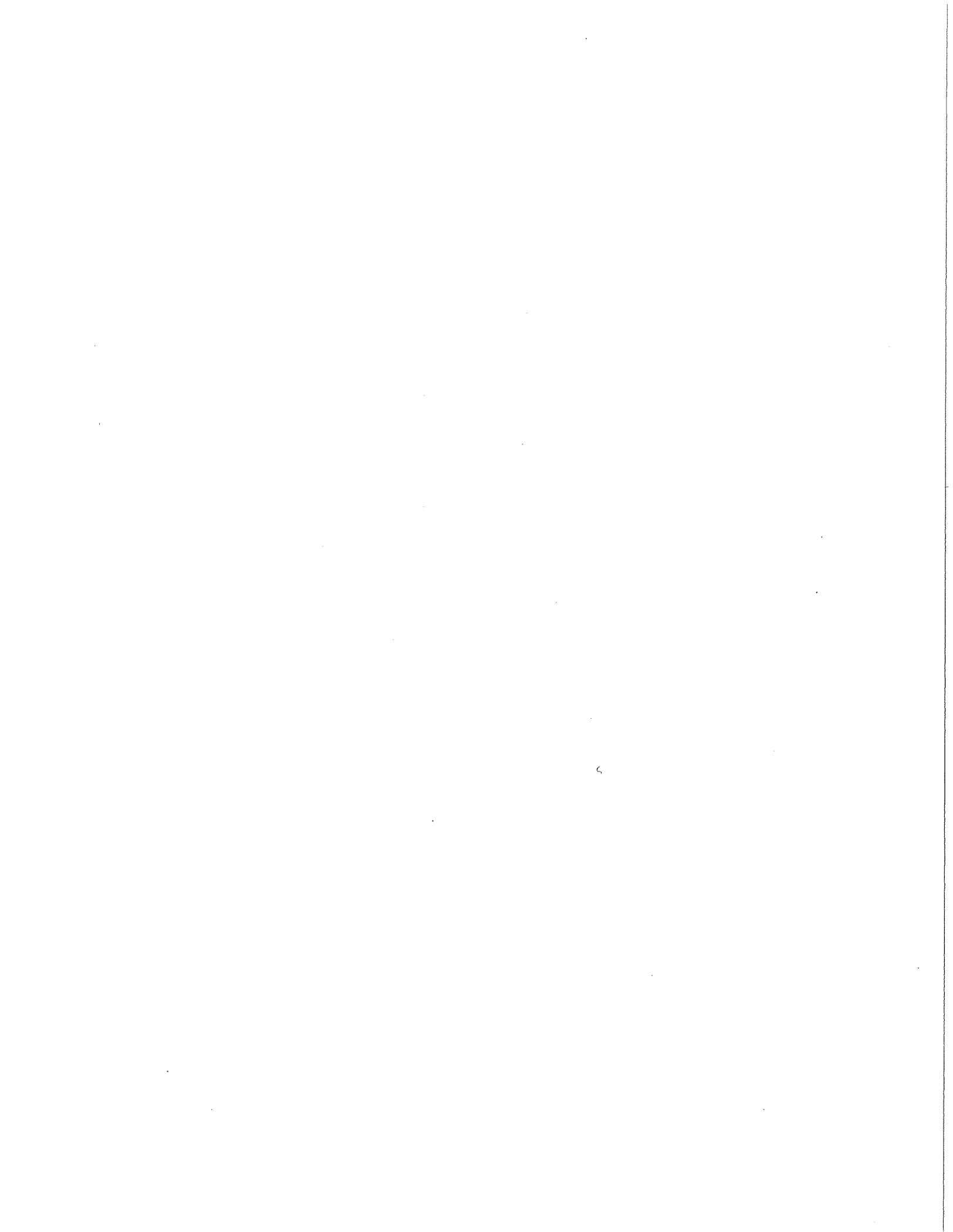


**CITY OF CASCADE LOCKS  
PLANNING COMMISSION  
AGENDA**

**Thursday, December 11, 2014 at 7:00 PM  
City Hall**

- I. Call Meeting to Order.**
- II. Approval of October 9, 2014 Minutes.**
- III. New Business:**
  - A. Public Hearing – LU 14-003 Port of Cascade Locks Industrial Property Subdivision.**
  - B. Public Hearing – LU 14-004 City of Cascade Locks Conditional Use.**
- IV. 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.**



- I. **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. Todd Mohr was absent. Also present were City Administrator Gordon Zimmerman, City Recorder Kathy Woosley, and Sandra Kelley.
- II. **Approval of September 11, 2014 Minutes.** Gyda Haight said she emphasized the safety of kids with her comments about adding sidewalks to the other side of Forest Lane and would like that added to the minutes. CA Zimmerman pointed out the discussion on page 3, second to the last paragraph. CM Haight said the safety of kids is not mentioned in the minutes. PCM Fitzpatrick moved, seconded by PCM Munkhoff, to approve the minutes as amended. The motion passed unanimously.
- III. **Citizen Comments.** Sandra said the first option in the staff report indicates that the CDC isn't clear on sidewalks. She said the development plan was adopted in 2001 and the streets in 2009. She said there have been multiple single houses built since then and none have been interpreted to include sidewalks. She said the third option, "to do nothing", is not acceptable. She said the fault is not with the Code. She said there are areas that could be clearer. She said it now seems to be a big production to make clear but it seems to have been clear since 2001.

Sandra said she knows that Planning Chair Cramblett and Gary Munkhoff voiced their concerns with CA Zimmerman after the first decision. She said at this point was when the historical interpretation should have been reviewed. She said the problem is with the interpretation and not with the Code. Sandra said she didn't think a single person's interpretation justifies changing the Code in any way. She said this needs to be acknowledged as a misinterpretation and move on.

Sandra said there is something referenced in the Code regarding putting in sidewalks on a less than regular size road then parking wouldn't be allowed. She said there is a truck parked on Crest Drive all the time, where sidewalks were required to be built, which makes the street almost impassable. She said this property owner sacrificed her on street parking by putting in the sidewalks. Sandra said the Code also doesn't allow water run-off from your property to another property. She said the sidewalk causes that in both directions. Sandra said these required sidewalks should be acknowledged as a mistake and no more staff time or Planning Commission time should be put into covering up the error.

Sandra said the first option in the staff report is impossible due to the long process with the state. She said the second option in the staff report is saying that the Code isn't clear. She said if the Code wasn't clear then past history should have been reviewed.

IV. **New Business:**

- a. Sidewalks. PC Cramblett said he brought this up when he found out that Mrs. Foley was required to put in sidewalk when building her new house. He said this has since been brought up four or five times and each with a different interpretation. He said this time it has come back with a total rewrite instead of another interpretation. PC Cramblett said based on the Code he doesn't think that Mrs. Foley had to build a sidewalk nor should his neighbor on Riverview Drive that is building a new house. He said this staff report should not be brought forward.

PC Cramblett said that it has been discussed the four or five times to not change anything until the review of the CDC. He said if the Planning Commission agrees then what is the next step. CA Zimmerman said the first step is the review of the CDC. PC Cramblett said he thinks as of right now that Mrs. Foley didn't need to build a sidewalk and his neighbor doesn't have to. CA Zimmerman said that is not correct.

CA Zimmerman and the Planning Commission argued over the interpretation of the CDC and the other documents listed in the staff report. PCM Munkhoff argued that the Comprehensive Plan is goals. CA Zimmerman said the Transportation System Plan is a document used to implement the goals and cited several sections in the staff report. PCM Munkhoff said this is not a mandate but a standard. He said fences are listed in the CDC and asked if Mrs. Foley was required to put in a fence. He said this is an option. He said circulation design standards are not mandated but options. He said there is a big difference. PCM Munkhoff said there is no mandate to build a sidewalk in front of a single home development.

PC Cramblett read the CDC section under Circulation and Access. CA Zimmerman said this is for site review of developments. PC Cramblett argued that building one unit does not require putting in a sidewalk per the CDC. There was discussion regarding administrative process and Sandra pointed out that administrative decisions are appealable to the Planning Commission.

CA Zimmerman asked if the Comprehensive Plan, the Transportation System Plan, the Community Development Code and the Public Works Design Standards were adopted as City Code. PC Cramblett agreed that they were. CA Zimmerman said this is all Code. He explained that zoning is implemented with the other documents. He said if there weren't design standards then people could build their driveway anyway they want to, connect to city services any way they want to. PCM Munkhoff said there are mandates for connecting to city services. CA Zimmerman said the information is in the Public Works Design Standards.

CA Zimmerman explained that building one home is considered infill development and the design standards regulate infill development. PCM Haight said if there is sidewalk in the area already then a sidewalk would be required but not if there are no other sidewalks.

Sandra Kelley said that the Planning Commission agreed that these documents are part of the Code. She said they are a part of the Comprehensive Plan. She said the implementation is the development standards. PCM Munkhoff said the Code states that there will be sidewalks on both sides of Forest Lane and asked why that hadn't been implemented. He said it wasn't done because it is a goal and not a mandate. He said if he came in to the City and started the process for building a home on his property, there is nothing that would refer him to building a sidewalk. CA Zimmerman said the permit in the Public Works Design Standards requires the sidewalks. PCM Munkhoff said Permit Type A is an option. He said the items listed on the permit are options. He said there was nothing on the permit that states he's required to build any of them. He said they are options. He said the Code will tell you what you have to construct. CR Woosley asked where driveways were listed in the PWDS. She said if under streets and isn't a stand-alone section then would driveways be required. She said she would want to know the difference in requiring a driveway and not a sidewalk. She explained that she is the one that processes the paperwork and would want all the documents to be clear. PCM Munkhoff said if he took CA Zimmerman's interpretation of the permit he would be required to build a parking lot. He explained that the Code lists what is required.

PCM Munkhoff said there was a wrong code reference at the first meeting, the second meeting referenced another code section which was discussed and concluded that sidewalks only applied to construction of a street, and the Planner has never come back to the Planning Commission with any other code reference requiring the building of sidewalks when building a single house on a lot. PCM Munkhoff said the Planning Commission should not support CA Zimmerman's decision.

PC Cramblett said this rewrite proves to him that CA Zimmerman is trying to pass something. CA Zimmerman said he went through every reference with the word sidewalk and provided all the information that he found. He said he did this so the Planning Commission could see where he was coming from. PCM Munkhoff said the portions of the staff report quoting from the Transportation System Plan has been taken out of context. He said this is the same as pulling number 19 out of the PWDS under Streets. He said if you pull that out you've lost the definition of streets. He said number 19 only applies to new streets or reconstructed streets. PCM Munkhoff said the PWDS is broken out into four construction projects. He said the PWDS doesn't apply to infill development.

CA Zimmerman said Scot Siegel will be starting the review process of the CDC soon and suggested this be a portion of the review.

PCM Haight said the sidewalk that Foley was required to put in is also causing water runoff onto neighboring property. She said there have been lawsuits over this.

PCM Munkhoff said CA Zimmerman was reverse interpreting the Code. CA Zimmerman asked if infill in a subdivision is different than infill for a single development. PCM Munkhoff read a section in the PWDS regarding storm water run-off. He said making Mrs. Foley build a sidewalk and causing the water run-off violates the PWDS.

CA Zimmerman said he would like the professional to review this and ask him what he sees. PCM Haight said other professionals have been here and worked for big cities, but the Code is clear. CA Zimmerman asked if the goals and strategies in the Comprehensive Plan are to be ignored. The Planning Commission replied no. PCM Munkhoff said if the City Council is adamant on building sidewalks then they will have to figure out how to achieve the goal. He said our Code does not give the path to achieve the goal. He said it does for subdivisions and partitions but not for homes on an individual lot.

CA Zimmerman and the Planning Commission discussed options to alleviate water run-off from Mrs. Foley's sidewalks. CA Zimmerman reported that NO PARKING signs have been ordered and would be posted on the east side of Crest Drive.

CA Zimmerman said he isn't convinced that he's misinterpreting the Codes and understands the Planning Commission's points but doesn't know where to go from here. He said the City Attorney and the Professional Planner have reviewed the documents and agree with his interpretation. PCM Munkhoff said the permit doesn't say what has to be built and the items listed are all optional. CR Woosley said again that all documents need to be clear and wanted to be able to justify that a driveway would be required and not sidewalks or whatever else might be listed under the Street section of the PWDS. PC Cramblett said the CDC determines when sidewalks are necessary and lists driveway widths. He said he could understand requirements for curbs but not sidewalks. He questioned sidewalks being installed for walking and movement on dead end streets. He said it doesn't make sense.

PC Cramblett said he went to the County and asked them about sidewalks. He said they told him that the City of Cascade Locks governs their own. He said they also told him that if someone were remodeling then that would be governed by the County. CA Zimmerman explained that the City governs the zoning and the building permit requires zoning approval. He explained that in the past the zoning approval had been ignored. CR Woosley said currently the people in place at the County will actually call to verify if the City needs to approve the permit. There was

discussion regarding percentage of remodeling and requiring sidewalks, and/or whatever the Code would require.

The Planning Commission had some discussion regarding sidewalks, streetlights, etc. in the Windsong Subdivision. PCM Munkhoff said there aren't sidewalks there and that is against the Code. He said they are required in subdivisions. CR Woosley said that another problem with the Windsong Terrace Subdivision is that there were three different owners and amendments made. CA Zimmerman reported that there is a new owner for Windsong Terrace and he is interested in re-platting, making fewer lots and that would come back before the Planning Commission.

CA Zimmerman described a possible development on Ruckel Street and asked if sidewalks should be required there. There was some discussion and questioned whether sidewalks should be required for the possible development there. He reported on sidewalks being required and installed on privately owned lots in the Locks Mobile Estates.

The Planning Commission had a short discussion on structures for vendors and what the requirements were. CA Zimmerman explained the street vendor ordinance and that the attorney for the Umatilla Tribe reviewed the ordinance and sent revisions to address tribal sales of fish or gathered berries, etc. He said the City can't do anything about tribal members selling fish or harvested food.

CA Zimmerman said the water flow would be mitigated on Crest Drive and would consider whether or not to require Mr. Clark to build a sidewalk. He said before he decides he wants to talk to the Planner that is coming in for CDC review and get his read on this situation. He said the Planning Commission will be talking to him first. He said it seems to him that the implementation of the goals in the Comprehensive Plan is the Transportation System Plan and PWDS. He said he has to wrap his head around this. He spoke of programs put into place in other places he has worked where the City matches funds for installation of sidewalks, however, the City would have to build funds for that first.

V. **Adjournment.** PC Cramblett adjourned the meeting. The meeting was adjourned at 8:25 PM.

Prepared by  
Kathy Woosley

APPROVED:

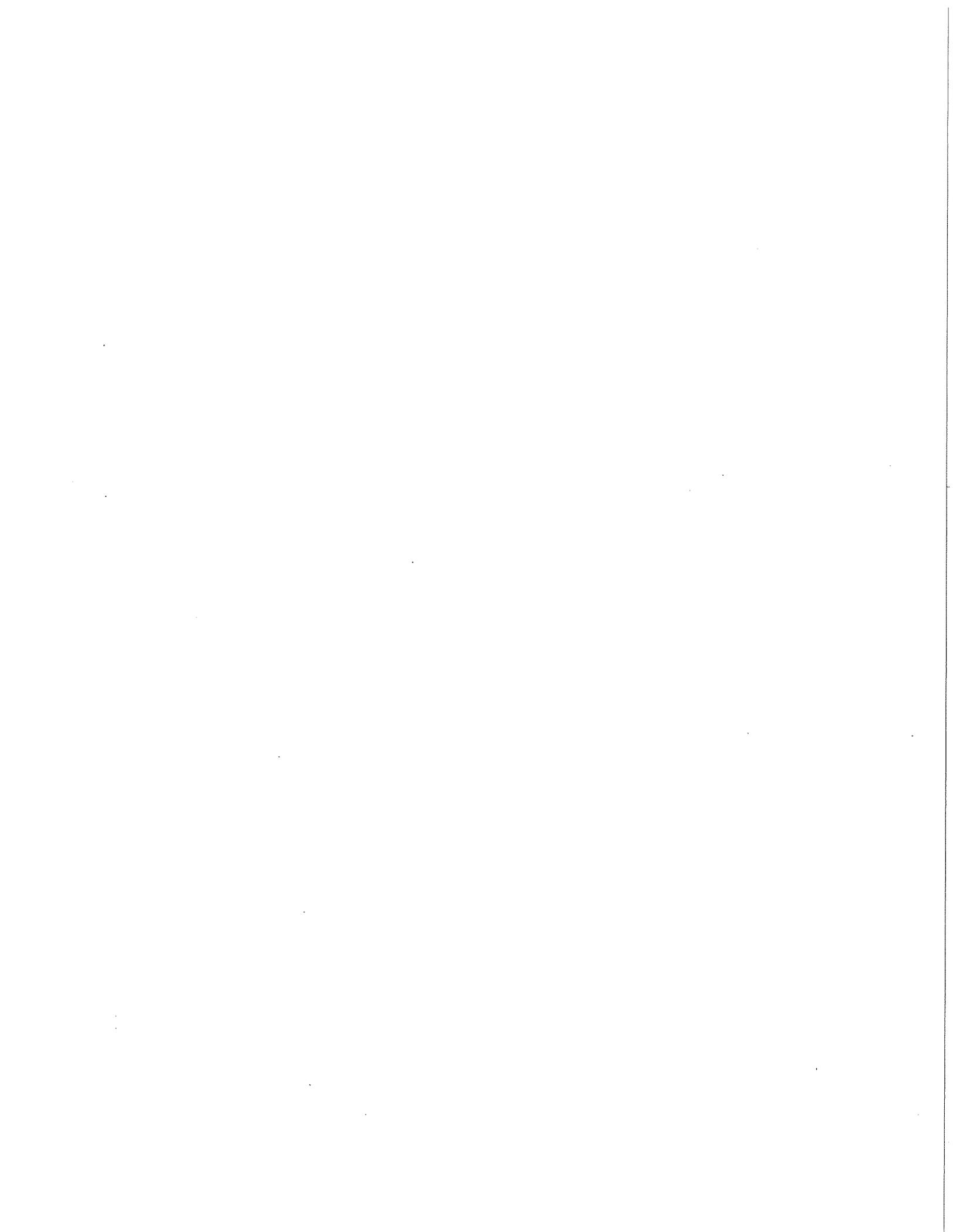
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Larry Cramblett, Planning Commission Chair

## 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





## CASCADE LOCKS PLANNING COMMISSION PROCEDURES

**CHAIR:** Good evening, my name is \_\_\_\_\_. 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 \_\_\_\_\_ Case No. 2003; an application by Port of Cascade Locks Port Industrial Park Subdivision LU 14-003.

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 (listed on notice). 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 a 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.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Cascade Locks Planning Commission, at its meeting on, December 11, 2014, at 7:00 PM, in the City Council Chambers of the City Hall, Cascade Locks, Oregon, will consider the following application:

**FILE TITLE:** LU 14-003 Port of Cascade Locks Industrial Property Subdivision

**APPLICANT:** Port of Cascade Locks  
PO Box 307  
Cascade Locks, OR 97014

**REQUEST:** To subdivide 234.10 acres into an eight lot subdivision.

**LOCATION:** 2N 8 5 Tax Lots 300 and 400  
Property is located on north side of Forest Lane near Bear Mountain Forest Products.

**APPLICABLE REVIEW CRITERIA:** Cascade Locks Community Code Sections Article III, Chapter 8-6.84 and 8-6.88, Article VI, Chapter 8-6.180.

**PROPERTY OWNERS WITHIN 250 FEET OF THE SUBJECT PROPERTY ARE RECEIVING THIS NOTICE. SPECIAL NOTICE TO MORTGAGEE, LEINHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The Public Hearing on this matter will be conducted in accordance with the rules contained in the zoning ordinance adopted by the Cascade Locks City Council; which is available at City Hall.

