

CITY OF CASCADE LOCKS PLANNING COMMISSION AGENDA

Thursday, November 8, 2018 at 7:00 PM
City Hall

1. Call Meeting to Order.
2. Approval of July 12, 2018 Minutes.
3. New/Old Business:
 - a. Public Hearing: Terry Ryan - Variance LU 18-010
4. Public Comment.
5. Adjournment.

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

1. **Call Meeting to Order.** Chair Cramblett called the meeting to order at 7:00 PM. Planning Commission Members present were Gary Munkhoff, Todd Bouchard, Larry Cramblett and Catherine Adler, Virginia Fitzpatrick was excused. Others present were Deputy Recorder Marilyn Place, Planning Consultant Stan Foster, Herman Creek, LLC. Representatives Levi Strayer and Bob Sourek. Also present Citizen Speaker Butch Miller.
2. **Approval of May 10, 2018 Minutes. Motion:** PCM Munkhoff moved to approve the minutes, seconded by PCM Bouchard. The motion passed unanimously.
3. **New/Old Business:**
 - a. **Public Hearing: Herman Creek, LLC Site Plan Review LU 18-007.** Chair Cramblett opened the hearing at 7:03PM. Chair Cramblett and PC Foster went through the Planning Commission Procedures. PC Foster said this is an application for site plan approval to reconstruct an existing building on the Smokey Mountain Logistics (SML) property, now owned by Herman Creek, LLC, to lease to a tenant for operation of a cryptocurrency (bit coin) mining business. Hearing no conflicts of interest or ex parte contact, PC Foster went through the staff report and stated it was Staff's recommendation to approve the proposed site design review subject to the following conditions:
 1. All fees are paid to the City of Cascade Locks prior to any activity commencing on the property.
 2. All public spaces shall be identified and no minors will be allowed access to the building in conformity to state law.
 3. The site plan submitted with the building permit applications shall substantially conform to that submitted with this application.
 4. The reconstructed building will have a knox box with the installation to be approved by the Fire Chief. Each of the buildings will have address numbers that are contrasting in color and can be seen from the road.
 5. All required parking spaces shall be clearly marked and reflected on the final site plan.

PCM Munkhoff said the applicant's paperwork states that SML is no longer the owner of this property but Herman Creek, LLC. is the owner. He said he would like the Staff Report to reflect the proper ownership for clarification purposes. He said as an additional requirement there should be numbers on the sides of the building for location and emergency purposes. Mr. Strayer said the buildings do have numbers on the front but they can put them on the sides as well for ease of visibility.

Mr. Strayer said in crypto currency mining large shipping containers are used to house computers about the size of a shoe box which are lined up on racks inside the container. He said the containers have air drafts to cool them internally. He said the computers inside the containers run complex mathematical algorithms 24/7 that match an algorithm transaction happening somewhere in the world. He said when the computer finds a match the miners get paid the bank fee in those transactions. Mr. Strayer said no physical money is present, it's all done by the computers.

Mr. Strayer said at the building site only one or two people will be there full time with other staff coming and going. He said there is paved and gravel parking around the building site and they have a lease agreement with another business on that property to use it.

Chair Cramblett asked if there will be a locked gate at the property site for security purposes. Mr. Sourek said there will be a gate with a lock and the building will be locked as well. PCM Munkhoff asked when will the crypto currency business become operational. Mr. Strayer said they were just waiting on the approval for the permits then construction will begin.

Chair Cramblett asked if there were any opponents to approving the site plan for Herman Creek LLC.

Mr. Butch Miller said he had some withholdings regarding bit coin mining. He said he gained information from an article that was published in the March 2018 edition of Political magazine. He said the title of the article was; "This Is What Happens When Bit Coin Miners Takeover Your Town" and it addresses a situation that happened in Chehalis, Washington. He said the article quotes a statistic; at the end of 2017 most of the bit coin mining startup companies required 50 megawatts of power, enough to power 22,000 homes. Mr. Miller said the crypto currency company that's moving to the site owned by Herman Creek, LLC. is going to be getting only 4 megawatts of power. He said his concern is the company will get up and running and then decide it's going to need more power. He said since the City buys electricity in blocks from BPA and the price for that power is determined by usage, the citizens could end up subsidizing what the crypto currency company needs. Mr. Foster said he understood Mr. Millers concern and the information he got from the City's utility department the recent upgrades to the substation allows the capacity to supply the company. He said if the company requires more than 4 megawatts then they become a tier two user and they will have to pay those rate increases directly to BPA. Chair Cramblett asked if Herman Creek LLC has talked with the City regarding the power supplied to the building site.

Mr. Sourek said a meeting was held with City Administrator Zimmerman and they visited the facility in the Dalles owned by the crypto currency company. He said the size of their company is appropriate for the SML site.

PCM Adler said what will the lease term be. Mr. Strayer said it will be a five-year lease.

Chair Cramblett closed the hearing at 7:34PM and opened the meeting for further discussion.

PCM Adler said it was important to her that the container housing the crypto currency computers will be air cooled and not water cooled. She said air cooling means there won't be any concern for water discharge temperatures which can have negative environmental impact to the local streams.

PCM Bouchard said he wanted to confirm that the Staffs recommendations is that the site meets all zoning and code requirements. Staff Member Foster confirmed he recommended approval the site plan.

Motion: PCM Munkoff moved to approve the application LU 18-007 with the five additional conditions, PCM Bouchard seconded. The motion passed unanimously by PCM's Adler, Bouchard, Cramblett and Munkoff.

4. Public Comment. None.

Chair Cramblett said the January 2019 deadline is approaching for a business decision regarding the January 2019 expiration of Thunder Island Brewery's (TIB) conditional use permit. He said in 2013 and 2017 TIB was granted extensions on their conditional use permits to continue to operate at the Ports facility in the Marine Park. He said both extensions were granted to give TIB time to build their new facility on WaNaPa. He said he would like the newer members of the Planning Commission to get up to speed regarding the issue.

Mr. Foster said it is clear construction has not begun on TIB's new facility and most likely it won't be fully constructed by January 2019. He said his recommendation to the Commission is January 2019 ask TIB to give the Planning Commission a report on why they *may* need yet another extension.

Chair Cramblett said if we request TIB give a status report in January will that have to be a public hearing. Mr. Foster said yes, it is a public matter. He said by law they have a conditional use permit that expires in January 2019 unless it's extended by a vote by the Planning Commission. He said if the Planning Commission and the City vote not to extend the permit then TIB has to cease its operation and the Port locks their doors.

PCM Bouchard asked was there a site plan review hearing on TIB's proposed building plan for the WaNaPa location and was it approved by the Planning Commission. Mr. Foster said yes, TIB submitted a plan and it met the design criteria for the downtown area. PCM Bouchard asked if TIB is operating outside the normal rules at the Ports facility in the Marine Park why can't they make it their permanent spot. Mr. Foster said under the City's zoning codes the Port property is designated for public use and not for a private manufacturing businesses. He added they brew beer there which designates them as a manufacturer.

PCM Munkoff said when TIB came to Cascade Locks and was approved for a conditional use permit at the Port's facility they presented their three year plan to move their business out of the Port to the downtown area. He said however, TIB didn't make that happen and they were back in front of the Commission requesting an extension for another two years. He said at that time TIB gave their assurance that nothing would block the construction and completion of their new facility during the two year time frame. He said however, there has been no progress.

Mr. Foster said most jurisdictions in the state whether they are County's or Cities have a maximum five year limit for conditional use permits. He added most of the time it's two years. PCM Bouchard said it seems like we should reach out to TIB to find out where they are in their process before the permit expires and there is an interruption in their business. Chair Cramblett said we should invite the owners of TIB to the Planning Commission meeting in August for an informal progress report. Mr. Foster said we could send a letter inviting them.

5. Adjournment. Chair Cramblett adjourned the meeting at 7:59PM.

Prepared by
Marilyn Place, Deputy City Recorder

APPROVED:

Larry Cramblett, Chair



CASCADE LOCKS PLANNING COMMISSION PROCEDURES

CHAIR: Good evening, my name is **Larry Cramblett**. I am the Chair for the Planning Commission, and I will be presiding over this hearing. This is the time and place set for the public hearing in the matter of **a variance** Case No. **LU 18-010**; an application by **Terry Ryan**.

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

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

The applicable substantive criteria upon which this case will be decided are found in the Cascade Locks Development Ordinance, Section **8-6.160, 8-6.60 and 8-6.140**. The specific criteria are summarized in the staff report and will be reviewed at this hearing. All testimony and evidence received during this public hearing must be directed toward this approval criteria, or to such other rule, law, regulation or policy which you believe applies.

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

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

If you have documents, maps or letters that you wish to have considered by this body, they must formally be placed in the record of this proceeding. To do that, either before or after you

speak, please leave the material with staff who will make sure the evidence is entered into the planning record.

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

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

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

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

We are now ready for the staff report.

HOW TO CONDUCT A PUBLIC HEARING

Order of the Hearing

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

CITY OF CASCADE LOCKS
PLANNING STAFF REPORT
October 16, 2018

Application File Number: LU 18-010 Ryan Variance

Applicant Representative: Elizabeth Betts
Klein and Associates, Inc.

Owner: Terry Ryan

Type of Action Requested: Variance to the Planned Development Standards

Code Authority: Variance (8-6.160)

Application certified as complete: October 3, 2018
Action Deadline: February 6, 2019

Approval Criteria: 8-6.60 (Medium Density Residential)
8-6.160 (Variance)
8-6.140 (Planned Development)

Applicant(s): Terry Ryan

Location: 60 SW Ruckel Street
Cascade Locks, Oregon 97014

Township: T 02N **Range: R 07E** **Section: 12DB** **Taxlot: # 2900**

Zoning: (MDR) Medium Density Residential

Parcel Size: 4.78 acres

Minimum Lot Size: Minimum lot size is 4500 square feet with an overall average of 5000 square feet for multiple lots (8-6.60.040 A1).

