

**CITY OF CASCADE LOCKS  
PLANNING COMMISSION  
AGENDA**

Thursday, July 12, 2018 at 7:00 PM  
City Hall

1. Call Meeting to Order.
2. Approval of May 10, 2018 Minutes.
3. New/Old Business:
  - a. Public Hearing: Herman Creek, LLC Site Plan Review LU 18-007
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 7:03 PM. Planning Commission Members present were Virginia Fitzpatrick, Gary Munkhoff, Todd Bouchard and Larry Cramblett. Others present were City Administrator Gordon Zimmerman, City Recorder Kathy Woosley, and Butch Miller.
2. Approval of April 12, 2018 Minutes. PCM Munkhoff moved, seconded by PCM Fitzpatrick, to approve the minutes. The motion passed unanimously.
3. New/Old Business:
  - a. City Limits Discussion. CA Zimmerman said the City Council asked for the Planning Commission's recommendation on making the City Limits, Urban Growth Boundary (UGB), and the National Scenic Area Boundary (NSA) one single boundary line. He explained there would no longer be a UGB line. PCM Munkhoff moved, seconded by PCM Bouchard, to recommend moving forward with adjusting the city limits boundary line and the urban growth boundary line, to coincide with the National Scenic Area boundary line. The motion passed unanimously.

CA Zimmerman explained the potential for a \$25,000 planning grant, however, he didn't know if this would qualify for that grant. He said he wanted to seek tentative approval of this project if funding becomes available.

- b. Recommend Short Term Rental Ordinance to City Council for Adoption. Chair Cramblett said he still would like to see something in the ordinance that will force people to comply. He said it seemed that people could still operate until found out by the City. He asked if the City should require them to be licensed. PCM Fitzpatrick said the City can't charge a fee for the business license. PCM Bouchard said he thought the ordinance is the culmination of the discussions the Planning Commission has had with the public.

PCM Munkhoff said he is still uncomfortable about distribution of Short Term Rentals (STR's) and our ordinance doesn't address that. He said he would like to know the argument about licensing and one per person, etc. PCM Munkhoff said any problems should be solved ahead of time. CA Zimmerman said each city is unique and described some of the differences. PCM Munkhoff said limiting the distance between STR's should be something to consider. PCM Bouchard said that is due to parking and this ordinance addresses parking. PCM Munkhoff said having several STR's right next to each other changes the character of neighborhoods. PCM Bouchard said the ordinance could be amended in the future if anything becomes an issue. PCM Munkhoff said you can amend the ordinance but that would not address the ones that would be grandfathered in. CA Zimmerman suggested using 250' distance between STR's.

PCM Fitzpatrick asked if there could be a complaint issue where three complaints and they would not be allowed to operate anymore. PCM Bouchard said complaints on the sites will put them out of business.

PCM Bouchard moved, seconded by PCM Munkhoff, to approve the recommendation of the ordinance with the amendment of adding a distance of 250' between property lines for STR's. The motion passed unanimously.

4. Public Comment. None.
5. Adjournment. Chair Cramblett adjourned the meeting at 8:05 PM.

Prepared by  
Kathy Woosley, City Recorder

APPROVED:

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Larry Cramblett, Chair



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: Herman Creek Lane, LLC Phone: 503-290-8982

Address: PO Box 570, Cascade Locks, OR 97014

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

### Property Owner (if different)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

### Property Information

Property Address: 15 NE Herman Creek Lane, Cascade Locks, OR 97014

Township; Range; Section; Tax Lot: 2N 8 6 301

Current Zoning: LI Property Size: 8.59 Acres

Existing Use/Structures: Buildings 7, 8 & 10 - warehouse storage by Bear Mountain  
Buildings 4, 5 & Office - SML Trucking  
Building 2 - vacant

### Application Proposal:

For building #2 to be leased to a tenant for operation as a cryptocurrency mining business.

### FOR OFFICE USE ONLY

File Number: LL-18-007

Submittal Date: 6/18/18 Fee: \$125 + \$625 deposit Received by: KW

Application Type: SPP Completeness: 6/18/18 120th Day: 10/18/18

**II. APPLICATION REQUIREMENTS**

- (A)  Completed and signed application form.
- (B)  Written response to the approval criteria. It is the applications responsibility to show how the application meets the approval criteria.
- (C)  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)  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)  Copy of the latest deed, sales contract, or title report indicating property ownership.
- (G)  A current Hood River County tax map(s) showing the subject property(ies) and all properties within 250 feet of the subject property
- (G)  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.

  \_\_\_\_\_ 6/19/18  
Applicant/Owner Date

\_\_\_\_\_  
Applicant/Owner Date

## **SITE PLAN REVIEW**

Submitted by: Herman Creek Lane, LLC

Contact: Levi Strayer | 503-290-8982 | [lstrayer@smokehouseproducts.com](mailto:lstrayer@smokehouseproducts.com)

**1. Legal Description.**

Legal description attached along with most recent property survey.

**2. Project Description.**

Initiate a new business on the property located at 15 NE Herman Creek Lane (taxlot # 02N08E0600301). The new business will lease Building 2 as noted on the attached site plan map. The business will be a cryptocurrency mining operation.

