



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

September 14, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Hood River Plan Amendment
DLCD File Number 012-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: September 27, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Gary Fish, DLCD Regional Representative
Steven Santos, DLCD Economic Development Planning Specialist
Cindy Walbridge, City of Hood River

<paa> ya/



FORM 2

DEPT OF

SFP 07 2006

DLCD NOTICE OF ADOPTION

LAND CONSERVATION AND DEVELOPMENT

This form **must be mailed** to DLCD **within 5 working days after the final decision** per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

Jurisdiction: City of Hood River Local File No.: 2006 - 02
(If no number, use none)

Date of Adoption: August 28, 2006 Date Mailed: 9/6/06
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 5/15/06

- Comprehensive Plan Text Amendment
 - Comprehensive Plan Map Amendment
 - Land Use Regulation Amendment
 - Zoning Map Amendment
 - New Land Use Regulation
 - Other: _____
- (Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."
5.27 acre parcel formerly known as Michaels Boatworks. It is located at the Exit (City Center) of Hood River along the Columbia River Boat Basin

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."
N/A

Plan Map Changed from: Industrial (I) to General Commercial (C-2)

Zone Map Changed from: Industrial (I) to General Commercial (C-2)

Location: SEE Summary Acres Involved: 5.68

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: Goal 9, Goal 12, Goal 8

Was an Exception Adopted? Yes: No:

DLCD File No.: 012-06 (15241)

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: Part of Hood
River, Corps of Engineers.

Local Contact: Cindy Walbridge Area Code + Phone Number: 541-387-5217

Address: P.O. Box 27 City: Hood River, OR

Zip Code+4: 97031 Email Address: Cindy @ ci-hood-river

OR
US.

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Mara.Ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE 1909

(AN ORDINANCE AMENDING THE CITY'S COMPREHENSIVE LAND USE PLAN AND ZONING MAPS FOR PROPERTY LOCATED AT 3N 10E 25DB tax lots 100 and 200

WHEREAS, the City of Hood River Planning Commission held a public hearing on August 2, 2006 , to consider an application for a quasi-judicial plan and zone map amendment according to Chapter 17.08 to change the zoning designation on the property located at 3N 10E 25DB tax lot 100 and 200;

WHEREAS, the applicant requested a plan and zone change from Light Industrial LI -C2 and the Planning Commission recommended granting the request;

WHEREAS, the City of Hood River notified the Department of Land Conservation and Development in writing on May 15, 2006;

WHEREAS, following issuance of notice as required by the Hood River Municipal Code, the Hood River City Council held a public hearing on August 14, 2006 at which time the Council considered the Planning Commission's record and recommendation, the Planning Staff's report, and testimony presented, if any;

WHEREAS, the Hood River City Council adopts the Planning Commission's findings of fact and conclusions of law set forth in the findings and signed August 8, 2006, and approves the application of for the requested plan and zone map amendment.

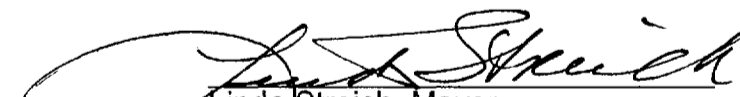
NOW, THEREFORE, the City of Hood River ordains as follows:


The Comprehensive Land Use Plan and Zoning Maps of the City of Hood River are hereby amended by changing the zoning designation of property located at 3N 10E 25DB tax lots 100 and 200 from Industrial (I) to General Commercial (C-2).

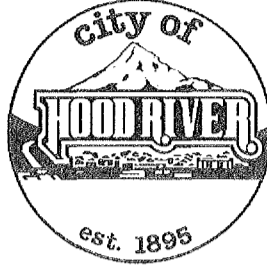
Read for the first time August 14, 2006.

Read for the second time and approved: 8/28/06 , to become effective 30 days after the ordinance is read for the second time.

ATTEST:


Linda Streich, Mayor


Jill Rommel, City Recorder



301 OAK STREET
P.O. BOX 27
HOOD RIVER, OREGON 97031

(541) 386-1488

Mayor:
Linda Streich
Councilors:
President: Paul Cummings
Carrie Nelson
Paul Blackburn
Ann Frodel
Martin Campos-Davis
Laurent Picard

August 31, 2006

NOTICE OF CITY COUNCIL DECISION

TO: All Participating Parties
FROM: Cindy Walbridge, Planning Director
SUBJECT: Quasi-Judicial Zone Change

Applicant: Nichols / Naito Development LLC; File Number 2006-02

Property Location: The property is the current location of the Nichols Boat works site, adjacent to the Columbia and Hood Rivers: Legal Description: 3N 10E 25 DB tax lots #100 & 200.

