CITY OF CASCADE LOCKS
PLANNING COMMISSION
AGENDA

Thursday, September 12, 2019 at 7:00 PM
City Hall

1. Call Meeting to Order.

2. Approval of August 8, 2019 Minutes.

3. New/Old Business:
   a. Public Hearing 7:00 PM: Site Plan Review – Port of Cascade Locks

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 Larry Cramblett opened the meeting at 7:00 PM. PC Members present were Virginia Fitzpatrick, Catherine Alder, Todd Bouchard, Gary Munkhoff, and Larry Cramblett. Others present were City Administrator Gordon Zimmerman, City Recorder Kathy Woosley, and Butch Miller.

2. Approval of February 14, 2019 Minutes. PCM Munkhoff moved, seconded by PCM Fitzpatrick, to approve the minutes. The motion passed unanimously.

3. New/Old Business:

   a. Review TIB Conditional Use Permit. Chair Cramblett said in his review of the conditions he finds that TIB is out of compliance. He said only if the foundation for the new building had been poured by the end of June would they get until the end of December 2019. There was consensus of the Planning Commission that this is the correct interpretation of the condition.

   CA Zimmerman said there are two parts to this condition and another interpretation is that there was a one-year conditional use permit applied for and had there been a foundation poured by the end of June that would have given the applicant an additional six months (June 2020) without having to come back to the Planning Commission for an extension. He suggested writing TIB a letter reminding them that they would need to file a new conditional use permit application in the appropriate time frame. There was consensus of the Planning Commission.

   b. Review Community Development/Public Works Design Standards Consistency. CA Zimmerman said the new Planning Consultant is working on the boundary change project. He explained that the City Council would like to align the Scenic Area Boundary, the Urban Growth Boundary, and the City Limit Boundary. He said another piece to this project is rezoning the Port's Business Park High Density Residential (HDR) zone to Resort Commercial (RC) and rezoning the Port's property west of Moody Avenue to HDR. He said WSP's expense to the City was too expensive for their review of the PWDS and decided that staff can make the amendments needed at this time. CA Zimmerman asked the Planning Commission if they had additional changes to the PWDS. PCM Munkhoff stated that private driveway standards should be in the Community Development Code and not in the Public Works Design Standards (PWDS). CA Zimmerman said that does make sense and added that to the list of amendments. CA Zimmerman said staff would continue to work on this project.

4. Public Comment. None.

5. Adjournment. Chair Cramblett adjourned the meeting at 7:52 PM.

Prepared by
Kathy Woosley
City Recorder

APPROVED:

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Larry Cramblett
Chair

CITY OF CASCADE LOCKS
Staff Report – Summary of Findings and Recommended NOD
August 29, 2019

Application File Number:	LU 19-005
Type of Action Requested:	Site Plan Review
Application Complete:	August 22, 2019
Action Deadline:	February 22, 2020 (120 days)
Review Criteria:	Article II – Procedures: 8-6.20.040 Planning Commission Review, 8-6.24 Processing Development Actions. Article III – Land Use Districts: 8-6.44 General Provisions, 8-6.88 Heavy Industrial Zone (HI). Article IV – Development Standards: 8-6.104 Landscaping and Beautification, 8-6.108 Parking and Loading, 8-6.112 Circulation and Access, 8-6.116 Vision Clearance, 8-6.144 Signs, 8-6.145 Traffic Impact Analysis. Article V – Development Review: 8-6.148 Site Plan Review.
Applicant(s):	Port of Cascade Locks P.O. Box 307 Cascade Locks, OR 97014
Property Owner(s):	Port of Cascade Locks
Location:	Southeast corner of NE Columbia Gorge Way and NE Cramblett Way. Tax lot: 02N08E0500304. SEC 5, T2N, R8E, TL 304
Zoning:	Heavy Industrial (HI), Light Industrial (LI)
Overlay Zone(s):	N/A
Lot Size:	4.25 acres
Specific Action Requested:	The applicant is proposing to build a 40,000 square foot single-story industrial building, including 37,600 square feet devoted to manufacturing and 2,400 square feet for associated office. The applicant also identifies that a 2,400 square-foot mezzanine for additional office space would be built in the future with no timeframe identified. The future tenant would be The Renewal Workshop and will utilize the building to receive, sort, repair, package, and ship repurposed outdoor apparel and related merchandise. Associated site improvements to service the building include vehicle and bicycle parking, landscaping, lighting, accesses, a trash enclosure, loading docks, and stormwater ponds. The subject parcel is Lot 2 of the Port of Cascade Locks Business Park.
Staff Decision and Summary:	City staff has reviewed the proposed building and site improvements against the applicable code standards outlined in the City of Cascade Locks Community Development Code (CDC). Staff recommends to the Planning Commission **Approval with Conditions**. Conformance with applicable code standards and conditions of approval are outlined in the following staff report.

FINDINGS:

Article II Procedures

Chapter 8-6.20 – Types of Development Actions and Determination of Proper Procedure

8-6.20.040 Planning Commission Review

A. *Planning Commission actions involve development or uses which may be approved or denied, thus requiring the exercise of discretion and judgment when applying the development criteria contained in this title or the Comprehensive Plan. Impacts may be significant and the development issues complex. Extensive conditions of approval may be imposed to mitigate impacts or ensure compliance with this title and the Comprehensive Plan.*

Finding: According to CDC 8-6.148.030, site plan review applications shall be administered and reviewed as a Planning Commission review. Conditions of approval are included throughout this staff report to mitigate impacts and ensure compliance with the CDC and Comprehensive Plan.

Chapter 8-6.24 – Processing Development Actions

8-6.24.020 Pre-Application Conference

A. *No application for a City Administrator, Planning Commission, or City Council action shall be received by the Administrator unless the applicant or the applicant's representative has:*
   1. *Attended a pre-application conference with the City Administrator; or*
   2. *Signed a waiver, on a written statement prepared by the City Administrator, waiving the pre-application conference requirement.*

Finding: The applicant submitted a pre-application waiver on August 19, 2019, which was approved by the City on that same date.

8-6.24.030 Application

B. *A complete application is one which contains the information required to address the relevant standards of the Comprehensive Plan and this title. It shall consist of the following:*

   1. *A completed original application form, signed by all persons required for initiating an application under Section 8-6.24.010;*
   2. *A current Hood River County tax map(s) showing the subject property(ies) and all properties within 250 feet of the subject property;*
   3. *Relevant public facilities information;*
   4. *Additional information required by other provisions of this title and the Comprehensive Plan;*
   5. *Additional information directly related to the applicable standards of this title or the Comprehensive Plan as deemed essential by the City Administrator to evaluate adequately the specific application for compliance with those criteria and standards; and*
   6. *The applicable fees adopted by the City Council are hereby incorporated by reference as the fees herein. These fees may be amended by resolution and order by the Council.*

Finding: The applicant submitted the application on August 13, 2019 and was deemed complete on August 22, 2019. Any additional information needed from the applicant has been incorporated into this staff report via required conditions of approval. All applicable fees have been paid. The applicant's submittal is included as Exhibit A to this staff report.

8-6.24.040 Application Submittal and Acceptance

C. *The date of submission shall be recorded. Within 7 calendar days for Administrative decisions and 14 calendar days for all others, the City Administrator shall determine whether the application is complete. The City Administrator shall notify the applicant when the application is accepted as complete or rejected as incomplete if deficiencies are found. Resubmitted applications shall be subject to another 7 or 14 calendar day completeness check.*

D. *Upon determination of completeness, applications shall be accepted immediately. The date of acceptance shall be recorded. The 120-day clock for processing the application shall start the day the application is deemed complete as evidenced in the completeness letter to the applicant. Except for Administrative decisions, the City Administrator shall notify the applicant that the application is complete. Unless otherwise directed by the City Council, applications shall be processed in the order accepted.*

Finding: The application was deemed complete on August 22, 2019; nine days after the application was received by the City. The applicant was also notified of completeness on August 22, 2019, in which time the 120-day clock began with a decision deadline of February 22, 2020.

8-6.24.050 Notice of Development Actions

D. *Planning Commission or City Council Review*

1. *Notice of public hearing shall be sent by mail at least 20 calendar days before the hearing.*
2. *The notice of public hearing shall be mailed to: [...]*
3. *The notice of public hearing shall contain: [...]*
4. *In addition to all other notice, at least 10 calendar days before a Planning Commission public hearing for a quasi-judicial plan amendment, notice shall be provided in a newspaper of general circulation in the city.*

Finding: The notice for the Planning Commission meeting was sent out on August 22, 2019; 20 days before the September 12, 2019 hearing (see Exhibit B). The notice contained all of the required information outlined in CDC 8-6.24.050.D.3 and was mailed by the City to the applicant and all property owners of record within 250 feet of the subject property. In addition, notice was provided in the Hood River News on August 31, 2019; 12 days before the September 12, 2019 hearing (see Exhibit C).

8-6.24.060 Staff Report

B. *City Administrator, Planning Commission, or City Council decisions on proposed developments shall be made with a staff report. This report shall be provided to the applicant without charge. All others may obtain a copy upon request and payment of a reasonable fee to cover the cost of reproduction, overhead, and mailing.*

C. *A staff report shall be available no later than 7 calendar days before a Planning Commission hearing or any hearing on appeal. Staff reports are mailed approximately 7 calendar days prior to the public hearings to the applicant and interested parties who*

request them. Mailing the report does not guarantee sufficient time prior to the public hearing to respond to the conditions of approval. Obtaining a copy of the staff report in person at the City best assures ample time for review and comment at the public hearing.

Finding: This staff report was prepared for the Planning Commission to review for the proposed development. The staff report was provided to the applicant on September 5, 2019 and were made available to the public on September 5, 2019.

8-6.24.070 Decisions

D. Findings and Conclusions

For City Administrator, Planning Commission, and City Council decisions, the approval authority shall provide brief and concise findings of fact, conclusions of law, and an order for all development approvals, conditional approvals, or denials. The findings and order shall set forth the criteria and standards considered relevant to the decision, state the facts relied upon, and briefly indicate how those facts support the decision. In the case of denial, It shall be sufficient to address only those standards upon which the applicant failed to carry the burden of proof or, when appropriate, the facts in the record that support denial.

F. Conditions of Approval

1. The approval authority may impose conditions on any City Administrator, Planning Commission, or City Council development approval. Such conditions shall be designed to protect the public from potential adverse impacts of the proposed use or development or to fulfill an identified need for public services within the impact area of the proposed development. Conditions shall not restrict residential densities to less than that authorized by the development standards of this title.

Finding: This staff report represents staff's recommendation after review of the proposed industrial development and presents findings of fact and conclusions, as well as imposes required conditions of approval upon the applicant to ensure impacts are mitigated for and the CDC and Comprehensive Plan are complied with. Planning Commission can recommend adopted findings in this staff report with additions or revisions in accordance with the CDC and Comprehensive Plan.

Article III Land Use Districts

Chapter 8-6.44 – General Provisions

8-6.44.010 Districts Generally

All lands, tracts, and area within the corporate limits of the city area are included within one of the following described land use zoning districts. The purpose of use, classification, and uses of each tract within the corporate limits of the city shall be limited to those applicable to the zoning classification district within which such tract or lands are situated.

Finding: The subject parcel is split-zoned into two separate zoning districts: Light Industrial (LI) and Heavy Industrial (HI) (see Figure 1 below). The LI zone only covers a minor portion of the parcel on the northeast and eastern edge. According to the submitted site plan, no work is proposed in the LI zone with all of the proposed site improvements and building located within the HI zone. The CDC does specify how split-zoned parcels are interpreted, but as all improvements are proposed in the HI zone, LI zone standards are not addressed below.

