# CITY OF CASCADE LOCKS
## PLANNING COMMISSION
## AGENDA

Thursday, October 12, 2017 at 7:00 PM
City Hall

1. Call Meeting to Order

2. Approval of July 13, 2017, Minutes.

3. New Business
   A. Public Hearing 7:00 PM – Site Plan Review – W.E.G. Design Development, LLC

4. Adjournment

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

1. Call Meeting to Order. Chair Cramblett called the meeting to order at 7:00 PM. Planning Commission Members present were Gyda Haight, Virginia Fitzpatrick, Gary Munkhoff, and Larry Cramblett. Also present were Planning Consultant Stan Foster, City Recorder Kathy Woosley, and Willis Boyer.

2. Approval of May 11, 2017, Minutes. PCM Munkhoff moved, seconded by PCM Haight to accept the minutes as presented. The motion passed unanimously.

3. New Business

A. Public Hearing 7:00 PM – Site Plan Review – Parkview Terrace. Chair Cramblett read the public hearing procedures and opened the hearing at 7:10 PM. PC Foster went through the staff report and reported the recommendations of the Architectural Review Committee. He said Willis has met the threshold for design.

Willis Boyer said ODOT is requiring a cross over easement and he will be contacting Steve Thoren to see if he wants to sign the cross over easement. He said this would make one driveway off of WaNaPa instead of two which is what ODOT prefers. He said that ODOT cannot force Steve to sign the cross over easement. Willis explained the location of the first commercial building, parking and the early concept for further development of the property. PC Foster explained to the Planning Commission that future development will be coming before them at that time and the hearing tonight was on the commercial building to be located on the corner of Oneonta and WaNaPa. Willis explained that the property not being developed at this time would remain as is.

Chair Cramblett said that Willis has purchased three lots in Cascade Locks and hasn't shown that he takes care of the property. He said the property that is located next to his property is not being taken care of. He asked what the plans would be to take care of property around the new downtown development. Chair Cramblett said he didn't think Willis was a community person. He said the yard of the house on Forest Lane isn't taken care of either.

Willis replied that Chair Cramblett was making an unfair accusation. He said he wants to make everyone as happy as he can but when he looks at the property next door to Chair Cramblett he sees a grassy meadow and not an eyesore. He said it is a matter of opinion. Willis said he received a call from City Administrator Zimmerman stating that there had been a complaint so he mowed the property. He said the commercial area downtown will be maintained. He said he took offense to the comment about not caring for this community. He said he loves Cascade Locks and he started the short term rental to share Cascade Locks with other people. Chair Cramblett said the appearance of that yard in unkempt. Willis said that house is not a good looking house to begin with but wanted the front yard with the big shade tree to have wild look. He said it is a difference of opinion. He said he comes from the City where there is nothing but pavement and concrete. PCM Haight said the development would have to have the right look and an ongoing upgrade with additional development.

Willis said he is taking a leap of faith by building this commercial space and wants to prove the concept. Chair Cramblett said the Planning Commission was

going to have a work session after the Planning Commission meeting to discuss the downtown plan. He asked Willis what style he would have built if not Cascadian. Willis explained that he would build to whatever the Code required. PC Foster explained that based on early conversation with Willis he would have probably built a more modern type building. He said if changes are made to the Code it will be at least a two-year process. Willis said he would have to follow the requirements of the Code. Willis said he sees Cascade Locks as an international tourism community and that has made him rethink the proposed housing part of his development. He said he may use the rear portion of the property as a wedding venue.

There were no proponents. Chair Cramblett closed the hearing at 7:44 PM.

PCM Fitzpatrick asked about the parking. PC Foster said the Code requires parking to be behind the commercial development and that is what is planned with this development. PCM Munkhoff moved, seconded by PCM Haight, to approve as presented in the staff report. The motion passed unanimously.

4. Adjournment. Chair Cramblett moved into the work session at 7:56 PM.

WORKSHOP

1. Discussion Only – Short Term Rentals (STR's) and Accessory Dwelling Units (ADU's). Chair Cramblett said he wanted Planning Commission discussion only regarding STR's and ADU's. He said he thought the Planning Commission should consider how many one person could own and how many would be allowed in the City. PCM Fitzpatrick agreed that there should be a certain amount allowed. PCM Haight said there should be some consideration as to distance between them. PCM Munkhoff asked why a permit would be required when there aren't permits required for other businesses. PC Foster explained that STR's are in residential zones, not commercial zones so there would be different requirements for them. He said the Planning Commission has to protect the health and safety of the community. PCM Munkhoff agreed that it would not be out of reason to require a permit to operate a commercial type business in residential zones. PCM Munkhoff said if limiting the number the next in line could be by the lottery system. He said that is how it is done in Cannon Beach. Chair Cramblett said Cascade Locks has old streets and parking will be an issue. PCM Munkhoff said someone has to respond to complaints and there is no ordinance enforcer.

   PCM Munkhoff said there would have to be some distinction on the license as to what the use was. He said it could be a bed and breakfast or a short term rental. PCM Fitzpatrick said the business should be licensed for a specific use. CR Woosley stated that a bed and breakfast in some zones is currently required to go through a conditional use process with the Planning Commission. The Planning Commission discussed parking being required to be on the lot and not on street. PC Foster said the Planning Commission would also have to consider how to handle the existing nonconforming businesses. The Planning Commission

discussed allowing someone to own only 1 STR but clarifying they could have a residence and a business. PCM Munkhoff said a bed and breakfast is owner occupied so that is different than a home being purchased to rent out as an STR. PC Foster said you have to think about what is a reasonable amount of dwelling units without turning in a rental community. He said there can be reasonable prohibitions. PCM Munkhoff said that Consultant Siegel may have a standard and an idea on how to regulate. PC Foster said the Planning Commission could consider a finite number of permits. The Planning Commission considered the length of time allowed to operate. PCM Munkhoff said other businesses aren't limited so questioned limiting STR's. PC Foster said these units are in residential zones and citizens have an implied right to a quality of neighborhoods. PCM Fitzpatrick said that Stevenson allows four complaints and then their license is revoked. The Planning Commission discussed process and fees. CR Woosley explained that the City cannot create a fee but this would be a lot of extra work. She said that is why a process has been considered in order to use a fee that exists currently. She said she thought owners would be more responsible if they had to pay a fee. CR Woosley said no one should be "given" a license. The fee for conditional use and the administrative review fees were discussed.

PCM Munkhoff asked about using the transient room taxes to hire a Code Enforcer. PC Foster said those funds are regulated by the state and you could not use them for that. PCM Munkhoff agreed that the administrative review fee would not cover the cost of the process and managing.

2. Discussion Only – Amending Downtown Design Guidelines. The Planning Commission discussed the parking requirement for businesses on the north side of WaNaPa. They agreed that the view on that side should not be parking but river view. Chair Cramblett mentioned possible greater height of buildings on the south side but limited on the north side. PC Foster said the Downtown Plan could be more diverse and that it does seem to be a little restrictive to developers. He suggested amending to complement existing buildings. PCM Munkhoff said that might be too subjective. PC Foster said the Planning Commission should decide what it is they don't like about the current code. PCM Munkhoff said Hood River seems to be diverse. He mentioned different businesses and that none of them look like the others. He mentioned maybe including a requirement for historical significance.

The Planning Commission discussed ADU's and what neighborhoods those might be allowed in. They mentioned Shahala and decided they wouldn't have to worry about that development as there would not be any room to add an ADU.

PCM Cramblett adjourned the meeting at 9:10 PM.

Prepared by
Kathy Woosley, City Recorder

APPROVED:

_____
Larry Cramblett, Chair

CITY OF CASCADE LOCKS
Staff Report – Summary of Findings and Recommended NOD
September 5, 2017

**Application File Number:** LU 17-013 W.E.G. Design Development, LLC

**Type of Action Requested:** Site Plan Review – Downtown Zone

**Code Authority:**

| | |
|---|---|
| Site Plan Review | 8-6.148 |
| Permitted Uses | 8-6.70.020 |
| Design Standards | 8-6.070.120 |

**Application certified as complete:** August 30, 2017

**Action Deadline:** December 28, 2017 (120 days)

**Approval Criteria:** 8-6.148 (Article V)

**Applicant(s):** Oneonta 40 LLC

**Location:** Properties involved: Corner of Mary and Oneonta Streets

**Township: T 02N** **Range: R 07E** **Section: 12CA** **Tax Lot: #00600**

**Zoning:** (D) Downtown
**Lot Size:** .21 acres

**Specific Action Requested:** Approve a request for a development permit to construct a 18,171 square foot mixed use building which will house residential units consisting of studios, 1 bedroom, 2 bedroom, and 3 bedroom apartments. Existing structures on the property include a duplex and a laundry-mat which will be demolished and replaced by the proposed building.

**Staff Summary:** City staff have reviewed the proposed conceptual development for the parcel and have submitted the proposed design to the City's independent architectural design committee for review and approval. City Staff have also reviewed the specific site development plan to ensure that the proposed development meets the requirements of the (D) Downton zoning district. The City Architectural Review Committee have independently reviewed the proposed development to ensure that the proposed design of the building meets or exceeds all design requirements contained in 8-6.070.120 A-P Downtown Zone Design Standards.

**LAND USE FINDINGS:**

CDC Section 8-6.70.010 describes the purpose, objectives and goals of the Downtown Zone

*PURPOSE. The City has established that the Downtown zone should support the economic and cultural center of the city. Design standards have been adopted which seek to create an extraordinary place which reflects the historic nature of the city and its unique location in the Columbia River Scenic Recreation Area.*

FINDING: This standard is met.

*OBJECTIVE.*
*Encourage more mixed-use and efficient use of land in the downtown, consistent with the City's Comprehensive Plan.*

FINDING: This standard is met.

*GOALS.*
*The Downtown Plan is based on creating a pedestrian friendly environment where citizens and visitors can enjoy a variety of shopping, cultural, and recreational experiences as pedestrians in a safe, inviting, and comfortable place.*

FINDING: This standard is met

CDC Section 8-6.70.020 describes the permitted uses in the Downtown Zone.

A. Residential Uses; (b) For properties not fronting on WaNaPa, Duplexes and multi-family dwellings" are permitted.

FINDING: The applicant has proposed a development which is an outright permitted use in the subject zone provided that all design standards are met. This standard is met subject to the design review findings of fact described in the following section.

**DOWNTOWN DESIGN STANDARDS REVIEW**

1. Height Limitation. The applicant has proposed a development which does not exceed the average of 35 foot height limitation.
   *This criteria has been met.*

2. Landscaping Requirements. The applicant has proposed a development which exceeds the minimum 5% landscaping requirement for the phase one development.
   *This criteria has been met*

3. Access Requirements. The applicant has proposed access off Oneonta Street providing parking adjacent and under the proposed building. The applicant has proposed the minimum number of required parking spaces as set forth in the code. Applicant has also been advised of the needed street improvements on Mary Street as a condition of this approval.
   *This criteria has been met*

4. Off-Street Parking. The applicant has provided for off-street parking space behind and below the proposed development which is in conformance with the City off-street parking requirements (8-6.108) for the Downtown zone.
   *This criteria has been met*

5. Downtown Zone Design Standards

   a. Proposed development was reviewed and approved of by the City's independent Architectural Review Committee and by this reference is forwarded to the Planning Commission for final consideration.

   b. The proposed design of the building has been reviewed and is considered to meet the minimum standards of the Cascadian Design criteria.

c. Building Materials Selection. The proposed colors and material selections have been reviewed and deemed in compliance with the requirements of the code.

d. Roof Materials and Pitch. The applicant has proposed a 6:12 pitch roof which meets the requirements of this zone and architectural shingles which meet the color requirements.

e. Parking Lots. "For new development, the parking lots shall be located at the rear of all lots." The applicant has proposed a parking lot which complies with this requirement.

f. Building Facades. The applicant has proposed a design which features stone and timber bracing accents on the front of the building which will complement the molding, entablature and friezes required at the roofline.

g. Windows. The windows are designed to comply with the requirements of the downtown zone.

h. Lighting. All exterior lighting will be shielded downward to meet the code requirements.

i. Trash and Recycling Storage. The applicant has provided for a screened area to store trash and recycling materials in compliance with the code.

j. Signage. Applicant has not proposed any signage in violation of the downtown code (no free-standing or internally illuminated signs are allowed). All proposed signs will be approved upon completion of the building by the City Administrator.

**DECISION:**

Based on the findings and conclusions provided herein, staff concludes that this proposal has met the minimum criteria to be eligible for a development permit in the Downtown Zone. The City Planning Commission approves the site plan and request for a development permit, 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. The applicant shall not make any modifications to the final design which eliminates any of the required design elements without the specific approval of the City of Cascade Locks as authorized by the City Planning Commission.
3. The applicant shall have two years from the start date of construction to complete all required site improvements and design applications. 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. The applicant shall construct at his own expense sidewalks along both contiguous streets. Street improvements on Mary Street which provide for public safety in conformance with City Public Works Standards will be required. The applicant may be eligible for tax relief to help off-set these cost through the Enterprise Zone administered by Mid-Columbia Economic Development District (MCEDD).
5. Applicant shall pay all required City fees prior to seeking building permit approval with the City and County.

5. Applicant acknowledges that this approval is only for the proposed development presented to the Planning Commission as part of this application. Any changes or modifications which materially alter the nature of this development will require City Administrator approval and may at the City's discretion require modifications be approved by the City Planning Commission and/or the City Architectural Review Committee.

Signed this _____day of October, 2017

_____

Larry Cramblett, Chairman
City of Cascade Locks Planning Commission

## Kathy Woosley

**From:** weg development <wegddpdx@gmail.com>
**Sent:** Thursday, September 28, 2017 8:53 PM
**To:** Kathy Woosley; adam@hoodriverengineers.com; Brian Laramee; Peter@finleyfry.com; Chris Clemow; teamt08@hotmail.com; Jerry Eekhoff; Jedidiah Miller
**Subject:** Re: October 12th

Kathy
Yes we will make the public hearing on 10/12/17
We only have a couple minor addenda ....clarifications as we need to move forward....

1. The clarification we meet building height per the "Down Town plan".
2. The water meter locations will be adjusted in side walks as per public works discussion....to fit individual meter service for the **15 units of Live /work project.**
3. The side walk at the fire hydrant on the corner of mary-oneonta will be 6 ft wide =(5 ft dedication and the additional foot into the street as requested by water department to protect the meter.
4. Need to clarify=The metal roof was labeled on drawing with color, but the staff report I believe had mentioned "architectural singles"
5.The title of the property is now in the W.E.G. Design Development,LLC name

On Tue, Sep 26, 2017 at 8:26 AM, Kathy Woosley <kwoosley@cascade-locks.or.us> wrote:

Hi Jerry,

Will you be able to make a public hearing on 10/12. Please let me know today so I can renotice.