Zone: The property is zoned General Commercial (C-2).

Description of Proposal: To amend the Hood River Comprehensive Plan and zoning maps from Industrial (I) to General Commercial (C-2) for an approximately 5.27 acre property adjacent to the Columbia River and Hood River, in the current location of Nichols Boat works site.

Description of Action: The City Council **approved** the Planning Commissions recommendation to approve the zone change at a public hearing on **Monday, August 28, 2006**. The decision setting forth the findings of fact was signed on **August 28, 2006**. A copy of the City Council's Findings and Decision is available at the City Administration building.

Appeal: The decision of the City Council shall be final unless the decision is appealed to the Land Use Board of Appeals in accordance with the appeal procedures in ORS 197.830. - 197.869.

A copy of the findings of fact as well as a copy of all documents and evidence in the record on which the decision is based, are available for inspection at no cost and copies will be provided at the cost of \$.33 per page at the City Planning Department, 301 Oak Street, between the hours of 8 a.m. to 5 p.m. Monday through Friday.

If you have questions, please call (541) 387-5217.

Sincerely,

Cindy Walbridge
Planning Director

BEFORE THE CITY OF HOOD RIVER PLANNING COMMISSION
HOOD RIVER, OREGON

FINDINGS AND DECISION

In the Matter of the Plan and Zone of Kathleen Nichols)
for a Comprehensive Plan and)
Zone Map Amendment from I to C-2 zone.)
July 26, 2006

Walbridge

APPLICANT/OWNER: Naito Development, LLC/Kathleen Nichols

REQUEST: A request to amend the Hood River Comprehensive Plan and zoning maps from Industrial (I) to General Commercial for an approximately 5.27 acre property. "A"

PROPERTY LOCATION: The property is located at the current location of Nichol's Boatworks; 3N 10E 25DB #100 and #200. "B"

ZONING DESIGNATION: General Commercial (C-2) if zone change is approved.

RECORD:

- A. Previous application withdrawn 2/07/06.
- B. Naito Development, LLC submitted on 6/19/06.
- C. Adjacent Property Owners notified on 6/27/06.
- D. Open and continue 1st hearing on 7/05/06.
- E. Public hearing 8/02/06.

Agency comments are incorporated into the report.

I. FINDINGS OF FACT AND CONCLUSIONS:

17.08.040 Quasi-Judicial Zone Changes and Plan Amendments Criteria

- A. Quasi-Judicial zone or plan changes may be approved if the change will not be unreasonably harmful or incompatible with existing uses and one or more of the following exist:

- 1. A mistake was made in the original zone or plan designation; or

Finding: The area north of I-84 and west of the Hood River was established in the 1970's as an industrial park by the Port of Hood River. This site has contained the boat works since that time. The original zone, Industrial, was appropriate for the historical use.

Conclusion: Based on the above finding, this criteria has not been justified.

2. There is a public need for the change, and this identified need will be served by changing the zone or plan designation for the subject property(ies); or

Findings:

- a. Since the City of Hood River suspended deliberations on the Waterfront Plan, the waterfront properties owned by the Port are by and large zoned Light Industrial (LI) and there is currently no long term plan.
- b. The Comprehensive Plan adopted in 1983 designated this parcel Industrial (I) with Nichols as a long term user of the site. Nichol's Boatworks has been out of operation for nearly a decade and the public need for the subject property has not been specifically identified other than it is the public's desire (as documented in the Waterfront testimony on file in the City Planning Department from 1990-2006) that any proposed use for waterfront development be recreation/tourist based and for a pedestrian access way that allows access across this property and connection throughout the entire waterfront area. The subject property is located and accessed from the North 2nd Street overpass. During Urban Renewal when the on ramp was rebuilt, pedestrian access under the highway and along the Hood River from downtown to the subject parcel was created. The subject property is a pivotal piece for this connection.
- c. The pedestrian access way is likely to be built as part of a commercial use of the property rather than another water dependant or other industrial use.
- d. The City of Hood River is a tourist-oriented town with an emphasis toward recreational use of the Columbia River. The only recreational/tourist development in the waterfront area at this time is the 6 acres Lot 6 Waterfront Park.
- e. As for the loss of industrial lands, the City of Hood River adopted a 10 acre need for its 20-year inventory. Currently there are approximately 39 available acres of Light Industrial/Industrial lands in the City of Hood River. (The City's adopted number is 21 acres) Removal of 5.67 acres will not put the City of Hood River in the negative using with either the 21 acres or current, yet not adopted 39 acres.

