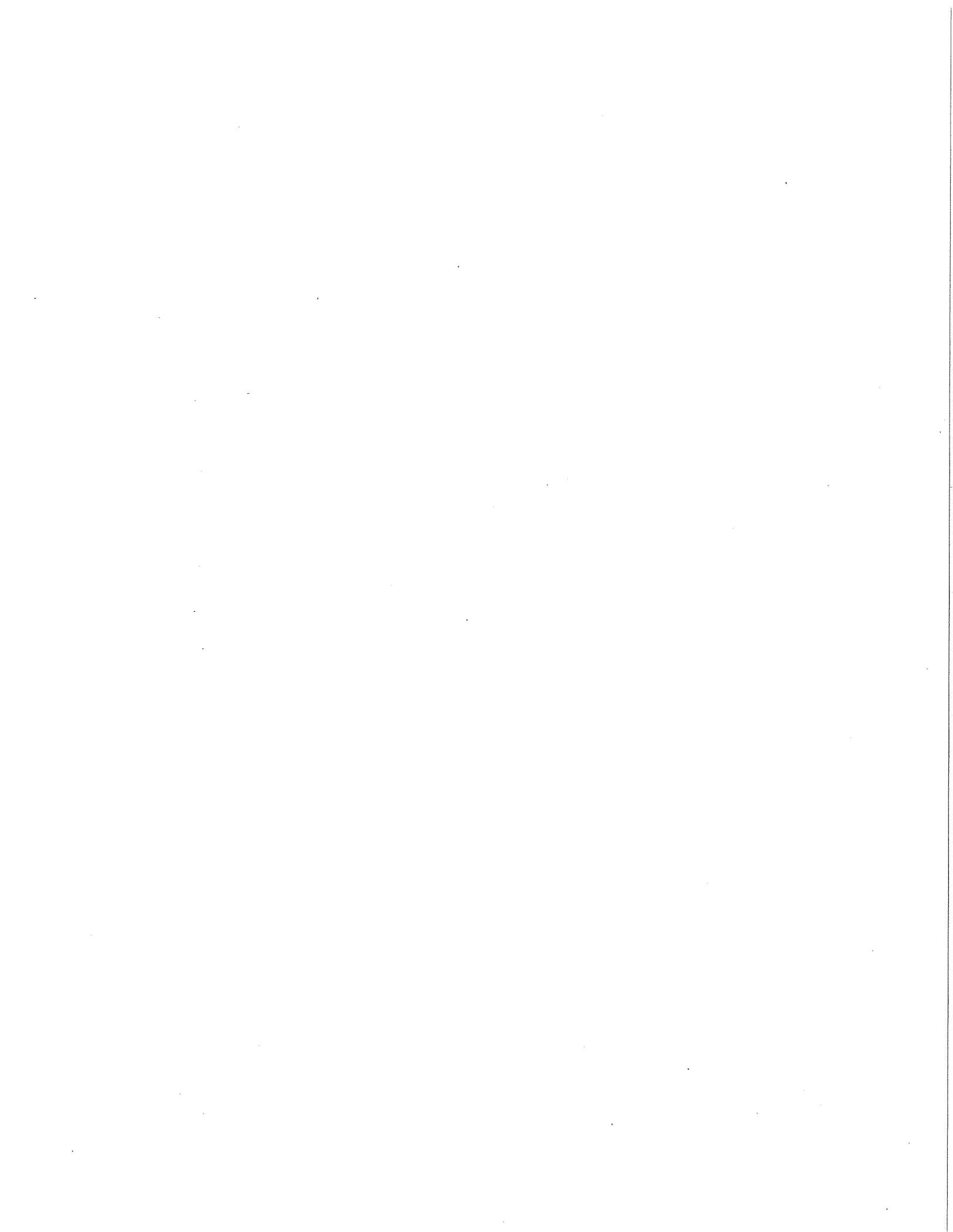


**CITY OF CASCADE LOCKS
PLANNING COMMISSION/HISTORIC LAND COMMISSION
AGENDA**

Thursday, May 14, 2015 at 7:00 PM
City Hall

- I. Call Meeting to Order.
- II. Approval of Minutes.
 - A. March 12, 2015 Minutes.
 - B. December 11, 2014 HLC Minutes.
- III. New Business
 - A. Public Hearing – LU 2015-001 Roger Hicks Conditional Use Permit.
 - B. Discussion regarding Historic Landmarks.
- 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.** Planning Commission Chair Larry Cramblett called the meeting to order at 7:00 PM. Planning Commission Members present were Gyda Haight, Virginia Fitzpatrick, Gary Munkhoff, Todd Mohr, and Larry Cramblett. City Council Members present were Bruce Fitzpatrick, Richard Randall, Bobby Walker, Deanna Busdieker, and Mayor Cramblett. CM's Groves and Helfrich were absent. Also present were City Administrator Gordon Zimmerman, City Recorder Kathy Woosley, Planning Consultant Stan Foster, Scot Siegel, and Holly Howell.
- II. Approval of February 12, 2015 Minutes.** PCM Mohr moved, seconded by PCM Haight, to approve the minutes. The motion passed unanimously.
- III. New Business**
- A. Code Assistance Work Session.** Scot explained the grant is a joint program that is managed by the Oregon Department of Transportation and the Department of Land Conservation and Development. He said after this meeting he would be putting together a draft action plan of all the information gathered to then be presented to the Council. CA Zimmerman said this is the last part of the first grant. He said once the Action Plan is approved by Council the City will be applying for the second grant to apply the Action Plan to the Community Development Code.

The Planning Commission and Council went through each section of the Code Assessment Action Plan (Exhibit A). The Planning Commission and City Council took a vote after each section as to what they thought the priorities were.

Neighborhoods:

1. No
2. No
3. Yes - include review of the PUD section of the Code
4. Yes - remove Nursing Homes from the "D" zone
5. Yes - include definition of garage
6. Yes
7. No

Commercial/Employment Districts:

8. Yes - remove conflicting height averaging and review of nonconforming uses
9. Yes - more flexibility, credit for on-street parking, develop a strategy for shared parking
10. No
11. Yes - suggested that part of their recommendations for restricting certain types of development be done through Codes, Covenants, and Restrictions
12. Taken care of with Neighborhoods #6

Infrastructure/Public Improvements:

13. Yes - There was discussion on conflicting documents regarding sidewalks, non-connecting street systems, and narrow streets. He said at a minimum the

documents need to be consistent. He said staff needs clear criteria in the CDC to determine the requirement of sidewalks and consistency of all documents.

14. Yes

15. Yes

16. Yes

17. Yes – include staff suggestions 3,4,5,6, and 8 as depicted in the November 30, 2014 Code Assessment

Scot said the next step in the process would be for the Action Plan to go to Council.

