



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

11/26/2012

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

FROM: Plan Amendment Program Specialist

SUBJECT: Hood River County Plan Amendment
DLCD File Number 003-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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: Tuesday, December 11, 2012

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Josette Griffiths, Hood River County
Jon Jinings, DLCD Community Services Specialist
Karen Swirsky, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DATE
STAMP

DEPT OF

NOV 21 2012

LAND CONSERVATION
AND DEVELOPMENT

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **Hood River County**

Local file number: **P-12-0129 and P-12-0130**

Date of Adoption: **11/19/2012**

Date Mailed: **11/20/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 9/18/2012

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: *replat / partition*

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Approving the request amends the County Comprehensive Plan & Zoning Map. The applicants proposed to adjust property zoned Rural Residential (RR1/2) and Light Industrial (M2) into two separate parcels, with the western parcel re-zoned completely M2, and the eastern parcel re-zoned completely RR1/2. The property is described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. It is located in Odell, part of the property is in the John Weber Business Park, which is zoned light industrial.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 003-12 (19494) [17244]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

ODOT, DLCD.

Local Contact: **Josette Griffiths, Senior Planner**

Phone: **(541) 387-6840** Extension:

Address: **601 State Street**

Fax Number: **541-387-6873**

City: **Hood River**
river.or.us

Zip: **97031-**

E-mail Address: **josette.griffiths@co.hood-**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)

per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail **plan.amendments@state.or.us**.



Hood River County Community Development

Planning, Building Codes, Veterans' Services, Economic Development and Information Systems
601 State Street, Hood River OR 97031

MICHAEL BENEDICT, DIRECTOR
TEL (541) 387-6840 • FAX (541) 387-6873
E-mail: plan.dept@co.hood-river.or.us

November 20, 2012

Gary & Linda Bloom
3190 Odell Highway
Hood River, OR 97031

Re: Bloom Comprehensive Plan & Zone Change (P-12-0129) and Replat/Partition (P-12-0130)

Dear Mr. and Mrs. Bloom,

Attached is a copy of Ordinance #312 adopted by the County Commission at the public hearing held on November 19, 2012, approving your applications for a Comprehensive Plan & Zone Change (P-12-0129) and a Replat/Partition (P-12-0130) on the following property: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999.

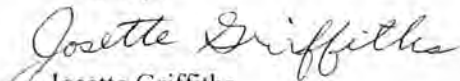
As described in Oregon Revised Statute 197.830(9), the County Commission's decision is final unless a "notice of intent to appeal" is filed with the Land Use Board of Appeals (LUBA) not later than twenty-one (21) days after the date of this letter, mailed November 20, 2012, notifying you of the County Commission's decision. *Please note: the attachment referenced in Ordinance #312 as Exhibit 1 is the record that was provided to you, your representative, and the County Commission on November 8, 2012; it is not being sent with this mailing, but is available for public review and copying at County Planning during regular business hours.*

Per ORS 197.625, "If a notice of intent to appeal is not filed within the 21-day period set out in ORS 197.830(9), the amendment to the acknowledged comprehensive plan or land use regulation or the new land use regulation shall be considered acknowledged upon the expiration of the 21-day period."

Please note that, if the decision is not appealed, an Ordinance becomes effective on the 31st day after its adoption by the County Commission.

Please call me if you have any questions at (541) 387-6840.

Sincerely,


Josette Griffiths
Senior Planner

Attachment (Ordinance #312, dated November 19, 2012)

C: Will Carey, County Counsel
Heidi Ochsner, County Administrative Assistant
Brian Beebe, County Records & Assessment
Randy Johnston, County Surveyor
Don Wiley, County Public Works
Greg Borton, Wy'east Rural Fire Protection District
Ralph Lane, Jr., Odell Sanitary District
Bob Duddles, Crystal Springs Water District
Phil Davis, Odell Water Co.

John Buckley, East Fork Irrigation District
Karen Swirsky, Oregon Department of Land Conservation & Development
Plan Amendment Specialist, Oregon Department of Land Conservation & Development
Cindy Walbridge, Planning Director, City of Hood River
Scott Franke, Hood River Valley Residents Committee
Rich Fenton, Century Link
Dyrk Pritchett, Century Link
James Klein, Surveyor, Applicant

HOOD RIVER COUNTY

ORDINANCE NO. 312

AN ORDINANCE TO APPROVE APPLICATIONS BY GARY AND LINDA BLOOM FOR A COMPREHENSIVE PLAN AND ZONE CHANGE (P-12-0129) AND A REPLAT/PARTITION (P-12-0130). NO EXCEPTIONS TO THE STATE-WIDE PLANNING GOALS ARE REQUESTED OR ADOPTED AS PART OF THIS REVIEW.

WHEREAS, the above matter came before the Hood River County Board of Commissioners for a public hearing on Monday, November 19, 2012.

WHEREAS, the subject tract is located at the northwest corner of the northern intersection of Eagle Loop and Odell Highway, and the property is described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. Gary Bloom owns Tax Lot 1300, which is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of the other three separate tax lots (Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots (Tax Lots 1918 and 1919) are described as "Tracts A and B" of the John Weber Business Park.

WHEREAS, the Hood River County Board of Commissioners takes notice of the unanimous recommendation of approval of the Blooms' applications by the Hood River County Planning Commission, dated October 30, 2012, and the record from that body's public hearing on October 24, 2012.

WHEREAS, due notice was given of the hearing before the Board of Commissioners and written and oral testimony were taken.

WHEREAS, based upon information provided in the record and the evidence and testimony presented at the hearing, the Board of Commissioners hereby adopts the Planning Commission's Recommendation, and the Findings of Fact and Conclusions of Law set forth in and attached hereto as Exhibit 1, and by this reference incorporated herein.

NOW, THEREFORE, IT IS HEREBY ORDAINED that Gary and Linda Bloom's applications for a Comprehensive Plan and Zone Change (P-12-0129) and Replat/Partition (P-12-0130) of the property described above is hereby granted, subject to the following conditions:

1. **Final approval for the rezoning of the subject property, whereby proposed Parcel 1 is zoned completely Light Industrial (M2) and proposed Parcel 2 is zoned completely Rural Residential (RR½) shall not take effect until the final partition plats have been recorded with County Records and Assessment.**
2. **All of the property involved in this application must be in the same ownership in order for it to be replatted/partitioned.** Currently, (2N 10E 27A) Tax Lot 1300, and seemingly another adjacent sliver, is owned by Gary D. and Sharon L. Bloom. Since Sharon Bloom is deceased, the applicants will need to record her Death Certificate at County Records and Assessment in order to remove her name from the property. (2N 10E 27A) Tax Lots 1918, 1919, and 1999 are currently owned by Gary D. and Linda K. Bloom. *(If you have any questions on this condition, please contact County Records and Assessment at 541-386-4522, or a Title Company.)*
3. A professional land surveyor licensed in the State of Oregon shall prepare two identical plats that are consistent with your approved tentative plat, date-stamped October 17, 2012, and in accordance with applicable surveying laws of Oregon Revised Statute, Chapter 92. **The plats shall be reviewed and approved by the County Surveyor and County Planning, and recorded with the County Department of Records & Assessment within two (2) years of the date of the County Commission's Final Order on this application**, unless an extension of time is requested and granted. The applicant is responsible for all surveying costs and recording fees. **A draft of the plats shall be provided to County Planning and the County Surveyor for review.**
4. It should be noted on the plat for future reference that the area making up Tract 'A' as part of the John Weber Business Park Subdivision may still be bound by its plat restriction of being an area "for landscaping." Both Tracts 'A' and 'B' may still be bound by that subdivision's Covenants, Conditions, and Restrictions (CC&R's).
5. The final plats shall indicate that Parcel 2 meets the minimum lot width (100') and depth (100') standards of the Rural Residential (RR-2.5) Zone, and that both Parcels 1 and 2 have at least 50 feet of road frontage.
6. Any reference on the plat to the 50' Stream Protection Overlay riparian setback shall be from the bankfull stage of McGuire Creek, not from its center.
7. The placement of a common property line between Parcels 1 and 2 shall not cause any existing development on Parcel 2 to become non-conforming to the setback requirements of the Rural Residential (RR) Zone as a result. Specifically, the following RR Zone setbacks apply: 60 feet from the centerline, or 30 feet from the edge of right-of-way, of an arterial street (i.e., Odell Highway), for the front setback; 10 feet from an interior side property line; 45 feet from the centerline of a street from an exterior side property line; and 20 feet from a rear property line. The nearest buildings facing the common property

line shall be depicted on the final plats in order for staff to confirm that setbacks to that line are met.

8. At the time that Parcel 1 is developed:
 - A. A curbside sidewalk shall be constructed by the future applicant along that parcel's Eagle Loop frontage.
 - B. County Public Works may recommend that on-site stormwater treatment be provided, depending on the scale of development on Parcel 1.
 - C. A driveway permit shall be obtained from County Public Works prior to constructing a driveway for that parcel.

(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)

9. **Prior to recording final partition plats**, in order to ensure future access for maintenance, the applicants shall provide public utility easements for portions of the John Weber Business Park Subdivision's common drainage improvements that are located within existing "Tract B" (i.e., Tax Lot 1918) outside of the existing dedicated road right-of-way. [The improvements include a 12-inch storm line (Storm Line "B") and twin 30-inch culverts with a rip-rap outfall as indicated on the attached drawing – Exhibit I.] For the 12-inch Storm Line "B" a 10' wide easement shall be centered over the pipe, and for the twin 30-inch culverts and rip-rap outfall, a 20' wide easement shall be centered over the pipes. *(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)*
10. The final plats shall indicate all existing and proposed easements and other encumbrances affecting the subject parcels.
11. Neither of the proposed parcels may be sold or conveyed separately prior to recording the final plats.
12. **Prior to final plat approval**, the applicants shall identify the location of utilities on the subject tract, and shall provide a public utility easement from the grantors on the plat to cover those which do not have an existing easement.

Failure to comply with any of the above conditions can void this approval.

Please note that for the final plats to be eligible for recording, all persons who have ownership interest in the property must sign them in front of a notary public. Notary signatures and stamps (if used) must be clean and legible. The plats shall only be signed with an "archival ink" pen, available for purchase at most stationary stores or use at the County Planning Department. The final plats shall also contain signature blocks for the County Surveyor, County Budget and Finance Director, and County Planning Director. The sequence of signatures includes: (1.) the County Surveyor [review fee and approximately 3 week review time]. The applicants shall provide a preliminary title report or subdivision guarantee at the time the plat is submitted to the County Surveyor; (2.) County Planning Director; and (3.) County Finance Director. Once all of these signatures have been obtained, the plats are eligible to be recorded with County Records and Assessment.

Please note: The final plats can only be recorded Monday through Friday (*excluding holidays*) from 9:00 a.m. – 12:00 p.m. and 1:00 p.m. – 4:00 p.m. The County Department of Records & Assessment requires at least one working day's notice before recording the final plats. Also, in order to ensure that an authorized employee is available to sign your plats, please contact County Planning and County Budget & Finance at the same time as notifying the County Department of Records & Assessment.

The applicants are advised to contact the Assessor's Office to determine assessed value changes which may result because of the proposed action. Further, it is advised that the applicants review ORS 92.095 which addresses payment of taxes, interest or penalties before a subdivision or partition plat is recorded. If you have any questions, please contact the County Assessor's Office at (541) 386-4522.

Dated this 19th day of November 2012



Ron Rivers, Chair



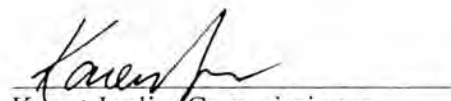
Maui Meyer, Commissioner



Les Perkins, Commissioner



Bob Benton, Commissioner



Karen Joplin, Commissioner

Approved as to form:



Willford K. Carey, County Counsel

Memorandum

Hood River County Community Development

Date: November 8, 2012

To: Board of County Commissioners
David Meriwether, County Administrator
Heidi Ochsner, Administrative Assistant
Will Carey, County Counsel
Gary & Linda Bloom, Applicants
James Klein, Surveyor, Representative for the Applicants

From: Mike Benedict, Planning Director
Josette Griffiths, Senior Planner

Re: County Commission's Public Hearing on Bloom's Applications (P-12-0129 and P-12-0130)

Request: A public hearing is set for November 19, 2012, at 6:00 PM, or shortly thereafter, for the County Commission to consider Gary and Linda Bloom's applications for a Comprehensive Plan and Zone Change (P-12-0129) and a related Minor Partition/Re-plat (P-12-0130).

Background: On October 24, 2012, the Hood River County Planning Commission recommended that the Board approve the above applications, subject to recommended conditions. The Planning Commission's recommendation, which was signed by its Chair on October 30, 2012, is attached.

The subject tract is located at the northwest corner of the northern intersection of Eagle Loop and Odell Highway, and the property is described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. Gary Bloom owns Tax Lot 1300, which is zoned Rural Residential (RR1/2) and has an existing single family dwelling and shop on it. He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of three separate tax lots (Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots (Tax Lots 1918 and 1919) are described as "Tracts A and B" of the John Weber Business Park.

Approving the applicants' requests would result in the tract being consolidated, replatted, divided, and rezoned into two parcels, with the proposed western (0.64-acre) parcel being zoned completely M2, and the proposed eastern (0.63-acre) parcel, which has an existing single family dwelling and shop on it, being zoned completely RR1/2. *(See the vicinity maps and tentative plan in the Notice in Exhibit 4.)*

Recommendation: The Planning Commission recommends that the Board approve the Blooms' applications, with recommended conditions.

Attachments: The following attachments are included with this mailing:

- ❖ Planning Commission Recommendation to the County Commission *(Note: Exhibit 1 is attached to this.)*
- ❖ Exhibit 1: Record Considered By the Planning Commission
- ❖ Exhibit 2: Correspondence Provided by Staff to the Planning Commission at its 10/24/2012 Public Hearing on the Blooms' Applications (P-12-0129 and P-12-0130)
- ❖ Exhibit 3: Draft Minutes of the Planning Commission's 10/24/2012 Public Hearing
- ❖ Exhibit 4: Notice of the County Commission Hearing

HOOD RIVER COUNTY PLANNING COMMISSION

RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS TO APPROVE APPLICATIONS BY GARY AND LINDA BLOOM FOR A COMPREHENSIVE PLAN AND ZONE CHANGE (P-12-0129) AND A REPLAT/PARTITION (P-12-0130). NO EXCEPTIONS TO THE STATE-WIDE PLANNING GOALS ARE REQUESTED OR RECOMMENDED AS PART OF THIS REVIEW.

WHEREAS, the above matter came before the Hood River County Planning Commission during a public hearing on Wednesday, October 24, 2012.

WHEREAS, the subject tract is located at the northwest corner of the northern intersection of Eagle Loop and Odell Highway, and the property is described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. Gary Bloom owns Tax Lot 1300, which is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of the other three separate tax lots (Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots (Tax Lots 1918 and 1919) are described as "Tracts A and B" of the John Weber Business Park. (Gary and Linda Bloom are hereafter referred to as "the applicants.")

WHEREAS, approving the applicants' requests would result in the tract being consolidated, divided, and rezoned into two parcels, with the proposed western (0.64-acre) parcel being zoned completely M2, and the proposed eastern (0.63-acre) parcel, which has an existing single family dwelling and shop on it, being zoned completely RR1/2.

WHEREAS, due notice was given of the hearing before the Planning Commission on October 24, 2012, and a quorum was present. Written and oral testimony was provided by Planning staff, and oral testimony was provided at the hearing by the applicants' representative, Surveyor James Klein, as well as by Rich Fenton, a right-of-way specialist for Century Link, a local telephone and internet provider.

WHEREAS, information was presented at the hearing regarding the need to locate the utilities on the subject property and to document any existing utility easements or to provide a public utility easement to cover them. This was brought to light by Century Link, the telephone and internet provider, which has existing infrastructure, including the hub serving the John Weber Business Park, located on the subject property that was not covered by an easement before the property (i.e., Tax Lots 1918, 1919, and 1999) was

sold to the applicants by the Port of Hood River. The applicants' surveyor, James Klein, and the applicants, who were all present at the hearing, indicated that the applicants were agreeable to locating the utilities on the subject property and were willing to provide a public utility easement to cover them.

WHEREAS, based upon information provided in the staff report and the evidence and testimony presented at the hearing, the Planning Commission hereby adopts the Findings of Fact and Conclusions of Law set forth in the staff memorandum dated October 17, 2012, attached hereto as Exhibit 1, and recommends that the conditions listed in the staff report be adopted by the County Commission, along with the following additional recommended condition (included below as Condition #12): "Prior to final plat approval, the applicants shall identify the location of utilities on the subject tract, and shall provide a public utility easement from the grantors on the plat to cover those which do not have an existing easement."

NOW, THEREFORE, THE COUNTY PLANNING COMMISSION HEREBY RECOMMENDS that the County Board of Commissioners approve Gary and Linda Bloom's applications for a Comprehensive Plan and Zone Change (P-12-0129) and Replat/Partition (P-12-0130), subject to the following conditions:

1. **Final approval for the rezoning of the subject property, whereby proposed Parcel 1 is zoned completely Light Industrial (M2) and proposed Parcel 2 is zoned completely Rural Residential (RR½) shall not take effect until the final partition plats have been recorded with County Records and Assessment.**
2. **All of the property involved in this application must be in the same ownership in order for it to be replatted/partitioned.** Currently, (2N 10E 27A) Tax Lot 1300, and seemingly another adjacent sliver, is owned by Gary D. and Sharon L. Bloom. Since Sharon Bloom is deceased, the applicants will need to record her Death Certificate at County Records and Assessment in order to remove her name from the property. (2N 10E 27A) Tax Lots 1918, 1919, and 1999 are currently owned by Gary D. and Linda K. Bloom. *(If you have any questions on this condition, please contact County Records and Assessment at 541-386-4522, or a Title Company.)*
3. A professional land surveyor licensed in the State of Oregon shall prepare two identical plats that are consistent with your approved tentative plat, date-stamped October 17, 2012, and in accordance with applicable surveying laws of Oregon Revised Statute, Chapter 92. **The plats shall be reviewed and approved by the County Surveyor and County Planning, and recorded with the County Department of Records & Assessment within two (2) years of the date of the County Commission's Final Order on this application**, unless an extension of time is requested and granted. The applicant is responsible for all surveying costs and recording fees. **A draft of the plats shall be provided to County Planning and the County Surveyor for review.**

4. It should be noted on the plat for future reference that the area making up Tract 'A' as part of the John Weber Business Park Subdivision may still be bound by its plat restriction of being an area "for landscaping." Both Tracts 'A' and 'B' may still be bound by that subdivision's Covenants, Conditions, and Restrictions (CC&R's).
5. The final plats shall indicate that Parcel 2 meets the minimum lot width (100') and depth (100') standards of the Rural Residential (RR-2.5) Zone, and that both Parcels 1 and 2 have at least 50 feet of road frontage.
6. Any reference on the plat to the 50' Stream Protection Overlay riparian setback shall be from the bankfull stage of McGuire Creek, not from its center.
7. The placement of a common property line between Parcels 1 and 2 shall not cause any existing development on Parcel 2 to become non-conforming to the setback requirements of the Rural Residential (RR) Zone as a result. Specifically, the following RR Zone setbacks apply: 60 feet from the centerline, or 30 feet from the edge of right-of-way, of an arterial street (i.e., Odell Highway), for the front setback; 10 feet from an interior side property line; 45 feet from the centerline of a street from an exterior side property line; and 20 feet from a rear property line. The nearest buildings facing the common property line shall be depicted on the final plats in order for staff to confirm that setbacks to that line are met.
8. At the time that Parcel 1 is developed:
 - A. A curbside sidewalk shall be constructed by the future applicant along that parcel's Eagle Loop frontage.
 - B. County Public Works may recommend that on-site stormwater treatment be provided, depending on the scale of development on Parcel 1.
 - C. A driveway permit shall be obtained from County Public Works prior to constructing a driveway for that parcel.

(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)

9. **Prior to recording final partition plats**, in order to ensure future access for maintenance, the applicants shall provide public utility easements for portions of the John Weber Business Park Subdivision's common drainage improvements that are located within existing "Tract B" (i.e., Tax Lot 1918) outside of the existing dedicated road right-of-way. [The improvements include a 12-inch storm line (Storm Line "B") and twin 30-inch culverts with a rip-rap outfall as indicated on the attached drawing – Exhibit I.] For the 12-inch Storm Line "B" a 10' wide easement shall be centered over the pipe, and for the twin 30-inch culverts and rip-rap outfall, a 20' wide easement shall be centered over the pipes. *(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)*
10. The final plats shall indicate all existing and proposed easements and other encumbrances affecting the subject parcels.
11. Neither of the proposed parcels may be sold or conveyed separately prior to recording the final plats.
12. **Prior to final plat approval**, the applicants shall identify the location of utilities on the subject tract, and shall provide a public utility easement from the grantors on the plat to cover those which do not have an existing easement.

Failure to comply with any of the above conditions can void this approval.

Please note that for the final plats to be eligible for recording, all persons who have ownership interest in the property must sign them in front of a notary public. Notary signatures and stamps (if used) must be clean and legible. The plats shall only be signed with an “archival ink” pen, available for purchase at most stationary stores or use at the County Planning Department. The final plats shall also contain signature blocks for the County Surveyor, County Budget and Finance Director, and County Planning Director. The sequence of signatures includes: (1.) the County Surveyor [review fee and approximately 3 week review time]. The applicants shall provide a preliminary title report or subdivision guarantee at the time the plat is submitted to the County Surveyor; (2.) **County Planning Director; and (3.) **County Finance Director.** **Once all of these signatures have been obtained, the plats are eligible to be recorded with County Records and Assessment.****

The final plats can only be recorded Monday through Friday (*excluding holidays*) from 9:00 a.m. – 12:00 p.m. and 1:00 p.m. – 4:00 p.m. The County Department of Records & Assessment requires at least one working day’s notice before recording the final plats. Also, in order to ensure that an authorized employee is available to sign your plats, please contact County Planning and County Budget & Finance at the same time as notifying the County Department of Records & Assessment.

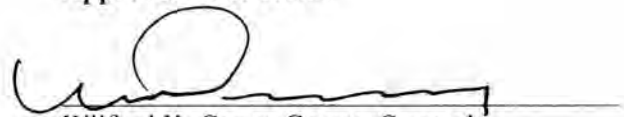
The applicants are advised to contact the Assessor’s Office to determine assessed value changes which may result because of the proposed action. Further, it is advised that the applicants review ORS 92.095 which addresses payment of taxes, interest or penalties before a subdivision or partition plat is recorded. If you have any questions, please contact the County Assessor’s Office at (541) 386-4522.

DATED this 30th day of October 2012.

HOOD RIVER COUNTY PLANNING COMMISSION

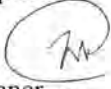

By: 
Robert Schuppe, Chair

Approved as to form:


Wilford K. Carey, County Counsel

October 17, 2012

To: Hood River County Planning Commission
Will Carey, County Counsel
Brian Beebe, County Records & Assessment
Randy Johnston, County Surveyor
Don Wiley, County Public Works
Greg Borton, Wy'east Rural Fire Protection District
Ralph Lane, Jr., Odell Sanitary District
Bob Duddles / Fred Schatz, Crystal Springs Water District
Phil Davis, Odell Water Co.
John Buckley, East Fork Irrigation District
Karen Swirsky, Oregon Department of Land Conservation & Development
Cindy Walbridge, Planning, City of Hood River
Scott Franke, Hood River Valley Residents Committee
Anne Saxby, Hood River Soil & Water Conservation District
Mike McElwee, Port of Hood River
Gary & Linda Bloom, Property Owners
James Klein, Surveyor, Applicant

From: Mike Benedict, Director 
Josette Griffiths, Senior Planner 

Re: Bloom Comprehensive Plan & Zone Change (P-12-0129) and Replat/Partition (P-12-0130)

Attachment Index:

- Attachment A: Application; Notice; Legal Notice
- Attachment B: John Weber Business Park Subdivision Plat
- Attachment C: Comprehensive Plan Map

I. BACKGROUND

A. Request: Gary Bloom owns a parcel (2N 10E 27A, Tax Lot 1300) that is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of three separate tax lots (2N 10E 27A, Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots are described as "Tracts A and B" of the John Weber Business Park.

Gary and Linda Bloom, the applicants, propose to re-plat a portion (Tax Lots 1918, 1919, and 1999) of the John Weber Business Park Subdivision by adjusting all of the property referenced above (including Tax Lot 1300) into 2 parcels and rezoning it. Together with their application for a Comprehensive Plan and Zone Change (P-12-0129), the Blooms have applied to divide (P-12-0130) the subject property into two parcels, so that the proposed western parcel (0.64-acre) would be zoned completely M2, and the proposed eastern parcel (0.63-acre), which has an existing single family dwelling and shop on it, would be zoned completely RR1/2.

B. Location: The subject tract is located at the northwest corner of Eagle Loop and Odell Highway. The property is further described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999.