Building 2 is a total of 13,500 square feet, including the main portion of the building which is 140' x 75' (10,500 square feet) and the adjoining part of the building which is 75' x 40' (an additional 3,000 square feet).

Access to the property will be through the current driveway of 15 NE Herman Creek Lane. Parking for the tenants will be on the paved and gravel lots surrounding the building on the property and will exceed 7 total spaces as required by the 1 space per 2,000 square feet of building.

**3. Sewage Disposal.**

Building 2 would reestablish connection to the city sewage system on NE Herman Creek Lane as this building previously contained restrooms from its prior use as a mill building. The office building on the property is also already connected to the city sewage system.

**4. Domestic Water Supply Source.**

Building 2 would reestablish connection to the city water system on NE Herman Creek Lane as this building previously contained restrooms from its prior use as a mill building. The office building on the property is also already connect to the city water system.

**5. Landscaping.**

The site area currently contains a minimum of 15 percent of natural landscaping as required with the light industrial zoning.

**6. Site Plan Map.**

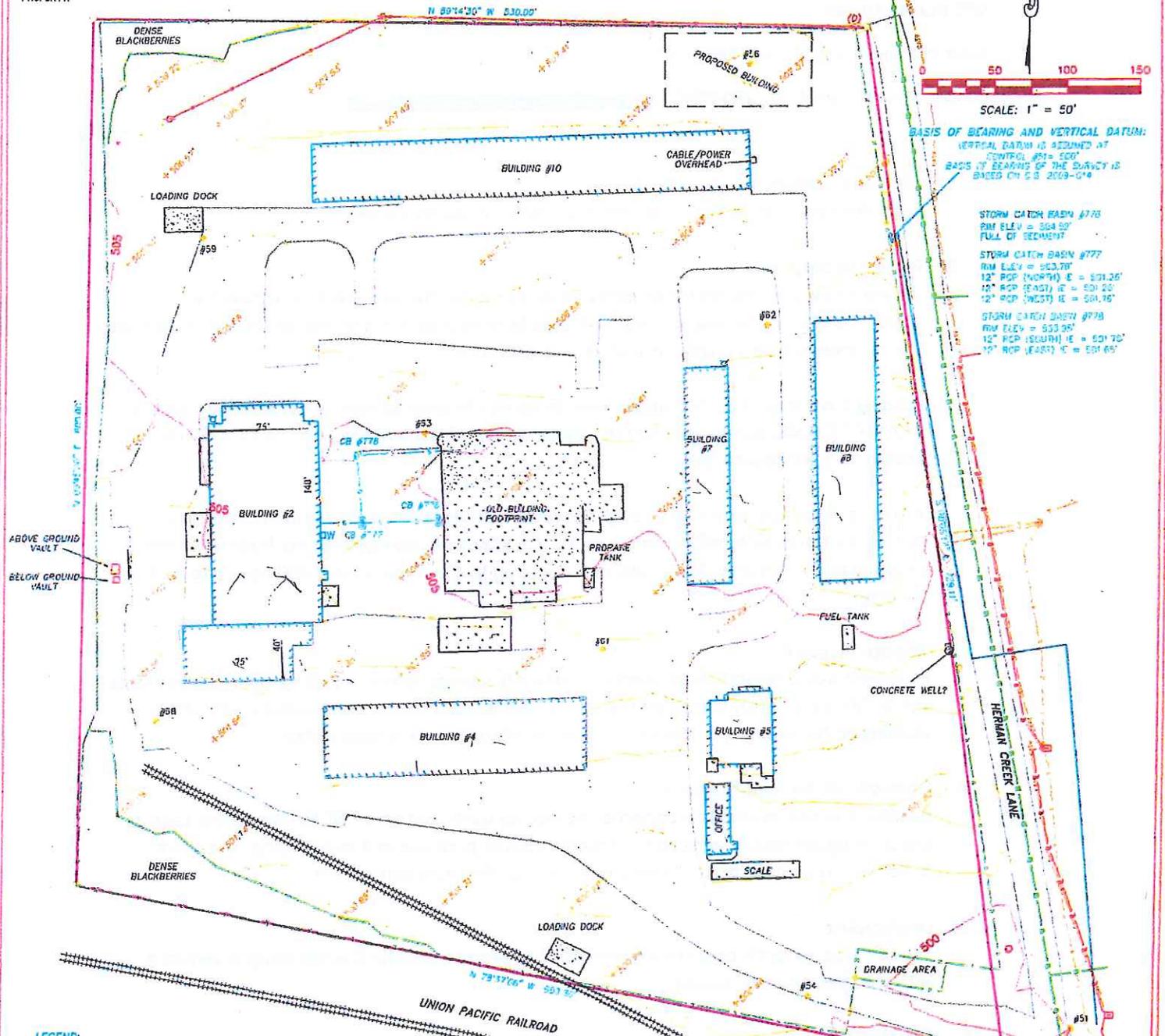
3 copies of a site plan map are attached hereto.