- f. A letter from Bill Fashing, Economic Development Coordinator for Hood River County “C” expressed concerned about the loss of industrial lands. He states that he does not find this zone change objectionable and the rezone fits in with the overall desire of the community and adjacent land uses.
- g. The proposed changed is consistent with the specific need identified in the City’s Goal 9 Inventory and Analysis, adopted in 1999, which identifies a need for eight acres of lodging development, and approximately 275 new lodging rooms, over the next planning period. The proposed change help satisfy this identified public need for additional lodging development.

Conclusion: Staff finds that based on the above findings of fact, this criteria has been met.

- 3. Conditions have changed within the affected area, and the proposed zone or plan change would therefore be more suitable than the existing zone or plan designation; **and** the change will not be unreasonably harmful or incompatible with existing uses.
 - a. The subject property is part of a large waterfront originally developed as a business/industrial park and is still to a great extent underutilized under its existing zoning. The primary land use request over the past decade within the waterfront area has been for rezones rather than new development (Event Site to RC, Expo Center to C-2, proposed Computer land to C-2, two gas stations – both to C-2). See **Attachment “B”** showing the seven parcels adjacent to the subject parcel which have all been rezoned from LI to C-2 using “conditions have changed” as an affirmative criteria. The Spit (east of the subject property) is zoned Industrial, but has been in recreational use for over 10 years and a zone change to Recreation/Commercial is pending on the property.
 - b. Nichols Boatworks facility has been out of business for over seven years, The City of Hood River still has need for industrial lands, but not necessarily on the waterfront, in a thriving recreational area. The rezone to commercial will be more suitable in order to allow uses routinely associated with

recreation such as restaurants, recreational rental, hotels and similar amenities for the tourist/recreational user.

- c. The only nearby industrial use is Maritime Services along the west bank of the boat basin. They manufacture house boats and distribute them elsewhere. The property owner, the Port of Hood River has not submitted testimony that the zone change will interfere with this business. The houseboats are not moored, but rather built on land and sold elsewhere. The commercial use of the subject property (i.e. hotel) is aware of the industrial use and potential mitigation will occur during the site plan review process for uses on the site.

Conclusion: Based on the above findings of fact, this criteria is met.

- B. The hearing body shall consider factors pertinent to the preservation and promotion of the public health, safety, and welfare, including, but not limited to:
 - 1. The character of the area involved;
 - 2. It's peculiar suitability for particular uses;
 - 3. Conservation of property values; and
 - 4. The direction of building development.

Findings: The factors were included in the analysis of the map amendment criteria.

Conclusion: Based on the above findings of fact, the applicant has met the public need criteria (2) and conditions have changed criteria (3), therefore, this criteria is met.

17.08.050 Transportation Planning Rule (Legislative and Quasi-Judicial)

- A. Amendments to the comprehensive plan and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:
 - 1. Limiting allowed land uses to be consistent with the planned function of the transportation facility;
 - 2. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the Transportation Planning Rule; or,
 - 3. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes.

- B. A plan or land use regulation amendment significantly affects a transportation facility if it
1. Changes the functional classification of an existing or planned transportation facility;
 2. Changes standards implementing a functional classification system;
 3. Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or,
 4. Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.

Findings: Naito Development, LLC, upon assuming the application for this rezone, hired Dunn Traffic Engineering to evaluate the traffic impacts to the City system using the previous traffic information provided. The applicant requests a rezone of the property to General Commercial with a traffic overlay. What this means is that based on the uses likely to be developed on the site, a maximum of total net trips were calculated and the development will be limited to that number. This is a method used in the City of Portland and confirmed by the City Attorney. Therefore, based on the traffic analysis a total of 2,090 total weekday trips can be allowed as concluded on Page 11 of the Dunn Report with recommendations for improvements on Page 12 of the report. **(Attachment "E")**.

The City Engineer, City Planner and City Manager met with the traffic engineer to review the conclusions and recommendations of the report and concur with the findings. ODOT's response is forthcoming.

The Port of Hood River previously submitted a letter expressing concern about inclusion of the potential (though not approved) frontage road in the traffic analysis. Dunn addressed the letter in the Technical Memorandum (Page 10).