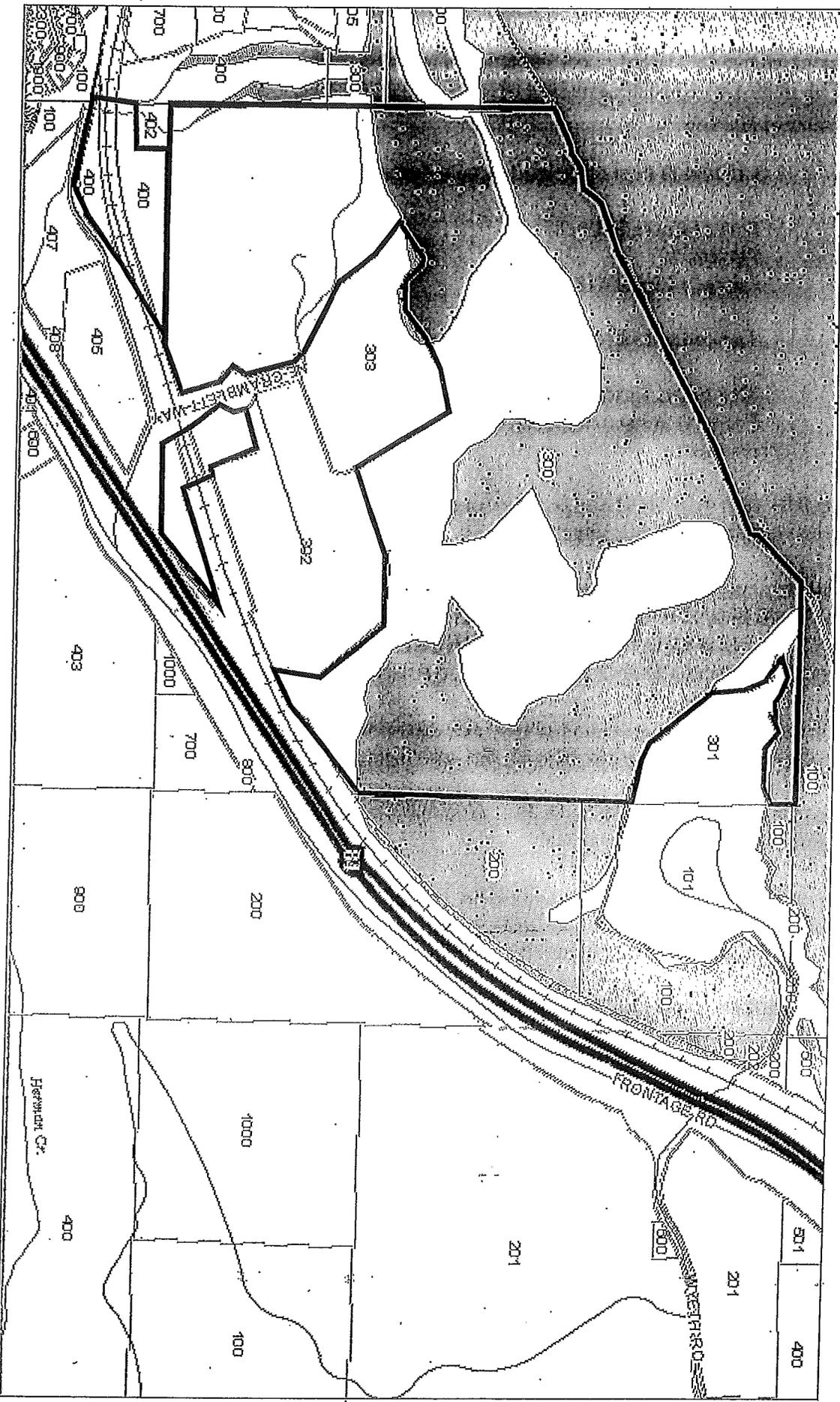
All interested persons may appear and provide testimony and only those who submit written comments or testify at the hearing shall be entitled to appeal.

Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the approval authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

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

For further information, please contact Kathy Woosley at Cascade Locks City Hall, at 374-8484, 140 WaNaPa, Cascade Locks, OR 97014.

VICINITY MAP - PORT BUSINESS PARK  
NEAREST CROSS-STREETS: CRAMBLETT WAY @ FOREST LANE



CITY OF CASCADE LOCKS  
PLANNING STAFF REPORT  
November 7, 2014

**Application File Number:** LU 14-003

**Type of Action Requested:** Subdivision

**Code Authority:** Subdivision (8-6.180)

**Application certified as complete:** November 3, 2014

**Action Deadline:** March 5, 2015 (120 days)

**Approval Criteria:** 8-6.180.010- 8-6.180.140 (Article VI – Land Division)

**Applicant(s):** Port of Cascade Locks  
**Location:** P.O. Box 307  
Cascade Locks, Oregon 97014

**Township: T 02N**      **Range: R 08E**      **Section: 5**      **Taxlots: 330 &400**

**Zoning:** Light Industrial / Heavy Industrial

**Minimum Lot Size:** No minimum lot size (8-6.84.040 & 8-6.88.040)

**Specific Action Requested:** Approve a proposed subdivision of currently zoned Industrial property in the Port's Industrial Park resulting in 8 new lots ranging in size from 3.10 to 189.29 acres.

**Staff Summary:** Staff has reviewed the application and the criteria has been met for a subdivision creating eight new lots within the "Port Business Park". Port of Cascade Locks personnel and professional consultants have submitted a preliminary plot and infrastructure preliminary engineering plan and have met with City staff to review fire and safety issues and provisions for public infrastructure improvements to adequately service the new parcels. The Port has submitted a formal application documenting the proposed partitioning as well as the preliminary infrastructure master plan showing all improvements including roads and sidewalks serving the prospective tenants anticipated to occupy the new parcels. The Port has secured two anchor tenants who have signed letters of intent to purchase new parcels created by this subdivision proposal for business development. The Port has provided detail engineering and surveying information justifying the proposed subdivision and related infrastructure development. The subdivision application is a necessary action to provide an adequate choice of lot sizes to accommodate a wide range of industrial development. The proposed subdivision would not modify or change any underlying zone designations and will not result in a bifurcated parcel with more than one zoning designation. No substandard or "non-conforming" lots will be created by the approval of this application.

**FINDINGS:**

CDC Section 8-6.180.020 establishes the approval criteria for the use. The criteria is listed below along with findings on the proposal's conformance.

1. The site size and dimensions of the proposed subdivision shall be fully designated in the preliminary plat at the prescribed scale of 1" equal 100 feet or larger. The applicant shall show all public and private right-a-ways, proposed sewer lines, water lines, fire hydrants, power transmission lines and water courses. The applicant has provide the following table to document the proposed subdivision resulting parcels, which are fully displayed in the preliminary plat.

Port Business Park Subdivision Details by Lot						
Lot	Acres	Reference Name	Zoning	Frontage On	Frontage (ft)	Notes on existing development and features
1	10.23	Bear Mountain	HI	Cramblett Way/ Industrial	543.34	Bear Mtn Forest Products - active manufacturing facility, warehouses, log yard, sawdust piles, parking lot, stormwater pond, former RR spur
2	4.25	4 Acre Lot	HI / LI	Cramblett Way/ Industrial	229.91	vacant, some log storage by adjacent business corner lot, two street frontages
				New Road	760.98	
3	4.32	Puff Factory	HI / LI	New Road	1055.71	unused quarry scale, former site of office, fill material from ODOT project
4	3.10	Bench Property	HI	New Road	96.46	vacant, cove separated from water by USACOE flowage easement @ 82.2 ft elev
5	15.09	Quarry	HI	New Road	545.61	former quarry mined to 200 ft riparian setback along Herman Creek, cell tower lease by US Cellular, gravel piles, boulders
6	6.22	Waterline	HI	New Road	72.79	vacant, split by RR, seeking RR utility easement below active train trestle
7	189.29	Remainder	P/RC/LI/ HDR/OS	(easements)	50	large remainder with various zoning, mix of land and water, vacant, blackberry beach, easyclimb trail, disc golf course
8	5.44	Overpass landing	LI	Cramblett Way/ Industrial	775.12	vacant, Port signage, disc golf course gravel parking area

**The proposed preliminary plat and supporting narrative meets all applicable criteria and therefore this standard is met.**

2. The proposed plat complies with the provisions of ORS Chapter 92, Subdivisions and Partitions;

**This criterion is met as the applicant has provided all needed documentation and provided detailed descriptions of the intended use and the resultant condition once the final plat is approved and the needed improvements are implemented.**

3. The proposed roads and streets are designated in accordance with the City street standards;

**The applicant is proposing one new street (yet unnamed- Proposed name is Morale Way) which would have twelve (12) foot vehicle lanes, five (5) foot striped bike lanes on both sides of the street and five (5) foot sidewalks with curbs on both sides. The developed right-a-way would be 34 feet and the entire right-a-way would be seventy-five (75) feet (east-west portion) to align with the city's utility infrastructure and sixty (60) feet on the north south portion of the cul-de-sac portion of the proposed development.**

**The applicant is proposing a cul-de-sac which is slightly beyond the standard established within the code (400' maximum length) of 475.03 feet. This is due to a design characteristic and will be fronted by three (3) industrial lots rather than the maximum eighteen (18) allowed under the code. So while the length of the cul-de-sac is slightly beyond design standards the use is well below the maximum density. It is important to note that the length of the cul-de-sac standard was primarily designed to address residential subdivisions rather than an industrial park where 55' tractor trailers will be more common than in residential zones, thus supporting a slightly longer cul-de-sac.**

**Staff concludes that the criterion have been met and that a rigid application of the cul-de-sac length limit serves no viable land-use purpose for this proposed subdivision and should be accepted as proposed in consideration of the type of traffic associated with this type of development and the vastly reduced number of separate parcels which would be located on or adjacent to the cul-de-sac.**

4. Oversized lots are configured in a manner which could facilitate future redivision.

**The Port has provided adequate options to facilitate future redivision of the subject parcels should market conditions present themselves necessary for more and smaller lots in the future. The Port has built into the proposal many options for future action which will support economic development and support job growth in Cascade Locks.**

5. The subdivision is designed to support future expansion of adjoining properties.

**The Port has planned for future expansion in both the proposed parcelization and in the road design. Staff concludes that this criterion has been met.**

6. All subdivisions shall have appropriate public utilities and facilities.

**A new twelve (12") inch water line will run from Forest Lane through a UPRR easement (requested) and along the entire new road with a connection to the eight (8") inch existing line along Cramblett Way. This looped water line is designed to meet minimum 2000 gallons per minute with a two (2) hour flow duration necessary for Class 2-B building. This approach will require a 75% reduction in the sprinkling system within the buildings.**

The City Fire Chief has reviewed this plan and has accepted this approach, Two fire hydrants are being proposed along the south sidewalk and one located at the end of the cul-de-sac. A new twelve (12") sewer line will run along the new road and connect to the eight (8") inch line located along Cramblett Way. Power will be provided by a new overhead line supplied by the City Utility company, all connection and distribution lines within the Industrial Park will be from underground services. Storm water retention shall be provided by the construction of two bio-swales; one on lot five and one at the end of the cul-de-sac. A twenty-four (24") storm water line will run in the new road to provide storm water distribution to the two bio-swales. A minimum of one stub-out for each parcel shall be provided, two fifteen (15) foot HPDE sleeves are proposed for the new road and a twenty (20') utility easement is proposed on the north side of lot 3 to accommodate storm water and sewer lines. Telephone and high speed fiber will run on the south side of the new road right-a-way. Staff concludes that this criterion has been met.

7. Approval of this subdivision request shall not exempt future site-specific development proposals from being reviewed by the City for compliance with all applicable rules subject to applicable SDC charges.

The Port has acknowledged that the City will still review each development proposal for compliance with our code and enforcement of our system development charges. Staff has reviewed this proposal and the applicable criterion has been met.

**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 this subdivision permit with the following proposed conditions of approvals.

#### **CONDITIONS OF APPROVAL:**

1. Applicant shall file a final plat with Hood River County and the City of Cascade Locks which shows all approved improvements including any additional conditions placed on this application by the duly appointed Planning Commission of the City of Cascade Locks.
2. Applicant shall continue to maintain all street improvements and storm water containments until such time as the City formally accepts the streets into the City's street system. The City shall not accept any developed streets until all improvements have been made and all conditions have been inspected by City officials to certify that the street meet city standards.
3. Building shall comply with the fire safety requirements of a Class 2-B building under the state uniform building codes. Minimum water flows shall not be less than 2,000 gpm for a duration of two (2) hours. Prospective developers of any parcel not

served by an adjacent fire hydrant may be required to add additional hydrants as specified by the City Fire Chief and City Administrator.

4. The Port will take steps to ensure that "Connect Cascade Locks" Plan which is part of the City comprehensive plan designating bikepaths and bikeways are clearly marked and protected from any proposed development within the Port Industrial Park.
5. Applicant shall comply with the requirements that no more than 90% of any one lot be covered by impervious surfaces. Furthermore, all resulting storm water from these developments shall be contained within the Port Industrial Park prior to discharging into the surrounding waterways.
6. Applicant shall execute and file an improvement agreement with the City Administrator specifying when all proposed improvements shall be completed prior to the commencement of construction.
7. The applicant will comply with 8-6.180.100 Bond: Deposit requirements in one of the three prescribed ways as stipulated in the code; 1)-irrevocable letter of credit; 2)- Surety bond or 3)- cash.
8. Applicant shall pay all fees and associated costs of this permit prior to securing the issuance of a County Building permit.
9. Applicant shall have not more than 24 months from the approval of this application to complete the construction of the proposed building.

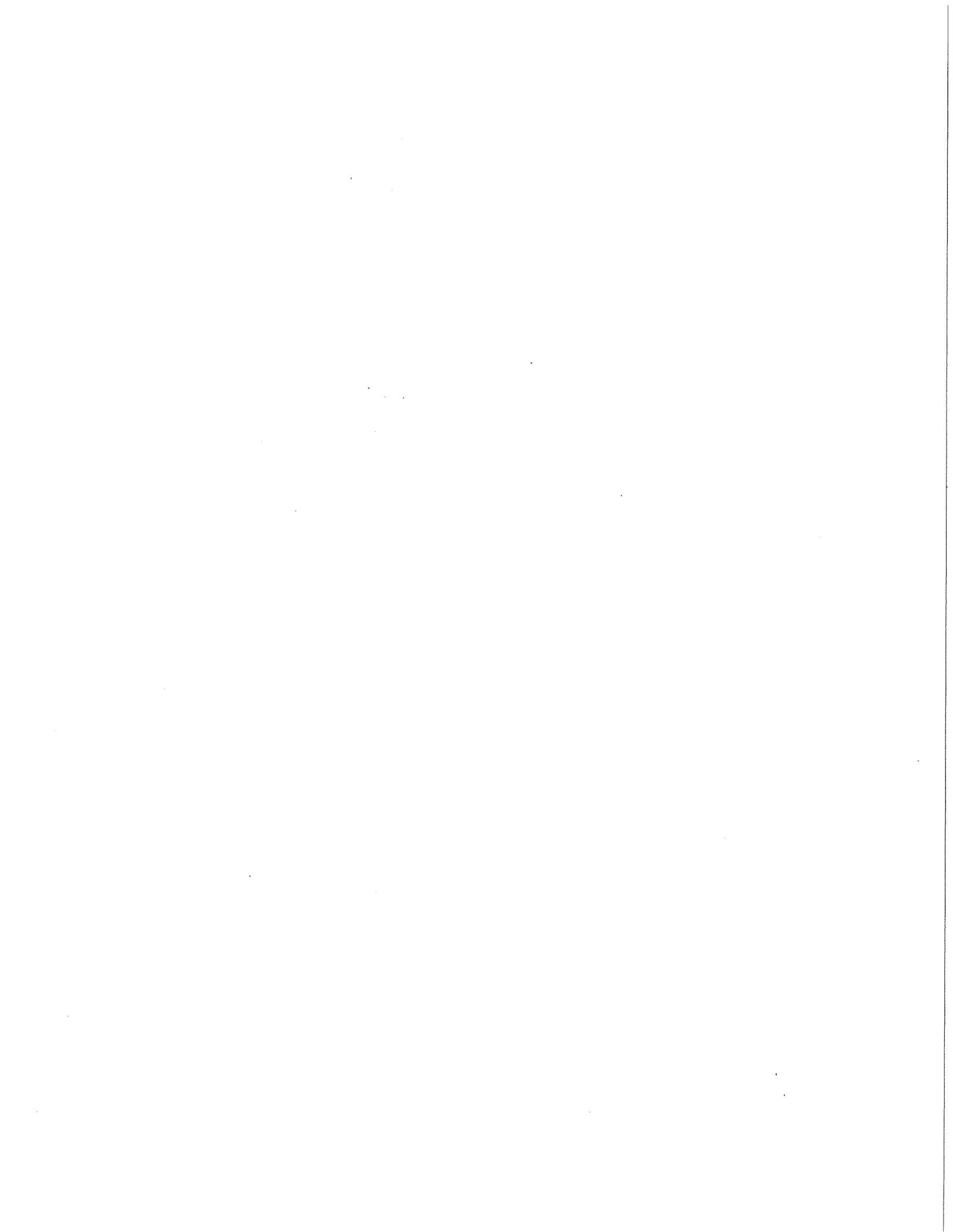
**DECISION(S):**

\_\_\_\_\_ 1. Planning Commission approves the Subdivision permit as requested and as specified in the staff report.

\_\_\_\_\_ 2. Planning Commission denies the permit request based on the conditions enumerated by the Commissioners in their motion and duly recorded in the minutes of the Planning Commission.

\_\_\_\_\_ 3. Planning Commission approves the permit request which includes the conditions of approval contained within the staff report plus the additional conditions placed on the permit as allowed by state planning rules and as duly recorded in the minutes of the Planning Commission

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



*"The Heart of the Columbia River Gorge"*



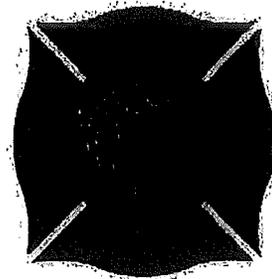
City of Cascade Locks

**Fire & EMS**

PO Box 308 140 Wa-Na-Pa St.

Cascade Locks, OR 97014

*Ph: (541) 374-8510 Fax: (541) 374-8152*



November 19, 2014

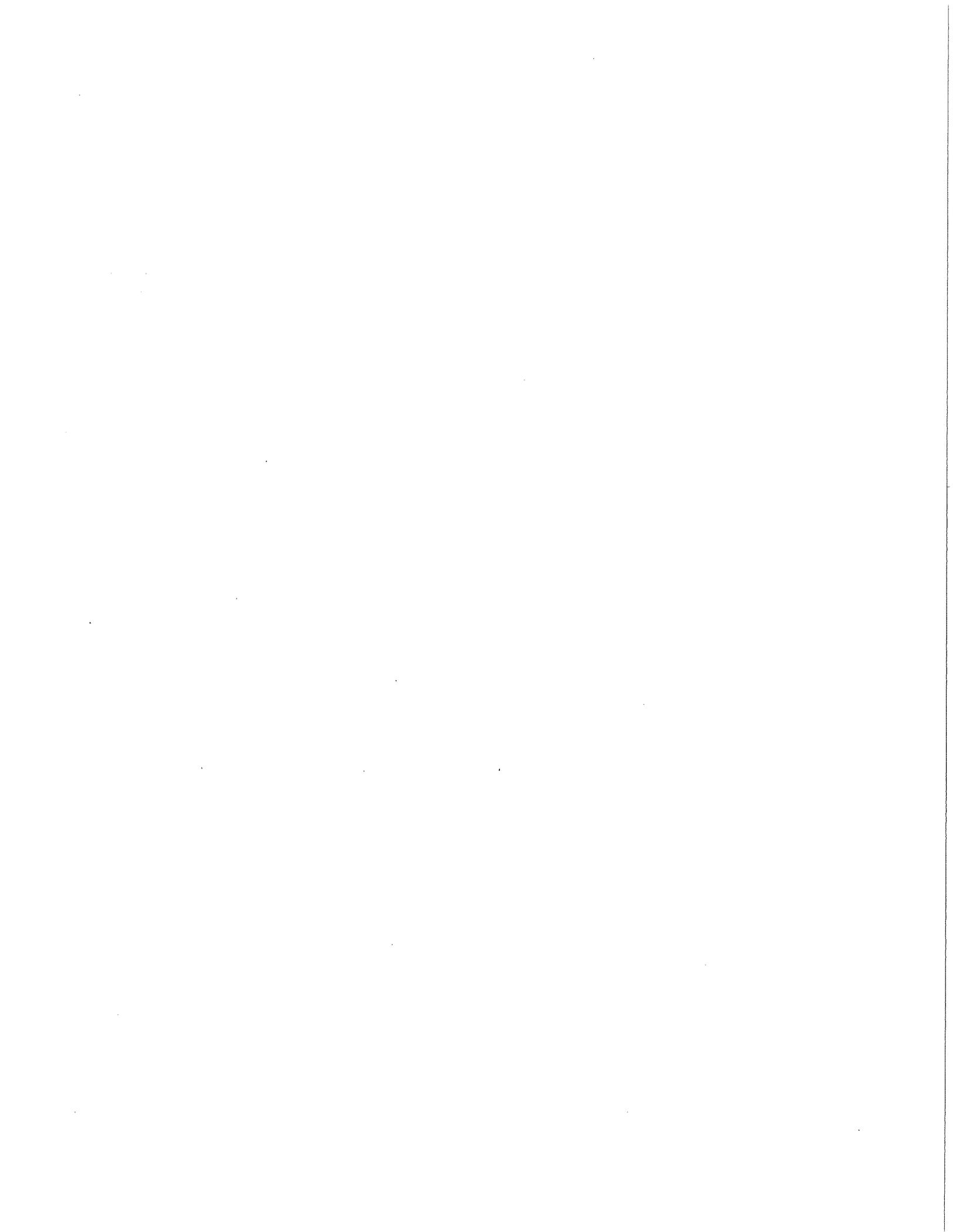
Industrial park development

This letter is in response to the plot plans submitted by the Port of Cascade Locks to the City of Cascade Locks for review on Nov 5<sup>th</sup> 2014. As addressed at the pre application meeting on August 6<sup>th</sup> 2014 Oregon State Fire Code requirements must be met prior to permits for occupancy being issued on these sites. Some details such as exact hydrant locations / distances and emergency access road details such as gates or signage are not listed. Assuming all of these items meet the requirements of OSFC upon installation then the plot plans should move forward. At your earliest convenience a detail of the hydrant specs and fire lane / access information would allow me to further approve these plans and not cause any unnecessary delays to the project. So far all the roadway and plot plans meet OSFC requirements and we are happy to see the project moving forward. Please feel free to contact me at the information listed below with any questions.