*Kathy Woosley, MMC*

*PO Box 308*

*140 SW WaNaPa Street*

*City of Cascade Locks, OR 97014*

*www.cascade-locks.or.us*

*541-374-8484*

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

# SITE PLAN REVIEW APPLICATION

## I. BACKGROUND INFORMATION

**Applicant**

Applicant Name: ONEONTA 40 LLC Phone: 971-205-9141

Address: PO BOX 509 CASCADE LOCKS, OR 97014

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

**Property Owner (if different)**

Name: DAVID V. TAYLOR Phone: 503-545-7446

Address: 5850 BERRY DRIVE PARK DALE, OR 97041

**Property Information**

Property Address: SW 40 ONEONTA, CASCADE LOCKS

Township; Range; Section; Tax Lot: 2N-07E 12CA 00600

Current Zoning: "D" Property Size: 21 AC

Existing Use/Structures: (1) DUPLEX AN (1) LAUNDRY TO DEMO-

Application Proposal: 16 UNIT "MIXED USE" LIVE WORK BUILDING (± 18,171 SQ FT) STUDIOS, MIX 1BD, 2BD, 3BD (2 ADA PARKING, + 12 FULL PARKING) 14 PARK + 3 Street (22 BIKE PARKING) (17 PARKING)

**FOR OFFICE USE ONLY**

File Number: LU 17-013

Submittal Date: 7/28/17 Fee: 1250 Received by: KW

Application Type: SPR Completeness: 7/31/17 120th Day: 11/28/



Aug 10th ARC

## II. APPLICATION REQUIREMENTS

(A) ✓ Completed and signed application form.

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

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

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

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

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

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

## III. SIGNATURES

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

ONEONTA 40 LLC - [signature] MGR 7-25-17
Applicant/Owner Date

[signature] 7/25/17
Applicant/Owner Date

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

**TO: APPLICANT**

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

**AGREEMENT TO REIMBURSE CITY**
**FOR ADMINISTRATIVE COSTS**

I/We, the applicant(s), ONEONTA 40 LLC & DAVID V. TAYLOR 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 the actual costs could exceed this amount. In the event the City is required to commence litigation to recover these costs, the prevailing party shall be awarded costs and reasonable attorney's fees, including any costs and fees on appeal.

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

**DATED** this 25th day of JULY, 2017.

**LAND USE APPLICANT(S):** ONEONTA 40 LLC
JERRY D. EEKHOFF MGR.

**PROPERTY OWNER(S):**
(If Different Than Above) DAVID V. TAYLOR

625 FEE
625 DEPOSIT } 1250 CK.

# REAL PROPERTY TAX STATEMENT
## JULY 1, 2014 TO JUNE 30, 2015
## HOOD RIVER COUNTY, OREGON
## 601 STATE STREET
## HOOD RIVER, OREGON 97031

**ACCOUNT NO:** 6686

**PROPERTY DESCRIPTION**
**CODE:** 0002
**MAP:** 2N07E12CA00600
**ACRES:** 0.62
**SITUS:** 40 ONEONTA CASCADE LOCKS
**CLASS:** 121

TAYLOR, DAVID V
5850 BERRY DR
MT HOOD PARKDALE, OR 97041

| VALUES: | LAST YEAR | THIS YEAR |
|---|---|---|
| REAL MARKET (RMV) | | |
| LAND | 24,290 | 148,890 |
| STRUCTURES | 55,550 | 70,400 |
| TOTAL RMV | 79,840 | 219,290 |
| TOTAL ASSESSED VALUE | 79,840 | 118,080 |
| EXEMPTIONS | | |
| NET TAXABLE: | 79,840 | 118,080 |
| TOTAL PROPERTY TAX: | 995.44 | 1,701.94 |

| | |
|---|---|
| MT HOOD CC | 58.06 |
| SCHOOL | 564.56 |
| COLUMBIA GORGE ESD | 54.90 |
| SCHOOL LOCAL OPTION | 147.60 |
| [redacted] | [redacted] |

| | |
|---|---|
| COUNTY | 166.27 |
| 911 COMM DIST | 66.22 |
| CITY CAS LOCKS | 319.41 |
| PORT CAS LOCKS | 3.02 |
| HRC TRANS DIST | 8.49 |
| LIBRARY DISTRICT | 45.77 |
| WINDMASTER URBAN REN | 6.46 |
| [redacted] | [redacted] |

| | |
|---|---|
| COUNTY | 21.77 |
| NORCOR | 28.75 |
| SCHOOL | 58.47 |
| SCHOOL BOND | 152.19 |
| [redacted] | [redacted] |

Paid 1/3 year
13 Nov 2014

| | |
|---|---|
| ASSESSMENT QUESTIONS | (541) 386-4522 |
| TAX QUESTIONS | (541) 386-1301 |

**2014-15 TAX ( Before Discount )** 1,701.94

[redacted]

**TOTAL DUE ( After Discount and Pre-payments)** 1,650.88

ONEONTA #3

# QUITCLAIM DEED

I, Dennis R. Marshall, Grantor, hereby do remise, release, and forever quitclaim to David V. Taylor, Grantee, and to his heirs and assigns, all my right, title, and interest in the following described parcels of real property, situate in the City of Cascade Locks, County of Hood River, State of Oregon:

Parcel 1: Commencing at the stone monument at the Northeast corner of Cascade Locks, in the City of Cascade Locks, County of Hood River, and State of Oregon, which is located 3034.81 feet West and 962.51 feet South of the quarter section corner in the East line of Section 12, Township 2 North, Range 7 East, of the Willamette Meridian in the City of Cascade Locks, County of Hood River and State of Oregon; thence West 99.48 feet; thence North 121.10 feet to an iron rod driven in the ground for the true place of beginning of the tract of land herein described; thence North 80 degrees 11' West 76.90 feet to an iron pipe driven in the ground; thence South 28 degrees 36 ' West 67.16 feet to an iron pipe driven in the ground; thence South 61 degrees 01' 30 " East 61.50 feet to an iron pipe driven in the ground; thence North 71 degrees 06' East 26.83 feet to an iron pipe driven in the ground; thence North 23 degrees 14" East 72.86 feet to the true place of beginning of the tract of land herein described.

Parcel No. 2: Commencing at the stone monument at the Northeast corner of the recorded plat of Cascade Locks, in the City of Cascade Locks, County of Hood River and State of Oregon, which is located 3034.81 feet West and 962.51 feet South of the quarter section corner in the East line of Section 12, Township 2 North, Range 7 East, of the Willamette Meridian in the City of Cascade Locks, County of Hood River and State of Oregon; thence West 99.48 feet; thence North 121.10 feet to an iron rod driven in the ground; thence North 80 degrees 11' West 76.90 feet to an iron pipe driven in the ground for the point of beginning of the tract to be described and conveyed herewith; thence South 28 degrees 36' West 67.16 feet to an iron pipe driven in the ground in the Northerly line of a dedicated street; thence North 61 degrees 01' 30 " West on the line of said dedicated street 50 feet to an iron pipe driven in the ground; thence North 37 degrees 52' East 66.74 feet; thence South 55 degrees 22 ' East 27.96 feet; thence South 80 degrees 11 ' East 12.10 feet to the place of beginning.

To have and to hold the same together with all and singular the hereditaments and appurtunances thereunto belonging or in any way appertaining to David V. Taylor and to his heirs and assigns forever.

The true and actual consideration of this conveyance is stated in terms of dollars: Nine thousand nine hundred sixty two dollars ($9,962.00).

I certify the truth of the statement of consideration contained herein.

THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 4th day of February, 1997.

County of Hood River ) ss.

On this 4th day of FEBRUARY, 1997, the foregoing instrument was acknowledged before me by Dennis R. Marshall, Grantor.

Notary Public for Oregon
My Commission Expires: MAR. 02, 1999

OFFICIAL SEAL
THOMAS E. SAWYER
NOTARY PUBLIC - OREGON
COMMISSION NO.042052
MY COMMISSION EXPIRES MAR. 02, 1999

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

On this 4th day of FEBRUARY, 1997, the foregoing instrument was acknowledged before me by David V. Taylor, Grantee.

Notary Public for Oregon
My Commission Expires: MAR. 02, 1999

After recording return to and send tax statements to:

David V. Taylor
1740 Tucker Road
Hood River, Oregon 97031

OFFICIAL SEAL
THOMAS E. SAWYER
NOTARY PUBLIC - OREGON
COMMISSION NO.042052
MY COMMISSION EXPIRES MAR. 02, 1999

Microfilm No. 970355

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
FEB 4 1 46 PM '97

STATE OF OREGON ( )
COUNTY OF HOOD RIVER ) ss.

I certify that this document was received and recorded in the

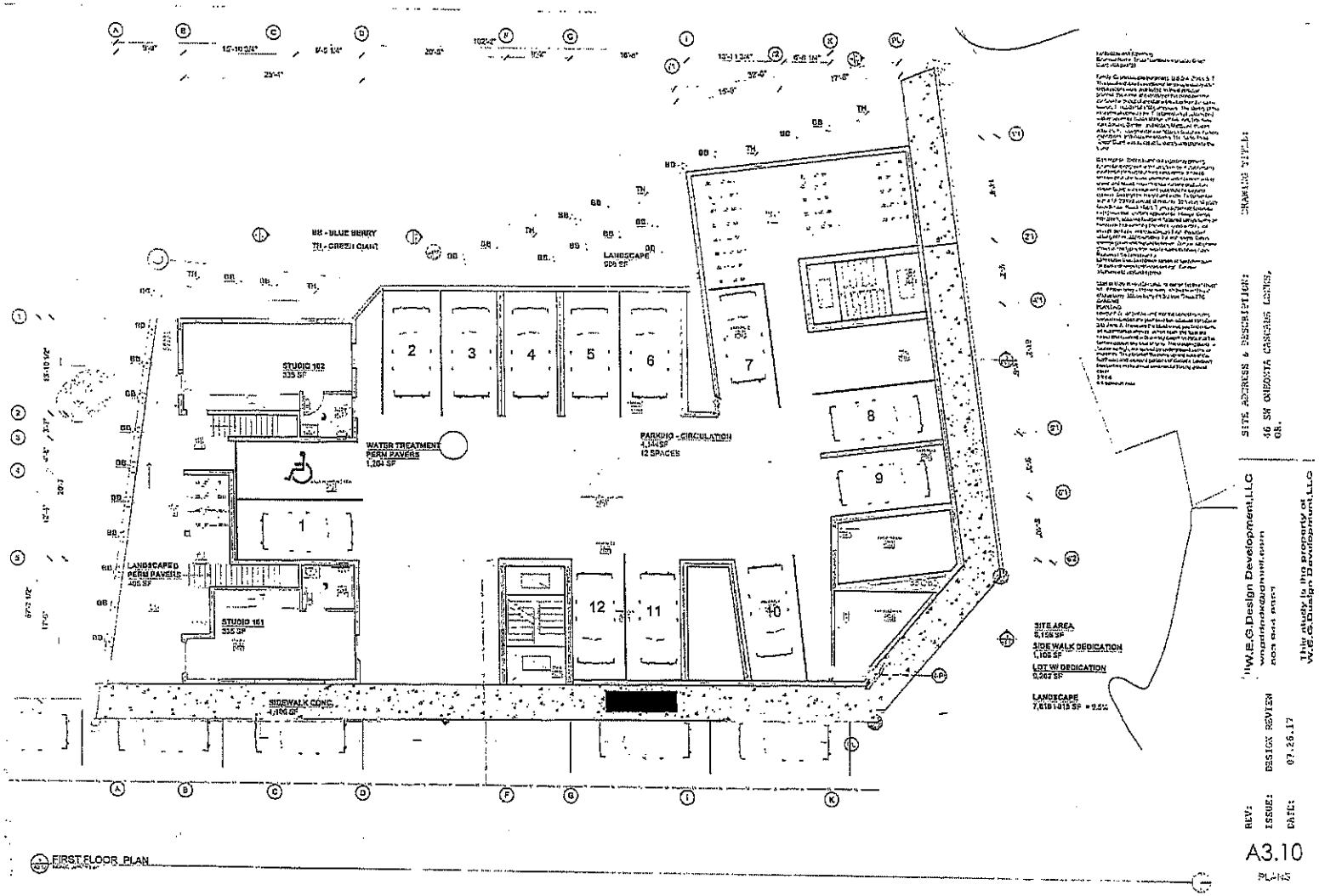
reco

Sandra E. Berry, Director of Records and Assessment and Ex-Officio Recorder of Conveyances for said county.

By: Do

Return to: David V. Taylor
1740 Tucker Rd
Hood River OR
97031

Fee: $14.00




SITE ADDRESS & DESCRIPTION:
46 SW ONEONTA CASCADE LOCKS,
OR.

DRAWING TITLE:

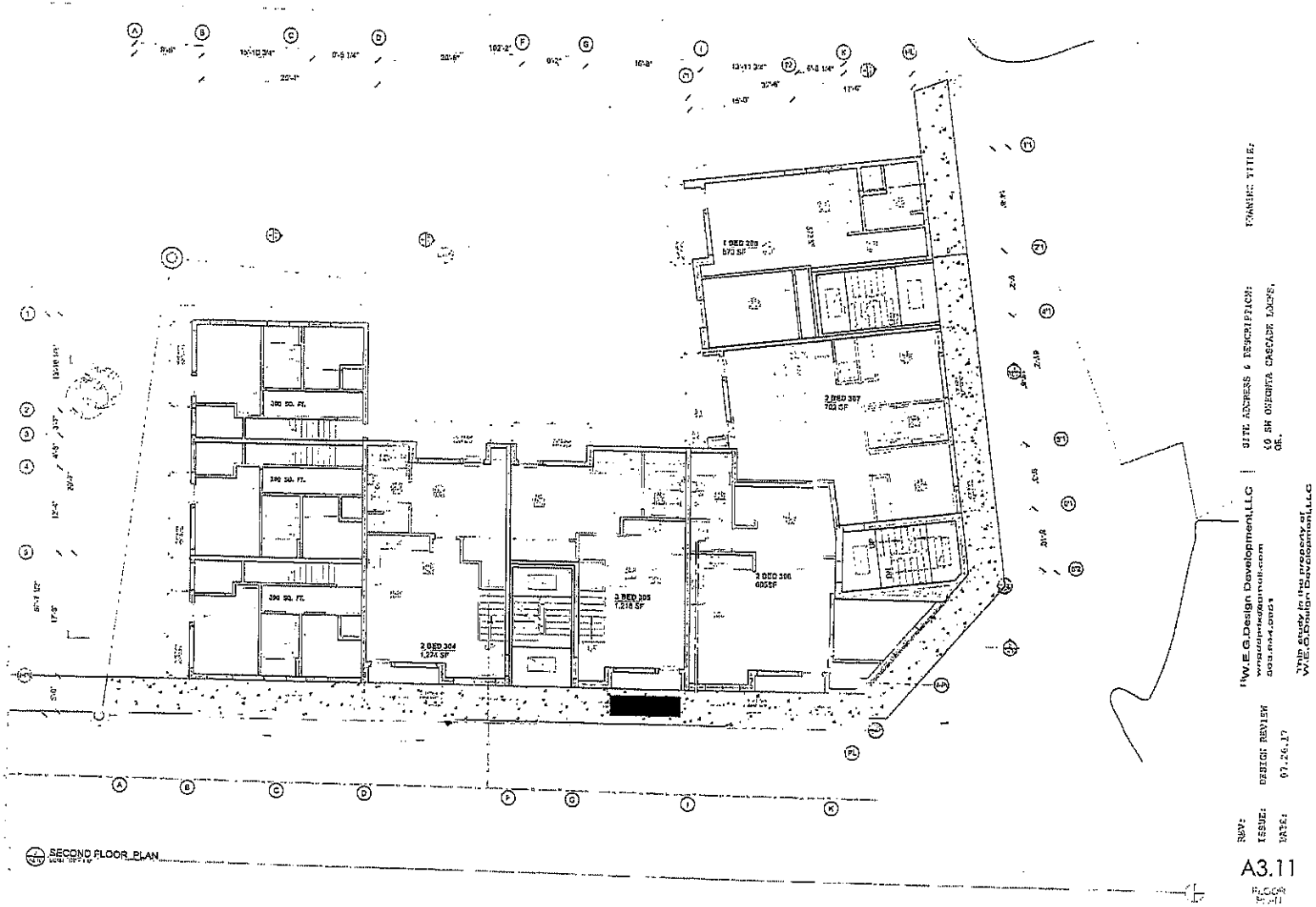
W.E.G.Design Development,LLC

This study is the property of
W.E.G.Design Development,LLC

REV:
ISSUE: DESIGN REVIEW
DATE: 07.26.17

A3.10
PLANS

R-7-8-17




FRAMING TITLE:

SITE ADDRESS & DESCRIPTION:
40 SW OREGON CASCADE LOCKS, OR.