**TERRA SURVEYING**  
**TOPOGRAPHIC/BOUNDARY SURVEY**  
 for  
**HERMAN CREEK LANE, LLC.**

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE TOPOGRAPHIC DETAIL ON TAX LOT 301 FOR ARCHITECTURAL DESIGN PURPOSES. TOPOGRAPHIC DETAIL WAS DONE ON THE SUBJECT PROPERTY PER THE REQUEST OF THE ARCHITECT AND THE OWNER. CONTOUR INTERVAL IS SHOWN AT 1 FOOT. NO GUARANTEE TO THE CORRECTNESS OF UNDERGROUND UTILITIES, AS THEY HAVE BEEN DETERMINED BY SURFACE EVIDENCE.

THE BOUNDARY WAS RESOLVED BY HOLDING FOUND MONUMENTS OF RECORD. THESE MONUMENTS FIT WELL WITH THE DEEDS TO THE PROPERTY.



**SCALE: 1" = 50'**

**BASIS OF BEARING AND VERTICAL DATUM:**  
 VERTICAL DATUM IS ASSUMED AT  
 CONTROL #51 = 500'  
 BASES OF BEARING OF THE SURVEY IS  
 BASED ON S.B. 2059-014

STORM CATCH BASIN #776  
 RM ELEV = 504.50'  
 FULL OF SEDIMENT

STORM CATCH BASIN #777  
 RM ELEV = 503.70'  
 12" RCP (NORTH) I.E. = 501.26'  
 12" RCP (EAST) I.E. = 501.23'  
 12" RCP (WEST) I.E. = 501.16'

STORM CATCH BASIN #778  
 RM ELEV = 503.95'  
 12" RCP (SOUTH) I.E. = 501.75'  
 12" RCP (EAST) I.E. = 501.65'

**LEGEND:**

- ABOVE GROUND VAULT
- BELOW GROUND VAULT
- WATER METER
- FIRE HYDRANT/HOSE BOX
- WATER VALVE
- POWER POLE (D=DROP)
- POWER METER
- POWER METER
- STORM CATCH BASIN
- CLEAN OUT
- OVERHEAD TELEPHONE LINE
- OVERHEAD TELEPHONE VAULT
- TELEPHONE VAULT

**LOCATION:**

PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS, COUNTY OF HOOD RIVER, STATE OF OREGON.

**LINE/HATCH LEGEND:**

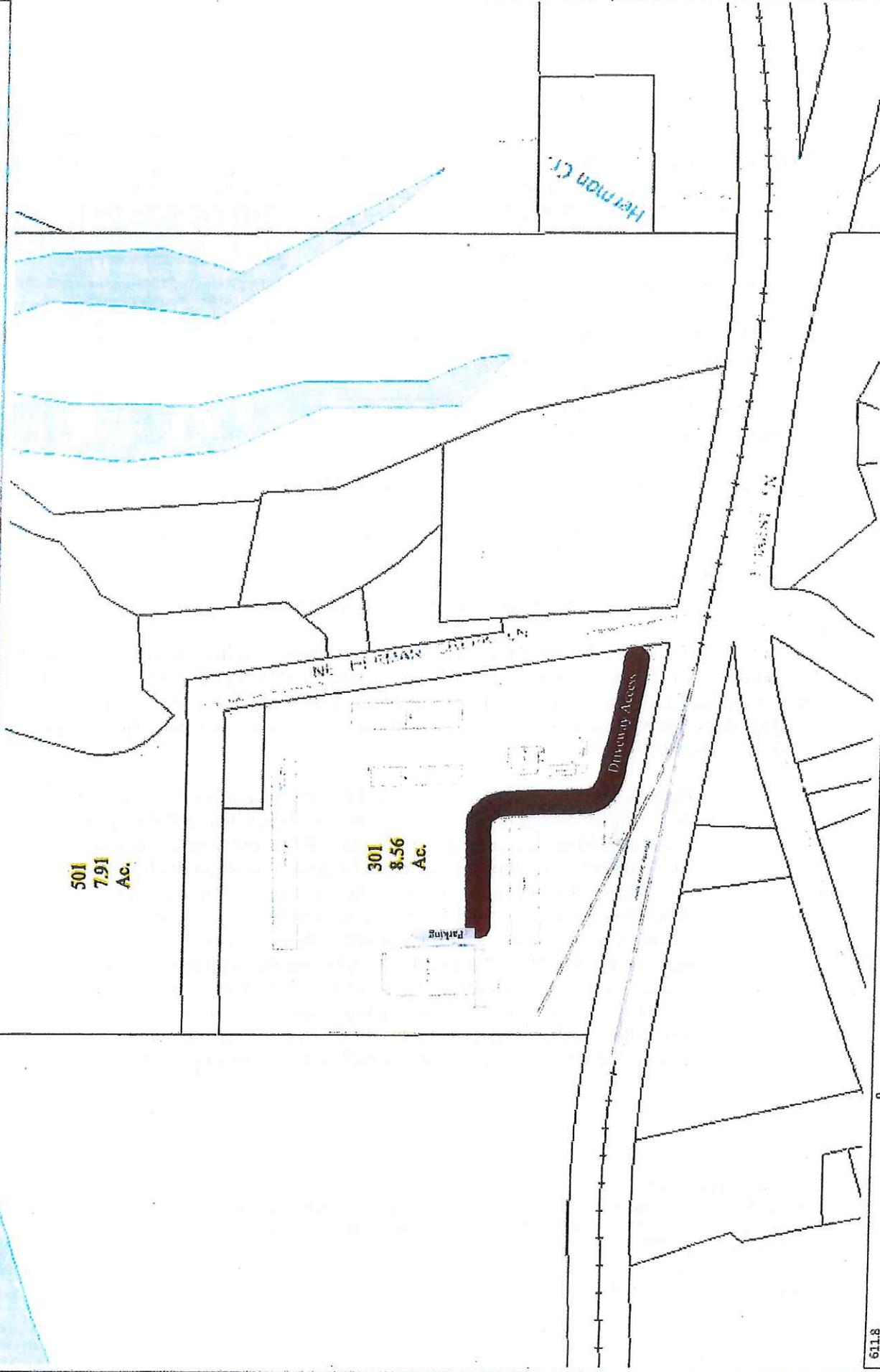
- 20' TALL WIRE TELEPHONE LINE
- CABLE TV LINE
- 6' TALL CHAINLINK FENCE
- BURIED POWER LINE
- SANITARY LINE
- WATER LINE
- STORM SEWER
- OVERHEAD POWER LINE
- RAILROAD TRACKS
- GUARD RAIL
- CONCRETE
- PAVEMENT