- C. Zoning: Currently, 2N 10E 27A, Tax Lot 1300 is zoned Rural Residential (RR1/2), and Tax Lots 1918, 1919, and 1999 are zoned Light Industrial (M2). McGuire Creek, which crosses both Tax Lots 1300 and 1918, is zoned Stream Protection Overlay (SPO).
- D. Legal Parcel Status:
- Tax Lot 1300 was determined to be a legal parcel when the garage on it was approved via Land Use Permit #97-583. From reviewing the deed card, it appears that there have been several minor adjustments (such as Tax Lot 1999) made with the Port through the years.
 - Tracts A and B were created on the subdivision plat for the John Weber Business Park. Tract A was described as an area for landscaping, and Tract B was described as an area for future use by the Port (presumably light industrial).
- E. Access: The subject tract has frontage along Odell Highway (Hwy 282) on its east side and along Eagle Loop on its south side.
- F. Sewer: Odell Sanitary District.
- G. Water: For its domestic water, the subject property is located within the service area of Odell Water Company along its Odell Highway frontage; however, the proposed western parcel would be served by Crystal Springs Water District.
- H. Fire Protection: The subject parcel is located within the West Rural Fire Protection District.
- I. Prior Land Use Permits:
- Tax Lot 1300: Land Use Permit #07-414 for a pre-application conference; and Land Use Permit #97-583 to construct an accessory building to the single family dwelling (a pole building/garage).
 - Tracts A & B (previously part of Tax Lot 1900): Land Use Permit #89-706 for the John Weber Business Park Subdivision; and Land Use Permit #83-051A for a Zone Change from Farm to Light Industrial, with Floodplain designated as an overlay zone along Odell Creek.
- J. On-site Land Use:
- Tax Lot 1300: According to information from County Records and Assessment, there is an existing single family dwelling, garage/shop, shed, and greenhouse located on this property.
 - Tax Lots 1918, 1919, and 1999: According to information from County Records and Assessment, there is no structural development on these tax lots.
- K. Adjacent Zoning and Land Use: To the south and west, the subject tract is surrounded by land zoned Light Industrial (M2); to the east, across Odell Highway, land is zoned Residential (R1-7500); to the north, land is zoned Rural Residential (RR1/2).
- L. Summary of Comments:
- **Don Wiley, County Public Works** – “From the improvement plans for the John Weber Business Park it appears that there are some common drainage improvements for the subdivision located within the existing Tract “B”. These improvements include a 12” storm line (Storm Line “B”) and twin 30” culverts with a rip-rap outfall as indicated on the attached drawing. To insure future access for maintenance, Public Works recommends a condition requiring the creation of public utility easements for portions of these improvements located outside of the existing dedicated road right-of-way. For the 12” Storm Line “B” we recommend a 10’ wide easement centered over the pipe and for the twin 30” culverts and rip-rap outfall we recommend a 20’ wide easement centered over the pipes.

Earlier today, I met with the phone company and it appears that the main phone line serving the subdivision is located outside of the road right-of-way and inside Tract "A" and/or Tax Lot 1999. They indicated they would contact you later today if there is a need to reserve an easement for the phone line.

Public Works has the following comments regarding the Goal 9 Locational Criteria:

- a. Eagle Loop provides direct access to an arterial street and is constructed to an industrial street standard that is appropriate for the proposed zoning of Parcel 1.
- b. The lot configuration would provide more than the 50' minimum spacing to the Odell Highway intersection and would satisfy the County's access management standard. A driveway permit from Public Works will be required before the driveway to proposed Parcel 1 is developed.
- c. It appears that proposed Parcel 1 will drain to McGuire Creek. Depending on the scale of development on Parcel 1, Public Works may recommend that on-site stormwater treatment be provided at the time Parcel 1 is developed.
- d. The site access appears to have adequate visibility for pedestrians and motorists. Public Works recommends a condition of approval that a curbside sidewalk be constructed along the frontage of proposed Parcel 1 at the time Parcel 1 is developed."

(From e-mail to staff, dated October 17, 2012.) Note: his attachment is included as Exhibit I.

- **Dyrk Pritchett, Engineer, Century Link** – He called staff on October 17, 2012 to state that he had done a site visit with Don Wiley, County Engineer, that morning, and found that there are telephone cable and above-ground structures, including the cable/hub for the whole John Weber Park Subdivision, located just south of (2N 10E 27A) Tax Lot 1999's northern property line. He said that it looked like it was located mostly within proposed Parcel 2, the Rural Residential parcel. He stated that Century Link needs to have an easement through there; and that it would be very difficult to move that cable now. He indicated that Rich Fenton, Century Link, may provide additional comments on this. [Note: given the timing of when these comments were received, staff was not able to discuss these comments with County Counsel. Prior to the hearing, staff will seek direction from Counsel on how to address these comments.]
- **John Buckley, East Fork Irrigation District** – "There are no problems with this application, as East Fork Irrigation District has no delivery of water or water pipelines in this area." *(From e-mail to staff, dated September 24, 2012.)*
- **Phil Davis, Odell Water Company** – He indicated that Odell Water Co. will continue to serve the proposed eastern parcel located along the Odell Highway frontage with the existing single family dwelling on it (if it is partitioned), but he said that Crystal Springs Water District serves the interior of the John Weber Industrial Park. He thought it might be easier for Crystal Springs to serve the western parcel that is proposed to be created (which would be zoned Light Industrial). But he also said that he thought the Odell Water Co. would be fine serving it, too, although they may need an easement. *(From phone conversation with staff on October 15, 2012.)*
- **Fred Schatz, Crystal Springs Water District** – He indicated that once the property is partitioned, that Crystal Springs would serve the western parcel being created (and Odell Water Co. would continue to serve the eastern parcel, which has frontage along Odell Highway). He stated that it would not be necessary to impose conditions related to water service that the applicant would need to meet prior to filing the final plat; instead, provision of water to the proposed Light Industrial-zoned parcel would be addressed at the time of development. *(From phone conversation with staff on October 16, 2012. Note: Bob Duddles was on vacation.)*

- *Ralph Lane, Jr., Odell Sanitary District* – “After review, I have no issues with this proposed change by the Blooms.” (From e-mail to staff, dated October 16, 2012.)
- *Randy Johnston, County Surveyor* – He forwarded staff an e-mail that he had previously sent to Principal Planner Eric Walker, who handled the 2007 pre-application conference (ultimately resulting in this application). “Hi Eric, just had a couple of conversations with Jim regarding the above property and thought I’d recap the gist of what we said. With the passage of time, I’m finding more and more building and planning officials are less likely to approve buildings that don’t meet setbacks to existing plat lines even the property lines have been adjusted. With the creek in the westerly half of the proposed property, it’s that much more important that the easterly portion not be encumbered by a plat line. It’s also been brought to my attention that this project will envelop the Tract ‘A’, and TL 1999, an apparently quitclaimed property. My understanding is that from a planning perspective, this is still a property line adjustment, but I must reiterate that a partition plat would be the most expedient, and less expensive in the long run, versus doing consecutive property line adjustments to eventually get to the same point, and then have to deal with vacating the subdivision line.

Additionally, the Tract ‘A’ as part of Weber Business Park may still be bound by the plat restriction of “for landscaping.” That might be a question for Will, and dependant on PLA or replat. Ditto w/ the CC&R’s. If you have any questions or comments, please get ahold of me.” (From e-mail originally dated August 2, 2012.)

II. FINDINGS OF FACT AND CONCLUSIONS OF LAW (Review criteria are noted in *italics*.)

1. Hood River County Policy Document

A. GOAL 1 – CITIZEN INVOLVEMENT

Hood River County’s acknowledged application process, which requires public hearings and notice to surrounding property owners and affected agencies, is consistent with Goal 1. Notice of the application and related public hearing was provided to agencies and to adjacent property owners located within 250 feet of the subject parcel on September 18, 2012. Legal notice appeared in the *Hood River News* on September 26, 2012. In addition, notice to the Department of Land Conservation and Development was provided thirty-five days prior to the first evidentiary hearing on the request, as required by ORS 197.610(1).

B. GOAL 2 – LAND USE PLANNING

The subject property is located outside of an Urban Growth Boundary (UGB) or acknowledged unincorporated community and is, therefore, considered “rural” land. The County determined that the subject property was not resource land when it adopted the Rural Residential and Light Industrial comprehensive plan designations and zoning for this area as part of its acknowledged Comprehensive Plan and Zoning Map in 1984.

This proposal would clean up the tract’s existing plan and zoning designations by more clearly demarcating the property into two parcels, with the resulting western parcel being zoned completely Light Industrial and the eastern parcel being zoned completely Rural Residential. The property is currently comprised of a parcel (Tax Lot 1300) and a sliver of land abutting Tract A (i.e., Tax Lot 1999), owned by Gary and Sharon Bloom (Sharon Bloom passed away in 2001). Gary and Linda Bloom later acquired Tract A (i.e., Tax Lot 1919) and Tract B (i.e., Tax Lot 1918) of the John Weber Business Park Light Industrial subdivision. This application represents multiple property line adjustments, which are being processed as a replat/partition since the County Surveyor advised staff and the applicant that this would be the cleanest way to consolidate and divide the subject property. Processing it this way will ensure that those areas that were known as Tracts A and B of the subdivision have their lines vacated.

Since the County already took an exception to Goals 3 and 4 on this area in 1984, the only remaining consideration is whether the proposed amendment would require an exception to Goal 14 (Urbanization). On other similar applications (such as rezoning of the old Drive-thru at Windmaster Corner), an exception to Goal 14 was not required to rezone part of that property rural Light Industrial, as long as the threshold for rural commercial or light industrial uses was not exceeded (i.e., 40,000 square feet of floor space for light industrial use). This issue is addressed in more detail in Section II(1)(I) of the staff report.

At this time, no specific uses are proposed as part of this application and the applicant is not requesting an exception to Goal 14. If the Zone Change and replat/partition request were approved, an applicant would be required to apply for any development on the vacant Light Industrial parcel through a separate Industrial Land Use Permit. (The eastern parcel is already developed with a single family dwelling.)

C. GOALS 3 (AGRICULTURE) and 4 (FOREST)

As part of the exception process, when the County Comprehensive Plan was acknowledged in 1984, it was determined that the subject tract was not suitable for agricultural or forest use. As a result, these Goals are not applicable to the request.

D. GOAL 5 – NATURAL RESOURCES

McGuire Creek is zoned Stream Protection Overlay (SPO), which has a 50' buffer setback for development from bankfull stage of the creek. The applicant has identified the location of the 50' buffer on both sides of the creek on the tentative plat. At the time of development, the buffer setbacks would apply. In the narrative of the application, the applicant indicated that the buffers along the creek were from center-line of the creek rather than from its bankfull stage, which is defined below (from the definitions in Article 42, the Stream Protection Overlay Zoning Article).

“Bankfull Stage: The elevation at which water overflows the natural banks of rivers and streams and begins to inundate upland areas. In the absence of physical evidence, the two-year recurrence interval flood elevation may be used to approximate the bankfull stage. Physical characteristics that indicate the elevation include a clear, natural line impressed on the shore, a change from upland vegetation (e.g. oak, Douglas fir) to bare soil or substrate, a change in vegetation from upland (e.g. oak, fir) to aquatic (e.g. willows, rushes), a textural change of depositional sediment or changes in the character of the soil (e.g. from upland soils to sand, sand and cobble, cobble and gravel), absence of fine debris (needles, leaves, cones, seeds), or the presence of water-borne litter and debris, water-stained leaves or water lines on tree trunks.”

Staff recommends including a condition that any reference on the plat to the 50' Stream Protection Overlay riparian setback shall be from the bankfull stage of McGuire Creek, not from its center.

There is area on the east side of the creek's riparian buffer for a small light industrial business.

E. GOAL 7 – NATURAL HAZARDS

There are no identified or apparent natural hazards on the site, such as geologic hazards. McGuire Creek is not zoned Floodplain.

F. GOAL 9 – ECONOMIC DEVELOPMENT

1. Goal 1. *To maintain and provide for a stable and healthy agricultural and forest product based economy. Heavy industry shall be discouraged. Tourist, commercial, or light or medium industrial growth shall only be encouraged to the extent that it does not significantly alter the rural character, or the existing agriculture and forestry base of the economy in those areas designated as resource land.*

The subject tract is located within an existing Exception Area, so the request will not adversely impact the stability and health of the agricultural and forestry economic base of the County. The property is in Odell, and is on the eastern edge of the John Weber Business Park, a light industrial park. The proposal fits in with the rural residential and light industrial zoning of this area. Based upon the above information, staff find the request is consistent with this goal.

2. Goal 2. *To maintain and provide for a stable and healthy economy to encourage labor-intensive and light industrial and commercial growth in order to increase employment opportunities for present and future residents of the Hood River/Westside area.*

Approval of this application would improve the ability to use what was known as Tract B of the John Weber Business Park for light industry by enlarging it as a separate parcel (and vacating its old lines), thereby contributing to light industrial growth and employment opportunities of the County. (That tract was identified on the John Weber Subdivision Plat to be used for industrial purposes, but without the proposed reconfiguration of space, its ability to be used as such is limited.) As such, the request complies with this Goal.

3. Policy 1.d. *Industries and commercial enterprises shall be encouraged to take advantage of local labor skills when possible.*

The use of the proposed western parcel for light industrial purposes will be consistent with this policy since its employees are likely to come from the local area.

4. Strategy 1.e. *When new commercial and industrial establishments or centers are proposed, they shall meet the following locational criteria:*

- (a) *Direct access to an arterial or collector street. Traffic will not be routed through local neighborhood streets.*

The eastern parcel will retain its existing access from Odell Highway, a State highway. The western parcel will be served by Eagle Loop, which is not a local neighborhood street, but a public road serving the John Weber Business Park, a light industrial subdivision. As noted by the County Engineer, in his comments: "Eagle Loop provides direct access to an arterial street and is constructed to an industrial street standard that is appropriate for the proposed zoning of Parcel 1." Based on the above, staff find that the request is consistent with this strategy.

- (b) *Site access will not cause dangerous intersections or traffic congestion. Roadway capacity, speed limit, and number of turning movements shall all be considered.*

The County Engineer provided comments confirming that: "The lot configuration would provide more than the 50' minimum spacing to the Odell Highway intersection and would satisfy the County's access management standard. A driveway permit from Public Works will be required before the driveway to proposed Parcel 1 is developed." Staff recommends including a condition that acknowledges

the need for a driveway permit prior to developing the driveway to Parcel 1. Staff find the request is in keeping with the above standard.

- (c) *The storm drainage or natural drainage system will handle the increased runoff created by the new development.*

It appears that proposed Parcel 1 will drain to McGuire Creek. Depending on the scale of development on Parcel 1, Public Works may recommend that on-site stormwater treatment be provided at the time Parcel 1 is developed. Staff recommends that this be included as a condition for future reference.

- (d) *Access points will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress.*

Don Wiley, County Engineer, provided the following feedback this standard: "The site access appears to have adequate visibility for pedestrians and motorist. Public Works recommends a condition of approval that a curbside sidewalk be constructed along the frontage of proposed Parcel 1 at the time Parcel 1 is developed." To meet the above standard, staff recommends implementing the condition suggested by the County Engineer.

- (e) *The site will be convenient and close to population centers.*

The subject property is located in Odell, which will eventually be designated an unincorporated community. The request complies with this standard.

- (f) *The use shall be compatible with surrounding uses, size and character.*

No specific use is proposed at this time; however, any use will be required to meet applicable development standards that are implemented as part of a request for an Industrial Land Use Permit to ensure compatibility with adjacent uses. The applicant, Gary Bloom, also owns abutting property (Tax Lots 1101 and 1102) zoned RR½ to the northeast of the proposed light industrial parcel. The other neighbor to the north (Tax Lot 1100) that abuts the proposed industrial parcel did not comment on this request; their parcel is large for this area and the residential development on it is closer to its Odell Highway frontage than to the south side of that lot. Given the setbacks required in the Light Industrial Zone (where the setback is the distance of the height of the building from a neighboring residential property), the small size of the parcel, and the adjacent industrial park, staff finds that the request is consistent with this standard.

- (g) *Whenever possible, sites will be located adjacent to existing commercial areas, and cluster-type development will be encouraged.*

The parcel is located in the vicinity of other rural industrial development. The request complies with this standard.

- (h) *No building site shall be located within the 100-year floodplain.*

This standard is not applicable to the request because the property is not within the 100-year floodplain.

- (i) *The use will expand the range and number of job opportunities within the community.*

The request will allow additional opportunities for light industrial development, thus increasing the number and variety of job opportunities in the County.

- 5. *Strategy 3.a. New industrial and commercial comprehensive plan designations or zones shall meet the locational criteria listed above under (e), 1 through 9.*

As noted above, the proposal complies with the locational criteria.

G. GOAL 11 – PUBLIC FACILITIES & SERVICES

- 1. *Goal 2. To protect the general health of local residents through the provisions of adequate water and sanitary sewerage facilities.*

Regardless of the zoning designation of the subject parcel, no development will be approved unless adequate water and sewer facilities are available or provided. Crystal Springs Water District and Odell Water Company have indicated to staff that water is available to the existing use and for light industrial use of the site. The subject property is located within Odell Sanitary District, a public sewer district.

- 2. *Strategy 30. Storm drainage plans will be required for areas that have identified drainage problems.*

Based on feedback from County Public Works, plans may be required at the time of development related to drainage from Parcel 1 into McGuire Creek. A condition recommended earlier in this report addresses this.

H. GOAL 12 – TRANSPORTATION

The dwelling on proposed Parcel 2 has existing access from Odell Highway, and any light industrial business on the proposed western parcel (i.e., Parcel 1) will have access from its Eagle Loop frontage. The proposed eastern Rural Residential parcel is already built out residentially, and will not be able to be further divided. The proposed western parcel is small in size (approx. 0.64 acre), with part of its area including McGuire Creek which has riparian buffers, which limits development along them; as such, its development potential will be limited to a small light industrial use, which should not significantly increase traffic or use of the road system. Comments from the County Engineer indicate that access to the proposed parcels is adequate.

I. GOAL 14: URBANIZATION

At this time, no specific uses are being proposed as part of this application and the applicant did not request an Exception to Goal 14 (Urbanization). Whether or not it is necessary to restrict new future light industrial development in order to ensure that it is rural in nature per Goal 14 provisions is addressed below.

Under Goal 14, uses that would occur in areas of the County that are outside of an urban growth boundary or acknowledged unincorporated community must be rural in nature. Rural uses are not explicitly defined; however, those industrial uses that would be allowed in a rural area, by inference, must be less intensive than those allowed within an unincorporated community. As provided in OAR, Chapter 660, Division 22 (Unincorporated Community), a small-scale, low impact industrial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 60,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 40,000 square feet of floor space.

Odell has not yet been designated an unincorporated community. A 2004 draft plan that was prepared (but not adopted) for Odell to be designated as such anticipated that it would be an urban unincorporated community. Regardless, the size of the proposed Light Industrial parcel is 27,684 square feet (or 0.64-acre), which is smaller than the size of the building (i.e., 40,000 square feet) that would be allowed in a non-urban unincorporated community. Given the proposed parcel's development limitations (related to its small size, as well as riparian setbacks from the stream, and from adjacent property to the north, east, and to the street), the size of development on the parcel will be restricted naturally, without the need to impose additional limitations related to it.

Potential Residential Development: There is an existing single family dwelling on the subject parcel, which is an allowed use in the Rural Residential Zone. Proposed Parcel 2 (which would be approximately 0.63-acre) could not be further divided based on its size. The residential parcel that is being reduced in size is existing (0.86-acre), and can be made smaller as the result of property line adjustments. A replat/partition is being applied for simply because it is the most expeditious way to address multiple property line adjustments and to vacate the subdivision lines of Tracts A and B. Based on the above, no exception to Goal 14 is needed for the rural residential area.

Miscellaneous: The County is currently in the process of addressing Goal 14 as it pertains to Odell. Through this process, the County will, among other things, establish unincorporated community boundaries and adopt zoning ordinances that concern rural and urban commercial and industrial development. This process may impact future use of the proposed parcels by making development either less or more restrictive.

The findings of fact and conclusions of law used to demonstrate compliance with the provisions of Goal 14 were based upon site-specific information and should not be used as a precedence if and when a similar application is made or when the County addresses the provisions of Goal 14 during its Periodic Review.

Conclusions: Staff finds that the request and subsequent development is consistent with the above standard, and with the Goal 14 provisions without taking a Goal 2 Exception to Goal 14.

2. Hood River County Zoning Ordinance - ARTICLE 15 (RURAL RESIDENTIAL ZONE)

A. Section 15.10 – Uses Permitted Outright

One single family dwelling is permitted per parcel in the RR Zone. The existing dwelling complies with this standard.

B. Section 15.55 – Site Development Standards

i. Minimum lot size for new lots or parcels: As shown on the official zoning map.

Parcel 2, the proposed parcel with the dwelling on it remains over half an acre in size. The request is really a series of property line adjustments which is being processed through a replat/partition in order to vacate some old subdivision lines.

ii. Minimum width and depth requirements:

- *Minimum average lot width: 100 feet*
- *Minimum lot width at street: 50 feet*
- *Minimum average lot depth: 100 feet*

Proposed Parcel 2 meets the above lot width, depth, and road frontage standards.

3. Hood River County Zoning Ordinance - ARTICLE 32 (LIGHT INDUSTRIAL ZONE)

A. *Minimum street frontage of lots: 50 feet*

Proposed Parcel 1 has over 50 feet of frontage along Eagle Loop, a public road, consistent with the above standard.

B. *Landscaping, Lighting, and Setbacks*

The provisions related to landscaping or providing a fence adjacent to residential land, as well as not projecting lighting into a residential zone, and meeting setbacks all apply at the time of a development application for an Industrial Land Use Permit.

C. *Section 32.40 – Locational Criteria*

The locational criteria are found under Goal 9 (Economy of the State), Strategy I.e., which was addressed in Section II(1)(F)(4) of the staff report, above.

4. Hood River County Zoning Ordinance – ARTICLE 18 (SUBDIVISION ORDINANCE)

Staff recommends including typical conditions of approval for a replat/partition, since that is the means to accomplish the consolidation and division of the property involved in this request. These conditions are provided in the Recommendation (Section III) of the staff report.

The requirements addressing the subdivision's existing drainage facilities are addressed more specifically below since County Public Works has indicated some concern that the existing stormwater improvements on Tract B serving the John Weber Business Park Subdivision be protected and access for maintenance be maintained. He provided a drawing (Exhibit I) showing the location of the improvements. These improvements include a 12" storm line (Storm Line "B") and twin 30" culverts with a rip-rap outfall as indicated on the attached drawing. To insure future access for maintenance, Public Works recommends a condition requiring the creation of public utility easements for portions of these improvements located outside of the existing dedicated road right-of-way. For the 12" Storm Line "B" Public Works recommends a 10' wide easement centered over the pipe and for the twin 30" culverts and rip-rap outfall a 20' wide easement centered over the pipes is recommended.

Section 18.42 – Drainage and Flood Control

Provisions shall be made to drain surface and storm water from the subdivision on the basis of computation of anticipated 100 year frequency storms for maximum periods of intensity for the entire drainage basin served by the given drainage or flood control system. Drainage structures and ditches shall have sufficient open area to carry the calculated storm water from such drainage areas based on standard engineering principles. Where free fall of water occurs, provisions shall be made to prevent erosion of soil. Natural drainage shall be preserved whenever possible.

Section 18.80 - Drainage and Flood Control

Adequate measures enumerated in Section 18.42 shall be met for any partition prior to the approval of the final plat.

Staff recommends including the following as a condition of approval in order to address the County Engineer's comments regarding the need to protect the existing subdivision's stormwater improvements:

“Prior to recording final partition plats, in order to ensure future access for maintenance, the applicant shall provide public utility easements for portions of the John Weber Business Park Subdivision's common drainage improvements located within existing “Tract B” (i.e., Tax Lot 1918) outside of the existing dedicated road right-of-way. [The improvements include a 12-inch storm line

(Storm Line "B") and twin 30-inch culverts with a rip-rap outfall as indicated on the attached drawing – Exhibit I.] For the 12-inch Storm Line "B" a 10' wide easement shall be centered over the pipe, and for the twin 30-inch culverts and rip-rap outfall, a 20' wide easement shall be centered over the pipes."

5. Hood River County Zoning Ordinance - ARTICLE 60 (ADMINISTRATIVE PROCEDURES)

A. Section 60.10 – The Burden of Proof: *The burden of proof is placed on the applicant seeking an action pursuant to the provisions of this ordinance. Unless otherwise provided for in this article, such burden shall be to prove the following:*

1. *Granting the request is in the public interest; the greater departure from present land use patterns, the greater the burden of the applicant.*

The public interest is manifested in the Comprehensive Plan. With recommended conditions, staff finds that the request is consistent with the goals, policies, strategies, and standards of the Comprehensive Plan.

a. *The proposed action is in compliance with the Comprehensive Plan.*

As determined earlier in this report, the proposal is in compliance with applicable Comprehensive Plan provisions.

b. *The factors set forth in applicable Oregon Law were consciously considered. Also, consideration will be given to the following factors:*

(i) *The characteristics of the various areas of the County.*

The proposal to change the zoning of the subject tract to make the Rural Residential and Light Industrial zoning more uniform by replatting it as proposed is consistent with the existing use of the property, and nearby development.

(ii) *The suitability of the subject area for the type of development in question.*

The subject property is located adjacent to developed roads, and is located in an area that is served by public utilities and services. Future development will be subject to the applicant obtaining an approved Industrial Land Use Permit.

(iii) *Trends in land development.*

As determined earlier in this report, the proposed zoning is consistent with existing surrounding development and zoning designations.

(iv) *Density of development.*

No increase in density is proposed. The reconfiguration of the property will make it more likely that the Light Industrial parcel may be developed. In any case, development is limited by the small size, and other limitations, of that parcel. The residential parcel cannot be further divided. As such, staff finds that the request is consistent with this standard.

(v) *Property values.*

Since the proposed industrial parcel is in an area of industrial development, and many of the surrounding parcels are similarly used, the property values of nearby parcels should not be adversely impacted by the proposed development.

(vi) The needs of economic enterprises in the future development of the County.

Approval of this application will provide a limited expansion of the light industrial use of the subject property, ensuring ongoing employment opportunities for local residents.

(vii) Access.