Specific Action Requested: To secure a variance approval allowing the applicant to divide the subject parcel into 11-12 parcels, which would accommodate the utilization of the land in a more efficient and environmentally sensitive manner

Staff Summary: Staff has reviewed the application and the relevant criteria governing development in the Medium Density Residential zone. The applicant wishes to develop the subject parcel in an efficient and cost-effective manner. The code requires 8-6 140.050 A minimum size states that "Planned Developments shall be at least 5 acres in size. The applicant based on staff recommendation is requesting a variance to this requirement prior to submitting a Planned Development request which would be disallowed without a variance to this requirement.

Applicant is expecting to propose 11 to 12 parcels on the 4.78 acres (2.5 units per acre) should the Planning Commission approve the requested variance which is substantially less than the allowable 6-10 homes per acre allowed under a MDR zone designation.

Due to the limited land available in Cascade Locks a variance approval for this minor reduction can be considered consistent with goals of the comprehensive plan to create more housing in Cascade Locks. Housing is in critical need in Cascade Locks and the creation of 11-12 new single family residential dwellings out of this parcel would be helpful to the overall housing inventory in the community. This request will require the Planning Commission to consider multiple portions of the code and comprehensive plan in determining the validity of this request. The decision in this action is entirely within the discretion and judgement of the City Planning Commission as they interpret the needs and suitability of this request as it relates to the long-term needs of Cascade Locks.

FINDINGS:

1. Variance Approval Criteria (8-6.160.050)

The Planning Commission may approve a variance request if all the following criteria have been satisfied.

- A. "The proposed variance will equally or better meet the purpose of the regulation being modified (sic)." *The staff has reviewed the request and has determined that due to the topographical features of the subject parcel that a minor reduction of the minimum requirements would not adversely impact the opportunity to develop a Planned Development on the parcel.*
- B. "There are special circumstances, such as peculiar lot size or shape, topographical constraints or limitations (sic) over which the applicant has no control." *Staff has identified a steep slope as part of this parcel which could limit or restrict full utilization of this parcel for single family housing. A small reduction (.22 acres) of the minimum land requirement could actually allow for a more efficient configuration of the parcel for housing.*
- C. "The use proposed (Planned Development) is allowed as a conditional use in the MDR zoning district and the standards of this title will be maintained to the greatest extent possible while permitting some economic use of the land". *Applicant has indicated that the underlying criteria of the Medium Density Residential Zone can be more readily applied under a Planned Development, which should be determined by the Planning Commission as part of this variance request decision.*
- D. "Existing physical and natural systems (sic) will not be adversely affected any more than would occur if the use or structure (s) were developed in accordance with the provisions of this title." *Applicant has asserted that a more efficient and environmental friendly design can occur if a variance is granted and the applicant is allowed to proceed with a Planned Development request for developing the 4.78 acres.*
- E. "The hardship is not self-imposed and the variance is the minimum variance required to alleviate the hardship". *Staff concurs that the approval of a variance to the five acre minimum requirement for a Planned Development would allow for a more efficient design of this development.*

2. 8-6. 60 Medium Density Residential Zone (LDR)

1. "The purpose of the MDR is to provide land for housing opportunities for individual households. The zone implements the Comprehensive Plan policies and regulations that are intended to create, maintain, and promote residential neighborhoods with a mixture of dwelling types." *Staff has concluded that a variance request would best meet this objective by allowing limited flexibility in proposing a development which best serves the needs of Cascade Locks.*
2. Minimum dimensional requirements for single family dwellings in MDR zone, unless modified by a PUD or a variance is;
 - a. Front yard is 15'
 - b. Side yard is 5' or 0 feet
 - c. Side yard on a street side is 10'
 - d. Rear yard is 15'
 - e. Garage vehicle entrance is 20'

Approval of this request will not modify the requirements of the underlying zoning unless approved by the Planning Commission in a Planned Development application.

3. Traffic impacts of approving a variance request for the proposed development.

The MDR zone allows a higher density per acre than the applicant is anticipating in a proposed Planned Development, so it is likely that traffic impacts of approving a variance will be minimal or less than would be anticipated under individual build-out.

ACTION REQUIRED: The Planning Commission after hearing testimony from proponents and opponents will deliberate and take action to either approve or deny the applicants request.

STAFF RECOMMENDATION: Staff recommends approval of the variance subject to Planning Commission deliberation and consideration of the above findings.

DECISION:

_____ Planning Commission denies the request based on the testimony and consideration of the circumstances and regulations which govern development of the subject property within the MDR zone.

_____ Planning Commission approves the request for a variance based on consideration of the testimony received and the findings provided herein. Furthermore, Planning Commission acknowledges that an affirmative decision in this matter is singular in nature based on the unique conditions on this property and does not indicate approval of future proposals unless fully reviewed and considered in a Planned Development application for the 4.78 acres.

CONDITIONS OF APPROVAL:

- 1. Applicant will be required to submit a full application for any future development on the property. A variance is only granted to the minimum requirement of a minimum five (5) acre for applying for a Planned Development. No approvals of any development is granted with this variance approval, all future approvals must be accompanied by the appropriate application and a full review and hearing conducted by the lawfully designated Planning Commission of Cascade Locks.**
- 2. Applicant will submit a future application within two years of this authorization of this action or the approved variance will lapse and no longer be valid.**
- 3. Applicant will design any future development on the subject parcel to be basically in compliance with the underlying zoning district, except in those specific instances where an exception to the requirements support sustainable environments, promotes public safety and provides for greater aesthetic features.**
- 4. Applicant will connect all future residences to city service lines and pay the associated SDC charges for the city hook-ups.**
- 5. Applicant shall pay all fees and charges necessary prior to this permit being in effect.**
- 6. Applicant shall comply with all the requirements set forth by the Planning Commission as a condition of this approval.**
- 7. By reference herein, the full staff report and conditions of approval shall constitute the order hereof.**

Larry Cramblett, Planning Commission Chair

Date

Staff Report and order prepared by Stan Foster, Planning Consultant City of Cascade Locks, Oregon.

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



VARIANCE APPLICATION

I. BACKGROUND INFORMATION

Applicant

Applicant Name: Terry Ryan Phone: 503-320-5668

Address: 1000 Windsong Dr / PO Box 128, Cascade Locks, OR 97014

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

Property Owner (if different)
Name: _____ Phone: _____

Address: _____

Property Information

Property Address: 60 SW Ruckel Street, Cascade Locks, OR 97014

Township; Range; Section; Tax Lot: 02N07E12DB02900

Zone: MDR Property Size: 4.78 Acres

Existing Use/Structures: 1971 Marlette Manufactured Home

Application Proposal: Variance on minimum lot size for planned development
(4.78 acres rather than 5 acres = 4% reduction)

FOR OFFICE USE ONLY

File Number: _____

Submittal Date: _____ Fee: _____ Received by: _____

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



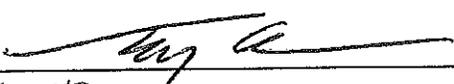
II. APPLICATION REQUIREMENTS

- (A) Completed and signed application form.
- (B) Written response to the approval criteria. It is the applications responsibility to prove the need for the variance.
- (C) TEN copies of the site plan drawn to scale. The site plan should include information necessary to evaluate the proposal against approval criteria, and should be in the following format
 - 1. The site plans and required drawings shall be drawn on sheets preferably not exceeding 18 inches by 24 inches;
 - 2. The site plan shall be drawn using an engineering scale; and
 - 3. All drawings of structure elevations or floor plans shall be drawn using a standard architectural scale of 1/4 inch or 1/8 inch equals one foot.

City staff will assist the applicant in determining what information is required on the site plan.
- (D) Names and addresses of all the property owners within 150 feet of the boundaries of the property. This list must be provided by a Title Company or the Hood River County Assessor.
- (E) Copy of the latest deed, sales contract, or title report indicating property ownership.
- (F) 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.

	9/18/2018
Applicant/Owner	Date
Applicant/Owner	Date



Klein & Associates, Inc.
Engineering, Land Surveying, Planning

1411 13th STREET, HOOD RIVER, OREGON 97031 / (541)386-3322 / FAX (541)386-2515
www.kleinassocinc.com

September 12, 2018

RE: Variance Narrative

Dear City of Cascade Locks Planning Department:

We are pleased to submit this application requesting a variance to the Planned Development minimum lot size on behalf of Terry Ryan (owner).

REQUEST: Variance on minimum lot size of Planned Development

APPLICANT: Elizabeth Betts, Klein & Associates, Inc.

OWNER: Terry Ryan

PROPERTY LOCATION: 60 SW Ruckel Street, Cascade Locks, OR
(2N-7E-12DB, Tax lot 2900)

PARCEL SIZE: 4.78 Acres



VICINITY MAP

ZONING AND LAND USES:

Subject Parcel is zoned Medium Density Residential (MDR) – 6 to 10 homes/acre or 4,000 sf/unit

NARRATIVE:

Tax Lot is 4.78 acres, with very steep terrain in the Southeastern portion. Applicant is seeking a variance to the minimum lot size for a Planned Development due to the steep topography. A traditional subdivision would require larger road rights-of way and lot frontages and is not feasible on the property due to the limited space that is not steep. A subdivision would likely result in approximately 6 awkwardly shaped lots, where a planned development would result in approximately 10 zero side yard lots (homes sharing a common wall), plus 1 or 2 larger lots, as depicted in the attached conceptual PUD Plan. A Planned Development would allow for much better utilization of the flatter buildable land and preservation of the forested hillside.

Variance Criteria:

8-6.160.050 Approval Criteria

A variance application shall only be approved or approved with conditions when the approval authority finds that all of the following criteria have been satisfied:

- A. The proposed variance will equally or better meet the purpose of the regulation being modified and any associated policies of the comprehensive plan;*
- B. There are special circumstances, such as peculiar lot size or shape, topographic constraints or limitations caused by existing development, over which the applicant has no control, and which are not applicable to other properties in the same zoning district;*
- C. The use proposed is a permitted or conditional use as allowed in the applicable zoning district, and the standards of this title will be maintained to the greatest extent that is reasonably possible while permitting some economic use of the land;*
- D. Existing physical and natural systems, such as, but not limited to transportation facilities, utilities and sensitive lands, will not be adversely affected any more than would occur if the use or structure were developed in accordance with the provisions of this title;*
- E. The hardship is not self-imposed and the variance requested is the minimum variance which would alleviate the hardship.*

Applicant's Response:

- A. The minimum lot size allowed for a PD is 5 acres, this lot is 4.78 acres. The code does not state why the minimum size is 5 acres. If the intent is to maintain an open space of minimum 1 acre (20% of 5 acres), then our development can meet or exceed the 1 acre minimum open space.