IV. Adjournment. PC Chair Cramblett adjourned the meeting. The meeting was adjourned at 9:37 PM.

Prepared by
Kathy Woosley, City Recorder

APPROVED:

Larry Cramblett, Chair



Memorandum

To: Gordon Zimmerman, Cascade Locks City Administrator
Laura Buhl, TGM Grant Manager

From: Scot Siegel

Date: February 21, 2015

Subject: *City of Cascade Locks TGM Code Assistance – Task 3.1 Draft Action Plan*

The Planning Commission and City Council have scheduled a joint work session on March 12 to review an action plan containing future steps the City can take to improve its development code.

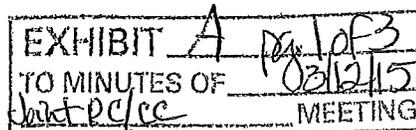
Background

On request of the City of Cascade Locks, the Transportation and Growth Management (TGM) program has contracted with Siegel Planning to prepare an assessment of the City's Community Development Code (CDC). The TGM program provides direct assistance to communities in updating and improving their comprehensive plans and land use regulations.

The purpose of the code assessment is to create an action plan for future code changes. Specifically, the City has requested assistance in identifying changes that will help it plan for:

- Appropriate places for higher density and mixed-use development
- Complete neighborhoods
- Quality development design
- Making efficient use of the existing UGB while maintaining a high quality of life
- Enhancing walkability and bikeability
- Improving connections to the Historic Columbia River Highway and Trail
- Improving the pedestrian-friendly nature of the downtown area along WaNaPa Street (U.S. Hwy 30) while accommodating tourist automobile traffic and maintaining the historic character of the highway

In order to achieve these objectives, Siegel Planning Services reviewed the City's Comprehensive Plan and Development Code, and prepared a Code Evaluation memorandum (Attachment 1). The Planning Commission provided input on the memorandum at a work session



February 12, 2015. The Commission's input is summarized below. For detail on each proposal, including reasons for the change, see Attachment 1.

Neighborhoods

1. Amend Chapter 8-6.56 to allow duplexes on corner lots in the LDR zone and accessory (secondary) dwelling units. Amend the code to provide clear and objective development standards for both types of housing. These changes would allow a wider variety of housing and make more efficient use of the City's limited land supply without significantly increasing density or changing the character of Cascade Locks.
2. Propose standards in the MDR zone (Chapter 8-6.60) and the HDR zone (Chapter 8-6.64) for cottage housing developments, which would be an alternative to attached housing. This style of development is already allowed through the Planned Development (PD) process but the City has no standards for it, and the current requirement that PDs contain at least 5 acres is a barrier to development. Additionally, amend Chapter 8-6.140 Planned Development (PD) to allow PDs on less than 5 acres.
3. Make more efficient use of the City's limited land supply, and encourage the formation of complete neighborhoods, by requiring usable open space be provided in new subdivisions. Amend Chapter 8-6.140 to reduce the open space standard (currently 20%) and establish criteria for useable open space. Open space that consists primarily of steeply sloping, leftover pieces of land is not usable and difficult to maintain. Open space that is not maintained properly may become a nuisance.
4. Allow nursing homes in appropriate zones. Consider allowing in HDR zone (Chapter 8-6.64) and Commercial zone (Chapter 8-6.72).
5. Amend Chapter 8-6.68 (Manufactured//Mobile Home Park Residential zone) to include standards for Recreational Vehicles in mobile home parks. Amend code to remove garage requirement for manufactured homes, per state law.
6. City staff has suggested rezoning the Public Works Shop site from MDR to Public Use.
7. The Planning Commission considered whether it would be appropriate to rezone land from LDR to MDR, or MDR to HDR, particularly adjacent to downtown, to provide a wider range of housing options. The Commission advises against rezoning properties for higher density development at this time. Instead, make smaller adjustments to the code such as those described above.

Commercial/Employment Districts

8. Clarify and streamline the Downtown design standards Chapter 8-6.70. (For specifics, see the table on pages 8-12 of Attachment 1). Note: Fire department capacity may be a barrier to increasing allowable building height in the downtown. Allow increase in height only where fire protection can be assured.
9. Amend the downtown code to allow greater flexibility in the location of parking, while maintaining storefront character along Wa-Na-Pa. Consider doing a site-specific evaluation of parking, or create a parking management plan, for the downtown core.

10. Amend Chapter 8-6.72 to require sheltered sidewalks in the Commercial zone, beyond the Downtown district.
11. Review input from the Port on suggested amendments to Commercial Resort zone (Chapter 8-6.80). The Port submitted comments to City on February 4, which are contained in Attachment 2. Some of the suggested code changes will need to be reviewed for consistency with state law (e.g., regulation of adult businesses and marijuana businesses). Alternatively, as land owner the Port may want to create CC&Rs pertaining to these types of businesses/tenants.
12. City staff has suggested rezoning the City Hall site from CR to Public Use.