The existing dwelling on proposed Parcel 2 will retain its access from Odell Highway. The light industrial parcel (Parcel 1) has frontage along Eagle Loop. Both parcels have access.

(viii) Natural resources.

McGuire Creek runs through proposed Parcel 1. It has a Stream Protection Overlay Zone on it, which will restrict development in its riparian buffers.

(ix) Public need for healthful, safe and aesthetic surroundings and conditions.

No comments were received indicating concern with the above. At the time of development of the Light Industrial parcel, the applicant will have to address site development standards that are intended to address the above (related to landscaping, and setbacks).

c. Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to consider.

There has been no discernable change in the neighborhood; nor has a mistake in the zoning been alleged.

Conclusion: Staff finds that the burden of proof for the requested Zone Change has been met.

B. Section 60.14(B) – Conditions of Approval: Such conditions shall be reasonably conceived to fulfill public needs.

This section allows the Planning Commission to attach conditions of approval to the proposal, if reasonably based on public need.

III. RECOMMENDATION

Based upon the above findings of fact and conclusions of law, staff recommends that the Planning Commission recommend that the Board of County Commissioners approve Gary and Linda Bloom's applications for a Comprehensive Plan and Zone Change (P-12-0129) and Replat/Partition (P-12-0130), subject to the following conditions:

1. **Final approval for the rezoning of the subject property, whereby proposed Parcel 1 is zoned completely Light Industrial (M2) and proposed Parcel 2 is zoned completely Rural Residential (RR^{1/2}) shall not take effect until the final partition plats have been recorded with County Records and Assessment.**
2. **All of the property involved in this application must be in the same ownership in order for it to be replatted/partitioned.** Currently, (2N 10E 27A) Tax Lot 1300, and seemingly another adjacent sliver, is owned by Gary D. and Sharon L. Bloom. Since Sharon Bloom is deceased, the applicant will need to record her Death Certificate at County Records and Assessment in order to remove her name from the property. (2N 10E 27A) Tax Lots 1918, 1919, and 1999 are currently owned by Gary D. and Linda K. Bloom. *(If you have any questions on this condition, please contact County Records and Assessment at 541-386-4522, or a Title Company.)*
3. A professional land surveyor licensed in the State of Oregon shall prepare two identical plats that are consistent with your approved tentative plat, date-stamped October 17, 2012, and in accordance with applicable surveying laws of Oregon Revised Statute, Chapter 92. **The plats shall be reviewed and approved by the County Surveyor and County Planning, and recorded with the County Department of Records & Assessment within two (2) years of the date of the County Commission's Final Order on this application**, unless an extension of time is requested and granted. The applicant is responsible for all surveying costs and recording fees. **A draft of the plats shall be provided to County Planning and the County Surveyor for review.**
4. It should be noted on the plat for future reference that the area making up Tract 'A' as part of the John Weber Business Park Subdivision may still be bound by its plat restriction of being an area "for landscaping." Both Tracts 'A' and 'B' may still be bound by that subdivision's CC&R's.
5. The final plats shall indicate that Parcel 2 meets the minimum lot width (100') and depth (100') standards of the Rural Residential (RR-2.5) Zone, and that both Parcels 1 and 2 have at least 50 feet of road frontage.
6. Any reference on the plat to the 50' Stream Protection Overlay riparian setback shall be from the bankfull stage of McGuire Creek, not from its center.
7. The placement of a common property line between Parcels 1 and 2 shall not cause any existing development on Parcel 2 to become non-conforming to the setback requirements of the Rural Residential (RR) Zone as a result. Specifically, the following RR Zone setbacks apply: 60 feet from the centerline, or 30 feet from the edge of right-of-way, of an arterial street (i.e., Odell Highway), for the front setback; 10 feet from an interior side property line; 45 feet from the centerline of a street from an exterior side property line; and 20 feet from a rear property line. The nearest buildings facing the common property line shall be depicted on the final plats in order for staff to confirm that setbacks to that line are met.

8. At the time that Parcel 1 is developed:
 - A. A curbside sidewalk shall be constructed by the future applicant along that parcel's Eagle Loop frontage.
 - B. County Public Works may recommend that on-site stormwater treatment be provided, depending on the scale of development on Parcel 1.
 - C. A driveway permit shall be obtained from County Public Works prior to constructing a driveway for that parcel.

(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)

9. **Prior to recording final partition plats**, in order to ensure future access for maintenance, the applicant shall provide public utility easements for portions of the John Weber Business Park Subdivision's common drainage improvements that are located within existing "Tract B" (i.e., Tax Lot 1918) outside of the existing dedicated road right-of-way. [The improvements include a 12-inch storm line (Storm Line "B") and twin 30-inch culverts with a rip-rap outfall as indicated on the attached drawing – Exhibit I.] For the 12-inch Storm Line "B" a 10' wide easement shall be centered over the pipe, and for the twin 30-inch culverts and rip-rap outfall, a 20' wide easement shall be centered over the pipes. *(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)*
10. The final plats shall indicate all existing and proposed easements and other encumbrances affecting the subject parcels.
11. Neither of the proposed parcels may be sold or conveyed separately prior to recording the final plats.

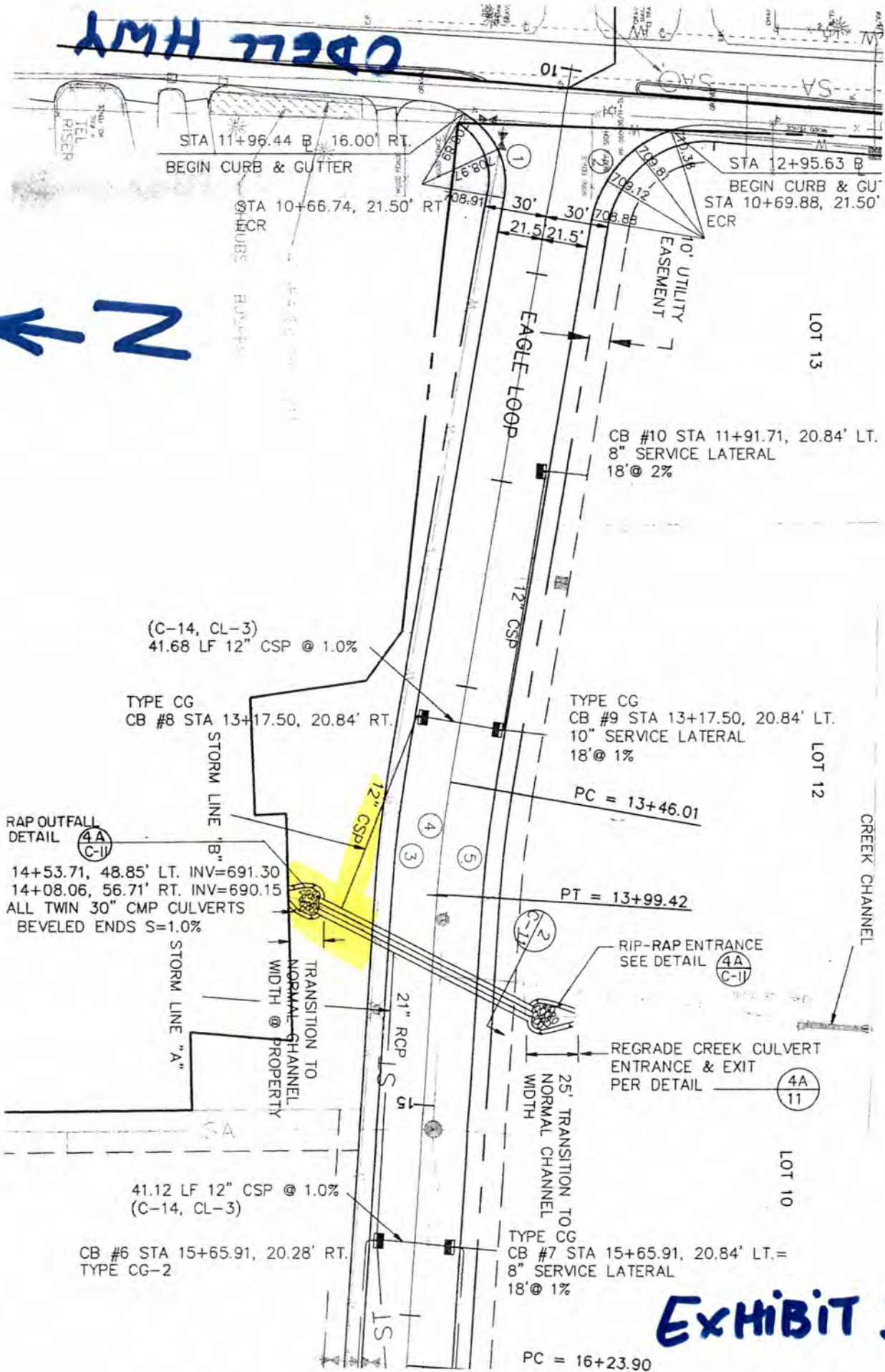
Failure to comply with any of the above conditions can void this approval.

Please note that for the final plats to be eligible for recording, all persons who have ownership interest in the property must sign them in front of a notary public. Notary signatures and stamps (if used) must be clean and legible. The plats shall only be signed with an "archival ink" pen, available for purchase at most stationary stores or use at the County Planning Department. The final plats shall also contain signature blocks for the County Surveyor, County Budget and Finance Director, and County Planning Director. The sequence of signatures includes: (1.) the County Surveyor [review fee and approximately 3 week review time]. The applicant shall provide a preliminary title report or subdivision guarantee at the time the plat is submitted to the County Surveyor; (2.) County Planning Director; and (3.) County Finance Director. Once all of these signatures have been obtained, the plats are eligible to be recorded with County Records and Assessment.

The final plats can only be recorded Monday through Friday (*excluding holidays*) from 9:00 a.m. – 12:00 p.m. and 1:00 p.m. – 4:00 p.m. The County Department of Records & Assessment requires at least one working day's notice before recording the final plats. Also, in order to ensure that an authorized employee is available to sign your plats, please contact County Planning and County Budget & Finance at the same time as notifying the County Department of Records & Assessment.

The applicant is advised to contact the Assessor's Office to determine assessed value changes which may result because of the proposed action. Further, it is advised that the applicant review ORS 92.095 which addresses payment of taxes, interest or penalties before a subdivision or partition plat is recorded. If you have any questions, please contact the County Assessor's Office at (541) 386-4522.

CDCELL HWY



STA 11+96.44 B 16.00' RT.
BEGIN CURB & GUTTER

STA 12+95.63 B
BEGIN CURB & GU'

STA 10+66.74, 21.50' RT
ECR

STA 10+69.88, 21.50'
ECR

CB #10 STA 11+91.71, 20.84' LT.
8" SERVICE LATERAL
18'@ 2%

(C-14, CL-3)
41.68 LF 12" CSP @ 1.0%

TYPE CG
CB #8 STA 13+17.50, 20.84' RT.

TYPE CG
CB #9 STA 13+17.50, 20.84' LT.
10" SERVICE LATERAL
18'@ 1%

RAP OUTFALL
DETAIL (4A C-II)
14+53.71, 48.85' LT. INV=691.30
14+08.06, 56.71' RT. INV=690.15
ALL TWIN 30" CMP CULVERTS
BEVELED ENDS S=1.0%

PC = 13+46.01

PT = 13+99.42

RIP-RAP ENTRANCE
SEE DETAIL (4A C-II)

REGRADE CREEK CULVERT
ENTRANCE & EXIT
PER DETAIL (4A 11)

41.12 LF 12" CSP @ 1.0%
(C-14, CL-3)

CB #6 STA 15+65.91, 20.28' RT.
TYPE CG-2

TYPE CG
CB #7 STA 15+65.91, 20.84' LT.=
8" SERVICE LATERAL
18'@ 1%

PC = 16+23.90

EXHIBIT I

**EXHIBIT
BOUNDARY LINE ADJUSTMENT
AND ZONE CHANGE**

NE 1/4, SECTION 27, T. 2 N., R. 10 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 27A TAX LOT 1300, 1999, 1919 & 1918

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (MARR WASH PACIFIC, CS NO. 93035)
- ▲ FOUND 1" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 87033)
- ▲ FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (PHILIP J. LARSON, CS NO. 94035)
- ⊙ FOUND 3/4" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002 CS NO. 2011033)
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO COUNTY SURVEY NUMBER
- FD FOUND DATA
- (100.00') PLAT DISTANCE
- W1 JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY WILSEY & HAM PACIFIC INC.
- RIGHT-OF-WAY
- COMPUTED CENTERLINE
- EDGE OF EASEMENT
- CENTERLINE OF CREEK
- EXISTING/PROPOSED RR 1/2 ZONE
- EXISTING/PROPOSED M-2 ZONE



AREA AND ZONE CHANGE TABLE

TAX LOT	ZONE	ORIGINAL AREA	NEW AREA	NEW ZONE
1300	M-2	27,256.4 ± SQ. FT.	27,307.2 ± SQ. FT.	M-2
1918	M-2	3,350.7 ± SQ. FT.	21,084.7 ± SQ. FT.	M-2
1919	M-2	3,369.1 ± SQ. FT.	21,084.7 ± SQ. FT.	M-2
1919	M-2	2,772.3 ± SQ. FT.		

REFERENCED DEEDS
WARRANTY DEED NO. 972327

- REFERENCED SURVEYS**
- R1) JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY WILSEY & HAM PACIFIC INC.
 - R2) PARTITION PLAT 9328, CS NO. 99101 PERFORMED BY TERRA SURVEYING
 - R3) COUNTY SURVEY NO. 84035 BY PHILIP J. LARSON
 - R4) COUNTY SURVEY NO. 87033 BY DLC SURVEYING

Klein & Associates, Inc.
ENGINEERING • LAND SURVEYING • PLANNING
1411 13th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL: info@kleinassocinc.com

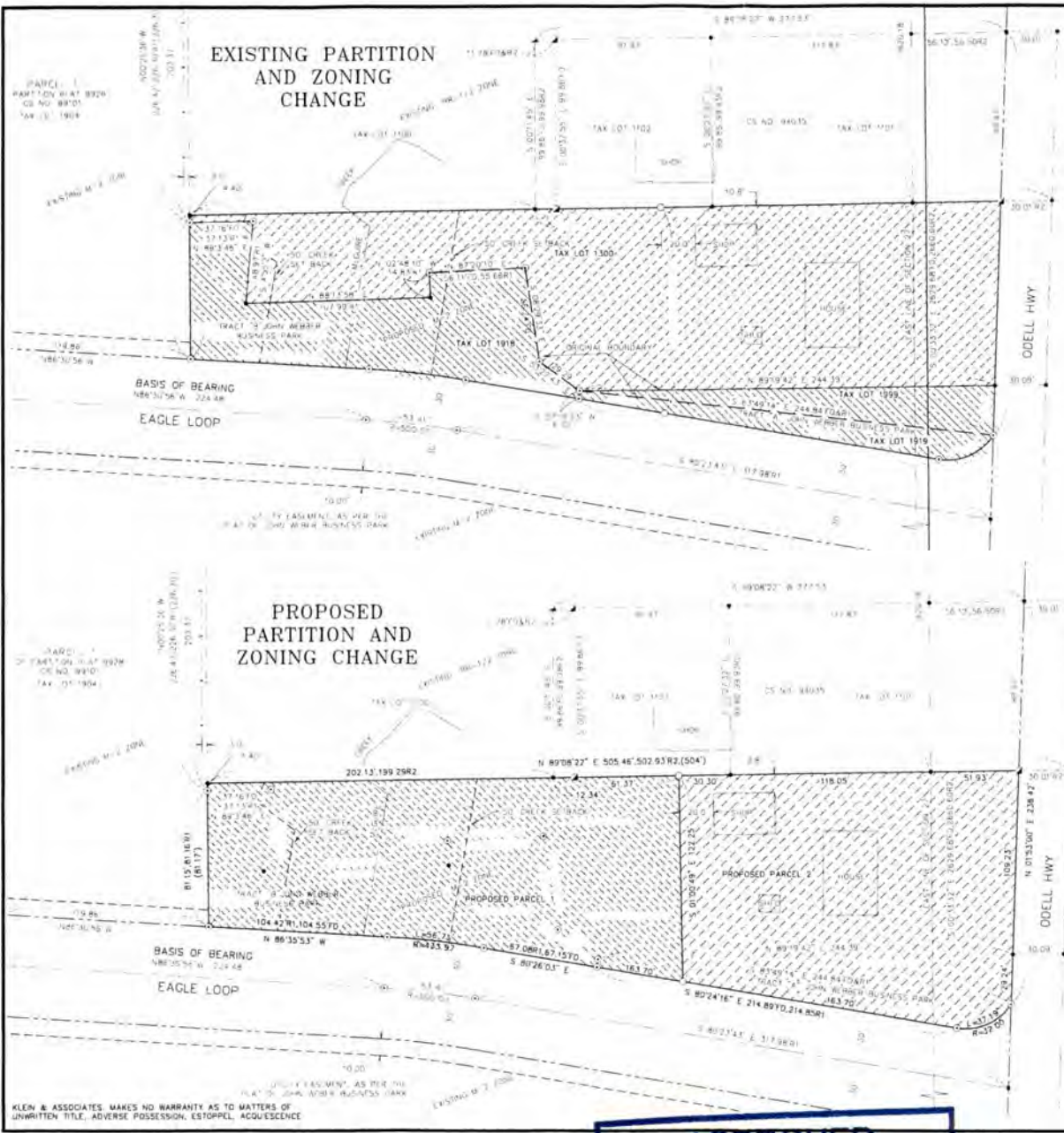


BASIS OF BEARINGS
PLAT OF JOHN WEBER BUSINESS PARK, CS NO. 90035

OWNER: DARY BLODM
SURVEY PERMITS FOR: DARY BLODM
DATE OF MONUMENTATION: JULY 29, 2012
PROJECT: 12-08-17
FILE: 120817.DWG
DRAWN: DEM

SHEET 2 OF 2
ALL AMITY DESIGN HOOD RIVER COUNTY, OREGON

1/4	5/8	1/2	1/4
1/4	2 1/4	2 1/4	1/4
1/4	1/4	1/4	1/4



KLEIN & ASSOCIATES MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE

APPROVED
 P-12-0129 + 0130
 OCT 17 2012
js
HRC PLANNING

AFFIDAVIT OF PUBLICATION

STATE OF OREGON
COUNTY OF HOOD RIVER

I, Joe Petshow, being first duly sworn, depose and say that I am the publisher of the Hood River News, a newspaper of general circulation printed and published at Hood River in the aforesaid county and state, as defined by ORS 193.010 and 193.020 and that NOTICE OF APPLICATION- G. BLOOM, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 time in the following issues: Sept. 26, 2012

Joe Petshow

Subscribed and sworn to before me this 26th
Day of September, 2012

Christine M Stenberg

HOOD RIVER COUNTY PLANNING COMMISSION NOTICE OF PUBLIC HEARING BLOOM COMP PLAN & ZONE CHANGE (P-12-0129) MINOR PARTITION (P-12-0130)

Gary Bloom owns a parcel (2N 10E 27A, Tax Lot 1300) that is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of three separate tax lots (2N 10E 27A, Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots are described as "Tracts A and B" of the John Weber Business Park.

Gary and Linda Bloom, the applicants, propose to replot a portion (Tax Lots 1918, 1919, and 1999) of the John Weber Business Park Subdivision by adjusting all of the property referenced above (including Tax Lot 1300) into 2 parcels and rezoning it. Together with their application for a Comprehensive Plan and Zone Change (P-12-0129), the Blooms have applied to divide (P-12-0130) the subject property into two parcels, so that the proposed western parcel (0.64-acre) would be

zoned completely M2, and the proposed eastern parcel (0.63-acre), which has an existing single family dwelling and shop on it, would be zoned completely RR1/2.

The subject tract is located at the NW corner of Eagle Loop and Odell Hwy. The property is further described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. Currently, 2N 10E 27A, Tax Lot 1300 is zoned Rural Residential (RR1/2), and Tax Lots 1918, 1919, and 1999 are zoned Light Industrial (M2). McGuire Creek, which crosses both Tax Lots 1300 and 1918, is zoned Stream Protection Overlay (SPO).

Comments regarding these applications must be received by County Planning by **5:00 p.m., Friday, October 12, 2012**, in order to be incorporated into the staff report to the County Planning Commission. However, written or oral comments may be provided at the hearing itself. (At least 10 copies should be provided for written comments submitted the night of the hearing and the amount of time given for oral testimony will be limited.)

The Planning Commission hearing is scheduled for **Wednesday, October 24, 2012 at 7:00 p.m.**, or shortly thereafter, in the Board of County Commissioners' Conference Room (1st Floor) of the County Business Administration Building at 601 State Street, Hood River, Oregon.

Failure of an issue to be raised at the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeal (LUBA) based on that issue.

If you would like additional information regarding these applications, please contact Josette Griffiths, Senior Planner, at the Hood River County Planning Department at (541) 387-6840. The applications and supporting documents are available for review at County Planning at no cost or copies may be purchased at 0.25¢ per sheet. A copy of the staff report will be available for inspection or purchase at least seven days prior to the hearing.

77-11



Attachment A, 1

Affidavit Of Mailing

Applicant: Bloom

File Number(s): Comp Plan & Zone Change P-12-0129 & MP P-12-0130

I, Kim Paik, hereby swear that on the 18 day of Sept 2012,
I caused to be mailed on the above date a copy of the attached

Adjacent Property Owner Notification

To the agencies/individuals on the attached list

(Signed)

Kim Paik



Hood River County Community Development

Planning, Building Codes, Veterans' Services, Economic Development and Information Systems
601 State Street, Hood River OR 97031

MICHAEL BENEDICT, DIRECTOR
TEL (541) 387-6840 • FAX (541) 387-6873
E-mail: plan.dept@co.hood-river.or.us

September 18, 2012

To: Hood River County Planning Commission
Will Carey, County Counsel
Brian Beebe, County Records & Assessment
Mark Van Voast, County Building
Randy Johnston, County Surveyor
Don Wiley, County Public Works
Greg Borton, Wy'east Rural Fire Protection District
Ralph Lane, Jr., Odell Sanitary District
Bob Duddles, Crystal Springs Water District
Karen Swirsky, Oregon Department of Land Conservation & Development
Rod French, Oregon Department of Fish & Wildlife
Jackie Ray, Oregon Department of Environmental Quality
John Buckley, East Fork Irrigation District
Scott Franke, Hood River Valley Residents Committee
Anne Saxby, Hood River Soil & Water Conservation District
Mike McElwee, Port of Hood River
Gary & Linda Bloom, Property Owners
James Klein, Surveyor, Applicant
Adjacent Property Owners
Property Owners of John Weber Business Park

From: Josette Griffiths, Senior Planner

Re: Bloom Comprehensive Plan & Zone Change (P-12-0129) and Minor Partition (P-12-0130)

Request:

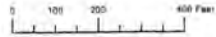
Gary Bloom owns a parcel (2N 10E 27A, Tax Lot 1300) that is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of three separate tax lots (2N 10E 27A, Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots are described as "Tracts A and B" of the John Weber Business Park.

Gary and Linda Bloom, the applicants, propose to re-plat a portion (Tax Lots 1918, 1919, and 1999) of the John Weber Business Park Subdivision by adjusting all of the property referenced above (including Tax Lot 1300) into 2 parcels and rezoning it. Together with their application for a Comprehensive Plan and Zone Change (P-12-0129), the Blooms have applied to divide (P-12-0130) the subject property into two parcels, so that the proposed western parcel (0.64-acre) would be zoned completely M2, and the proposed eastern parcel (0.63-acre), which has an existing single family dwelling and shop on it, would be zoned completely RR1/2. *[See attached applications for more information.]*

- Property Location:** The subject tract is located at the northwest corner of Eagle Loop and Odell Highway. The property is further described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. *[See enclosed vicinity map.]*
- Zoning:** Currently, 2N 10E 27A, Tax Lot 1300 is zoned Rural Residential (RR1/2), and Tax Lots 1918, 1919, and 1999 are zoned Light Industrial (M2). McGuire Creek, which crosses both Tax Lots 1300 and 1918, is zoned Stream Protection Overlay (SPO).
- Applicable Criteria:** The above-referenced applications will be reviewed pursuant to Article 15 (*Rural Residential Zone*), Article 18 (*County Subdivision Ordinance*), Article 32 (*Light Industrial Zone*), Article 60 (*Administrative Procedures*), Article 72 (*Planning Director's Review Procedures*) of the Hood River County Zoning Ordinance; the Hood River County Comprehensive Plan; as well as applicable Statewide Planning Goals, Oregon Revised Statutes, and Oregon Administrative Rules.
- Response:** Comments regarding these applications must be received by County Planning by **5:00 p.m., Friday, October 12, 2012**, in order to be incorporated into the staff report to the County Planning Commission. However, written or oral comments may be provided at the hearing itself. *(At least 10 copies should be provided for written comments submitted the night of the hearing and the amount of time given for oral testimony will be limited.)*
- Hearing Date:** The Planning Commission hearing is scheduled for **Wednesday, October 24, 2012 at 7:00 p.m.**, or shortly thereafter, in the Board of County Commissioners' Conference Room (1st Floor) of the County Business Administration Building at 601 State Street, Hood River, Oregon.
- Hearing's Procedure:** Failure of an issue to be raised at the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeal (*LUBA*) based on that issue.
- Available Information:** If you would like additional information regarding these applications, please contact Josette Griffiths, Senior Planner, at the Hood River County Planning Department at (541) 387-6840. The applications and supporting documents are available for review at County Planning at no cost or copies may be purchased at 0.25¢ per sheet. A copy of the staff report will be available for inspection or purchase at least seven days prior to the hearing.

