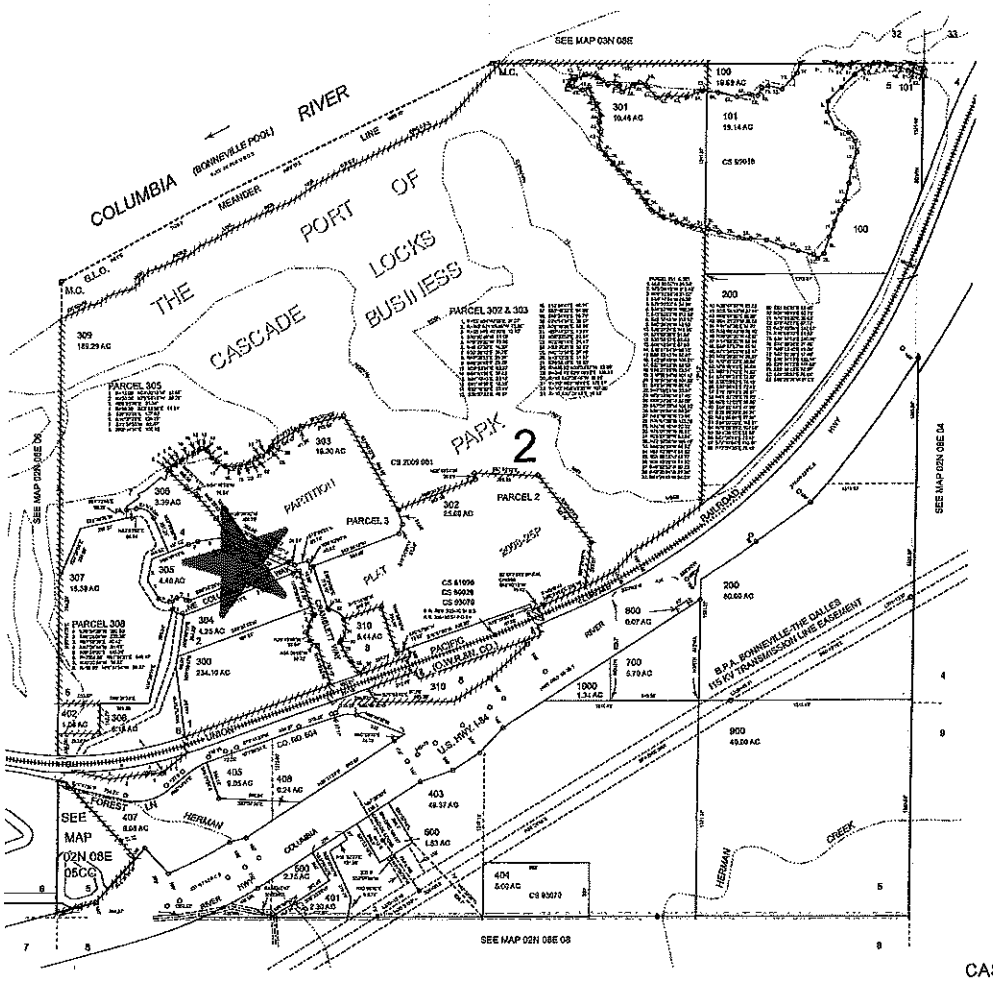
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

SECTION 5 T.2N. R.8E. W.M.
HOOD RIVER COUNTY
1" = 400'

02N08E05
& INDEX
CASCADE LOCKS

Canceled
400
400U1
400U2
406



Revised: MA
06/11/2015

CASCADE LOCKS
& INDEX
02N08E05

Community Development Code

8-6.112.030 Access Standards – Residential

A. Vehicular access and egress for single-family, duplex, or attached single-family dwelling units on individual lots shall not be less than the following:

Number Dwelling Units/Lots	Minimum Number of Driveways	Minimum Property or Easement Width	Minimum Pavement Width
1	1	15 ft.	10 ft.
2-3	2 or 3	15 ft. 25 ft.	10 ft. 20 ft.
4-6	1	30 ft.	24 ft. Walkway on one side.

B. Vehicular access and egress for multiple-family residential uses shall not be less than the following:

Number Dwelling Units/Lots	Minimum Number of Driveways	Minimum Property or Easement Width	Minimum Pavement Width
1-3	1 two-way	15 ft.	10 ft.
4-49	1 two-way or 2 one-way	30 ft. 20 ft.	24 ft. for two-way, 15 ft. for one way: Curbs on both sides and 5 ft. walkway on one side.
50-100	2 two-way 4 one-way	30 ft. 20 ft.	24 ft. for two-way, 15 ft. for one-way: Curbs on both sides and 5 ft. walkway on one side.
100+	1 additional two-way For each 100 spaces or Fraction thereof over 100 spaces	1 additional access	24 ft. drive: Curbs on both sides and 5 ft. walkway on one side