Point	Northing	Easting	Elevation	Description
50	4398.190	4961.520	0.00	MAG
51	4276.840	5114.950	500.00	MAG
52	4248.846	5070.357	499.31	IRPD
54	4299.204	4933.665	500.48	MAG
55	4169.819	5090.733	503.52	MAG
56	4945.768	4899.059	508.92	MAG
58	4491.269	4493.396	501.48	MAG
59	4826.439	4573.364	506.33	MAG
60	4237.290	5128.860	0.00	BCAPFD
61	4540.859	4700.760	503.81	60D
62	4766.413	4901.257	505.95	MAG
63	4691.694	4667.175	504.93	MAG

**TERRA SURVEYING**

R.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (503) 360-4831  
 E-Mail: terra@gorge.net

DATE: JULY 26, 2016  
 PROJECT: 16095TOPD  
 SCALE: 1" = 50'  
 ASSOCIATE MAP 2N-08E-0 R. 301



611.8

0 611.8 Feet

WGSS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 3,671

This map is a user generated data output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



After Recording Deliver to:

Annala, Carey, Baker, Thompson,  
VanKoten, & Cleaveland, P.C.

Attorneys at Law

305 Cascade Street / P. O. Box 325

Hood River, Oregon 97031

Until A Change Is Requested, All Tax Statements  
Shall Be Sent to The Following Address:

Herman Creek Lane, LLC

P. O. Box 570 / 15 NE Herman Creek Lane

Cascade Locks, Oregon 97014

Map/Tax Lot Number: 2N-08E-06-301 & 2N-08E-06-301 A1

True Actual Consideration Paid Is \$ - NONE -- Transfer to Herman Creek Lane, LLC

HOOD RIVER COUNTY, OR 2017-00104

D-WD

Cnt=1 Stn=98 SAMANTHAD 01/12/2017 09:28 AM

\$15.00 \$11.00 \$20.00 \$10.00 \$20.00

\$76.00



00071192201700001040030034

I certify that this instrument was received and  
recorded in the records of said county.

Brian D. Beebe, Director of Records and  
Assessment and Ex-Officio Recorder.

### STATUTORY WARRANTY DEED

SMOKEY BEAR HOLDINGS, LLC, an Oregon limited liability company, hereinafter called "Grantor," conveys and warrants to HERMAN CREEK LANE, LLC, an Oregon limited liability company, hereinafter called "Grantee," the following described real property, free of encumbrances except as specifically set forth herein, situated in the County of Hood River and State of Oregon, to wit:

Beginning at the point of intersection of the West line of the East half of the Southeast quarter of Section 6, Township 2 North, Range 8 East of the Willamette Meridian, in the County of Hood River and State of Oregon, with the Northerly boundary line of the Oregon-Washington Railroad and Navigation Company right-of-way, as the same traverses said Section 6; thence Northerly along the West line of the East half of the Southeast quarter of said Section 6 a distance of 600 feet; thence Easterly at right angles to the West line of the East half of the Southeast quarter of said Section 6 a distance of 530 feet; thence Southerly to a point on the Northerly right-of-way of the Oregon-Washington Railroad and Navigation Company which is South 79° 31' East 653.29 feet, when measured along the North line of said Railroad right-of-way, of the true

Page 1 of 3

Statutory Warranty Deed

Grantor: SMOKEY BEAR HOLDINGS, LLC, an Oregon Limited Liability Company

Grantee: HERMAN CREEK LANE, LLC, an Oregon Limited Liability Company

Dated: January 5<sup>th</sup>, 2017

point of beginning; thence North 79° 31' West along the Northerly boundary line of said Railroad right-of-way to the place of beginning.