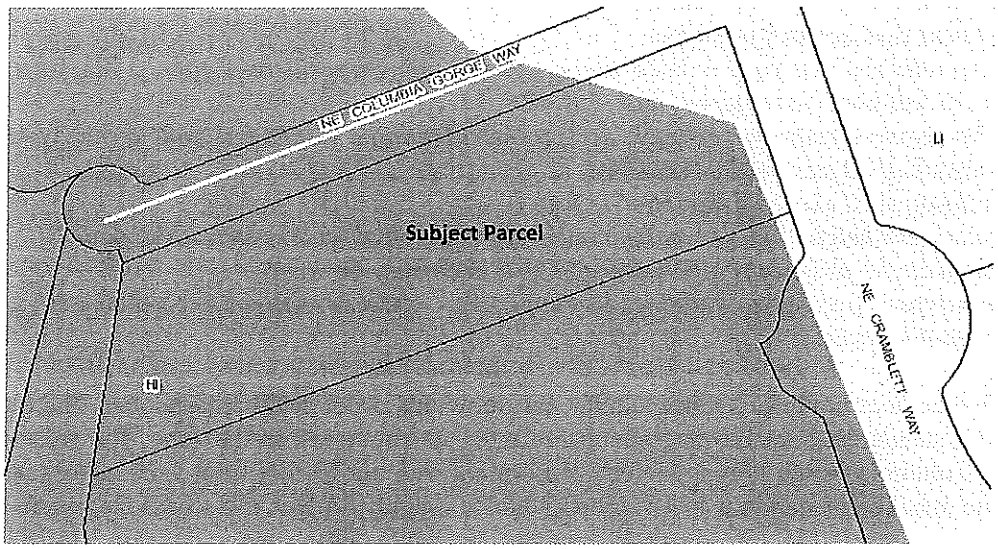


Figure 1: Split Zoning of Subject Parcel

Chapter 8-6.88 – Heavy Industrial Zone (HI)

8-6.88.020 Permitted Uses

A permitted use is a use which is allowed outright, but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted used under the provisions of Chapter 8-6.48, Unlisted Use. Permitted uses in the HI district are as follows:

B. Manufacturing and production;
C. Wholesale sales

Finding: The proposed use would be classified as primarily Manufacturing and production. According to CDC 8-6.08.030 Definitions of Land Use Types, Manufacturing and production is defined as the manufacturing, processing, fabrication, packaging and assembly of goods. The applicant's proposed use, The Renewal Workshop, would utilize the building to receive, sort, repair, package, and ship repurposed outdoor apparel and related merchandise. The applicant also states in their narrative that the facility will occasionally be used for special events to showcase and sell products. This use, Wholesale sales, is also allowed outright in the HI zone.

Manufacturing and production would be the primary use of the building, as defined in CDC 8-6.08.030.B.2. 2,400 square feet of the proposed building will be devoted to associated office. The applicant also identifies that a 2,400 square-foot mezzanine for additional office space would be built in the future. This would equate to 12 percent of the overall building square footage being utilized for office. The proposed and future office use within the building would be considered an accessory use to the Manufacturing and production use and is allowed outright per 8-6.08.030.B.4.

As a **Condition of Approval**, no more than 50 percent of the building can be utilized as office.

8-6.88.040 Dimensional Requirements.

Unless modified as provided in Chapter 8-6.140, Planned Development Overlay Zone or Chapter

8-6.160, Variance, the dimensional requirements in the HI district area as follows:

A. There is no minimum lot size.
B. There is no minimum lot width or lot depth requirement.
C. The minimum setback requirements shall be as follows:
  1. Front yard setback of 10 feet;
  2. No required side yard setback, except when abutting a residential zone, a side yard of 20 feet shall be required; and
  3. No required rear yard setback, except when abutting a residential zone, a rear yard setback of 20 feet shall be required.
D. No building shall exceed a height of 45 feet.
E. The maximum height and size and minimum setbacks for accessory structures shall comply with the provisions of Chapter 8-6.164, Accessory Structure.
F. The maximum coverage of buildings and impervious surfaces shall not exceed 90 percent of the total lot area.

Finding: The HI zone does not have a minimum lot size, lot width, or lot depth requirement. There are no required side or rear setback standards as the development parcel does not abut a residential zone. The proposed front yard setback from NE Columbia Gorge Way is 16 feet, conforming with the 10-foot front yard setback standard. The building meets the max height standard as it is proposed to be roughly 34 feet. No accessory structures are proposed. The total lot area is 185,256 square feet and the applicant is proposing to develop 108,262 square feet devoted to the proposed building and new pavement and concrete, equating to building and impervious surface coverage of roughly 58 percent. All dimensional requirements are met.

Article IV Development Standards

Chapter 8-6.104 – Landscaping and Beautification

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. Location of underground irrigation system sprinkler heads where applicable;
  2. Location and height of fences, buffers, and screenings;
  3. Location of terraces, decks, shelters, play areas, and common open spaces;
  4. Location, type, size, and species of existing and proposed plant materials with delineation of which trees and plant materials will be retained; and
  5. A narrative or notes on the site landscaping plan which addresses:
    a. Soil conditions;
    b. Erosion control measures that will be used;
    c. Methods to be employed by the owner or the owner's agents to provide above and below ground protection for existing trees and plant materials identified to remain; and
    d. The approval standards contained in this chapter.

Finding: The applicant submitted a site plan with some of the landscaping information required in CDC 8-6.104.030, including the location, size, and type of proposed landscaping. No terraces, decks, shelters, play areas, or common spaces are proposed. Landscape buffering and screening are not required (see 8-6.104.100 below).

As a **Condition of Approval**, prior to building permit approval, the applicant shall submit a landscape plan that includes the location of the underground irrigation system and sprinkler heads, species of proposed landscaping along with the location, type, and size, existing soil conditions, erosion control measures, and existing plant and tree materials that will remain and methods employed for protection of these materials during construction.

8-6.104.040 General Provisions

B. Unless otherwise provided by a lease agreement, the owner, tenant, and their agent, if any, shall be jointly responsible for the maintenance of all landscaping. Landscaping materials shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris.

Finding: As a **Condition of Approval**, the required landscape plan shall contain maintenance notes that provide details regarding how the owner and/or tenant of the property will maintain the landscaping in good conditions.

D. The installation of all landscaping shall be as follows:

1. *All landscaping shall be installed according to accepted planting procedures in accordance with the provisions of this title and generally following the provisions of Sunset New Western Garden Book, latest edition, Lane Publishing Company, Menlo Park, California.*
2. *The plant materials shall be of high grade and be healthy, disease free, well branched stock characteristic of the species; and*
3. *Any required landscaped area shall be designed, constructed, installed and maintained so that the ground shall be covered by living grass or other plant materials within 3 years.*

Finding: As a **Condition of Approval**, all installation of landscaping on site shall comply with CDC 8-6.104.040 prior to the issuance of occupancy.

F. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the city such as the posting of a bond.

Finding: As a **Condition of Approval**, a certificate of occupancy for the proposed building shall not be issued until all landscaping requirements conditioned within this staff report are completed and approved by the City.

G. Existing plant materials on a site shall be protected as much as possible:

1. *The tree and plant materials to be saved shall be noted on the landscape plans;*
2. *The developer shall provide methods for the protection of existing trees and plant materials identified for preservation, including use of chain link or other sturdy fence placed around the tree at the drip line; and*
3. *Neither topsoil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.*

Finding: The applicant has been conditioned to create a landscape plan that identifies existing tree and plant materials to remain, as well as methods for protection of said materials.

As a **Condition of Approval**, during construction of the site, no topsoil or construction materials shall be stored within the drip line of trees designated to be preserved.

H. After completion of site grading, topsoil shall be restored to exposed cut and fill areas to provide a suitable base for seeding and planting. All planted areas shall be graded to provide positive drainage.

Finding: As a **Condition of Approval**, all exposed cut and fill areas from site grading shall be restored with topsoil prior to the issuance of a certificate of occupancy.

J. The review procedures and standards for required landscaping and screening shall be specified in the conditions of approval during development review and in no instance shall be less than what is required by this chapter.

Finding: Procedures and standards for required landscaping are outlined in this staff report. Conditions of approval requiring conformance with these procedures and standards are incorporated in this staff report.

L. Trees and plant materials required as a condition of development approval shall conform with the following specifications:

1. *Deciduous shade and ornamental trees shall be a minimum of 1-1/2 inches caliper measured 6 inches above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall conform to a characteristically shaped specimen.*
2. *Coniferous trees shall be a minimum 5 feet in height above ground, balled and burlapped. Trees shall be well branched and represent a characteristically shaped specimen.*
3. *Evergreen and deciduous shrubs shall be at least 1 to 5 gallon size. Shrubs shall be characteristically branched. The side of the shrub with the best foliage shall be oriented to public view.*
4. *Groundcover shall be fully rooted and shall be well branched or leafed. English Ivy (Hedera Helix) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.*
5. *Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscaped industry.*

Finding: As a **Condition of Approval**, all deciduous and coniferous trees, evergreen and deciduous shrubs, and groundcover and lawns on site shall conform to the specifications outlined in CDC 8-6.104.040.L as verified by the City prior to issuance of a certificate of occupancy.

M. Landscaped areas shall be provided with automatic irrigation systems or a readily available water supply with at least one outlet located within 150 feet of all plant materials to be maintained.

Finding: As a **Condition of Approval**, all landscaped areas shall be provided with automatic irrigation systems or a readily available water supply with at least one outlet located within 150 feet of all plant materials. This information shall be included on the required landscape plan prior to issuance of a building permit.

8-6.104.050 Street Trees

All development projects fronting on a public or private street approved through a site plan review, conditional use, or subdivision review process, after the adoption of this title, shall be required to plant street trees in accordance with the standards in this chapter.

8-6.104.060 Location of Street Trees

A. Landscaping in the front and exterior side yard shall include trees with a minimum caliper of 2 inches at 6 inches above ground as specified in the requirements stated in Subsection 8-6.104.060 B.

B. The specific spacing of street trees by size of tree shall be as follows:

1. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) shall be spaced no greater than 20 feet apart;
2. Medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) shall be spaced no greater than 30 feet apart;
3. Large trees (over 40 feet tall and more than 35 feet wide branching) shall be

spaced no greater than 40 feet apart;
4. Trees shall not be planted closer than 20 feet from a street intersection, nor closer than 2 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles in order to maintain visual clearance;
5. No new utility pole location shall be established closer than 5 feet to any existing street tree;
6. Tree wells shall be located so as not to interfere with utility services (water and gas meters, etc.);
7. On-premises services (water and gas meters, etc.) shall not be installed within existing tree well areas;
8. Street trees shall not be planted closer than 20 feet to a public light standard;
9. New light public standards shall not be positioned closer than 20 feet to existing street trees except when public safety dictates;
10. Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines;
11. Trees shall not be planted within 2 feet of any permanent hard surface, paving, curb, or walkway; and
12. The space between the tree and the hard surface may be covered by a nonpermanent hard surface such as grates, bricks on sand, paver blocks, and cobblestones.

Finding: According to the applicant's narrative and site plan, no street streets are currently proposed.

As a **Condition of Approval**, street trees shall be required to be planted along the frontage of NE Columbia Gorge Way and adhere to the standards outlined in CDC 8-6.104.060.A. and B. and the applicant shall update their site plan and landscape plan to include street tree type and spacing prior to certificate of occupancy.

As a **Condition of Approval**, any area that is not proposed for landscaping in the required 10-foot front yard setback shall be established with non-irrigated, low-maintenance surfacing.

8-6.104.100 Buffering and Screening- General Provisions

B. A buffer/screening area shall be provided between different types of land uses, as indicated in the following table:

	Zoning of Property to be Developed	
Zoning of Abutting Property	*LI*	*HI*
LI	*0'*	*B-5'*
HI	*B-5'*	*0'*

Source: 8-6.104.100 Buffer and Screening Table

Finding: Buffering and screening is not required for proposed development. As mentioned, the parcel is split-zoned between HI and LI with most of the parcel within the HI designation. HI-zoned properties abutting other HI-zoned properties and LI-zoned properties abutting other LI-zoned properties do not require any buffering or screening. The site to the west of the subject parcel is zoned HI; which abuts the HI-zoned portion of the subject parcel. NE Cramblett and the site to the east of the street are zoned LI, which abut the LI-zoned portion of the subject parcel. The site to the south and NE Columbia Gorge Way to the north are also split-zoned, corresponding with the split-zoned line of the subject parcel; therefore, HI-zoned portions of the subject parcel border other HI-zoned portions of the south site and NE Columbia Gorge Way and the LI-zoned portions of the subject parcel border other LI-zoned portions of the south site and NE Columbia Gorge Way.