- B. Due to topographic constraints (steep slopes), a subdivision is unfeasible on the property. The applicant seeks approval of a variance to allow a PD so that the buildable area may be better utilized, while setting aside the steep areas as open space. This would preserve the forested hillside, leaving it less vulnerable to erosion.
- C. Planned developments (PD's) are a conditional use in the medium density residential zone. All of the requirements of the PD standards would be followed for the proposed PD. A PD would allow residential division of the flatter, buildable areas, while setting aside the steeper areas as open space. This would be a lower impact development than a subdivision for the following reasons:
- 1) Forested hillside could be left intact in a PD.
 - 2) Roads (impervious area) would be smaller in a PD.
 - 3) Swales could be incorporated into the road section in a PD rather than a traditional curb/sidewalk section required for a subdivision.
- D. Reducing the minimum lot size of a planned development by 0.22 acres would not adversely affect transportation facilities, utilities and sensitive lands any more than would occur if the minimum lot size were maintained at 5 acres. Allowing a PD on this property would create less impact than a subdivision as mentioned in "C" above.
- E. The topography and size of the lot is not self-imposed. The variance requested is a 4% reduction in minimum lot size for a PD. It is very minimal and would allow for the most responsible development of this property from both an economic and environmental perspective.

Development of this property as a Planned Development would result in approximately 11 to 12 residential lots on a 4.78 acre parcel. The 12th lot would be obtained if there is adequate buildable space to split Lot 11 into two lots. The allowed density in the MDR zone is 6 to 10 homes per acre, which far exceeds the density we are proposing with the PD (2.5 units/acre). We seek a variance to the minimum lot size of a planned development as we believe it would allow for reasonable development of this parcel in an environmentally responsible manner.

Sincerely,



Elizabeth Betts, PE
Klein & Associates, Inc.
Elizabeth@kleinassocinc.com
Ph: (541) 386-3322

Attachments:

Appendix A – Relevant Criteria, Cascade Locks Community Development Code
Appendix B - Conceptual Planned Development Plan

APPENDIX A

RELEVANT CRITERIA FROM THE CASCADE LOCKS COMMUNITY DEVELOPMENT CODE:

Chapter 8-6.60 Medium Density Residential Zone

8-6.020 Permitted Uses

Permitted uses in the MDR district are:

- A. Dwelling, single family detached;*
- B. Manufactured home on an individual lot;*
- C. Dwelling zero side yard, meeting standards of Section 8-6.102...*

8-6.60.040 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 MDR district are:

A. Lot area:

1. Detached single family dwellings. A minimum lot size of 4,500 square feet and an average minimum lot size of 5,000 square feet when two or more lots are created.

2. Zero side yard dwellings. A minimum lot size for the entire development of 8,000 square feet and a minimum lot size for individual lots created within the development of 2,000 square feet. See Section 8-6.102.

B. A minimum average lot width of 40 feet for detached single family units, and 25 feet per unit for duplex, triplex, and fourplex units. See 8-6.102 for zero side yard dwelling units.

C. A minimum average lot depth of 80 feet.

D. A minimum lot width at the soeet of 30 feet and 20 feet on a cut-de-sac or for a flag lot.

E Minimum building setback requirements of:

1. Front yard of 15 feet;

2. Side yat'd of 5 feet or 0 feet for attached single family dwellings or detached single family dwellings where the setback between souctures on the abutting property is approved by the Building Official and is permanently assured;

3. Side yard (street) of 10 feet;

4. Rear yard of 15 feet; and

5. Garage vehicle entrance setback of 20 feet.

F. No building shall exceed 35 feet in height.

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

H. The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.

Chapter 8-6.140 Planned Development Overlay Zone (PD)

8-6.140.010 Purpose

The purposes of the Planned Development (PD) Overlay Zone are to:

- A. Provide a means for creating planned environments by applying flexible standards which allow the use of innovative design techniques which will result in a superior living arrangement;*
- B. Facilitate the efficient use of land while preserving the existing landscape features and amenities to a greater extent than possible using the normal standards of this title;*
- C. Encourage transferring density and development to the most suitable portions of the site;*
- D. Encourage design features which provide assisted housing opportunities, public recreation, and other community amenities; and*
- E. Promote protection or avoidance of significant habitat and hazardous areas by using flexible standards and incentives.*

8-6.140.020 Applicability of Provisions

- A. A Planned Development may be located in any zoning district*
- B. Development Standards
The development standards of this title shall continue to apply, unless modified by this chapter.*

8-6.140.050 General Requirements

- A. Minimum Size
Planned Developments shall be at least 5 acres in size.*
- B. Owners' Association
A property owner association shall be required for the perpetual maintenance of all common elements including but not limited to 10 private roadways, walkways, utilities and private open space. The property owners within the planned development shall automatically be members of the association. The articles of the association shall be approved by the City Attorney prior to recording the final plat and they will be recorded along with the plat. No change shall be made in the articles unless approved by the City Attorney.*
- C. Open Space*
 - 1. Common private or public open space shall be provided as follows:*
 - a. Residential zones (RR, LDR, MDR, MHR, and HDR) - a minimum of 20% of the gross land area; and*
 - b. Commercial (C, CR, and RC) and industrial (LI and HI) - a minimum landscaped area as required by the base zone.*
 - 2. Land within individual building lots shall not be included as common or public open space. Land within public right-of-way shall not be included as common or public space.*

8-6.140.060 Development Flexibility

- A. Dimensional Exceptions*
 - 1. Side and rear yard building setback requirements of the applicable zone may be reduced or eliminated by the Planning Commission, except within 20 feet of the perimeter of the Planned Development where they shall remain in effect.*
 - 2. Front yard setbacks may be reduced by the Planning Commission provided the vision clearance requirements in Chapter 8-6.116 are satisfied.*
 - 3. The Planning Commission may reduce or eliminate minimum lot size requirements but the overall density of the development may not exceed the maximum density that would be allowed normally in the zoning district.*

The Planning Commission may approve a system of streets, walkways and bike facilities owned and maintained by the Owners Association in lieu of public streets. A private street system must meet all applicable fire code requirements. Adequate parking spaces above the minimum parking requirement for the land uses will be provided if a private street system has no or limited on-street parking.

8-6.140.070 Approval Criteria

The Planning Commission shall approve, approve with conditions or deny an application for a Planned Development based upon conformance with the following criteria:

- A. The Planned Development is compatible with the surrounding area and it's proposed future use in a manner that is consistent with the compatibility of a conventional development not using the Planned Development standards.*
- B. Development density is transferred to the most suitable portion of the site.*
- C. The location, design, size and uses of the Planned Development will result in an attractive, healthful, efficient and stable environment for living, shopping or working.*
- D. The Planned Development offers the same or better protection of significant habitat and hazardous areas than a traditional development.*
- E. At least one of the following community benefits will be provided by the Planned Development.*
 - 1. Increased opportunity for public recreation.*
 - 2. Enhanced protection of significant habitat and hazardous areas.*
 - 3. Enhanced design features which increase livability.*
 - 4. Provision of needed housing at the density standards identified in the Comprehensive Plan that cannot be reasonably achieved without using the Planned Development standards.*
- F. Exceptions to the standards of the underlying district contribute to the community benefit provided by the Planned Development.*

Applicant's Response:

- A. The planned development would fit well in the neighborhood, which is a mix of single family residential on larger lots and manufactured housing on smaller lots.*
- B. The development density would be transferred to the most suitable portion of the site, which is flatter and not heavily forested.*
- C. The planned development would result in a small, attractive residential community with a more natural stormwater system (swales) that is more suited to the scale of the project and site conditions.*

- D. The forested hillside and existing drainage channel could be left intact in the open space of the planned development, providing both preservation of wildlife habitat and reduction of impacts that construction would cause on the hillside.
- E. All of the community benefits will be provided by a Planned Development on this property except public recreation, as the open space would be for the benefit of the planned development homeowners rather than the public in general. Wildlife and steep areas would be protected, the streets would be scaled appropriately for the development (which discourages fast, through traffic), housing density would be maximized for this lot.