NOTICE TO MORTGAGEE, LIEN HOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



NE 1/4 SECTION 27 T02N R10E WM HOOD RIVER COUNTY

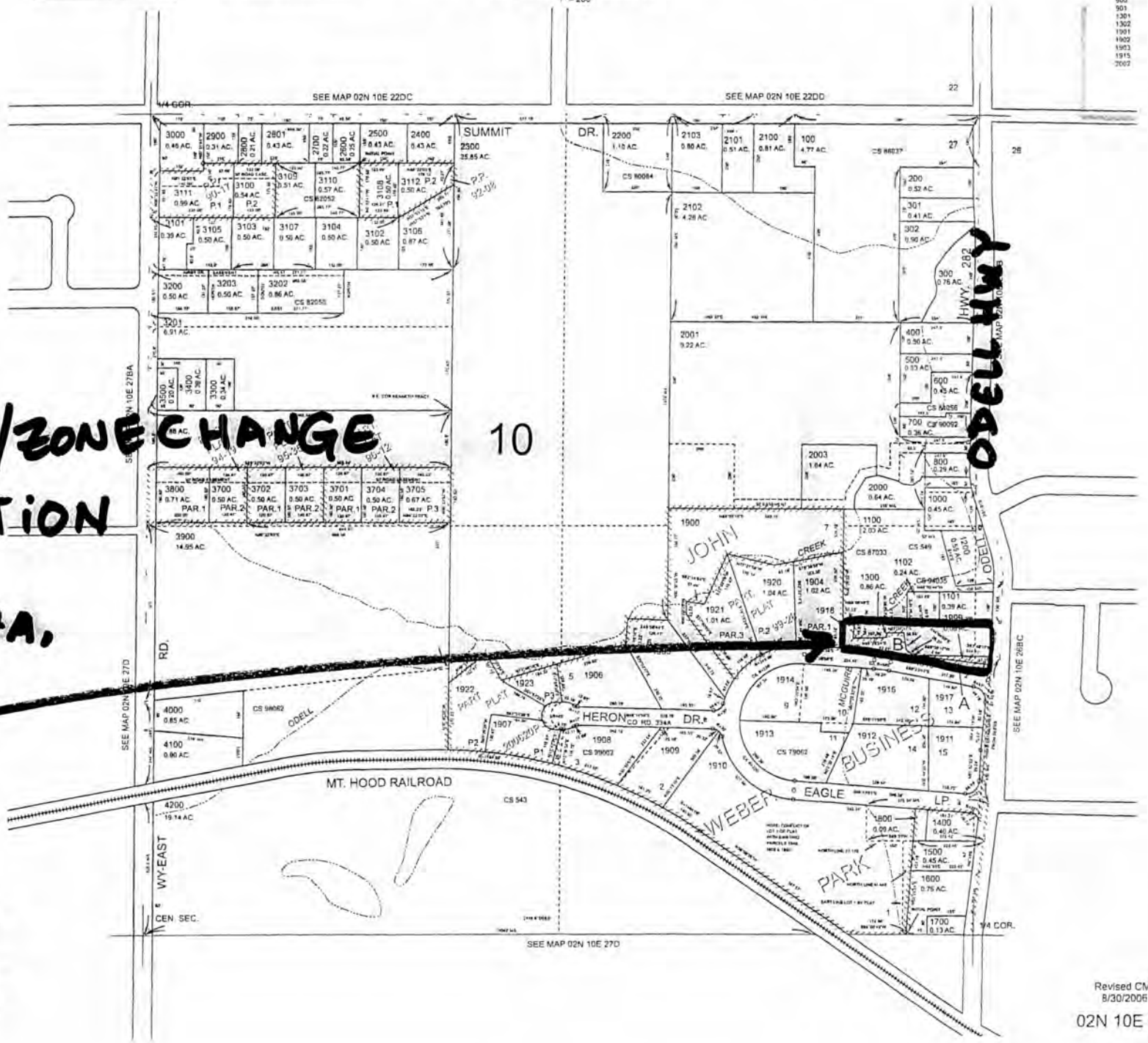
1" = 200'

02N 10E 27 A

CANCELLED NOS.
901
900
903
1301
1302
1901
1902
1903
1915
2002

↑
N
BLOOM
COM PLAN / ZONE CHANGE
& PARTITION
2N 10E 27A,
TAX LOTS
1300,
1918,
1919,
1999

Attachment A, S

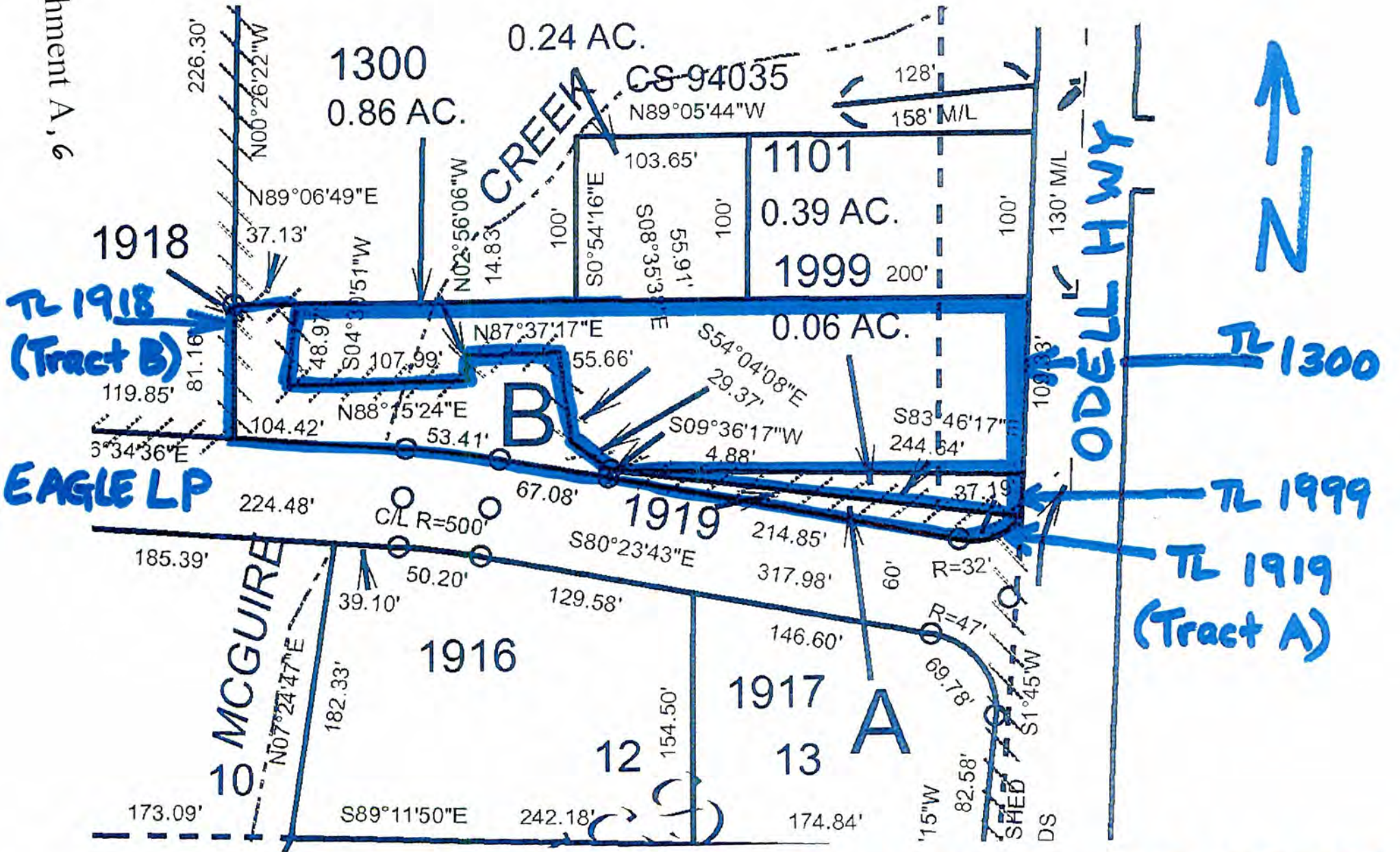


ODELL HWY

10

Revised CMS
8/30/2006

02N 10E 27 A

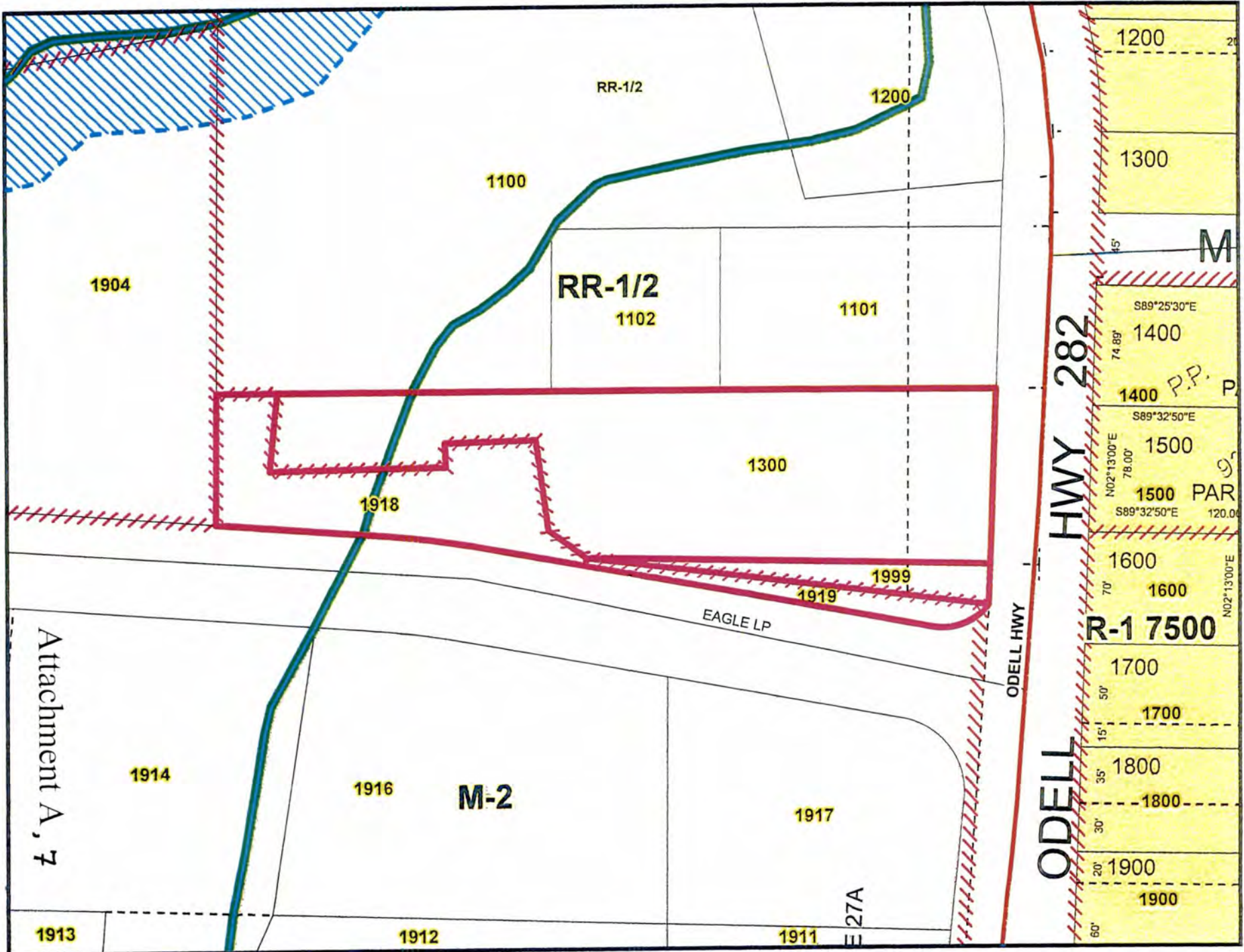


BLOOM 2N 10E 27A, TAX LOTS 1300, 1918, 1919, 1999

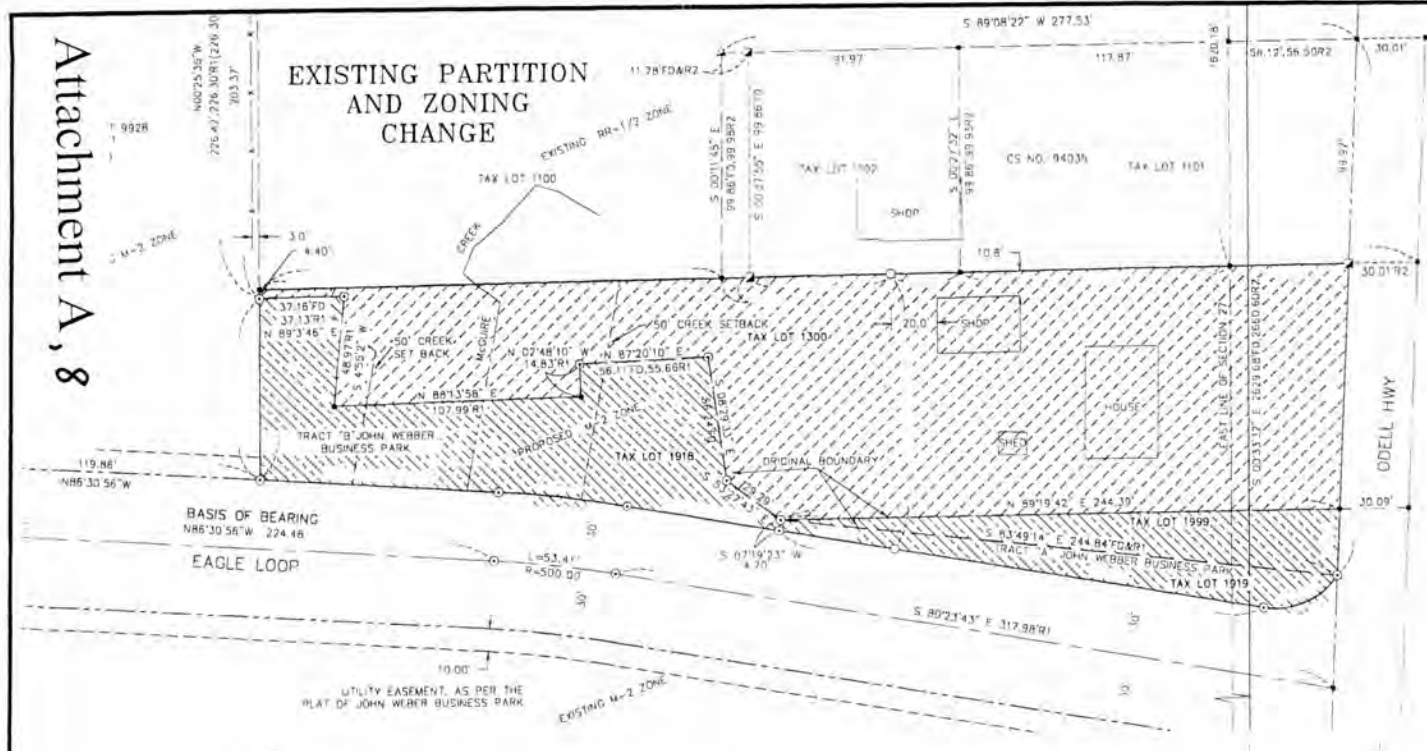


2N 10E 27A, Tax Lots 1300, 1918, 1919, & 1999

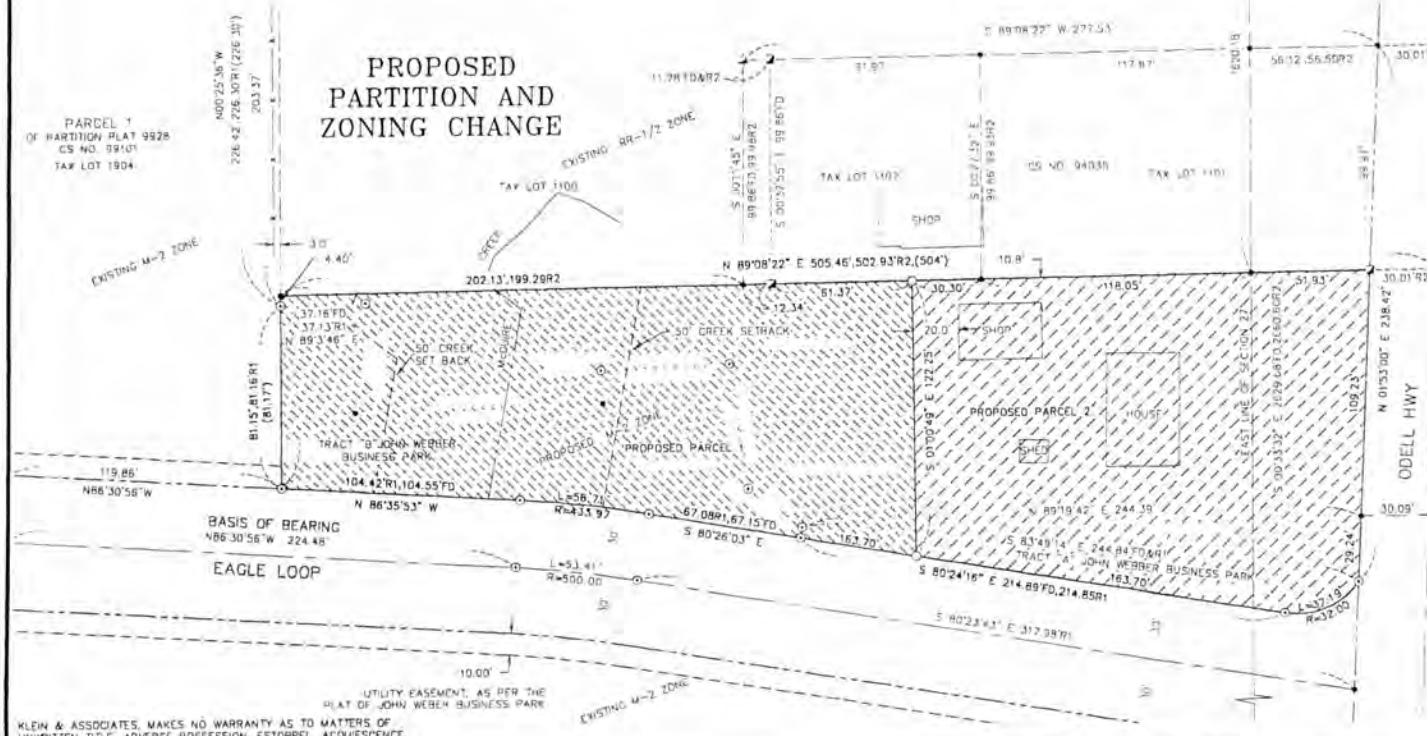
Existing Zoning



EXISTING PARTITION AND ZONING CHANGE



PROPOSED PARTITION AND ZONING CHANGE



**EXHIBIT
BOUNDARY LINE ADJUSTMENT
AND ZONE CHANGE**

NE 1/4, SECTION 27, T. 2 N., R. 10 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 27A TAX LOT 1300, 1999, 1919 & 1918

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (MARK WAH PACIFIC, CS NO. 90035)
- ⊚ FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 87033)
- ⊛ FOUND 1/4" REBAR W/YELLOW PLASTIC CAP (PHILIP J. LARSON, CS NO. 94035)
- ⊜ FOUND 1/4" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002 CS NO. 2011033)
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- FD FOUND DATA
- (100.00') PLAT DISTANCE
- R1 JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY WILSEY & HAM PACIFIC INC. RIGHT-OF-WAY
- COMPUTED CENTERLINE
- EDGE OF EASEMENT
- CENTERLINE OF CREEK
- EXISTING/PROPOSED RR 1/2 ZONE
- EXISTING/PROPOSED M-2 ZONE

AREA AND ZONE CHANGE TABLE				
TAX LOT	ZONE	ORIGINAL AREA	NEW AREA	NEW ZONE
1300	RR-1/2	37,256 +/- SQFT	27,367 +/- SQFT	RR-1/2
1918	M-2	11,455 +/- SQFT	27,684 +/- SQFT	M-2
1999	M-2	7,569 +/- SQFT		
1919	M-2	2,772 +/- SQFT		

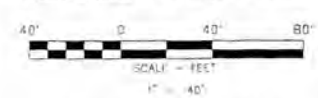
REFERENCED DEEDS
WARRANTY DEED NO. 872327

REFERENCED SURVEYS

- R1) JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY WILSEY & HAM PACIFIC INC.
- R2) PARTITION PLAT 9928, CS NO. 99101 PERFORMED BY TERRA SURVEYING
- R3) COUNTY SURVEY NO. 94035 BY PHILIP J. LARSON
- R4) COUNTY SURVEY NO. 87033 BY DLC SURVEYING

Klein & Associates, Inc.
ENGINEERING · LAND SURVEYING · PLANNING

KA 1411 13th Street, Hood River, Oregon 97031
Tel: (541) 386-3322
EMAIL: info@kleinassocinc.com



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 1995
JAMES M. KLEIN
59002
Expires 5-25-2013

BASIS OF BEARINGS
PLAT OF JOHN WEBER BUSINESS PARK
CS NO. 90035

OWNER
DARY BLOOM

SURVEY PERFORMED FOR:
DARY BLOOM
DATE OF MONUMENTATION:
JULY 29, 2012
PROJECT: 12-06-12
FILE: 120612.DWC
DRAFT: CDM

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. 2 N.
R. 10 E.
27A 2N 10E

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

ADMINISTRATIVE LAND USE APPLICATION



HOOD RIVER COUNTY COMMUNITY DEVELOPMENT

601 State Street
Hood River, OR 97031
MICHAEL BENEDICT, DIRECTOR
PHONE 541-387-6840
FAX 541-387-6873
comdev.dept@co.hood-river.or.us

PLANNING	
File No.:	P-12-0129 + P-12-0130
Date received:	8/9/12
Date issued:	
Application Review Fee:	\$ 3,000.

TYPE OF LAND USE PERMIT:

Dwellings:

- Farm Operator Dwelling
 Income Acreage
- Relative Farm Dwelling
- Accessory Farm Dwelling
- Farm Lot of Record
- Forest Template Dwelling
- Forest Large Tract Dwelling
- Forest Lot of Record
- Forest Replacement (relocated)

Conditional Use:

- Non- Farm Dwelling
- Dependent Relative Dwelling
- Home Occupation
- Bed and Breakfast
- _____
- Other:**
- Variance
- Property Line Adjustment
- Non- Ministerial PLA

- Minor / Major Partition P-12-0130
- Subdivision
- Planned Unit Development
- Plan and Zone Change P-12-0129
- Zone Boundary Adjustment
- Comprehensive Plan Amend.
- _____
- _____
- _____

SITE INFORMATION:

1300, 1918, 1919 + 1999

Township: 2N Range: 10E Section: 27A Tax Lot: See above Parcel size: _____ ac. Zoning: RR^{1/2} + M-2

Site Address: 3200 Odell Hwy Hood River OR 97031 City: Hood River

Description of Proposed Development or Use: The purpose of this project is to request a zone change + partition on Tax Lots 1300, 1918, 1919 + 1999. Tax Lot 1300 is currently zoned RR^{1/2} w/a residential house. Tax Lot 1918, 1919 + 1999 is currently zoned M-2 w/no development on said tracts at this time.

APPLICATION CHECKLIST:

Unless otherwise noted, the following information is required as part of a complete application:

- | | |
|--|---|
| <input type="checkbox"/> Completed application form _____ | <input type="checkbox"/> Project description _____ |
| <input type="checkbox"/> Applicant/ALL Property owners' signatures _____ | <input type="checkbox"/> Applicable criteria form / questionnaire _____ |
| <input type="checkbox"/> Site Plan - per attached example _____ | <input type="checkbox"/> Supporting documents (farm income, etc.) _____ |
| <input type="checkbox"/> Filing Fee _____ | |

Only applications with the required information can be processed. Obtain a copy of the criteria and the questionnaire for your application type. The pertinent Hood River County Zoning Ordinance sections may be obtained from Hood River County Community Development or on-line through the county website at www.co.hood-river.or.us

Pursuant to Oregon Revised Statutes Chapter 215, Section 427, this department has 30 days to review the application for completeness and notify the applicant of any deficiencies.

SIGNATURES: All Owners must sign (Corporate or LLC owned parcels require authorized signatures)

Owner Name: <u>Gary Bloom + Lind Bloch</u> Signature req'd: <u>Gary Bloom + Linda Bloom</u> Mailing Address: <u>3190 Odell Hwy</u> City: <u>Hood River</u> State: <u>OR</u> Zip: <u>97031</u> Phone: <u>490 1090</u> E-mail: _____	Owner Name: <u>Gary Bloom + Linda Bloch</u> Signature req'd: <u>Gary Bloom + Linda Bloom</u> Mailing Address: <u>3190 Odell Hwy</u> City: <u>Hood River</u> State: <u>OR</u> Zip: <u>97031</u> Phone: _____ E-mail: _____
--	---

Applicant if other than owner: James Klein
 Signature req'd: [Signature]
 Mailing Address: 411 13th St
 City: Hood River State: OR Zip: 97031
 Phone: 541-386-3322 E-mail: jink@klingassocinc.com

By signing, I acknowledge that the information provided in this application is accurate to the best of my knowledge.
 Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property.
 Signature of the property owner(s) also authorizes the County planning staff reasonable access to the site in order to evaluate the application.



Klein & Associates, Inc.