**SUBJECT TO:** Any and all easements, rights of way, dedications, covenants, conditions, restrictions, regulations, partitions, minor partitions, deed restrictions, special assessments, and agreements of record.

**TO HAVE AND TO HOLD** the same unto the said Grantee, and Grantee's successors and assigns forever.

The said property is free from encumbrances except as set forth above.

The true and actual consideration paid for this transfer is \$ None - Transfer to HERMAN CREEK LANE, LLC

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**THIS DEED IS EFFECTIVE DECEMBER 31, 2016;** however, because of personal matters beyond the control of Grantor, could not be executed until the date below written.

Page 2 of 3

Statutory Warranty Deed

Grantor: SMOKEY BEAR HOLDINGS, LLC, an Oregon Limited Liability Company

Grantee: HERMAN CREEK LANE, LLC, an Oregon Limited Liability Company.

Dated: JANUARY 5<sup>TH</sup>, 2017



## EXHIBIT A

Beginning at the point of intersection of the West line of the East half of the Southeast quarter of Section 6, Township 2 North, Range 8 East of the Willamette Meridian, in the County of Hood River and State of Oregon, with the Northerly boundary line of the Oregon-Washington Railroad and Navigation Company right of way, as the same traverses said Section 6; thence Northerly along the West line of the East half of the Southeast quarter of said Section 6 a distance of 600 feet; thence Easterly at right angles to the West line of the East half of the Southeast quarter of said Section 6 a distance of 530 feet; thence Southerly to a point on the Northerly right of way of the Oregon-Washington Railroad and Navigation Company which is South  $79^{\circ} 31'$  East 653.29 feet, when measured along the North line of said Railroad right of way, of the true point of beginning; thence North  $79^{\circ} 31'$  West along the Northerly boundary line of said Railroad right of way to the place of beginning.