8-6.112.040 Access Standards – Non-Residential

A. Vehicular access, egress, and circulation for non-residential use shall not be less than the following:

Number Dwelling Units/Lots	**Minimum Number of Driveways**	**Minimum Property or Easement Width**	**Minimum Pavement Width**
0-99	1	30 ft.	24 ft.: Curbs on both Sides and 5 ft. walkway on one side
100+	2	30 ft.	24 ft.: Curbs on both Sides and 5 ft. walkway on one side
or	1	50 ft.	40 ft.: Curbs on both sides and 5 ft. walkway on one side

B. The approval authority may grant an exemption to the requirements of Section8-6.112.040 A. above when access is limited by the City, Hood River County, or Oregon Department of Transportation requirements. However, access must be approved by the Fire Chief.

8-6.184.050 Partition Approval Criteria

Section A. A request to partition land shall meet all of the following criteria:

5. All **single family** lots have a minimum street frontage of 15 feet or an access easement to a street with a minimum width of 15 feet. **The minimum street frontage for all other types of development is subject to the driveway standards and minimum property or easement widths found in Chapter 8-6.112.030 and 8-6.112.040.**

8-6.112.050 Design Standards -Residential and Non-Residential

C. Sidewalks
   1. Sidewalks shall be required wherever curbs are required.
   2. Minimum Sidewalk Widths

Street Classification	Minimum Sidewalk Width from Back of Curb
Downtown Main Street	**10'**
~~Main/~~Commercial	6'
Arterial Street	5'
Collector Street	5'

Cascade Locks Public Works Design Standards

Section 2 – Streets

Public Works Design Standards (Adopted January 2005)
Section 1 – General Requirements, 2 (a), it states:

"These CLPW Standards shall cover all public streets, drainage, water, sewer, and appurtenant facilities within the corporate limits of Cascade Locks whether constructed by the City, or constructed privately and turned over to the city for maintenance and operation."

This paragraph does not cover a private driveway. Even though driveway design is referenced under Section 2 – Streets, Subsection 21. Driveway Widths and Spacing, Subsection 22. Driveways and Driveway Approaches, and Subsection 23. Private Streets – Common Driveways and Flag Lots, a driveway is not a public street.

Section 2, 23. Private Streets – Common Driveways and Flag Lots

b. All private driveways and private drives shall be paved with asphalt or concrete. Pavement widths and thickness for private streets, common driveways or flag lot drives shall conform to **Figure 2-7**.

Figure 2-7

Pavement Widths and Thickness

Type	Minimum Easement Width Width	Minimum Paved Width	Pavement Thickness	Base Rock Thickness
Private Driveways (serving 2 or 3 residences)	30 feet **for two separate driveways or**	**10 feet**	2-1/2" AC **with**	8" Base Rock **or**
	25 feet for a single shared driveway	20 feet	6" PCC **with**	4" Base Rock
Flag Lot Driveway		12 feet	2-1/2" AC **with**	8" Base Rock **or**
			6" PCC **with**	4" Base Rock

Other Public Works Design Standards Amendments:

Section 1, 7(b), ii,5: Submission of a copy of a certificate indicating that the Applicant or each of his or her contractors is covered by public liability and property damage insurance in amounts of not less than ~~**$100,000/$200,000**~~ **$2,000,000** liability and ~~**$50,000**~~ **$500,000** property damage.

Section 2 – Streets, 15 (a): Cul-de-sacs **in any residential zone** shall be as short as possible and shall have a maximum length of 400 feet and serve no more than 18 dwelling units. No more than five lots shall have access on a cul-de-sac bulb except where conditioned otherwise by the Development Ordinance. **Cul-de-sacs in any industrial zone shall have a maximum length of 1,200 feet and have adequate truck turning space.**

Section 2 – Streets, 19 (a): Sidewalks shall be provided ~~**on both sides of**~~ **where streets are** curbed for all road classifications. A drain pipe shall be provided and installed perpendicular under all sidewalks to connect to all curb weep holes.

Section 2 = 19 (c) Table 2-5, Minimum Sidewalk Widths

Street Classification	Minimum Sidewalk Width from Back of Curb
Downtown Main Street	**10'**
~~**Main/**~~Commercial	6'
Arterial Street	5'
Collector Street	5'

Section 4, 8 (c), Fire Flows

Table 4-2
Fire Flow Requirements

Land Use	Fire Flows (GPM)	Duration (hr.)
Industrial	4,500	4
Downtown	4,000	4
Commercial	3,500	3
Multiple Family	3,000	2
Residential ~~**(R-1)**~~ **Low Density**	1,000	2
Residential ~~**(R-2)**~~ **Med Density**	1,500	2
Residential **(R-3)** ~~**High Density**~~	~~2,000~~	2
All Others	1,000	2