Infrastructure/Public Improvements

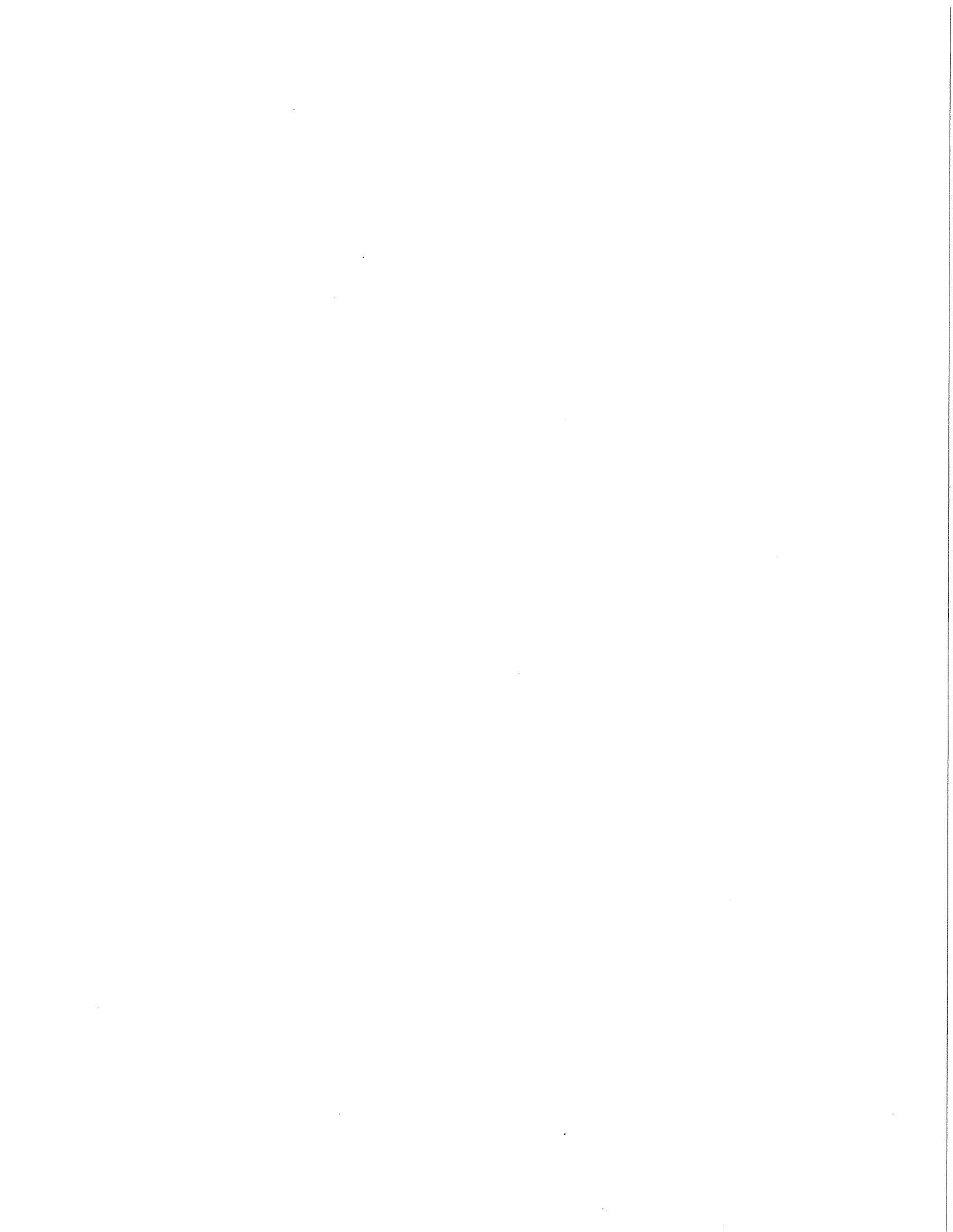
13. Propose a sidewalk standard for new development that is based on street classification. The standard should reconcile conflicting requirements in the current code, TSP, and public works standards. Consider not requiring sidewalks on “country lanes”, i.e., where auto volumes are low, the area is mostly built-out, and the ultimate street width is narrow. Provide clear criteria for exemptions to the sidewalk standard; consider using construction cost instead of square footage of construction as a basis for exceptions.
14. Add code criteria for development exactions (public improvements required with development). This amendment be located in the Site Plan and Design Review chapter (Chapter 8-6.148) and the Subdivisions chapter (Chapter 8-6.180), and Planned Development chapter (Chapter 8-6.140).

Administrative Procedures

15. Establish criteria for and streamline the permit process for minor modifications to approved development plans (various chapters).
16. Streamline the permit process for changes of use, such that a land use application is not required for minor changes, i.e., those that do not impact traffic, parking, drainage, etc. This amendment would be located in Chapter 8-6.148 Site Plan and Design Review. (See background in Attachment 1, page 15, Item 7.)
17. Implement the code changes requested by City staff (pages 14-15).

The above recommendations will be refined and a more specific action plan prepared based on the City Council’s and Planning Commission’s input on March 12. It is anticipated the Final Action Plan and Report will be presented to City Council for acceptance in April.

Following Council acceptance of the final action plan and upon the City’s request, the TGM Program will work with City staff to prepare a scope of work for the next phase of the project, which would include drafting code amendments for public review, hearings, and adoption. That phase can be expected to take approximately 8-12 months, depending on the scope of work.



**Minutes
Historic Land Commission
December 11, 2014**

I. Call to Order. Chair Cramblett called the meeting to order at 8:48 PM. Historic Landmark Commission Members present were Larry Cramblett, Virginia Fitzpatrick, Gyda Haight, Todd Mohr, and Gary Munkhoff. Also present were City Administrator Gordon Zimmerman, City Recorder Kathy Woosley, and Planning Consultant Stan Foster.

II. Approval of April 11, 2013 Minutes. Motion: HLCM Fitzpatrick moved, seconded by HLCM Haight, to approve the minutes. The motion was approved unanimously.

III. New Business.

A. Review process for Historic Landmark Commission. Chair Cramblett said the owner of the old gas station on Forest Lane near Herman Creek Lane wants to burn the building down and he was curious if the Commission approved this. He said he spoke to someone at the County, who contacted ODOT, and was told that if the owner wanted to burn the building they could burn the building.

CA Zimmerman referred back to the April minutes and the ordinance. He said there has to be an application process and we don't have that in place currently. He said if it was a designated landmark the Commission could regulate but it is not. Chair Cramblett said the Commission is in place to take care of the old buildings in Cascade Locks and asked what they should be doing. CA Zimmerman said staff needs to develop an application and anyone that wants to have their building designated would apply. He said staff hasn't had to time to devote to that. He reminded the Commission of the history of the creation of the HLC. He said he could develop an application but would be on the low end of priorities. PC Foster said there are no tax incentives anymore for property owners to register their property on the National Historic Register.

B. Review of Inventory of Historic Resources. There was consensus of the HLC to ignore the inventory of historic resources.