APPENDIX B

BOURDEAU, ALEXANDER
54 RUCKEL ST
CASCADE LOCKS, OR 97014

LOCKS MOBILE ESTATES
11001 SE 18TH ST
VANCOUVER, WA 98664

RYAN, TERRY M & JENNIFER L
PO BOX 393
CASCADE LOCKS, OR 97014

RUSH, ALAN LEON & LAURA ANN
PO BOX 626
CASCADE LOCKS, OR 97014

YOUNG, BOBBY & CANTWELL, JAMIE
PO BOX 322
CASCADE LOCKS, OR 97014

DRAKE, JOSHUA D
467 NW LOOP RD
WHITE SALMON, WA 98672

RYAN, TERRY M
PO BOX 128
CASCADE LOCKS, OR 97014

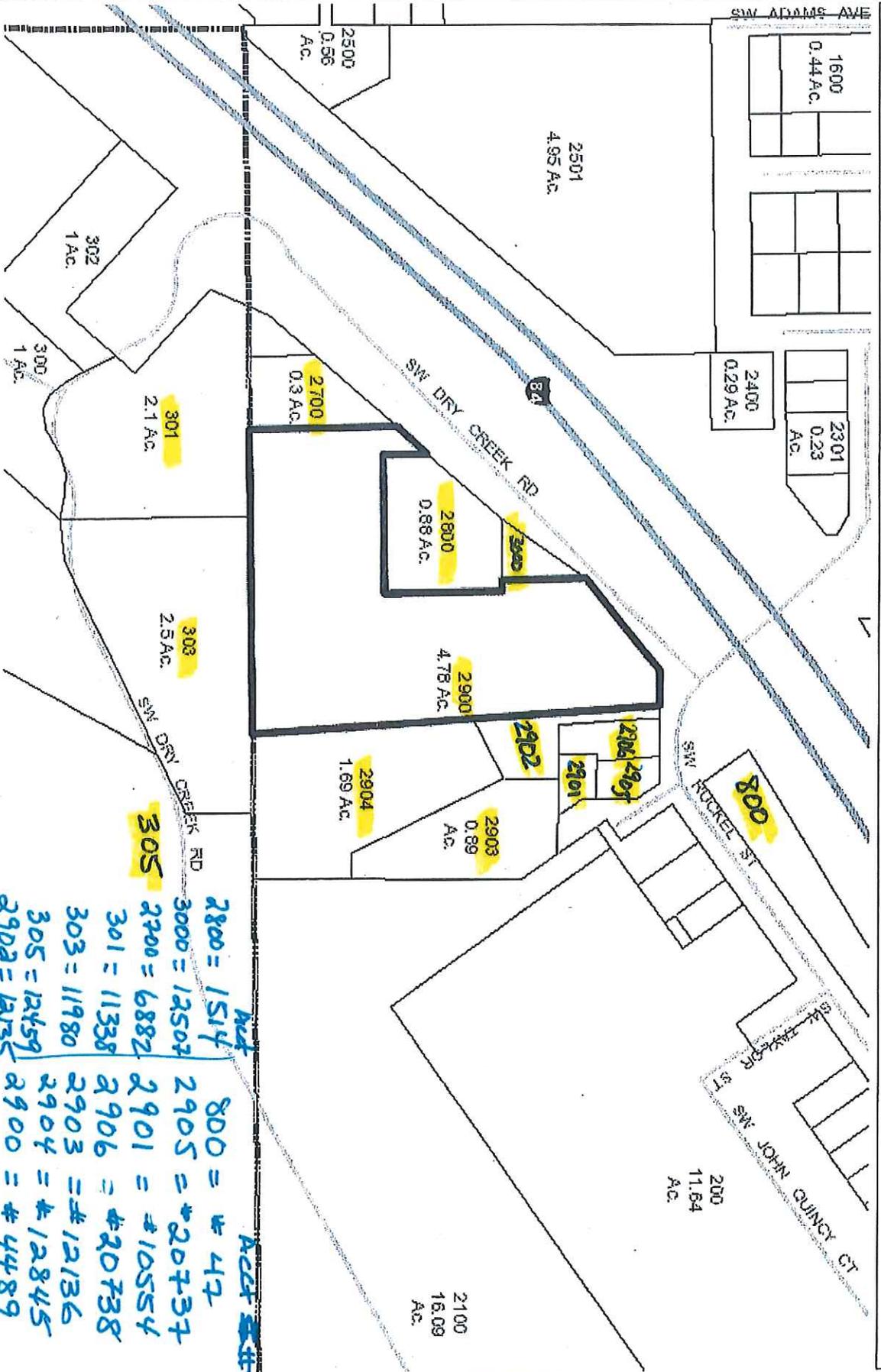
DRAKE, JOSH
3612 FRASER ST
BELLINGHAM, WA 98229

JOHNSON, BILLY & KAREN S TRUSTEES
PO BOX 418
CASCADE LOCKS, OR 97014

SMITH, SAM & CAROL F
39513 NE 21ST AVE
WOODLAND, WA 98674

SWANSON, RONALD & JOAN
PO BOX 456
CASCADE LOCKS, OR 97014

Subject Property & Surrounding Properties



Address	Acreage	Value
2800	1.514	Acct
3000	1.2502	20737
2900	6.882	10554
301	1.1338	20738
303	1.1980	12136
305	1.2459	12845
2902	1.2135	4489
800	4.12	Acct
2905	1.609	16.09
2901	0.89	11.64
2903	0.89	11.64
2904	1.69	11.64
2906	0.88	11.64
2907	0.88	11.64
2908	0.88	11.64
2909	0.88	11.64
2910	0.88	11.64
2911	0.88	11.64
2912	0.88	11.64
2913	0.88	11.64
2914	0.88	11.64
2915	0.88	11.64
2916	0.88	11.64
2917	0.88	11.64
2918	0.88	11.64
2919	0.88	11.64
2920	0.88	11.64
2921	0.88	11.64
2922	0.88	11.64
2923	0.88	11.64
2924	0.88	11.64
2925	0.88	11.64
2926	0.88	11.64
2927	0.88	11.64
2928	0.88	11.64
2929	0.88	11.64
2930	0.88	11.64
2931	0.88	11.64
2932	0.88	11.64
2933	0.88	11.64
2934	0.88	11.64
2935	0.88	11.64
2936	0.88	11.64
2937	0.88	11.64
2938	0.88	11.64
2939	0.88	11.64
2940	0.88	11.64
2941	0.88	11.64
2942	0.88	11.64
2943	0.88	11.64
2944	0.88	11.64
2945	0.88	11.64
2946	0.88	11.64
2947	0.88	11.64
2948	0.88	11.64
2949	0.88	11.64
2950	0.88	11.64
2951	0.88	11.64
2952	0.88	11.64
2953	0.88	11.64
2954	0.88	11.64
2955	0.88	11.64
2956	0.88	11.64
2957	0.88	11.64
2958	0.88	11.64
2959	0.88	11.64
2960	0.88	11.64
2961	0.88	11.64
2962	0.88	11.64
2963	0.88	11.64
2964	0.88	11.64
2965	0.88	11.64
2966	0.88	11.64
2967	0.88	11.64
2968	0.88	11.64
2969	0.88	11.64
2970	0.88	11.64
2971	0.88	11.64
2972	0.88	11.64
2973	0.88	11.64
2974	0.88	11.64
2975	0.88	11.64
2976	0.88	11.64
2977	0.88	11.64
2978	0.88	11.64
2979	0.88	11.64
2980	0.88	11.64
2981	0.88	11.64
2982	0.88	11.64
2983	0.88	11.64
2984	0.88	11.64
2985	0.88	11.64
2986	0.88	11.64
2987	0.88	11.64
2988	0.88	11.64
2989	0.88	11.64
2990	0.88	11.64
2991	0.88	11.64
2992	0.88	11.64
2993	0.88	11.64
2994	0.88	11.64
2995	0.88	11.64
2996	0.88	11.64
2997	0.88	11.64
2998	0.88	11.64
2999	0.88	11.64
3000	0.88	11.64
3001	0.88	11.64
3002	0.88	11.64
3003	0.88	11.64
3004	0.88	11.64
3005	0.88	11.64
3006	0.88	11.64
3007	0.88	11.64
3008	0.88	11.64
3009	0.88	11.64
3010	0.88	11.64
3011	0.88	11.64
3012	0.88	11.64
3013	0.88	11.64
3014	0.88	11.64
3015	0.88	11.64
3016	0.88	11.64
3017	0.88	11.64
3018	0.88	11.64
3019	0.88	11.64
3020	0.88	11.64
3021	0.88	11.64
3022	0.88	11.64
3023	0.88	11.64
3024	0.88	11.64
3025	0.88	11.64
3026	0.88	11.64
3027	0.88	11.64
3028	0.88	11.64
3029	0.88	11.64
3030	0.88	11.64
3031	0.88	11.64
3032	0.88	11.64
3033	0.88	11.64
3034	0.88	11.64
3035	0.88	11.64
3036	0.88	11.64
3037	0.88	11.64
3038	0.88	11.64
3039	0.88	11.64
3040	0.88	11.64
3041	0.88	11.64
3042	0.88	11.64
3043	0.88	11.64
3044	0.88	11.64
3045	0.88	11.64
3046	0.88	11.64
3047	0.88	11.64
3048	0.88	11.64
3049	0.88	11.64
3050	0.88	11.64
3051	0.88	11.64
3052	0.88	11.64
3053	0.88	11.64
3054	0.88	11.64
3055	0.88	11.64
3056	0.88	11.64
3057	0.88	11.64
3058	0.88	11.64
3059	0.88	11.64
3060	0.88	11.64
3061	0.88	11.64
3062	0.88	11.64
3063	0.88	11.64
3064	0.88	11.64
3065	0.88	11.64
3066	0.88	11.64
3067	0.88	11.64
3068	0.88	11.64
3069	0.88	11.64
3070	0.88	11.64
3071	0.88	11.64
3072	0.88	11.64
3073	0.88	11.64
3074	0.88	11.64
3075	0.88	11.64
3076	0.88	11.64
3077	0.88	11.64
3078	0.88	11.64
3079	0.88	11.64
3080	0.88	11.64
3081	0.88	11.64
3082	0.88	11.64
3083	0.88	11.64
3084	0.88	11.64
3085	0.88	11.64
3086	0.88	11.64
3087	0.88	11.64
3088	0.88	11.64
3089	0.88	11.64
3090	0.88	11.64
3091	0.88	11.64
3092	0.88	11.64
3093	0.88	11.64
3094	0.88	11.64
3095	0.88	11.64
3096	0.88	11.64
3097	0.88	11.64
3098	0.88	11.64
3099	0.88	11.64
3100	0.88	11.64

6118 Feet
0 1 3,671
1: 3,671

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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



HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:19:29 pm

Account # 1514 Map # 2N07E12-DB-02800 Code - Tax # 0002-1514 Legal Descr See Record Mailing Name RUSH, ALAN L & LAURA A Agent In Care Of Mailing Address PO BOX 626 CASCADE LOCKS, OR 97014 Prop Class 101 MA SA NH Unit RMV Class 101 03 02 000 1861-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2000-4459 (SOURCE ID: 20004459) Sales Date/Price 12-07-2000 / \$40,000.00 Appraiser JUAN REYES
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Situs Address(s)	Situs City
ID# 1 94 SW DRY CREEK RD	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0002 Land		93,800		Land	0
Impr.		242,930		Impr.	0
Code Area Total	248,070	336,730	248,070		0
Grand Total	248,070	336,730	248,070		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0002					CITY OSD - AVERAGE	100					23,400
0002	1	F		MDR	Residential Site	88	A	0.88	HSF	*	70,400
Grand Total								0.88			93,800

