

CASCADE LOCKS STAFF REPORT

Date Prepared: April 29, 2025

For City Council Meeting on: May 12, 2025

TO: Honorable Mayor and City Council

PREPARED BY: Jordon Bennett, City Administrator

SUBJECT: Comprehensive Plan Map Amendment and Zone Change to expand Downtown District

SYNOPSIS: In 2022, the City of Cascade Locks worked with consultants from the University of Oregon’s Institute for Policy Research and Engagement (IPRE) to develop a Strategic Plan for the City. 2023 Strategic Plan goals for Cascade Locks follow five categories or themes for action: Downtown Revitalization, Communication Enhancement, Code Improvements, Public Service, and Affordable Housing. Many of these goals focus on improving the downtown visually and functionally, making the city’s processes more “business friendly”, and updating the City of Cascade Locks Development Code to reflect current community priorities.

In 2024, the City of Cascade Locks obtained a Technical Assistance Grant from the Department of Land Conservation and Development to hire a consultant to assist the City of Cascade Locks in implementing the key short-term goals of the Strategic Plan – development of a Downtown Plan and revision of related aspects of the Cascade Locks Development Code to be more business-friendly. Cascade Locks contracted again with IPRE to develop this plan, which was completed in February 2025.

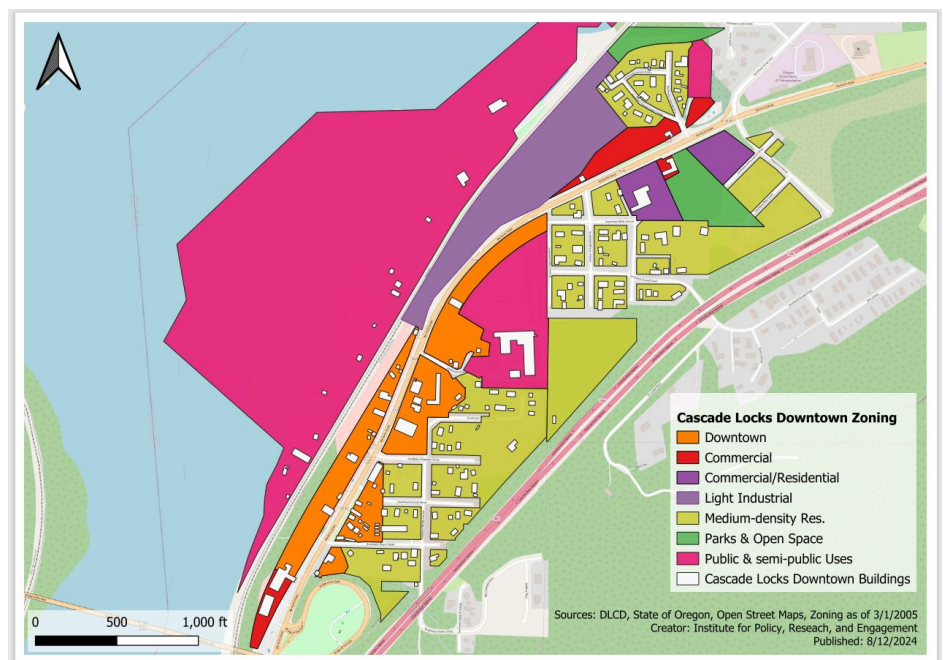
Major goals of the Downtown Revitalization Plan are: 1) to assess current assets, evaluate existing barriers to economic goals, present actionable recommendations to improve the downtown, including design code amendments, increased public parking options, recreational trail connections, signage improvements, and identifies funding options for key projects; 2) to develop draft language for updating or replacing the Cascade Locks Community Development Code that results in friendlier processes and procedures for developers, businesses, residents and City staff; and 3) to engage the community through open and transparent processes and significant resident involvement.