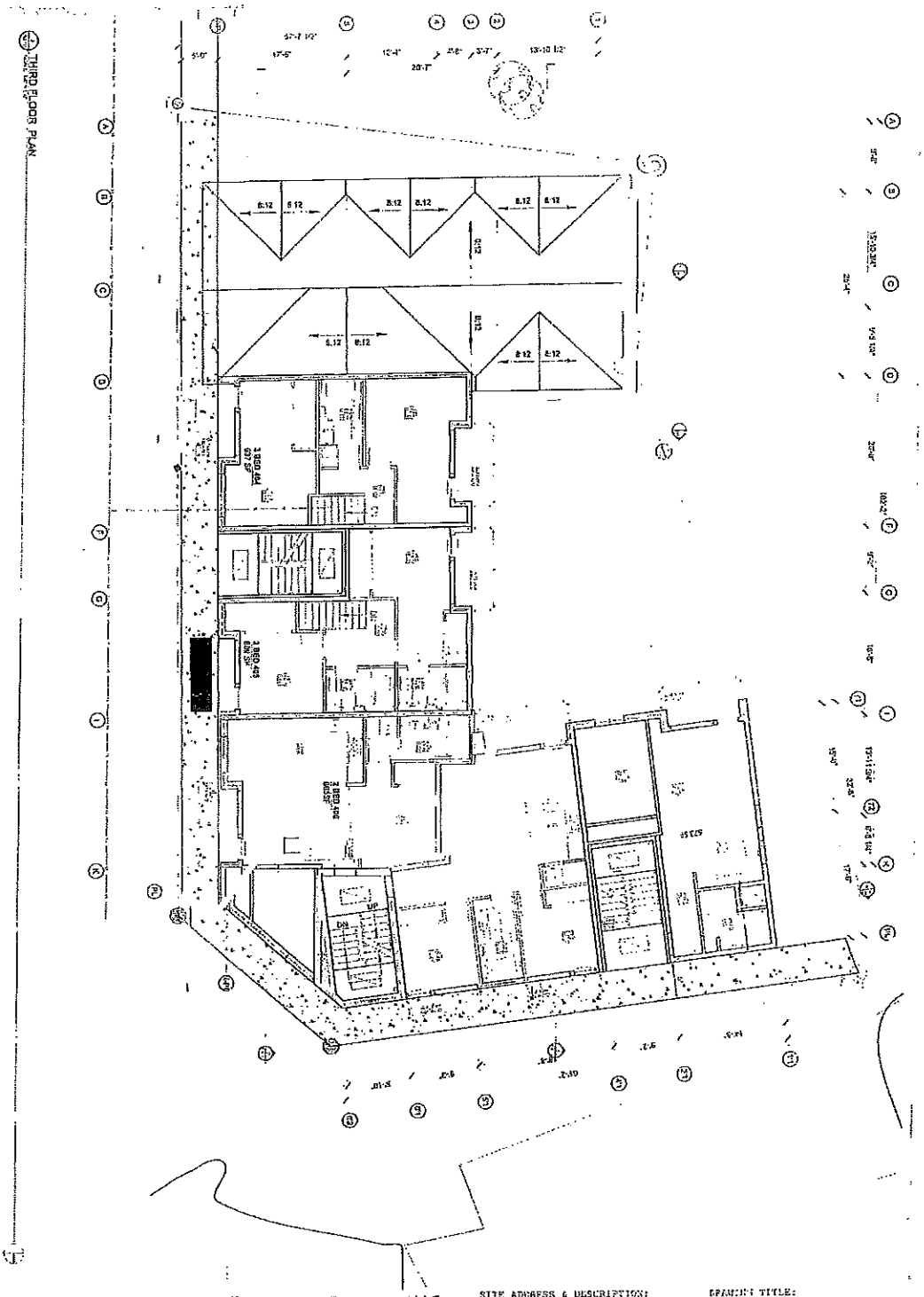

W.E.G.Design Development,LLC
wegdesign@gmail.com
503.804.0051


This study is the property of W.E.G.Design Development,LLC

REV:
ISSUE: DESIGN REVIEW
DATE: 07.26.17

A3.11
FLOOR PLAN

R-7-22-17




REV:

ISSUE: DESIGN REVIEW

DATE: 07.26.17

W.E.G.Design Development,LLC
wegddpdx@gmail.com
503.944.0851

This study is the property of W.E.G.Design Development,LLC

SITE ADDRESS & DESCRIPTION:

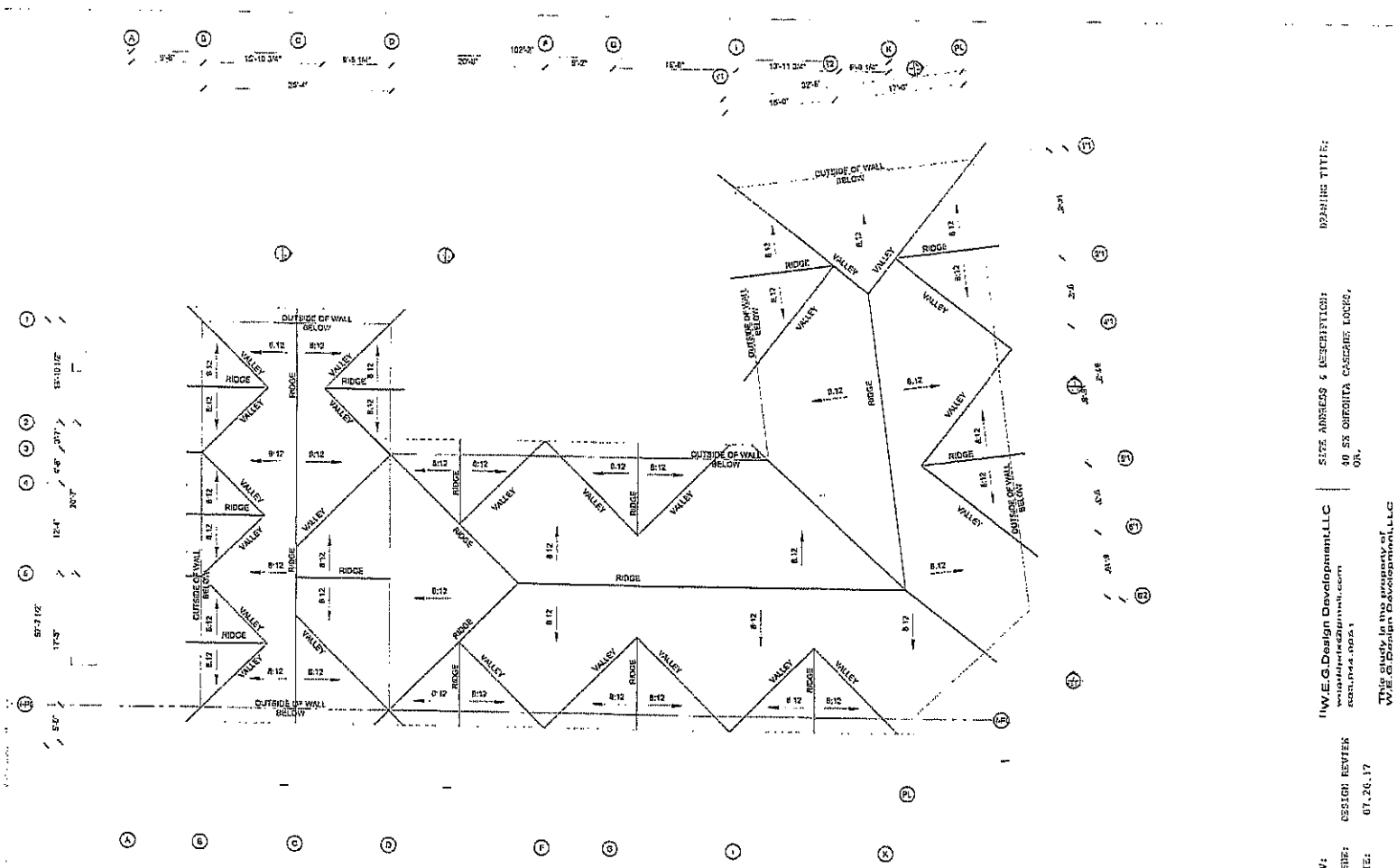
60 SW ONECHTA CASCADE LOCKS, OR.

DRAWING TITLE:

A3.12

FLOOR PLAN

R-7-28-17




ROOF PLAN

W.E.G.Design Development,LLC
[illegible]
[illegible]

SITE ADDRESS & DESCRIPTION: 40 SX OHEONTA CASCADE LOCKS, OR.

DRAWING TITLE:

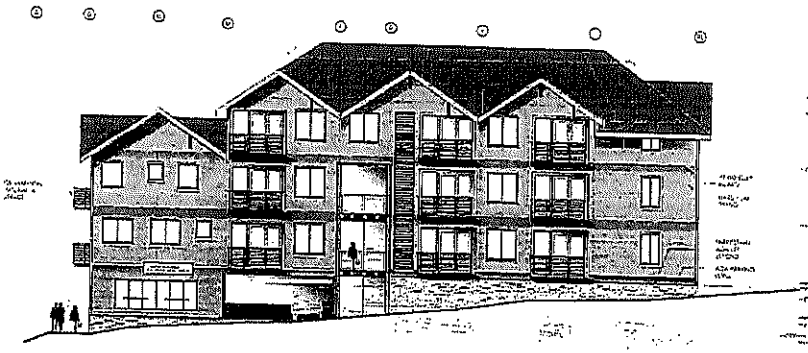
REV:
ISSUE: DESIGN REVIEW
DATE: 07.20.17

This study is the property of W.E.G.Design Development,LLC

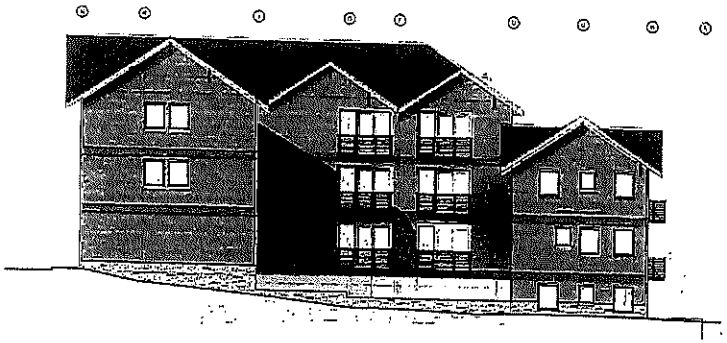
A3.13
ROOF PLAN

R-7-23-17

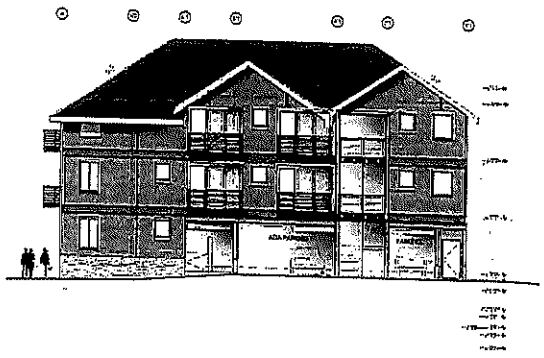
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

SITE ADDRESS & DESCRIPTION: DRAWING TITLE:

40 SW ONEONTA CASCADE LOCKS, OR.

W.E.G.Design Development,LLC

This study is the property of W.E.G.Design Development,LLC

REV:

ISSUE: DESIGN REVIEW

DATE: 07.26.17

A5.10

ELEVATIONS

R-7-28-17

WEST INTERIOR ELEVATION - GARAGE ENTRANCE SECTION

SITE ADDRESS & DESCRIPTION:
10 SW OREGON CASCADE LOCKS, OR.

PERMIT TITLE:

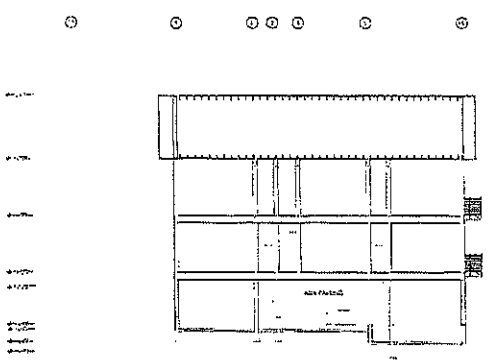
W.E.G.Design Development,LLC
wegdesign@gmail.com
503.044.8084

This study is the property of
W.E.G.Design Development,LLC

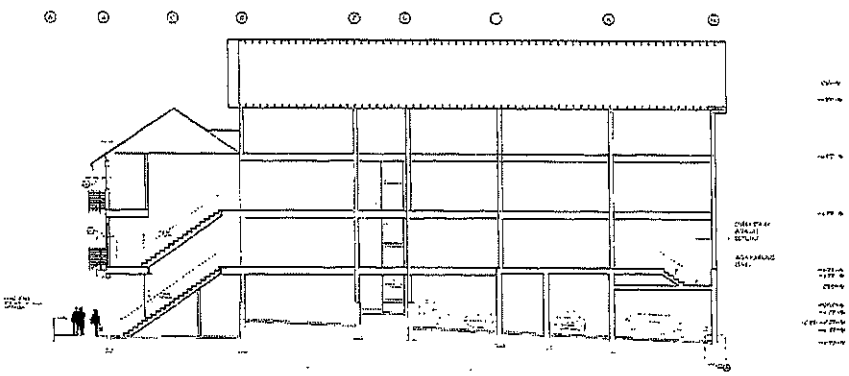
REV:
ISSUE: DESIGN REVIEW
DATE: 07.26.17

A5.11
ELEVATIONS

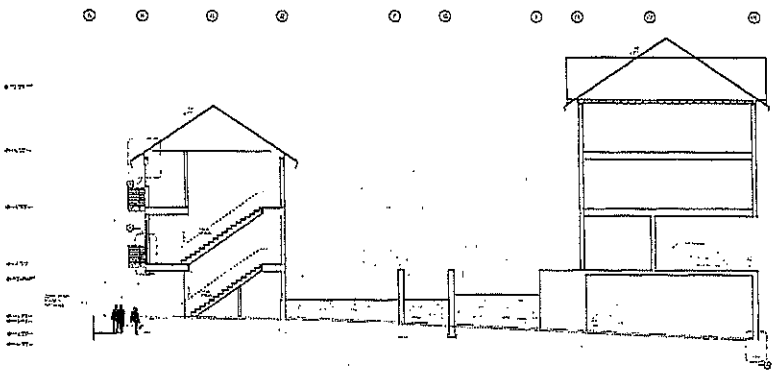
R-7-22-17



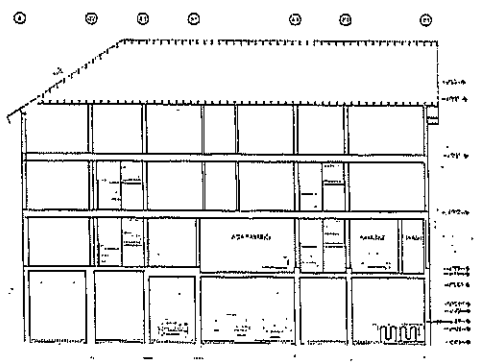
WEST BUILDING NORTH SOUTH SECTION



WEST BUILDING WEST EAST / SOUTH BULDING WEST EAST SECTION



WEST BUILDING WEST EAST / EAST BULDING WEST EAST SECTION



EAST BUILDING SOUTH NORTH SECTION

SITE ADDRESS & DESCRIPTION:
40 SW OREGON CASCADE LOCKS, OR.