G. Fences and Walls

1. Fences and walls shall be constructed of any materials commonly used in the

construction of fences and walls such as wood or brick, or otherwise acceptable by the City Administrator;

2. *Such fence or wall construction shall be in compliance with Section 8-6.104.120 of this code; and*
3. *Chain link fences with slats shall qualify for screening. However, chain link fences without slats shall require the planting of a continuous evergreen hedge to be considered screening.*

Finding: The applicant is proposing to construct a roughly 833 square foot trash enclosure on the south side of the site composed of a chain link fence with slats. Conformance with CDC 8-6.104.120 is discussed below.

8-6.104.120 Fences and Walls

Except when the approval authority, as a condition of approval, allows that a fence or wall be constructed to a greater height. The following maximum height standards are:

A. *4 feet in height in a required front yard or side yard forward of the front yard setback line;*
B. *6 feet in side yards behind the front yard setback or rear yards; and*
C. *Visual clearance requirements in Chapter 8-6.116.*

Finding: The applicant is proposing an 8-foot fence as the trash enclosure. The fence is not located in the front yard setback and side and rear yard setbacks do not apply to this parcel. Staff considers this height to be allowable to affectively screen the trash area.

As a **Condition of Approval,** the trash enclosure fence shall not be taller than 8-feet.

8-6.104.130 Parking and Loading Areas

A. *Screening of parking and loading areas shall be accomplished as follows:*

1. Landscaped parking areas shall include special design features which effectively screen the parking lot areas from view. These design features may include the use of landscaped berms, decorative walls, and raised planters;
2. Landscape planters may be used to define or screen the appearance of off-street parking areas from the public right-of-way;
3. Materials to be installed should achieve a balance between low lying and vertical shrubbery and trees;
4. Trees shall be planted in landscaped islands in all parking areas, and shall be equally distributed and on the basis of one tree for each seven parking spaces in order to provide a canopy effect; and
5. The minimum dimension of the landscape islands shall be 48 inches measured from back to curb, and shall be designed so as to prevent vehicular damage to trees. Landscaping shall be protected from vehicular damage by some form of wheel guard or curb.

Finding: The proposed parking area is located south of the proposed building with some stalls located along the western façade of the building. Views from NE Columbia Gorge Way are effectively screened by the building. The southern parking lot is roughly 430 feet west of NE Cramblett Way. The site plan proposes four trees along the southern lot line, screening some of the views of the parking lot from the lot to the south To the west of the stalls along the western façade of the building is a 40-foot-wide public access/utility easement located on a vacant parcel (Lot 6), owned by the Port of Cascade Locks, where a new 28-foot-wide site access is proposed. The applicant is proposing nine parking area trees, including within landscape islands and along the southern lot line, which meets the one tree per seven parking spaces standard as 57 spaces are proposed. Three of the landscape islands along the

southern parking area do not contain any trees, according to the site plan. All landscape islands meet the minimum dimensional standard.

As a **Condition of Approval**, the landscape strip along the southern parking lot, between the parking lot and the southern lot line, shall utilize special design features, such as shrubs, a hedge, or a landscaped berm, to effectively screen the parking lot from the lot to the south. The type of screening shall be specified on the landscape plan.

As a **Condition of Approval**, the landscape plan shall include and the site plan shall be updated to include one tree planted in each landscape island.

As a **Condition of Approval**, all parking lot landscaping areas shall be protected by some form of wheel guard or curb.

B. Criteria for trees and parking areas. Deciduous shade trees shall meet the following criteria:
1. Reach a mature height of 30 feet or more;
2. Cast moderate to dense shade in the summer;
3. Be long lived, i.e., over 60 years;
4. Do well in an urban environment by being:
a. Pollution tolerant; and
b. Tolerant of direct and reflected heat.
5. Require little maintenance:
a. Mechanical strong and resistant to wind and icing conditions;
b. Insect and disease resistant; and
c. Require little pruning.
6. Be resistant to drought conditions.
7. Be barren of fruit production.

Finding: As a **Condition of Approval,** all deciduous trees shall meet the criteria outlined in CDC 8-6.104.130.B and shall be shown on the landscape plan prior to building permit approval.

8-6.104.140 Re-vegetation

A. Where natural vegetation has been removed through grading in areas not affected by the landscaping requirements and that are not be occupied by structures, such areas are to be replanted as set forth in this section to prevent erosion after construction activities are completed.

B. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the site and protected from erosion while grading operations are underway.
1. Such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved; and
2. After completion of such grading, the topsoil is to be restored to exposed cut and fill embankments or building pads to provide a suitable base for seeding and planting.

Finding: As a **Condition of Approval,** any natural vegetation that was removed during site development that won't be occupied by the building or any associated uses shall be replanted to the standards highlighted in CDC 8-6.104.140.B.2. Topsoil shall be stored on or near the site and protected from erosion during grading activities and shall not be located where it would cause suffocation of root systems of trees intended to be preserved. A building permit shall not be obtained before this condition is met and a final grading plan featuring this information is provided and approved.

Chapter 8-6.108 – Parking and Loading

8-6.108.030 Minimum Off-Street Parking Requirements [...]

Use Categories	***Minimum Required Parking***
Manufacturing and Production	*1 space per 2,000 square feet of floor area or 4 minimum*
Office	*1 space per 400 square feet of floor area*

Source: 8-6.108.030 Minimum Off-Street Parking Requirements Table

Finding: The applicant is proposing to build a 40,000 square foot building; 37,600 square feet would be devoted to Manufacturing and Production with 2,400 square feet of associated office area. This would require the minimum parking to be 25 spaces. Including the future 2,400 square feet of office area for the mezzanine, the minimum parking would be 31 spaces. As the applicant is proposing 57 spaces, this standard is met.

8-6.108.040 Parking Dimension Standards

A. Table of Standards[...]

Angle from Curb	***Stall Width***	***Aisle Width***	***Stall Length***
90 degrees	*9'0"*	*24'0"*	*18'0"*

Source: 8-6.108.040 Parking Dimension Standards

Finding: The applicant is proposing 90 degree parking spaces. Per the submitted site plan, stall widths are ten feet, aisle width is 30 feet and stall lengths are 20 feet. This standard is met.

8-6.108.050 Parking Design Standards

A. Parking for Handicapped

All parking lots in conjunction with government and public buildings, as defined by Chapter 31 of the Uniform Building Code, are to include parking for the handicapped as set forth below. These spaces may be included to satisfy the total number of parking spaces required.

1. One space for the first 50 spaces or fraction thereof; and one additional space for each additional 50 spaces or fraction thereof.
2. Parking lot and parking spaces shall conform to the requirements of Chapter 31 of the Uniform Building Code.
3. Spaces shall be located nearest to the main pedestrian access point from the parking area to building or use serviced by the parking, and are to be designed so parsons using wheelchairs or assisted walking are not compelled to pass behind parked vehicles.
4. Parking for the handicapped shall be identified in accordance with the International Symbol of Accessibility for the Handicapped.

Finding: The applicant is proposing three handicapped spaces along the front of the building; this standard is met.

As a **Condition of Approval**, the proposed parking lot and parking spaces shall conform to the requirements of Chapter 31 of the Uniform Building Code and handicapped spaces shall be identified in accordance with the International Symbol of Accessibility for the Handicapped.

D. Drainage

1. Off-street parking and loading areas shall be drained in accordance with specifications approved by the City Administrator to ensure that ponding of storm

water does not occur.

2. Except for single-family and two-family residences, off-street parking and loading facilities shall be drained to avoid flow of water across public sidewalks and streets.

Finding: According to the conceptual grading and stormwater plan, parking and loading areas will drain to two stormwater ponds proposed on the northeast and southwest corners of the site. Water will not flow to public sidewalks or streets. This standard is met.

As a **Condition of Approval**, the applicant shall be required to go through engineering review and approval prior to obtaining a building permit to conform with City standards in regard to site drainage (CDC 8-6.108.050.D.), access drive standards (CDC 8-6.112.050.A.), and site grading/erosion control (CDC 8-6.148.070).

E. Wheel Stops

1. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop that is at least 4 inches high located three feet back from the front of the parking space.

Finding: As a **Condition of Approval**, all proposed parking spaces shall be provided with wheel stops that are at least 4 inches high and 3 feet back from the front of the parking space.

F. Maintenance of Parking Areas

All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

Finding: As a **Condition of Approval**, any breaks in paved surfaces of the parking lot and broken or splintered wheel stops shall be repaired/replaced promptly so that function is not impaired.

8-6.108.060 Minimum Bicycle Parking Requirements

Use Categories	*Minimum Required Bicycle Parking*
Manufacturing and Production	*1 per 10 required vehicle spaces or 2 minimum*
Office	*1 space per 4,000 square feet of floor area, or 2 minimum*

Source: 8-6.108.060 Minimum Bicycle Parking Requirements

Finding: The applicant is proposing to build a 40,000 square foot building; 37,600 square feet would be devoted to Manufacturing and Production with 2,400 square feet of associated office area. A 2,400 square foot mezzanine office area will also be built in the future, according to the applicant. For 4,800 square feet of total office area, the required minimum parking spaces would be two. 37,600 square feet of manufacturing area requires 19 parking spaces, per CDC 8-6.108.030; therefore, the required minimum parking spaces for the manufacturing use would be two, totaling a minimum required bicycle parking of four spaces on site. The applicant is proposing four bicycle spaces; this standard is met.

8-6.108.070 Bicycle Parking Design Standards

A. Parking Facility Design

1. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary rack which support the frame so the bicycle cannot easily be pushed or fall to one side. Racks that require a user-supplied lock shall accommodate locking the frame and both wheels using either a cable or U-shaped

lock.
2. Bicycle parking spaces shall be at least 6 feet long and 2.5 feet wide, and overhead clearance in covered spaces shall be a minimum of 7 feet.
3. A 5-foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.
4. Bicycle racks or lockers shall be securely anchored.
5. Required bicycle parking shall be located in a well-lighted, secure, and visible location.
6. Bicycle parking shall not obstruct walkways. A minimum 5-foot wide aisle shall remain clear.

Finding: As a **Condition of Approval**, all required bicycle parking stalls and racks shall conform to the standards outlined in 8-6.108.070. The applicant shall provide details or cut sheets of bicycle parking prior to building permit approval.

B. Locational Standards for Bicycle Parking
1. All required bicycle parking shall be located on the site within 50 feet of main building entrances and not farther from the entrance than the closest standard or compact motor vehicle parking space. Bicycle parking shall have direct access to both the public right-of-way and to the main entrance of the principal use.
2. For buildings or development with multiple entrances, required bicycle parking shall be distributed proportionally at the various public entrances. Public parking shall be distributed at the various public entrances, while employee parking shall be located at the employee entrance, if appropriate.

Finding: According to the site plan, bicycle parking has a direct access to the proposed building and public right-of-way via a concrete walkway that connects with NE Columbia Gorge Way. According to the elevation drawing, multiple entrances are proposed along the front of the building (south elevation). The bicycle parking is proposed on in an island at the southwest corner of the building and near a building entrance. It is unclear from the site plan if the proposed bicycle parking is further from the entrance than the closest standard motor vehicle parking space; however, staff finds that the location of the proposed bicycle parking and close proximity to a building entrance is adequate for the proposed development.

8-6.108.080 Loading Area Standards

C. Off-Street Loading Spaces

Buildings or structures to be built or altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading and maneuvering space as follows:
1. Every commercial and industrial use having floor area of 10,000 square feet or more, shall have at least one off-street loading space on the site;
2. One additional off-street loading space shall be provided for each additional 20,000 square feet or fraction thereof; and
3. Loading spaces and areas shall be located in a manner that does not conflict with vehicular and pedestrian traffic on the site.