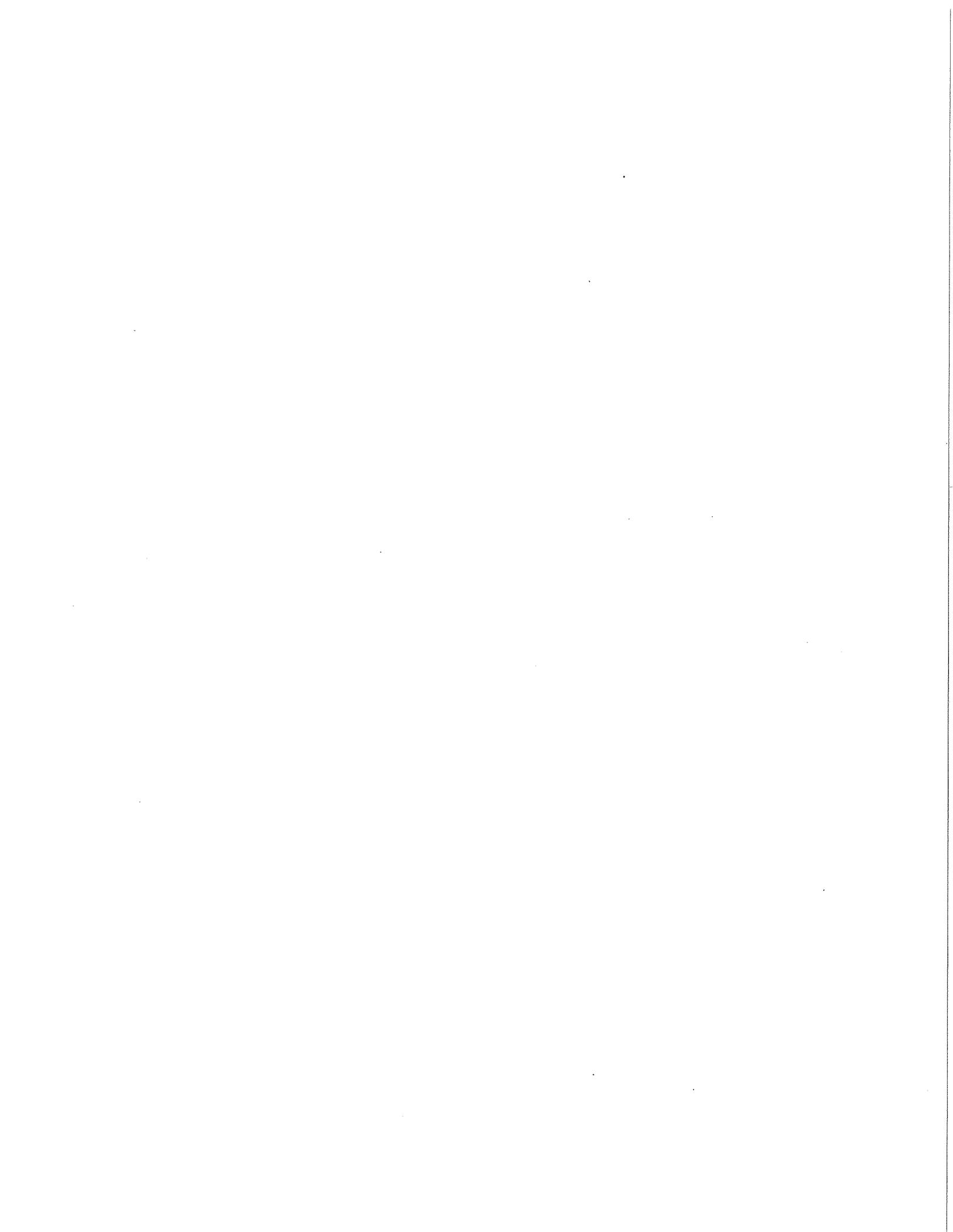
HLCM Haight asked how the City would get rid of eyesore properties located on WaNaPa Street and Oneonta Street. CA Zimmerman explained that the City would have to adopt an abandoned/dangerous building ordinance. He said resources would have to be dedicated to enforcement. He said money and employee time would have to be spent up front and then a lien put on the property. CA Zimmerman said besides peer pressure, bringing jobs to this community and bringing vitality to this community will suddenly make property more valuable as a vacant piece of property. He said that is the key to improvement.

IV. Adjournment. Motion: HCLM Fitzpatrick moved, seconded by HLCM Mohr, to adjourn. The motion passed unanimously.

Prepared by
Kathy Woosley, City Recorder

APPROVED:

Larry Cramblett, Chair



6

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: Roger Hicks Phone: 661-703-2838

Address: PO BOX 173 CASCADE LOCKS OR

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

Property Owner (if different)

Name: Roger Hicks Phone: 661 703-2838

Address: 630 WANAPA ST

Property Information

Property Address: 13 VENTURE ST SW #2

Township; Range; Section; Tax Lot: 3100

Zone: "D" ZONE Property Size: 47 ACRES

Existing Use/Structures: RV PARK & CABINS

Application Proposal: ^{Amendment} to PUT RV CABINS AS THEY ARE IN THE RV PARK NOW AND BUILD THEM TO PLACE THEM AND OFFER THEM CABINS FOR SALE

FOR OFFICE USE ONLY

File Number: 15-001
Submittal Date: 4/9/15 Fee: 125.00 Received by: _____
Application Type: CUP Completeness: _____ 120th Day: _____

REAL PROPERTY STATEMENT OF ACCOUNT

JULY 1, 2014 TO JUNE 30, 2015

HOOD RIVER COUNTY, OREGON

601 STATE STREET

HOOD RIVER, OREGON 97031

ACCOUNT NO:
5873

PROPERTY DESCRIPTION

CODE: 0002

MAP: 2N07E12CD03300

ACRES: 0.47

SITUS: 13 VENTURE ST CASCADE LOCKS

HICKS, ROGER
PO BOX 173
CASCADE LOCKS, OR 97014

TAX YEAR	ORIGINAL DUE	UNPAID TAX	FEES	INTEREST	BALANCE
2014	2,277.87	2,277.87		30.37	2,308.24
				TOTAL UNPAID	2,308.24

MINIMUM AMOUNT DUE BY 02/17/2015 1,548.95

PAYMENT REMINDER

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

Tax Payments by Credit Card can be accepted **ON-LINE ONLY**. Please visit www.co.hood-river.or.us for details.

PAYMENT OPTIONS	Date Due	Amount
Full Payment	02/17/2015	2,308.24
or Minimum Payment	02/17/2015	1,548.95
Final Payment	05/15/2015	759.29

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2014-2015 PROPERTY TAXES

HOOD RIVER COUNTY REAL

ACCOUNT NO. 5873

PAYMENT OPTIONS

Full Payment Enclosed
or Minimum Payment Enclosed

Date Due	Amount
02/17/2015	2,308.24
02/17/2015	1,548.95

(UNPAID DELINQUENT TAX INCLUDED IN PAYMENT AMOUNTS)

INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount
\$

HICKS, ROGER
PO BOX 173
CASCADE LOCKS, OR 97014

MAKE PAYMENT TO:
HOOD RIVER COUNTY TAX OFFICE
601 STATE STREET
HOOD RIVER, OREGON 97031

573-001218-230824

To the city of Cascade Locks Planning Commission

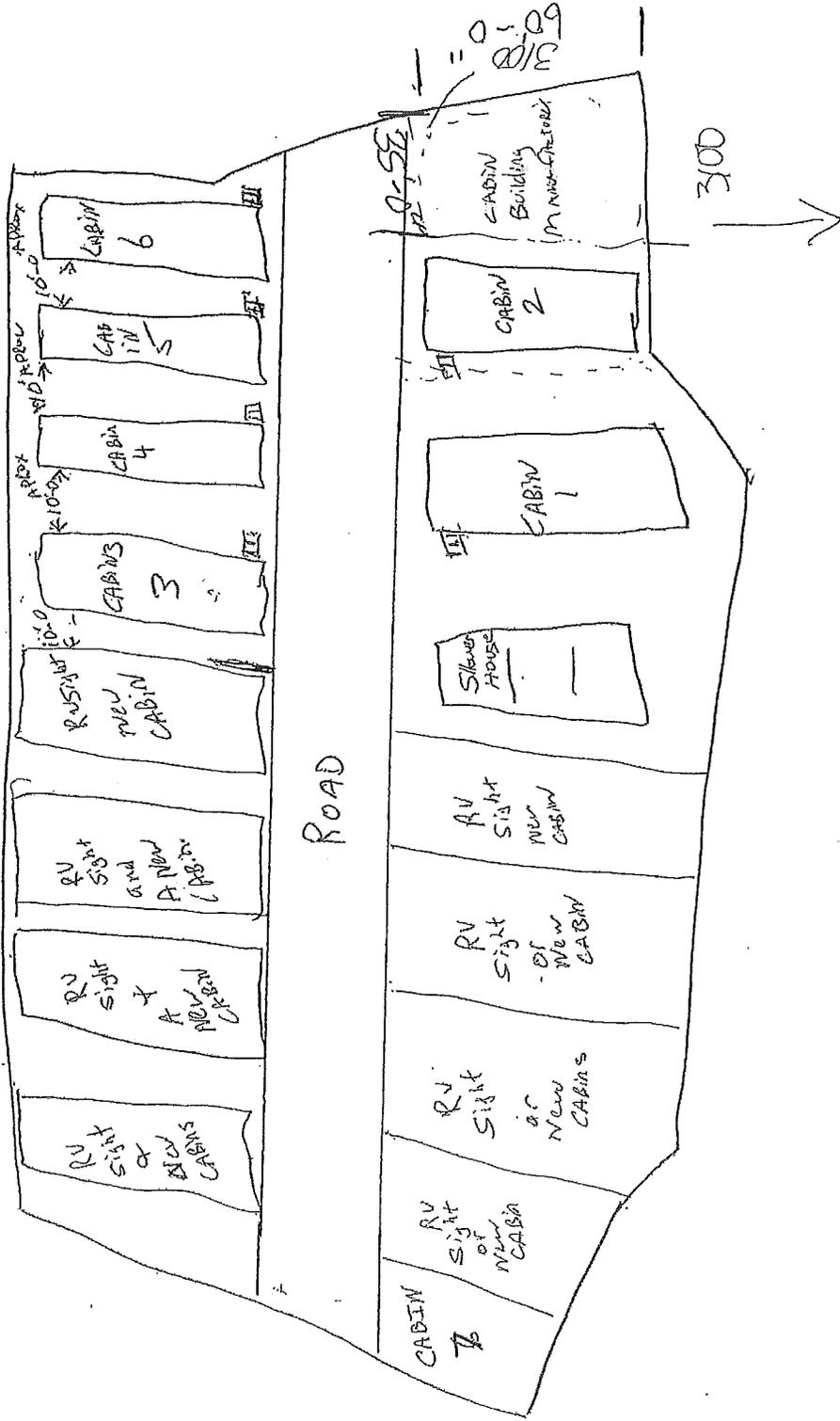
The Bridge of the Gods RV Park
is asking for permission to
manufacture park model RV
cabins.

A. Building RV cabins will take place
on the back of 3100 Tax lot
(picture's Enclosed)

B. Unloading material will be
done two or three times a
year on the side street
Wasco. Most material is picked
up using my own enclosed
trailer.

C. Signage will be on the
side of the first RV cabin
displaying RV Log Cabins
for Rent/Sale
(photo Enclosed)
Sign Size 3'x8'