DRAWING TITLE:

W.E.G.Design Development,LLC
wegdesign@gmail.com
[illegible]

This study is the property of W.E.G.Design Development,LLC

REV:
ISSUE: DESIGN REVIEW
DATE: 07.26.17

A6.10
SECTIONS

R-7-28-17

# ONEONTA-40 LLC

A LIVE-WORK-FACILITY

PO BOX 509 CASCADE LOCKS,OREGON 97014

SITE AND DESIGN REVEIW APPLICATION 7.26.17

ADDRESS - 40 S.W. ONEONTA CASCADE LOCKS,OREGON 97014

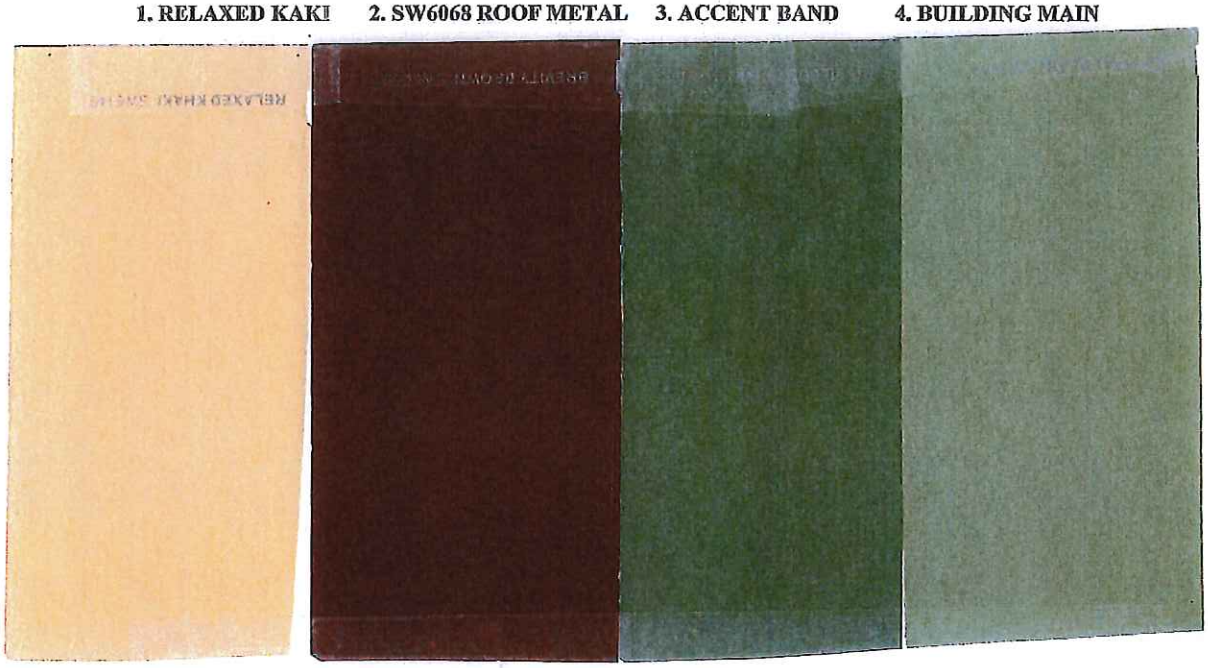
ZONE -"DOWN TOWN" "D" SIZE .21 ACRES

LEGAL- 2N-07E-12CA-00600

**INTRODUCTION;**

**COLORS CHIP SAMPLES OF EXTERIOR**

**1. RELAXED KAKI 2. SW6068 ROOF METAL 3. ACCENT BAND 4. BUILDING MAIN**



JERRY D. EEKHOFF PH TXT 971-205-9141 DAVID V. TAYLOR PH TXT 503-545-7446
WEGDDPDX@GMAIL.COM ONEONTAMGMT@GMAIL.COM TEAMT08@HOTMAIL.COM

# PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 40 SW ONEONTA ST. CASCADE LOCKS, OR 97014

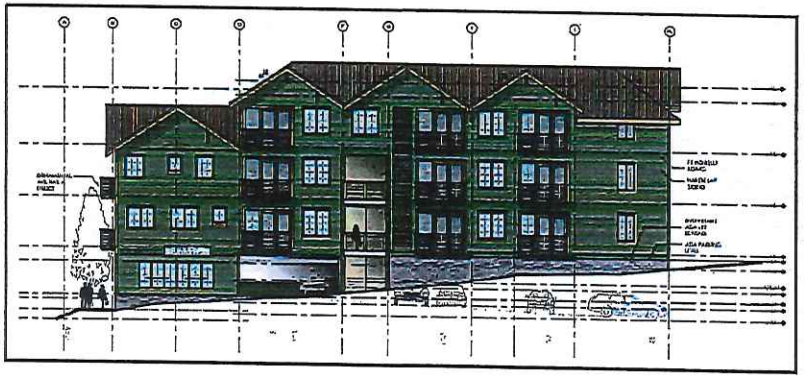
PRELIMINARY DESIGN REVIEW

FOR PLAN REVIEW ONLY

## PROJECT APPLICANT

ONEONTA 40, LLC
5850 BERRY DRIVE
MT HOOD, OREGON, 97041
(971) 205-9141

CONTACT:
JERRY D. EEKHOFF



***PROJECT ELEVATION***
NOT TO SCALE

***PROJECT LOCATION***
NOT TO SCALE

## CIVIL ENGINEER


ADAM GODDIN, PE
HOOD RIVER CONSULTING ENGINEERS, INC.
1784 MAY STREET
HOOD RIVER, OR 97031
(541) 436-4723
ADAM@HOODRIVERENGINEERS.COM
WWW.HOODRIVERENGINEERS.COM


## SHEET INDEX


C.1 - COVER SHEET AND SHEET INDEX
C.2 - GENERAL NOTES AND SUMMARY
C.3 - SURVEY
C.4 - EXISTING CONDITIONS
C.5 - UTILITY PLAN
C.6 - CAR PARK GRADING PLAN
C.7 - SIDEWALK GRADING PLAN
C.8 - ELEVATIONS


SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

***Hood River Consulting Engineers, Inc.***

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/24/17 |
| | | |


Hood River Consulting Engineers, Inc.
1784 May Street
Hood River, OR 97031
(541) 436-4723
adam@hoodriverengineers.com
www.hoodriverengineers.com


EXPIRES:
DATE: 7/24/17

COVER SHEET AND SHEET INDEX

PROJECT NO. 17-042
DATE 7/24/17
SCALE NTS
SHEET C.1

INTRODUCTION:
W.E.O DEVELOPMENT PROPOSES TO CONSTRUCT 16 NEW LIVING UNITS IN A MIXED USE, LIVE/WORK BUILDING. THE "PROJECT" INCLUDES THE PARCEL OF LAND AT 40 ONEONTA STREET, CASCADE LOCKS, OREGON (TAX LOT: 02N07E12CA00500) OWNED BY DAVID V. TAYLOR AND ONEONTA 40, LLC. THE PROPOSED DEVELOPMENT IS DEPICTED ON THE ACCOMPANYING PLAN, PREPARED BY HOOD RIVER CONSULTING ENGINEERS, INC. THIS BRIEF PROJECT NARRATIVE DESCRIBES THE PROPOSED SITE DEVELOPMENT AND IDENTIFIES THE PROJECT'S POTENTIAL IMPACT ON THE EXISTING PUBLIC INFRASTRUCTURE AND THE SURROUNDING ENVIRONMENT.

PROJECT DESCRIPTION:
A. EXISTING SITE CONDITIONS - THE PROPOSED PROJECT ENCOMPASSES THE LANDS OF DAVID V. TAYLOR AND ONEONTA 40, LLC AT 40 ONEONTA STREET IN THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON. THE PROJECT SITE TOTALS ±0.20 ACRES. THE SITE IS BOUNDED BY SOUTHWEST ONEONTA STREET TO THE WEST, SOUTHWEST MARY STREET TO THE SOUTH, AND UNDEVELOPED, VACANT LAND OWNED BY THE PORT OF CASCADE LOCKS TO THE EAST AND NORTH. THE SITE CONSISTS OF AN EXISTING 1,846 SQUARE FOOT DUPLEX AND GARAGE (LAUNDRY BUILDING).

THE SITE GENERALLY SLOPES UP AWAY FROM WANAPA STREET TO THE NORTHERN SIDE OF THE PROPERTY. TOWARD SOUTHWEST MARY STREET.

B. PROPOSED PROJECT - THE PROPOSED DEVELOPMENT WILL CONSIST OF 16 NEW UNITS IN 1 NEW BUILDING, WHICH CAN BE CONSTRUCTED IN TWO PHASES. THE PROPOSED UNITS, WITH A BELOW GRADE PARKING FACILITY AND GARAGE SPACES CONSISTING OF 15 PARKING SPACES AND 22 BIKE PARKING SPACES. A TOTAL OF 15 PARKING SPACES WILL BE PROVIDED, INCLUDING GARAGE SPACES, DRIVEWAYS AND SEPARATE SURFACE SPACES. THE APPLICANT IS CONSIDERING UTILIZING THE AREA FOR LIVE/WORK USE.
C.
D. THE ATTACHED PLANS DEPICT THE LAYOUT OF THE PROPOSED DRIVES, SIDEWALKS, PARKING AREAS, AND BUILDINGS. APPROXIMATELY 815 SQUARE FEET ARE PROPOSED TO REMAIN AS OPEN SPACE AS LANDSCAPING, AND WILL MOSTLY CONSIST OF PINE TREES FOR SCREENING. THE APPLICANT IS ALSO PROPOSING TO DEDICATE 1,106 SQUARE FEET FOR ADEQUATE PUBLIC SIDEWALKS.

THE SITE COVERAGE STATISTICS FOR THE PROPOSED PROJECT BASED ON THE CONCEPT PLAN ARE AS FOLLOWS:

SITE AREA - 9,262 SQUARE FEET
SIDEWALK DEDICATION AREA - 1,106 SQUARE FEET
BUILDING GROSS AREA - 16,531 GROSS SQUARE FEET
GREEN SPACE COVERAGE - 815 SQUARE FEET

LANDSCAPING WILL BE PROVIDED IN KEEPING WITH THE CITY OF CASCADE LOCKS DESIGN STANDARDS AND TO PROVIDE SCREENING ALONG THE EAST ADJACENT PROPERTY LINES.

PARKING, ACCESS AND TRAFFIC GENERATION:
THE SITE INCLUDES 17 PARKING SPACES, INCLUDING SURFACE SPACES AND GARAGE SPACES. THE MAIN ACCESS TO THE PROJECT IS PROPOSED FROM A DRIVEWAY CONNECTED TO THE SOUTHWEST ONEONTA. PRIVATE PARKING SPACES WILL ALSO BE ACCESSED FROM SOUTHWEST MARY STREET. THE PROJECT IS NOT EXPECTED TO GENERATE ADDITIONAL TRAFFIC THAT WILL ADVERSELY AFFECT NEIGHBORING PROPERTIES AS PER THE ATTACHED TRAFFIC STUDY.

ZONING COMPLIANCE:
THE PROPERTY LIES WITHIN THE 'DOWNTOWN ZONE', IN A COMMERCIAL ZONING DISTRICT WITH A CLASSIFICATION OF HIGHEST AND BEST USE - RESIDENTIAL. THIS PROJECT PROPOSES RESIDENTIAL USE TYPE DWELLING, MULTI-FAMILY.

UTILITIES:

A. WATER - THERE IS AN EXISTING 6-INCH WATER MAIN ALONG THE SOUTH SIDE OF THE PROPERTY THROUGH SW MARY STREET. IT IS PROPOSED TO INSTALL A NEW 1-INCH LINE FROM THIS EXISTING LINE.
B. SANITARY SEWER - THERE IS CURRENTLY AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG SW ONEONTA STREET. IT IS PROPOSED TO INSTALL A 6" LINE FROM THIS EXISTING LINE.
C. STORM WATER - THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY. IN GENERAL, SEVERAL STORMWATER PRACTICES WILL BE UTILIZED IN VARIOUS AREAS OF THE SITE IN ORDER TO LIMIT THE SIZE OF THE CONTRIBUTING WATERSHEDS AND CLOSELY MATCH THE RUNOFF CHARACTERISTICS OF THE EXISTING SITE. OPTIONS TO BE CONSIDERED INCLUDE INFILTRATION DRYWELLS AND CONNECTION TO EXISTING INFRASTRUCTURE AT WANAPA STREET.
D. FIRE PROTECTION - THERE IS AN EXISTING FIRE HYDRANT AT THE CORNER OF SW ONEONTA AND SW MARY STREET THAT WILL BE USED FOR FIRE WATER SUPPLY. FIRE DETECTION AND SUPPRESSION SYSTEMS WITHIN THE BUILDING WILL BE PROVIDED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODE REQUIREMENTS. A HYDRANT FLOW TEST WILL BE COORDINATED AS THE PROJECT MOVES THROUGH PERMITTING TO DETERMINE THE AVAILABLE FLOW AND PRESSURE IN THE VICINITY OF THE PROJECT SITE.
E. ELECTRICITY
THERE IS EXISTING CITY ELECTRICITY SUPPLIED AT THE SOUTHEAST CORNER. PROPOSED ELECTRICAL CONNECTION WILL BE UNDERGROUND. SUFFICIENT EXISTING CAPACITY TO SUPPLY THE SITE WILL BE VERIFIED.
F. NON-MUNICIPAL UTILITIES (GAS, CABLE, TELEPHONE) - THERE IS NO PROVIDER FOR NATURAL GAS IN THE VICINITY OF THE SITE. PURVEYORS FOR TELEPHONE, CABLE, AND INTERNET ARE AVAILABLE IN THE AREA.
G. SOLID WASTE - ONE DUMPSTER WILL BE LOCATED IN A CONTAINED DUMPSTER ROOM WITHIN THE SOUTHEAST CORNER OF THE COMPLEX FOR USE BY THE TENANTS. A WASTE HAULER WILL EMPTY DUMPSTERS ON A REGULAR BASIS.

IMPACT ON ADJOINING PROPERTY:
THE IMMEDIATE SURROUNDING LAND USE IS MOSTLY VACANT COMMERCIAL PROPERTY OWNED BY THE PORT OF CASCADE LOCKS WITH A RECENT DESIGN RECEIVED FOR A COMMERCIAL PROJECT BY RAVENWOOD COMPANY ON THE CORNER OF WANAPA AND ONEONTA. THERE IS A RESIDENTIAL HOME ON SW MARY STREET AND CASCADE LOCKS SCHOOL FURTHER SOUTH ON SW ONEONTA STREET. THE PROPOSED RESIDENTIAL USE WILL NOT HAVE A NEGATIVE IMPACT ON THESE PROPERTIES.