Improvement Breakdown												
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #				Trended RMV
0002	1	2003	143	Two story	135	2,016						222,020
0002	2		305	GP Building	135	1,152						20,910
Grand Total						3,168						242,930

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0002	SPECIAL ASSESSMENT:										
	■ OR FORESTRY FIRE SURCHARGE	Amount	47.50	Acres	0	Year	2018				
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	0.88	Year	2018				
	NOTATION(S):										
	■ STATE FIRE PROTECTION ADDED 2012										

Comments: PER DOA RMV/TAV REDUCED FOR 98-99 JV#9839 11/16/98
 Per DOA value reduced for 2012-13. 11/29/12

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:19:53 pm

Account # 12507
 Map # 2N07E12-DB-03000
 Code - Tax # 0002-12507

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name RUSH, ALAN LEON & LAURA ANN

Deed Reference # 2001-3163 (SOURCE ID: 20013163)

Agent

Sales Date/Price 07-18-2001 / \$7,000.00

In Care Of

Appraiser JUAN REYES

Mailing Address PO BOX 626
 CASCADE LOCKS, OR 97014

Prop Class 100 MA SA NH Unit
 RMV Class 100 03 02 000 8594-1

Situs Address(s)	Situs City
-------------------------	-------------------

Code Area	AV	Value Summary		MAV	RMV Exception	CPR %
		RMV	Land Impr.			
0002	Land	56,070	Land	0	0	
	Impr.	0	Impr.	0	0	
Code Area Total		37,010	56,070	37,010	0	
Grand Total		37,010	56,070	37,010	0	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0002	1	F		MDR	Residential Site	89	A	0.18	HSF	*	56,070
Grand Total								0.18			56,070

Improvement Breakdown											
Code Area	Yr ID#	Stat Built	Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total											0

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
0002	SPECIAL ASSESSMENT:									
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	0.18	Year	2018			
	NOTATION(S):									
	■ STATE FIRE PROTECTION ADDED 2012									

Comments: JV 10/18/01 DD20013163 CREATES TL 3000 FROM HWY RW FOR 02-03 12/6/01

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:20:41 pm

Account # 6882 Map # 2N07E12-DB-02700 Code - Tax # 0002-6882 Legal Descr See Record Mailing Name SWANSON, RONALD C & JOAN C Agent In Care Of Mailing Address P O BOX 456 CASCADE LOCKS, OR 97014 Prop Class 101 MA SA NH Unit RMV Class 101 03 02 000 6664-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser JUAN REYES
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Situs Address(s)	Situs City
ID# 1 100 SW DRY CREEK RD	CASCADE LOCKS

Code Area	AV	Value Summary		CPR %
		RMV	MAV	
0002 Land		89,400	Land	0
Impr.		287,430	Impr.	0
Code Area Total	231,520	376,830	231,520	0
Grand Total	231,520	376,830	231,520	0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
0002					CITY OSD - AVERAGE	100					23,400
0002	1	F		MDR	Residential Site	88	A	0.30	HSF		66,000
Grand Total								0.30			89,400

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0002	1	1981	152	One story with basement	135		2,544		287,430	
Grand Total								2,544		287,430

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
0002		SPECIAL ASSESSMENT:				
	■ OR FORESTRY FIRE SURCHARGE	Amount	47.50	Acres	0	Year 2018
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	0.3	Year 2018
	NOTATION(S):					
	■ STATE FIRE PROTECTION ADDED 2012					

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:20:57 pm

Account # 11338
 Map # 2N07E12-00-00301
 Code - Tax # 0012-11338

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name DRAKE, JOSHUA D

Deed Reference # 2003-2614 (SOURCE ID: 20032614)

Agent

Sales Date/Price 04-28-2003 / \$195,000.00

In Care Of

Appraiser JUAN REYES

Mailing Address 467 NW LOOP RD
 WHITE SALMON, WA 98672

Prop Class 401 MA SA NH Unit
 RMV Class 401 03 01 000 9510-1

Situs Address(s)	Situs City
ID# 1 200 DRY CREEK	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0012 Land		203,400		Land	0
Impr.		47,490		Impr.	0
Code Area Total	135,740	250,890	135,740		0
Grand Total	135,740	250,890	135,740		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0012					CITY OSD - AVERAGE	100					23,400
0012	1	F		RR2.5	Rural Site	100	A	1.00	HSF	*	85,710
0012	2	F		RR2.5	Rural Site	100	A	1.10	RAF	*	94,290
Grand Total								2.10			203,400

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
0012	1	1985	562	Double wide	100	1,664		E - 706220	28,840	
0012	2	0	110	Residential Other Improvements	100	0			12,960	
0012	3		373	Multi-Purpose Shed	100	144			5,690	
Grand Total						1,808			47,490	

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
0012		SPECIAL ASSESSMENT:								
	■ OR FORESTRY FIRE SURCHARGE	Amount	47.50	Acres	0	Year	2018			
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	2.1	Year	2018			
	NOTATION(S):									
	■ STATE FIRE PROTECTION ADDED 2012									

Comments: MH EXEMPT FROM TITLE FOR 99-00 EM27070 5/12/99 MU
 JV 6267 6/24/93 SEG'D FROM 300 - 2.10 ACRES

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:21:14 pm

Account # 11980
 Map # 2N07E12-00-00303
 Code - Tax # 0012-11980

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name DRAKE, JOSH

Deed Reference # 2003-6814 (SOURCE ID: 20036814)

Agent

Sales Date/Price 10-22-2003 / \$57,000.00

In Care Of

Appraiser JUAN REYES

Mailing Address 3612 FRASER ST
 BELLINGHAM, WA 98229

Prop Class 640 MA SA NH Unit
 RMV Class 400 03 01 000 10241-1

Situs Address(s)	Situs City
ID# 1 303 DRY CREEK	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0012 Land		200,000		Land	0
Impr.		0		Impr.	0
Code Area Total	640	200,000	640		0
Grand Total	640	200,000	640		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0012	1	F		RR1	Designated Forest Land	100	A	2.50	DF1F	006*	200,000
Grand Total								2.50			200,000

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #			Trended RMV
Grand Total											0

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0012	SPECIAL ASSESSMENT:										
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	2.5	Year	2018				
	NOTATION(S):										
	■ POTENTIAL TAX LIABILITY										
	■ STATE FIRE PROTECTION ADDED 2012										

Comments: JV #7100 CREATES TL 302 & 303 FROM 300 FOR 97-98 9/18/97

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:21:28 pm

Account # 12459 Map # 2N07E12-00-00305 Code - Tax # 0012-12459 Legal Descr See Record Mailing Name SMITH, SAM D & CAROL F Agent In Care Of Mailing Address 39513 NE 21ST AVE WOODLAND, WA 98674	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser JUAN REYES
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Prop Class	640	MA	SA	NH	Unit
RMV Class	400	03	01	000	7546-1

Situs Address(s)	Situs City
ID# 1 460 DRY CREEK RD	CASCADE LOCKS

Code Area	AV	Value Summary		MAV	RMV Exception	CPR %
		RMV	Land Impr.			
0012		523,740	Land		0	
		0	Impr.		0	
Code Area Total	4,800	523,740	222,700		0	
Grand Total	4,800	523,740	222,700		0	

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV		
						TD%	LS	Size			
0012	1	R		RR2.5	Small Tract Forest Land	100	A	52.08	SDF1	006*	523,740
Grand Total								52.08			523,740

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total						0		0

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
0012		SPECIAL ASSESSMENT:					
		■ OR FORESTRY FIRE TIMBER	Amount	100.71	Acres	52.08	Year 2018
		NOTATION(S):					
		■ SMALL TRACT FOREST	STF APPROVAL FOR 2004-05				
		■ POTENTIAL TAX LIABILITY					
		■ STATE FIRE PROTECTION ADDED 2012					

Appr Maint: 2019 - NEW CONSTRUCTION - RESIDENTIAL (CM NEW CONST MISC BUILDING)
Comments: JV 3/13/01 PLAT 200107P CREATES 304,305 FROM 300 FOR 01-02 4/10/01 MU
 STF APPROVAL ON 52.08 AC FOR 2004-05 6/22/04

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:21:43 pm

Account # 12135
 Map # 2N07E12-DB-02902
 Code - Tax # 0002-12135

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name BOURDEAU, ALEXANDER

Deed Reference # 2017-1775

Agent

Sales Date/Price 05-22-2017 / \$142,000.00

In Care Of

Appraiser JUAN REYES

Mailing Address 54 RUCKEL ST
 CASCADE LOCKS, OR 97014

Prop Class 101 MA SA NH Unit
 RMV Class 101 03 02 000 7084-1

Situs Address(s)	Situs City
ID# 1 54 SW RUCKEL ST	CASCADE LOCKS

Code Area	AV	Value Summary		RMV Exception	CPR %
		RMV	MAV		
0002 Land		89,400		Land	0
Impr.		43,840		Impr.	0
Code Area Total	95,660	133,240	95,660	0	
Grand Total	95,660	133,240	95,660	0	

Code Area	ID#	RFD	Ex	Plan Zone	Land Breakdown				Trended RMV	
					Value Source	TD%	LS	Size		Land Class
0002					CITY OSD - AVERAGE	100			23,400	
0002	1	R		MDR	Residential Site	88	A	0.34 HS	*	66,000
Grand Total								0.34	89,400	

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0002	1	1995	551	Single wide	135		938	E - 706102	23,310	
0002	2	0	110	Residential Other Improvements	135		0		17,130	
0002	3		373	Multi-Purpose Shed	135		144		3,400	
Grand Total								1,082	43,840	

Comments: JV 7489/PP 98-28 CREATES TL 2902 & 2903 FROM 2901 FOR 99-00 4/8/99 M
 1995 SKYLI EXEMPT FROM TITLE FOR 01-02 EM37640 12/21/00 MU
 JV 6/28/01 WD20004055 LLA FROM 2903 TO 2902 .1AC FOR 01-02 8/1/01 MU