IPRE staff, City staff, and the Downtown Revitalization Project Steering Committee have developed proposed amendments to the Cascade Locks Comprehensive Plan Map and Zoning Map that are intended to unify all the properties that form the “downtown” of Cascade Locks under one zoning (“Downtown District”). This means changing the Comprehensive Plan Map designation on 18 properties on the east and west ends of WaNaPa Street from Commercial or Residential to Downtown, including Marine Park, and changing the Zoning Map designation on these same properties from Commercial, Commercial/Residential, or Residential to Downtown. By doing so, all properties that front upon WaNaPa Street between the Bridge of the Gods and Forest Avenue will be zoned the same, enabling owners and developers to more easily navigate the development process and reinforcing the community’s vision for Downtown through consistent implementation of the Downtown Code.

The following properties are proposed to be redesignated as Downtown on the Comprehensive Plan map:

Map Tax Lot	Property Address	Current Use	Acreage	Current Comp Plan	Proposed Comp Plan Designation
02N07E12AC02700	101 NW WaNaPa	gas station (vacant)	0.35	Commercial	Downtown
02N07E12AC02600		vacant	0.82	Commercial	Downtown
02N07E12AC02607	205 NW WaNaPa	vacant	0.31	Commercial	Downtown
02N07E12AC02606	205 NW WaNaPa	vacant	0.45	Commercial	Downtown
02N07E12AC02605	205 NW WaNaPa	vacant	0.12	Commercial	Downtown
02N07E12AC02800		vacant	0.07	Commercial	Downtown
02N07E12AC03500	96 SW WaNaPa		0.28	Commercial	Downtown
02N07E12AC03400	140 SW WaNaPa	City Hall	2.16	Commercial	Downtown
02N07E12AC03300	150 SW WaNaPa	SFD	0.17	Residential	Downtown
02N07E12AC03200	160 SW WaNaPa	SFD	0.24	Residential	Downtown
02N07E12AC03101		vacant	0.03	Residential	Downtown
02N07E12AC03000	15 SW Benson	Church	0.36	Residential	Downtown
02N07E12CD01000		parking lot	0.19	Residential	Downtown
02N07E12CD02600	706 SW WaNaPa	Mixed use	0.42	Commercial	Downtown
02N07E12CD02400		Utility	0.05	Commercial	Downtown
02N07E1200101	439 NW Portage Rd	City utility	0.25	Public	Downtown
02N07E1200100	427 NW Portage Rd	Marine Park	92.72	Public	Downtown
02N07E1200200	663 NW Portage Road	BLA fishing park	1.26	Public	Downtown

Figure 1: Existing Zoning Map



Proposed Zone
map changes:

Map Tax Lot	Property Address	Current Use	Acreage	Current Zoning	Proposed Comp Plan Designation
02N07E12AC02700	101 NW WaNaPa	gas station (vacant)	0.35	Commercial	Downtown
02N07E12AC02600		vacant	0.82	Commercial	Downtown
02N07E12AC02607	205 NW WaNaPa	vacant	0.31	Commercial	Downtown
02N07E12AC02606	205 NW WaNaPa	vacant	0.45	Commercial	Downtown
02N07E12AC02605	205 NW WaNaPa	vacant	0.12	Commercial	Downtown
02N07E12AC02800		vacant	0.07	Commercial	Downtown
02N07E12AC03500	96 SW WaNaPa		0.28	Commercial	Downtown
02N07E12AC03400	140 SW WaNaPa	City Hall	2.16	CR	Downtown
02N07E12AC03300	150 SW WaNaPa	SFD	0.17	R-2	Downtown
02N07E12AC03200	160 SW WaNaPa	SFD	0.24	R-2	Downtown
02N07E12AC03101		vacant	0.03	R-2	Downtown
02N07E12AC03000	15 SW Benson	Church	0.36	R-2	Downtown
02N07E12CD01000		parking lot	0.19	R-2	Downtown
02N07E12CD02600	706 SW WaNaPa	CR	0.42	CR	Downtown
02N07E12CD02400		Utility	0.05	CR	Downtown
02N07E1200101	439 NW Portage Rd	City utility	0.25	Public	Downtown
02N07E1200100	427 NW Portage Rd	Marine Park	92.72	Public	Downtown
02N07E1200200	663 NW Portage Road	BLA fishing park	1.26	Public	Downtown