OUTSIDE OF CONSTRUCTION, THE PROPOSED PROJECT WILL NOT PRODUCE ANY NOISE, ODORS OR LIGHT WHICH WOULD AFFECT THE SURROUNDING PROPERTIES. SITE LIGHTING WILL BE DESIGNED IN ACCORDANCE WITH CURRENT DESIGN GUIDELINES. LIGHTING SHALL BE SHIELDED SO AS NOT TO CAUSE ILLUMINATION BEYOND THE BOUNDARIES OF THE SITE. DRAINAGE WILL BE CONTAINED ON-SITE AND DISCHARGED VIA UNDERGROUND CONVEYANCE OR INFILTRATION WELLS.
OVERALL, THE IMPACTS FROM THE PROPOSED PROJECT WILL BE THE SAME OR LESS THAN THOSE THAT WOULD BE EXPERIENCED FROM A COMMERCIAL BUSINESS OR OTHER MORE INTENSE USE THAT IS ALLOWED IN THE COMMERCIAL ZONE.

SCHEDULE AND CONSTRUCTION PHASING:
IT IS ANTICIPATED THAT THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. CONSTRUCTION IS ANTICIPATED TO BEGIN IN EARLY 2018.

THE TYPICAL GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:
1. INSTALLATION OF TEMPORARY SOIL EROSION/STORM WATER DETENTION MEASURES.
2. DEMOLITION (IF NECESSARY).
3. ROUGH GRADING.
4. CONSTRUCTION OF PERMANENT DRAINAGE FACILITIES INCLUDING INFILTRATION BASINS.
5. INSTALLATION OF FOUNDATIONS.
6. CONSTRUCTION OF SITE UTILITIES TO BUILDING PERIMETER.
7. CONSTRUCTION OF PROPOSED BUILDINGS.
8. FINAL SITE GRADING.
9. CONSTRUCT CURBING, PAVEMENT AREAS AND CONCRETE AREAS.
10. BUILDING FIT-UP.
11. LANDSCAPING AND STABILIZATION.
12. REMOVAL OF TEMPORARY SOIL EROSION MEASURES.

***PROPOSED ENTITLEMENT***
NOT TO SCALE

PROPOSED WAIVERS FROM DESIGN STANDARDS:
THE CURRENT DESIGN DOES NOT REQUIRE ANY WAIVERS FROM THE DESIGN STANDARDS.

FOR PLAN REVIEW ONLY

| 40 SW Oneonta Street | | | | 5/6/2017 |
|---|---|---|---|---|
| ESTIMATED UNIT SQ FT | | | | |
| NET LEVELS | | | | |
| UNIT # | RM NAME | UNIT COUNT | SQ. FT. | TOTAL SQ FT |
| 101 | STUDIO | 1 | 300 | 300.00 |
| 102 | STUDIO | 1 | 335 | 335.00 |
| 201 | 2 BED TWN HS | 1 | 780 | 780.00 |
| 202 | 2 BED TWN HS | 1 | 780 | 780.00 |
| 203 | 2 BED TWN HS | 1 | 780 | 780.00 |
| 204 | 1 BED | 1 | 627 | 627.00 |
| 205 | 1 BED | 1 | 609 | 609.00 |
| 206 | 2 BED | 1 | 693 | 693.00 |
| 304 | 3 BED TWN HS | 1 | 1374 | 1,374.00 |
| 305 | 3 BED TWN HS | 1 | 1218 | 1,218.00 |
| 306 | 2 BED | 1 | 693 | 693.00 |
| 307 | 2 BED | 1 | 702 | 702.00 |
| 308 | 1 BED | 1 | 627 | 627.00 |
| 301 | 1 BED | 1 | 627 | 627.00 |
| 302 | 1 BED | 1 | 609 | 609.00 |
| 303 | 2 BED | 1 | 693 | 693.00 |
| TOTAL NET SQ FT | | 18 | | 11,581.00 |
| 102 | PARKING ADA | 1 | 300 | 300.00 |
| 102 | PARKING 1 | 1 | 669 | 669.00 |
| 102 | PARKING 2 | 1 | 150 | 150.00 |
| 102 | PARKING 3 | 1 | 300 | 300.00 |
| 102 | PARKING 4 | 1 | 150 | 150.00 |
| 102 | PARKING 5 | 1 | 300 | 300.00 |
| 202 | PARKING 6 | 1 | 150 | 150.00 |
| 202 | PARKING ADA | 1 | 300 | 300.00 |
| TOTAL NET SQ FT | | | | 2,338.00 |
| TOTAL NET SQ FT | | 19 | | 13,922.00 |
| 201 | HALL | 1 | 117 | 117.00 |
| 101 | VEST. | 1 | 37 | 37.00 |
| 102 | VEST | 1 | 51 | 51.00 |
| 308 | SPRUR RM | 1 | 44 | 44.00 |
| 107 | STAIR | 3 | 144 | 432.00 |
| 110 | PARKING CIRCULATION | 1 | 1058 | 1,058.00 |
| 112 | ENTRY | 1 | 133 | 133.00 |
| 113 | STAIR | 3 | 144 | 432.00 |
| 114 | FIRE ALARM SYRT | 1 | 120 | 120.00 |
| 115 | SPRNK RGR RM | 1 | 144 | 144.00 |
| 117 | TRASH VESTIBULE, ELEC. | 1 | 400 | 400.00 |
| | MECH / ELEC | 1 | 237 | 237.00 |
| 316 | BIKE - 4 | 1 | 65 | 65.00 |
| 318 | BIKE - 18 | 1 | 600 | 600.00 |
| TOTAL COMMON SQ FT | | | | 4,348.00 |
| TOTAL SQ FT | | | | 18,171.00 |
| TOTAL BUILDING SQ.FT. NUMBERS | | | | |
| Building Gross Sq Ft | | | | 18,171.00 |
| Building Net SQ. FT. | | | | 13,922.00 |
| FAR | | | | 18,171.00 |
| Non-sellable SQ.FT. | | | | 4,249.00 |
| Efficiency Percentage | | | | 0.76 |
| Average Unit S.F. | | | | 703.67 |
| Parking | | | | 15 |

***SQUARE FOOTAGE SUMMARY***
NOT TO SCALE

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

***Hood River Consulting Engineers, Inc.***

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/24/17 |

Hood River Consulting Engineers, Inc.
1784 May Street
Hood River, OR 97031
(541) 436-4723
adam@hoodriverengineers.com
www.hoodriverengineers.com

EXPIRES:
DATE: 7/24/17

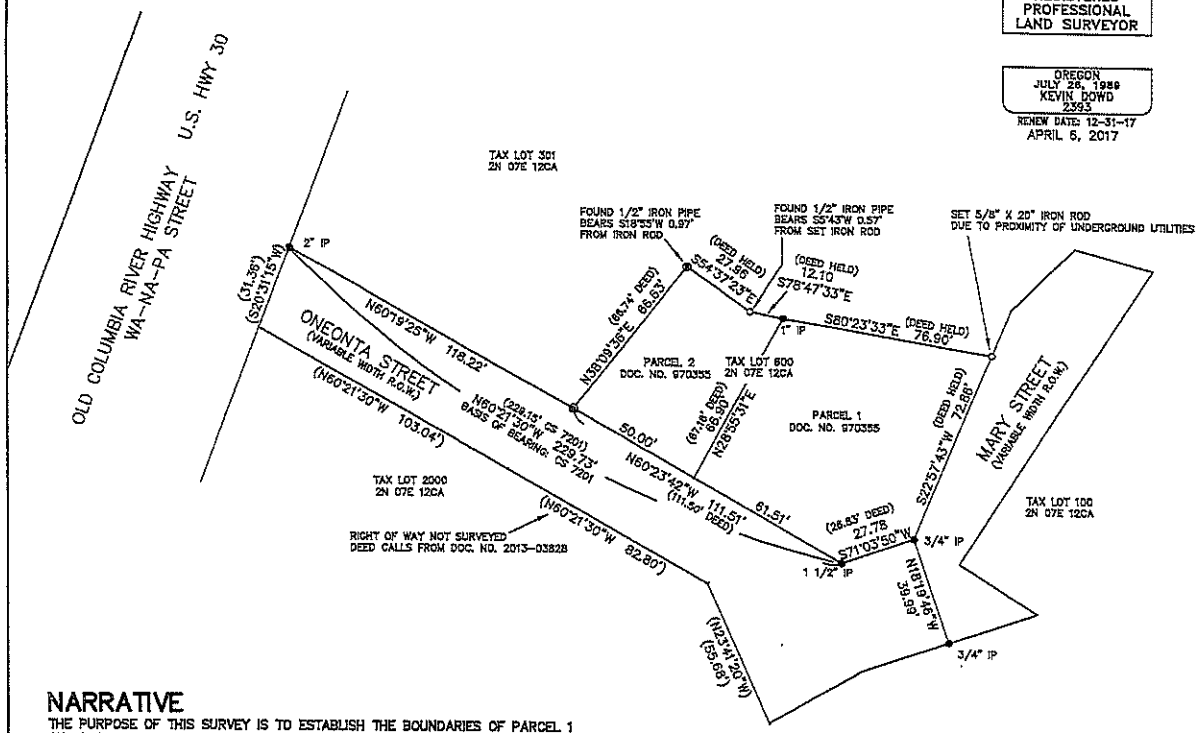
SUMMARY

PROJECT NO. 17-042
DATE 7/24/17
SCALE NTS
SHEET C.2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
APRIL 6, 2017

FOR PLAN REVIEW ONLY




## LEGEND

- ○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST LS 2393" ON APRIL 3, 2017, EXCEPT AS NOTED
- ⊕ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP AS PER CS 84061
- ● FOUND MONUMENT AS NOTED
- • CALCULATED POSITION
- (xxx) DEED OR RECORD DATA
- IP IRON PIPE (OUTSIDE DIAMETER MEASURED)

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 970355. THE DEED CALLS WERE FOUND TO MATCH THOSE SHOWN ON MART PERKINS' 1961 SURVEY FILED AS CS 1209. THE DEED DESRIPTIONS CALL FOR MONUMENTS AT ALL EXCEPT THE TWO MOST NORTHWESTERLY CORNERS OF PARCEL 2. MONUMENTS WERE RECOVERED AND ACCEPTED AS SHOWN ON THE MAP. TWO MONUMENTS WERE FOUND AT THE NORTHWEST CORNER OF PARCEL 2. THE BISHOP IRON ROD WAS ACCEPTED AS IT FIT BETTER WITH DEED CALLS AND OTHER FOUND MONUMENTS. THE IRON PIPE FALLS TOO FAR SOUTH IN RELATION TO THE ONEONTA STREET RIGHT OF WAY. A SIMILAR IRON PIPE AT THE ANGLE POINT IN THE NORTH LINE OF PARCEL 2 WAS ALSO FOUND TO BE TOO FAR SOUTH AND WAS NOT ACCEPTED. THE ANGLE POINT WAS ESTABLISHED BY INTERSECTION USING DEED DISTANCES FROM THE NEAREST ACCEPTED MONUMENTS AS SHOWN. THE NORTHEAST CORNER OF PARCEL 1 WAS ESTABLISHED IN A SIMILAR MANNER.

## REFERENCES


R1) CS 1209, SURVEY BY MART C. PERKINS PE FOR CITY OF CASCADE LOCKS, DATED JANUARY 17, 1961
R2) CS 7201, SURVEY BY ANTHONY C. KLEIN LS 932 FOR CITY OF CASCADE LOCKS, RECEIVED JANUARY 3, 1972
R3) CS 7519, SURVEY BY ANTHONY C. KLEIN LS 932 FOR PORT OF CASCADE LOCKS, FILED MARCH 26, 1975
R4) CS 7576, SURVEY BY ANTHONY C. KLEIN LS 932 FOR CITY OF CASCADE LOCKS, FILED DECEMBER 8, 1975
R5) CS 78066, SURVEY BY ANTHONY C. KLEIN LS 932 FOR PORT OF CASCADE LOCKS, FILED OCTOBER 12, 1978
R6) CS 80003, SURVEY BY LARRY D. BISHOP LS 898 FOR PORT OF CASCADE LOCKS AND DAN HAIGHT, FILED FEBRUARY 7, 1980
R7) CS 84061, SURVEY BY LARRY D. BISHOP LS 898 FOR REED INSTITUTE FILED OCTOBER 12, 1984
R8) CS 92087, RIGHT OF WAY SURVEY BY ROGER LEE GALLES LS 2450 FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED NOVEMBER 12, 1992


# RECORD OF SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
T2 NORTH, R7 EAST, W.M.
IN THE CITY OF CASCADE LOCKS
HOOD RIVER COUNTY, OREGON

**FOR:** W.E.G. DESIGN-DEVELOPMENT, LLC


WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD-PARKDALE OR, 97041
541-352-6065


SURVEY
SCALE: 1" = 20'

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

**Hood River Consulting Engineers, Inc.**

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/24/17 |

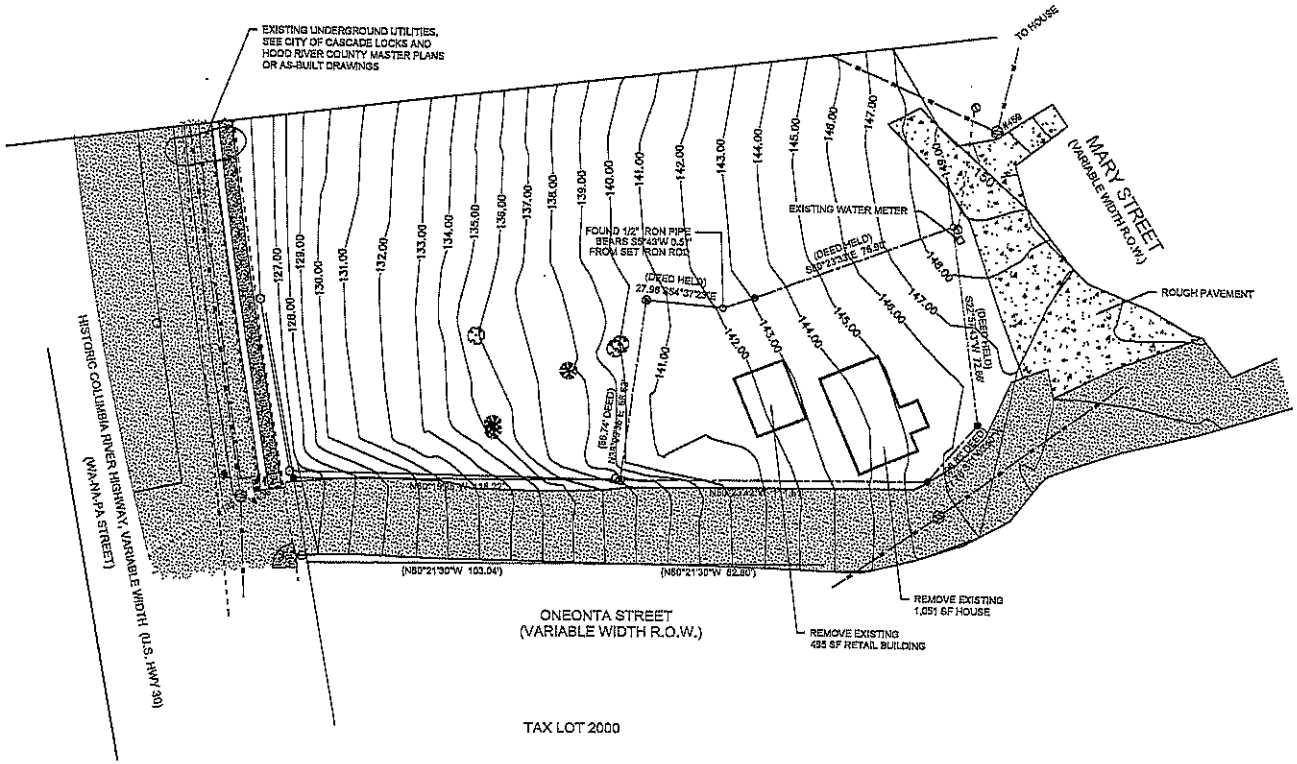

Hood River Consulting Engineers, Inc.
1784 May Street
Hood River, OR 97031
(541) 436-4723
admin@hoodriverengineers.com
www.hoodriverengineers.com