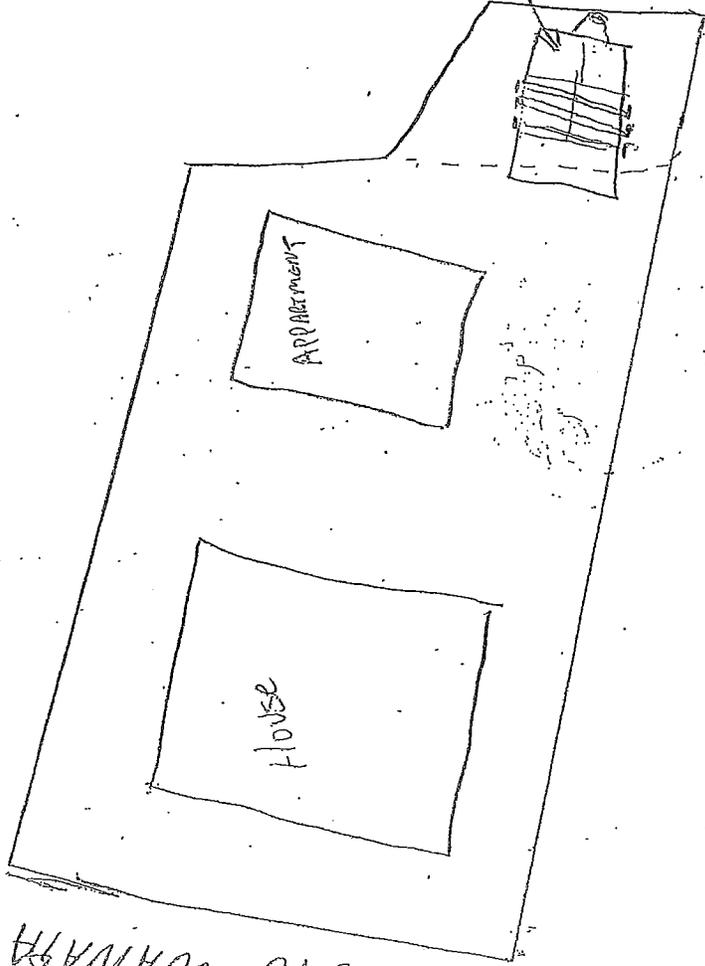
3300-17 VENTURE ST



616 - WANAPA ST

3100

616 WANAPA



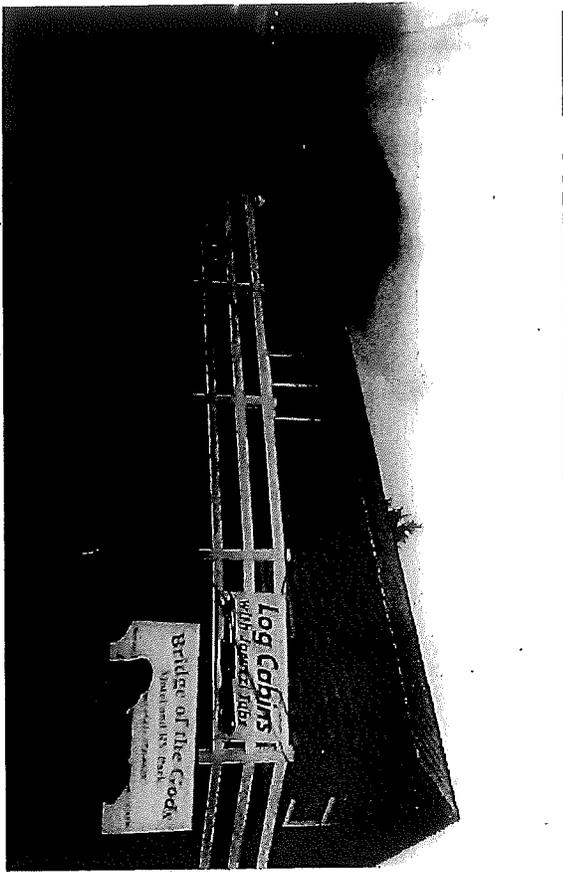
PLAN A

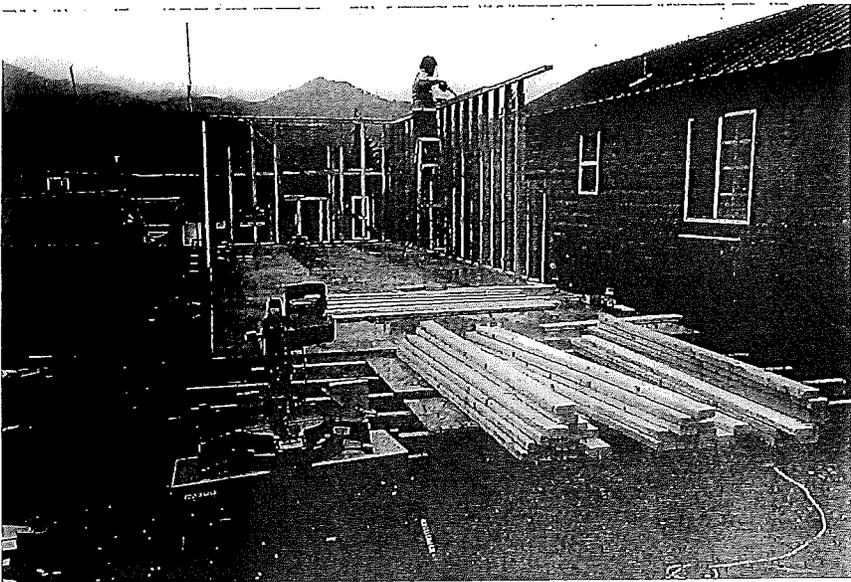
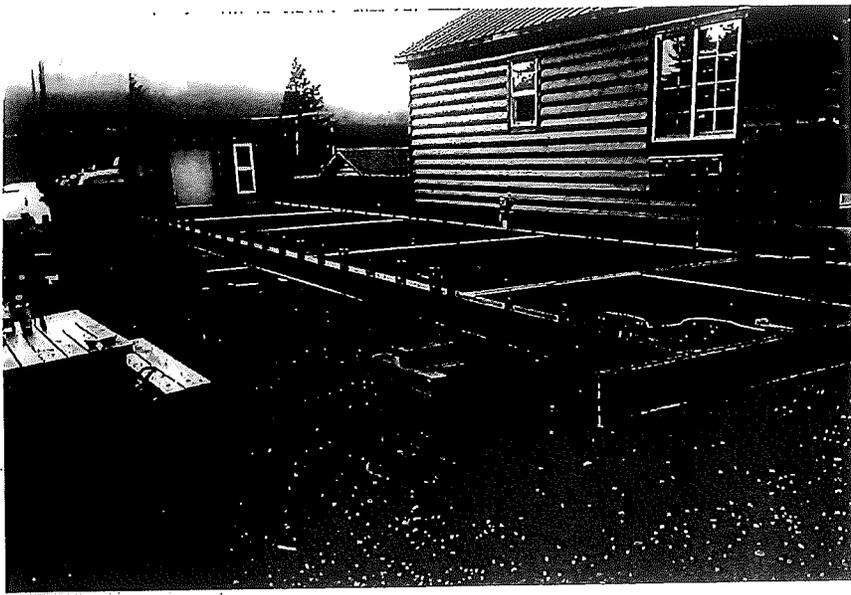
RV
CABINS