Property Owners within 250 feet of **TAXLOT: 02N08E0600301**

**SITE ADDRESS: 15 NE HERMAN CREEK LANE, CASCADE LOCKS, OR 97014**

*Information source: Hood River County Webmap*

HOUSTON, HOWARD W., JR  
2630 OLD COLUMBIA RIVER RD  
HOOD RIVER, OR 97031

CITY OF CASCADE LOCKS  
PO BOX 308  
CASCADE LOCKS, OR 97014

85 HERMAN CREEK LANE, LLC  
PO BOX 570  
CASCADE LOCKS, OR 97014

PORT OF CASCADE LOCKS  
P O BOX 307  
CASCADE LOCKS, OR 97014

GIBSON, ANDREA TRUSTEE  
10 NE HERMAN CREEK LN  
CASCADE LOCKS, OR 97014

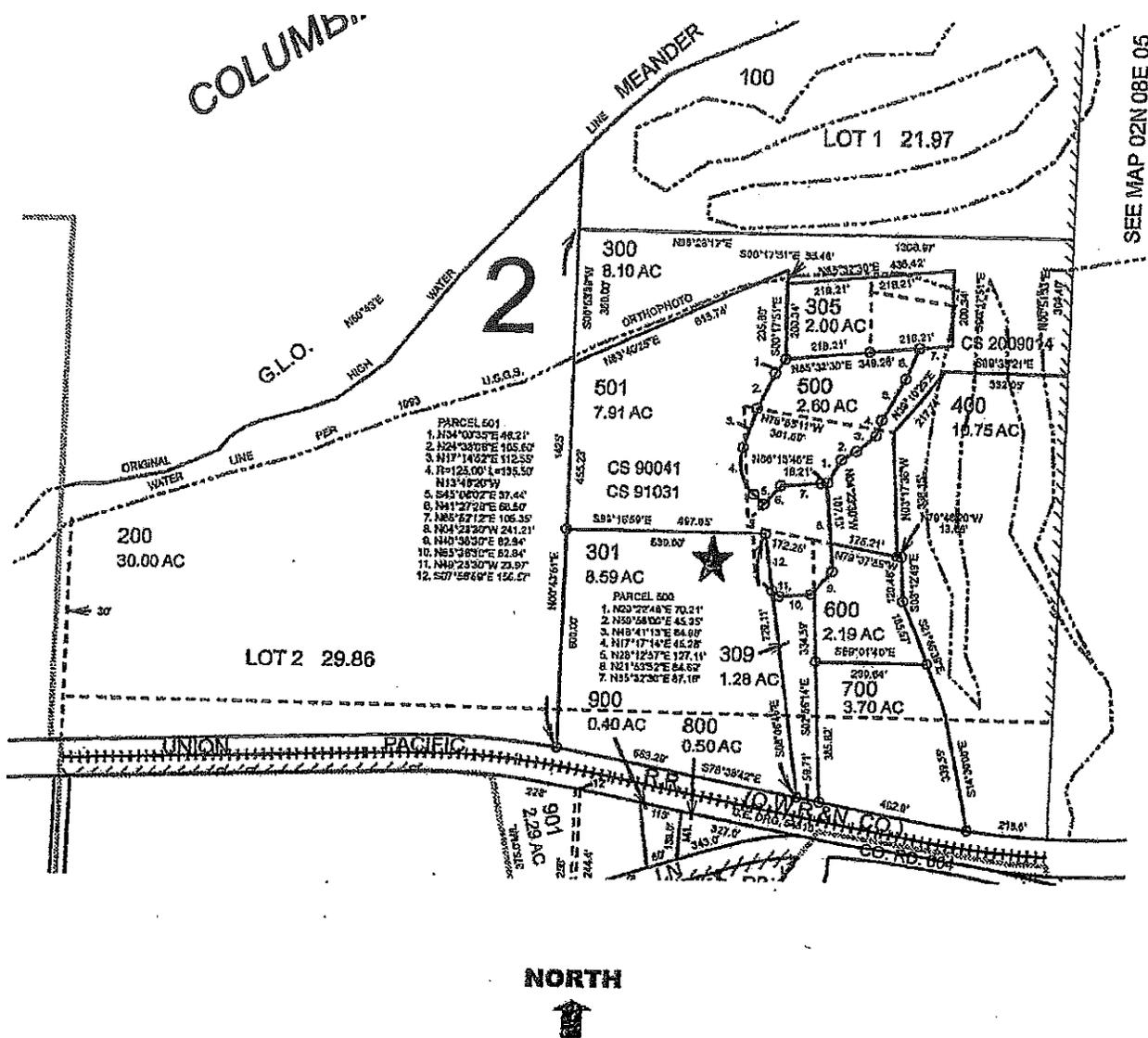
POWER, PATRICIA A  
1055 NE FOREST LN NE  
CASCADE LOCKS, OR 97014

HANSEN, MARVIN L JR & KAREN S  
PO BOX 342  
CASCADE LOCKS, OR 97014

WHM, LLC  
31925 E HISTORIC COLUMBIA RIVER HWY  
TROUTDALE, OR 97060

BURGESS, JAMES W & PAUL D  
955 NE FOREST LN  
CASCADE LOCKS, OR 97014

EXHIBIT B

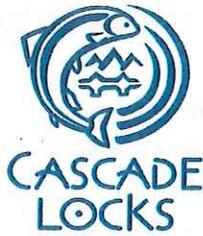


SEE MAP 02N 08E 05

COMPLIMENTS OF AMERITITLE - HOOD RIVER

This sketch is furnished for information purposes only to assist in property location with references to street and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.





## 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 **Site Plan Review** Case No. **LU 18-007**; an application by **Herman Creek, LLC**.

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 **8-6.84**. 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

TO: Cascade Locks Planning Commission

FROM: Stan Foster  
Contracted Planner

RE: Herman Creek, LLC  
Herman Creek Industrial Development  
Site Plan Review LU 18-007

DATE: June 27, 2018

GENERAL INFORMATION

Application

This is an application for site plan approval to reconstruct an existing building on the Smokey Mountain Logistics property to lease to a tenant for operation of cryptocurrency mining business.

Location

West side of Herman Creek Lane, Assessors Map 2N 8 6, Tax Lot 301, Cascade Locks

Comprehensive Plan Designation

Industrial

Zoning

LI (Light Industrial)

Applicant

Herman Creek, LLC  
PO Box 570  
Cascade Locks OR 97014

Owner

Herman Creek, LLC  
PO Box 570  
Cascade Locks OR 97014

BACKGROUND INFORMATION

Site Conditions

The subject property is located on the west side of Herman Creek Lane at Smokey Mountain Logistics. The parcel has several existing buildings that was previously used as a wood mill business. The terrain is generally flat with little significant vegetation. The existing building (#2 on the site plan) will be reconstructed to house a cryptocurrency mining business.

### Vicinity Description

Surrounding properties to the north, east, and west are also within the city and are designated Industrial in the Comprehensive Plan. To the north of the parcel is the sewer treatment plant and east is the Port's flex buildings. Land to the west is Hood River Sand and Gravel.

Access to the property is available via Herman Creek Lane which directly accesses Forest Lane (US Highway 30).

### Site Design

The site plan for the proposed industrial development is attached to the application, along with a narrative description. Proposed is reconstructing one 13,500 square foot industrial building on the western portion of the property. This existing building will be reconstructed to house a cryptocurrency mining business. The design will include parking along the paved and gravel area surrounding the existing building.

### Storm Drainage

Herman Creek Lane is built to country lane standards which rely on a permeable shoulder to manage storm runoff. The runoff generated by the buildings and parking lot will be directed into a retention pond along the southeast edge of the property. From there, any water that exceeds the capacity of the swales will be directed into Herman Creek.

### Water

The Public Works Superintendent indicates the property can be serviced with adequate water. A line is located in Herman Creek Lane that is available for tapping for on-site domestic water use.

### Public Safety

The Fire Chief offered these recommendations:

*The only comments I have are for the building to install knock box and have addresses that are contrasting in color and can be seen from the road.*

### Sewer

The Public Works Superintendent indicates the property can be serviced with adequate sewer service. A line is located in Herman Creek Lane that is available for tapping for sewer service to the new buildings.