EXPIRES:
DATE: 7/24/17

SURVEY

PROJECT NO. 17-042
DATE 7/24/17
SCALE 1" = 20'
SHEET C.3

FOR PLAN REVIEW ONLY




***EXISTING CONDITIONS***

SCALE: 1" = 20'

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

***Hood River Consulting Engineers, Inc.***

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
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EXPIRES:

DATE: 7/24/17

EXISTING CONDITIONS

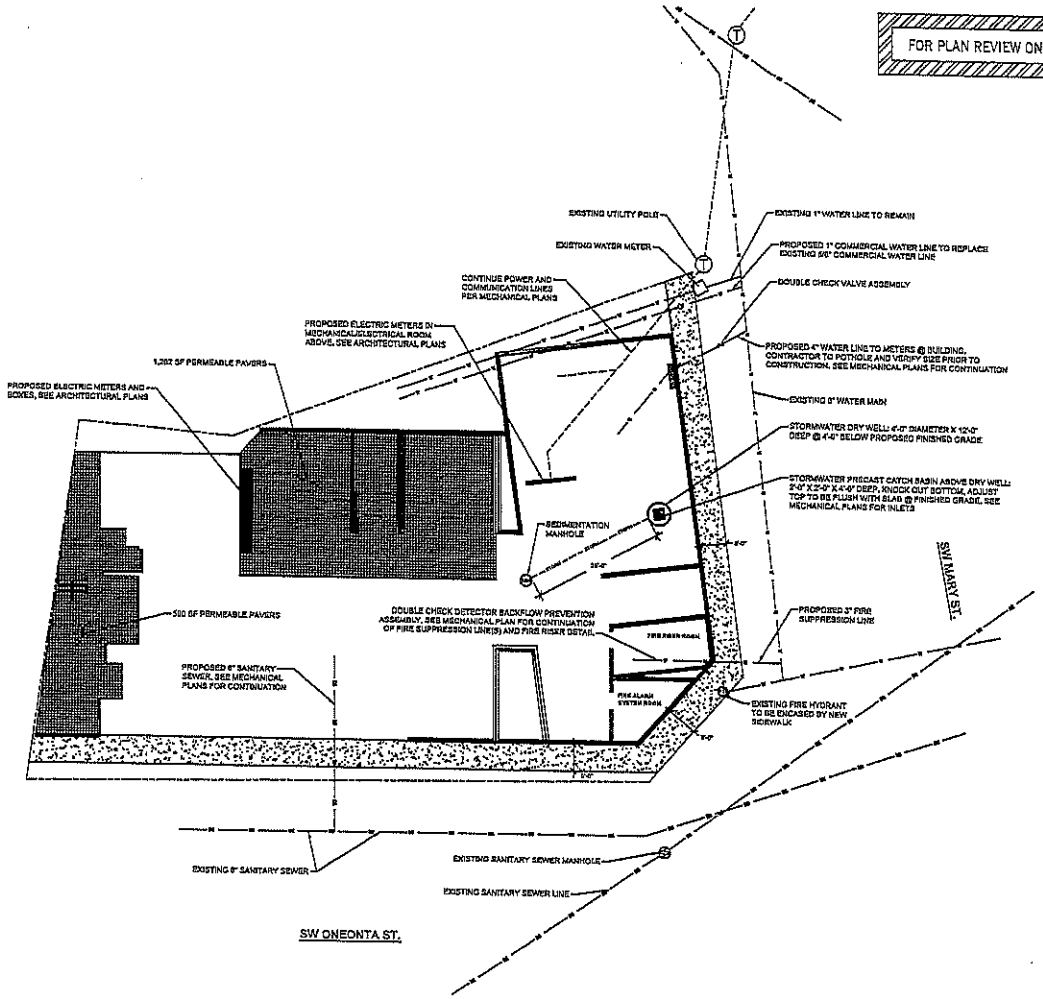
PROJECT NO. 17-042

DATE 7/24/17

SCALE 1" = 20'

SHEET C.4

FOR PLAN REVIEW ONLY




## UTILITY PLAN

SCALE: 1" = 10'

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

**Hood River Consulting Engineers, Inc.**

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/24/17 |
| | | |


Hood River Consulting Engineers, Inc.
1784 May Street
Hood River, OR 97031
(541) 436-4723
adam@hoodriverengineers.com
www.hoodriverengineers.com


EXPIRES:

DATE: 7/24/17

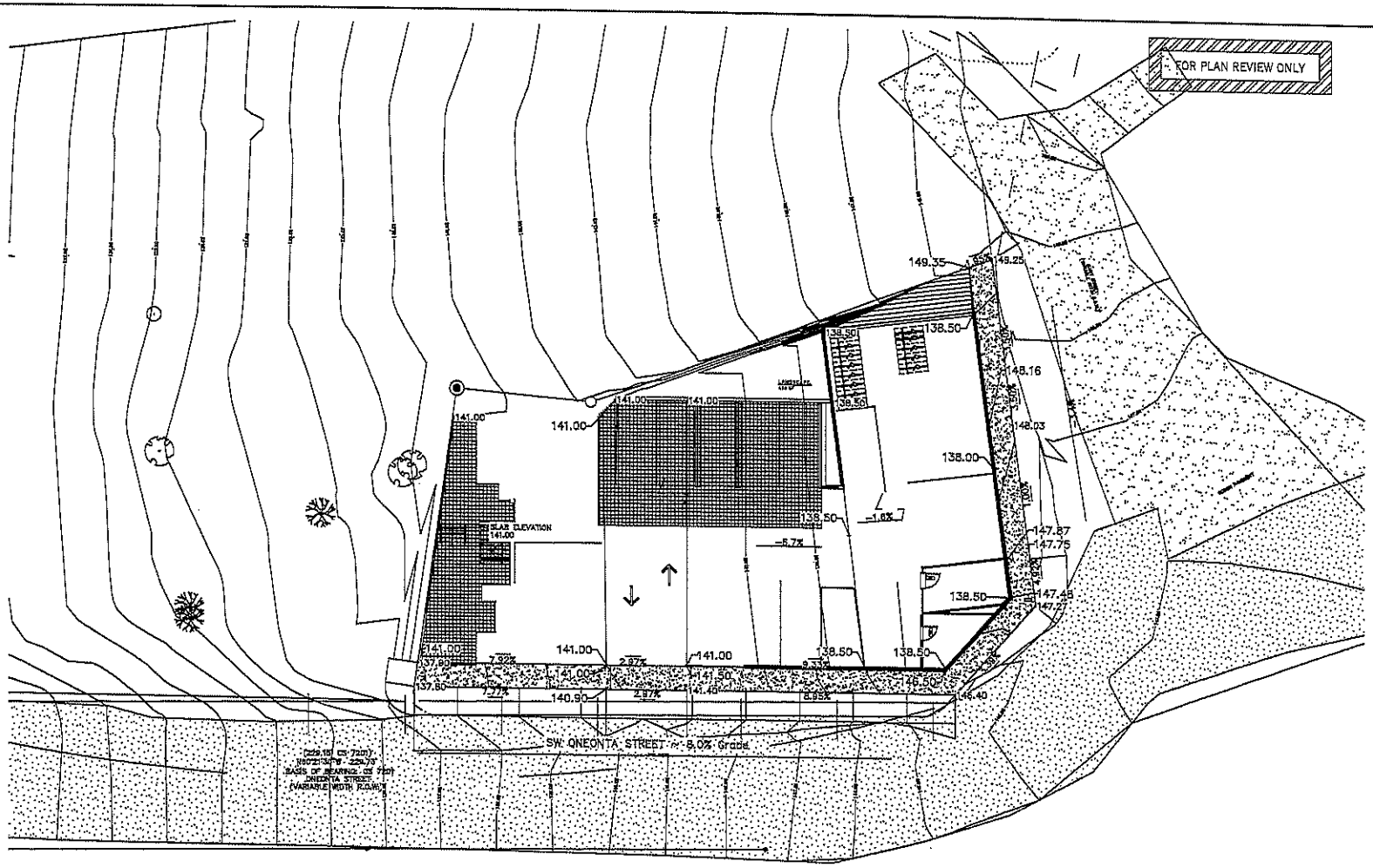
UTILITY PLAN

PROJECT NO. 17-042

DATE 7/24/17

SCALE 1" = 10'

SHEET C.5




CAR PARK GRADING PLAN

SCALE: 1" = 10'

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

**Hood River Consulting Engineers, Inc.**

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/24/17 |
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Hood River Consulting Engineers, Inc.
1784 May Street
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(541) 436-4723
adam@hoodriverengineers.com
www.hoodriverengineers.com

EXPIRES:

DATE: 7/24/17

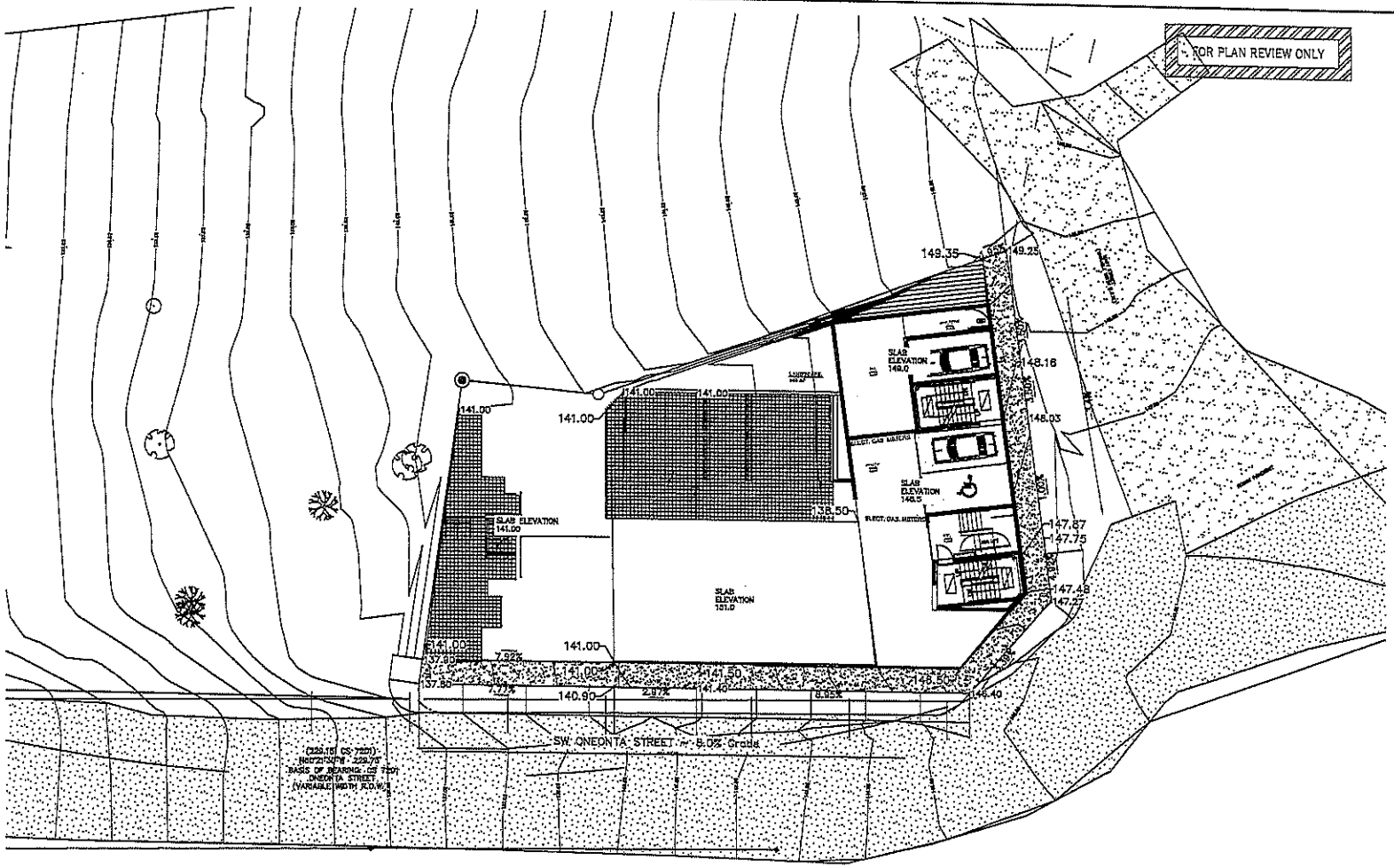
CAR PARK GRADING PLAN

PROJECT NO. 17-042

DATE: 7/24/17

SCALE: 1" = 10'

SHEET C.6




SIDEWALK GRADING PLAN

SCALE: 1" = 10'

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

**Hood River Consulting Engineers, Inc.**

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/24/17 |

Hood River Consulting Engineers, Inc.
1704 May Street
Hood River, OR 97031
(541) 436-4723
wsm@hoodriverengineers.com
www.hoodriverengineers.com

EXPIRES:

DATE: 7/24/17

SIDEWALK GRADING PLAN

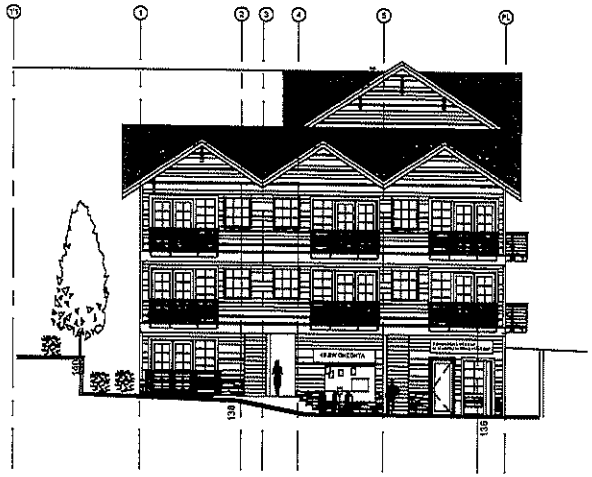
PROJECT NO. 17-042

DATE 7/24/17

SCALE 1" = 10'

SHEET C.7

FOR PLAN REVIEW ONLY

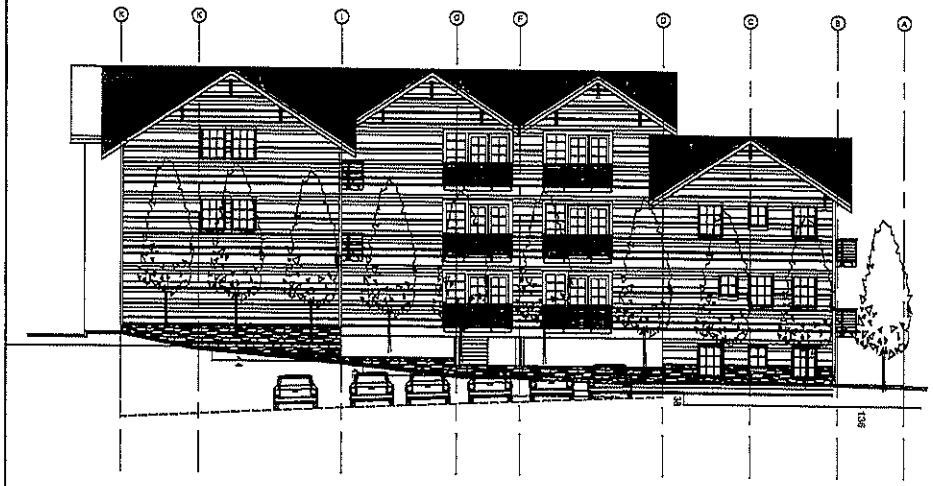


WEST ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

**Hood River Consulting Engineers, Inc.**

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
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| 1 | PLAN REVIEW SET | 7/24/17 |
| | | |
| | | |

Hood River Consulting Engineers, Inc.
1784 May Street
Hood River, OR 97031
(541) 436-4733
adam@hoodriverengineers.com
www.hoodriverengineers.com

EXPIRES:

DATE: 7/24/17

ELEVATIONS

PROJECT NO. 17-042

DATE 7/24/17

SCALE 1/8" = 1'-0"

SHEET C.8

clemow
associates LLC

January 19, 2017

Oneonta 40, LLC
Attention: Jerry D. Eekhoff
5850 Berry Drive
Mt Hood, Oregon 97041

Re: **40 SW Oneonta Street Apartments Development – Cascade Locks, Oregon**
*Transportation Analysis*

C&A Project Number 20161204.00

Dear Mr. Eekhoff:

This transportation analysis identifies anticipated trip generation and distribution of the proposed SW 40 Oneonta Street Apartments development in Cascade Locks, Oregon. The following items are specifically addressed:

1. Development Description
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Summary

## 1. DEVELOPMENT DESCRIPTION

The subject property is located at the northwest corner of the SW Oneonta Street/SW Mary Street intersection in Cascade Locks, has a physical address of SW 40 Oneata Street, and is described as tax lot 600 on Hood River County Tax Assessor's Map #02N07E12CA.