MANUFACTURE

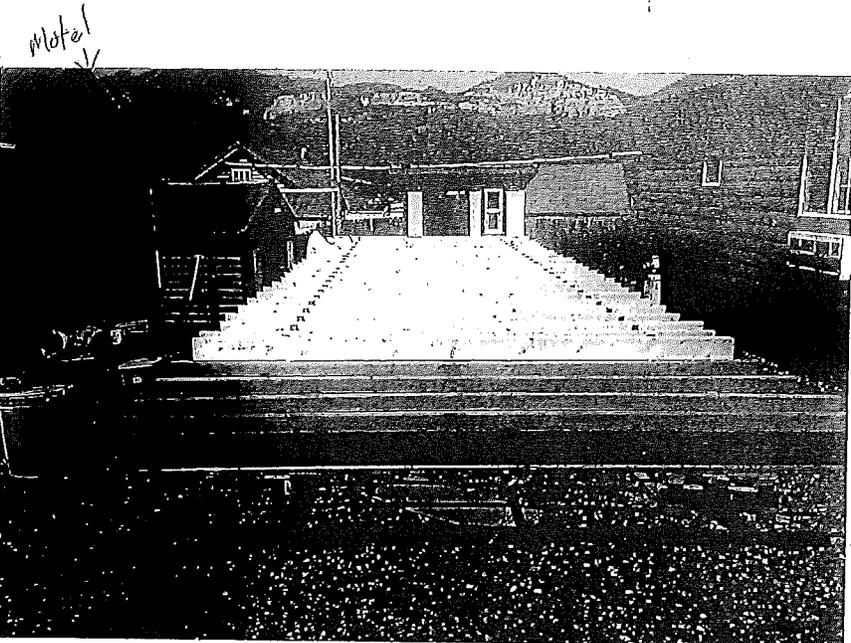
NOW past 2 years





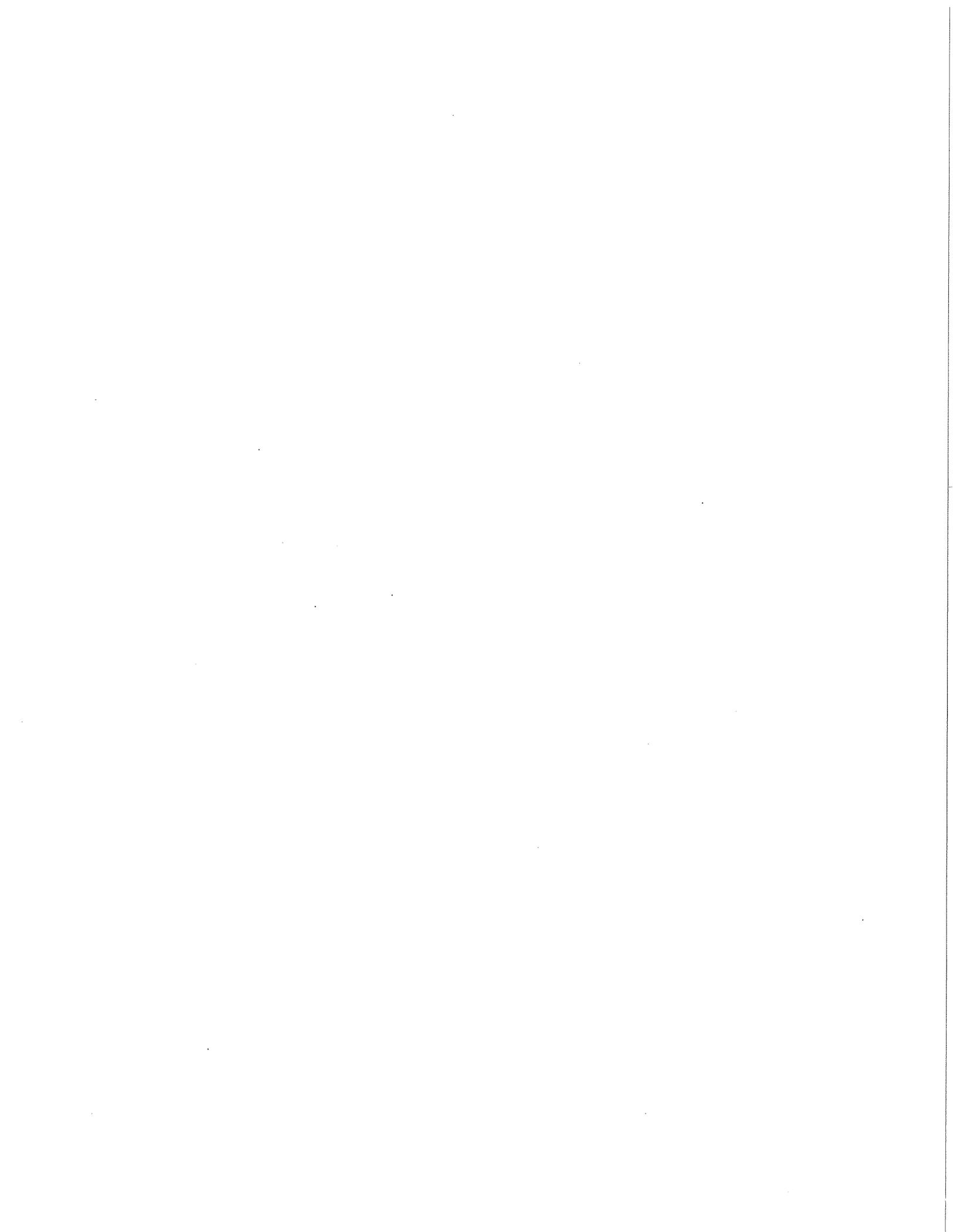


RV unit
←



Metal
↓

RV unit
←



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Cascade Locks Planning Commission, at its meeting on, May 14, 2015, at 7:00 PM, in the City Council Chambers of the City Hall, Cascade Locks, Oregon, will consider the following application:

FILE TITLE: LU 15-001 Roger Hicks – Conditional Use Permit

APPLICANT: Roger Hicks
PO Box 173
Cascade Locks, OR 97014

REQUEST: To manufacture log cabin recreational vehicles in Bridge of the Gods RV Park and approve signage to sell recreational vehicles from the RV Park.

LOCATION: 2N 7 12CD Tax Lot 3100
Bridge of the Gods RV Park at 13 Venture Street.

APPLICABLE REVIEW CRITERIA: Cascade Locks Community Code Sections Article III, Chapter 8-6.70, 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.

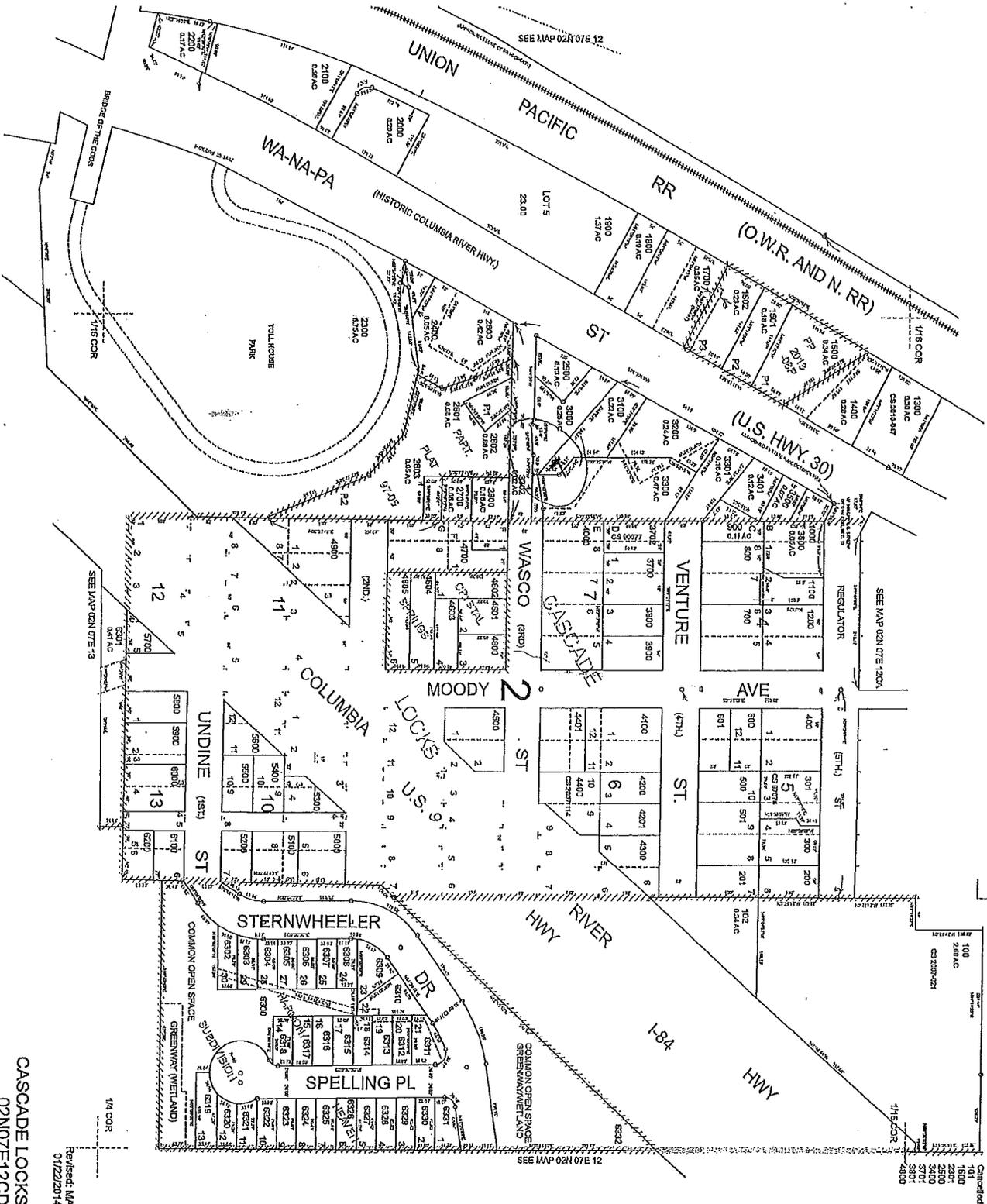
For further information, please contact Kathy Woosley at Cascade Locks City Hall, at 374-8484, 140 WaNaPa, Cascade Locks, OR 97014.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