Engineering / Land Surveying / Planning

1411 13TH STREET, HOOD RIVER, OREGON 97031 / (541)386-3322 / FAX (541)386-2515 /

www.kleinassocinc.com

Project Description

Date: September 13, 2012

Subject: Zone Change and Partition supporting information

From: James Klein, Klein & Associates, Inc
C/o Gary Bloom

To: Hood River County Planning Department

The purpose of this letter is to provide supporting information for a partition and zone change on Tax Lots 1300, 1918, 1919 and 1999 of Hood River County Assessor map 2N 10E 27 A. Tax Lot 1300 is currently zoned RR1/2, Tax Lots 1918, 1919, and 1999 are currently zoned M-2. It would be in the public's best interest to allow the partitioning and zone change of said tax lots, as it would allow the best use of land by remaining consistent with the current zoning and adhering to the county's goals, policies and strategies.

The purpose of this partition is to modify the current configuration, consisting of 4 separate and individual tax lots into 2 separate parcels as shown on the attached exhibits. The proposed common line will run in a north-south direction, 20.00 feet westerly from an existing garage currently located on tax lot 1300. The partition will provide the most usable area for each tract and will provide ample area in the M-2 and RR1/2 zone for each parcel. At this time the lots are not being used at optimal level.

The purpose of the zone change is to modify the existing zone of M-2 zone, on tax lots 1918, 1919 and 1999, to proposed parcel 1; and the existing zone RR1/2 on tax lot 1300 to proposed parcel 2. Tax Lot 1918 is described as Tract "A" and Tax Lot 1919 is described as Tract "B" of the John Weber Business Park. The surrounding lots, within said subdivision, lying westerly and southerly of said Tax Lot 1918 and 1919 are currently zoned M-2. The land lying northerly and easterly, of Tax Lot 1300, is currently zoned RR1/2.

As stated in the County's goal 5-Open space, Scenic and Historical area and Natural Resources, you will find that this project will have no impact on said resources. This project has no scenic or historical areas within its boundary and no natural resources will be used or harvested. There is currently a stream protective overlay (SPO) on McGuire Creek, with a 50 foot buffer from the centerline of said creek. McGuire Creek, which runs northerly through Tax Lot 1918, offers little to no usable area, after applying the 50 foot buffer on Tracts "A" and "B". The SPO, which is in place on Tax Lot 1918, already

has restrictions that conserves and preserves fish, wildlife and habitat and provides for water quality regulations. This project will not impose any additional burdens on the lands which are not currently in place as this time.

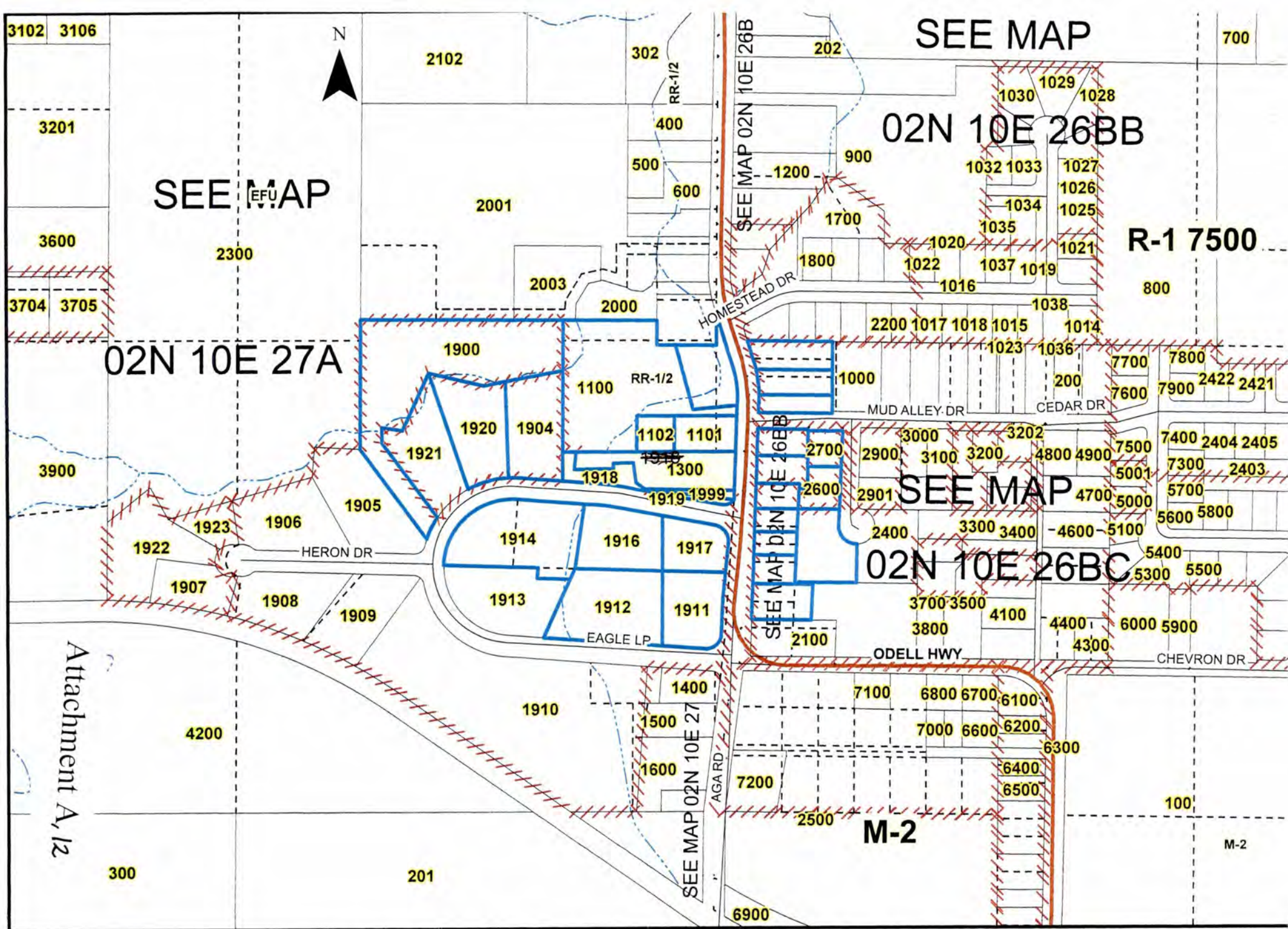
As stated in the Counties Goal 6-Air, Water and Land Resource Quality Policies, this project does not foresee any water quality and air quality issues.

As stated in the Counties Goal 9-Economy Development, proposed Parcel 1 would have direct access to Eagle Loop with a direct connection to Odell Highway. Proposed Parcel 2 has an existing home site, sighted in the center of said parcel, which is currently serviced by a driveway with direct access to Odell Highway. Proposed Parcel 1 will access approximately 300 feet westerly from the intersection of Eagle Loop and Odell Highway. Said access point will allow for good site visibility for pedestrians and oncoming traffic and eliminate any dangerous intersection or traffic congestion while providing for one turning movement onto Odell Highway. Proposed Parcel 1 storm drainage plan will be consistent with other lots within the John Weber Business Park, and at the time of development applicant will consult with an engineering firm to address the best practices of managing storm water and drainage issues. Proposed Parcel 2 currently has an existing home site and has been handling its own storm water. We see no significant impact onto the storm water detention and will not burden any system. The project site is within 1/4 mile of a population center, the town of Odell. The project is consistent with the surrounding area with current zoning of M-2 and RR1/2; along with being consistent with the surrounding lot sizes. No building is proposed at this time, but any building that may occur in the future will not build within the 100 year flood plain or the 50 foot creek setback overlay. This project foresees the potential for future growth of manufacturing and retail industries and would provide job opportunities for Hood River County.

As stated in the Counties Goal 12-Transportation, this project provides access to a main traffic corridor, Highway 282-Odell Highway. Odell and surrounding areas provide many collector roads that connect Highway 282 to Highway 35 and the rail system. As per the current county's transportation plans in this area, the highways/rail traffic is available to support the current needs of the surrounding area and this project.

As stated in the Counties Goal 14-Urbanization: Urban Growth Area Management Policies and Procedures, this project keeps consistent with the County Land Use Ordinances. We are requesting that the current configuration of the RR1/2 and M-2 zone be modified to make better use of the current parcel configuration. This project does not foresee any changes onto the urban growth management policies.

In conclusion you find that this project is in the public's best interest and should be granted. By allowing this project to move forward, with the partitioning and zone change as shown on the attached exhibit, you will also concluded that this project is suitable with the surrounding areas and conforms to the County Comprehensive plan while remaining consistent with the current zoning and adhering to the county's goals, policies and strategies. This project has the potential to bring more building and business to the County, and bring much needed jobs in this economical hard times.



Attachment A, 12

Bloom P-012-0129 & P-12-0130 Plan/Zone Chng & Partition 2N 10E 27A, 1300, 1918, 1919, 1999 RR1/2 & M2

Attachment A, 13

MAPNUMBER	TAXLOT	OWNER	M_ADDRESS	M_CITY	M_S ZIP
02N10E27A	1101	BLOOM, GARY D	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1102	BLOOM, GARY D	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1918	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1919	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1999	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1300	BLOOM, GARY D & SHARON L	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	1800	BROCK, RICHARD E	PO BOX 460	ODELL	OR 97044
02N10E26BC	1200	DE LA TORRE, JUAN & YOLANDA	3199 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1920	ERNEST & GODFREY, LLC	PO BOX 401	ODELL	OR 97044
02N10E26BC	2500	FARIAS, DANIEL C & GERALDINE R	3182 NEAL MILL RD	HOOD RIVER	OR 97031
02N10E26BC	1700	HEACOCK, WALTER L & ELFRIEDE E TR'S	1990 8TH ST	HOOD RIVER	OR 97031
02N10E27A	1912	HOGG, FREDRICK NEIL ET AL TR & DIANE LYNN	6200 BILLINGS ROAD	MT HOOD PARKDALE	OR 97041
02N10E26BC	2600	HOLYOAK, TIM L & KELCY L	3460 WHITTEN RD	HOOD RIVER	OR 97031
02N10E27A	1911	HOOD RIVER SUPPLY ASSOCIATION	PO BOX 209	HOOD RIVER	OR 97031
02N10E26BC	2700	HUNTING, WINDI	PO BOX 1141	HOOD RIVER	OR 97031
02N10E26BC	1100	LARSEN, ALLEN D & ALETHIA L	3191 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1904	LOGDSON, JEANNETTE E	PO BOX 401	ODELL	OR 97044
02N10E26BC	1600	MC CONNELL, CRAIG E ET AL & BOADWAY, S	3233 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	1400	MORGAN, JOHN C & HAZEL	3215 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	1500	MORGAN, JOHN C & HAZEL	3215 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1100	MURRAY, MICHAEL T & BARBARA J	3180 ODELL HIGHWAY	HOOD RIVER	OR 97031
02N10E27A	1200	MURRAY, MICHAEL T & BARBARA J	3180 ODELL HIGHWAY	HOOD RIVER	OR 97031
02N10E26BC	1900	PACHECO, JIMMY & LISA	3253 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	2000	PETERS, BETH A	3263 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1900	PORT OF HOOD RIVER	1000 E PORT MARINA DR	HOOD RIVER	OR 97031
02N10E27A	1916	POWER COMMERCIAL PROPERTIES, LLC	PO BOX 118	HOOD RIVER	OR 97031
02N10E27A	1914	POWER DESIGN, INC	PO BOX 147	ODELL	OR 97044
02N10E26BC	1300	SHEIRBON, JOSEPH C & JOSEPH W	4296 SUMMIT DR	HOOD RIVER	OR 97031
02N10E27A	1917	VANCO ENTERPRISES INC	PO BOX 2155	WENATCHEE	WA 98807

02N10E27A 1300, 1918, 1919, 1999
BLOOM, GARY D & LINDA K
3190 ODELL HWY
HOOD RIVER OR 97031

02N10E26BC 1800
BROCK, RICHARD E
PO BOX 460
ODELL OR 97044

02N10E26BC 1200
DE LA TORRE, JUAN & YOLANDA
3199 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1920
ERNEST & GODFREY, LLC
PO BOX 401
ODELL OR 97044

02N10E26BC 2500
FARIAS, DANIEL C & GERALDINE R
3182 NEAL MILL RD
HOOD RIVER OR 97031

02N10E26BC 1700
HEACOCK, WALTER L & ELFRIEDE E TR'S
1990 8TH ST
HOOD RIVER OR 97031

02N10E27A 1912
HOGG, FREDRICK NEIL ET AL TR & DIANE
LYNN
6200 BILLINGS ROAD
MT HOOD PARKDALE OR 97041

02N10E26BC 2600
HOLYOAK, TIM L & KELCY L
3460 WHITTEN RD
HOOD RIVER OR 97031

02N10E27A 1911
HOOD RIVER SUPPLY ASSOCIATION
PO BOX 209
HOOD RIVER OR 97031

02N10E26BC 2700
HUNTING, WINDI
PO BOX 1141
HOOD RIVER OR 97031

02N10E26BC 1100
LARSEN, ALLEN D & ALETHIA L
3191 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1904
LOGDSON, JEANNETTE E
PO BOX 401
ODELL OR 97044

02N10E26BC 1600
MC CONNELL, CRAIG E ET AL & BOADWAY,
S
3233 ODELL HWY
HOOD RIVER OR 97031

02N10E26BC 1400 & 1500
MORGAN, JOHN C & HAZEL
3215 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1100 & 1200
MURRAY, MICHAEL T & BARBARA J
3180 ODELL HIGHWAY
HOOD RIVER OR 97031

02N10E26BC 1900
PACHECO, JIMMY & LISA
3253 ODELL HWY
HOOD RIVER OR 97031

02N10E26BC 2000
PETERS, BETH A
3263 ODELL HWY
HOOD RIVER OR 97031

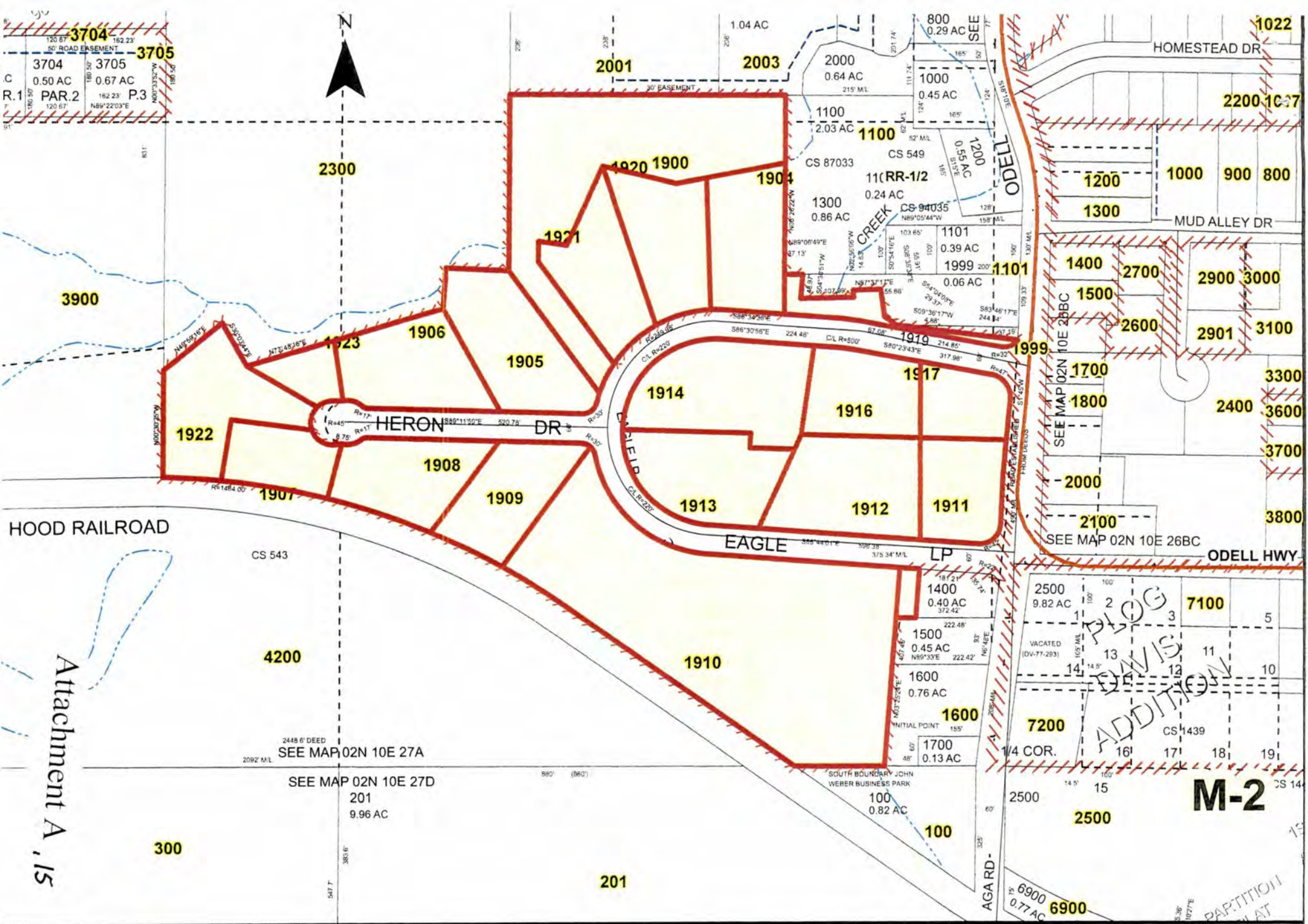
02N10E27A 1900
PORT OF HOOD RIVER
1000 E PORT MARINA DR
HOOD RIVER OR 97031

02N10E27A 1916
POWER COMMERCIAL PROPERTIES, LLC
PO BOX 118
HOOD RIVER OR 97031

02N10E27A 1914
POWER DESIGN, INC
PO BOX 147
ODELL OR 97044

02N10E26BC 1300
SHEIRBON, JOSEPH C & JOSEPH W
4296 SUMMIT DR
HOOD RIVER OR 97031

02N10E27A 1917
VANCO ENTERPRISES INC
PO BOX 2155
WENATCHEE WA 98807



Webber Business Park Owners

Attachment A, 15

Attachment A , 16

MAPNUMBER	TAXLOT	OWNER	M_ADDRESS	M_CITY	M_ST	ZIP
02N10E27A	1922	BENSON, ERIC & BALL, DANNY	2149 W CASCADE #106A-114	HOOD RIVER	OR	97031
02N10E27A	1908	BIG TREE PROPERTIES, LLC	3875 HERON DR #300	HOOD RIVER	OR	97031
02N10E27A	1918	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR	97031
02N10E27A	1919	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR	97031
02N10E27A	1923	COCHRAN DONALD F	1381 TUCKER RD	HOOD RIVER	OR	97031
02N10E27A	1920	ERNEST & GODFREY, LLC	PO BOX 401	ODELL	OR	97044
02N10E27A	1910	HOGG, FREDRICK N & DIANE L, TR'S	6200 BILLINGS RD	MT HOOD PARKDALE	OR	97041
02N10E27A	1912	HOGG, FREDRICK NEIL ET AL TR & DIANE LYNN	6200 BILLINGS ROAD	MT HOOD PARKDALE	OR	97041
02N10E27A	1907	HOOD RIVER COUNTY	601 STATE	HOOD RIVER	OR	97031
02N10E27A	1911	HOOD RIVER SUPPLY ASSOCIATION	PO BOX 209	HOOD RIVER	OR	97031
02N10E27A	1904	LOGDSON, JEANNETTE E	PO BOX 401	ODELL	OR	97044
02N10E27A	1800	MUENZER, CHAD	2880 BEAR RIDGE DR	HOOD RIVER	OR	97031
02N10E27A	1900	PORT OF HOOD RIVER	1000 E PORT MARINA DR	HOOD RIVER	OR	97031
02N10E27A	1909	PORT OF HOOD RIVER	1000 E PORT MARINA DR	HOOD RIVER	OR	97031
02N10E27A	1916	POWER COMMERCIAL PROPERTIES, LLC	PO BOX 118	HOOD RIVER	OR	97031
02N10E27A	1913	POWER DESIGN, INC	PO BOX 147	ODELL	OR	97044
02N10E27A	1914	POWER DESIGN, INC	PO BOX 147	ODELL	OR	97044
02N10E27A	1921	S & D BUILDING, LLC	3409 BROOKSIDE DR	HOOD RIVER	OR	97031
02N10E27A	1917	VANCO ENTERPRISES INC	PO BOX 2155	WENATCHEE	WA	98807
02N10E27A	1905	WILBUR-ELLIS COMPANY	16300 CHRISTENSEN RD STE 135	SEATTLE	WA	98188
02N10E27A	1906	WILBUR-ELLIS COMPANY	16300 CHRISTENSEN RD STE 135	SEATTLE	WA	98188

02N10E27A 1922
BENSON, ERIC & BALL, DANNY
2149 W CASCADE #106A-114
HOOD RIVER OR 97031

02N10E27A 1908
BIG TREE PROPERTIES, LLC
3875 HERON DR #300
HOOD RIVER OR 97031

02N10E27A 1918& 1919
BLOOM, GARY D & LINDA K
3190 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1923
COCHRAN DONALD F
1381 TUCKER RD
HOOD RIVER OR 97031

02N10E27A 1920
ERNEST & GODFREY, LLC
PO BOX 401
ODELL OR 97044

02N10E27A 1910 & 1912
HOGG, FREDRICK N & DIANE L, TR'S
6200 BILLINGS RD
MT HOOD PARKDALE OR 97041

02N10E27A 1907
HOOD RIVER COUNTY
601 STATE
HOOD RIVER OR 97031

02N10E27A 1911
HOOD RIVER SUPPLY ASSOCIATION
PO BOX 209
HOOD RIVER OR 97031

02N10E27A 1904
LOGDSON, JEANNETTE E
PO BOX 401
ODELL OR 97044

02N10E27A 1800
MUENZER, CHAD
2880 BEAR RIDGE DR
HOOD RIVER OR 97031

02N10E27A 1900 & 1909
PORT OF HOOD RIVER
1000 E PORT MARINA DR
HOOD RIVER OR 97031

02N10E27A 1916
POWER COMMERCIAL PROPERTIES, LLC
PO BOX 118
HOOD RIVER OR 97031

02N10E27A 1913 & 1914
POWER DESIGN, INC
PO BOX 147
ODELL OR 97044

02N10E27A 1921
S & D BUILDING, LLC
3409 BROOKSIDE DR
HOOD RIVER OR 97031

02N10E27A 1917
VANCO ENTERPRISES INC
PO BOX 2155
WENATCHEE WA 98807

02N10E27A 1905 & 1906
WILBUR-ELLIS COMPANY
16300 CHRISTENSEN RD STE 135
SEATTLE WA 98188

JOHN WEBER BUSINESS PARK

LOCATED IN THE N.E. 1/4 OF SECTION 27 AND N.W. 1/4 OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.
HOOD RIVER COUNTY, OREGON
MAY 9, 1990

PREPARED BY:
WILSEY & HAM PACIFIC INC.
1099 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201
(503) 227-0455
JOB NO. 4-390-0201

NOTES:

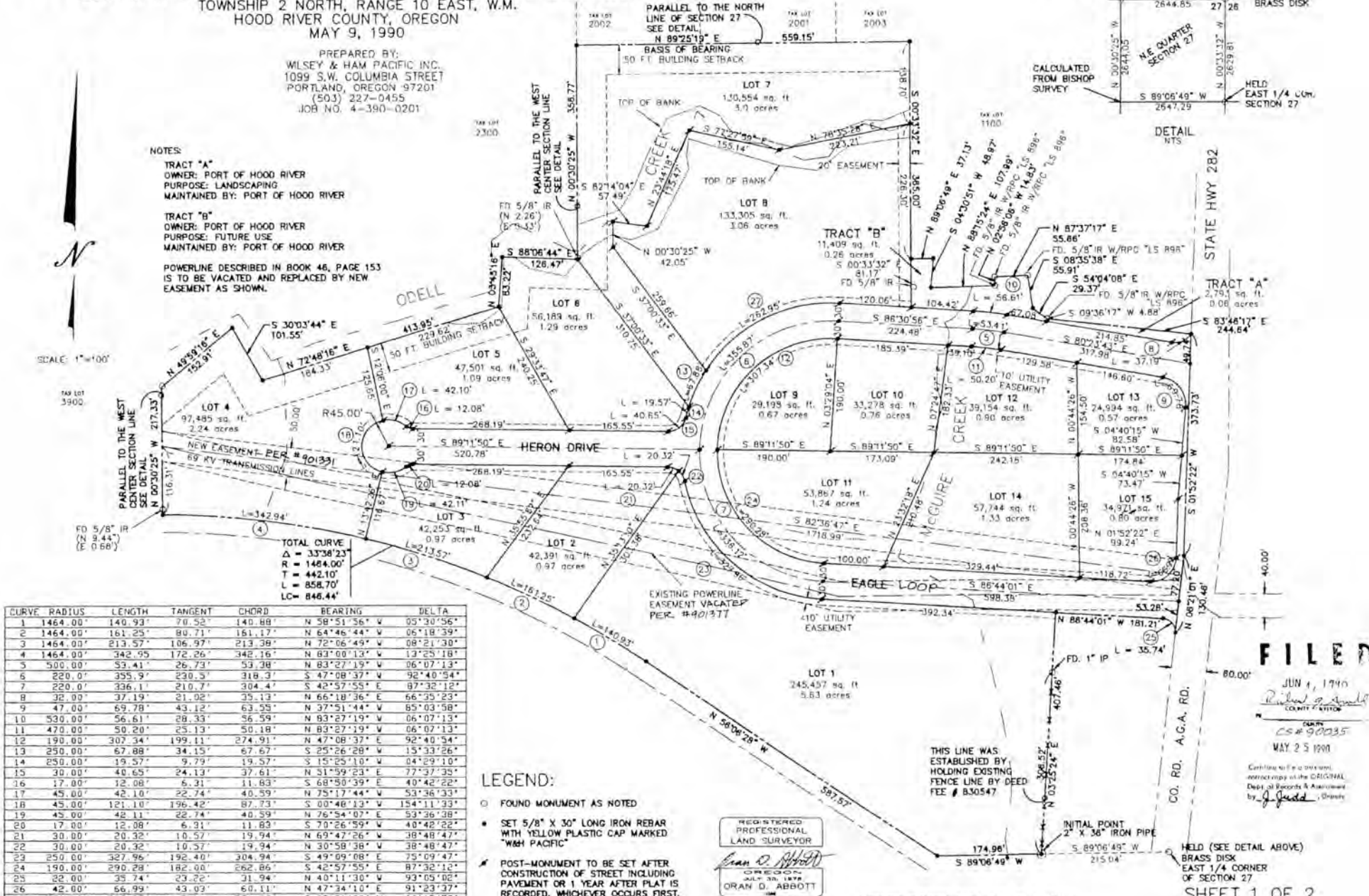
TRACT "A"
OWNER: PORT OF HOOD RIVER
PURPOSE: LANDSCAPING
MAINTAINED BY: PORT OF HOOD RIVER

TRACT "B"
OWNER: PORT OF HOOD RIVER
PURPOSE: FUTURE USE
MAINTAINED BY: PORT OF HOOD RIVER

POWERLINE DESCRIBED IN BOOK 46, PAGE 153
IS TO BE VACATED AND REPLACED BY NEW
EASEMENT AS SHOWN.