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:22:10 pm

Account # 47
 Map # 2N07E12-DA-00800
 Code - Tax # 0002-47

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LOCKS MOBILE ESTATES, LLC
 Agent POWELL, JAMES R NTFY
 In Care Of
 Mailing Address 11001 SE 18TH ST
 VANCOUVER, WA 98664

Deed Reference # 2000-762 (SOURCE ID: 20000762)
 Sales Date/Price 06-24-1997 / \$0.00
 Appraiser ELIZABETH GAROUTTE

Prop Class 707 MA SA NH Unit
 RMV Class 201 03 02 000 28214-2

Situs Address(s)		Situs City
ID# 21	SW RUCKEL ST	CASCADE LOCKS
ID# 23	SW RUCKEL ST	CASCADE LOCKS
ID# 1 29	SW RUCKEL ST	CASCADE LOCKS
ID# 1 31	SW RUCKEL ST	CASCADE LOCKS
ID# 1 33	SW RUCKEL ST	CASCADE LOCKS
ID# 1 35	SW RUCKEL ST	CASCADE LOCKS
ID# 1 39	SW RUCKEL ST	CASCADE LOCKS
ID# 1 43	SW RUCKEL ST	CASCADE LOCKS
ID# 1 45	SW RUCKEL ST	CASCADE LOCKS
ID# 1 47	SW RUCKEL ST	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0002 Land		15,890		Land	0
Impr.		52,780		Impr.	0
Code Area Total	68,670	68,670	85,490		0
Grand Total	68,670	68,670	85,490		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0002	1	R		MHR	Market	100	S	47,480.00	C	*	15,890
Grand Total								47,480.00			15,890

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
0002	1	1977	400	MH & RV Park	100	5,988			52,780		
Grand Total							5,988			52,780	

MS Account(s): 0002-P-705971, P-705417, P-705421, P-705286, P-700527, P-705125

Comments: JV 7004 4/17/96 C/C'S 1000 & 1100 W/800
 CE FOR 97-98 & 98-99 C/C 1000 & 1100 NOT ADDED TO MAV JV#99251-99252
 4/3/00

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:22:28 pm

Account # 20737
 Map # 2N07E12-DB-02905
 Code - Tax # 0002-20737

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name YOUNG, BOBBY R & CANTWELL, JAMIE

Deed Reference # 2018-1520

Agent

Sales Date/Price 01-09-2018 / \$0.00

In Care Of

Appraiser KIM KEAN

Mailing Address PO BOX 322
 CASCADE LOCKS, OR 97014

Prop Class 100 MA SA NH Unit
 RMV Class 100 03 02 000 10552-1

Situs Address(s)	Situs City
ID# 52 SW RUCKEL ST	CASCADE LOCKS

Code Area	AV	Value Summary		MAV	RMV Exception	CPR %
		RMV	Land			
0002 Land		56,070	Land		56,070	100
Impr.		0	Impr.		0	
Code Area Total	56,070	56,070		0	56,070	
Grand Total	56,070	56,070		0	56,070	

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV		
						TD%	LS	Size			
0002	1	R		MDR	Residential Site	89	A	0.14	HS	*	56,070
Grand Total								0.14			56,070

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total								0

Appr Maint: 2018 - PARTITION PLAT - TO
 Comments: Partition Plat 201719P TL 2901 creates TLs 2905 and 2906 for 2018-19. 4/20/2018

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:22:45 pm

Account # 10554
 Map # 2N07E12-DB-02901
 Code - Tax # 0002-10554

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record
 Mailing Name RYAN, TERRY M

Deed Reference # 2018-1520
 Sales Date/Price 01-09-2018 / \$0.00
 Appraiser ELIZABETH GAROUTTE

In Care Of
 Mailing Address PO BOX 128
 CASCADE LOCKS, OR 97014

Prop Class 100 MA SA NH Unit
 RMV Class 100 03 02 000 30169-1

Situs Address(s)		Situs City
ID#	48 SW RUCKEL ST	CASCADE LOCKS
ID#	50 SW RUCKEL ST	CASCADE LOCKS
ID# 1	52 SW RUCKEL ST	CASCADE LOCKS

Code Area	Value Summary				CPR %
	AV	RMV	MAV	RMV Exception	
0002 Land		79,470		Land 79,470	100
Impr.		0		Impr. 0	
Code Area Total	79,470	79,470	39,390	79,470	
Grand Total	79,470	79,470	39,390	79,470	

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0002					CITY OSD - AVERAGE	100					23,400
0002	1	R		MDR	Residential Site	89	A	0.12	HS	*	56,070
Grand Total								0.12			79,470

Code Area	Yr ID#	Stat Built	Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total										0

Appr Maint: 2018 - MANUFACTURED STRUCTURE PLACEMENT (MN NEW MH IN COUNTY), 2018 - MANUFACTURED STRUCTURE PLACEMENT (MN NEW MH IN COUNTY), 2018 - PARTITION PLAT - FROM, 2019 - MANUFACTURED STRUCTURE PLACEMENT (MN NEW MH IN COUNTY)

Comments: JV 7489/PP 98-28 CREATES TL 2902 & 2903 FROM 2901 FOR 99-00 4/8/99 M
 MH IS EXEMPT FROM TITLE PER DMV REC# 951319
 Partition Plat 201719P TL 2901 creates Tls 2905 and 2906 for 2018-19. 4/20/2018

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:23:01 pm

Account # 20738 Map # 2N07E12-DB-02906 Code - Tax # 0002-20738 Legal Descr See Record Mailing Name RYAN, TERRY M & JENNIFER L Agent In Care Of Mailing Address PO BOX 393 CASCADE LOCKS, OR 97014	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser KIM KEAN
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Prop Class	101	MA	SA	NH	Unit
RMV Class	101	03	02	000	30170-1

Situs Address(s)	Situs City
ID# 52 SW RUCKEL ST	CASCADE LOCKS

Code Area	AV	Value Summary		RMV Exception	CPR %
		RMV	MAV		
0002	Land	83,240		Land	83,240
	Impr.	67,260		Impr.	0
Code Area Total		150,500	150,500	76,520	83,240
Grand Total		150,500	150,500	76,520	83,240

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0002					CITY OSD - AVERAGE	100					23,400
0002	1	R		MDR	Residential Site	88	A	0.21	HS	*	59,840
Grand Total								0.21			83,240

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
					TD%	Description				
0002	5	1994	552	Double wide	135		1,188		E - 706282	39,610
0002	2	0	110	Residential Other Improvements	135		0			4,270
0002	4		373	Multi-Purpose Shed	135		98			2,130
0002	3		305	GP Building	135		1,080			21,250
Grand Total								2,366		67,260

Appr Maint: 2018 - PARTITION PLAT - TO
Comments: Partition Plat 201719P TL 2901 creates TLs 2905 and 2906 for 2018-19. 4/20/2018

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:23:16 pm

Account # 12136
 Map # 2N07E12-DB-02903
 Code - Tax # 0002-12136

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name JOHNSON, BILLY J & KAREN S TRUSTEES
 Agent
 In Care Of
 Mailing Address PO BOX 418
 CASCADE LOCKS, OR 97014

Deed Reference # 2002-5191 (SOURCE ID: 20025191)
 Sales Date/Price 10-30-2002 / \$39,500.00
 Appraiser JUAN REYES

Prop Class 101 MA SA NH Unit
 RMV Class 101 03 02 000 7085-1

Situs Address(s)	Situs City
ID# 1 330 SW EUCLID AVE	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0002 Land		86,760		Land	0
Impr.		76,520		Impr.	0
Code Area Total	112,790	163,280	112,790		0
Grand Total	112,790	163,280	112,790		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0002					CITY OSD - AVERAGE	100					23,400
0002	1	F		MDR	Residential Site	88	A	0.89	HSF	*	63,360
Grand Total								0.89			86,760

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
0002	1	2003	552	Double w/d	135	1,890		E - 706423	74,600	
0002	2	0	110	Residential Other Improvements	135	0			1,920	
Grand Total							1,890			76,520

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
0002	SPECIAL ASSESSMENT:									
	■ OR FORESTRY FIRE SURCHARGE	Amount	47.50	Acres	0	Year	2018			
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	0.89	Year	2018			
	NOTATION(S):									
	■ STATE FIRE PROTECTION ADDED 2012									

Comments: JV 7489/PP 98-28 CREATES TL 2902 & 2903 FROM 2901 FOR 99-00 4/8/99 MU
 JV 6/28/01 WD20004055 LLA FROM 2903 TO 2902 .1AC FOR 01-02 8/1/01 MU
 JV 7/1/03 PLAT200313P CREATES TL 2904 FROM 2903 FOR 03-04 7/31/03
 2004 FLEETWOOD U2 EXEMPT FROM TITLE FOR 04-05 EM50587 3/19/04
 CE FOR 2004-05 COMPUTER PROG ERROR 2003 MAV/MSAV ADDED TO ACT IN ERRO
 JV#200465 2/15/05

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:23:30 pm

Account # 12845
 Map # 2N07E12-DB-02904
 Code - Tax # 0002-12845

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name JOHNSON, BILLY J & KAREN S TRUSTEES

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser ELIZABETH GAROUTTE

Mailing Address PO BOX 418
 CASCADE LOCKS, OR 97014

Prop Class 101 MA SA NH Unit
 RMV Class 101 03 02 000 7975-1

Situs Address(s)	Situs City
ID# 1 340 SW EUCLID AVE	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0002	Land	102,600		Land	0
	Impr.	82,800		Impr.	0
Code Area Total		127,780	127,780		0
Grand Total		127,780	127,780		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0002					CITY OSD - AVERAGE	100					23,400
0002	1	F		MDR	Residential Site	88	A	1.69	HSF	*	79,200
Grand Total								1.69			102,600

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
0002	1	2003	552	Double wide	135	1,890		E - 706470	77,530	
0002	2	0	110	Residential Other Improvements	135	0			5,260	
Grand Total							1,890		82,790	