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

02N07E12CD
CASCADE LOCKS



02N07E12CD
CASCADE LOCKS

Revised: MA
01/22/2014

1/4 COR

SEE MAP 02N 07E 12

101
150
180
230
250
280
320
350
380
480
Cascaded

CITY OF CASCADE LOCKS
PLANNING STAFF REPORT
April 16, 2015

Application File Number: LU 15-001
Type of Action Requested: Conditional Use
Code Authority: Conditional Uses (8-6.152)
Application certified as complete: April 16, 2015
Action Deadline: 2015 (180 days)
Approval Criteria: 8-6.184.050 (Article V – Page 12-20)
Applicant(s): Roger Hicks
Location: 13 Venture Street
Township: T 02N **Range: R 07E** **Section: 12CD** **Taxlot: # 3100**
Zoning: (D) Downtown Zone
Specific Action Requested: Approve the manufacturing of log cabin style recreational vehicles and approve signage to sell vehicles.

Staff Summary: Staff has reviewed the application and the criteria has been met for a conditional use on tax lot 3300 for the limited manufacturing of log cabin style recreational vehicles.

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 land area currently being used to build the recreational vehicles is behind the Bridge of the Gods Motel and inside the Bridge of the Gods RV Park.

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

The property is a flat portion of parking lot within the RV Park.

Uses permitted. The code does not allow the proposed use as an outright permitted use therefore the application can only be approved under CDC Section 8-6.70.030 (A) Conditional uses; which allows for “assembly or limited manufacturing uses”. The applicant has provided written testimony that his intended use complies and meets the requirements for a conditional use under this provision of the code.

Site Specific Criteria CDC Section 8-6.152.060 establishes the approval criteria for the granting of a conditional use permit. 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 land area currently being used to build the recreational vehicles is behind the Bridge of the Gods Motel and inside the Bridge of the Gods RV Park. The proposed use would continue a past-practice and would not require additional land or area for the manufacturing of the RV cabins. No change in use is proposed.

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

The property is a flat portion of parking lot within the RV Park. The applicant will be required to ensure that no permanent structures or materials will be placed on the parcel within 15 feet of any residential zone which abuts the subject parcel

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

The proposed use will not require any additional public facilities or resources. Therefore existing public facilities are determined to be adequate for the proposed use. No new permanent manufacturing structures are authorized by this permit and no new permanently sited manufacturing buildings shall be authorized by the approval of this request. Any construction of a new permanent building shall be considered a violation of this conditional use permit and result in the immediate revocation of the conditional use permit authorized under this request.

4. The applicable requirements of the zoning district are set forth in Section 8-6.70.030 (A) allows assembly or limited manufacturing uses, including artisan foundries, meaning foundries used to cast sculpture.

The applicant has stated that he intends to comply with these above stated provisions for limited manufacturing uses. Therefore no permanent buildings or structures are authorized under this permit application. Any changes in use which may increase or expand manufacturing activities shall be considered a “material change in use” and will require the applicant to re-apply for the new intended use prior to commencing said use.

5. The following additional criteria shall apply to any conditional permit authorized under this request.

The applicant shall comply with 8-6.070.100 Activities External to a building. No external storage of merchandise and/or materials (sic) is hereby prohibited within the downtown zone.

Should the applicant wish to utilize any existing building for the use of this business, then all improvements to the building shall comply with the design standards of the downtown zone and shall be reviewed and approved by the City Administrator prior to utilizing said building.

The requirements of CDC 8-6.144 shall apply regarding signage.

- **No freestanding pole signs are allowed**
- **Internally illuminated signs are prohibited**
- **Applicant may request a pedestrian-oriented sign up to six square feet in size and may upon approval of the City Administrator display two signs up to 12 square feet in size.**

Only those signs which have been approved by the Planning Commission and/or the City Administrator shall be allowed to be displayed in conjunction with this permit.

5. The applicable criteria set forth in Section 8-6.152.050 are met if the Planning Commission approves this permit as submitted.

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

The property is currently being used to build the log cabin style recreational vehicles. The picture provided shows the area proposed for the light manufacturing use.

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

The property is a flat portion of the parking lot in the RV Park. The recreational vehicle base is brought in and unit is constructed on top of base.

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

The applicant doesn't need any additional public services.

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

The proposed use is required as a Conditional Use in the Downtown Zone.

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 has decided to refrain from making a specific recommendation to approve or decline this permit, as this is entirely within the discretion of the Planning Commission to render a decision and is most appropriately decided in this forum. Staff has established the finding of facts and provided suggested conditions of approval should the Planning Commission determine that this proposed use is compatible with the purposes of the "D" zone and the applicant has met the burden of proof in this matter.

DRAFT CONDITIONS OF APPROVAL:

1. **Applicant shall adhere to State of Oregon regulations on limited production of recreational vehicles without a dealer's license.**
2. **Applicant shall comply with any conditions consistent with Oregon Planning rules and established by the City Planning Commission in consideration of this request.**
3. **Applicant shall take steps to operate only during daylight hours 7am-7pm and provide screening and sound dampening for any construction related noise which may impact neighboring residential areas.**
4. **Applicant shall not install any permanent buildings under the authority of this permit.**
5. **Applicant shall not store materials and merchandise in the "D" zone except for the areas proposed and approved by the Planning Commission under this request.**
6. **Applicant shall store any and all waste in appropriate containers screened from public viewing in the "D" zone.**
7. **Any change in use (light manufacturing) shall require a new permit before the Planning Commission requesting permission to conduct the new use in the "D" zone. No change in use shall be initiated until such time as all permits are submitted and approved by the City of Cascade Locks.**
8. **Should the applicant plan on storing toxic or hazardous materials on the proposed site, the applicant will notify the City Fire Chief of the presence of such materials and comply with the specified storage requirement for said materials as set forth by the Fire Chief and/or his designee.**
9. **Applicant shall only display one sign as depicted in site plan.**
10. **Applicant shall pay all fees associated with this permit request prior to the permit being valid. Should the applicant fail to pay all associated fees then the permit shall**

be considered null and void until and unless all such fees are made to the City of Cascade Locks.

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.