Finding: The building will receive and ship outdoor apparel and related merchandise, requiring off-street loading spaces. As the proposed building is 40,000 square feet, the site would require two loading spaces. According to the narrative and shown on the site plan, three loading spaces are included on-site at the east end of the building. Two are depressed truck level and one is at grade. A grade level loading space is also shown on the south side of the building. As pedestrian walkways are proposed west and north of the loading areas, and the area east of the proposed building is wide enough to accommodate vehicular movement and loading activities, there should be no conflicts between loading areas and vehicular and pedestrian traffic. This standard is met.

Chapter 8-6.112 – Circulation and Access

8-6.112.020 General Provisions

B. Availability of Improvements

All required circulation and access improvements must be available for use prior to occupancy of any structure.

D. Each parking or loading space shall be accessible from a street and the access shall be of a width and location as described in this title.

Finding: Each parking and loading space is accessible from NE Columbia Gorge Way via the two proposed driveways.

As a **Condition of Approval**, all required circulation and access improvements on-site shall be developed prior to the issuance of a certificate of occupancy.

8-6.112.040 Access Standards - Non-Residential

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

Number of Required Parking Spaces	***Minimum Number of Driveways***	***Minimum Property or Easement Width***	***Minimum Pavement Widths and Walkways***
0-99	*1*	*30 feet*	*24 feet: Curbs on both sides and 5 foot walkway on one side.*

Source: 8-6.112.040 Access Standards – Non-Residential

Finding: 57 parking spaces are proposed on site. One 50-foot driveway is proposed along NE Columbia Gorge Way accessing the site from the north. An additional 28-foot-wide driveway is proposed within the 40-foot-wide public access and utility easement accessing the site off of NE Columbia Gorge Way from the west. Concrete walkways up to code already exist along this street. This standard is met.

8-6.112.050 Design Standards – Residential and Non-Residential

A. Access Drives

1. Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site.

2. Parking spaces on major access driveways shall be designed to reduce or eliminate backing movements and other conflicts with the driveway traffic entering the site.

8. Access drives in excess of 150 feet in length shall allow turning of fire apparatus around by one of the following:
a. A level, circular, paved surface having a minimum turn radius measured from center point to outside edge of 40 feet; or
b. A level, hammerhead-configured, paved surface with each leg of the hammerhead having a minimum depth of 40 feet and a minimum width of 20 feet

Finding: The applicant is proposing parking spaces along the western frontage of the building that could potentially conflict with the proposed western access to the site. The applicant has been conditioned to go through engineering review prior to building permit approval to confirm that there will be no backing movement or other conflicts at this access point. The site would be accessed off of NE Columbia Gorge Way, which currently terminates at the northwest portion of the site via roundabout with an outer edge of 40 feet, according to the site plan.

C. On-Site Bicycle and Pedestrian Circulation

1. Walkways and driveways shall provide a direct connection to existing and planned walkways and driveways on adjacent developments.
2. Sidewalks and walkways must connect the pedestrian circulation system to other areas of the site such as buildings, vehicle and bicycle parking, children's play areas, required outdoor areas, and any pedestrian amenities, such as open space, plazas resting areas, and viewpoints.
3. Walkways shall be located so that pedestrians have a short distance to walk between a public sidewalk and building entrances.
4. Pedestrian and bicycle connections shall be direct and circuitous routes shall be avoided.
5. Where pedestrian or bicycle routes cross driveways, parking area, or loading areas, the connection must be clearly identifiable through the use of striping, elevation changes, speed bumps, a different paving material, or other similar method.
6. Where pedestrian or bicycle routes are parallel and adjacent to an auto travel lane, the connection must be safely separated from the auto travel lane through the use of raised path, a raised curb, bollards, landscaping, or other similar technique.

Finding: A pedestrian walkway is provided along the southern, western, and northern frontage of building, connecting the main entrances of the building with the vehicle parking fronting the building and the bicycle parking at the southwest corner of the building. The walkway abuts parking spaces, the building, and landscaping, is not adjacent to an auto travel lane, and does not cross driveways or the parking and loading areas. This standard is met.

As a **Condition of Approval**, the site plan shall be updated to include a direct pedestrian connection between the proposed walkway along the northern frontage of the building and the existing sidewalks along NE Columbia Gorge Way prior to building permit approval.

Chapter 8-6.116 – Vision Clearance

8-6.116.030 Standards

All structures and landscaping shall satisfy the applicable standards of this section.

A. A visual clearance area shall be maintained on the corners of all property adjacent to the intersection of two streets or a driveway providing access to a public or private street. The visual clearance area shall be that triangular area formed using the curb line or pavement edge at an intersection and the prescribed dimensions in subsections 1. and 2. below.

2. The visual clearance for all other intersections which do not involve the streets described in subsection A. 1., shall not be less than 15 feet on each side of the intersection. All driveways serving no more than two residences shall also be subject to this standard.

B. A clear area shall contain no vehicle, hedge, planting, fence, wall, sign or any similar

permanent obstruction which is between 3 feet and 8 feet in height, measured from the top of the curb, or where no curb exists, from the street center line grade. Trees may be located in this area, provided all branches below 8 feet are removed.

Finding: A shown on the site plan, 15-foot vision clearance triangles are included at each driveway connecting to NE Columbia Gorge Way. This standard is met.

Chapter 8-6.144 – Signs [...]

Finding: The applicant has stated in the submitted application narrative that a building mounted sign and a monument sign are likely to be proposed at a later date, in which time a sign permit will be applied for.

As a **Condition of Approval**, a sign permit shall be obtained by the City prior to any sign being erected on site, in accordance with CDC Chapter 8-6.144.

Chapter 8-6.145 – Traffic Impact Analysis

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. Morning is the weekday a.m. peak hour between 7:00 am and 9:00 am. Afternoon is the weekday p.m. peak hour between 4:00 pm and 6:00 pm. For uses that can reasonably be expected to meet this threshold during other time periods (e.g., weekday midday or weekend peak period), a TIA may be required at the discretion of the City Administrator. The applicant will have the responsibility to define the peak hour relative to each project. That determination will be based on empirical data obtained from new traffic counts, or from existing ODOT counts that were taken during the development of the EIS for the Bridge of the Gods Resort and Casino.

B. Calculation of Trip Generation and Distribution

1. Trip generation data provided in the most recent edition of the ITE publication Trip Generation shall be used unless more appropriate data is available or an independent trip generation analysis is determined to be necessary by the City Administrator. The analysis used will take into account any internal capture or pass-by trips. The City may require data collection at similar facilities if it is determined insufficient trip generation data is currently available.

Finding: According to the 10th Edition ITE Trip Generation Manual, AM and PM peak hour trips would be less than 50 trips, as identified in the table below. Therefore, a traffic impact analysis is not required for the proposed project.

Land Use Codes	***Proposed Square Footage***	***AM Peak Trips***	***PM Peak Trips***
Manufacturing (ITE 140)	*37,600*	*30.4*	*29.7*
General Office (ITE 710)	*4,800*	*7.1*	*6.8*
Total Trips	-	***37.5***	***36.5***

Source: 10th Edition ITE Trip Generation Manual
Manufacturing AM average rate: 0.81 trips/1,000 square feet of building area
Manufacturing PM average rate: 0.79 trips/1,000 square feet of building area
General Office AM average rate: 1.47 trips/1,000 square feet of building area
General Office PM average rate: 1.42 trips/1,000 square feet of building area

Article V Development Review

8-6.148.020 Applicability of Provisions

Site plan review shall be applicable to all new developments and major modifications of existing Developments [...]

8-6.148.030 Administration

B. Design and Site Plan Review applications and major modifications to existing development shall be administered and reviewed as a Planning Commission review in accordance with Article II, Procedures of this title.

Finding: As a new development is proposed, site plan review is applicable to the proposal. The Planning Commission will review this site plan review application on September 12, 2019.

8-6.148.040 Submittal Requirements [...]

8-6.148.050 Site Conditions [...]

8-6.148.060 Site Plan [...]

Finding: The submittal requirements, site condition drawings, and site plan were reviewed for completeness prior to this review and staff report. Any additional information that needs to be provided by the applicant, required under CDC 8-6.148.040-060, has been included as conditions of approval in this staff report.

8-6.148.070 Grading Plan

If applicable, the site plan shall include a grading plan at the same scale as the site analysis drawings and shall contain the following information

A. The location and extent to which grading will take place indicating general contour lines, slope ratios, and slope stabilization proposals.

B. A statement from a registered engineer supported by factual data substantiating:

1. The validity of the slope stabilization proposals;

2. That any increase in 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. The statement shall include as a 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;

4. Proper erosion control techniques to be used during construction.

Finding: The applicant submitted a grading and stormwater plan drawn by a registered engineer that includes the aforementioned information. The applicant has been conditioned to provide erosion control techniques during construction and also for the proposed grading and erosion control activities to go through engineering review prior to building permit issuance.

8-6.148.080 Architectural Drawings [...]

8 6.148.090 Landscape/Streetscape Plans [...]

Finding: Architectural information has been provided within the application package that meets the standards of CDC 8-6.148.080. The applicant has been conditioned to provide a landscape plan with all relevant information prior to building permit approval.

8-6.148.110 Approval Standards

B. Relationship of the Natural and Physical Environment

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

Finding: As a **Condition of Approval**, any trees removed during site construction having a 6-inch or greater diameter, 4-feet from the base, shall be replaced on site prior to issuance of occupancy.

I. Landscaping
4. H1 Zone. A minimum of 10 percent of the site area shall be landscaped.

Finding: The site area is roughly 185,256 square feet, 27,070 square feet (14.6 percent) of which is proposed to be landscaped. This standard is met.

7. Parking, Loading or Service Areas.
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: Compliance with CDC 8-6.104 is addressed in this staff report. The proposed southern parking area is separated from the southern property line by a 10-foot landscaping strip and trees.

DECISION:

Based on the findings and conclusions provided herein, staff recommends approval of the proposed development subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. A final building permit application shall be submitted to the City for review and approval prior to seeking a building permit approval through Hood River County.
2. All proposed development shall comply with the approved plan set submitted by the applicant on August 13, 2019, as modified through the conditions of approval of this staff report.
3. The applicant shall have two years from the start date of construction to complete all required site improvements. Should the applicant fail to meet this timeline, then they shall be required to seek additional approvals from the Planning Commission for any reasonable delay due to conditions outside the control of the developer.
4. Applicant shall pay all required City fees prior to seeking building permit approval with the City and County.
5. No more than 50 percent of the building can be utilized as office.