Sincerely,

Jesse Metheny  
Cascade Locks Fire & EMS  
25 Wa-Na-Pa Street  
P.O.BOX 308  
Cascade Locks, OR 97014  
Jmetheny@CascadeLocksFire.com  
541-374-8510  
541-374-8152 (FAX)

*The City of Cascade Locks is an Equal Opportunity Employer & Provider*



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



## SUBDIVISION APPLICATION PRELIMINARY PLAT

### I. BACKGROUND INFORMATION

#### Applicant

Applicant Name: PORT OF CASCADE LOCKS Phone: 541-374-8619

Address: P.O. BOX 307 CASCADE LOCKS, OR 97014

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

#### Property Owner (if different)

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

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

#### Property Information

Property Address: PORT BUSINESS / INDUSTRIAL PARK

Township; Range; Section; Tax Lot: T2N-R8E-5-300 & 400

Current Zone: HI, LI, OS, P, RC, HDR Property Size: 234.10

Existing Use/Structures: Vacant, Bear mtn, Cell tower, recreation

Number of Lots Proposed: 8

Average Area of Proposed Lots: 29.74 Largest Lot: 189.29 Smallest Lot: 3.10

General description of subdivision or other pertinent information: \_\_\_\_\_

See attached narrative



# Port of Cascade Locks Business Park Subdivision Application

**APPLICATION DATE:** October 31, 2014

**TAX LOTS:** T2N - R8E - Section 5 - Lots 300 & 400

**OWNER:**

Port of Cascade Locks  
PO BOX 307  
Cascade Locks, OR 97014  
(541) 374-2402  
Attn: Holly Howell

**LAND SURVEYOR:**

Terra Surveying  
PO BOX 617  
Hood River, OR 97031  
(541) 386-4531  
terra@gorge.net  
Attn: Erik Carlson

**ENGINEER:**

James E. Bussard Engineering  
PO BOX 117  
Tygh Valley, OR 97063  
(541) 480-7034  
jim@bussardengineering.com  
Attn: Jim Bussard

**SUBDIVISION NARRATIVE:**

PURPOSE

The mission of the Port of Cascade Locks is economic development for the Cascade Locks community and greater Columbia River Gorge region. As such, the Port has the authority and mandate to assemble, prepare, and develop property for commercial, industrial, and recreation uses. The purpose of this subdivision application is to prepare property for immediate and future development, in order to bring jobs and investment to the Cascade Locks community. The Port has successfully negotiated two land purchase deals, now in signed Letters of Intent (LOIs). Both deals are awaiting unique parcel numbers and legal descriptions prior to execution of final purchase and sale agreements. Two more lots are also in discussion. The submitted subdivision plat was drafted in close coordination with each of the private partners, as well as representatives from the city and utility providers.

GENERAL PROPERTY DESCRIPTION

The Port of Cascade Locks owns property on the northeast end of the Cascade Locks Urban Area referred to as the "Port Business Park" also known as the "Port Industrial Park." Historically, the property hosted multiple mill operations. Today there is just one operating business with several

existing structures on the property, leased to Bear Mountain Forest Products. The majority of the park is undeveloped due largely to a lack of sufficient level service by all utilities. The property contains open fields with patches of early succession vegetation, mature oak and mixed conifer stands, steep cliffs, and riverfront coves. There are various nearby public recreation amenities including trail, water access, and disc golf course.

**EXISTING PLAT**

The existing plat for the Business Park property is a 3-lot Partition Plat # **2008-25P**, which created a 25 acre parcel slated for a proposed casino, and a 16.3 acres parcel which is now in private ownership by S.D.S. Co LLC. The remaining 234.10 acres of property in the Business Park is composed of both land and water (land inundated by the construction of the Bonneville Dam and associated reservoir). That large "remainder" parcel is the subject of this application.

**SUBDIVISION & LOT SIZES**

With this application, an eight (8) lot subdivision is proposed from two tax lots #300 and #400. A total of 234.10 acres are impacted by this subdivision. The proposed lots range in size from 3.10 acres to 189.29 acres, providing an average lot size of 29.74 acres. See table below for lot details.

Port Business Park Subdivision Details by Lot						
Lot	Acres	Reference Name	Zoning	Frontage On	Frontage (ft)	Notes on existing development and features
1	10.23	Bear Mountain	HI	Cramblett Way/ Industrial	543.34	Bear Mtn Forest Products - active manufacturing facility, warehouses, log yard, sawdust piles, parking lot, stormwater pond, former RR spur
2	4.25	4 Acre Lot	HI / LI	Cramblett Way/ Industrial	229.91	vacant, some log storage by adjacent business corner lot, two street frontages
				New Road	760.98	
3	4.32	Puff Factory	HI / LI	New Road	1055.71	unused quarry scale, former site of office, fill material from ODOT project
4	3.10	Bench Property	HI	New Road	96.46	vacant, cove separated from water by USACOE flowage easement @ 82.2 ft elev
5	15.09	Quarry	HI	New Road	545.61	former quarry mined to 200 ft riparian setback along Herman Creek, cell tower lease by US Cellular, gravel piles, boulders
6	6.22	Waterline	HI	New Road	72.79	vacant, split by RR, seeking RR utility easement below active train trestle
7	189.29	Remainder	P/RC/LI/ HDR/OS	(easements)	50	large remainder with various zoning, mix of land and water, vacant, blackberry beach, easy climb trail, disc golf course
8	5.44	Overpass landing	LI	Cramblett Way/ Industrial	775.12	vacant, Port signage, disc golf course gravel parking area

## ZONING

There are a variety of zoning designations on the property, including Heavy Industrial (HI), Light Industrial (LI), Resort Commercial (RC), High Density Residential (HDR), Public (P), and Open Space (OS). This application does create lots which are split-zoned, as that is the existing condition. No new zoning designations are requested with this subdivision application. All current property negotiations by the Port pertain to land zoned Heavy Industrial (HI) or Light Industrial (LI). The subject property is not adjacent to any residential use.

## FRONTAGE & ACCESS

All frontages are proposed to be at least 50 feet in width. The large parcel containing the remaining acreage will take access from three different relocatable access easements. No development is proposed for the remainder parcel at this time. It is assumed that further land division will be necessary on the remainder parcel prior to any future development. The applicant understands that land divisions to the subject parcel are not permitted within one calendar year of the approval date of this subdivision.

## DIMENSIONAL REQUIREMENTS

The City of Cascade Locks 2001 Community Development Code requires the following minimum lot SIZE/WIDTH/DEPTH by zoning district:

HI Zone – 0 SF/0 Ft/ 0Ft. This standard is met.

LI Zone – 0 SF/0 Ft/ 0Ft. This standard is met.

P Zone – 0 SF/0 Ft/0 Ft. This standard is met.

RC Zone – 1,000 SF min/0 Ft/0 Ft. This standard is met.

HDR Zone – 2,000 SF min/40 Ft/80 Ft. This standard is met.

OS Zone - 0 SF/0 Ft/ 0Ft. This standard is met.

No non-conforming lots are created with this application.

## SET BACKS

The only existing structures are zoned HI. The City of Cascade Locks Comprehensive Plan and Development Code requires the following setbacks for structures in the HI Zone: Front 10 feet, Side 0 feet, Rear 0 feet. No non-conforming lots are created with this application, based upon the location of existing structures.

## LOT COVERAGE

No non-conforming lots are created with this application based upon the existing development. Existing buildings and impervious surfaces do not exceed 90% of the proposed total lot area (HI zone).

## PUBLIC STREET STANDARDS

One new street is proposed with this subdivision application, to be dedicated as a public street to the City of Cascade Locks upon completion. The new street will be constructed to City of Cascade Locks Public Work Standards for 12 foot vehicle lanes, 5 foot striped bike lanes, and 5 foot sidewalks on both sides. This is a 34 foot developed area of the total ROW. The new road ROW is proposed to be 75 feet wide in the east-west portion to align with the city's pole, and 60 feet wide on the north-south cul-de-sac portion.

## CUL-DE-SAC STANDARDS

The city standard for cul-de-sacs is 400 feet length, maximum. The Port proposes to construct a new road to serve properties along Herman Creek Cove, and maintain the public fishing access to the mouth of Herman Creek. Encompassing the entire intersection with the new utility and access easement

entering from below the UPRR trestle, the cul-de-sac is just over the standard, at 475.03 feet (less when measured from the inside of the intersection). The standard also prohibits more than 18 dwelling units on a cul-de-sac. At this time the Port is proposing only 3 service connections. The cul-de-sac will have one access on the bulb (lot 4), plus the public gravel access road to the mouth of Herman Creek.

#### ROAD NAMING

The proposed lots will take access (and addressing) from either Cramblett Way or the new road. The Port has received a copy of the "City Street Naming Policy" (Resolution N. R-062705-3). The new road is proposed to be named "Morale Way," at the request of a developer and future business partner. The new property owner is considered to soon be a significant influential person to the community of Cascade Locks, based upon the jobs and investment committed to date.

#### INFRASTRUCTURE

Port contract engineer Jim Bussard developed an infrastructure master plan which demonstrates new water, sewer, power, and fiber optic lines to service the proposed lots.

A new 12" water line will run from Forest Lane, on the west side of the subdivision (behind Bear Mountain) in a new relocatable 40 foot utility easement submitted to the Union Pacific Railroad (UPRR) for easement approval beneath the rail trestle. The 12" line will run the entire length of the new road, with a connection to existing 8" water line already in Cramblett Way. The looped water line will provide more than the minimum of 2,000 gpm for future development with flow duration of 2 hours, sufficient for class 2-B buildings, when using the 75% reduction for with sprinklered buildings. The Port's contract engineer has confirmed this calculation with City Public Works Director Dave Griffin and Tennyson Engineering. Per city feedback, the 12" line has been located in southern portion of the ROW in order to reduce damage to the street with future extensions. Further all new development will be required to install looped water supply lines, where possible. Two hydrants are show on the south sidewalk, and one at the end of the cul-de-sac.

Per city feedback, a new 12" sanitary sewer line (rather than 10") will run the length of the new road with a connection to the existing 8" line in Cramblett Way, to the city's pump station at the entrance to the park.

Power is provided by a new overhead line installed by the City of Cascade Locks this summer. All new electrical connections will run underground.

The Port proposes to handle all surface stormwater on site through the construction of retention swales. A future phase of the Master Plan calls for the construction of a stormwater line to the main stem of the Columbia River. A new 24" stormwater line will run in the new road to two new stormwater retention swales – one in lot 5 (quarry) and one at the end of the cul-de-sac, as shown on the plat.

A minimum of one stub-out for all utility connections will be provided at each parcel and shown on the final plat. Two 15' HPDE sleeves are proposed for the new road. A 20 foot utility easement is proposed on the north of lot 3 to accommodate future stormwater and pumped sewer lines. Telephone and high speed fiber will run in the south side of the new road ROW.

#### LAND USE REVIEW PROCESS, TIMELINE, FEES

The Port attended a pre-application conference as required by the City's adopted subdivision policy on August 6, 2014. The standard fee of \$225 was paid for that conference. The resulting city staff

comments are public record and are attached to this narrative. A check for the fee of \$1,200 is attached to this application, accompanied by a signed "Agreement to Reimburse City for Administrative Costs" for any additional staff time beyond the (8) hours planning consultant and (3) hours Engineer, as adopted.

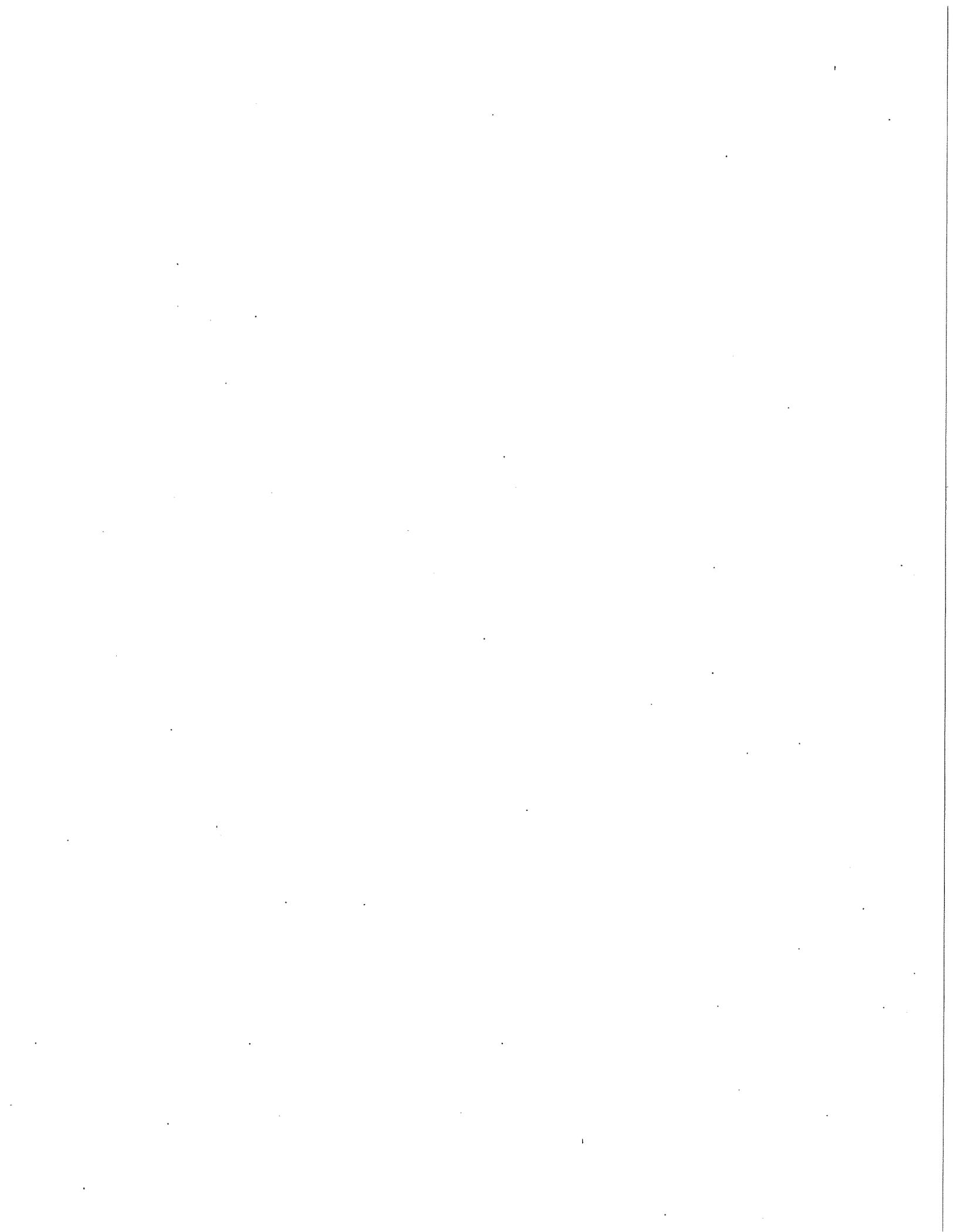
The Port understands that a public hearing is required by the adopted land use code, and is prepared to schedule that date, with sufficient public notice. The applicant's intent is to move as quickly as possible through the state-mandated land use review in order to complete negotiated land deals to benefit the greater community. The client companies intend to break ground in 2015, following infrastructure development by the Port.

#### SITE PLAN & BUILDING PERMIT REVIEWS

City staff provided feedback regarding site plan and building permit requirements. No development is proposed with this subdivision application. The Port understands that all future development will be subject to site plan review and corresponding SDC fees. Site and building details including construction type, wastewater pre-treatment on-site, fire suppression systems, off-street parking, and preservation of existing trees should be reviewed upon future site plan and building permit application by developers, on a case-by-case basis. Such information is not provided at this time. Public work permit fees, including Type B construction Permit will be paid prior to construction of public roadway and utilities.

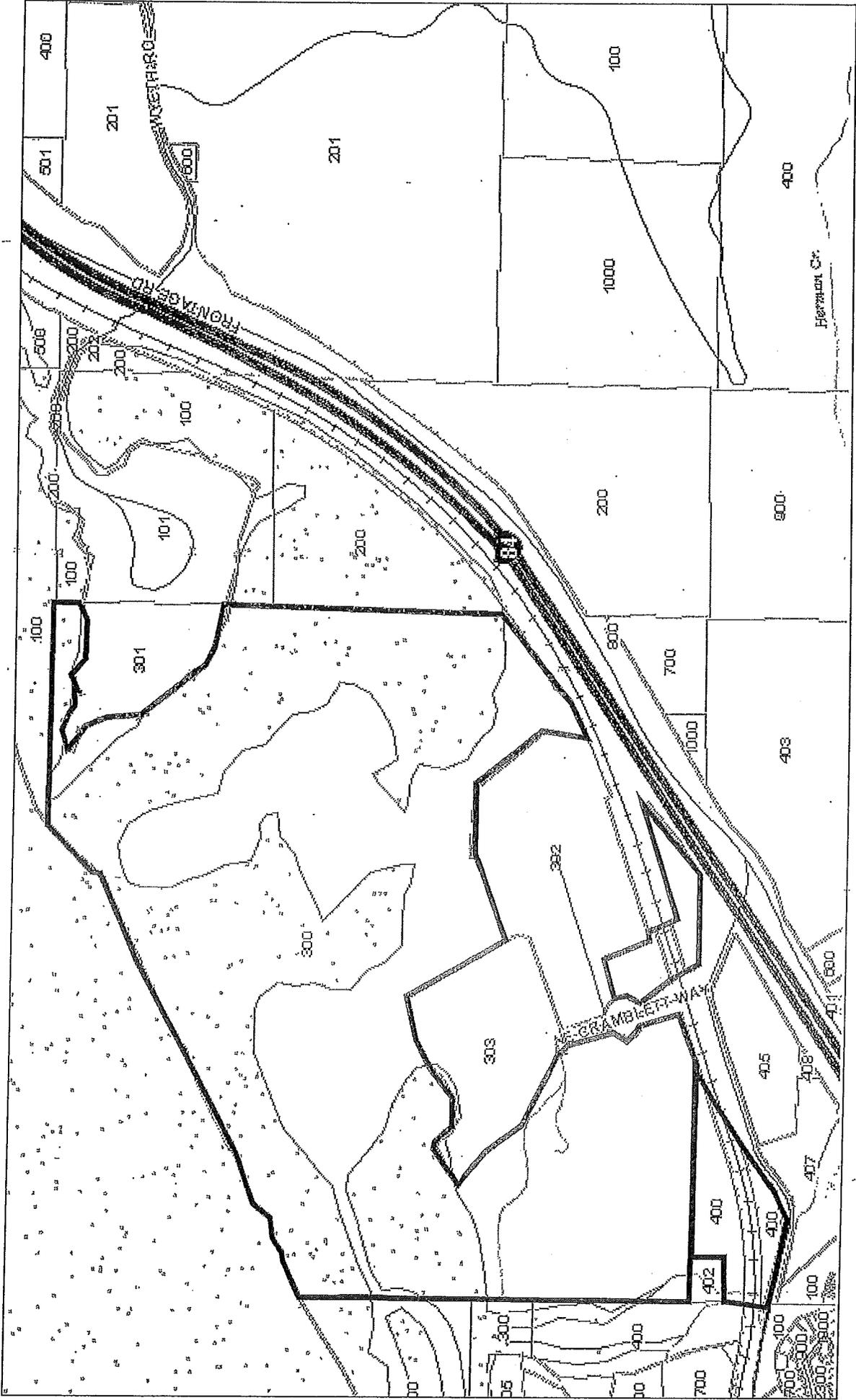
#### ATTACHMENTS

- A. Vicinity map
- B. Zoning map
- C. Pertinent deed
- D. Preliminary subdivision plat