SCALE: 1"=100'

149 LOT 3900



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1464.00'	140.93'	70.52'	140.88'	N 58°51'36" W	05°30'56"
2	1464.00'	161.25'	80.71'	161.17'	N 64°46'44" W	06°18'39"
3	1464.00'	213.57'	106.97'	213.38'	N 72°06'49" W	08°21'30"
4	1464.00'	342.95'	172.26'	342.16'	N 83°00'13" W	13°25'18"
5	500.00'	53.41'	26.73'	53.38'	N 83°27'19" W	06°07'13"
6	220.00'	355.9'	230.3'	316.3'	S 47°08'37" E	92°40'54"
7	220.00'	336.1'	210.7'	304.4'	S 42°57'55" E	87°32'12"
8	32.00'	37.19'	21.02'	35.13'	N 66°18'36" E	66°35'23"
9	47.00'	69.78'	43.12'	63.95'	N 37°51'44" W	85°03'58"
10	530.00'	56.61'	28.33'	56.59'	N 83°27'19" W	06°07'13"
11	470.00'	50.20'	25.13'	50.18'	N 83°27'19" W	06°07'13"
12	190.00'	307.34'	199.11'	274.91'	N 47°08'37" E	92°40'54"
13	250.00'	67.88'	34.15'	67.67'	S 25°26'28" W	15°33'26"
14	250.00'	19.57'	9.79'	19.57'	S 15°25'10" W	04°29'10"
15	30.00'	40.65'	24.13'	37.61'	N 31°59'23" E	77°37'35"
16	17.00'	12.08'	6.31'	11.83'	S 68°50'39" E	40°42'22"
17	45.00'	42.10'	22.74'	40.59'	N 75°17'44" W	53°36'33"
18	45.00'	121.10'	196.42'	87.73'	S 00°40'13" W	154°11'33"
19	45.00'	42.11'	22.74'	40.59'	N 76°54'07" E	53°36'38"
20	17.00'	12.08'	6.31'	11.83'	S 70°26'59" W	40°42'22"
21	30.00'	20.32'	10.57'	19.94'	N 69°47'26" W	38°48'47"
22	30.00'	20.32'	10.57'	19.94'	N 30°58'38" W	38°48'47"
23	250.00'	327.96'	192.40'	204.94'	S 49°09'08" E	75°09'47"
24	190.00'	290.28'	182.00'	262.86'	S 42°57'55" E	87°32'12"
25	32.00'	35.74'	23.22'	31.94'	N 40°11'30" W	93°05'02"
26	42.00'	66.99'	43.03'	60.11'	N 47°34'10" E	91°23'37"
27	250.00'	262.95'	145.11'	251.00'	S 63°21'08" W	60°15'53"

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" LONG IRON REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- ✱ POST-MONUMENT TO BE SET AFTER CONSTRUCTION OF STREET INCLUDING PAVEMENT OR 1 YEAR AFTER PLAT IS RECORDED, WHICHEVER OCCURS FIRST.

REGISTERED PROFESSIONAL LAND SURVEYOR
Evan D. Abbott
OREGON
JULY 30, 1979
ORAN D. ABBOTT

THIS LINE WAS ESTABLISHED BY HOLDING EXISTING FENCE LINE BY DEED FEE # B30547

INITIAL POINT
2" X 3/8" IRON PIPE
S 89°06'49" W 215.04'

HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "JOHN WEBER BUSINESS PARK"

FILED

JUN 4, 1990
Richard G. Smith
COUNTY CLERK
BOOK CS# 90035
MAY 25 1990

Certified to be a true and correct copy of the ORIGINAL Deed, all Records & Acknowledgments by *J. Judd*, County Clerk

HOLD (SEE DETAIL ABOVE) BRASS DISK EAST 1/4 CORNER OF SECTION 27

SHEET 1 OF 2

Attachment B, 1

JOHN WEBER BUSINESS PARK

LOCATED IN THE NE 1/4 OF SECTION 27 AND IN THE NW 1/4 OF SECTION 26 TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M. HOOD RIVER COUNTY, OREGON
MAY 9, 1990

PREPARED BY:
WILSEY & HAM PACIFIC INC.
1099 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201
(503) 227-0455

SURVEYOR'S CERTIFICATE:

I, Oran D. Abbott, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments that land represented in the annexed map of "John Weber Business Park" and at the Initial Point I set a 2" by 36" galvanized iron pipe, 6" below the surface of the ground, said Initial Point bears South 89°06'49" West 215.04 feet from the East 1/4 corner of Section 27; thence, from said Initial Point, South 89°06'49" West 174.96 feet to the northerly line of the right-of-way of the Mount Hood Railroad Company; thence, along said Railroad right-of-way North 56°06'28" West 587.57 feet to a point of curvature; thence, 858.70 feet along the arc of a 1,464.00 foot radius curve to the left through a central angle of 33°56'23"; thence, leaving said Railroad right-of-way North 00°30'25" West 217.33 feet to a point that is 3 feet southerly of the southerly bank of Odell Creek; thence, along a line that is 3 feet south of the southerly bank of Odell Creek North 49°59'16" East 152.91 feet; thence South 30°03'44" East 101.55 feet; thence North 72°48'16" East 413.95 feet; thence North 0°45'16" East 83.22 feet; thence, South 88°06'44" East 126.47 feet; thence, leaving said Odell Creek North 00°30'25" West 358.77 feet; thence North 89°25'19" East 559.15 feet; thence South 00°33'32" East 365.00 feet; thence North 89°06'49" East 37.13 feet; thence South 04°30'51" West 48.97 feet; thence North 88°15'24" East 107.99 feet; thence North 02°56'06" West 14.83 feet; thence North 87°37'17" East 55.66 feet; thence South 08°35'38" East 55.91 feet; thence South 54°04'08" East 29.37 feet; thence South 83°46'17" East 244.64 feet to a point on the westerly right-of-way of State Highway No. 282; thence, along said right-of-way South 01°52'22" West 373.73 feet; thence South 06°21'01" West 130.46 feet to a point along the arc of a 22.00 foot radius curve to the left through a central angle of 93°05'02" (the chord of which bears North 40°11'30" West 31.94 feet) to a point of tangency, thence North 86°44'01" West 181.21 feet; thence South 03°25'24" West 407.46 feet to the Initial Point and the Point of Beginning.

Contains 28.34 Acres

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE PORT OF HOOD RIVER, A MUNICIPAL CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THE PORT OF HOOD RIVER AS "JOHN WEBER BUSINESS PARK" SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ANNEXED AND THE PORT OF HOOD RIVER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLICWAYS FOREVER ALL STREETS AND PUBLIC EASEMENTS SHOWN ON SAID MAP.

THERE ARE WATER RIGHTS APPURTENANT TO THIS PROPERTY.

PORT OF HOOD RIVER

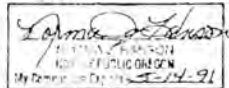
[Signature]
JOHN WEBER, PRESIDENT
DATE: May 11, 1990

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF HOOD RIVER

BE IT REMEMBERED THAT ON THIS 11th DAY OF May 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN WEBER BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT HE IS PRESIDENT OF THE PORT OF HOOD RIVER AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT HIS SIGNATURE AFFIXED TO SAID INSTRUMENT BY AUTHORITY OF ITS' BOARD OF DIRECTORS IS A TRUE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

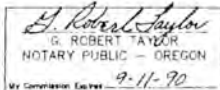
SUBSCRIBED AND SWORN BEFORE ME
THIS 11th DAY OF May, 1990.



NARRATIVE OF SURVEY:

I, ORAN D. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF THE PORT OF HOOD RIVER, THE PURPOSE OF THE SURVEY IS FOR THE SUBDIVISION PLAT WHICH IS PART OF THIS DOCUMENT. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°25'19" EAST WHICH IS THE NORTH LINE OF THIS PLAT AND HAS BEEN ROTATED 00°03'16" FROM THE BEARING USED BY BISHOP IN 1979. THE RESOLUTION OF THE BOUNDARY IS BASED UPON THAT SURVEY BY L. BISHOP P.L.S. DATED JUNE 22, 1979 WHICH SET THIS EXTERIOR BOUNDARY EXCEPTING THAT PORTION WHICH WAS PURCHASED BY THE PORT OF HOOD RIVER IN THE SOUTHEAST CORNER OF THE PLAT AREA. THE BOUNDARY ALONG THE SOUTHERLY LINE OF EAGLE CIRCLE IS SET BY ENGINEERING DESIGN FOR THE ROADWAY FROM STATE HIGHWAY 282. FURTHER, THE POSITION OF THE EXISTING POWER LINE EASEMENT WAS DETERMINED BY FIELD LOCATION OF THE POLE LINE, THE FUTURE POWER LINE EASEMENT WAS ESTABLISHED BY DESIGN COORDINATION WITH THE UTILITY COMPANY. ADDITIONAL SURVEYS OF RECORD WHICH WERE USED FOR REFERENCE INCLUDE C.S. #83024, 89091, 87055, 89045 AND G.L.O. NOTES FOR TOWNSHIP 2 NORTH, RANGE 10 EAST, W.M.

SUBSCRIBED AND SWORN BEFORE ME
THIS 10th DAY OF May, 1990.



APPROVALS:

APPROVED 28 May 1990.
HOOD RIVER COUNTY DIRECTOR OF PUBLIC WORKS

BY: [Signature]

APPROVED 24 MAY 1990.
CHAIRMAN, HOOD RIVER COUNTY PLANNING COMMISSION

BY: Tom Seaton

ATTESTED 24 MAY 1990.
SECRETARY, HOOD RIVER COUNTY PLANNING COMMISSION

BY: [Signature]

APPROVED 24 MAY 1990.
HOOD RIVER COUNTY COMMISSIONER

BY: Jerry Baitson

APPROVED 24 May 1990.
HOOD RIVER COUNTY COMMISSIONER

BY: Beverly A. Rowland

APPROVED 5-24-1990 1990.
HOOD RIVER COUNTY COMMISSIONER

BY: Chas E. Moore

APPROVED 24 May 1990.
HOOD RIVER COUNTY SURVEYOR

BY: Richard L. Joseph

APPROVED MAY 24 1990.
HOOD RIVER COUNTY SANITARIAN

BY: Brett S. Jital

APPROVED May 24th 1990.
EAST FORK IRRIGATION DISTRICT

BY: Debra E. Sarawly

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 ACCOMPANYING PLAT OF JOHN WEBER INDUSTRIAL PARK IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME, NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Daniel D. Hammess
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTION

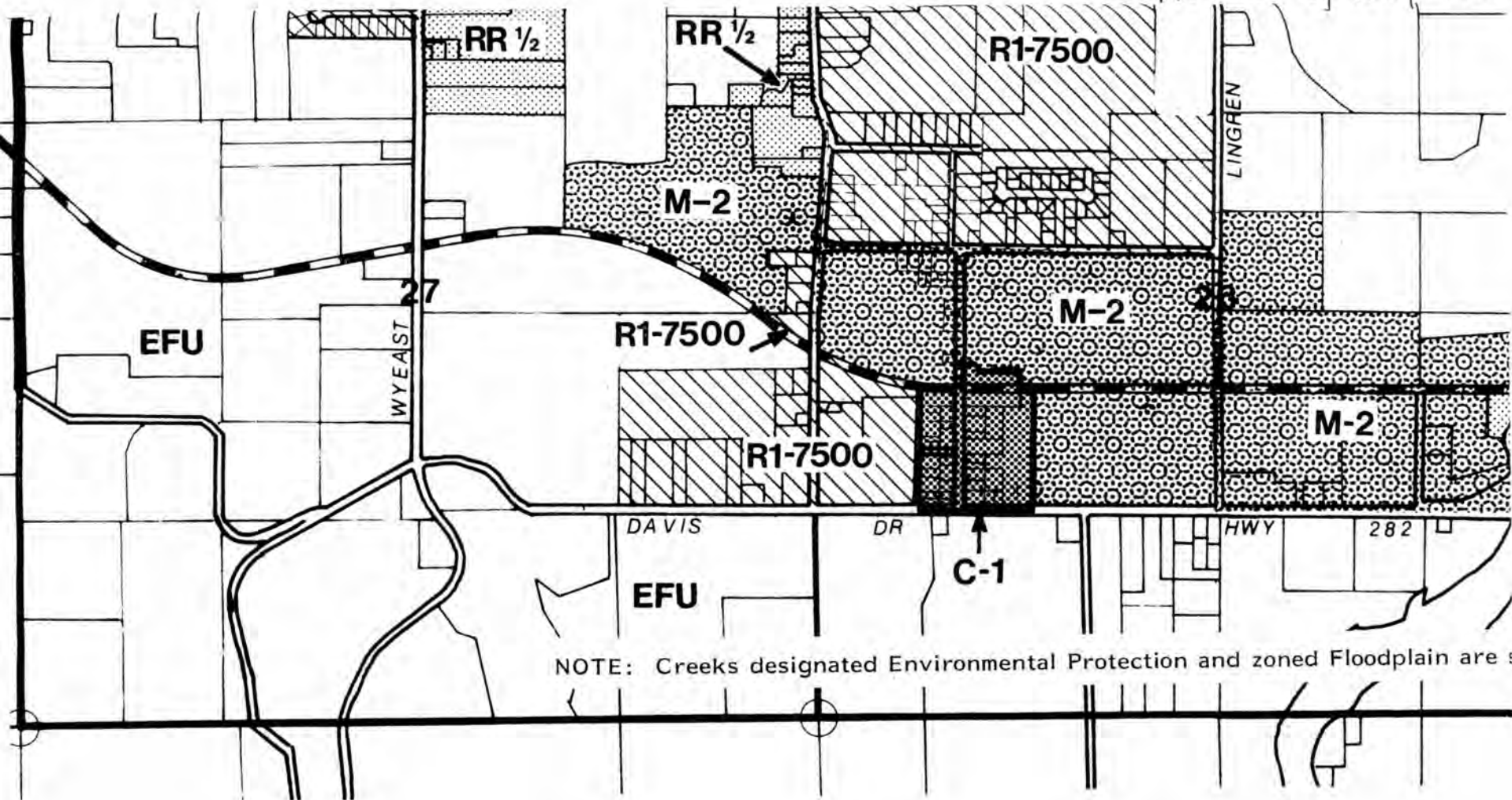
[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

F I L E D

SHEET 2 OF 2

MAY 25 1990
Clerk of the County of Hood River
J. J. Gault

JUN 3, 1990
[Signature]



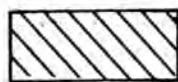
NOTE: Creeks designated Environmental Protection and zoned Floodplain are s



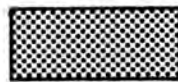
Attachment C, 1



RURAL RESIDENTIAL
Minimum lot size is as shown on Zoning Map.



MEDIUM DENSITY RESIDENTIAL. Minimum lot size as shown.



COMMERCIAL (C-1)



LIGHT INDUSTRIAL (M-2)



INDUSTRIAL (M-1)



EXCLUSIVE FARM USE (EFU)

Josette Griffiths

From: James Klein [jimsurvey@gorge.net]
Sent: Wednesday, October 24, 2012 11:41 AM
To: Randy Johnston; Josette Griffiths
Cc: Don Wiley; 'Leo Sandoval'
Subject: RE: Bloom Partition

Hello all,

As per Randy comments below, I would agree. I have had a long conversation with both Gary Bloom and Rich Fenton the engineer representing Centurylink, but that issue. I have agree to place a 15.00 foot wide public utility easement along the exterior boundary of propose parcel 1 and 2 as requested by Mr. Fenton. As long as the County approve our request for the zone modification and partition. If your some reason my client is denied, it would be up to both parties to rectify the problem and record any easement necessary to solve their problem.

Thank you,

James-

From: Randy Johnston [mailto:randy.johnston@co.hood-river.or.us]
Sent: Wednesday, October 24, 2012 11:24 AM
To: Josette Griffiths
Cc: Don Wiley; Jim Klein (Jim Klein); Leo Sandoval (lsandoval@gorge.net)
Subject: Bloom Partition

***Hood River County
Survey Department***
918 Eighteenth Street, Hood River, OR 97031
541-386-2616 541-386-2912 fax
Randy.Johnston@co.hood-river.or.us
*****MEMO*****

I think Josette, not to put words in James' mouth, that Jim was probably expressing the opinion that the utility, in this case phone, has been in place long enough, that any court would deem that it has acquired a prescriptive right to be there. Especially considering that the utility has outward evidence, a pedestal, of being there, and was placed on property owned by a quasi-governmental entity that benefitted by its installation. And that by showing it on the partition plat as an encroachment, it would provide legal notice that it is there. I would have to agree with all of those points. But I would also propose, that the wise applicant and prudent surveyor do two things: Call for locates so that the plat shows all known utility encroachments, and grant easements upon the plat for those utilities. This would be the proactive way to keep all out of court, and minimize possible future legal costs.

If you have any questions or comments please get ahold of me.

randy

Hood River County Planning Commission
County Administrative Building
601 State Street
Commissioners Conference Room
October 24, 2012

DRAFT

MINUTES

PRESENT

Chair: Bob Schuppe; Commissioners: Carl Perron, John Brennan, Peter Frothingham, Kathie Alley, Pat Moore, and Stan Benson.

County Staff: Mike Benedict, Director; Will Carey, County Counsel; Eric Walker, Principal Planner; Josette Griffiths, Senior Planner; and Kim Paulk, Office Manager

A. Call to Order

Chair Schuppe opened the meeting at 7:00 p.m.

B. Meeting Minutes: Commissioner Moore moved to adopt the September 12, 2012 minutes as amended by Commissioner Alley. Commissioner Brennan seconded the motion, a vote was called and the minutes were adopted.

C. Director's Report: Mr. Benedict informed the Commission about the increase in workload over the last three months which means that land use decisions will be taking quite a bit longer than normal and explained how the new county-wide-enforcement ordinance was coming along. Mr. Benedict referred a LUBA update to Land Use Counsel to report on.

D. Land Use Counsel's Report: Mr. Carey updated the Commission on the Parks & Recreation LUBA appeal process.

E. Unscheduled Items:

- a. From the General Public: None
- b. From Commissioners: None

Chair Schuppe explained how the two hearings would proceed.

F. Public Hearing Annexation P-12-0148:

- a. Eric Olanie and Teresa Volpone have made a formal request to annex their 80 acre parcel into the Wy'East Rural Fire Protection District. The annexation request is being initiated to fulfill a condition implemented by the Planning Department as part of a Forest Lot-of-Record dwelling approval issued in 2009. (*File #P-09-0002*)

Staff Report: Eric Walker provided an overview of the annexation request and stated that the Staff encourages the Planning Commission to recommend to the Board of Commissioners approval of the annexation request.

Applicant: No comments

Proponents: None

Opponents: None

Rebuttals: None

Interested Public Agencies: None

DRAFT

Questions from the Decision-Makers: None

Chair Schuppe closed the hearing to further testimony.

Deliberations: Chair Schuppe stated that it was not within the Planning Commission's authority to approve or not approve the annexation request. Their job was to decide if the annexation should be allowed to go before the Board of Commissioners.

Commissioner Brennan moved to forward the request for annexation to the County Board of Commissioners to hear, Commissioner Moore seconded the motion.

Chair Schuppe called for a vote. All voted yes; motion passed 6 to 0.

Chair Schuppe reiterated how the hearing would proceed.

G. Public Hearing Bloom Comp Plan & Zone Change (P-12-0129) Minor Partition (P-12-0130):

- a. Gary and Linda Bloom propose to re-plat a portion of the John Weber Business Park Subdivision by adjusting 2N10E 27A, Tax Lots 1300, 1918, 1919, and 1999 into 2 parcels and rezoning it. Together with their application for a Comprehensive Plan and Zone Change (P-12-0129), the Blooms have applied to divide (P-12-0130) the subject property into two parcels, so that the proposed western parcel (0.64-acre) would be zoned completely M2, and the proposed eastern parcel (0.63-acre), which has an existing single family dwelling and shop on it, would be zoned completely RR1/2.

Staff Report: Josette Griffiths provided an overview of the proposed Comp Plan & Zone Change along with a handout to the Commission reflecting the possibility of an easement needed for existing infrastructure. Ms. Griffiths stated that based on the findings within the Staff report, Staff recommends the Planning Commission recommends the Board of Commissioners approve the applicants request.

Applicant: No comments

Proponents: None

Opponents: None

Rebuttals: None

Interested Public Agencies: Rich Fenton, Right-of-Way, Century Link, 902 Wasco Street, Hood River, OR 97031: "I am here to make everybody aware that Century Link has infrastructure in place on Tax Lot 1999 which does feed a major portion of the area with telephone and high speed internet. We don't know how it got there. However that came about, we find ourselves there. When the property was sold by the Port, apparently, there were no easements put in place for this facility to be there. We have had discussions with the land owners and the surveyor and were hoping that this could be taken care of without an easement, actually. If we could see this (i.e., the infrastructure) on the final plat that would work for us, as long as it is reported somewhere, it would give us the right to be there. It will facilitate any future needs of this development, as it moves forward since it could

serve the new industrial parcel from this piece of equipment. And it would continue to serve the rest of the area.”

Proponents: James Klein, Surveyor, Klein & Associates, 1411 13th Street, Hood River, OR 97031: “I am here to represent the Blooms on this application. To reiterate what Rich just spoke about, and the e-mailed correspondence between me and Randy Johnston, the County Surveyor that was handed out by Josette at this hearing - it was brought to our attention that there are Century Link utilities within the parcel. We are proposing, if approved for the partition and zone change, we would place the easements on the plat. One of the recommendations from the County Surveyor was to call in utility locates, not just for Century Link, but for any utilities that may, or may not, be there. I have not done a field check yet for utilities that may be there. At this time, we are proposing possibly a 10’ - 15’ Public Utility Easement (PUE) for utilities, which would serve and be open to all utilities, not just Century Link. One of the objectives of asking for the Zone Change on said parcel was to help clean up a lot of these little fingers of this light industrial area, and also Tax Lot 1300 which is zoned Rural Residential. With the creek going through that area, and overlays, it makes it hard to have much usable space for industrial development. Through this application, and related modifications, hopefully, this will make that a more usable space. If you have any questions, I would be happy to answer them.”

Mr. Carey: “Mr. Klein, you are the surveyor, right? (James Klein: “Correct.”) Did you read this recommendation from the County Surveyor that came back? Well, his recommendation is the same as mine. It shouldn’t only be surveyed and identified, but they need to be included in some kind of an easement. What I assume is happening here is that the Blooms are getting these parcels ready to sell some time in the future. Future purchasers need to be able to look at a Title Report and know that there is some kind of easement on the property. They are not necessarily going to go look at a plat somewhere. But I do not think that a prescriptive easement is the answer here.”

James Klein, Surveyor, Klein & Associates: “No - that’s not what we are proposing.”

Mr. Carey: “The Port should not have sold this property without excluding the easement for those utility boxes that are actually present there at this time. I think now (and I don’t think it will depreciate the value of the property), they need to be disclosed in the form of an easement for handing the phone company the right to maintain those boxes there. Because if that is not done, it’s not going to show on a preliminary Title Report and somebody else down the line will buy the property and then there will be a fuss about why weren’t we told there that these boxes are on the property? I know this sounds ridiculous, but having dealt with property for 30-plus years, you see just about everything you can imagine. This is one of them that will cause problems in the future if we don’t take care of it.”

James Klein, Surveyor, Klein & Associates: “I would also agree with that. That is why, once we get through this process, we were going to put it on the partition and create the easement, which will show up on the Title Report at that time. If, for some reason, we don’t go through this process that would have to be directed back towards the Blooms and Century Link to negotiate, which it looks like they would be willing to do. At this time, though, the Blooms are waiting to move forward and place it on the final partition plat, if approved by the Commission. Otherwise, it looks like Century Link will be more than happy to get that rectified. They have already made that aware to myself and to the Blooms. This way, we thought it would be cleaner and easier, not just to create it as a Century Link easement, but as a public utility easement, on the final platting of the partition.”

Mr. Carey: “I appreciate that. What I am recommending is that it be made a condition of the partition plat – that it be specified as an easement. That is my only input.”

DRAFT

James Klein, Surveyor, Klein & Associates: “We’re fine with that.”

Ms. Griffiths: “James, are you sure that the utility is located within the 10’-15’ – or is it further away than that?”