Conclusion: Based on the above (to include the Technical Memorandum from Dunn Traffic Engineers) findings of fact and conclusions, staff finds the transportation planning rule can be met with the following conditions of approval:

Cascade Avenue/2nd Street Intersection

- Install a "pork chop" median and appropriate signing and striping on the eastbound approach of Cascade Avenue to restrict movements to right out only, while preserving the function of all turn movements on the remaining intersection approaches.

Oak Street/2nd Street Intersection

- Install a traffic signal with crosswalk striping, pedestrian heads, and pushbuttons.

- Add an overlap signal phase for the southbound right-turn lane on 2nd Street.
- Add protected/permitted left-turn signal phasing for the eastbound approach on Oak Street and the southbound approach on 2nd Street.
- Lengthen the storage of the southbound right-turn lane on 2nd Street from 50 feet to 150 feet through the removal of on-street parking up to Cascade.

A. COMPREHENSIVE PLAN

1. **GOAL 1 - CITIZEN INVOLVEMENT: Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.**
All applicable notice and public hearing procedures are being followed to process this application.
2. **GOAL 2 - LAND USE PLANNING: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.**
The request has been evaluated and processed according to an acknowledged Comprehensive Plan and Zoning Ordinance.
3. **GOAL 3 - AGRICULTURAL LANDS: To preserve and maintain agricultural lands.**
Not applicable.
4. **GOAL 4 - FOREST LANDS: To conserve forest lands for forest uses.**
Not applicable.
5. **GOAL 5 - OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES: To conserve open space and protect natural, historic, and scenic resources.**
The subject property is part of the Columbia River Waterfront Overlay (Natural Resources Zone) Any future development must comply with Section 17.22.030 of the Hood River Municipal Code.
6. **GOAL 6 - AIR, WATER AND LAND RESOURCE QUALITY: To maintain and improve the quality of the air, water, and land**

resources of the planning area to provide a relatively pollution free environment.

The requirements relative to protection of Goal 6 resources are addressed under the applicable zones, and are equivalent for commercial and industrial zone designations. The proposed change will not impact any Goal 6 resources.

7. **GOAL 7 - NATURAL DISASTERS: To protect life and property from natural disasters and hazards.**

The subject parcel is not within a designated hazard area.

8. **GOAL 8 - RECREATIONAL NEEDS: To satisfy the recreational needs of the citizens of the community and visitors to the area.**

There are no recreation resources identified on the subject parcel.

9. **GOAL 9 - ECONOMY: To diversify and improve the economy of the Hood River planning area.**

This proposal is consistent with Policy 3 of Goal 9 of the Hood River Comprehensive Plan:

The City will actively promote and encourage commercial, industrial, and recreational activities which generate employment, products and services which are consistent with the availability of long-term human and natural resources.

The proposed change is consistent with the specific need identified in the City's Goal 9 Inventory and Analysis, adopted in 1999, which identifies a need for eight acres of lodging development, and approximately 275 new lodging rooms, over the next planning period. The proposed change help satisfy this identified public need for additional lodging development.

Based on the above this rezone change will not adversely effect the economy in Hood River.

10. **GOAL 10 - HOUSING: To provide for the housing needs of the residents of Hood River.**

A change from I to C-2 zone will not reduce the amount of land available for housing. The C-2 zone does, however, allow housing as a permitted use.

11. **GOAL 11 - PUBLIC FACILITIES AND SERVICES: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

City water and sewer are available and in use on the subject parcel. However, according to the City Engineer, until an adequate secondary feed to the waterfront is complete, the City's ability to provide adequate water for fire suppression to both the existing facilities on the east side of the Hood River, as well as any new development on the west side of the Hood River, is questionable, at best. Since the drafting of this statement, the Port water line is now under construction.

GOAL 12 - TRANSPORTATION: To provide and encourage a safe, convenient and economic transportation system, realizing maximum mobility for the citizens of the community.

See Transportation Planning Rule.

12. **GOAL 13 - ENERGY CONSERVATION: To conserve energy and encourage the use of renewable energy resources.**

This proposal meets the Hood River Comprehensive Plan Implementation strategy #4 by being located next to an onramp and recreation area which may reduce driving time to future commercial uses (hotels, restaurants):

Public facilities and services shall be consolidated, where feasible, to save transportation costs, driving time, and building maintenance costs.