VICINITY MAP - PORT BUSINESS PARK

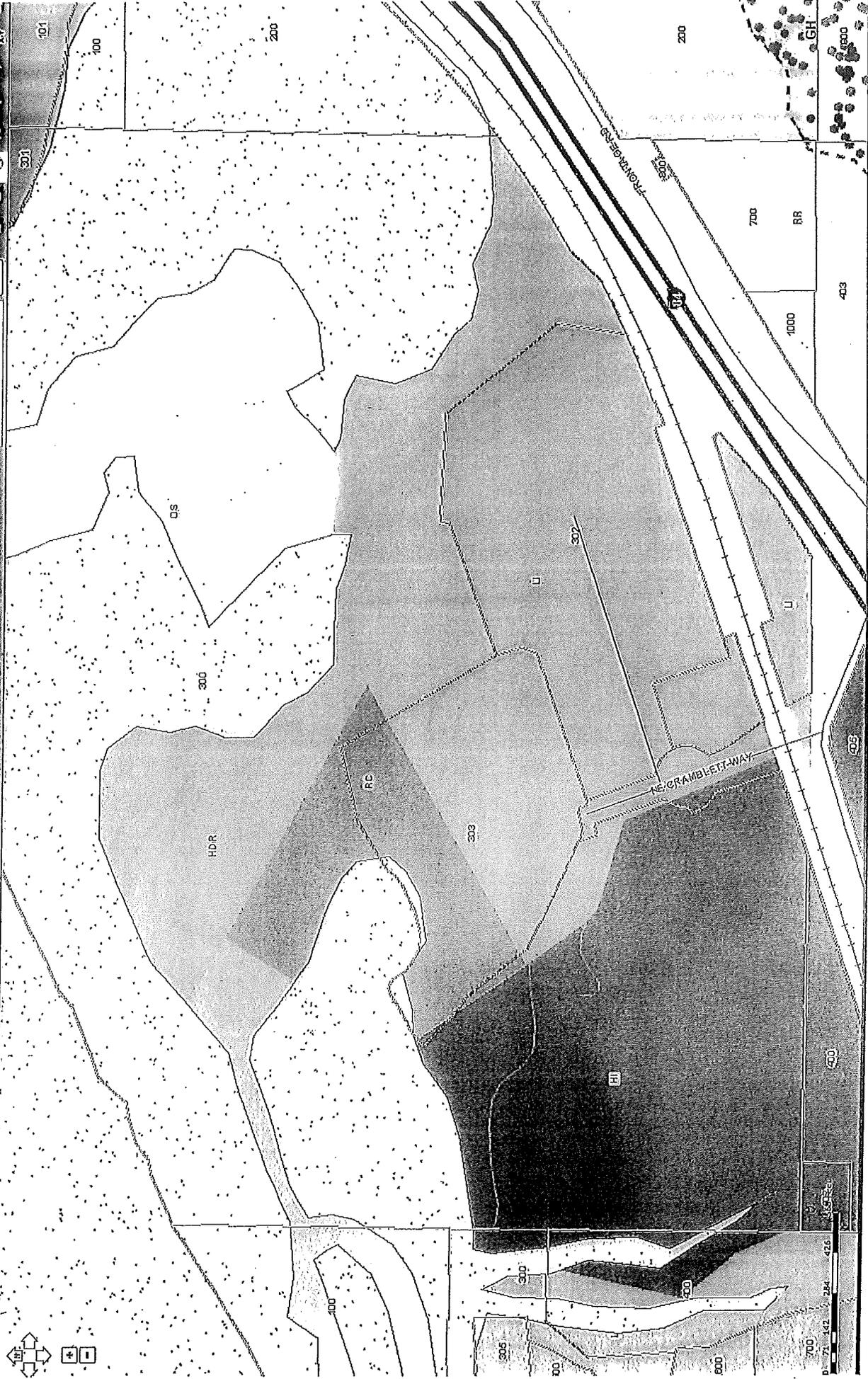
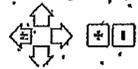
NEAREST CROSS-STREETS: CRAMBLETT WAY @ FOREST LANE



Search | Print

1:4,256

Go



Scale bar with markings for 0, 25, 50, 75, 100, 125, 150, 175, 200, 225, 250, 275, 300, 325, 350, 375, 400, 425, 450, 475, 500, 525, 550, 575, 600, 625, 650, 675, 700, 725, 750, 775, 800, 825, 850, 875, 900, 925, 950, 975, 1000.



**PRELIMINARY TITLE REPORT**

Port of Cascade Locks  
Attn: Gary Rains

Email: [grains@portofcascadelocks.org](mailto:grains@portofcascadelocks.org)

November 18, 2013

Report #1

Title Number: 0046427

Escrow Officer: TITLE ONLY

Policy or Policies to be issued:  
PRELIMINARY TITLE REPORT ONLY

Liability

Premium

no charge

We are prepared to issue ALTA 6/17/06 title insurance policy(ies) of CHICAGO TITLE INSURANCE COMPANY, in the usual form and amount(s) shown above, insuring the title to the land described as follows:

Parcel 1 of Partition Plat No. 200825P, Located in Section 5, Township 2 North, Range 8 East, W.M. City of Cascade Locks, Hood River County, Oregon, recorded on December 31, 2008, Instrument No. 2008-04750 in the official records of Hood River County, Hood River, Oregon.

Dated as of November 15, 2013 at 8:00 A.M.

The fee simple title to said land, at the date hereof, is vested in:

**THE PORT OF CASCADE LOCKS, a municipal corporation of the State of Oregon**

The estate or interest in the land described or referred to in this preliminary report and covered herein is:

**FEE SIMPLE**

**Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:**

**GENERAL EXCEPTIONS:**

1. *Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
2. *Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.*
3. *Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.*
4. *Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.*
5. *Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Unpatented mining claims whether or not shown by the public records.*

**SPECIAL EXCEPTIONS:**

7. Unpaid Taxes due Hood River County for fiscal year 2013-14;

Code :2  
Map/Tax Lot No. :2N-08E-05-300A5  
Reference No. :11177  
Amount Due :\$95.27 plus interest, if any.  
Assessed to :United States Cellular Corp.

Unpaid Taxes due Hood River County for fiscal year 2008-09;

Code :2  
Map/Tax Lot No. :2N-08E-05-300A1  
Reference No. :1043  
Amount :\$6,119.61  
Balance Due :\$4,079.74, plus interest, if any.  
Assessed to :Cascade Locks Lumber Co.

8. The property herein described is carried on the tax rolls as exempt; however, it may become taxable from the date of transfer to a taxable entity and may be subject to the lien of real property taxes for this and/or prior years. Please contact the Hood River County Treasurer for further information.
9. City liens, if any, of the City of Cascade Locks, Oregon. No search has been made.
10. The right, title and interest of Governmental agencies, and the rights of the public, in and to that portion lying below the high water mark of the Columbia River.
11. Right of way easement, subject to the terms and provisions thereof:  
Recorded :February 2, 1906  
Book/Page No. :Book H at Page 119 (Records of Hood River County, OR)  
In Favor of :Pacific States Telephone and Telegraph Company

12. A Flowage Easement created by instrument, subject to the terms and provisions thereof:  
Dated :October 3, 1936  
Recorded :December 1, 1936  
Book/Page No. :Book 25 at Page 531 (Records of Hood River County, Oregon)  
In Favor of :United States of America
13. A Flowage Easement created by instrument, subject to the terms and provisions thereof:  
Recorded :October 17, 1936  
Book/Page No. :Book 25 at Page 476 (Records of Hood River County, Oregon)  
In Favor of :the United States of America  
Affects :that portion below the 94-foot contour line above main sea level
14. An Easement created by instrument, subject to the terms and provisions thereof:  
Recorded :June 9, 1938  
Book/Page No. :Book 26 at Page 631 (Records of Hood River County, OR)  
In Favor of :Pacific Telephone & Telegraph Company
15. Access Restrictions, including the terms and provisions thereof:  
To :the State by and through its State Highway Commission  
Recorded :January 6, 1951  
Book/Page No. :Book 44 at page 365 (Records of Hood River County, Oregon)
16. A Flowage Easement created by instrument, subject to the terms and provisions thereof:  
Recorded :January 9, 1975  
Microfilm No. :750056 (Records of Hood River County, Oregon)  
In Favor of :United States of America
- Amended :February 4, 1976  
Microfilm No. :760191 (Records of Hood River County, OR)
- Final Judgment :September 18, 1978  
Microfilm No. :783358 (Records of Hood River County, OR)  
(Affects that portion lying below 82.20 feet above mean sea level)
17. Major Partition, subject to the terms and provisions thereof;  
Recorded :January 29, 1988  
Microfilm No. :880152 (Records of Hood River County, OR)
18. An Easement created by instrument, subject to the terms and provisions thereof;  
Recorded :January 10, 1991  
Microfilm No. :910055 (Records of Hood River County, OR)  
In Favor of :United Telephone Company of the Northwest, an Oregon corporation, its successors and/or assigns  
Purpose :Telephone line or system together with necessary appurtenances

19. An Easement created by instrument, subject to the terms and provisions thereof:  
 Recorded :May 3, 1996  
 Microfilm No. :961272 (Records of Hood River County, OR)  
 In Favor of :The City of Cascade Locks  
 Purpose :Public Sanitary Sewer Easement
20. An Easement created by instrument, subject to the terms and provisions thereof:  
 Recorded :May 3, 1996  
 Microfilm No. :961274 (Records of Hood River County, OR)  
 In Favor of :City of Cascade Locks  
 Purpose :Public Sanitary Sewer Easement
21. An Easement created by instrument, subject to the terms and provisions thereof:  
 Recorded :May 18, 2000  
 Microfilm No. :20001782 (Records of Hood River County, OR)  
 In Favor of :Confederated Tribes of the Warm Spring Reservation of Oregon  
 Purpose :ingress, egress and utilities
22. Well Ownership Information Form for the State of Oregon and the terms and conditions thereof:  
 Recorded :June 23, 2004  
 Microfilm No. :20042969 (Records of Hood River County, Oregon)  
 Property Owner :Port of Cascade Locks  
 Well ID No. :L58899
23. An Easement Agreement created by instrument, subject to the terms and provisions thereof:  
 By and between :Port of Cascade Locks  
 And :SDS Co., LLC  
 Dated :March 30, 2009  
 Recorded :March 31, 2009  
 Microfilm No. :200901292 (Records of Hood River County, OR)

NOTE: Taxes for fiscal year 2013-14 are paid in full as follows:

Code No. :2  
 Map/Tax Lot No. :2N-08E-05-300  
 Reference No. :10226  
 Amount :\$exempt

Code No. :2  
 Map/Tax Lot No. :2N-08E-05-300A8  
 Reference No. :18224  
 Amount :\$2,935.62  
 Assessed to :Bear Mountain Forest Products

Code No. :2  
Map/Tax Lot No. :2N-08E-05-300A6  
Reference No. :11176  
Amount :\$8,708.69  
Assessed to :Bear Mountain Forest Products

**NOTE:** As of the date hereof, there are no matters against **Port of Cascade Locks** which would appear as exceptions in the policy to issue, except as shown herein.

**NOTE:** The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

**NOTE:** Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

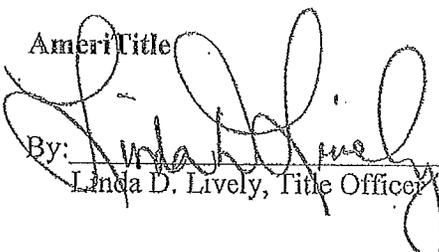
**NOTE:** Underwriter's portion of the total title insurance premium (include endorsements and additional risk premiums) 10%

**NOTE:** As per Hood River County Records & Assessment Department, recording fees are \$56.00 for the first page, and \$5.00 each page thereafter. Fees will increase on January 1, 2014 to \$61.00 for the first page and \$5.00 each page thereafter.

**NOTE:** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

**This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.**

AmeriTitle

By:   
Linda D. Lively, Title Officer

LDL:ldl





**PARTITION PLAT**  
**CITY OF CASCADE LOCKS PARTITION 08-04, LOCATED IN SECTION 5, TOWNSHIP 2 NORTH, RANGE 8 EAST,**  
**W.M., CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON, DECEMBER 4, 2008**

LINE	CONVEYANCE INSTRUMENT LINE
L1	1887-1888
L2	1889-1890
L3	1891-1892
L4	1893-1894
L5	1895-1896
L6	1897-1898
L7	1899-1900
L8	1901-1902
L9	1903-1904
L10	1905-1906
L11	1907-1908
L12	1909-1910
L13	1911-1912
L14	1913-1914
L15	1915-1916
L16	1917-1918
L17	1919-1920
L18	1921-1922
L19	1923-1924
L20	1925-1926
L21	1927-1928
L22	1929-1930
L23	1931-1932
L24	1933-1934
L25	1935-1936
L26	1937-1938
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L28	1941-1942
L29	1943-1944
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L62	2009-2010
L63	2011-2012
L64	2013-2014
L65	2015-2016
L66	2017-2018
L67	2019-2020
L68	2021-2022
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L110	2105-2106
L111	2107-2108
L112	2109-2110
L113	2111-2112
L114	2113-2114
L115	2115-2116
L116	2117-2118
L117	2119-2120
L118	2121-2122
L119	2123-2124
L120	2125-2126
L121	2127-2128
L122	2129-2130
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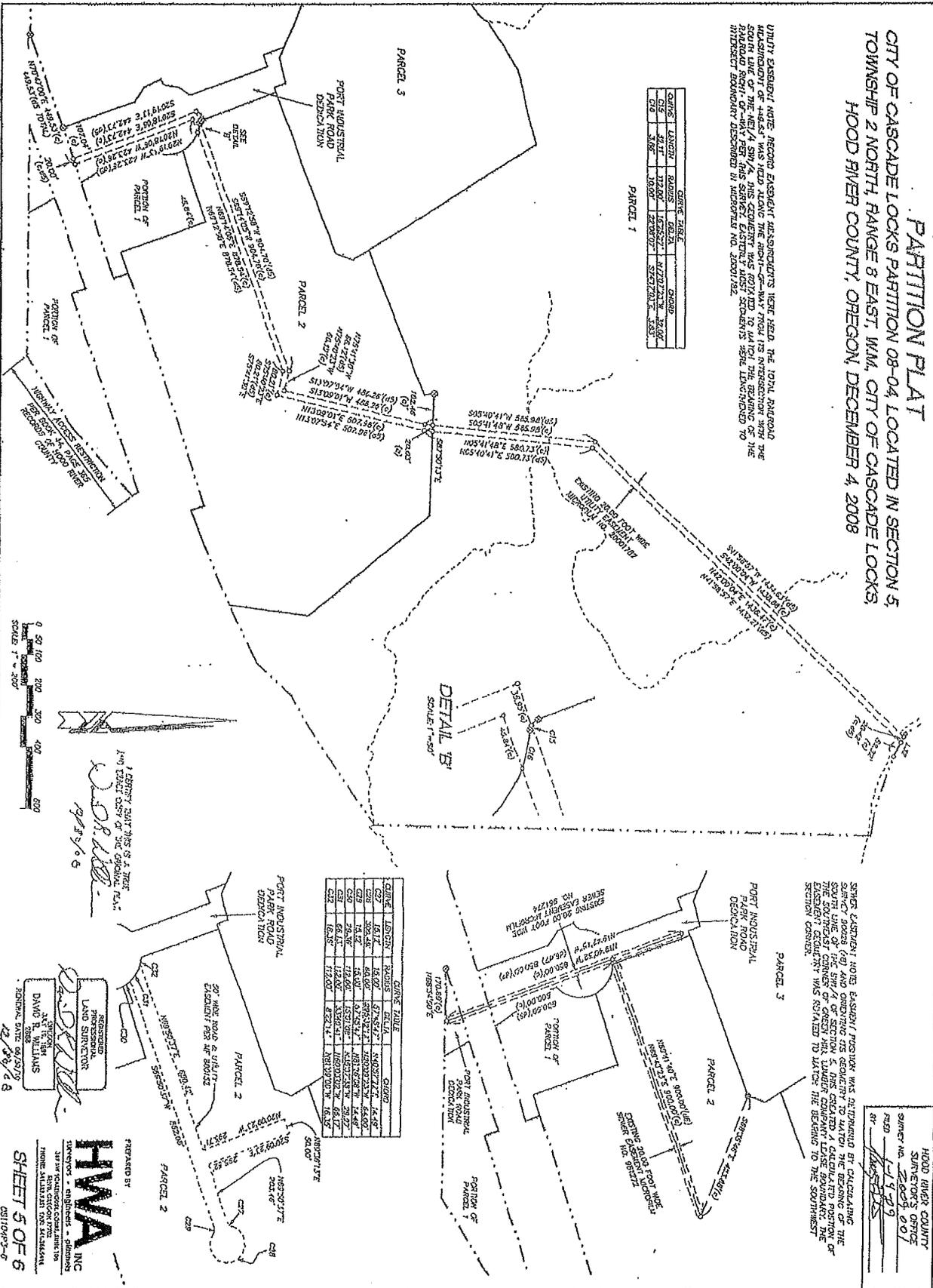


**PARTITION PLAT**  
**CITY OF CASCADE LOCKS PARTITION 08-04 LOCATED IN SECTION 5,**  
**TOWNSHIP 2 NORTH, RANGE 8 EAST, WM. CITY OF CASCADE LOCKS,**  
**HOOD RIVER COUNTY, OREGON, DECEMBER 4, 2008**

UTILITY EASEMENT NOTES: RECORD EASEMENT AGREEMENTS WERE FILED. THE 100' RAILROAD RIGHT-OF-WAY (ROW) WAS Laid ALONG THE RIGHT-OF-WAY FROM ITS INTERSECTION WITH THE SOUTH LINE OF THE NE 1/4 SW 1/4. THIS EASEMENT WAS Laid TO MAINTAIN THE REMAINDER OF THE RAILROAD ROW OF 100' FEET. THIS SURVEY IS SUBJECT TO THE EASEMENT NO. 28901/02. THE INTEREST EASEMENT DESCRIBED IN RECORD NO. 28901/02.

CHAIN	LENGTH	BEARING	AREA	REMARKS
1	143.27	S 89° 00' 00" W	10,380.00	SECTION 5
2	41.11	S 12° 00' 00" W	1,625.00	SECTION 5
3	31.82	S 10° 00' 00" W	1,272.22	SECTION 5
4	10.00	S 20° 00' 00" W	320.00	SECTION 5
5	10.00	S 20° 00' 00" W	320.00	SECTION 5

PARCEL 1



DETAIL B  
SCALE 1"=50'

CHAIN	LENGTH	BEARING	AREA	REMARKS
1	161.17	S 74° 54' 17" W	14,007.22	SECTION 5
2	102.48	S 60° 00' 00" W	6,400.00	SECTION 5
3	13.00	S 89° 00' 00" W	1,000.00	SECTION 5
4	13.00	S 89° 00' 00" W	1,000.00	SECTION 5
5	68.17	S 12° 00' 00" W	4,800.00	SECTION 5
6	112.00	S 10° 00' 00" W	8,000.00	SECTION 5
7	16.35	S 20° 00' 00" W	400.00	SECTION 5
8	172.00	S 20° 00' 00" W	11,600.00	SECTION 5

SWER EASTERN NOTES: EASEMENT PROVISION WAS OBTAINED BY CALCULATING THE SURVEY BEARS (CB) AND ORDERING THE GEOMETRY TO MATCH THE DESCRIBED THE SOUTH LINE OF THE SW 1/4 OF SECTION 5. THIS CALCULATED A CALCULATED PORTION OF THE SECTION 5 CORNER OF GREEN HILL. LUMBER COMPANY LEASE AGREEMENT. THE EASEMENT CORNER HAS TO BE MAINTAINED TO MATCH THE BEARING TO THE SOUTHWEST SECTION CORNER.