The proposed development consists of 1,209 square feet of ground floor retail anticipated to include a 400 square-foot laundromat and an 809 square-foot bakery. The upper floors are residential with 12 apartments. The development will have on-site motor vehicle parking and one-way circulation with an entrance from SW Mary Street and an exit onto SW Oneonta Street.

## 2. TRIP GENERATION

The proposed development consists of a 400 square-foot laundromat, an 809 square-foot bakery and 12 apartments. Based on applicant-provided information, the bakery use will not have a drive-thru and only minimal seating as the business is focused on retail sales of baked goods and not on-site consumption.

1030 NW 12th Avenue #331 Portland, Oregon 97701 | 541-579-8315 | cclemow@clemow-associates.com

Motor vehicle trip generation estimates for the proposed uses are estimated based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition and practices from the ITE *Trip Generation Handbook*, 3rd Edition. It is noted the ITE Trip Generation Manual does not contain specific trip generation information for laundromat and bakery uses. As such, trip generation for the retail uses is estimated using ITE Land Use 826 – Specialty Retail Center which is described as follows: *"Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as retail estate offices, dance studios, florists and small restaurants. Shopping center (Land Use 820) is a related use."*

Development trip generation for the weekday PM peak hour, typically the time period with the highest transportation system traffic volumes, is presented in the following table.

| TABLE 1 – TRIP GENERATION | | | | | |
|---|---|---|---|---|---|
| Land Use | Units | Size | PM Peak Hour | | |
| | | | Enter | Exit | Total |
| Specialty Retail (ITE Land Use 826) | Square Feet | 1,209 | 1 | 2 | 3 |
| Apartments (ITE Land Use 220) | Dwelling Units | 12 | 5 | 2 | 7 |
| Total Trip Generation | | | 6 | 4 | 10 |

As presented in the previous table, the proposed development is anticipated to generate a total 10 PM peak hour trips. For comparison purposes, estimated trip generation for the retail uses using ITE Land Use 820 – Shopping Center is also 3 PM peak hour trips.

## 3. TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Trip distribution is based on background traffic patterns, the Cascade Locks Transportation System Plan (TSP) and engineering judgment. Resulting trip distribution and development traffic assignment are illustrated in Figure 1 for the PM peak hour.

## 4. SUMMARY

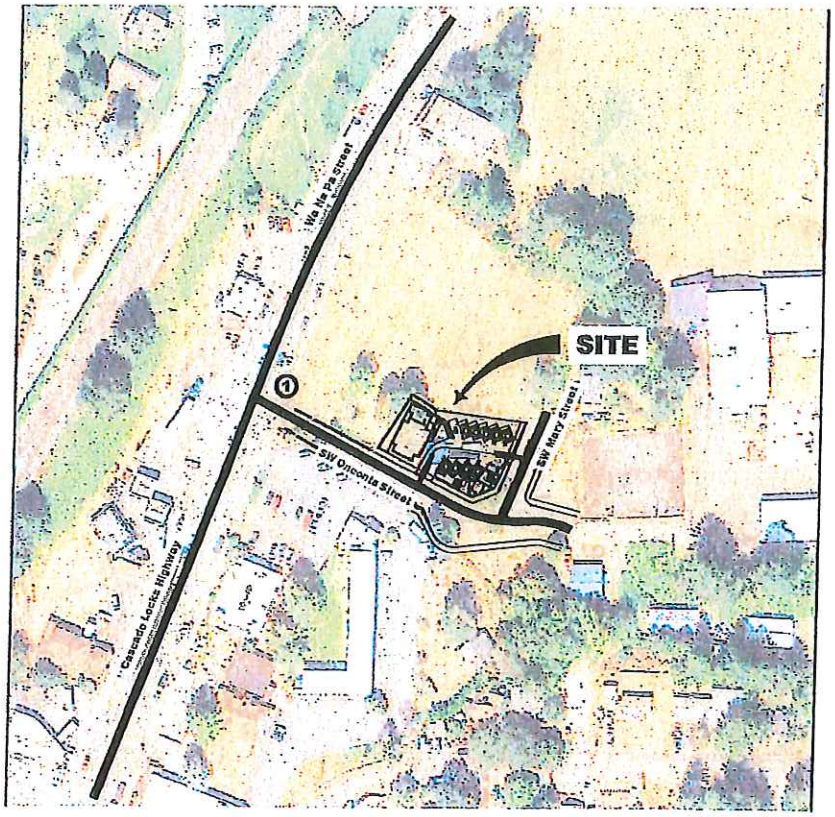
The proposed development is anticipated to generate 10 PM peak hour trips. As a result of the very small trip generation, no further transportation analysis is necessary to support the proposed land use action.

Sincerely,

Christopher M. Clemow, PE, PTOE
Transportation Engineer

REGISTERED PROFESSIONAL ENGINEER
18300 PE
OREGON
Jan. 16, 1996
CHRISTOPHER M CLEMOW
RENEWS 31 DEC 2017

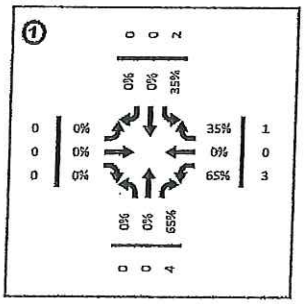
Attachments: Figure 1




| TABLE 1 – TRIP GENERATION | | | | | |
|---|---|---|---|---|---|
| Land Use | Units | Size | PM Peak Hour Enter | PM Peak Hour Exit | PM Peak Hour Total |
| Specialty Retail (ITE Land Use 826) | Square Feet | 1,209 | 1 | 2 | 3 |
| Apartments (ITE Land Use 220) | Dwelling Units | 12 | 5 | 2 | 7 |
| Total Trip Generation | | | 6 | 4 | 10 |

**Development Traffic**

**Wa Na Pa Street/ SW Oneonta Street**




clemow associates LLC
1582 Fetters Loop
Eugene, Oregon 97402
541-579-8315
cclemow@clemow-associates.com

**PM PEAK HOUR DEVELOPMENT TRAFFIC VOLUMES**

40 SW Oneonta Street - Cascade Locks, Oregon

Project No. 20161204.00

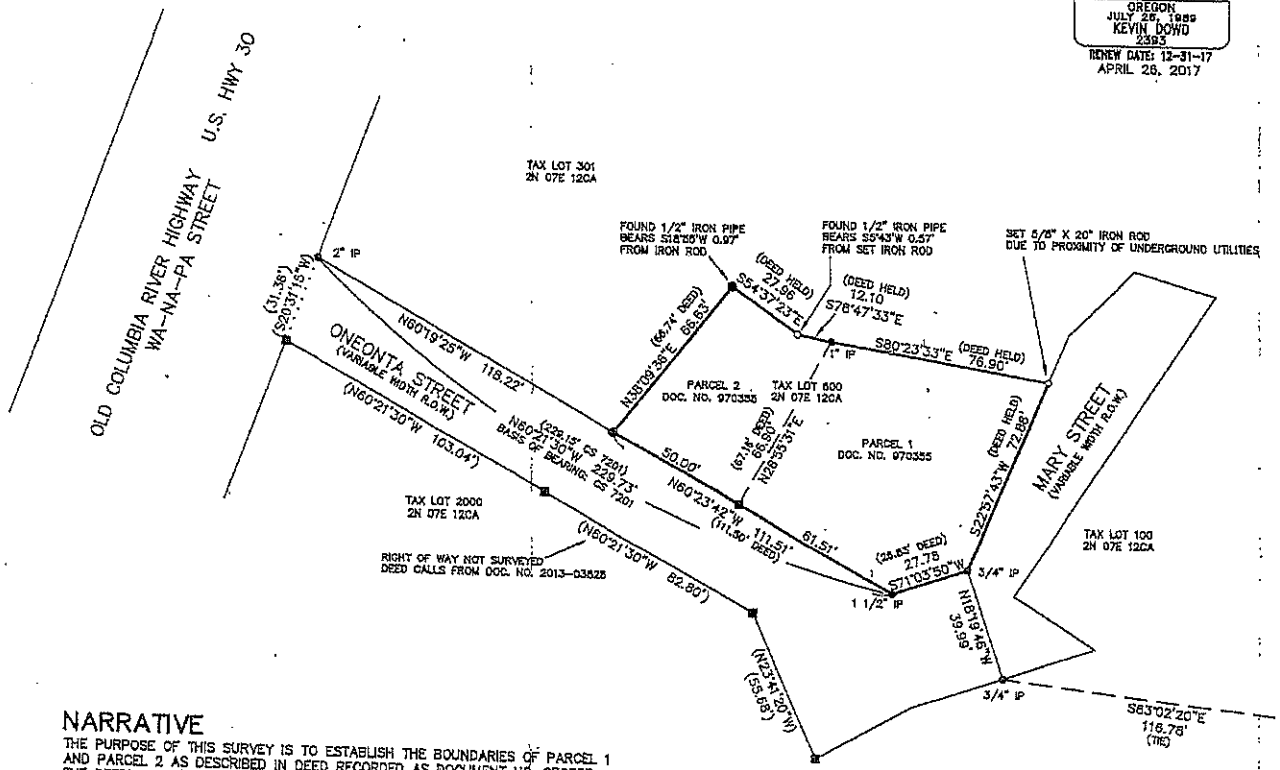
**FIGURE 1**

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2017 021
FILED DATE: 5/4/2017
BY: KC

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-17
APRIL 26, 2017

N

SCALE 1" = 30 FEET




## LEGEND

- ○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED 'WYEAST LS 2393" ON APRIL 3, 2017, EXCEPT AS NOTED
- ● FOUND 5/8" IRON ROD WITH RED PLASTIC CAP AS PER CS 84081
- ⊗ FOUND MONUMENT AS NOTED
- ■ CALCULATED POSITION
- (xxx) DEED OR RECORD DATA
- IP IRON PIPE (OUTSIDE DIAMETER MEASURED)

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 970355. THE DEED CALLS WERE FOUND TO MATCH THOSE SHOWN ON MART PERKINS' 1961 SURVEY FILED AS CS 1209. THE DEED DESRIPTIONS CALL FOR MONUMENTS AT ALL EXCEPT THE TWO MOST NORTHWESTERLY CORNERS OF PARCEL 2. MONUMENTS WERE RECOVERED AND ACCEPTED AS SHOWN ON THE MAP. TWO MONUMENTS WERE FOUND AT THE NORTHWEST CORNER OF PARCEL 2. THE BISHOP IRON ROD WAS ACCEPTED AS IT FIT BETTER WITH DEED CALLS AND OTHER FOUND MONUMENTS. THE IRON PIPE FALLS TOO FAR SOUTH IN RELATION TO THE ONEONTA STREET RIGHT OF WAY. A SIMILAR IRON PIPE AT THE ANGLE POINT IN THE NORTH LINE OF PARCEL 2 WAS ALSO FOUND TO BE TOO FAR SOUTH AND WAS NOT ACCEPTED. THE ANGLE POINT WAS ESTABLISHED BY INTERSECTION USING DEED DISTANCES FROM THE NEAREST ACCEPTED MONUMENTS AS SHOWN. THE NORTHEAST CORNER OF PARCEL 1 WAS ESTABLISHED IN A SIMILAR MANNER.

## REFERENCES


R1) CS 1209, SURVEY BY MART C. PERKINS PE FOR CITY OF CASCADE LOCKS, DATED JANUARY 17, 1961
R2) CS 7201, SURVEY BY ANTHONY C. KLEIN LS 932 FOR CITY OF CASCADE LOCKS, RECEIVED JANUARY 3, 1972
R3) CS 7519, SURVEY BY ANTHONY C. KLEIN LS 932 FOR PORT OF CASCADE LOCKS, FILED MARCH 26, 1975
R4) CS 7576, SURVEY BY ANTHONY C. KLEIN LS 932 FOR CITY OF CASCADE LOCKS, FILED DECEMBER 8, 1975
R5) CS 78066, SURVEY BY ANTHONY C. KLEIN LS 932 FOR PORT OF CASCADE LOCKS, FILED OCTOBER 12, 1978
R6) CS 80003, SURVEY BY LARRY D. BISHOP LS 896 FOR PORT OF CASCADE LOCKS AND DAN HAIGHT, FILED FEBRUARY 7, 1980
R7) CS 84081, SURVEY BY LARRY D. BISHOP LS 896 FOR REED INSTITUTE FILED OCTOBER 12, 1984
R8) CS 92087, RIGHT OF WAY SURVEY BY ROGER LEE GALLES LS 2480 FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED NOVEMBER 12, 1992