James Klein, Surveyor, Klein & Associates: “Well, I am kind of basing some of my information on Rich with Century Link. In the e-mail from Randy Johnston, he suggested that it should be located. So, what we were proposing to do, at the time of surveying and locating, and actually tying in the creek, as part of our work, we would call in utility locates on the whole parcel, road on Eagle Loop, and identify any utilities within that area. That is why we were recommending calling it a public utility easement, rather than just a private or Century Link easement, limiting it to one specific utility. We have not done that (i.e., called in the utility locates) at this time to cut down the costs and so forth until we see where we are going with this project.”

Mr. Benedict: “Will, would we have to specify the size of the easement? Or would we just say an easement satisfactory to cover?”

Mr. Carey: “Just an easement to cover those two boxes.”

Chair Schuppe: “Utility easement.”

Ms. Griffiths: “But you are saying that it would cover more than just the telephone – it could cover additional utilities in that area?”

James Klein, Surveyor, Klein & Associates: “Correct. We are also thinking that for the future, and what Rich is thinking, is that we could push the easement further to the west.”

Mr. Carey: “That’s fine. That makes sense.”

James Klein, Surveyor, Klein & Associates: So, I am not just worried about the boxes, I am worried about whatever else is in the ground. Am I correct on that, Rich?

Rich Fenton, Century Link: “Yeah.”

Chair Schuppe: “So, it sounds to me like we are heading toward a condition for a utility easement for any utilities located on the property.”

Mr. Carey: “That would cover it.”

Chair Schuppe: “I would like to get the Blooms’ reaction to that. I am getting an affirmative reaction to a condition for a utility locate and a utility easement.”

Chair Schuppe: “Are there any other comments from public agencies or the applicants? Any questions from Commissioners?”

Questions from the Decision-Makers: Commissioner Alley clarified what the parcels would look like as partitioned. Staff referred her to the lower drawing on Attachment A8.

Commissioner Frothingham indicated that he was a bit uncomfortable with the utility issue being incomplete. Said that he hopes that if it is approved, it does not go forward, unless it is complete.

Chair Schuppe – Clarified that Commissioner Frothingham’s concern was with the Century Link easement. He stated that he thought that the utility easement was an issue that would come up at tonight’s hearing. Before closing the hearing, he indicated that there would likely be a condition added that would require a utility locate and public utility easement on the plat as part of the recommendation to the Commission. He asked the audience, which included the Blooms, if there was any problem with that. Hearing no comments, he closed the hearing. Are there any Commissioner deliberations?”

Deliberations: Commissioner Moore: “No comments.”

Commissioner Perron: “With the added condition of approval, that is good enough for me that it is going to be complete.”

Commissioner Brennan: “No problems.”

Commissioner Frothingham: “No problems.”

Commissioner Alley: “None.”

Chair Schuppe: “I am satisfied with it. If there is no additional discussion, I would entertain a motion to forward this application for Comprehensive Plan and Zone Change (and Partition), recommending approval to the County Board of Commissioners, with the conditions listed, and adding a condition of locating utilities and providing utility easements on the parcel. The motion should include, if you are comfortable with it, my ability to sign it when it is ready.”

Motion made by Commissioner Alley.
Seconded by Commissioner Brennan.

Commissioner Brennan:	Y
Commissioner Frothingham:	Y
Commissioner Alley:	Y
Commissioner Perron:	Y
Commissioner Moore:	Y
Chair Schuppe:	Y

The matter will be heard before the BOC on the 19th of November.

Chair Schuppe closed the meeting 7:45 PM.

Public Notices

practices on the property;

(e) Rights of neighboring property owners; and
(f) Environmental laws and regulations that affect the property.

CONDITIONS OF SALE: Only U.S. currency and/or certified cashier's checks made payable to the Hood River County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

JOSEPH A. WAMPLER, SHERIFF, Hood River County, Oregon

First Publication: 10-17-12

Last Publication: 11-07-12

By T. Bright, Chief Civil Deputy
83,85,87,89-41

published Oct. 24, 2012.

PERSONAL REPRESENTATIVE: Donald Barckley, 19280 NW Melrose Drive, Portland, OR 97229

ATTORNEY FOR PERSONAL REPRESENTATIVE: Julie L. Cline,

Phillips Reynier & Sumnerfield, LLP, 718 State Street/P.O. Box 758, Hood River, OR 97031, Telephone: (541) 386-264, Fax: (541) 86-2557, Email: lie@phillipsreynier.com

85,87,89-31

action starts at 9 a.m. sharp. Friday, Nov. 9, 2012

Location: 1400 Tucker Road, Hood River, OR 97031

88,89-21

ADVERTISEMENT: INVITATION TO BID

The Port of Hood River is requesting bids for the interior remodeling part of approximately 4,536 s.f. of the Halyard Building, 707 Portway Avenue, Suite 103, Hood River, Oregon 97031. The work includes new non-bearing walls, ceilings, sheetrock, restroom, plumbing and fixtures, modifications to the existing HVAC and electrical systems, interior finishes, doors & hardware, casework and other associated tenant improvements. This is a Prevailing Wage project subject to ORS 279C.800 to 279C.870.

There is an op-

HOOD RIVER COUNTY BOARD OF COMMISSIONERS PUBLIC HEARING NOTICE

The Hood River County Board of Commissioners have scheduled a public hearing for Monday, November 19, 2012 at 6:00 p.m. or soon thereafter, to consider repealing Ordinance # 228 Dangerous Building Code and adopt a new Dan-

NOTICE OF PUBLIC MEETING

Odell Sanitary District will have a regular scheduled board meeting held Tuesday, Nov. 13, 2012, at 7 p.m. The meeting will be held

CITY OF HOOD RIVER NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Hood River Planning Commission and the Hood River City Council will conduct legislative public hearings to consider amendments to the Hood River Municipal Code (HRMC), File No. 2012-21, Ordinance No. 2004. This is the legal notice for both public hearings. The plan-

tionals bidders walk-through at the work area scheduled for Tuesday, November 6 at 1:00 p.m.

A complete solicitation document, including scope of work, sample contract, and design specifications, may be examined during normal business hours at:

• The Port of Hood River, 1000 E. Port Marina Drive, Hood River, Oregon 97031

Or may be obtained by calling (541) 386-1645, or by email request to porthr@gorge.net. There will be a \$50 non-refundable charge for each printed copy of the solicitation document. The document can also be viewed

Building Code Ordinance that has been brought into compliance with state statute and other effective County ordinances. The hearing will be held in the County Business Administration Building, 601 State Street, Hood River OR, in the conference room on the 1st floor. A copy of the proposed Ordinance is available

at the district office, located at 3700 Deethman Ridge Road.

Additional agenda item that will be discussed will be potential additional funding being sought to complete

ning commission will conduct a public hearing on Monday, November 19, 2012, beginning not earlier than 5:30 p.m. at City Hall in the council chambers located at 211 2nd Street in Hood River. The planning commission will make recommendations to the city council. The city council will conduct a public hearing on Monday, December 10, 2012, beginning not earlier than

on line at www.portofhoodriver.com

Bidders are not required to be pre-qualified under ORS 279C.430.

Bids must be addressed to Stephen M. Burdick, Development Manager, Port of Hood River. Bids must be hand delivered by 2:00 p.m. on Thursday, December 6, 2012 at the Port office or by mail to 1000 E. Port Marina Drive, Hood River, OR 97031. Bids will not be received after: 2:00 p.m. on Thursday, December 6, 2012. Bids will be publicly opened in the Port office immediately following the bid deadline.

88,89,90,91-41

for review or purchase at \$0.25 per page in the County Community Development Department, at 601 State Street, 2nd Floor, Hood River OR. Comments regarding the Ordinance may be provided to the Community Development office prior to the hearing or at the hearing itself.

89,91-21

the funding package already awarded for the pending screen and lift station project(s). All interested persons are asked to attend. Ralph Lane, Manager.

89-11

6:00 p.m. in the same location. The city council will make the final decision.

The proposed amendments, applicable criteria and policies, and affected areas are as follows: 1) Amend the definition of Waterfront in HRMC 17.01.060, and amend HRMC 17.03.050 to eliminate residential dwelling units as permitted and condi-

tionals uses in the General Commercial (C-2) Zone in the Waterfront district. The applicable criteria are detailed in HRMC 17.08.020.

Applicable Comprehensive Plan policies are detailed in Goal 9, Economic Development, and Goal 10, Housing. The area affected by the elimination of residential dwelling units in the General Commercial (C-2) Zone is in the Waterfront district of the City which is located west of the Hood River (SR-35) Bridge, north of Interstate 84, and east of the Hook. 2) Amend HRMC 17.04.030 to reduce setback requirements for accessory structures that are less than 10-foot tall and less than 100-square feet in area

to a minimum of three feet from side and rear property lines in residential zoning districts. The applicable criteria are detailed in HRMC 17.08.020. The area affected by the reduction in setbacks for accessory structures includes all land in the City zoned Urban Low Density Residential (R-1), Urban Standard Density Residential (R-2), Urban High Density Residential (R-3) and Office/Residential (C-1). 3) Remove the Sign Regulations from HRMC 17.13 and associated sign definitions from HRMC 17.01.060 and codify them in a new title of the Hood River Municipal

Code including updated citations and procedures, and clarifications. The applicable criteria are detailed in HRMC 17.08.020. The area affected includes all land in the City.

In order to preserve any potential appeal rights to LUBA, persons must participate either orally or in writing in the legislative action proceeding in question. A copy of the proposed amendments and staff report are available for inspection at City Hall located at 211 2nd Street, and at <http://ci.hood-river.or.us/planning>. Staff contact for additional information: Kevin Liburdy, 541-387-5224, or email: kevin@ci.hood-river.or.us.

89-11

HOOD RIVER COUNTY BOARD OF COMMISSIONERS PUBLIC HEARING NOTICE

The Hood River County Board of Commissioners have scheduled a public hearing for Monday, November 19, 2012 at 6:00pm or soon thereafter, to consider Gary & Linda Bloom's applications for a partition/re-plat of 2N 10E 27A TL 1300, 1918, 1919 and 1999), which is partly in the John Weber Business Park subdivision, and for a Comprehensive Plan and Zone Change to rezone the property referenced above so that the proposed western parcel of 0.64 acres would be zoned Light Industrial and the proposed eastern parcel of 0.63 acres would be zoned Rural Residential. The hearing will be held in the County Business Administration Building, 601 State Street, Hood River OR, in the conference room on the 1st floor. Questions prior to the hearing should be directed to the County Community Development Department, at 601 State Street, 2nd Floor, Hood River OR, 541-387-6840

89,91-21

NOTICE OF INTENT TO FILE FEDERAL APPLICATION FOR FEDERAL ASSISTANCE

Notice hereby given, that the Parkdale Sanitary District intends to file an application for federal funding assistance with the United States Department of Agriculture Rural Utilities Service for improvements for waste water treatment plant. The federal assistance would allow design and construction of the proposed Parkdale Sanitary District sewer system improvements.

The Parkdale Sanitary District welcomes comment on the application for funding assistance for the proposed waster water treatment plant improvements. Please submit written com-

ments by November 19, 2012 to Parkdale Sanitary District PO Box 194 Parkdale, OR 97041. Comments may also be presented in person at a public meeting to be held November 19, 2012 at 7:00 at the Parkdale Community Center. For further information, please contact Julie Routson, Secretary at 541-352-7131.

89-11

ment plant. The federal assistance would allow design and construction of the proposed Parkdale Sanitary District sewer system improvements.

The Parkdale Sanitary District welcomes comment on the application for funding assistance for the proposed waster water treatment plant improvements. Please submit written com-

89-11

Legal notice address
hrrnlegals@hoodrivernews.com

Affidavit Of Mailing

Applicant: Bloom Comp Plan & 3rd Chg and Replat/
File Number(s): P-12-0129 and P-12-0130 mP

I, Josette Griffiths, hereby swear that on the 30th day of Oct. 2012,

I caused to be mailed on the above date a copy of the attached

Adjacent Property Owner Notification

To the agencies/individuals on the attached list.

(Signed)

Josette Griffiths



Hood River County Community Development

Planning, Building Codes, Veterans' Services, Economic Development and Information Systems
601 State Street, Hood River OR 97031

MICHAEL BENEDICT, DIRECTOR
TEL (541) 387-6840 • FAX (541) 387-6873
E-mail: plan.dept@co.hood-river.or.us

October 30, 2012

To: Hood River County Planning Commission
Will Carey, County Counsel
Brian Beebe, County Records & Assessment
Mark Van Voast, County Building
Randy Johnston, County Surveyor
Don Wiley, County Public Works
Greg Borton, Wy'east Rural Fire Protection District
Ralph Lane, Jr., Odell Sanitary District
Phil Davis, Odell Water Company
Bob Duddles, Crystal Springs Water District
Karen Swirsky, Oregon Department of Land Conservation & Development
John Buckley, East Fork Irrigation District
Scott Franke, Hood River Valley Residents Committee
Anne Saxby, Hood River Soil & Water Conservation District
Mike McElwee, Port of Hood River
Gary & Linda Bloom, Property Owners
James Klein, Surveyor, Representative for the Blooms
Rich Fenton, Century Link
Dyrk Pritchett, Engineer, Century Link
Adjacent Property Owners
Property Owners of John Weber Business Park

FILE COPY

From: Josette Griffiths, Senior Planner

Re: **Bloom Comprehensive Plan & Zone Change (P-12-0129) and Minor Partition/Replat (P-12-0130)**

**Hearing &
Background:**

A public hearing is scheduled before the County Commission on Monday, November 19, 2012 at 6:00 PM, or shortly thereafter, to consider the Planning Commission's Recommendation to the County Commission on Gary and Linda Blooms' applications, described below.

At the public hearing held on October 24, 2012, the County Planning Commission recommended that the County Commission approve Gary and Linda Bloom's applications for a Comprehensive Plan & Zone Change, and a Minor Partition/Replat of the property described below. *(The Planning Commission's Recommendation, signed by its Chair, is enclosed; however, any attachments referenced in that Recommendation are not attached. The record is available to the public for review or purchase at County Planning.)*

Location:

The subject property is located at the northwest corner of the northern intersection of Eagle Loop and Odell Highway, and is described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. Gary Bloom owns Tax Lot 1300, which is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of three separate tax lots (Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots (Tax Lots 1918 and 1919) are described as "Tracts A and B" of the John Weber Business Park.

- Result of the Request:** Approval of the applicants' requests for a Comprehensive Plan & Zone Change and a Minor Partition/Replat would result in the subject property being consolidated, divided, and rezoned into two parcels, with the proposed western (0.64-acre) parcel being zoned completely M2, and the proposed eastern (0.63-acre) parcel, which has an existing single family dwelling and shop on it, being zoned completely RR1/2. *(See attached vicinity map and tentative plan.)*
- Existing Zoning:** Currently, 2N 10E 27A, Tax Lot 1300 is zoned Rural Residential (RR1/2), and Tax Lots 1918, 1919, and 1999 are zoned Light Industrial (M2). McGuire Creek, which crosses both Tax Lots 1300 and 1918, is zoned Stream Protection Overlay (SPO).
- Applicable Criteria:** The above-referenced applications were reviewed pursuant to: Article 15 (*Rural Residential Zone*), Article 18 (*County Subdivision Ordinance*), Article 32 (*Light Industrial Zone*), Article 60 (*Administrative Procedures*), Article 72 (*Planning Director's Review Procedures*) of the Hood River County Zoning Ordinance; the Hood River County Comprehensive Plan; as well as applicable Statewide Planning Goals, Oregon Revised Statutes, and Oregon Administrative Rules.
- Response:** The comments received to date have been incorporated as part of the Planning Commission's record and will be forwarded to the Board of Commissioners for consideration. Written or oral comments may be made up to and at the County Commission hearing. However, if you have any comments that you would like staff to consider in advance of the public hearing, please provide them to me by **5:00 PM, Thursday, November 8, 2012**. *(Please note: if you are providing written comments at the hearing, please make at least 10 copies to ensure that the members of the County Commission, staff, and the applicant receive a copy of your comments.)*
- Hearing Date & Location:** This matter will be heard by the County Commission at a public hearing scheduled for **Monday, November 19, 2012, at 6:00 PM, or shortly thereafter**, in the 1st Floor Conference Room of the Hood River County Business Administration Building, 601 State Street, Hood River, Oregon. All interested parties may appear and be heard.
- Hearing's Procedure:** Failure of an issue to be raised at the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.
- Available Information:** For additional information regarding these applications, please contact Josette Griffiths, Senior Planner, at Hood River County Planning at (541) 387-6840. The applications and supporting documents are available for review at County Planning at no cost; copies may be purchased at 0.25¢ per page. A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing, and will be provided upon request at a reasonable cost.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

HOOD RIVER COUNTY PLANNING COMMISSION

RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS TO APPROVE APPLICATIONS BY GARY AND LINDA BLOOM FOR A COMPREHENSIVE PLAN AND ZONE CHANGE (P-12-0129) AND A REPLAT/PARTITION (P-12-0130). NO EXCEPTIONS TO THE STATE-WIDE PLANNING GOALS ARE REQUESTED OR RECOMMENDED AS PART OF THIS REVIEW.

WHEREAS, the above matter came before the Hood River County Planning Commission during a public hearing on Wednesday, October 24, 2012.

WHEREAS, the subject tract is located at the northwest corner of the northern intersection of Eagle Loop and Odell Highway, and the property is described as: 2N 10E 27A, Tax Lots 1300, 1918, 1919, and 1999. Gary Bloom owns Tax Lot 1300, which is zoned Rural Residential (RR1/2). He and his wife, Linda Bloom, acquired adjacent property from the Port of Hood River, in the form of the other three separate tax lots (Tax Lots 1918, 1919, and 1999), which are all zoned Light Industrial (M2); two of those tax lots (Tax Lots 1918 and 1919) are described as "Tracts A and B" of the John Weber Business Park. (Gary and Linda Bloom are hereafter referred to as "the applicants.")

WHEREAS, approving the applicants' requests would result in the tract being consolidated, divided, and rezoned into two parcels, with the proposed western (0.64-acre) parcel being zoned completely M2, and the proposed eastern (0.63-acre) parcel, which has an existing single family dwelling and shop on it, being zoned completely RR1/2.

WHEREAS, due notice was given of the hearing before the Planning Commission on October 24, 2012, and a quorum was present. Written and oral testimony was provided by Planning staff, and oral testimony was provided at the hearing by the applicants' representative, Surveyor James Klein, as well as by Rich Fenton, a right-of-way specialist for Century Link, a local telephone and internet provider.

WHEREAS, information was presented at the hearing regarding the need to locate the utilities on the subject property and to document any existing utility easements or to provide a public utility easement to cover them. This was brought to light by Century Link, the telephone and internet provider, which has existing infrastructure, including the hub serving the John Weber Business Park, located on the subject property that was not covered by an easement before the property (i.e., Tax Lots 1918, 1919, and 1999) was

sold to the applicants by the Port of Hood River. The applicants' surveyor, James Klein, and the applicants, who were all present at the hearing, indicated that the applicants were agreeable to locating the utilities on the subject property and were willing to provide a public utility easement to cover them.

WHEREAS, based upon information provided in the staff report and the evidence and testimony presented at the hearing, the Planning Commission hereby adopts the Findings of Fact and Conclusions of Law set forth in the staff memorandum dated October 17, 2012, attached hereto as Exhibit 1, and recommends that the conditions listed in the staff report be adopted by the County Commission, along with the following additional recommended condition (included below as Condition #12): "Prior to final plat approval, the applicants shall identify the location of utilities on the subject tract, and shall provide a public utility easement from the grantors on the plat to cover those which do not have an existing easement."

NOW, THEREFORE, THE COUNTY PLANNING COMMISSION HEREBY RECOMMENDS that the County Board of Commissioners approve Gary and Linda Bloom's applications for a Comprehensive Plan and Zone Change (P-12-0129) and Replat/Partition (P-12-0130), subject to the following conditions:

1. **Final approval for the rezoning of the subject property, whereby proposed Parcel 1 is zoned completely Light Industrial (M2) and proposed Parcel 2 is zoned completely Rural Residential (RR½) shall not take effect until the final partition plats have been recorded with County Records and Assessment.**
2. **All of the property involved in this application must be in the same ownership in order for it to be replatted/partitioned.** Currently, (2N 10E 27A) Tax Lot 1300, and seemingly another adjacent sliver, is owned by Gary D. and Sharon L. Bloom. Since Sharon Bloom is deceased, the applicants will need to record her Death Certificate at County Records and Assessment in order to remove her name from the property. (2N 10E 27A) Tax Lots 1918, 1919, and 1999 are currently owned by Gary D. and Linda K. Bloom. *(If you have any questions on this condition, please contact County Records and Assessment at 541-386-4522, or a Title Company.)*
3. A professional land surveyor licensed in the State of Oregon shall prepare two identical plats that are consistent with your approved tentative plat, date-stamped October 17, 2012, and in accordance with applicable surveying laws of Oregon Revised Statute, Chapter 92. **The plats shall be reviewed and approved by the County Surveyor and County Planning, and recorded with the County Department of Records & Assessment within two (2) years of the date of the County Commission's Final Order on this application**, unless an extension of time is requested and granted. The applicant is responsible for all surveying costs and recording fees. **A draft of the plats shall be provided to County Planning and the County Surveyor for review.**

4. It should be noted on the plat for future reference that the area making up Tract 'A' as part of the John Weber Business Park Subdivision may still be bound by its plat restriction of being an area "for landscaping." Both Tracts 'A' and 'B' may still be bound by that subdivision's Covenants, Conditions, and Restrictions (CC&R's).
5. The final plats shall indicate that Parcel 2 meets the minimum lot width (100') and depth (100') standards of the Rural Residential (RR-2.5) Zone, and that both Parcels 1 and 2 have at least 50 feet of road frontage.
6. Any reference on the plat to the 50' Stream Protection Overlay riparian setback shall be from the bankfull stage of McGuire Creek, not from its center.
7. The placement of a common property line between Parcels 1 and 2 shall not cause any existing development on Parcel 2 to become non-conforming to the setback requirements of the Rural Residential (RR) Zone as a result. Specifically, the following RR Zone setbacks apply: 60 feet from the centerline, or 30 feet from the edge of right-of-way, of an arterial street (i.e., Odell Highway), for the front setback; 10 feet from an interior side property line; 45 feet from the centerline of a street from an exterior side property line; and 20 feet from a rear property line. The nearest buildings facing the common property line shall be depicted on the final plats in order for staff to confirm that setbacks to that line are met.
8. At the time that Parcel 1 is developed:
 - A. A curbside sidewalk shall be constructed by the future applicant along that parcel's Eagle Loop frontage.
 - B. County Public Works may recommend that on-site stormwater treatment be provided, depending on the scale of development on Parcel 1.
 - C. A driveway permit shall be obtained from County Public Works prior to constructing a driveway for that parcel.

(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)

9. **Prior to recording final partition plats**, in order to ensure future access for maintenance, the applicants shall provide public utility easements for portions of the John Weber Business Park Subdivision's common drainage improvements that are located within existing "Tract B" (i.e., Tax Lot 1918) outside of the existing dedicated road right-of-way. [The improvements include a 12-inch storm line (Storm Line "B") and twin 30-inch culverts with a rip-rap outfall as indicated on the attached drawing – Exhibit I.] For the 12-inch Storm Line "B" a 10' wide easement shall be centered over the pipe, and for the twin 30-inch culverts and rip-rap outfall, a 20' wide easement shall be centered over the pipes. *(If you have any questions regarding the above condition, please contact Don Wiley, County Engineer, at 541-386-2616.)*
10. The final plats shall indicate all existing and proposed easements and other encumbrances affecting the subject parcels.
11. Neither of the proposed parcels may be sold or conveyed separately prior to recording the final plats.
12. **Prior to final plat approval**, the applicants shall identify the location of utilities on the subject tract, and shall provide a public utility easement from the grantors on the plat to cover those which do not have an existing easement.

Failure to comply with any of the above conditions can void this approval.

Please note that for the final plats to be eligible for recording, all persons who have ownership interest in the property must sign them in front of a notary public. Notary signatures and stamps (if used) must be clean and legible. The plats shall only be signed with an “archival ink” pen, available for purchase at most stationary stores or use at the County Planning Department. The final plats shall also contain signature blocks for the County Surveyor, County Budget and Finance Director, and County Planning Director. The sequence of signatures includes: (1.) the County Surveyor [review fee and approximately 3 week review time]. The applicants shall provide a preliminary title report or subdivision guarantee at the time the plat is submitted to the County Surveyor; (2.) County Planning Director; and (3.) County Finance Director. Once all of these signatures have been obtained, the plats are eligible to be recorded with County Records and Assessment.

The final plats can only be recorded Monday through Friday (*excluding holidays*) from 9:00 a.m. – 12:00 p.m. and 1:00 p.m. – 4:00 p.m. The County Department of Records & Assessment requires at least one working day’s notice before recording the final plats. Also, in order to ensure that an authorized employee is available to sign your plats, please contact County Planning and County Budget & Finance at the same time as notifying the County Department of Records & Assessment.


The applicants are advised to contact the Assessor’s Office to determine assessed value changes which may result because of the proposed action. Further, it is advised that the applicants review ORS 92.095 which addresses payment of taxes, interest or penalties before a subdivision or partition plat is recorded. If you have any questions, please contact the County Assessor’s Office at (541) 386-4522.

DATED this 30th day of October 2012.

