

CITY OF CASCADE LOCKS  
NOTICE OF DECISION  
JANUARY 9, 2014

**Application File Number:** LU 13-005

**Type of Action Requested:** Conditional Use

**Code Authority:** Conditional Uses (8-6.152)

**Application certified as complete:** December 16, 2013

**Action Deadline:** April 15, 2014 (120 days)

**Approval Criteria:** 8-6.184.050 (Article V – Page 12-20)

**Applicant(s):** Thunder Island Brewing Co. and Port of Cascade Locks  
**Location:** 355 WaNaPa Street

**Township: T 02N**                      **Range: R 07E**                      **Section: 12**                      **Taxlot: #00100**

**Zoning:** (P) Public

**Minimum Lot Size:** No minimum lot size – Minimum front setback is ten feet.

**Specific Action Requested:** Approve the temporary location of a tap room and retail sales area in an existing building within the Port of Cascade Locks property for a period not to exceed three years.

**FINDINGS:**

CDC Section 8-6.48.030 establishes the approval criteria for an unlisted use. The criteria is listed below along with findings on the proposal's conformance.

- B. The use is consistent with the Comprehensive Plan;
- C. The use is consistent with the intent and purpose of the applicable zoning district;
- D. The use is similar to and of the same general type as the uses listed in the zoning district;
- E. The use has similar intensity, density, and off-site impacts as the uses listed in the zoning district; and
- F. The use has similar impacts on the community facilities as the listed ones.

FINDING: The Port of Cascade Locks has jurisdiction over the Marine Park area of the Port property and provides for a marina, restaurant, senior meal site, museum and park uses. This jurisdiction allows for park events and special venues which promotes area tourism and brings visitors to our community. The proposed use is within an existing building which has been used

in the past to prepare meals for the Sternwheeler. The proposed use is consistent with other activities within the park and will not adversely impact any existing uses. This standard is met.

CDC Section 8-6.92 establishes the approval criteria for a Public Zone (P). The public zone “provides land for community and recreation facilities to be used by city residents and visitors.” “The zone implements the Comprehensive Plan policies of the city “to promote a diversified city economy.” The policy specifically states that the city will continue to work with the Port of Cascade Locks to (sic) provide facilities, services, and amenities to promote tourism.” (Part 1, Page 12).

CDC Section 8-6.92.020 allows as outright accessory structures to existing operations. Since Thunder Island Brewing retail operations is a stand-alone business and not associated with any other approved business within the Port property, they must qualify under the conditional use provisions.

CDC Section 8-6.92.030 provides the Planning Commission with the authority to approve or deny at their sole discretion a proposed use which is compatible with the provisions of the code. Under 8-6.92.030 (A) of the code, the Commission may approve a retail sales and service operation within a Public Zone, which is consistent with the applicants proposal.

**FINDING:** The Port of Cascade Locks has attracted a new business to our community, the tenant has made significant improvements to an existing Port facility to utilize as a temporary home for their retail craft brewing operation. The Port has entered into a lease with the operator which indicates that the Port will work with the owners of Thunder Island Brewing to find them a permanent home along WaNaPa Street on some Downtown Commercial property which they will develop for the tenants. The applicant has complied with all the requirements of the City and has applied for this permit to ensure continue compliance with City codes. Staff finds that the applicant has met the criteria for approval of a conditional use permit for locating a retail sales facility within Port property and in a Port owned building.

**DECISION:**

The Conditional use from Thunder Island Brewing Company and the Port of Cascade Locks is hereby approved for 24 months subject to the conditions of approval and compliance with the following subsequent steps:

1. No permit will be authorized until the completion of an appeal period from the date of this decision.
2. The applicant has submitted an application for an operator, Thunder Island Brewing to conduct retail sales in an existing building within Marine Park. The Port shall have authority over this permit and shall ensure that all conditions are met in the conduct of this operation. Any changes in use or operation outside the standard business conduct of the operator shall result in immediate notification to the City Administrator, who shall determine whether the permit is still valid.

3. This approval is limited to the site and building within Marine Park. Any new location or development outside of the existing building will require future approvals and permits from the City of Cascade Locks.
4. The Conditional Use Permit is approved for a 24 month period with an option for request of an additional 12 months, with review and approval of Planning Commission, at no additional cost to the applicant.

**CONDITIONS OF APPROVAL:**

1. Operator (Thunder Island Brewing) shall secure and maintain all state and county necessary permits required to operate their establishment.
2. The Operator shall maintain current access and parking within Marine Park in conformance with the Port of Cascade Locks requirements and consistent with this permit.
3. The Operator will provide proof of compliance with State and County health and building codes upon request by the City.
4. The Operator shall comply with the Port's signage requirements and shall not have internal lighted signage while operating under this permit.
5. Any changes in operations at the facility including a change in owners will require that the City be immediately notified and no alternative uses can be approved without a public hearing before the City Planning Commission.
6. The applicant/operator by accepting the approval of this conditional use request agrees to comply with all conditions set forth by this approval and pay the required fee prior to issuance of the permit.

  
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Larry Cramblett  
Planning Commission Chair

Date: Jan. 13, 2014