total acreage: 100.25

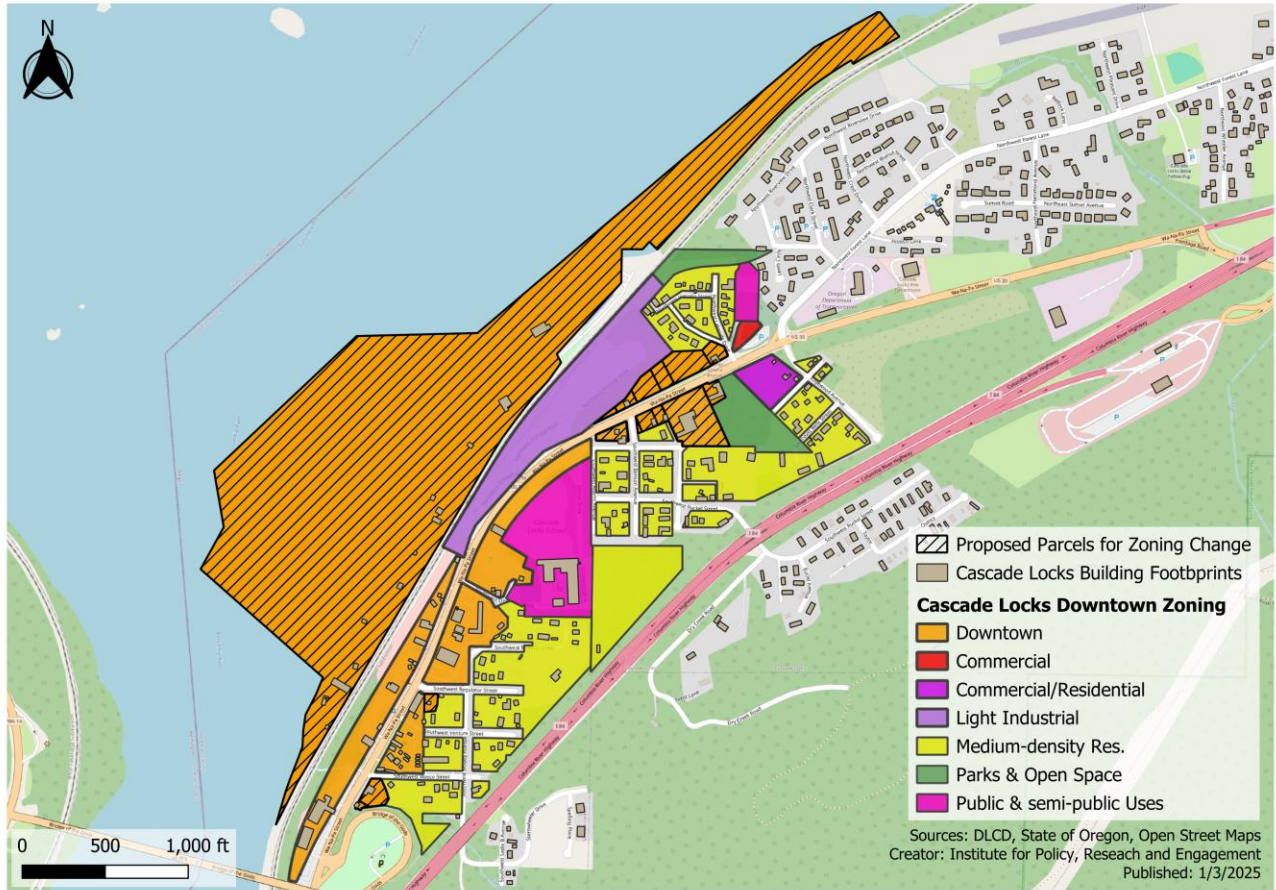


Figure 2: Proposed Zone Change Map

At the April 10th Planning commission meeting the commission approved recommending that the city council approve the change of the Zoning Map and the Comprehensive Plan Map. The Vote was 3-1. The commission's discussion focused on the tax lot owned by the Port of Cascade Locks known commonly as Marine Park. The property has a deed restriction requiring a park be a part of the property. As it is currently zoned Public it limits what can be built on the property. Change to a Downtown zone increases the land use options for the property. A removal of the deed restriction and a change to the Downtown zone may result in the loss of the park.