13. **GOAL 14 - URBANIZATION: To provide for an orderly and efficient transition from rural to urban land use.**

Not applicable.

B. STATEWIDE PLANNING GOALS & GUIDELINES

1. **GOAL 1 - CITIZEN INVOLVEMENT: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.**

All applicable notice and public hearing procedures are being followed to process this application.

2. **GOAL 2 - LAND USE PLANNING: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.**
The request has been evaluated and processed according to an acknowledged Comprehensive Plan and Zoning Ordinance.
3. **GOAL 3 - AGRICULTURAL LANDS: To preserve and maintain agricultural lands.**
Not applicable.
4. **GOAL 4 - FOREST LANDS: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.**
Not applicable.
5. **GOAL 5 - OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES: To conserve open space and protect natural and scenic resources.**
See Goal 5, above.
6. **GOAL 6 - AIR, WATER AND LAND RESOURCE QUALITY: To maintain and improve the quality of the air, water, and land resources of the state.**
The requirements relative to protection of Goal 6 resources are addressed under the applicable zones, and are equivalent for commercial and industrial zone designations. The proposed change will not impact Goal 6 resources.
7. **GOAL 7 - NATURAL DISASTERS: To protect life and property from natural disasters and hazards.**
The subject parcel is not within a designated hazard area.
8. **GOAL 8 - RECREATIONAL NEEDS: To satisfy the recreational needs of the citizens of the state and visitors and, where**

appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

There are no recreation resources identified on the subject parcel.

9. **GOAL 9 - ECONOMY: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**
See findings under Comprehensive Plan, Goal 9, above.
10. **GOAL 10 - HOUSING: To provide for the housing needs of the citizens of the state.**
See findings under Comprehensive Plan, Goal 10, above.
11. **GOAL 11 - PUBLIC FACILITIES AND SERVICES: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**
See findings under Comprehensive Plan, Goal 11, above.
12. **GOAL 12 - TRANSPORTATION: To provide and encourage a safe, convenient and economic transportation system.**
See findings under Comprehensive Plan, Goal 12, above.
13. **GOAL 13 - ENERGY CONSERVATION: To conserve energy.**
See findings under Comprehensive Plan, Goal 13, above.
14. **GOAL 14 - URBANIZATION: To provide for an orderly and efficient transition from rural to urban land use.**
Not applicable.

II. PROCEDURAL STANDARDS

- A. **H.R.M.C. Section 17.09.050 - Requirements for Quasi-Judicial Land Use Hearings:** The requisite procedures for a quasi-judicial hearing were followed.
- B. **H.R.M.C. Section 17.09.060 - Quasi-Judicial Hearing Procedures:**
 1. Notice of the hearing before the Planning Commission was provided to the applicant and the record owners of property within 250 feet.
 2. The notice included the requisite information.

3. Applicant submitted all documents and evidence relied upon to the City of Hood River prior to the time notice was required pursuant to H.R.M.C. 17.09.050 B.7.
4. The staff report used at the hearing was available to the public at least seven days prior to the hearing.

III. RECOMMENDATION: Based on the above Findings of Fact, staff recommends the Planning Commission recommend **APPROVAL** of this application to City Council with the following conditions:

- A. Approval is for a plan/zone map amendment to amend the Hood River Comprehensive Plan and zoning maps from Industrial (I) to General Commercial for an approximately 5.27 acre property located at the current location of Nichol's Boatworks; 3N 10E 25DB #100 and #200.
- B. Any development or change of use on the property **prior to** the effective date of this amendment, pursuant to adoption by the City Council, shall comply with the standards of the Industrial and Natural Resources Overlay Zones.
- C. Any development or change of use on the property **after** the effective date of this amendment, pursuant to adoption by the City Council, shall comply with the standards of the General Commercial and Natural Resources Overlay Zone.
- D. Based on the findings of fact of the Kittelson Traffic Study, the average daily trips cannot exceed 2,090.
- E. In conjunction with any development the following shall be completed:

Cascade Avenue/2nd Street Intersection

- Install a "pork chop" median and appropriate signing and striping on the eastbound approach of Cascade Avenue to restrict movements to right out only, while preserving the function of all turn movements on the remaining intersection approaches.

Oak Street/2nd Street Intersection

- Install a traffic signal with crosswalk striping, pedestrian heads, and pushbuttons.
- Add an overlap signal phase for the southbound right-turn lane on 2nd Street.