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE  
 SURV. NO. 20089 001  
 DATE 12/04/08  
 BY [Signature]

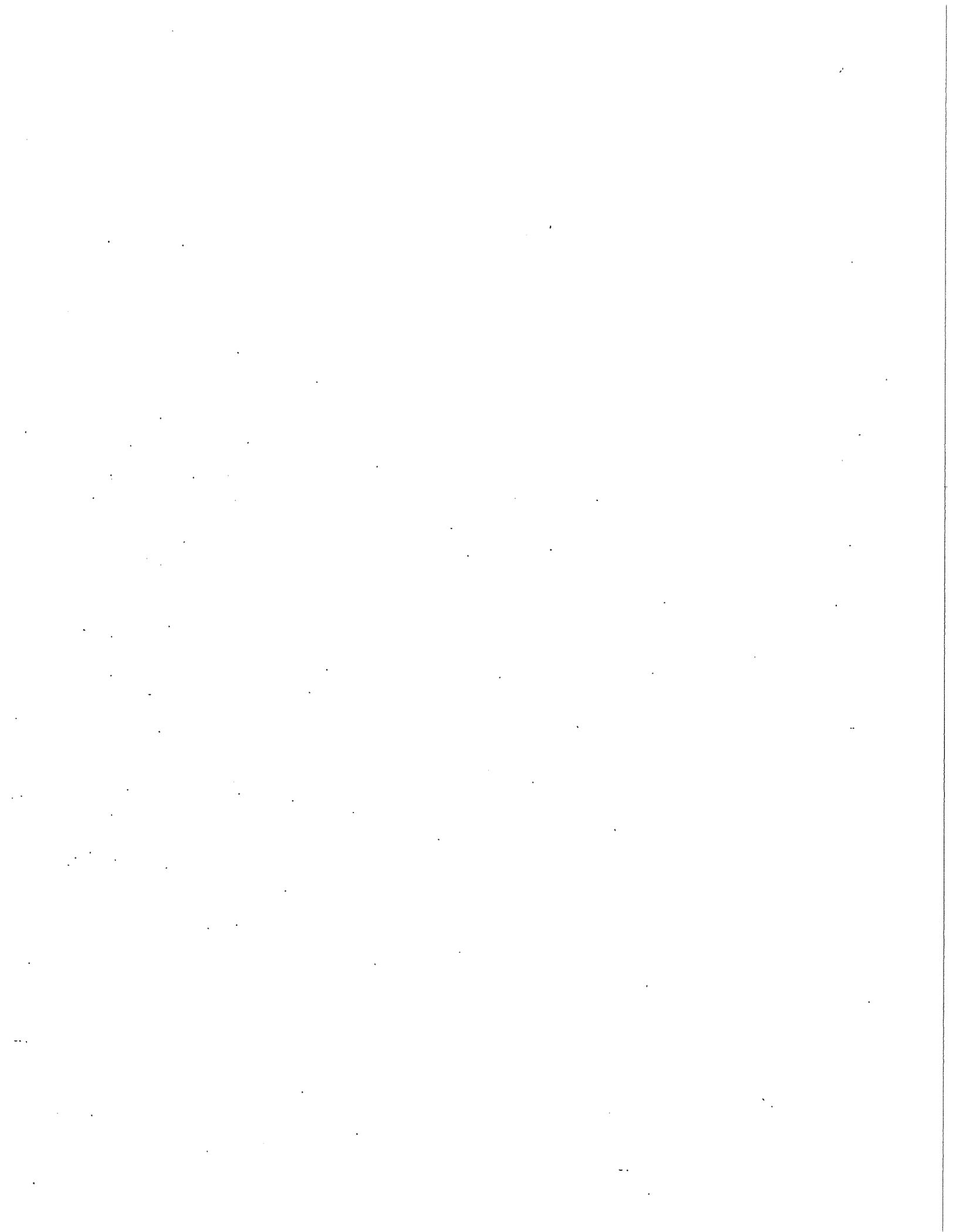
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT.  
 [Signature]  
 12/04/08

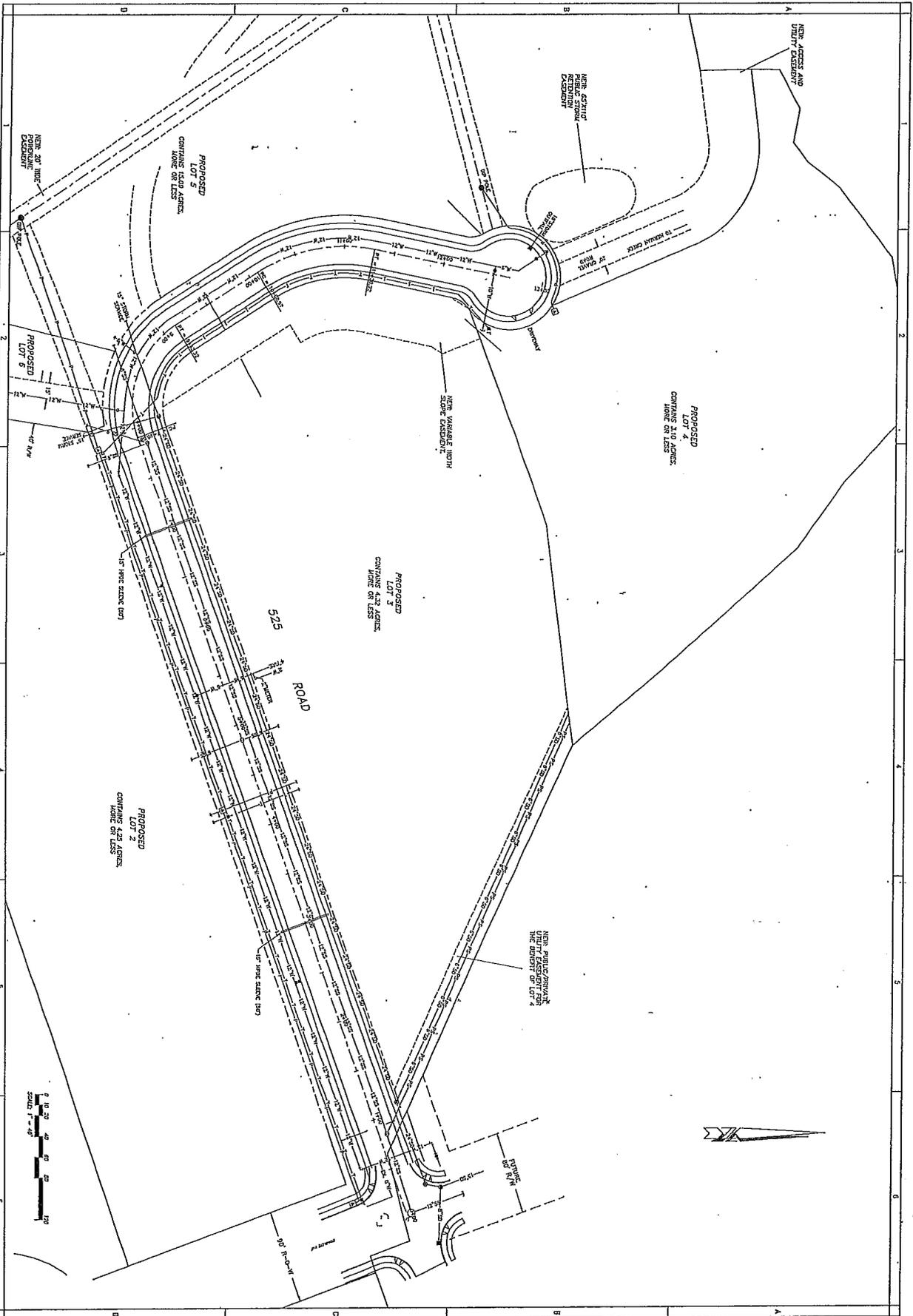
REGISTERED LAND SURVEYOR  
 DANIEL W. WILLIAMS  
 12/04/08

PREPARED BY  
**HWA INC**  
 SURVEYING ENGINEERS & ARCHITECTS  
 307 W. ALABAMA ST. SUITE 100  
 HOOD RIVER, OR 97113  
 PHONE: 503-438-1111 FAX: 503-438-1112  
**SHEET 5 OF 6**  
 01/10/09-0

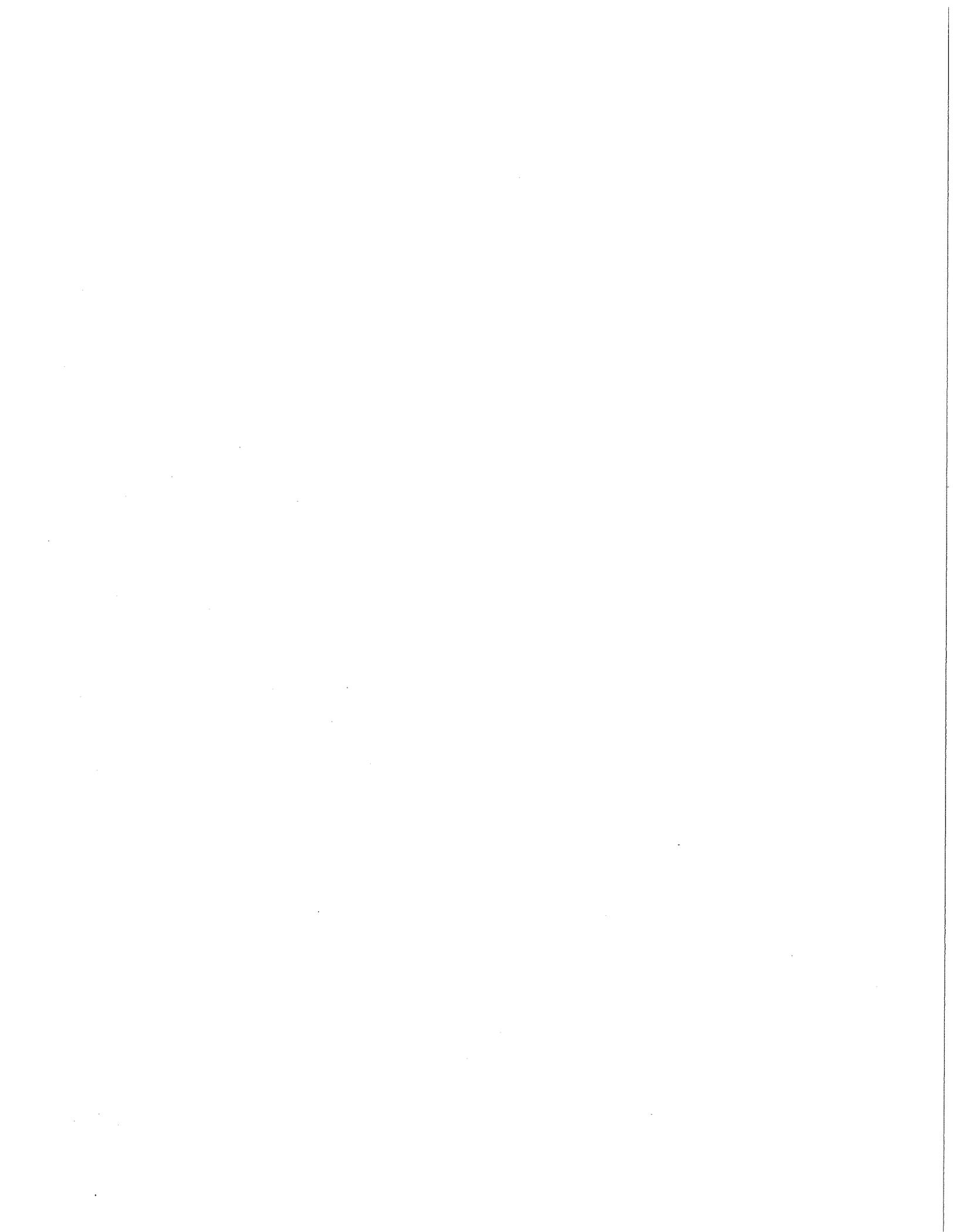
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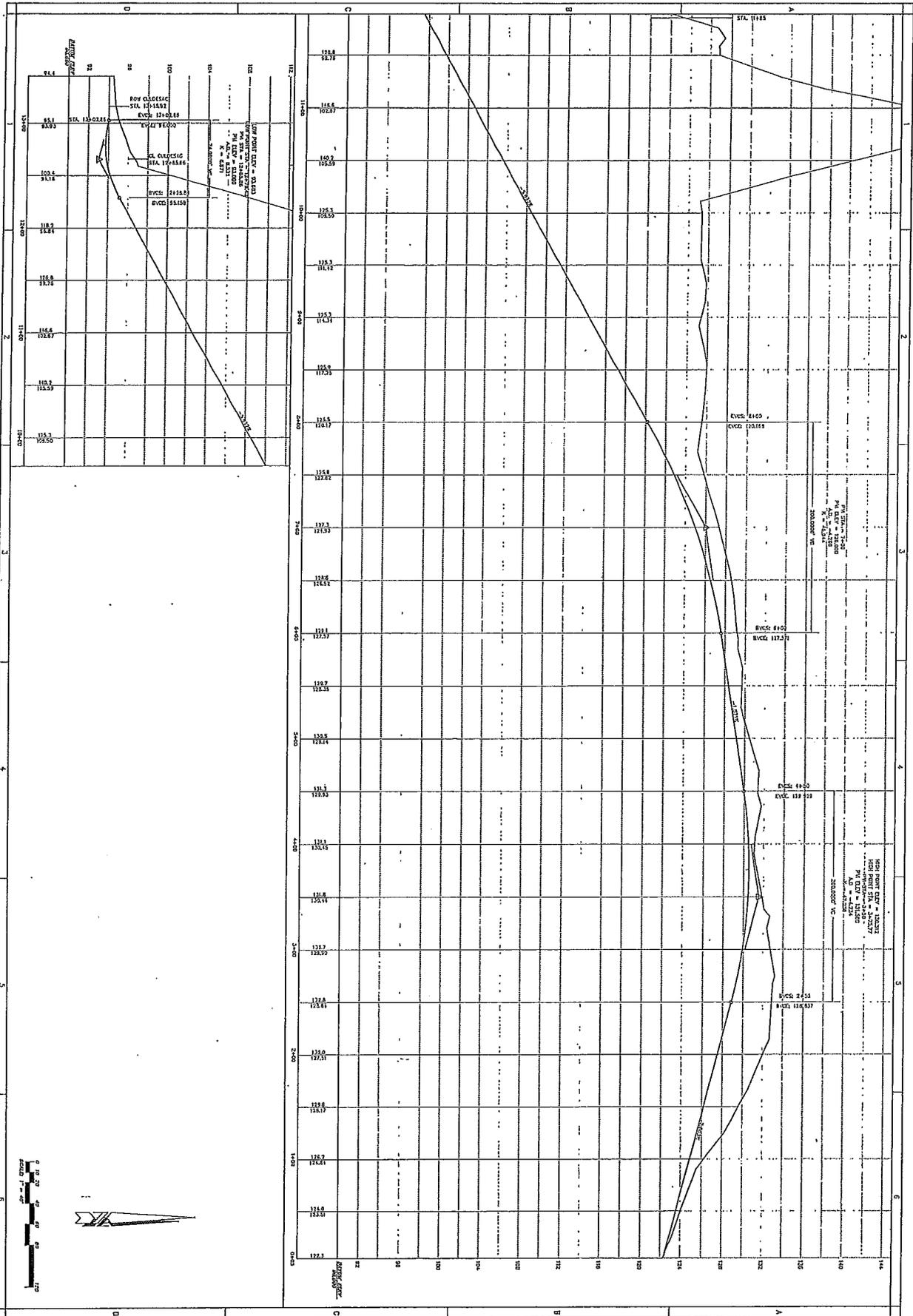






<p>11 C1.0</p>	<p><b>PORT OF CASCADE LOCKS INDUSTRIAL PARK IMPROVEMENTS</b></p> <p>CASCADE LOCKS OREGON</p>	<p><b>PRELIMINARY</b></p>	 <p><b>James A. Bussard Engineering</b></p> <p>2000 11th St. • High Valley Oregon 97124 • P. 541.428.2951</p>
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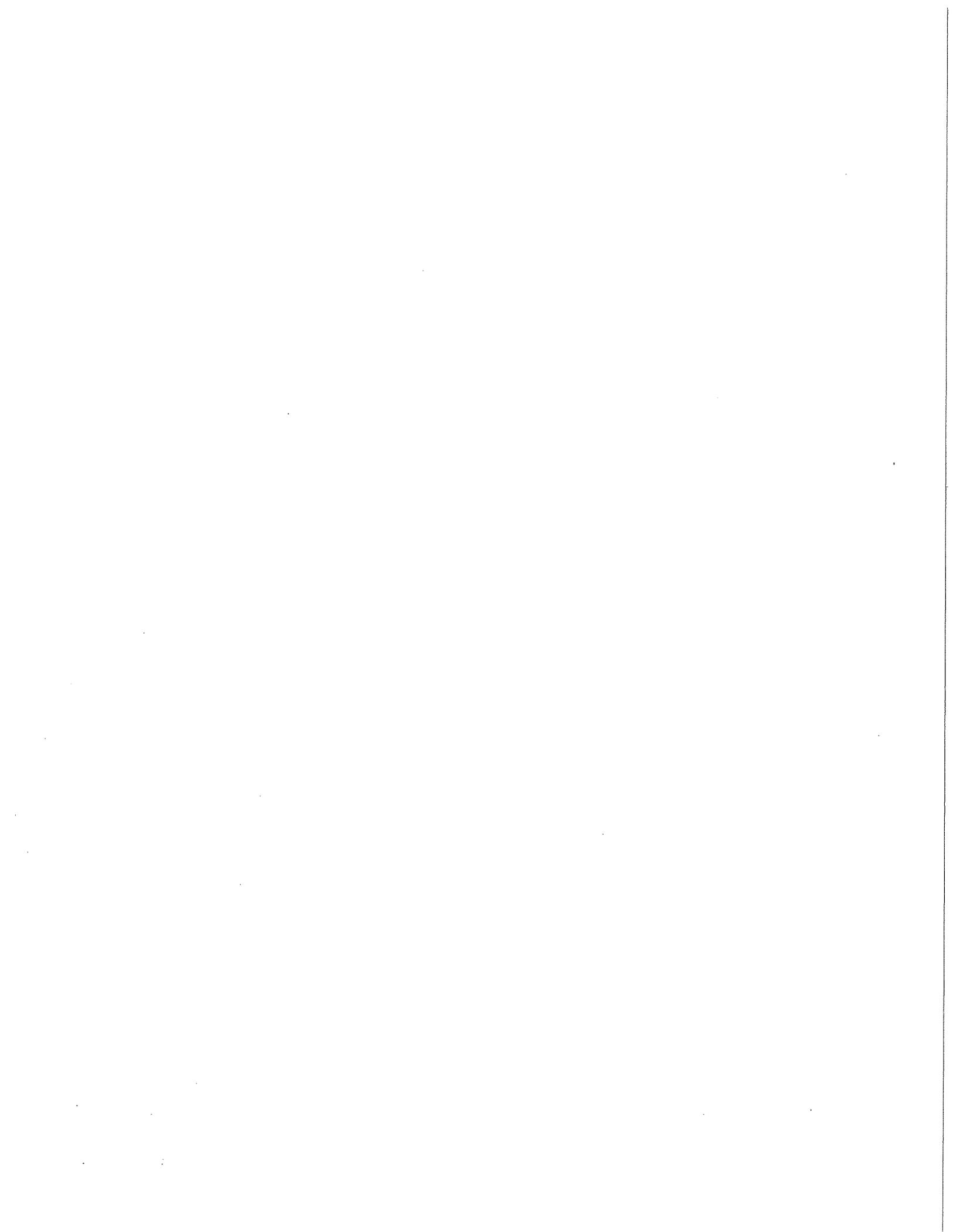