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0002		SPECIAL ASSESSMENT:									
		■ OR FORESTRY FIRE SURCHARGE	Amount	47.50	Acres	0	Year	2018			
		■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	1.69	Year	2018			
		NOTATION(S):									
		■ STATE FIRE PROTECTION ADDED 2012									

Comments: JV 7/1/03 PLAT200313P CREATES TL 2904 FROM 2903 FOR 03-04 7/31/03
 2004 FLTWD 26X70 TO BE EXEMPT FROM TITLE FOR 04-05 EM50145 1/9/04
 CE FOR 2004-05 COMPUTER PROG ERROR 2003 MAV/MSAV ADDED TO ACT IN ERRO
 JV#200466 2/15/05

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

September 19, 2018 1:23:49 pm

Account # 4489
 Map # 2N07E12-DB-02900
 Code - Tax # 0002-4489

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record
 Mailing Name RYAN, TERRY

Deed Reference # 2018-607
 Sales Date/Price 02-19-2018 / \$202,000.00
 Appraiser JUAN REYES

In Care Of
 Mailing Address PO BOX 128
 CASCADE LOCKS, OR 97014

Prop Class 191 MA SA NH Unit
 RMV Class 101 03 02 000 2887-1

Situs Address(s)	Situs City
ID# 1 60 SW RUCKEL ST	CASCADE LOCKS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0002 Land		137,800		Land	0
Impr.		55,290		Impr.	0
Code Area Total	133,120	193,090	133,120		0
Grand Total	133,120	193,090	133,120		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0002					CITY OSD - AVERAGE	100					23,400
0002	1	R		MDR	Market	88	A	3.78	RA	*	90,460
0002	1	R		MDR	Residential Site	88	A	1.00	HS	*	23,940
Grand Total								4.78			137,800

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
0002	2	0	110	Residential Other Improvements	135	0			9,260	
0002	7		362	Lean To	135	84			280	
0002	6		373	Multi-Purpose Shed	135	96			1,440	
0002	5		362	Lean To	135	255			840	
0002	3		305	GP Building	135	1,152			23,030	
0002	4		305	GP Building	135	609			7,180	
0002	8	1971	551	Single wide	135	813		R - 705004	13,260	
Grand Total						3,009			55,290	

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
0002		SPECIAL ASSESSMENT:								
	■ OR FORESTRY FIRE SURCHARGE	Amount	47.50	Acres	0	Year	2018			
	■ OR FORESTRY FIRE TIMBER	Amount	18.75	Acres	3.73	Year	2018			
	NOTATION(S):									
	■ STATE FIRE PROTECTION ADDED 2012									

Appr Maint: 2018 - MANUFACTURED STRUCTURE PLACEMENT (MN NEW MH IN COUNTY), 2019 - MANUFACTURED STRUCTURE PLACEMENT (MN NEW MH IN COUNTY)



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terry Ryan
PO Box 128
Cascade Locks, OR 97014

HOOD RIVER COUNTY, OR 2018-00607
D-WD
Stn=98 JENNAC 02/26/2018 10:53:00 AM
\$10.00 \$11.00 \$10.00 \$24.00 \$20.00 \$75.00
I certify that this instrument was received and recorded
in the records of said county.
Brian D. Beebe, Director of Records and
Assessment and Ex-Officio Recorder.

Until a change is requested all tax statements shall be
sent to the following address:

Terry Ryan
PO Box 128
Cascade Locks, OR 97014
File No. 213415AM

STATUTORY WARRANTY DEED

Daniel Fehrs, Affiant of the estate of Faye Fehrs, deceased, Kay Marie Bloomquist, as affiant of the estate of
Curtis Walter Fehrs, deceased, Daniel Fehrs, Laura Rush, Kay Marie Bloomquist, and Kimberly A. Fehrs

Grantor(s), hereby convey and warrant to

Terry Ryan,

Grantee(s), the following described real property in the County of Hood River and State of Oregon free of encumbrances
except as specifically set forth herein:

The following described tract lying in Section 12 of Township 2 North, Range 7 East of the Willamette
Meridian, in the City of Cascade Locks, County of Hood River and State of Oregon, described as follows:

Beginning at the point of intersection of the East line of Hazel Avenue as platted in Townsite of Cascades, a
duly dedicated addition in the City of Cascade Locks, County of Hood River and State of Oregon, with the
South line of 2nd street as platted in Lovell Addition to Cascade Locks, in said city, county and state; thence
East along the South line of said 2nd Street 329.04 feet to an iron pipe set at re-entrant corner of said Lovell
Addition to Cascade Locks in the Westerly line of Euclid Avenue as platted in said Lovell Addition to
Cascade Locks; thence South 34° 50' East along the Westerly line of said Euclid Avenue and the Southerly
continuation thereof 268.02 feet to an iron pipe; thence South 428 feet, more or less, to the South line of the
Northeast quarter of the Southeast quarter of Section 12, Township 2 North, Range 7 East of the Willamette
Meridian; thence West along the South line of the Northeast quarter of the Southeast quarter of said Section
12 a distance of 90 feet, more or less, to the Southeast corner of the Northwest quarter of the Southeast
quarter of said Section 12; thence West along the South line of the Northwest quarter of the Southeast
quarter of said Section 12, a distance of 640 feet; thence Northerly 373 feet, more or less, to the South line of
3rd Street as platted in Townsite of Cascades, aforesaid; thence East along the South line of said 3rd Street
25 feet, more or less, to the Northwest corner of that tract of land conveyed to The Pacific Telephone and
Telegraph Company by Deed recorded December 20, 1929, in Book 22, at Page 78, Deed Records Hood
River County; thence South 0° 11' 20" East along the West line of said Company tract of land 192.74 feet to
the Southwest corner thereof; thence South 89° 57' East along the South line of said Company tract of land
226 feet to the Southeast corner thereof; thence North 0° 11' 20" West along the East line of said Company
tract of land 192.74 feet to the Northeast corner thereof; thence North 89° 57' West along the North line of
said Company tract of land 18 feet, more or less, to the East line of Hazel Avenue, aforesaid; thence North
along the East line of said Hazel Avenue 280 feet, more or less, to the place of beginning. EXCEPTING
THEREFROM that portion conveyed to Sandra Meehan, Personal Representative by Deed recorded
February 16, 1989 as Recorder's Fee No. 890399, Film Records.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2N-7E-12DB-2900 Acct. No. 4489

The true and actual consideration for this conveyance is \$202,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

AMERITITLE 913-415-074

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

Dated this 19th day of February, 2018.

Daniel Fehrs
Daniel Fehrs, Affiant of the Estate of Faye Fehrs, deceased

Kay Marie Bloomquist
Kay Marie Bloomquist, Affiant of the Estate of Curtis Walter Fehrs, deceased

Daniel Fehrs
Daniel Fehrs

Laura Rush
Laura Rush

Kay Marie Bloomquist
Kay Marie Bloomquist

Kimberly A. Fehrs
Kimberly A. Fehrs

State of WA ss
County of Clatsop

On this 19 day of February, 2018, before me,
Michelle M. Nigro a Notary Public in and for said state, personally appeared
Kay Marie Bloomquist & Kimberly A. Fehrs known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

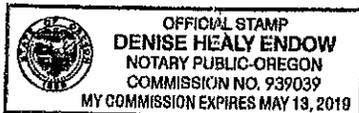
Michelle M. Nigro
Notary Public for the State of WA
Residing at: Keasler, WA
Commission Expires: 6/16/2020

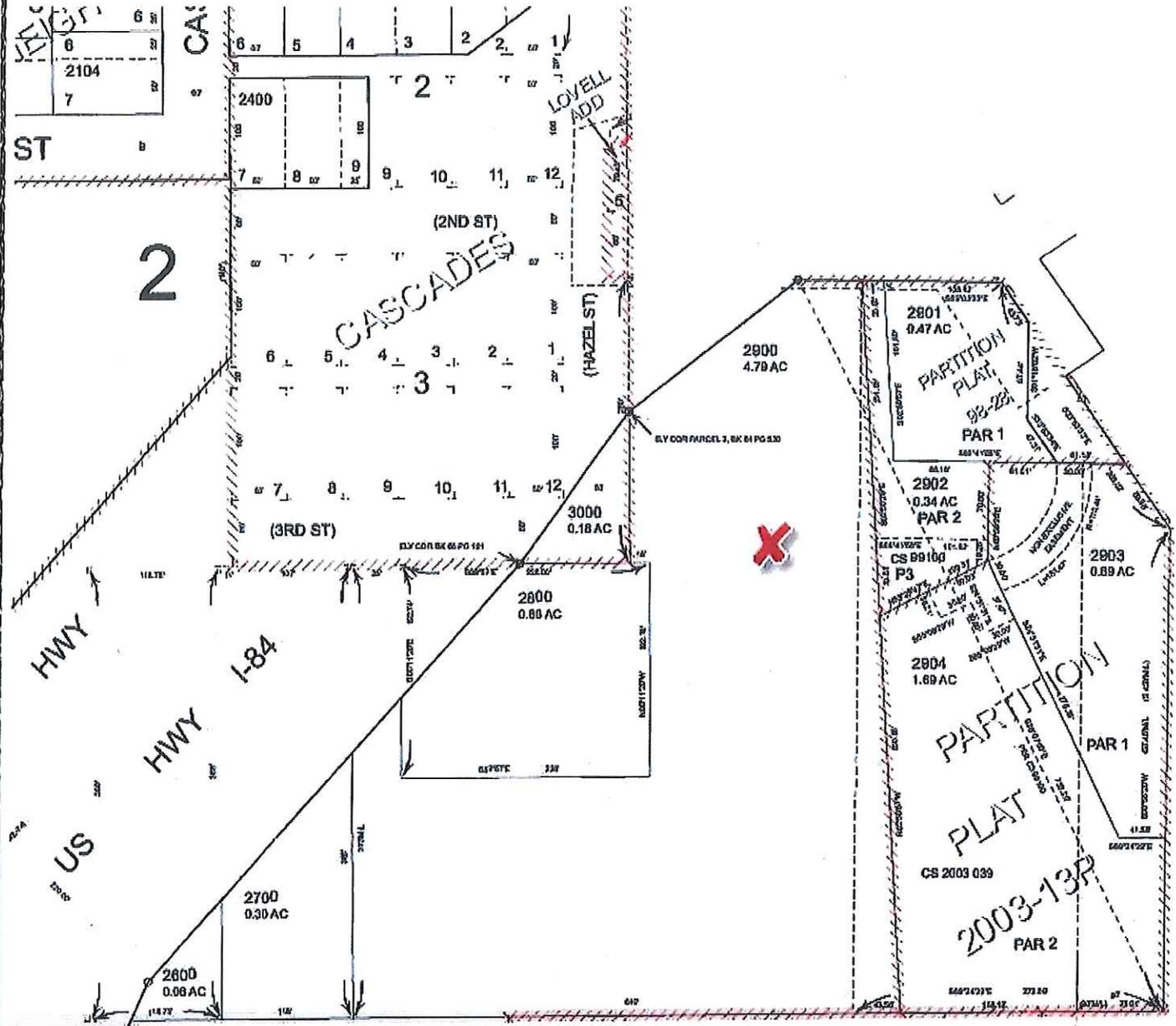


State of Oregon ss
County of Hood River

On this 23rd day of February, 2018, before me,
Denise Healy Endow a Notary Public in and for said state, personally appeared
Daniel Fehrs and Laura Rush known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Denise Healy Endow
Notary Public for the State of Oregon
Residing at: Hood River, OR
Commission Expires: May 13, 2019