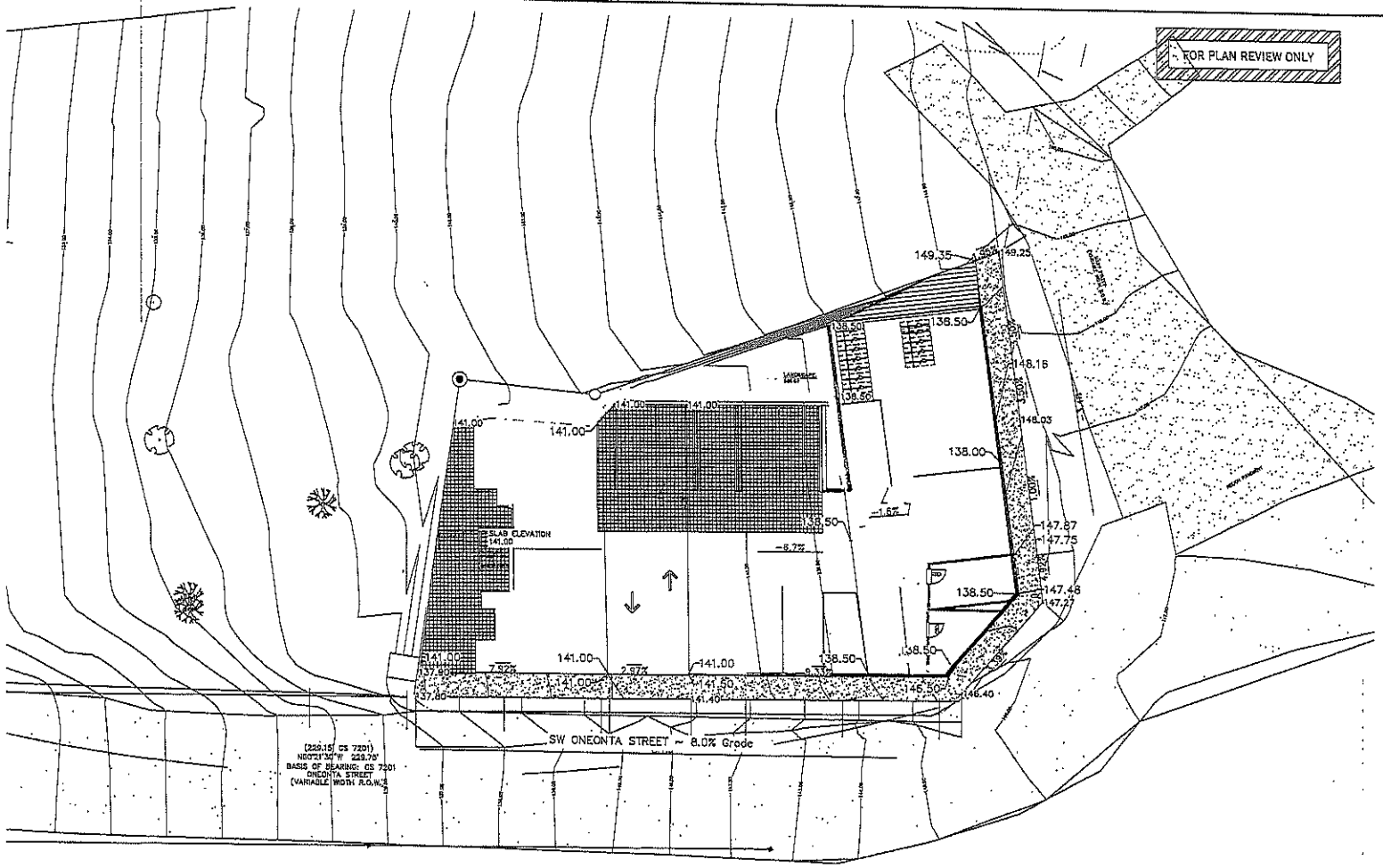

# RECORD OF SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
T2 NORTH, R7 EAST, W.M.
IN THE CITY OF CASCADE LOCKS
HOOD RIVER COUNTY, OREGON

FOR: W.E.G. DESIGN-DEVELOPMENT, LLC


WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT HOOD-PARKDALE OR, 97041
541-352-6065


CS# 2017 021




CAR PARK GRADING PLAN

SCALE: 1" = 10'

SW 40, LLC
40 SW Oneonta St.
Cascade Locks, OR 97014

**Hood River Consulting Engineers, Inc.**

HOOD RIVER ENGINEERS

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | PLAN REVIEW SET | 7/26/17 |
| | | |

Hood River Consulting Engineers, Inc.
1784 May Street
Hood River, OR 97031
(541) 436-4723
admin@hoodriverengineers.com
www.hoodriverengineers.com

EXPIRES:

DATE: 7/26/17

CAR PARK GRADING PLAN

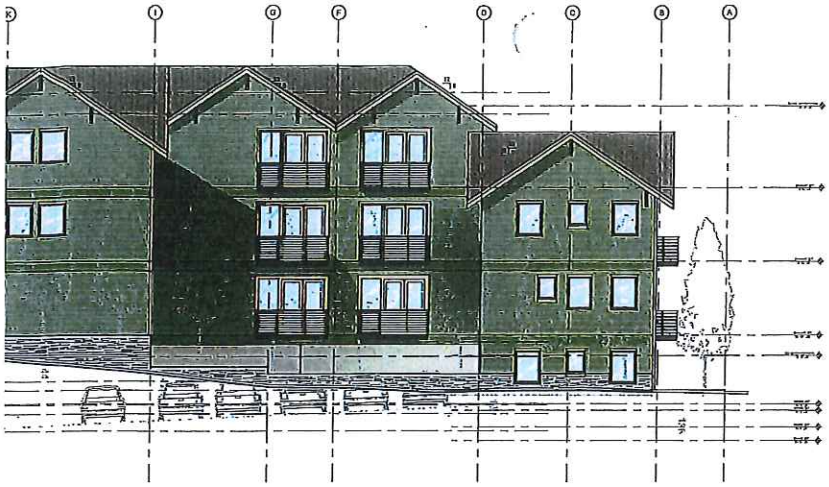
PROJECT NO. 17-042

DATE 7/26/17

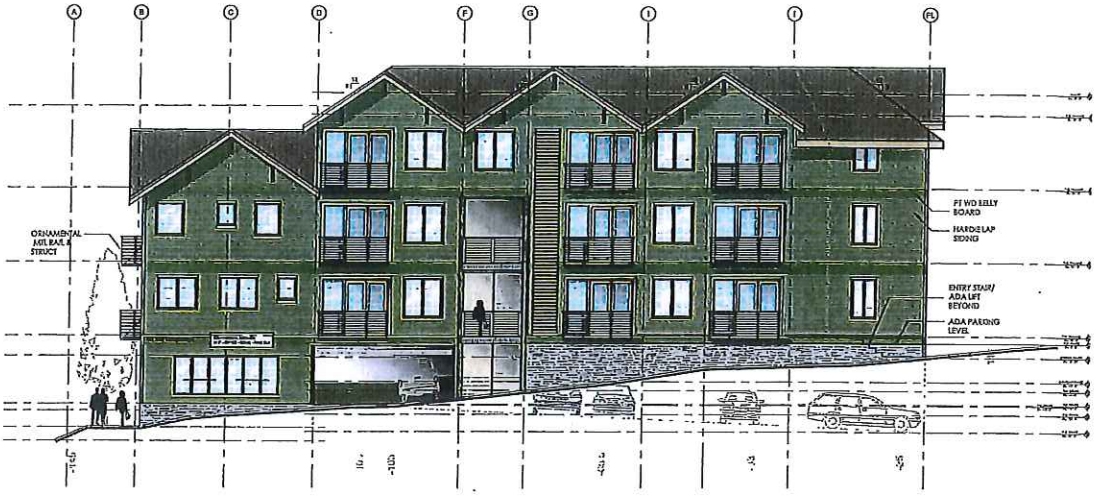
SCALE 1" = 10'

SHEET C.6

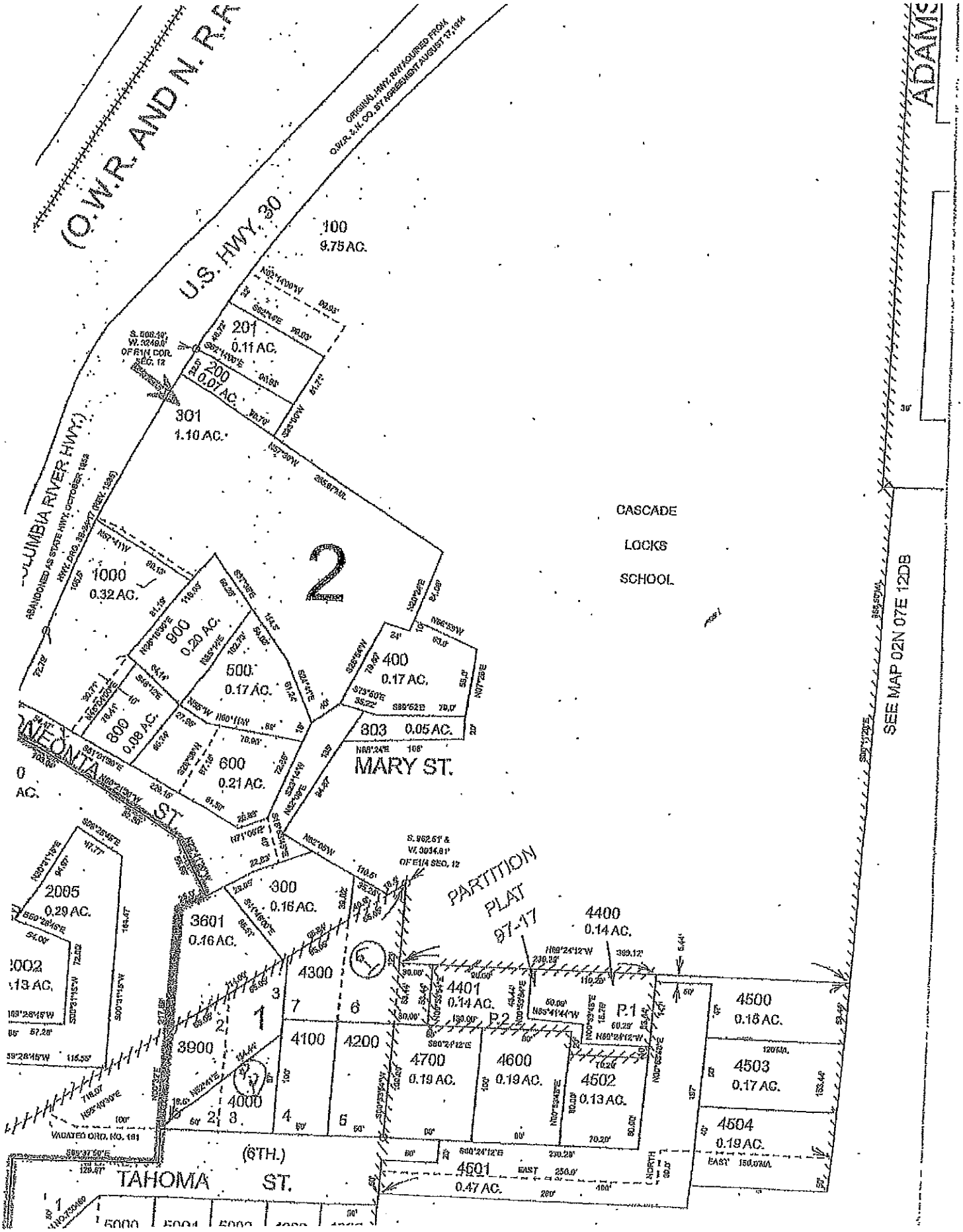
R-7-28-17



4 A5.10 EAST ELEVATION
SCALE: 1/8" = 1'-0"




2 A5.10 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(O.W.R. AND N. R.R.
U.S. HWY. 30
ORIGINAL HWY. R/W ACQUIRED FROM O.W.R. & N. CO. BY AGREEMENT AUGUST 17, 1914
100
9.75 AC.
201
0.11 AC.
200
0.07 AC.
301
1.10 AC.
COLUMBIA RIVER HWY.)
ABANDONED AS STATE HWY. OCTOBER 1952
1000
0.32 AC.
900
0.20 AC.
500
0.17 AC.
800
0.08 AC.
600
0.21 AC.
2
400
0.17 AC.
303
0.05 AC.
MARY ST.
CASCADE
LOCKS
SCHOOL
SEE MAP 02N 07E 12DB
ADAMS
2005
0.29 AC.
300
0.16 AC.
3601
0.16 AC.
PARTITION
PLAT
97-17
4400
0.14 AC.
4300
4401
0.14 AC.
P.2
P.1
4500
0.15 AC.
3900
4100
4200
4700
0.19 AC.
4600
0.19 AC.
4502
0.13 AC.
4503
0.17 AC.
4000
4504
0.19 AC.
VACATED ORD. NO. 181
(6TH.)
TAHOMA ST.
4501
0.47 AC.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 2017 021
FILED DATE: 5/4/2017
BY: BK

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
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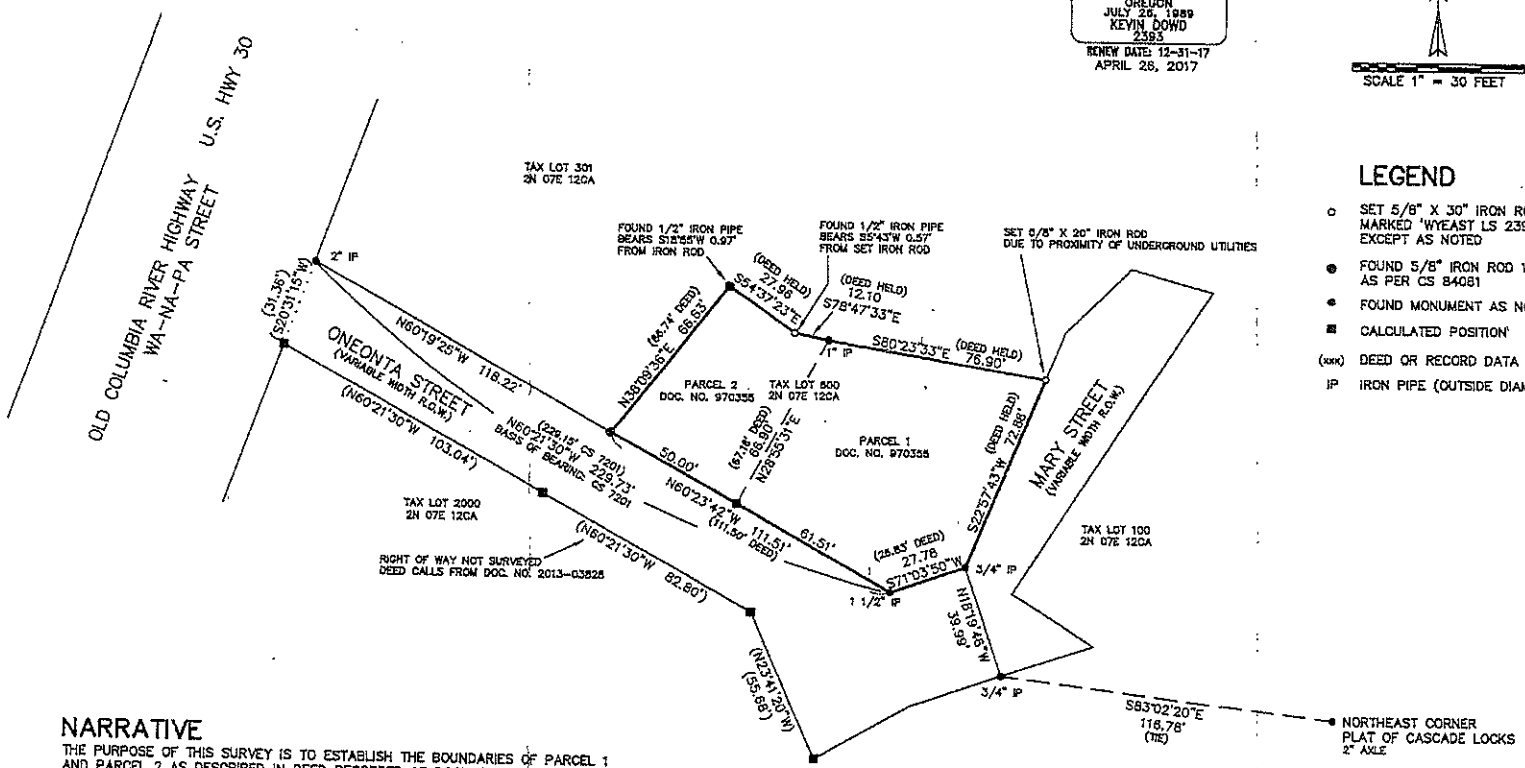


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CS# 2017 021