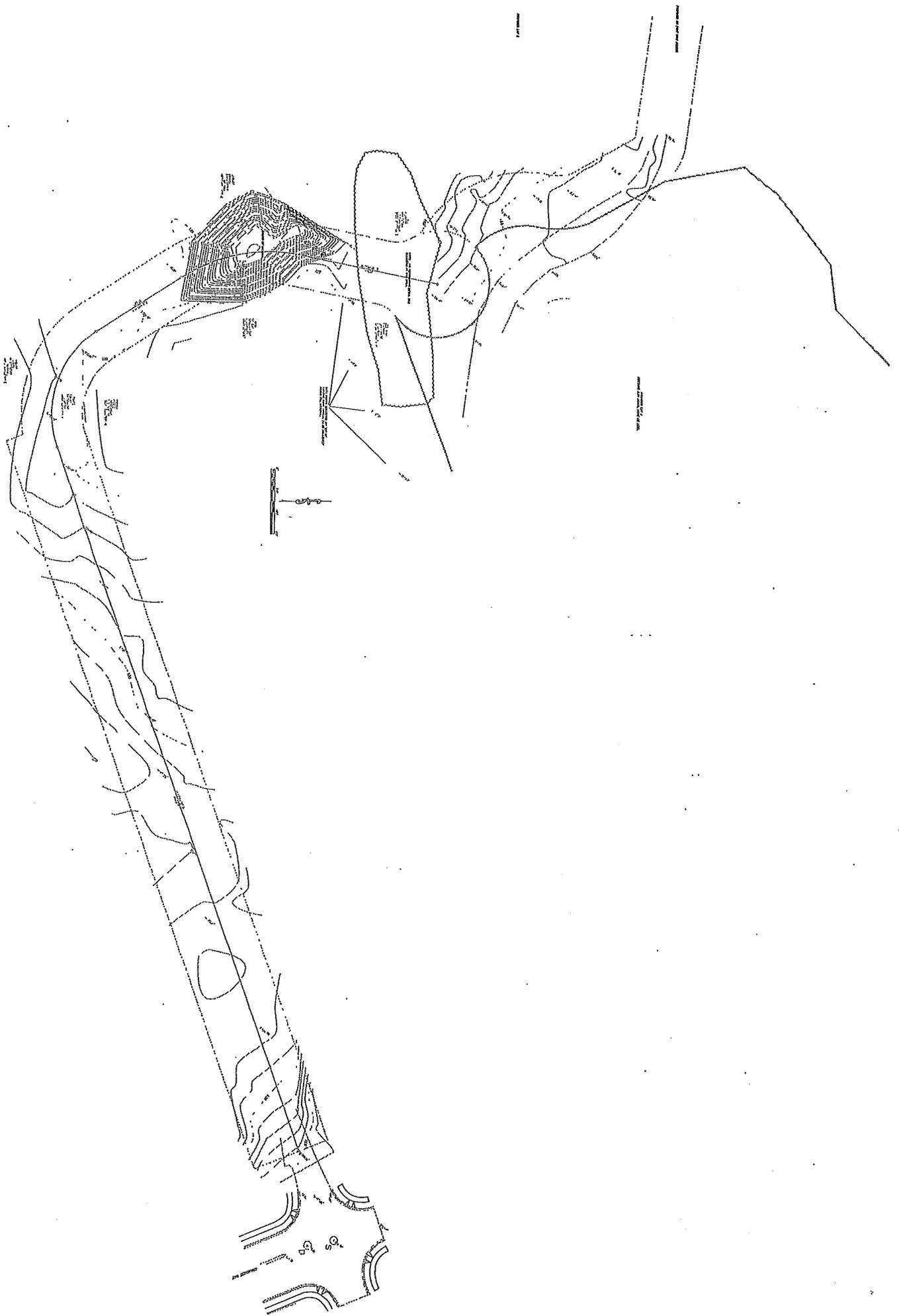


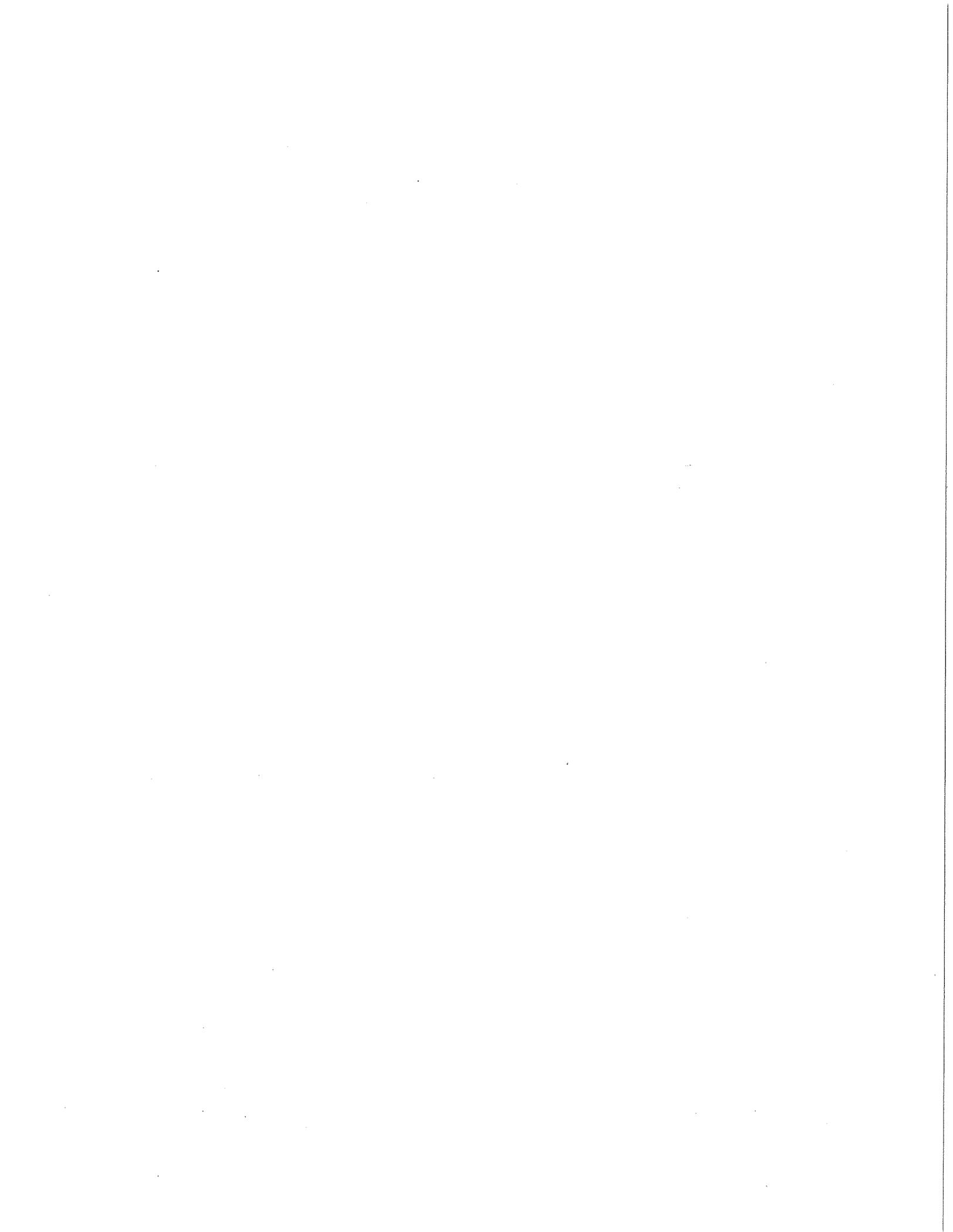
<p>DATE: 07-27-2014</p> <p>PROJECT: C2.0</p>	<p>DESIGNED BY: J. A. B.</p> <p>CHECKED BY: J. A. B.</p> <p>DATE: 07-27-2014</p>
	<p>SCALE: AS SHOWN</p> <p>DATE: 07-27-2014</p>

**PORT OF CASCADE LOCKS**  
**INDUSTRIAL PARK IMPROVEMENTS**  
 CASCADE LOCKS OREGON

James A. Bussard  
 Engineering  
 1221 11th St. SE, Astoria, OR 97103







Stan Foster:

pre-appl

Aug 12

2014

Holly:

First, regarding the sidewalks in the Industrial Park, I certainly agree with you but as you know I would say, it is the Port's call what and how you submit your final application. But, you are especially hard to argue with when you are absolutely right!

Regarding the pre-application meeting, I would make sure that you address the following items in your application. They are likely to be part of the Final Notice of Decision and Conditions of Approval.

1. Sidewalks ( The Port makes the call and we will react accordingly, but let them know you already provided me with a great staff report comments)
2. Standard 2-B Type building construction in the Industrial Park ( masonry or metal) fire resistant as a condition of the Ports sale of the land to prospective clients.
3. Engineering Certification will be required on all building applications that water looping will maintain 2000 GPM for two hours minimum.
4. All sewer inputs (except human waste) will be pre-treated on site prior to sending this waste into the City sewer system.
5. A minimum of one stub-outs for all utility connections will be provided at each parcel and shown on the final plat.
6. Streets in the Industrial Park will not be accepted by the City until all public work standards have been met and any deferred maintenance has been completed.
7. Bikeways shall be stripped prior to the transfer of the streets to the City and shall provide for future connectivity as part of the "Connect Cascade Locks" plan.
8. Street names shall be assigned and applied to the final plat as agreed to by the City.
9. Signage for public safety shall be required where any phased development limits the completion of specific site improvements commensurate with a final approved Industrial Park.
10. The City shall require proof that those items specific to a single building such as fire suppression systems, water supply, Type 2-B construction, etc are being proposed prior to the issuing a development permit from the City for any specific proposal.
11. Final Plat will be required to be recorded with correct street names, parcels, and stub-outs with Hood River County and then concurrently filed with the City with proof of official recording with the county prior to any development commencing in the Industrial Park.
12. Future development within the Industrial Park must provide connectivity for all roads, trails, pathways which will be impacted by the development of the Industrial Park.
13. A site plan review and payment of SDC fees will be required for all proposed development within the Industrial Park prior to issuance of a development permit from the City.

- 14. The underlying zone shall control development standards within the Industrial Park (LI- Light Industrial, HI- Heavy Industrial and RC-Resort Commercial). Any requested modifications or exceptions will require a formal request to the City Planning Commission for a hearing and approval/denial based on the specific request.
- 15. Off-Street parking will be required to meet 1 space per 2000 square feet of floor area in any future development.
- 16. Any mature trees or other natural resources which constitute a significant characteristic of the parcel should be identified on the final plat and protected by the proposed development if possible. Incidental and sporadic growth that is not part of a natural landscape shall not be subject to the above provision.
- 17. Any development abutting residential properties shall be screened to protect the surrounding property from visual impacts, noise, dust, odors, etc.. which may impact residential uses (I don't think this will impact your proposal but I wanted to make sure you were aware of this requirement).

If you have any questions or concerns about this or any other provision, just email or give me a call.

Thanks, Stan

Stan Foster, President  
PARC Resources  
64644 Cook Avenue  
Bend, Oregon 97701  
(541) 330-0485 office  
(541) 322-0486 fax  
1-800 758-6812 toll-free  
[www.parcresources.com](http://www.parcresources.com)

Aug. 2014  
pre-app1

Re: Port Proposed Subdivision

I have spoken with a couple Fire plans examiners and a very skookum fire chief. (Ted Megert is on vacation right now)

So here's what I have discovered so far with my fire flow calculations and code interpretations.

Basically the available fire flow meets or exceeds the needed amount of water for a single business of around 200,000sq ft as long as the engineers projections are correct at about 2300gpm and the building is sprinkled. Most any business should be able to sprinkle their building and qualify within that available flow. Since this proposed plot plan is not really in violation of Oregon State Fire Code in any way, no variance is needed from the fire side. Only the public works standard has a need for the variance which the city can grant.

Most of these buildings will be required to be sprinkled anyways depending on type of construction and occupancy class, but that will be addressed through the building permit process. As more buildings are constructed and more businesses come in we will have to look at the overall available flow as several large industrial developments could overtax the system. I don't see us being able to put in an oil refinery anytime soon :) At this time though I see no issue with the proposal. I will however be diligent about hydrant spacing and other fire code requirements as the plans progress. I am very excited about this development and I will be as creative as I safely can to encourage this type of growth in our community.

Let me know if you have any questions.

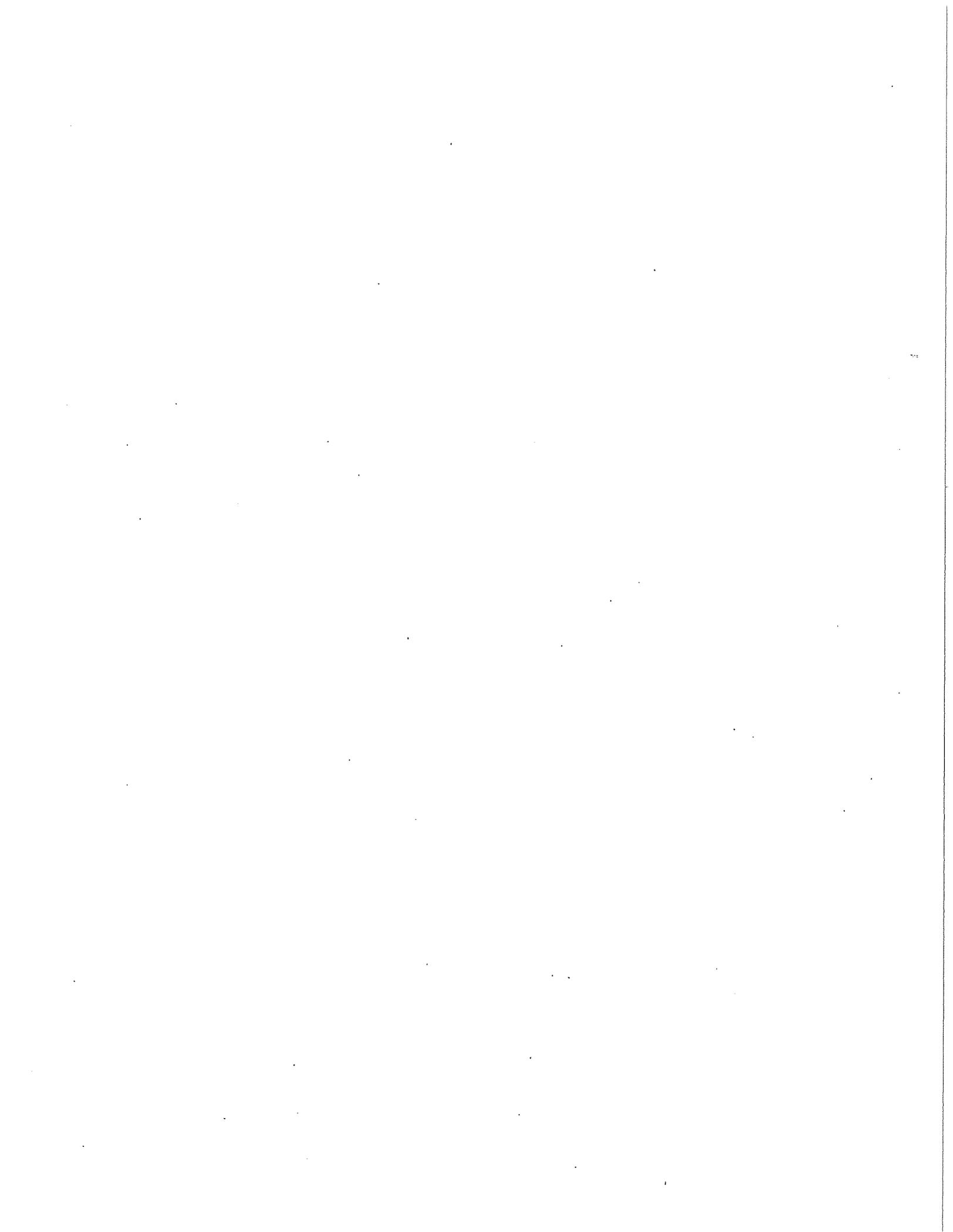
STATION CAPTAIN JESSE METHENY

CASCADE LOCKS FIRE & EMS

Office (541) 374-8510

Fax (541) 374-8152

Cell (541) 515-1914



"THE PORT OF CASCADE LOCKS BUSINESS PARK" SUBDIVISION

TERRA SURVEYING

PLAT OF

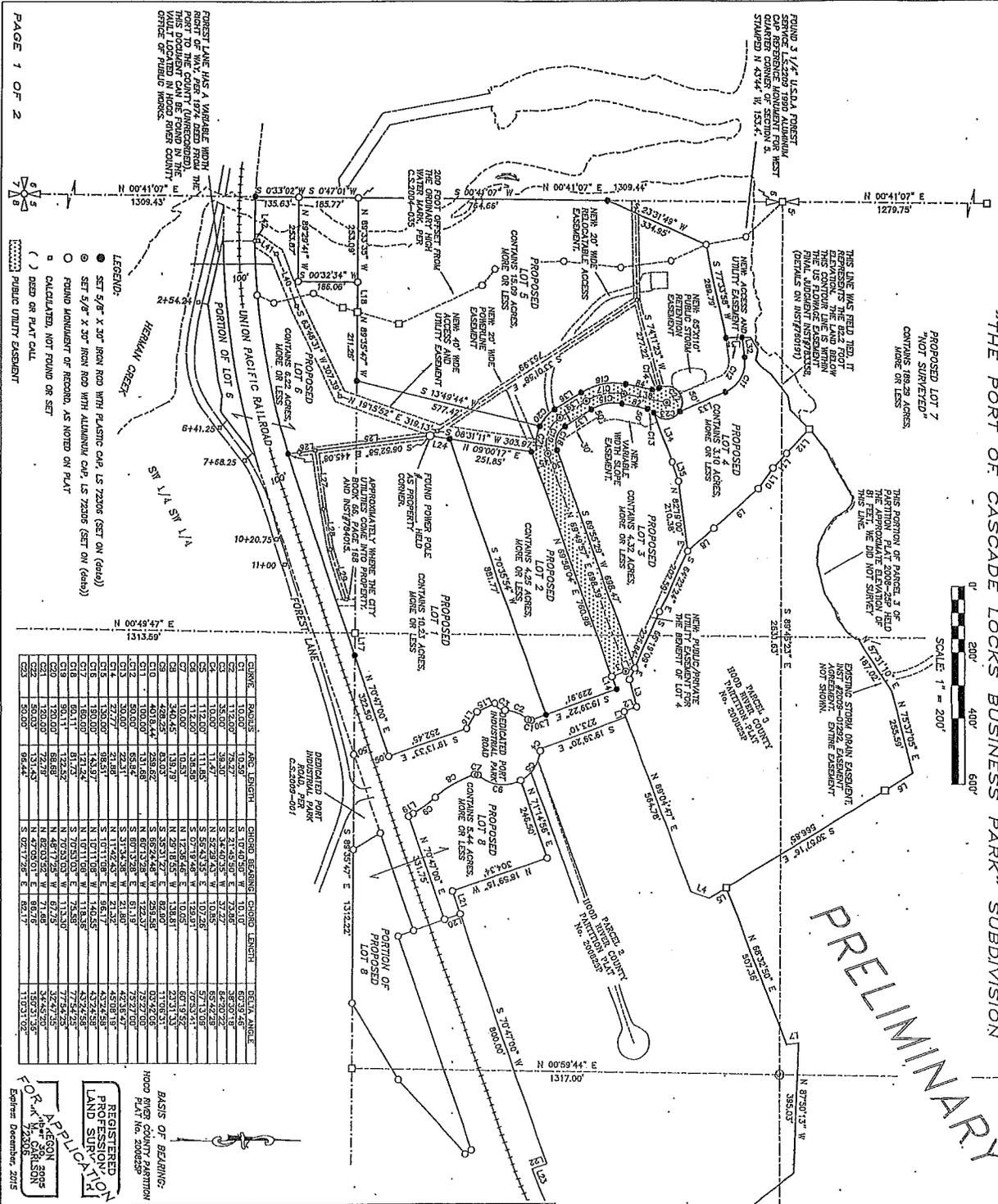
PROPOSED LOT 7  
NOT SURVEYED  
CONTAINS 182.2 ACRES  
MORE OR LESS

SCALE 1" = 200'

PRELIMINARY

OWNERS:  
PORT OF CASCADE LOCKS  
SURVEYOR'S OFFICE  
(P.O. BOX 207)  
CASCADE LOCKS, OR 97014

DATE FILED: \_\_\_\_\_  
BY: \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	S 72°21'13" W	76.67
L2	S 72°21'13" W	76.67
L3	N 72°11'07" E	61.27
L4	N 72°11'07" E	61.27
L5	S 09°27'16" E	62.88
L6	S 09°27'16" E	62.88
L7	N 05°46'32" W	104.27
L8	N 05°46'32" W	104.27
L9	S 07°51'40" E	184.87
L10	S 07°51'40" E	184.87
L11	S 24°17'05" E	78.54
L12	S 24°17'05" E	78.54
L13	N 46°37'18" W	100.57
L14	N 46°37'18" W	100.57
L15	S 16°39'20" W	74.85
L16	S 16°39'20" W	74.85
L17	N 69°54'27" E	81.32
L18	N 69°54'27" E	81.32
L19	S 53°51'55" E	80.07
L20	S 53°51'55" E	80.07
L21	N 02°47'07" E	74.65
L22	N 02°47'07" E	74.65
L23	N 81°29'21" E	47.45
L24	N 81°29'21" E	47.45
L25	N 05°52'59" E	58.71
L26	N 05°52'59" E	58.71
L27	S 08°51'31" E	59.07
L28	S 08°51'31" E	59.07
L29	N 72°03'28" E	126.87
L30	N 72°03'28" E	126.87
L31	N 07°52'42" E	47.77
L32	N 07°52'42" E	47.77
L33	N 42°03'02" E	60.64
L34	N 42°03'02" E	60.64
L35	N 02°29'48" W	153.46
L36	N 02°29'48" W	153.46
L37	S 31°33'39" E	96.65
L38	S 31°33'39" E	96.65
L39	N 11°19'21" E	135.07
L40	N 11°19'21" E	135.07
L41	S 53°57'46" E	156.42
L42	S 53°57'46" E	156.42
L43	S 00°00'00" E	5.87