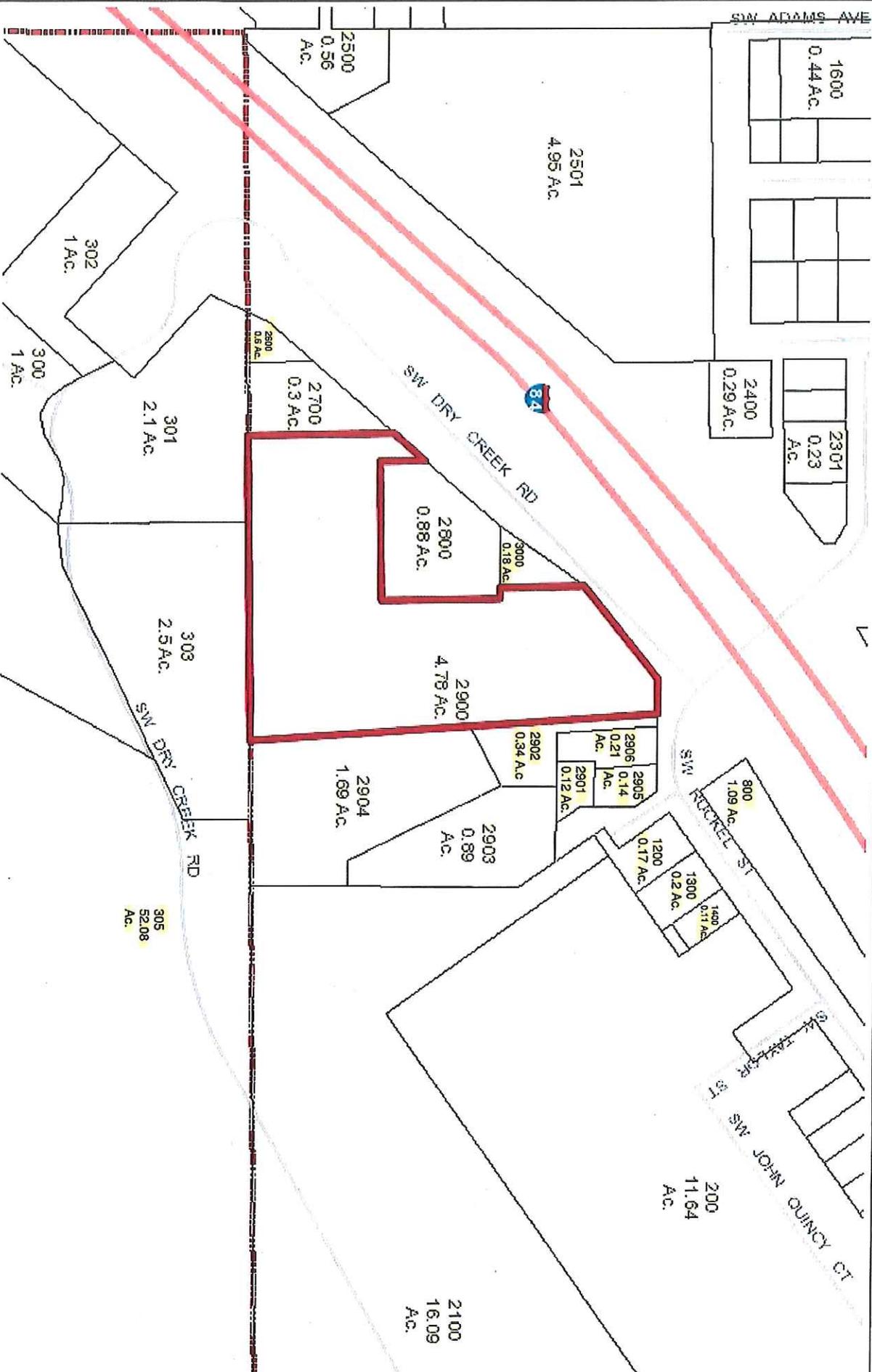




60 SW Ruckel Street
 Cascade Locks, OR 97014

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

Subject Property & Surrounding Properties



6118 0 6118 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 3,671

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**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), _____, 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 \$_____, 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 _____ day of _____, 20____.

LAND USE APPLICANT(S): _____

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Cascade Locks Planning Commission, at its meeting on November 8, 2018 at 7:00 PM, in the City Council Chambers of the City Hall, Cascade Locks, Oregon, will consider the following application:

FILE TITLE: Terry Ryan- Variance Request 18-010

APPLICANT: Terry Ryan
PO Box 128
Cascade Locks, OR 97014

REQUEST: To request variance on the minimum lot size for a Planned Unit Development (4.78 acres rather than 5 acres, which is a 4% reduction).

LOCATION: 2N 7 12DB Tax Lot 2900
60 SW Ruckel Street
Cascade Locks, OR 97014

(see map on back)

APPLICABLE REVIEW CRITERIA: Cascade Locks Community Code Sections 6.160, 8-6.60, 8-6.140.

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.

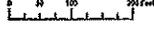
All interested persons may appear and provide testimony and only those who submit written comments or testify at the hearing shall be entitled to appeal.

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 Cascade Locks City Hall, at 374-8484, 140 WaNaPa, Cascade Locks, OR 97014.

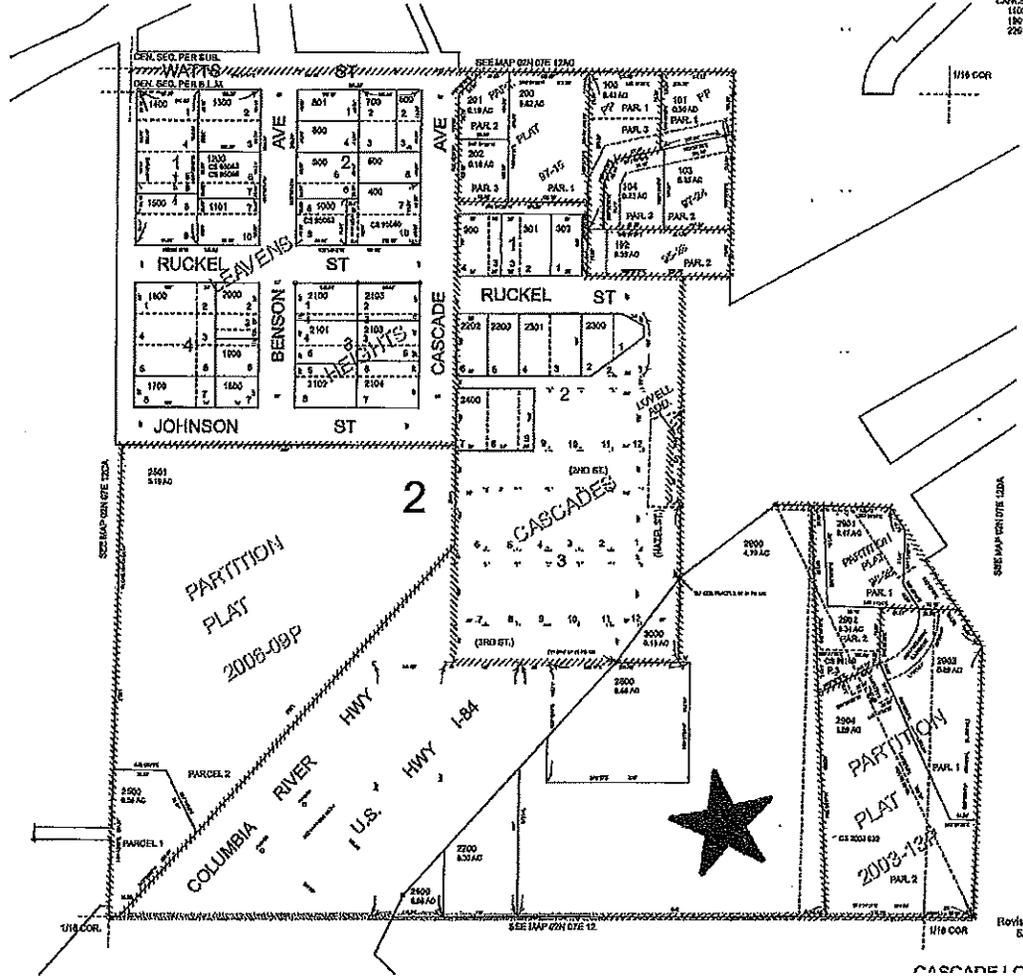
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



N.W. 1/4 S.E. 1/4 SEC. 12 T.2N. R.7E. W.M.
HOOD RIVER COUNTY
1" = 100'

02N07E12DB
CASCADE LOCKS

CANCELLED:
1400
1801
2201



Revised: RAA
6/17/2011

CASCADE LOCKS