6. Prior to building permit approval, the applicant shall submit a landscape plan that includes the location of the underground irrigation system and sprinkler heads, species of proposed landscaping along with the location, type, and size of that landscaping, existing soil conditions, erosion control measures, and existing plant and tree materials that will remain and methods employed for protection of these materials during construction.
7. The required landscape plan shall contain maintenance notes that provide details regarding how the owner and/or tenant of the property will maintain the landscaping in good conditions.
8. All installation of landscaping on site shall comply with CDC 8-6.104.040 prior to the issuance of occupancy.
9. A certificate of occupancy for the proposed building shall not be issued until all landscaping requirements conditioned within this staff report are completed and approved by the City.
10. During construction of the site, no topsoil or construction materials shall be stored within the drip line of trees designated to be preserved.
11. All exposed cut and fill areas from site grading shall be restored with topsoil prior to the issuance of a certificate of occupancy.
12. All proposed deciduous and coniferous trees, evergreen and deciduous shrubs, and groundcover and lawns on site shall conform to the specifications outlined in CDC 8-6.104.040.L. as verified by the City prior to issuance of a certificate of occupancy.
13. All landscaped areas shall be provided with automatic irrigation systems or a readily available water supply with at least one outlet located within 150 feet of all plant materials. This information shall be included on the required landscape plan prior to issuance of a building permit.
14. As a Condition of Approval, street trees shall be required to be planted along the frontage of NE Columbia Gorge Way and adhere to the standards outlined in CDC 8-6.104.060.A. and B. and the applicant shall update their site plan and landscape plan to include street tree type and spacing prior to certificate of occupancy.
15. Any area that is not proposed for landscaping in the required 10-foot front yard setback shall be established with non-irrigated, low-maintenance surfacing.
16. The trash enclosure fence shall not be taller than 8-feet.
17. The landscape strip along the southern parking lot, between the parking lot and the southern lot line, shall utilize special design features, such as shrubs, a hedge, or a landscaped berm, to effectively screen the parking lot from the lot to the south. The type of screening shall be specified on the landscape plan.
18. The landscape plan shall include and the site plan shall be updated to include one tree planted in each landscape island.
19. All parking lot landscaping areas shall be protected by some form of wheel guard or curb.
20. All deciduous trees shall meet the criteria outlined in CDC 8-6.104.130.B and shall be shown on the landscape plan prior to building permit approval.
21. Any natural vegetation that was removed during site development that won't be occupied by the building or any associated uses shall be replanted to the standards highlighted in CDC 8-6.104.140.B.2. Topsoil shall be stored on or near the site and protected from erosion during grading activities and shall not be located where it would cause suffocation of root systems of trees intended to be preserved. A building permit shall not be obtained before this condition is met and a final grading plan featuring this information is provided and approved.
22. The proposed parking lot and parking spaces shall conform to the requirements of Chapter 31 of the Uniform Building Code and handicapped spaces shall be identified in accordance with the International Symbol of Accessibility for the Handicapped.

23. The applicant shall be required to go through engineering review and approval prior to obtaining a building permit to conform with City standards in regard to site drainage (CDC 8-6.108.050), access drive standards (CDC 8-6.112.050.A.), and site grading/erosion control (CDC 8-6.148.070).
24. All proposed parking spaces shall be provided with wheel stops that are at least 4 inches high and 3 feet back from the front of the parking space.
25. Any breaks in paved surfaces of the parking lot and broken or splintered wheel stops shall be repaired/replaced promptly so that function is not impaired.
26. All required bicycle parking stalls and racks shall conform to the standards outlined in CDC 8-6.108.070. The applicant shall provide details or cut sheets of bicycle parking prior to building permit approval.
27. All required circulation and access improvements on-site shall be developed prior to the issuance of a certificate of occupancy.
28. The site plan shall be updated to include a direct pedestrian connection between the proposed walkway along the northern frontage of the building and the existing sidewalks along NE Columbia Gorge Way prior to building permit approval.
29. A sign permit shall be obtained by the City prior to any sign being erected on site, in accordance with CDC Chapter 8-6.144.
30. Any trees removed during site construction having a 6-inch or greater diameter, 4-feet from the base, shall be replaced on site prior to issuance of occupancy.

Notice of Public Hearing

Notice is hereby given that the Cascade Locks Planning Commission, at its meeting at 7 PM on September 12, 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 9-005 Port of Cascade Locks

Applicant: Port of Cascade Locks
P.O. Box 307
Cascade Locks, OR 97014

Request: Develop a 40,000 square foot building with partial mezzanine for the Renewal Workshop to repurpose outdoor apparel and related merchandise.

Location: 2N 08E 05 Tax Lot 304
1400 NE Columbia Gorge Way

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.

(SEE MAP ON REVERSE)

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.

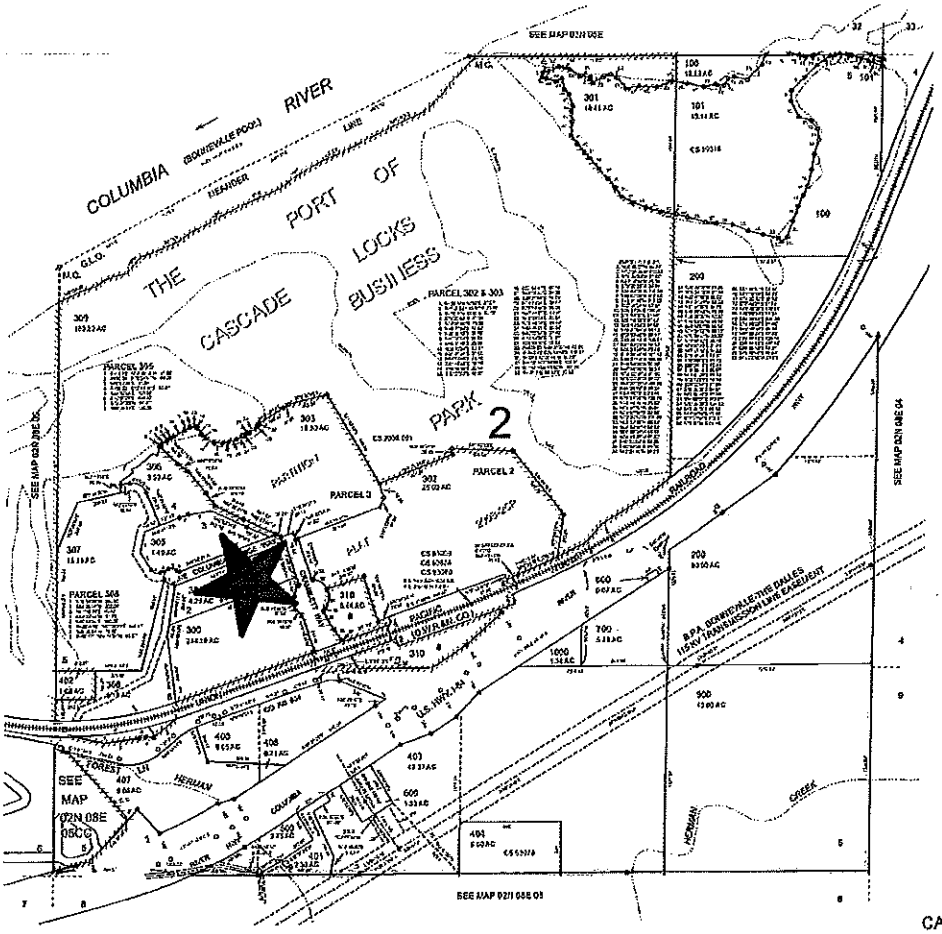
At least seven days prior to the Hearing, a copy of the staff report will be available for inspection at no cost, or a copy can be obtained for fifteen cents per page.

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

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

02N08E05
& INDEX
CASCADE LOCKS



Revised: MA
06/11/2015

CASCADE LOCKS
& INDEX
02N08E05

Waiver of pre-application conference

I, Port of Cascade Locks, hereby waive the step of a pre-
{name of applicant}

application conference for Site Review
{application type, case number}

pursuant to requirements under 8-6.24.020 (A) (2) of the

Community Development Code, which states that:

> No application for a City Administrator, Planning Commission or City Council action shall be received by the Administrator unless the applicant or the applicant's representative has:
>
> 1. Attended a pre-application conference with the City Administrator*; or
>
> 2. Signed a waiver, on a written statement prepared by the City Administrator*, waiving the pre-application conference requirement.

Applicant Signature _____ Date 8/19/19

* According to Community Development Code, Chapter 8-6.08 Definitions

City Administrator or Administrator. The administrative head of the city or such other City employee or consultant who may be designated by the City Administrator to perform the functions delegated to the City Administrator.

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

CASCADE LOCKS

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 304

Current Zoning: HI & LI Property Size: 4.25 ACRES

Existing Use/Structures: VACANT, INDUSTRIAL PARK LOT

Application Proposal: DEVELOPMENT OF A 40,000 SF BUILDING WITH PARTIAL MEZZANINE IN THE FUTURE FOR THE RENEWAL WORKSHOP TO RECEIVE, SORT, REPAIR, PACKAGE AND SHIP RE-PURPOSED OUTDOOR APPAREL AND RELATED MERCHANDISE. THE PROJECT ALSO INCLUDES THE ASSOCIATED SITE IMPROVEMENTS NECESSARY TO SUPPORT THE BUILDING.

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 1 FULL-SIZE / 1 HALF-SIZE & ELECTRONIC COPY PER KATHY TEN copies 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.

[signature] 8/13/19

Applicant/Owner Date

Applicant/Owner Date

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

CASCADE LOCKS

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 $ 625.00, but that 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 13th day of August, 2019.

LAND USE APPLICANT(S): Port of Cascade Locks

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

Userdir/records/pcmins/land use reimbursement of fees

Port of Cascade Locks Lot 2 Site Development Proposal for Industrial Bldg. No. 6 – Renewal Workshop

August 8, 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 design guidelines. 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 2, the proposed project site, is west of this intersection on the south side of Columbia Gorge Way extending to the cul-de-sac. Lot 2 is accessed from Columbia Gorge Way with over 760 feet of frontage. There are sidewalks and bicycle lanes along with vehicular

	access onto Columbia Gorge Way.
B. Site size and dimensions	Lot 2 is 4.25 acres in size and roughly rectangular in shape. The average North-South dimension is approximately 226 feet with an average East-West dimension of approximately 821 feet.
C. Topography	The site is generally level with a maximum elevation of approximately 133 feet above sea level and sloping down to the North, West and East to approximately 128 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 roadways.
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 rock outcroppings were noted on the survey. 2. The proposed building is not located on nor near the steep slopes at the east end of the site. 3. There are no trees 6-inches or greater in diameter on the property. 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 cleared. There are a few remnants of surfacing 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 2 of The Port of Cascade Locks Business Park subdivision. North: Northeast Columbia Gorge Way, a public street. East: Northeast Cramblett Way, a public street. South: Lot 1 of said subdivision and is developed and utilized by Bear Mountain Wood Products. West: Lot 6 of said subdivision; there is a 40-foot-wide public access and utility easement which abuts the subject property. Lot 6 is currently vacant 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: Northeast Columbia Gorge Way, an existing public road. East: Northeast Cramblett Way, an existing public road. South: None existing. West: An existing 40-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 two entrances onto NE Columbia Gorge Way to the north. The westernmost one is 28 feet wide and will be used primarily for passenger vehicles and limited truck access. The easternmost one is 50 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 about 450 feet. 2. 54 standard parking spaces, 3 ADA spaces. A total of 31 spaces are required. 3. Three loading spaces are noted on the drawings on the east end of the building. Two are depressed truck level and one is at grade. A grade level loading space is also shown on the south side of the building. 4. A sidewalk is shown on the west and south sides and the north end of the west end to allow pedestrian access from NE Columbia Gorge Way to the entrances located on the south side of the building. A bicycle rack for four bikes is

	shown in the island near the SW corner of the building. Four 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. All other utilities are underground.
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.
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 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*	See Notes 2, 3 and 4 on the Grading/Stormwater plan, sheet C3.0.

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 ~120' x ~333'-4"= 40,000 SF First Floor 37,600 SF manufacturing area 2,400 SF office area Mezzanine 2,400 SF office area (future)
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 A2.1.
C. Color palette of all colors to be used on the exterior of all structures	See drawing A2.1 and material color palette.

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: *1. Soil conditions; and* *2. Erosion control measures that will be used.*	See conceptual landscaping shown on Civil Site Plan. Final landscape plans to be submitted at a later date.

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 and a monument sign are likely; 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 north 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

Response: The facility will be used for the receiving, sorting, repair, packaging and shipping of re-purposed outdoor apparel and related merchandise. Complies

C. Wholesale Sales

Response: The facility will be used for occasional special events to showcase their products. Complies

Section 8-6.88.040 – Dimensional Requirements

A. *There is no minimum lot size.*

Response: The lot is 4.25 acres in size. Complies

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

Response: The average lot width is approximately 821 feet and the average depth is approximately 226 feet. Complies

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

REQUIREMENT	PROPOSAL RESPONSE
Front Yard: 10 feet	16 feet *complies*
Side Yard: 0 feet	22.7 feet (min) *complies*
Rear Yard: 0 feet	86.1 feet (min) *complies*

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

Response: The maximum building height is approximately 34'-3". This may vary slightly upon final design, but it will remain less than 45'-0". 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 58 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 Site Plan, 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 Site Plan identifies a maximum 8-foot-tall chain-link fence with slats 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 hard 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=(2400sf+2400sf)/400, manufacturing=(37,600sf)/2000. A total of 31 (30.8) off-street parking spaces are required. 57 spaces are provided.