LINE	BEARING	DISTANCE	DELTA ANGLE
C1	110.00	109.59	50°33'48"
C2	35.00	34.50	84°29'22"
C3	10.00	11.47	85°42'28"
C4	112.00	111.66	97°13'09"
C5	10.00	10.59	97°13'09"
C6	10.00	10.59	60°13'52"
C7	340.45	339.79	20°51'33"
C8	428.25	428.02	11°08'51"
C9	100.00	100.00	90°00'00"
C10	100.00	100.00	90°00'00"
C11	50.00	50.00	90°00'00"
C12	50.00	50.00	90°00'00"
C13	20.00	22.51	42°58'27"
C14	150.00	149.57	43°24'58"
C15	150.00	149.57	43°24'58"
C16	180.00	174.24	43°24'58"
C17	180.00	174.24	43°24'58"
C18	90.11	90.11	90°00'00"
C19	90.11	90.11	90°00'00"
C20	120.00	119.89	34°27'35"
C21	120.00	119.89	34°27'35"
C22	30.00	28.43	50°51'55"
C23	30.00	28.43	50°51'55"

REGISTERED PROFESSIONAL LAND SURVEYOR  
P.O. BOX 617  
HOOD RIVER OREGON 97031  
TERRA SURVEYING  
DATE: OCTOBER 29, 2014  
PROJECT: "A"  
ASSISTANTS: MARY SHARPE-S

FOR APPLICATION  
REGISTERED PROFESSIONAL LAND SURVEYOR  
P.O. BOX 617  
HOOD RIVER OREGON 97031  
TERRA SURVEYING  
DATE: OCTOBER 29, 2014  
PROJECT: "A"  
ASSISTANTS: MARY SHARPE-S

HOOD RIVER COUNTY SURVEYOR'S OFFICE  
DATE FILED: \_\_\_\_\_  
BY: \_\_\_\_\_

HOOD RIVER COUNTY SURVEYOR'S OFFICE  
DATE FILED: \_\_\_\_\_  
BY: \_\_\_\_\_

TERRA SURVEYING  
PLAT OF  
"THE PORT OF CASCADE LOCKS BUSINESS PARK" SUBDIVISION

LOCATION OF SURVEY:  
SECTION 35, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE  
MERIDIAN, CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# _____
DATE FILED: _____
BY: _____

**SURVEYOR'S CERTIFICATE:**

I, ERIK M. CARLSON, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE CORRECTLY SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THE PLAT OF "PORT OF CASCADE LOCKS INDUSTRIAL SUBDIVISION" HOOD RIVER COUNTY, STATE OF OREGON. THE SAID PROPERTY IS DESCRIBED AS FOLLOWS:

**RECORDING INFORMATION:**

PLAT NUMBER: \_\_\_\_\_  
INSTRUMENT RECEIVED ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2014 AT \_\_\_\_\_ A.M.  
HOOD RIVER COUNTY CLERK \_\_\_\_\_

**ACKNOWLEDGMENT:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED \_\_\_\_\_ AS A REPRESENTATIVE OF THE PORT OF CASCADE LOCKS, KNOWN TO ME PERSONALLY, BEING FIRST DULY SWORN, SAID THAT HE/SHE DID ACKNOWLEDGE THIS INSTRUMENT OF HIS/HER FREE AND VOLUNTARY ACT.

**SIGNATURE**

PRINTED NAME \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF OREGON  
COUNTY OF \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**EASEMENT REFERENCES:**

- PRELIMINARY TITLE REPORT FILE NO. 199624H, DATED SEPT 17TH 2014.
- 9) HOOD RIVER COUNTY RECORDS, BOOK A, PAGE 167, OREGON RAILWAY RIGHT OF WAY, 40 FEET EITHER SIDE OF EXISTING RAIL CENTERLINE AS SHOWN.
- 10) HOOD RIVER COUNTY RECORDS, BOOK 44, PAGE 119, TELEGRAPH EASEMENT DESCRIBED GENERAL IN NATURE.
- 11) HOOD RIVER COUNTY RECORDS, BOOK 10, PAGE 473, HOOD RIVER TELEPHONE AND TELEGRAPH EASEMENT, GENERAL IN NATURE. PARTIAL RELEASE ON INST#782783 ACROSS DEED BOOK 7, PAGE 614 AND DEED BOOK 8, PAGE 637.
- 12) HOOD RIVER COUNTY RECORDS, BOOK 22, PAGE 148, PACIFIC TELEPHONE AND TELEGRAPH EASEMENT, GENERAL IN NATURE.
- 13) HOOD RIVER COUNTY RECORDS, BOOK 25, PAGE 531, (1816) USA FLOWAGE EASEMENT THE LAND BELOW THE 72 FOOT ELEVATION LINE AND BACKWATER CURVE.
- 14) HOOD RIVER COUNTY RECORDS, BOOK 25, PAGE 476, (1838) ADJUDGMENT FOR AN EASEMENT, ALLOWS FOR FLOODING UP TO THE 82 FOOT CONTOUR LINE (N50D25), THIS ELEVATION WAS LOWERED TO 82.2 FOOT ELEVATION ON INST#760191.
- 15) HOOD RIVER COUNTY RECORDS, BOOK 26, PAGE 631, PACIFIC TELEPHONE LINE BEING PLACED CLOSE TO RAIL LINE, NOT SPECIFIC.
- 16) HOOD RIVER COUNTY RECORDS, BOOK 44, PAGE 363, STATE OF OREGON LIMITS ACCESS RIGHTS TO THE EXISTING ENTRY TO EXISTING CRAWLETT WAY.
- 17) HOOD RIVER COUNTY RECORDS, BOOK 44, PAGE 598, STATE OF OREGON LIMITS ACCESS RIGHTS TO EXISTING INDUSTRIAL PARK.
- 18) HOOD RIVER COUNTY RECORDS, BOOK 66, PAGE 188, GRANTED TO THE CITY OF CASCADE LOCKS. EASEMENT NOT TO EXCEED 20 FEET FROM EXISTING POLES. THE POWERLINE COMES FROM THE SOUTHWEST OF PROPERTY, GENERAL LOCATION GIVEN.
- 19) HOOD RIVER COUNTY RECORDS, INST#760191, FINAL JUDGMENT TO CREATE THE FLOWAGE EASEMENT LIMITED TO 82.2 FEET (NGVD), SHOWN ON PLAT ON NORTH BOUNDARY OF LOT 4.
- 20) HOOD RIVER COUNTY RECORDS, INST#780105, EASEMENT TO THE CITY OF CASCADE LOCKS TO SUPPLY UTILITIES, ROUGH LOCATION SHOWN ON PLAT.
- 21) HOOD RIVER COUNTY RECORDS, INST#880152, MAJOR PARTITION CREATED IN 1988. THIS PARTITION HAS SINCE BEEN REPLACED ON PARTITION PLAT#2008-25P AND EASEMENTS APPEAR TO EXPANDED ON RECENT DEDICATION.
- 22) HOOD RIVER COUNTY RECORDS, INST#810055, TELEPHONE RIGHT OF WAY. DESCRIBES PORT PROPERTY BUT NOT LOCATION OF EASEMENT, THEREFORE GENERAL IN NATURE.
- 23) HOOD RIVER COUNTY RECORDS, INST#961272, NOT A PART OF THIS PLAT OR WITHIN DEDICATED ROADWAY.
- 24) HOOD RIVER COUNTY RECORDS, INST#961274, WITHIN EXISTING DEDICATED ROADWAY.
- 25) HOOD RIVER COUNTY RECORDS, INST#20001782, EASEMENT GRANTED TO WARM SPRINGS FOR THE AREA KNOWN AS GOVERNMENT ROCK. PAGE TWO STATES, "THE PROPERTY BY USE OF SOME MEANS OTHER THAN EASEMENT HERE GRANTED, THE EASEMENT HERE GRANTED SHALL, AT GRANTEE'S OPTION, BE DEEMED ABANDONED BY GRANTEE." I BELIEVE THIS IS THE CASE ON THIS DOCUMENT. THE AREA DISCUSSED IS LOCATED IN THE UNSURVEYED PORTION OF LOT 7.
- 26) HOOD RIVER COUNTY RECORDS, INST#20037728 AND #20042889, WELL INFORMATION FORM.
- 27) HOOD RIVER COUNTY RECORDS, 2009-01292, EASEMENT AGREEMENT AS SHOWN.

ERIK M. CARLSON PLS 72306

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PLAT EXISTING PROPERTY OWNED BY THE PORT OF CASCADE LOCKS. DETAILS ON THIS SUBDIVISION ARE ON THE FACE OF THIS PLAT.

**APPROVALS:**

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOD RIVER COUNTY SURVEYOR

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON HOOD RIVER COUNTY COMMISSIONERS

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOD RIVER COUNTY ENGINEER

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF CASCADE LOCKS RECORDER

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF CASCADE LOCKS PLANNING DIRECTOR

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOD RIVER COUNTY COMMISSIONER

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF CASCADE LOCKS MAYOR

THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" WAS EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOD RIVER COUNTY COMMISSIONER

**APPROVALS:**

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREOF HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE, TREASURER/TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

**DECLARATION AND DEDICATION:**

I, REPRESENTATIVE OF THE PORT OF CASCADE LOCKS, AS OWNER OF THE LAND SHOWN ON THE PLAT HERETO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HERETO ATTACHED, DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PATHWAYS AND EASEMENTS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "THE PORT OF CASCADE LOCKS BUSINESS PARK" TO BE A CORRECT PLAT AS LOCATED IN THE SECTION 35, TOWNSHIP 2 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

REPRESENTATIVE OF THE PORT OF CASCADE LOCKS

**COVENANTS AND RESTRICTIONS:**

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE PORT OF CASCADE LOCKS BUSINESS PARK" TO BE FILED UNDER SEPARATE DOCUMENTS AS RECORDER'S FILE NO. \_\_\_\_\_ RECORDED \_\_\_\_\_, 20\_\_\_\_, HOOD RIVER COUNTY DEED RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

FOR REVIEW

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires December, 2015

TERRA SURVEYING

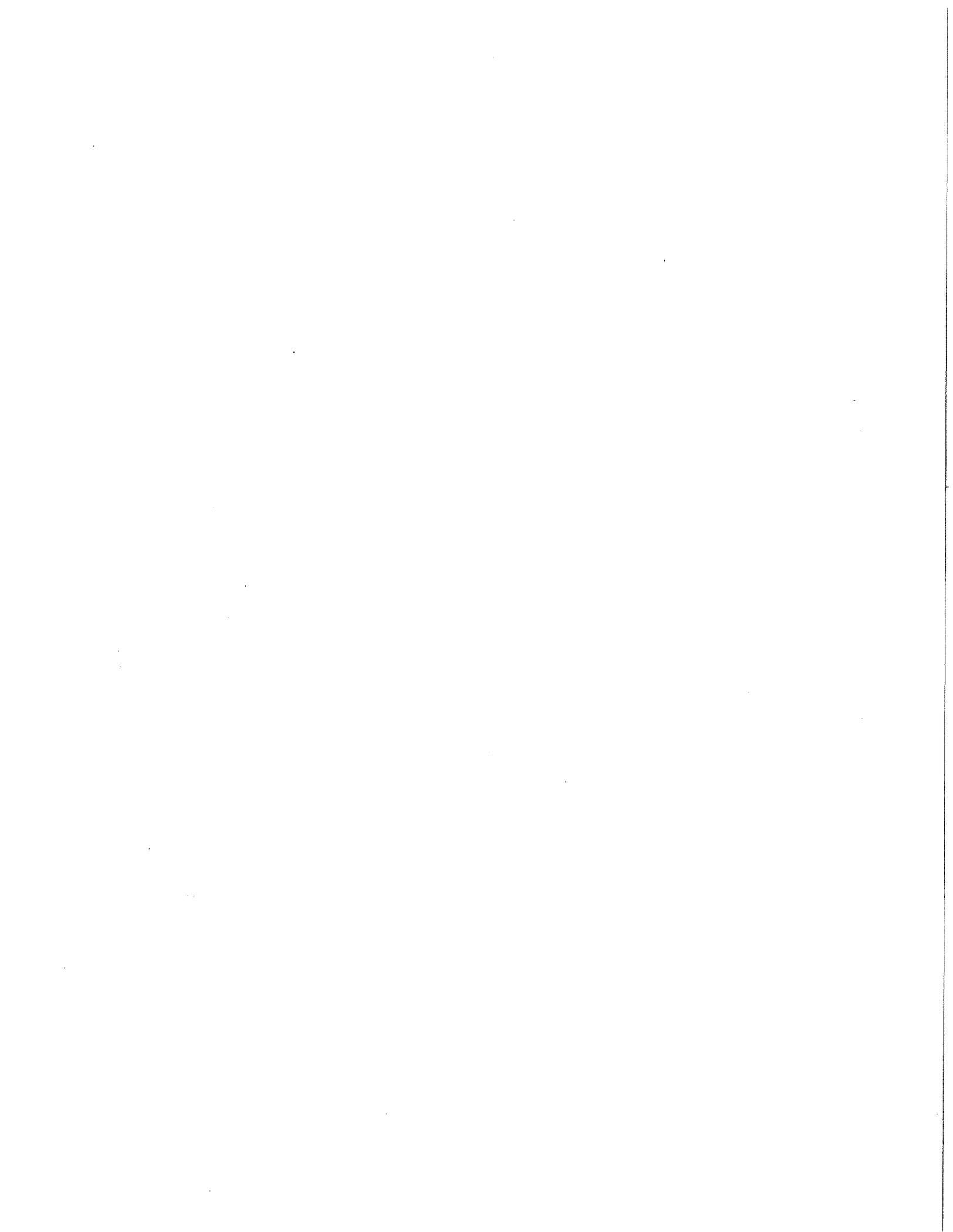
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 366-4531  
E-Mail: terra@yarge.net

DATE: OCTOBER 20, 2014  
PROJECT: 14046  
SCALE: 1" = 200'  
ASSESSORS MAP: 21-8E-5 TL 300 & 400

## 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





## CASCADE LOCKS PLANNING COMMISSION PROCEDURES

CHAIR: Good evening, my name is \_\_\_\_\_. 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 Conditional Use Case No. LU 14-004; an application by City of Cascade Locks

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 (listed on notice). 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 a 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.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Cascade Locks Planning Commission, at its meeting on, December 11, 2014, at 7:00 PM, in the City Council Chambers of the City Hall, Cascade Locks, Oregon, will consider the following application:

- FILE TITLE:** LU 14-004 City of Cascade Locks – Conditional Use Permit
- APPLICANT:** City of Cascade Locks  
PO Box 308  
Cascade Locks, OR 97014
- REQUEST:** To construct a shop building to house City equipment and vehicles.
- LOCATION:** 2N 7 12AC Tax Lot 3100  
Property is located on the west side of the City Hall building.

**APPLICABLE REVIEW CRITERIA:** Cascade Locks Community Code Sections Article III, Chapter 8-6.60, Article V, Chapter 8-6.152.

**PROPERTY OWNERS WITHIN 250 FEET OF THE SUBJECT PROPERTY ARE RECEIVING THIS NOTICE. SPECIAL NOTICE TO MORTGAGEE, LEINHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The Public Hearing on this matter will be conducted in accordance with the rules contained in the zoning ordinance adopted by the Cascade Locks City Council, which is available at City Hall.

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

Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the approval authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

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

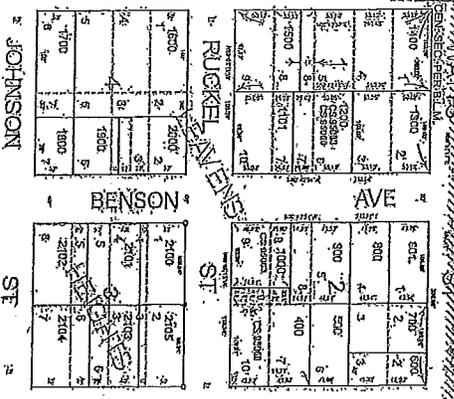
For further information, please contact Kathy Woosley at Cascade Locks City Hall, at 374-8484, 140 WaNaPa, Cascade Locks, OR 97014.

UNION PACIFIC RAILROAD

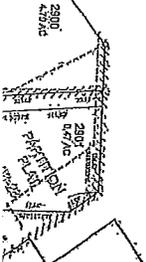
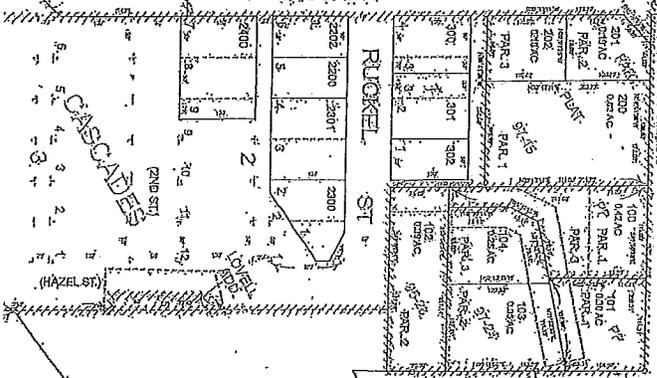
RAILROAD

SEE MAP Q2N 07E 120A

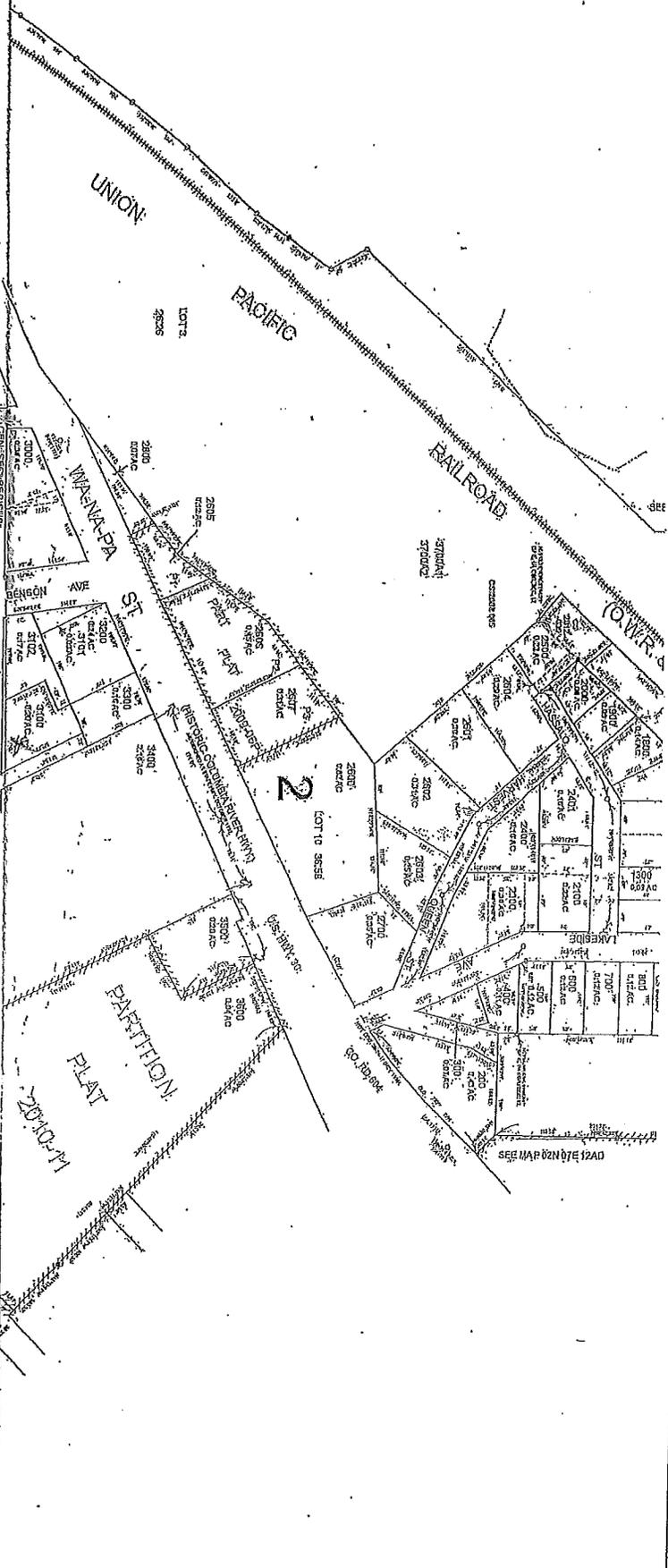
PARTITION



2



SEE MAP Q2N 07E 120A



PARTITION PLAT

SEE MAP Q2N 07E 12AD



CITY OF CASCADE LOCKS  
PLANNING STAFF REPORT  
November 3, 2014

**Application File Number:** LU 14-004  
**Type of Action Requested:** Conditional Use  
**Code Authority:** Conditional Uses (8-6.152)  
**Application certified as complete:** November 5, 2014  
**Action Deadline:** April 14, 2015 (180 days)  
**Approval Criteria:** 8-6.184.050 (Article V – Page 12-20)  
**Applicant(s):** City of Cascade Locks  
**Location:** 140 SW WaNaPa Street  
**Township: T 02N**      **Range: R 07E**      **Section: 12CA**      **Taxlot: # 3100**  
**Zoning:** (MDR) Medium Density Residential  
**Minimum Lot Size:** 4500 Square Feet  
**Specific Action Requested:** Approve the construction of a shop to house City's equipment and vehicles.