- Add protected/permitted left-turn signal phasing for the eastbound approach on Oak Street and the southbound approach on 2nd Street.
- Lengthen the storage of the southbound right-turn lane on 2nd Street from 50 feet to 150 feet through the removal of on-street parking up to Cascade.

0 100 200
SCALE IN FEET

1"=100'

3N 10 25DB
HOOD RIVER

North ↑

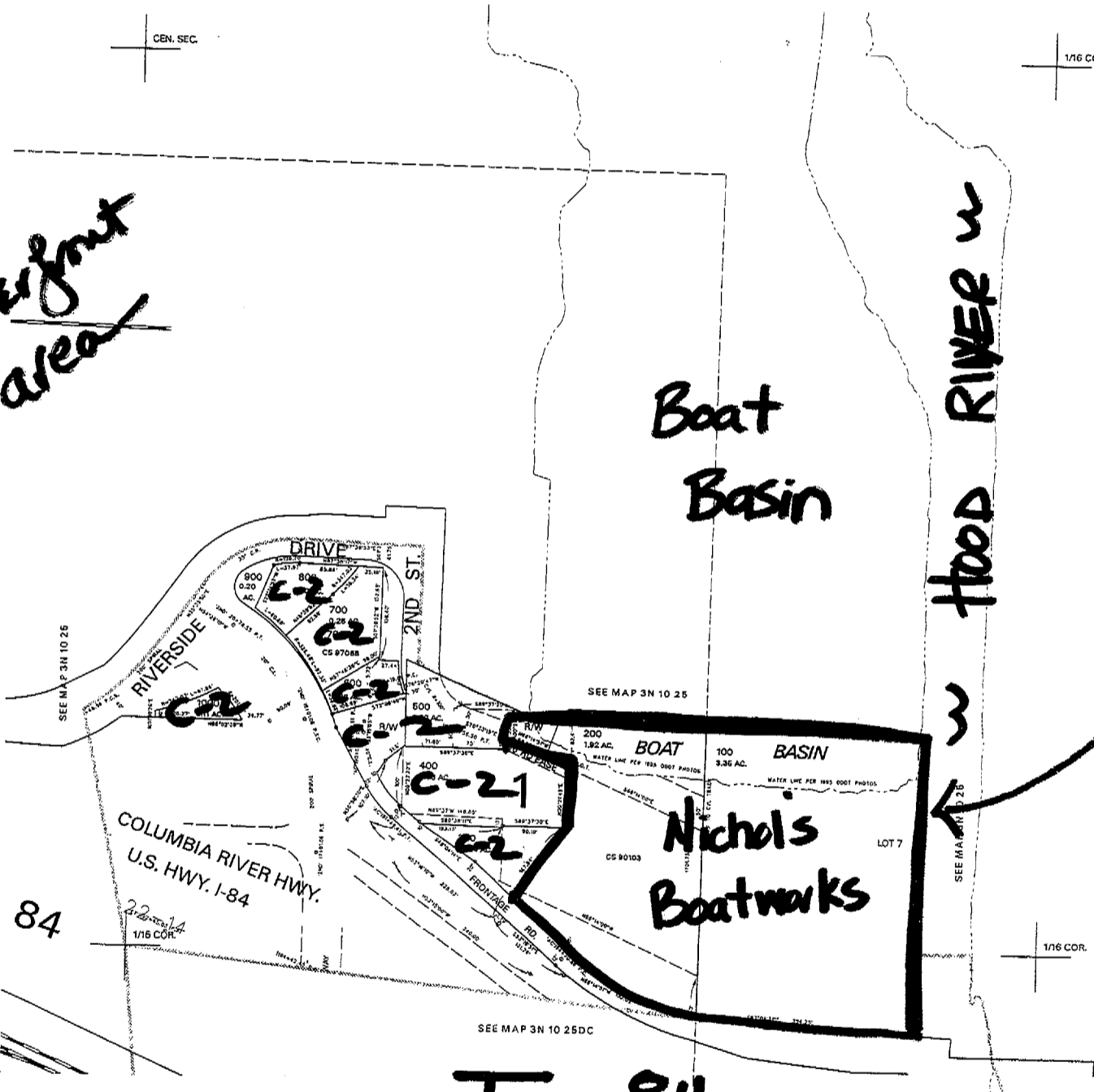
Waterfront
area

Boat
Basin

HOOD RIVER

3N 10E
25DB
#100 of 200

"B"
"11"



I-84

REVISED: JD
10/23/02
3N 10 25DB
HOOD RIVER