### ANALYSIS AND FINDINGS

The criteria for approving a site plan review are found in 8-6.148.110 Approval Standards. These are quoted below along with findings for each:

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

1. *Accessory structures - Chapter 8-6.164;*

FINDINGS: There are no accessory structures proposed so this criterion is not applicable.

2. *Additional yard and setback requirements - Section 8-6.44.060;*

B. *Community Services*

1. *If the use is in a residential zone, its location will not by itself or in combination with other nearby conditional uses, decrease the desirability of the area for the retention of existing housing or the development of new housing.*

3. *The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.*

FINDINGS: The building will be setback from all the property lines well in excess of applicable setbacks. No residential uses are near the subject property. The standard is met.

4. *Buildings over the required height of the base zone shall have an additional building setback of 1 foot for every foot over the building height standard.*

FINDINGS: The will not be allowed to be any higher than the 35 foot maximum in the base zone so this criterion does not apply.

5. *The transportation system is capable of safely supporting the proposed use in addition to the existing and planned uses in the area. Evaluation factors include, but are not limited to, street capacity and level of service, access to collector or arterial streets, transit availability, on-street parking impacts, access requirements, and neighborhood impacts.*

FINDINGS: Herman Creek Lane is improved to country lane standards which are adequate to handle industrial truck and car traffic associated with this development. The criterion is met.

6. *Safe and convenient pedestrian and bicyclist access shall be provided to the site.*

FINDINGS: Pedestrians and bicyclists will be able to access the site via Herman Creek Lane. Traffic volumes are expected to be relatively low so no conflicts are expected to occur.

7. *Base zone requirements - Chapters 8-6.44 through 8-6.96;*

FINDINGS: Industrial buildings are allowed as a permitted use in the Light Industrial zone. The zone requires a 10-foot setback in the front yard and a 20-foot setback for any frontage abutting a residential zone. Since there are no adjacent residentially zoned properties, no side or rear setbacks are required. The existing building does not exceed the required 35-foot maximum height. The base zone requires that no more than 85% of the property be impervious surfaces.

FINDINGS: The proposed development meets the base requirements of the Industrial zone.

8. *Building height exceptions - Section 8-6.44.060;*

FINDINGS: The applicant does not state that any architectural features will exceed the height of the base zone. The development is not within the Airport Protection Overlay Zone and no communication facilities are proposed in the development. All signs will be required to comply with the provisions of code section 8-6.144.

9. *Circulation and access - Chapter 8-6.112;*

FINDINGS: The current country lane standard improvement of Herman Creek Lane is adequate for the likely industrial traffic.

10. *Landscaping and screening - Chapter 8-6.104;*

FINDINGS: As the property does not border any residentially zoned lane, no screening or buffering is required. The parking area must be screened in accordance with 8-6.108.120. H. This requirement should be clearly marked and will be checked at the time of building permit review and approval.

11. *Parking and loading - Chapter 8-6.108;*

FINDINGS: The code requires new industrial buildings to have one parking space per 2,000 square feet of floor area. The site plan shows 14.

FINDINGS: More than enough parking can be provided and were explained in the narrative. Parking spaces must be shown and clearly marked with building permit review and approval.

12. *Public facility and service requirements;*

FINDINGS: The Public Works Superintendent indicates there is available of adequate sewer, water, and storm drain facilities. The Utilities Superintendent indicates that electricity can be provided to the subject property.

13. *Flood Plain Overlay Zone - Chapter 8-6.120;*

FINDING: The property does not fall into this zone

14. *Geologic Hazard Overlay Zone - Chapter 8-6.124;*

FINDING: The property does not fall into this zone

15. *Airport Protection Overlay Zone - Chapter 8-6.132*

FINDINGS: The property does not fall into this zone.

16. *Downtown Design Overlay Zone - Chapter 8-6.136;*

FINDINGS: The property does not fall into the overlay zone

17. *Signs - Chapter 8-6.144;*

FINDINGS: The proposed development will be required to adhere to the City's sign requirements. Sign permits are required for any signs.

18. *Vision clearance - Chapter 8-6.116;*

FINDINGS: There is no new driveway proposed. The development will use the existing driveway into Smokey Mountain Logistics. Therefore, the vision clearance requirements do not apply.

19. *Wetland and Riparian Areas - Chapter 8-6.128; and*

FINDINGS: The applicant does not note any wetland or riparian areas on the site, nor is the site identified as having wetland or riparian areas on the Local Wetlands Inventory. Therefore, this criterion does not apply to this application.

20. *Manufactured and Mobile Homes - Chapter 8-6.100.*

FINDINGS: No manufactured or mobile homes are proposed in this application

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

FINDINGS: The property does not fall into any of these zones

B. *Relationship of the Natural and Physical Environment*

1. *Buildings shall be:*

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

FINDINGS: There are no trees impacted by the development.

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

FINDINGS: The applicant states there is no evidence of slumping or sliding.

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

FINDINGS: There are no trees impacted by this development.