**Staff Summary:** Staff has reviewed the application and the criteria has been met for a conditional use on tax lot 3100 for the City Shop Building. The City purchased the new bucket truck in 2013 with the intention to build a shop to house the City's vehicles and equipment. This action was approved by the City Council. Currently the vehicles and equipment are sitting in inclement weather. The yard is a separate tax lot and zoned different from the City Hall building and requires a conditional use permit for the shop.

**FINDINGS:**

CDC Section 8-6.152.060 establishes the approval criteria for the use. The criteria is listed below along with findings on the proposal's conformance.

1. The site size and dimensions provide adequate area for the needs of the proposed use;

**The proposed shop building is 36' x 48' x 20.5'. The shop will be used to house the City's vehicles. The vehicles are currently stored on the property in the weather.**

2. The characteristics of the site are suitable for the proposed use considering size, shape location, topography, and natural features;

**The property is a separate piece of property to the west of the City Hall and was purchased and fenced to secure the City's equipment and vehicles.**

3. All required public facilities have adequate capacity to serve the proposal;

**Water, sewer, and electric facilities are more than sufficient to service the building.**

4. The applicable requirements of the zoning district are met except as modified by this chapter;

**Section 8-6.60.030 allows a public facility in the MDR Zone as a conditional use. Section 8-6.152.060 lists approve standards for specific uses such as public facility. Furthermore, a storage facility for the City Utility Company is commonly considered a "Utility facility necessary for public service" under most municipal codes which specifies that when the public has a compelling public need for a facility to support public services that this use should be considered under the conditional use provisions of our code.**

5. The applicable criteria set forth in Section 8-6.152.060 are met.

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

**The property is currently being used for storage of equipment and vehicles. The proposed building will allow for the equipment and vehicles to be stored under the building, which will "tidy up" the property. Thus improving the aesthetics of the area and enhancing neighboring properties.**

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

**The property currently has chain link fencing which will continue to provide security for the property and will be complimented by the construction of a new shop building to house vital equipment.**

**The minimum setbacks requirements for the building are:**

**Front yard of 15 feet for the building**

**Side yard 5 feet**

**Rear yard 15 feet**

**Garage vehicle entrance of 20 feet**

**Height 35 feet.**

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

3. Nearby residential properties shall be buffered from potential noise impacts related to activities occurring on the site.

**There will be no change in what the property is being used for. The building will most likely cut down on any incidental noise and disturbances due to the roof capturing some sounds.**

4. Facilities that will generate significant traffic volumes shall have direct access to a collector or arterial street. Access to a local street may be allowed only if it is found that adverse traffic impacts will not be created for surrounding properties. The approval authority may grant an exemption to these requirements when access is limited by City; Hood River County; or Oregon Department of Transportation requirements. However access must be approved by the Fire Chief.

**There will be no change in traffic volume.**

**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 a conditional use permit to support the efficient use and protection of vital public resources used in connection with the delivery of electrical services to the citizens of Cascade Locks.

#### **CONDITIONS OF APPROVAL:**

1. Applicant shall erect the proposed building with all minimum setbacks in place.
2. Applicant shall continue to operate utility yard in a manner consistent with previous operations except that equipment maintenance and repair will take place inside the building rather than in the open yard.
3. Building shall have water for sprinkling the building and electricity for lights but will not have a sewer connections as City employees will continue to utilize City Hall for this purpose
4. Applicant shall comply with any conditions consistent with Oregon Planning rules and established by the City Planning Commission in consideration of this request.
5. Applicant shall verify all corner posts of the subject property prior to securing a building permit to ensure that all setbacks are observed and to ensure that the building is fully contained within the subject parcel.
6. Applicant shall pay all fees and associated costs of this permit prior to securing the issuance of a County Building permit.

7. Applicant shall have not more than 24 months from the approval of this application to complete the construction of the proposed building.

**DECISION(S):**

\_\_\_\_\_ 1. Planning Commission approves the Conditional Use permit as requested and as specified in the staff report.

\_\_\_\_\_ 2. Planning Commission denies the permit request based on the conditions enumerated by the Commissioners in their motion and duly recorded in the minutes of the Planning Commission.

\_\_\_\_\_ 3. Planning Commission approves the permit request which includes the conditions of approval contained within the staff report plus the additional conditions placed on the permit as allowed by state planning rules and as duly recorded in the minutes of the Planning Commission

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

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

# CONDITIONAL USE APPLICATION

## I. BACKGROUND INFORMATION

### Applicant

Applicant Name: City of Cascade Locks Phone: 541 374 8484

Address: PO Box 308 140 SW Wana Street CL

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

### Property Owner (if different)

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

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

### Property Information

Property Address: 140 SW Wana Street

Township; Range; Section; Tax Lot: 2N 71S Ac 3100

Zone: MOB Property Size: 10 Acre

Existing Use/Structures: City equipment/vehicle storage

Application Proposal: To build a shop to house City's equipment & vehicles

### FOR OFFICE USE ONLY

File Number: LU 14-004

Submittal Date: 11/3/14 Fee: \_\_\_\_\_ Received by: KW

Application Type: CUP Completeness: 11/5/14 per Stan 120th Day: 3/5/14

**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 conditional use.
- (C)  ONE copy and ONE PDF version of the site plan drawn to scale. The site plan must include the material required under Sections 8-6.148.050 through 8-6.148.100 of the Community Development Code. 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 250 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. *Letter of Consent*
- (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.

*[Signature]* *ASOADE* *11-4-14*  
\_\_\_\_\_  
Applicant/Owner Date

*[Signature]* *LOCKS*  
\_\_\_\_\_  
Applicant/Owner Date

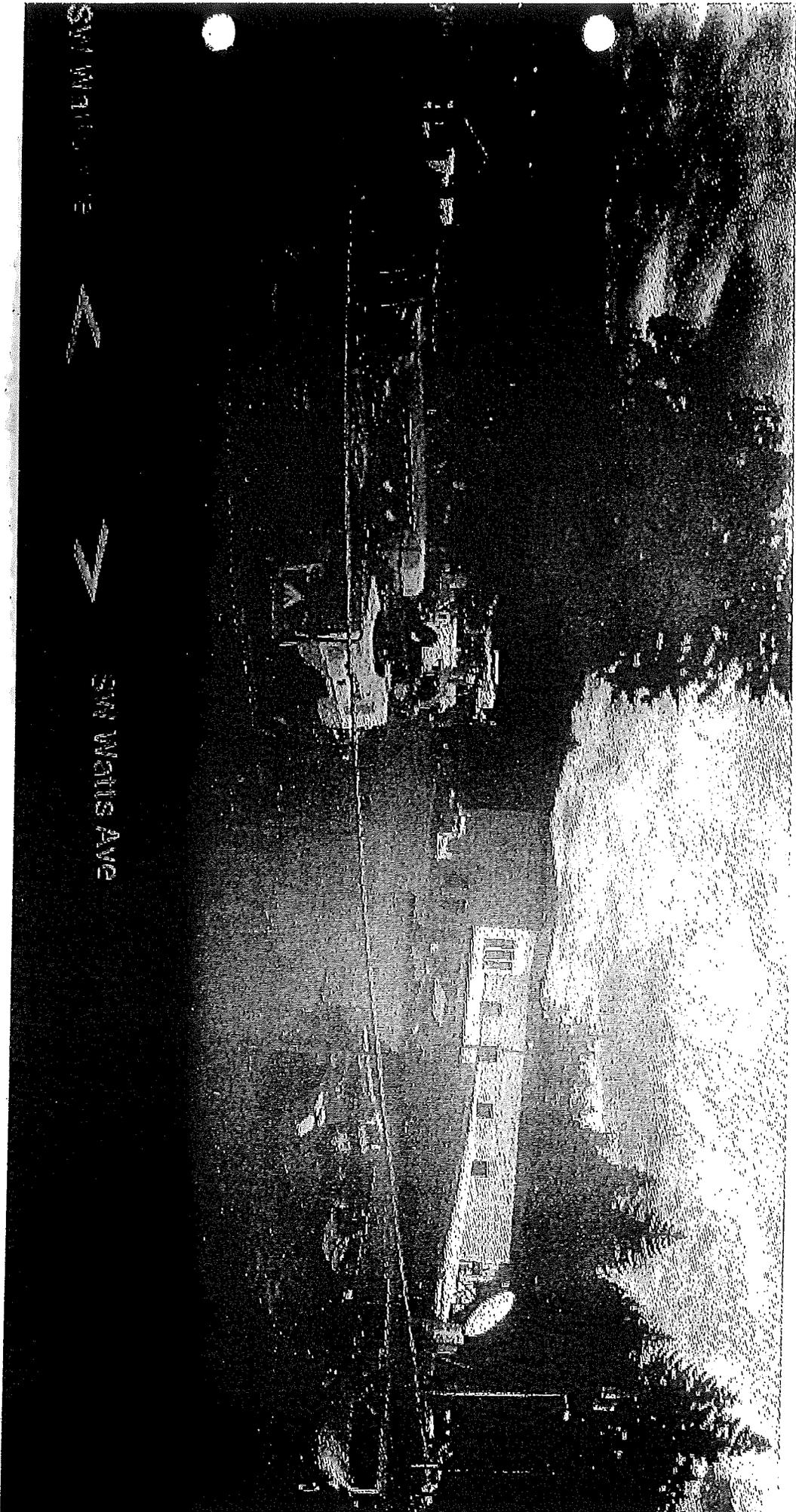
Conditional Use Criteria.

1. The size and dimensions provide adequate area for the needs of the proposed use;  
**The site size and dimensions are adequate for the proposed purpose. The subject property is .20 acres and is currently used for storing the City's equipment and vehicles.**
2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural feature.  
**The site is currently being used as fenced storage for the City's equipment and vehicles. The proposed shop building will provide more security and protection from the inclement weather.**
3. All required public facilities have adequate capacity to serve the proposal.  
**The water, sewer, and electrical facilities are more than sufficient to service the proposed use. The building will have a sprinkler system to satisfy the fire code requirements.**
4. The applicable requirements of the zoning district are met except as modified by this chapter.  
**The proposed use meets the requirements under Section 8-6.60.030 as a conditional use in the MDR Zone.**
5. The applicable criteria set forth in Section 8.6.152.060 H. Public Facilities are met.
  1. If the use is in a residential zone, its location will not by itself or in combination with other nearby condition uses, decrease the desirability of the area for the retention of existing housing or the development of new housing.  
**The property is currently being used for storage of equipment and vehicles. The proposed building will allow for the equipment and vehicles to be stored inside the building, which will "tidy up" the property.**
  2. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.  
**The property currently has chain link fencing and the minimum setbacks requirements for the building are:  
Front yard of 15 feet for the building  
Side yard 5 feet  
Rear yard 15 feet  
Garage vehicle entrance of 20 feet  
Height 35 feet.  
The maximum coverage of buildings and impervious surfaces shall not exceed 75 percent of the total lot area.**
  3. Nearby residential properties shall be buffered from potential noise impacts related to activities occurring on the site.

**There will be no change in what the property is being used for. The building will most likely cut down on noise.**

4. Facilities that will generate significant traffic volumes shall have direct access to a collector or arterial street. Access to a local street may be allowed only if it is found that adverse traffic impacts will not be created for surrounding properties. The approval authority may grant an exemption to these requirements when access is limited by City; Hood River County; or Oregon Department of Transportation requirements. However access must be approved by the Fire Chief.

**There will be no change in traffic volume.**

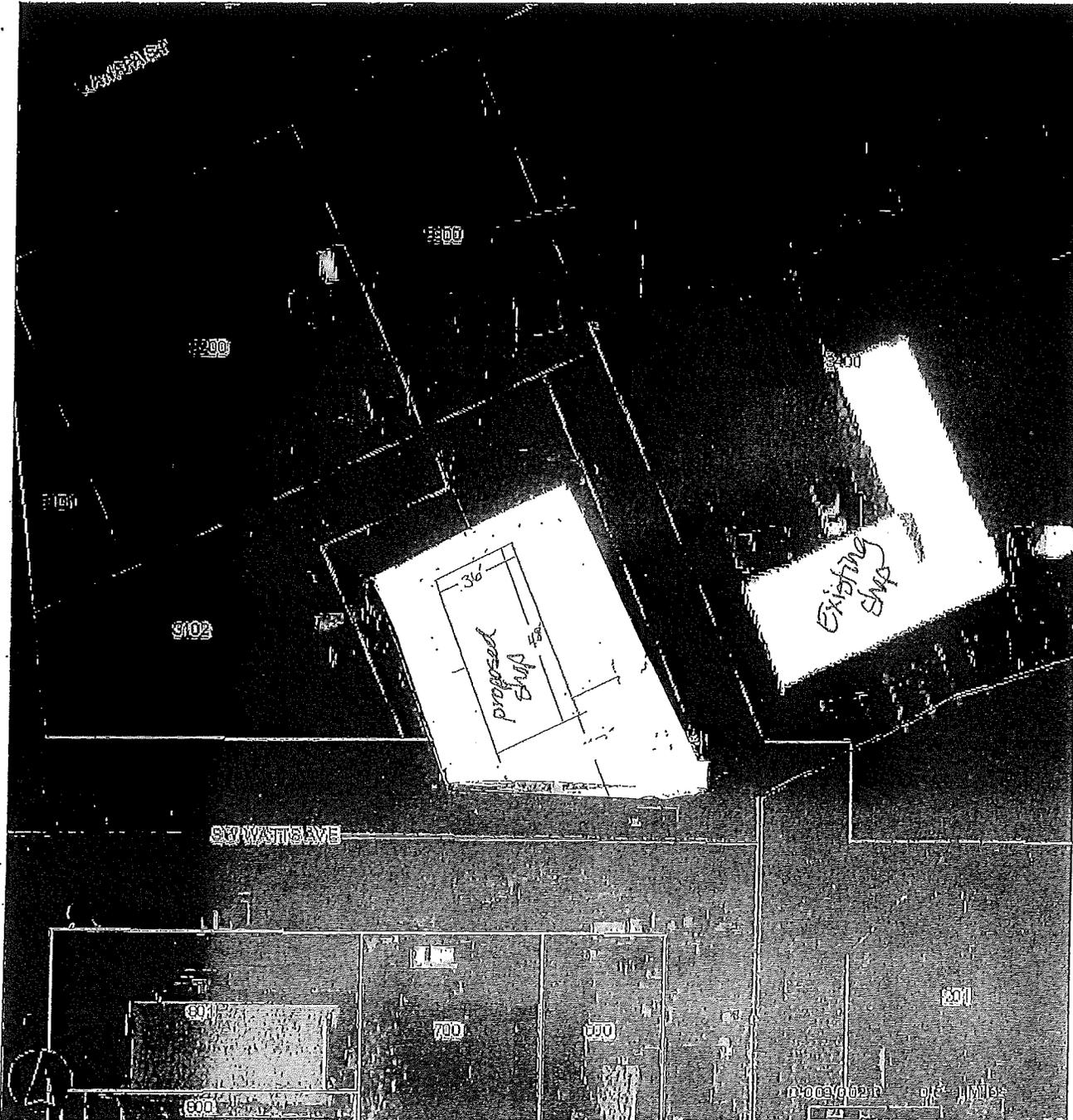


SW 10th St



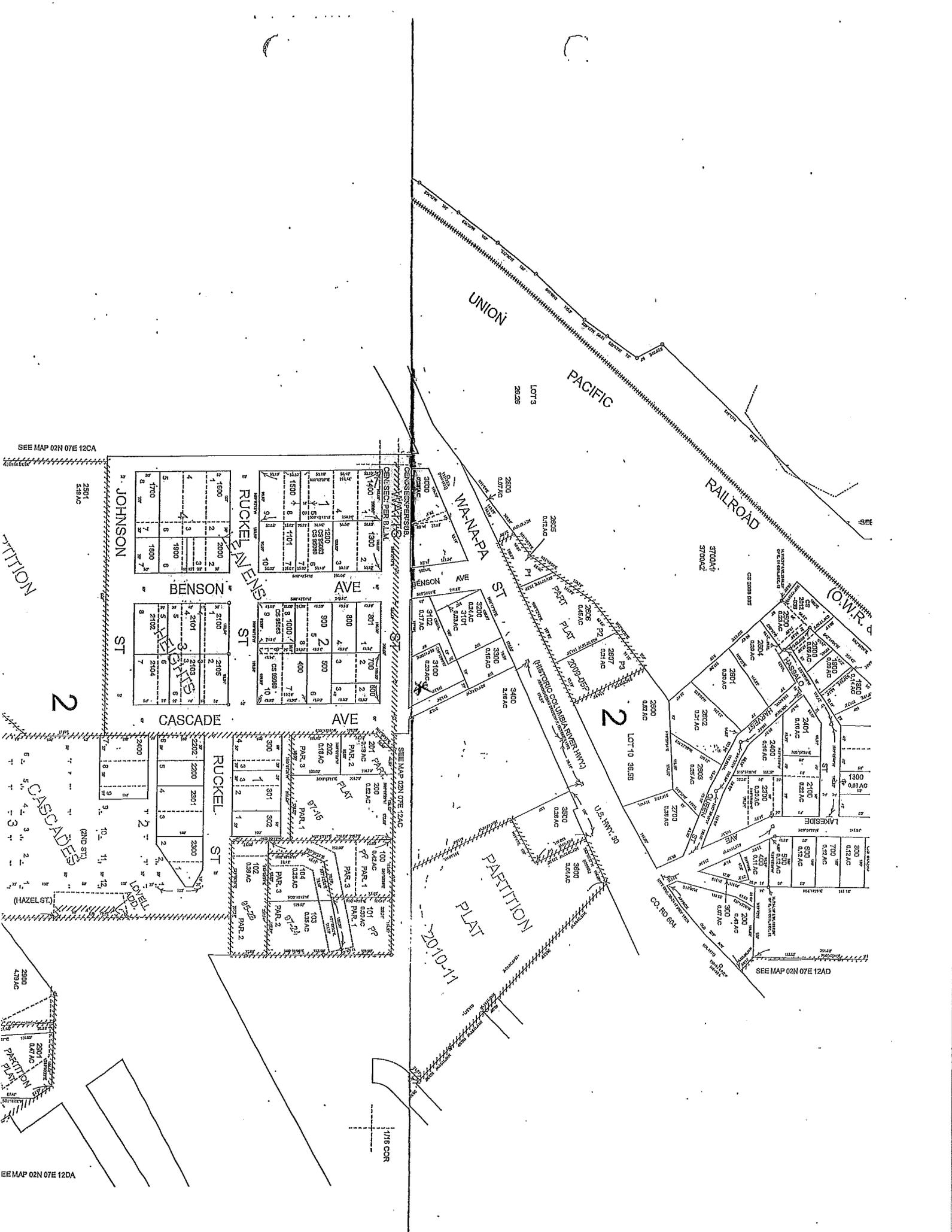
SW 10th Ave





ZN. 7E. 12 AC #3100

City of Cascade Locks



SEE MAP 02N 07E 12CA

PARTITION

2

CASCADE'S  
2ND ST  
3 4 5 6 7 8 9 10 11 12  
1 2 3 4 5 6 7 8 9 10 11 12

HAZEL ST

PARTITION  
PLAT

SEE MAP 02N 07E 12DA

UNION

PACIFIC

RAILROAD

C.O.W.R.

WANA-PA ST

BENSON AVE

JOHNSON ST

RUCKEL AVENS ST

BENSON AVE

CASCADE AVE

RUCKEL ST

PARTITION  
PLAT

2010-11

2

LOT 10 38.58

U.S. HWY. 30

CO. RD 6M

SEE MAP 02N 07E 12AD

1/18 COR