Section 8-6.108.040 - Parking Dimension Standards

A. Table standards for 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 to meet or exceed this standard.

Section 8-6.108.050 - Parking Design Standards

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

Response: 3 ADA spaces, near the building entrance, have been incorporated into the 57 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

B. Commercial Categories, Office:

1 per 4,000 SF of floor area or 2 minimum

C. Industrial Categories, Manufacturing & Production:

1 per 10 required vehicle parking spaces or 2 minimum

Response: Office=4800sf/4,000=1.2 (2 minimum) and manufacturing=18.8 spaces/10=1.88 (2 minimum). A total of 4 bicycle parking 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 two 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 34.9. This was based on a floor area of 37,600 sf of Manufacturing space (ITE Code 140 – 0.73 trips per KSF), 4800 sf of Office space (ITE Code 710 – 1.56 trips per KSF). Thus, a TIA is not required. Per the prospective tenant there is expected to be 1 truck-trailer trip daily initially and up to 5 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 site has minimal existing vegetation. There will be minimal excavation and no natural drainages will be altered. The natural grade, physical landscape, including existing frontage improvements and views have been incorporated in the design and layout of the building and site. The existing landscape improvements on the south side of the property (concrete curbing, bark chips and arborvitae) will be protected and incorporated into the site design. The onsite storm detention is in the natural low points of the property. The remainder 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 proposed dry 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: Property not required for the development has been left in its natural state and the proposed landscaping was selected to enhance and blend to the existing environment. There is a 10-foot wide landscape strip between NE Columbia Gorge Way and the building and parking lot. 14.6% of the total site (25% of the actual impervious area) has been landscaped and more than 27% 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*

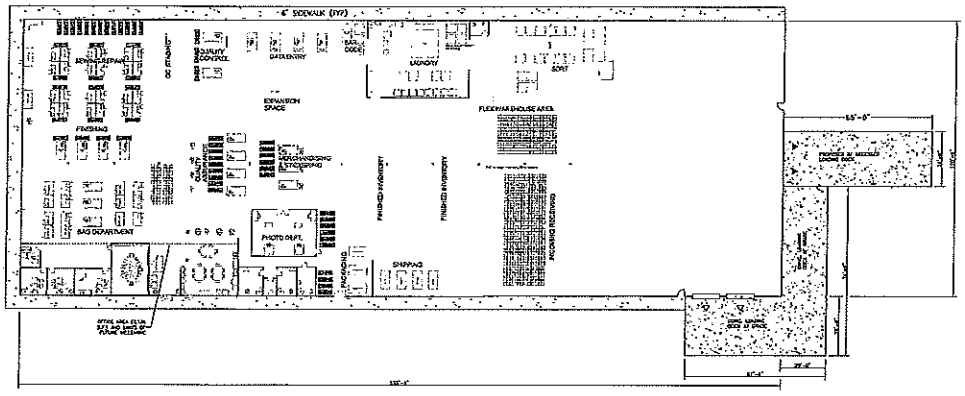
Evidence of compliance with applicable state and federal protection and notification requirements regarding wetlands, riparian areas, and wildlife habitat.

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.



FLOOR PLAN

SCALE: 1/16"=1'

NOTES:

1. FINAL BUILDING LAYOUT TO BE CONFIRMED AND DIMENSIONS MAY CHANGE UP TO 10% TO ACCOMMODATE STANDARD BUILDING SIZES. FIRST FLOOR AREA WILL NOT EXCEED 40,000 S.F. WITHOUT CITY APPROVAL.

DESIGN: DESIGNER
DWG. FILE: C:\Users\tyler\Dropbox\TEC\Projects\Cascade Locks\Industrial Building No. 6\Dwg\Floor Plan.dwg
DATE: 6/12/2019
WORK ORDER: WO #15441
DRAWN: T.E.C.
CHECKED: D.W.R.P.
SCALE: AS NOTED

FLOOR PLAN
FOR
PORT OF CASCADE LOCKS
INDUSTRIAL BUILDING NO. 6
CASCADE LOCKS, OREGON
REF. DWG #1234-15

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

AGENCY REVIEW ONLY

IF THIS SHEET IS NOT ONE INCH ON THIS LINE, THE DRAWING IS NOT TO SCALE

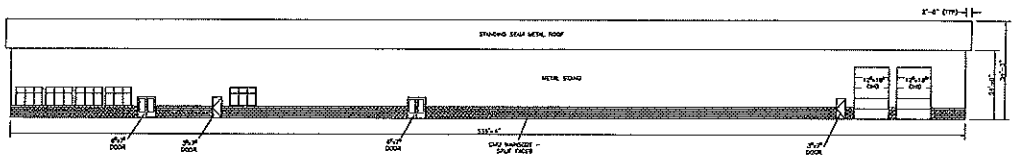
PROFESSIONAL ENGINEER
OREGON
DENNIS R. PORTER

RENEWAL DATE: 12/31/19

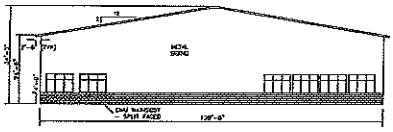
FLOOR PLAN

SHEET
A1.0

Work Order No.
WO 15441



SOUTH ELEVATION
SCALE: 1/16"=1'



WEST ELEVATION
SCALE: 1/16"=1'

DESIGN: DESIGNER
SURVEY: T.E.C.
DWG. FILE:
DATE: 6/13/2019
DRAWN: M.B.P.
WORK ORDER: WO #15441
SCALE: AS NOTED

ELEVATIONS
FOR
PORT OF CASCADE LOCKS
INDUSTRIAL BUILDING NO. 6
CASCADE LOCKS, OREGON

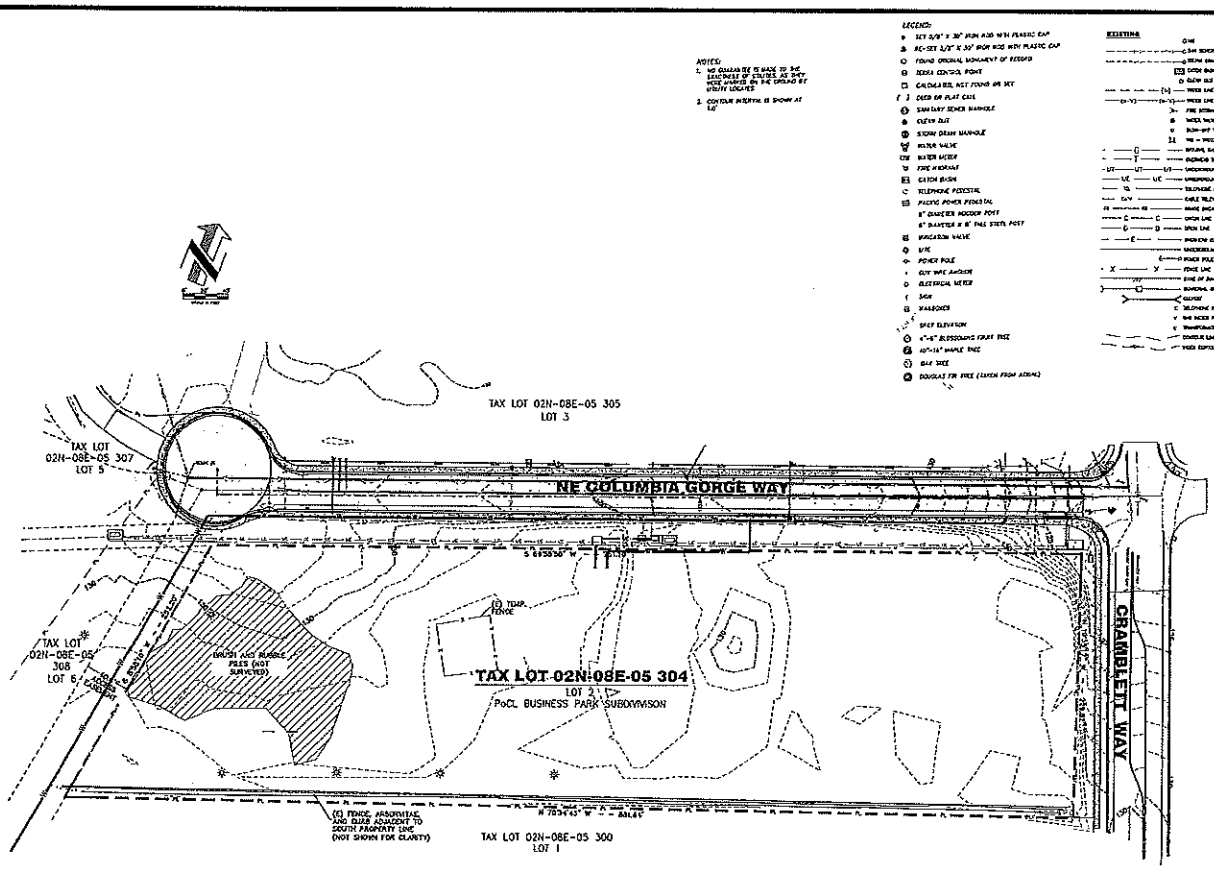
TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

AGENCY REVIEW ONLY

ELEVATIONS

SHEET
A2.1

Work Order No.
WO 15441



EXISTING CONDITIONS

SCALE: 1"= 40'

EXISTING CONDITIONS

FOR

Port of Cascade Locks
Industrial Building No. 6
CASCADE LOCKS, OREGON

PLOT DATE 8/13/2019

DESIGN: K.W.C./D.O.E.
SURVEY: T.E.C.
DWG. FILE: K:\WORK ORDERS\15441\DWG\15441_SITE.DWG
DATE: 8/13/2019
DRAWN: T.E.C.
WORK ORDER: 15441
SCALE: AS NOTED

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6557

FOR AGENCY REVIEW

REGISTERED PROFESSIONAL ENGINEER
OREGON
RENEWAL DATE: 12/31/19

EXISTING

SHEET
C1.0

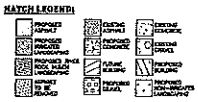
Work Order No.
15441

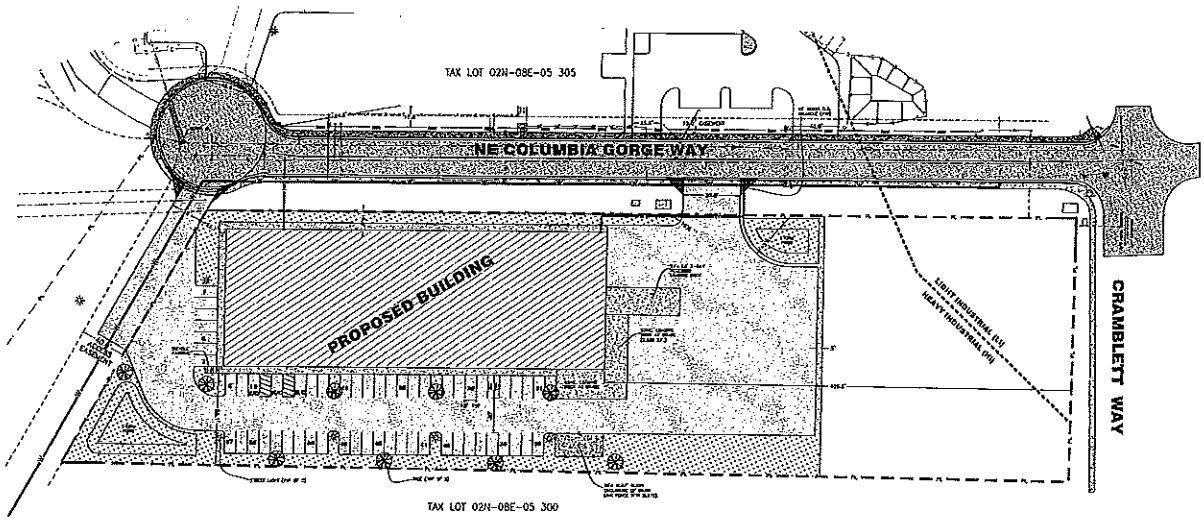
LAND INFO:

TAX LOT 2N-8E-5 304

ZONING:	HEAVY INDUSTRIAL (HI) LIGHT INDUSTRIAL (LI)	
SIZE:	4.25 ACRES (185,256 S.F.)	
BUILDING:	40,000 S.F. (MAIN FLOOR) 2,400 S.F. (FUTURE MEZZANINE)	
PAVEMENT:	38,702 S.F.	
CONCRETE:	9,560 S.F.	
PARKING SPACES:	PROPOSED REQUIRED	67 (3 ACCESSIBLE) 31 (1 ACCESSIBLE)
BICYCLE SPACES:	PROPOSED REQUIRED	4 4
LANDSCAPING:	PROPOSED REQUIRED	27,070 S.F. 18,239 S.F. (15% OF THE IMPERVIOUS AREA)
PONDS:	5,580 S.F.	
UNDEVELOPED:	50,271 S.F.	
TREES:	PROPOSED REQUIRED	0 9 (1 TREE PER 7 PARKING SPACES)

MATCH LEGEND:





SITE PLAN
SCALE: 1" = 40'

DESIGN: K.W.C./D.O.E.
DWG. FILE:
DATE: 11/21/2019
WORK ORDER: 15441
DRAWN: T.F.C.
CHK'D: J.C.
SCALE: AS NOTED

PROPOSED SITE PLAN
FOR
Port of Cascade Locks
Industrial Building No. 5
CASCADE LOCKS, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3772 GRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6557

FOR AGENCY REVIEW

REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
JAMES C. CORNE

RENEWAL DATE: 12/31/19

SITE

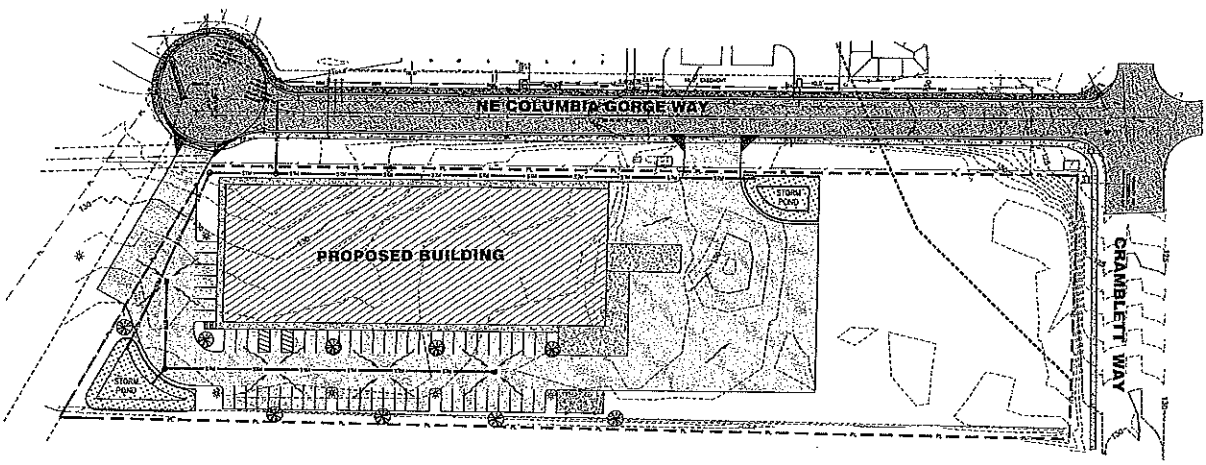
SHEET
C2.0

Work Order No.
15441

NOTES:

1. STORMWATER TO BE TREATED WITH CATCH BASIN FILTER INSERTS
2. STORMWATER TO BE DETAINED IN ON-SITE PONDS AND RELEASED INTO THE CITY STORM DRAIN SYSTEM AT PRE-DEVELOPMENT RATES FOR A 10-YEAR STORM EVENT (AT A MINIMUM).
3. ALL CONSTRUCTED SLOPES TO BE 2H:1V OR FLATTER, THIS WILL PROVIDE A STABLE SLOPE.
4. EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION IN COMPLIANCE WITH THE EXISTING OREGON DEQ 1200-C CONSTRUCTION STORMWATER PERMIT.
5. SEE SITE PLAN FOR ADDITIONAL INFORMATION.

/ = FLOW DIRECTION



CONCEPTUAL GRADING/STORMWATER

SCALE: 1"= 40'

GRADING/STORMWATER PLAN

FOR

Port of Cascade Locks
Industrial Building No. 6
CASCADE LOCKS, OREGON
PLOT DATE: 6/12/2019

DESIGN: K.W.C./D.O.E.
SURVEY: T.E.C.
DWG. FILE: K:\WORK_ORDERS\15400\15441\DRAWINGS\15441_GRADING
DATE: 6/13/2019
DRAWN: T.E.C.
WORK ORDER: 15441
SCALE: AS NOTED

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

FOR AGENCY REVIEW

REGISTERED PROFESSIONAL ENGINEER
31,438
OREGON
DAVID O. EDWARD
RENEWAL DATE: 12/31/19

GRADING

SHEET
C3.0

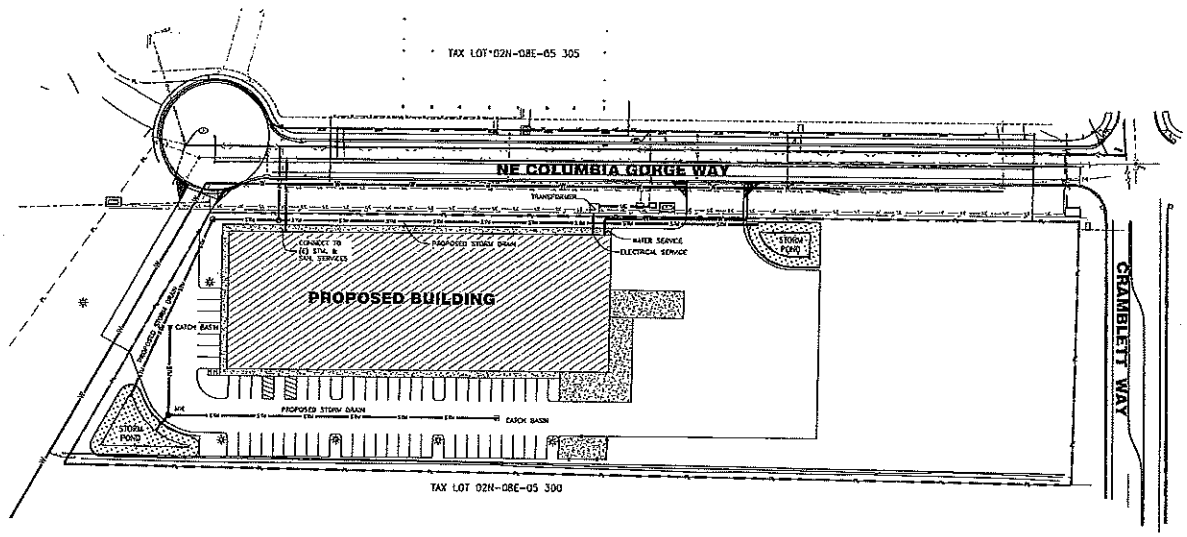
Work Order No.
15441

UTILITY SERVICE SIZES (TO BE CONFIRMED):

- STORM - 8" & 12" HDPE OR PVC
- SANITARY - 6" PVC
- DOMESTIC WATER - 2" PEX WITH 1" METER
- FIRE WATER - 8" PVC

NOTES:

1. SEE SITE PLAN FOR ADDITIONAL INFORMATION.



CONCEPTUAL UTILITY PLAN

SCALE: 1"= 40'

UTILITY PLAN

FOR

Port of Cascade Locks
Industrial Building No. 6
CASCADE LOCKS, OREGON

PLOT DATE: 8/13/2019

DESIGN: K.W.C./D.O.E.
SURVEY: T.E.C.
DWG. FILE: K:\WORK ORDERS\15441\DRAWINGS\15441_SITE.DWG
DATE: 8/13/2019
DRAWN: T.E.C.
WORK ORDER: 15441
SCALE: AS NOTED

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-8657

FOR AGENCY REVIEW

IF THIS BAR IS NOT ONE INCH, THIS SHEET SHALL BE ADJUSTED

REGISTERED PROFESSIONAL ENGINEER
31,430
OREGON
GARRIN D. ROLAND
RENEWAL DATE 12/31/19

UTILITY

SHEET
C4.0

Work Order No.
15441

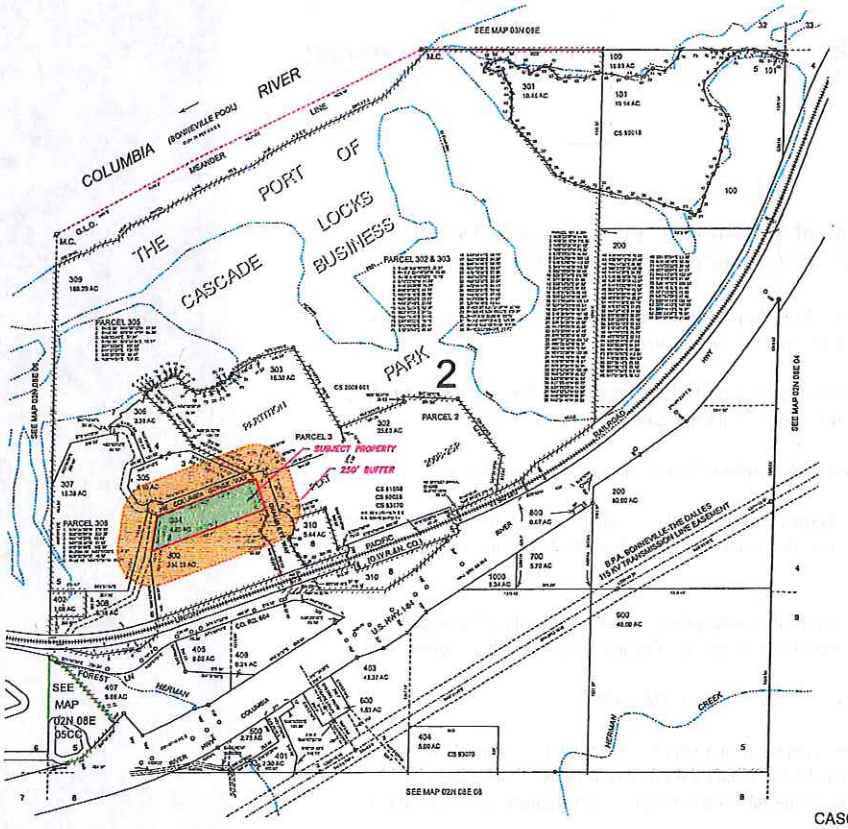
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

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

02N08E05
& INDEX
CASCADE LOCKS

Cancelled
400
400U1
400U2
406



Revised: MA
06/11/2015

CASCADE LOCKS
& INDEX
02N08E05

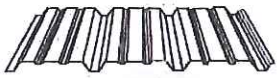
Nucor Standard Panel Paint Systems

WALL

Nucor Classic Wall™
Proposed Wall Panel

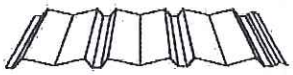
36" Panel Coverage / 26 Gauge*

Nucor Reverse Classic Panel™



36" Panel Coverage / 26 Gauge*

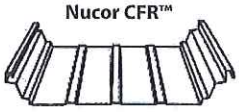
Nucor Accent Panel™



36" Panel Coverage / 26 Gauge*

ROOF

Nucor CFR™

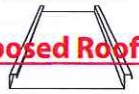


24" Panel Coverage / 24 Gauge*

Nucor Classic Roof™

36" Panel Coverage / 26 Gauge*

Nucor VR16 II™
Proposed Roof Panel



16" Panel Coverage / 24 Gauge*

Our Silicone Polyester paint is a two-coat system that utilizes cool coating technology and offers superior quality and durability.