C. *Exterior Elevations*

1. *Along the vertical face of single-family attached and multifamily structures, offsets shall occur at a minimum of every 30 feet by providing any two of the following:*
  - a. *Recesses (decks, patios, entrances, floor area, etc.), of minimum depth of eight feet;*
  - b. *Extensions (decks, patios, entrances, floor area, etc.), of minimum depth of 8 feet, a maximum length of an overhang shall be 25 feet; or*
  - c. *Offsets or breaks in roof elevations of 3 or more feet in height.*

FINDINGS: The proposal is not a residential structure so this criterion does not apply.

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 (for example, between single-family and multifamily residential, or residential and commercial) which are abutting or within 250 feet of the subject property. Additional buffering or screening may be required to address compatibility issues presented by such things as service areas, storage areas, parking lots, exterior lighting, and mechanical devices on rooftops (e.g., air cooling and heating systems). The following factors shall be considered to determine the design of the buffer:*

1. *The purpose of the buffer, for example to decrease noise levels, absorb air pollution and odors, filter dust, or provide a visual barrier;*
2. *The width and height of the buffer required to achieve its intended purpose;*
3. *The directions from which buffering is needed;*
4. *The required density of the buffering; and*
5. *Whether the viewer is stationary or mobile.*

E. *Privacy and Noise*

1. *Structures which include residential dwelling units shall provide private outdoor areas that are screened from adjoining units;*

FINDINGS: The proposal is not a residential structure so this criterion does not apply.

F. *Private Outdoor Areas - Residential Uses*

1. *In addition to the requirements of Subsection 8-6.148.110 D. 2, each ground level residential living unit shall have an outdoor private area (patio, terrace, porch), and shall be at least 48 square feet in size with a minimum width dimension of 4 feet and: Balconies used for entrances or exits shall not be considered as open space except where such exits or entrances are for the sole use of the unit.*

FINDINGS: The proposal is not a residential structure so this criterion does not apply.

G. *Shared Outdoor Recreation Areas - Residential Uses*

1. *In addition to the requirements of Subsections 8-6.148.110 E. and F., outdoor recreation space shall be provided in multi-family or manufactured/mobile home park residential development for the shared or common use of all residents in the following amounts:*
  - a. *Studio size up to and including two-bedroom units, 200 hundred square feet per unit; and*
  - b. *Three or more bedroom units, 300 square feet per unit.*
2. *The required recreation space may be provided using one or more of the following options:*
  - a. *It may be all outdoor space;*
  - b. *It may be part outdoor space and part indoor space, for example, an outdoor tennis court, and indoor recreation room;*
  - c. *It may be all public or common space;*
  - d. *It may be part common space and part private, for example, it could be an outdoor tennis court, indoor recreation room and balconies on each unit; or*
  - e. *Where balconies are added to units, the balconies shall not be less than 48 square feet.*

FINDINGS: The proposal is not a residential structure so this criterion does not apply.

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

1. *The structures and site improvements shall be designed so that public areas such as streets or public gathering places are clearly delineated, semipublic areas and private outdoor areas will be clearly defined in order to establish where persons have a legal right to be in the space. The separation of public and private space shall be identified in order to provide for crime prevention and to establish maintenance responsibility; and*
2. *These areas may be defined by:*
  - a. *A deck, patio, low wall, hedge, or draping vine;*
  - b. *A trellis or arbor;*
  - c. *A change in the texture of the path material;*
  - e. *Signs; or*
  - f. *Landscaping.*
3. *Mail boxes 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.*

FINDING: The development will include building and yard lighting. The parking area in front of and adjacent to the building will be open and visible to the public street. The standard is met.

I. *Landscaping*

1. *All landscaping shall be designed in accordance with the requirements set forth in this title.*
2. *CR, RC, LI, P, and OS Zones. A minimum of 15 percent of the site area shall be landscaped.*
3. *Parking, Loading or Service Areas.*
  - a. *A parking, loading or service area which abuts a street shall be set back from the right-of-way line by a landscaped strip at least 10 feet in width and the landscaped area shall: comply with the provisions of Chapter 8-6.104, Landscaping.*

- b. *A parking, loading or service area which abuts a property line shall be separated from the property line by a landscaped area that complies with the provisions of Chapter 8-6.104, Landscaping.*

FINDING: The proposed development meets these standards. The existing landscaping on the site meets the standards.

J. *Drainage*

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

FINDING: The existing drainage plan will suffice and is in compliance with applicable standards.

K. *Natural Features*

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

FINDING: This criterion is not applicable as there are no identified wetlands, riparian areas, or wildlife habitats.

L. *Mail Boxes*

*Mail boxes are prohibited in public road right-of-way.*

FINDING: The City will assure this standard is met.

RECOMMENDATION

It is recommended the Planning Commission APPROVE the proposed site design review subject to the following conditions:

1. All fees are paid to the City of Cascade Locks prior to any activity commences upon the property.
2. All public spaces shall be identified and no minors will be allowed access to the building in conformity to state law.
3. The site plan submitted with the building permit applications shall substantially conform to that submitted with this application.
4. The reconstructed building will have a knox box with the installation to be approved by the Fire Chief. Each of the buildings will have address numbers that are contrasting in color and can be seen from the road.
5. All required parking spaces shall be clearly marked and reflected on the final site plan.