Colors shown are representative of actual colors offered and are NOT intended for matching purposes. Exact color match should be made from metal color chip samples.

Initial Solar Reflectance (IR) is the fraction of the total solar energy that is reflected away from a surface. To be considered "cool", products must have a Solar Reflectance of at least .25.

Initial Thermal Emittance (IE) is the relative ability of the roof panel to radiate absorbed heat.

Solar Reflectance Index (SRI) is calculated by using the values of solar reflectance, thermal emittance, and a medium wind coefficient. The higher the SRI value, the lower its surface temperature and consequently, the heat gain into the building.

Galvalume®† gutters, rake, and downspouts are available as an upcharge. Galvalume® ratings are .680 Initial Solar Reflectance (IR), .10 Initial Thermal Emittance (IE), and 56 Solar Reflectance Index (SRI).

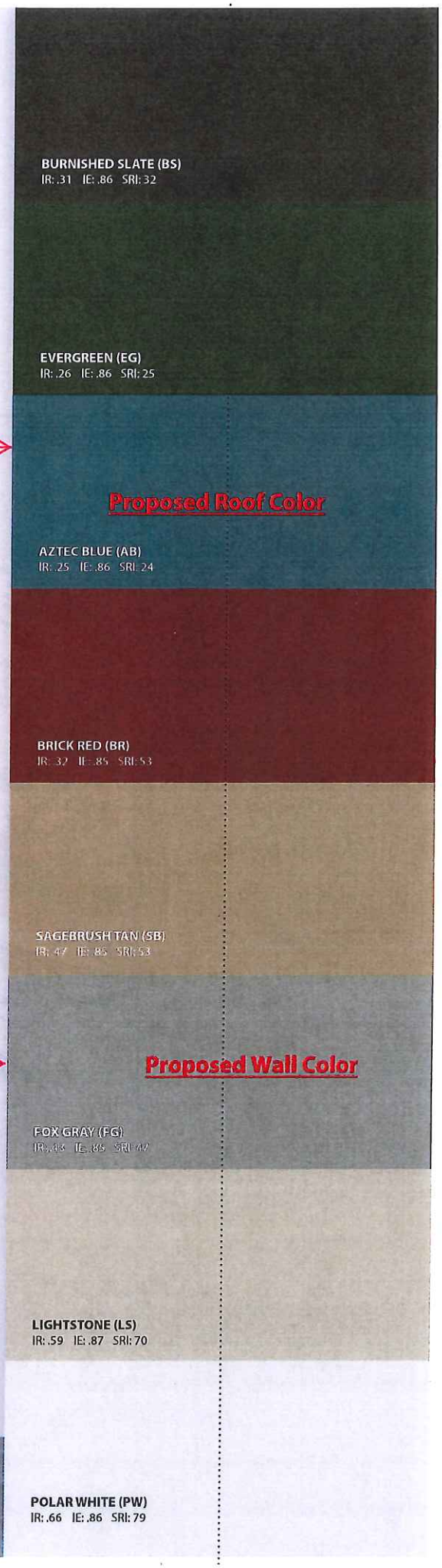
Base angle flash is available in Burnished Slate and Polar White only.

All Standard Silicone Polyester colors shown on this chart feature a 25 year finish warranty. Unpainted Galvalume® panels feature a 25 year finish warranty. See Warranty Guide for specific warranty information. (Warranties apply only to the finish coat of exterior mounted panels. Backer side primer colors may vary.)

The term "TBS" on the Nucor Order Document refers to "To Be Selected from Standard Nucor Silicone Polyester Colors" as shown on this chart.

In keeping with a continuing program of product improvement, all information contained herein is subject to change without notice.

**Other gauges are available with extended lead-times and additional charges.*
† Galvalume® is a registered trademark of BIEC International, Inc.



NUCOR BUILDING SYSTEMS

www.nucorbuildingsystems.com

AmeriTitle
100 W Second St., The Dalles, OR 97058
PHONE (541)296-9194 FAX (541)296-5534

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Tenneson Engineering	Date Prepared: August 8, 2019
3775 Crates Way	File Number: 316322AM
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.

REPORT

Effective Date: August 5, 2019

A. The Land referred to in this public record report is located in the County of Hood River, State of Oregon, and is described as follows:

See attached Exhibit 'A'

B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

Bear Creek Holdings, LLC, an Oregon limited liability company, as to Parcel 1

Heuker Family Lands, LLC, an Oregon limited liability company, as to Parcel 2

SDS Co., LLC, a Washington limited liability company, as to Parcel 3

Port of Cascade Locks, an Oregon municipal corporation, as to Parcel 4

C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

PARCEL 1:
Instrument: Statutory Special Warranty Deed
Recorded: March 9, 2015
Instrument No.: 201500629
Grantor: Port of Cascade Locks
Grantee: Bear Creek Holdings, LLC

PARCEL 2:
Instrument: Statutory Special Warranty Deed
Recorded: January 15, 2016
Instrument No.: 201600099
Grantor: Port of Cascade Locks
Grantee: Heuker Family Lands, LLC

PARCEL 3:
Instrument: Special Warranty Deed
Recorded: March 31, 2009
Instrument No.: 200901290
Grantor: Port of Cascade Locks
Grantee: SDS Co., LLC

PARCEL 4:
Instrument: Warranty Deed
Recorded: July 14, 1944
Book: 31, Page: 111
Grantor: Port of Cascade Locks
Grantee: Bear Creek Holdings, LLC

EXHIBIT 'A'

File No. 316322AM

PARCEL 1:

Lots 1, "The Port of Cascade Locks Business Park" Subdivision, in the county of Hood River and State of Oregon.

PARCEL 2:

Lot 4, "The Port of Cascade Locks Business Park" Subdivision, in the county of Hood River and State of Oregon.

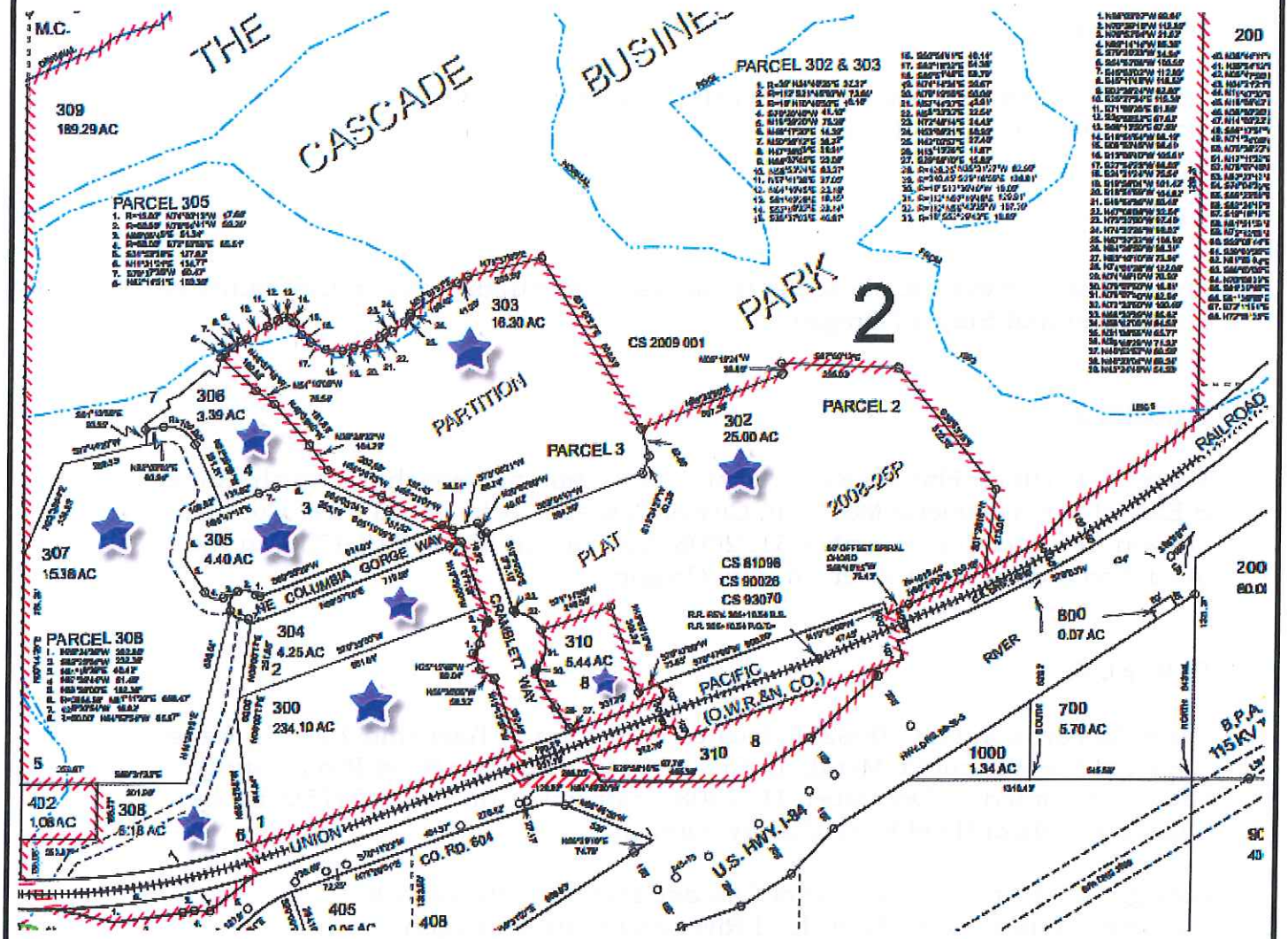
PARCEL 3:

Parcel 3, Partition Plat 200825P, located in Section 5, Township 2 North, Range 8 East of the Willamette Meridian, City of Cascade Locks, Hood River County, Oregon, recorded on December 31, 2008, Instrument No. 2008-04750, in the official records of Hood River County, Oregon.

PARCEL 4:

Parcel 2, Partition Plat 200825P, located in Section 5, Township 2 North, Range 8 East of the Willamette Meridian, City of Cascade Locks, Hood River County, Oregon, recorded on December 31, 2008, Instrument No. 2008-04750, in the official records of Hood River County, Oregon.

Lots 2, 3, 5, 6 and 8, "The Port of Cascade Locks Business Park" Subdivision, in the county of Hood River and State of Oregon.



AmeriTitle

Various Tax Lots
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

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. F. 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 Neta A. Scobee the receipt whereof 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. F. Sheldrake (SEAL)
Sheriff of Hood River County, Oregon.

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

On this, the 8th. day of July 1944, before me, a Notary Public within and for said County, personally came the within-named J. F. 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 L. Kohr
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 10, 1944 at 8:30 A.M.

KNOW ALL MEN BY THESE PRESENTS, that Willow L. Miller and W. 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 Northwest 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 318.30 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 N½ of the SE¼ of said Section 243 feet, more or less, to the South boundary line of the O. R. & N. Railroad Company's right of way; thence South 66° 50' West 163 feet along said right of way; thence South 70° 3' West 434 feet to a corner; thence South 629.7 feet, more or less, to the South boundary of the NW¼ of the SE¼ of said Section 5; thence East 545.56 feet to the place of beginning, containing 8.1 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, 1881, 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, 1881 in Book G, at page 782 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, 1887, 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 18, 1887 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, 1915, 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 R. Miller, and Emma 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 132 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 wherein the United States of America is the petitioner and Willow R. 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 R. 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 28, 1937 in Book 26, at Page 223 thereof.

(9) A certain moorage right by the herein named grantors to C. T. Smith & Sons, a copartnership, 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 & Logging Company of Portland, Oregon, for log storage, and which moorage right expires September 26, 1944.

(11) The rights of one E. A. Brink, 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 R. 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 R. 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 R. 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)

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

$7.70
Documentary Stamps
Attached and Cancelled