HOOD RIVER COUNTY PLANNING COMMISSION

By: 
Robert Schuppe, Chair

Approved as to form:


Wilford K. Carey, County Counsel

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet

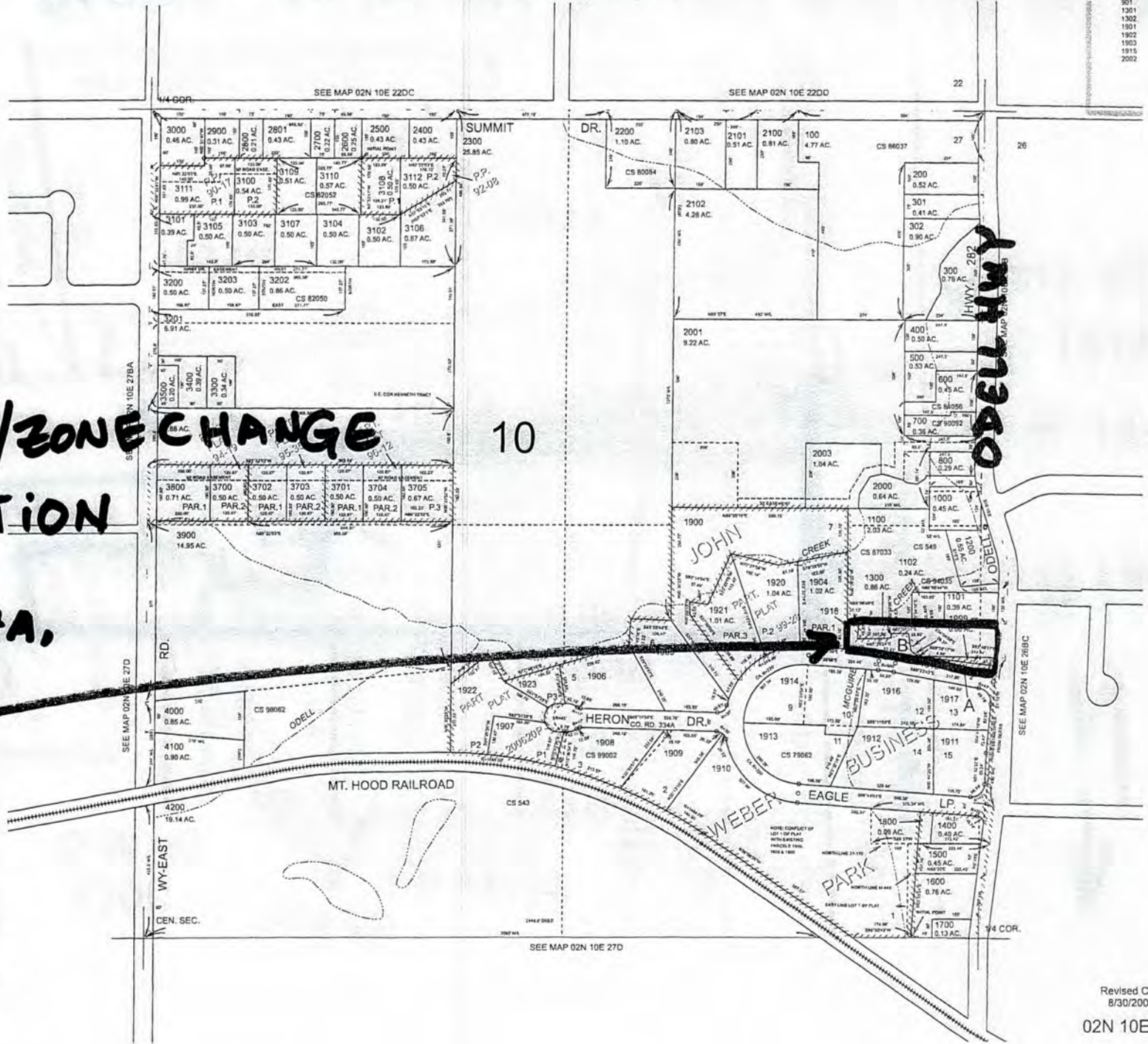
NE 1/4 SECTION 27 T02N R10E WM
HOOD RIVER COUNTY

1" = 200'

02N 10E 27 A

CANCELLED NOS
801
900
901
1301
1302
1901
1902
1903
1915
2002

↑
N
BLOOM
COM PLAN / ZONE CHANGE
& PARTITION
2N 10E 27A,
TAX LOTS
1300,
1918,
1919,
1999

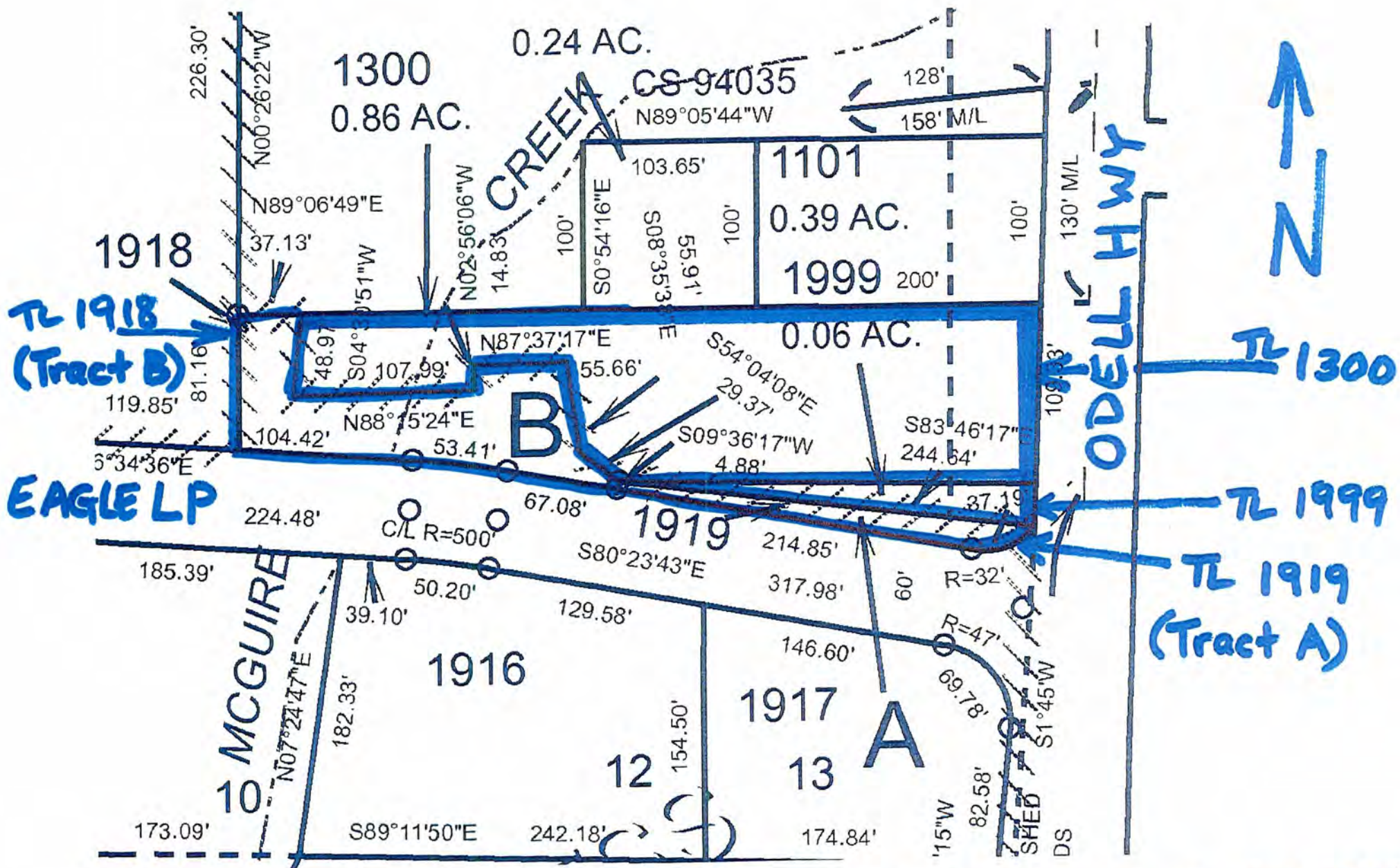


DOELL HWY

BUSINESS

Revised CMS
8/30/2006

02N 10E 27 A



BLOOM 2N 10E 27A, TAX LOTS 1300, 1918, 1919, 1999



2N 10E 27A, Tax Lots 1300, 1918, 1919, & 1999

Existing Zoning

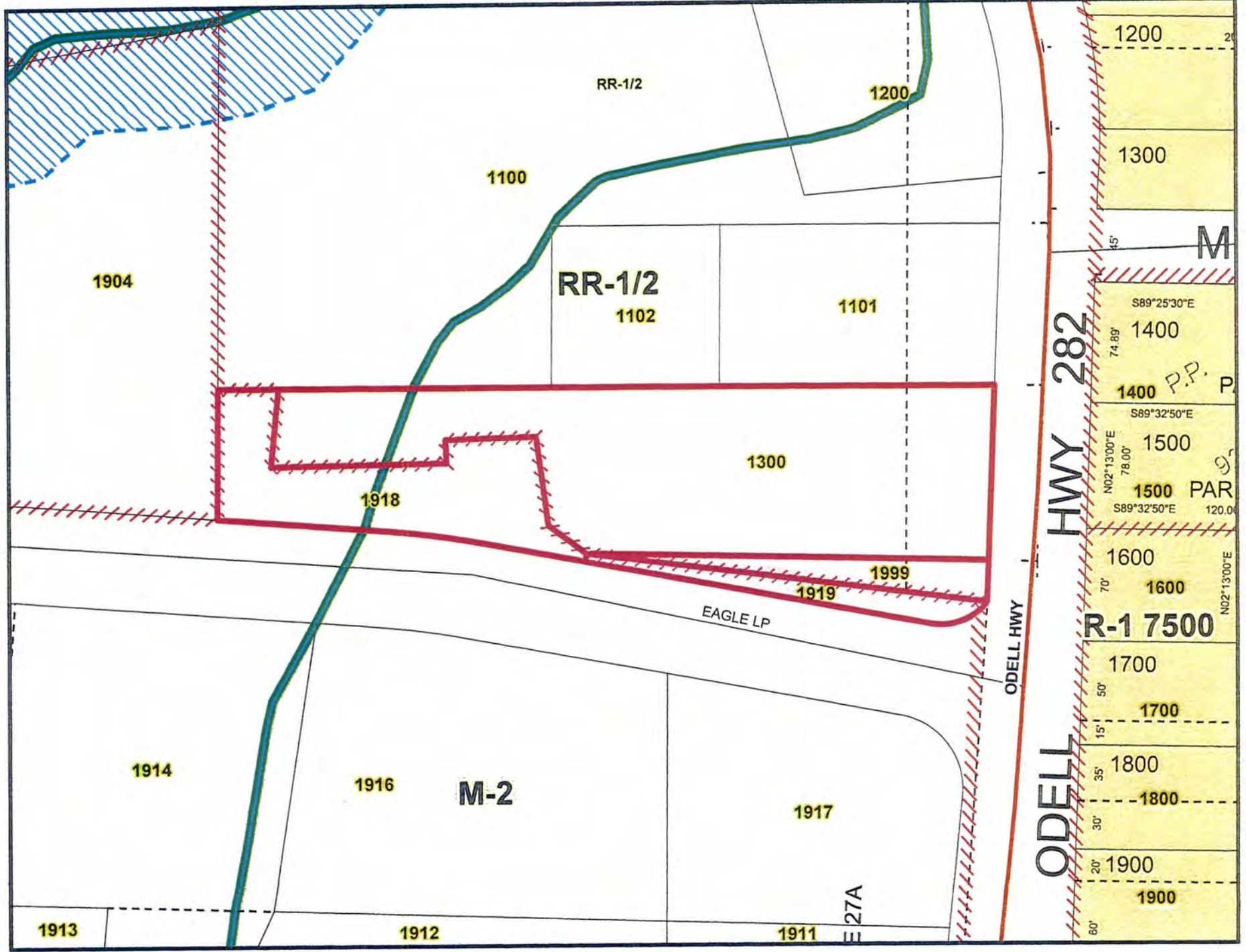
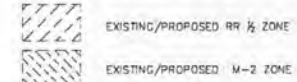


EXHIBIT BOUNDARY LINE ADJUSTMENT AND ZONE CHANGE

NE 1/4, SECTION 27, T. 2 N., R. 10 E., W.M.
COUNTY OF HOOD RIVER, STATE OF OREGON
2N 10E 27A TAX LOT 1300, 1999, 1919 & 1918

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002)
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP (MARK WAH PACIFIC, CS NO. 90035)
- ▲ FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 87033)
- △ FOUND 3/4" REBAR W/YELLOW PLASTIC CAP (PHILIP J. LARSON, CS NO. 94035)
- ⊗ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 59002 CS NO. 2011033)
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS NO. COUNTY SURVEY NUMBER
- FD FOUND DATA
- (100.00') PLAT DISTANCE
- R1 JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY WILSEY & HAM PACIFIC INC.
- RIGHT-OF-WAY
- COMPUTED CENTERLINE
- EDGE OF EASEMENT
- CENTERLINE OF CREEK



AREA AND ZONE CHANGE TABLE					
TAX LOT	ZONE	ORIGINAL AREA	NEW AREA	NEW ZONE	
1300	RR-1/2	37,256 +/- SQFT	27,367 +/- SQFT	RR-1/2	
1918	M-2	11,435 +/- SQFT	27,684 +/- SQFT	M-2	
1999	M-2	3,569 +/- SQFT			
1919	M-2	2,772 +/- SQFT			

REFERENCED DEEDS

WARRANTY DEED NO. 972327

REFERENCED SURVEYS

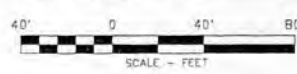
- R1) JOHN WEBER BUSINESS PARK, CS NO. 90035 PERFORMED BY WILSEY & HAM PACIFIC INC.
- R2) PARTITION PLAT 992B, CS NO. 99101 PERFORMED BY TERRA SURVEYING
- R3) COUNTY SURVEY NO. 94035 BY PHILIP J. LARSON
- R4) COUNTY SURVEY NO. 87033 BY DLC SURVEYING

Klein & Associates, Inc.

ENGINEERING • LAND SURVEYING • PLANNING



1411 13th Street, Hood River, Oregon 97001
Tel: (541)386-3322
EMAIL: info@kleinassocinc.com



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1995
JAMES M. KLEIN
59002
Expires 6-25-2013

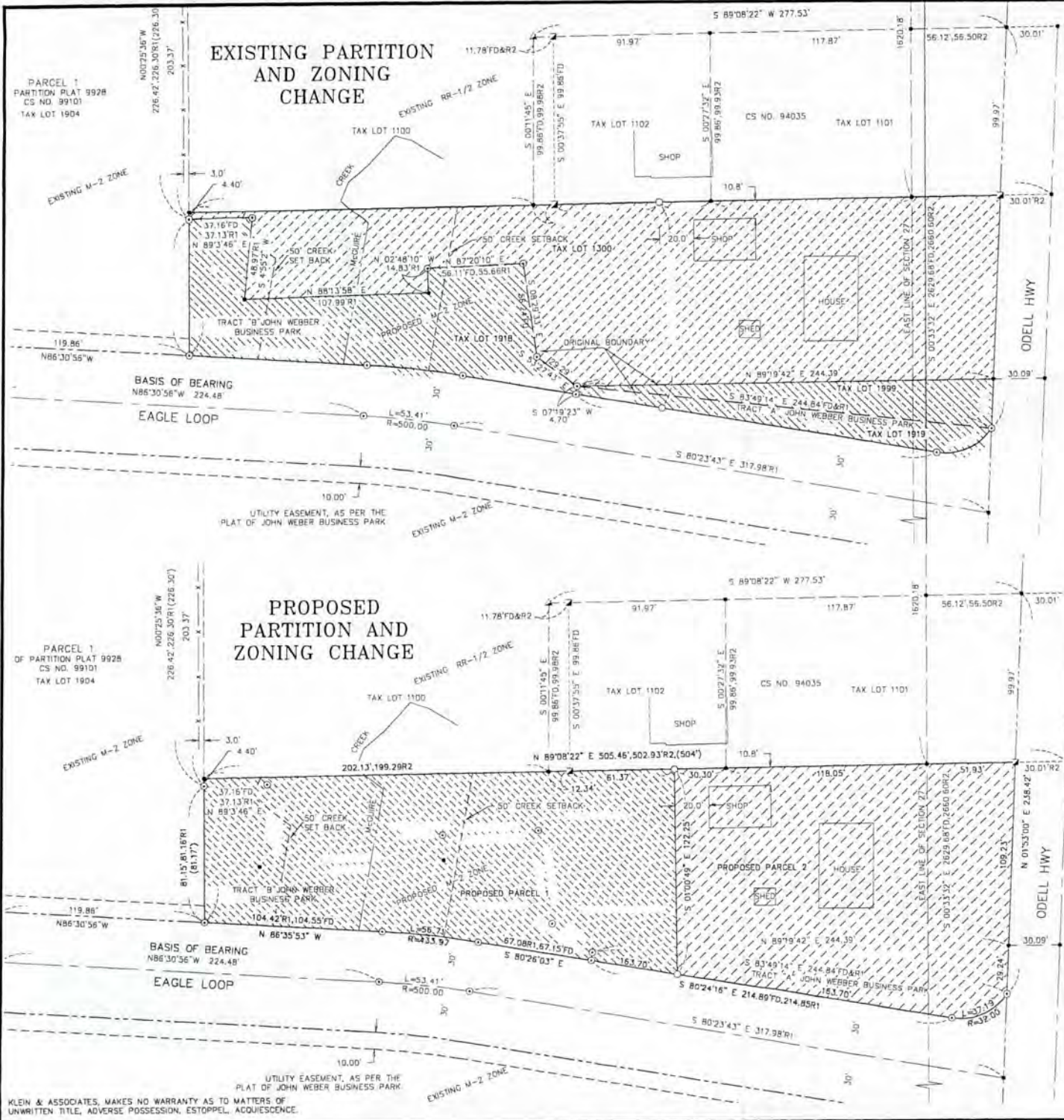
BASIS OF BEARINGS

PLAT OF JOHN WEBER BUSINESS PARK
CS NO. 90035

OWNER
CARRY BLOOM

SURVEY PERFORMED FOR:
GARY BLOOM
DATE OF MONUMENTATION:
JULY 29, 2012
PROJECT: 12-06-12
FILE: 120612.DWG
DRAFT: CEM

SHEET 2 OF 2
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T. R.
27A 2N 10E



KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



Klein & Associates, Inc.

Engineering / Land Surveying / Planning

1411 13TH STREET, HOOD RIVER, OREGON 97031 / (541)386-3322 / FAX (541)386-2515 /

www.kleinassocinc.com

Project Description

Date: September 13, 2012

Subject: Zone Change and Partition supporting information

From: James Klein, Klein & Associates, Inc
C/o Gary Bloom

To: Hood River County Planning Department

The purpose of this letter is to provide supporting information for a partition and zone change on Tax Lots 1300, 1918, 1919 and 1999 of Hood River County Assessor map 2N 10E 27 A. Tax Lot 1300 is currently zoned RR1/2, Tax Lots 1918, 1919, and 1999 are currently zoned M-2. It would be in the public's best interest to allow the partitioning and zone change of said tax lots, as it would allow the best use of land by remaining consistent with the current zoning and adhering to the county's goals, policies and strategies.

The purpose of this partition is to modify the current configuration, consisting of 4 separate and individual tax lots into 2 separate parcels as shown on the attached exhibits. The proposed common line will run in a north-south direction, 20.00 feet westerly from an existing garage currently located on tax lot 1300. The partition will provide the most usable area for each tract and will provide ample area in the M-2 and RR1/2 zone for each parcel. At this time the lots are not being used at optimal level.

The purpose of the zone change is to modify the existing zone of M-2 zone, on tax lots 1918, 1919 and 1999, to proposed parcel 1; and the existing zone RR1/2 on tax lot 1300 to proposed parcel 2. Tax Lot 1918 is described as Tract "A" and Tax Lot 1919 is described as Tract "B" of the John Weber Business Park. The surrounding lots, within said subdivision, lying westerly and southerly of said Tax Lot 1918 and 1919 are currently zoned M-2. The land lying northerly and easterly, of Tax Lot 1300, is currently zoned RR1/2.

As stated in the County's goal 5-Open space, Scenic and Historical area and Natural Resources, you will find that this project will have no impact on said resources. This project has no scenic or historical areas within its boundary and no natural resources will be used or harvested. There is currently a stream protective overlay (SPO) on McGuire Creek, with a 50 foot buffer from the centerline of said creek. McGuire Creek, which runs northerly through Tax Lot 1918, offers little to no usable area, after applying the 50 foot buffer on Tracts "A" and "B". The SPO, which is in place on Tax Lot 1918, already

has restrictions that conserves and preserves fish, wildlife and habitat and provides for water quality regulations. This project will not impose any additional burdens on the lands which are not currently in place as this time.

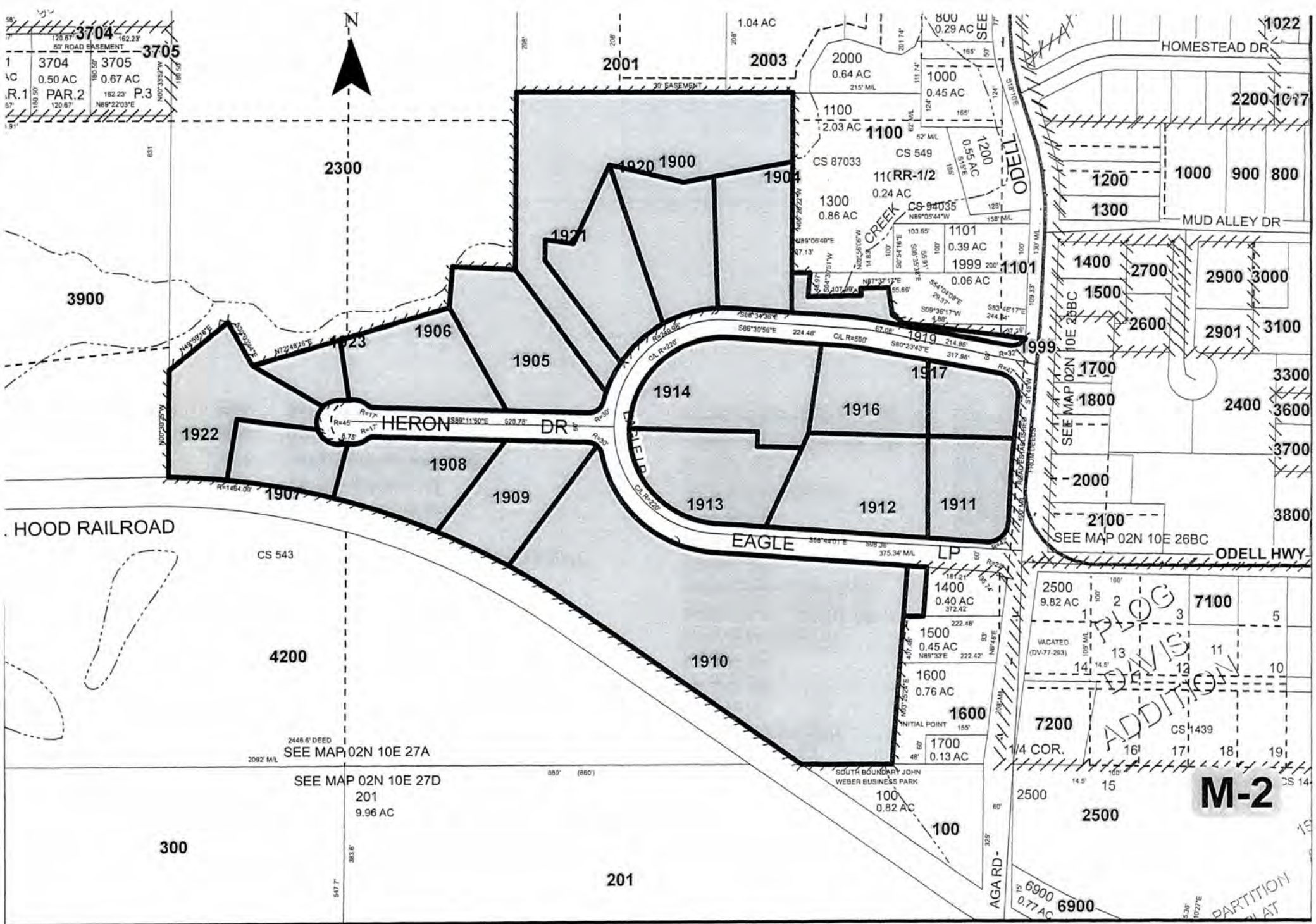
As stated in the Counties Goal 6-Air, Water and Land Resource Quality Policies, this project does not foresee any water quality and air quality issues.

As stated in the Counties Goal 9-Economy Development, proposed Parcel 1 would have direct access to Eagle Loop with a direct connection to Odell Highway. Proposed Parcel 2 has an existing home site, sighted in the center of said parcel, which is currently serviced by a driveway with direct access to Odell Highway. Proposed Parcel 1 will access approximately 300 feet westerly from the intersection of Eagle Loop and Odell Highway. Said access point will allow for good site visibility for pedestrians and oncoming traffic and eliminate any dangerous intersection or traffic congestion while providing for one turning movement onto Odell Highway. Proposed Parcel 1 storm drainage plan will be consistent with other lots within the John Weber Business Park, and at the time of development applicant will consult with an engineering firm to address the best practices of managing storm water and drainage issues. Proposed Parcel 2 currently has an existing home site and has been handling its own storm water. We see no significant impact onto the storm water detention and will not burden any system. The project site is within 1/4 mile of a population center, the town of Odell. The project is consistent with the surrounding area with current zoning of M-2 and RR1/2; along with being consistent with the surrounding lot sizes. No building is proposed at this time, but any building that may occur in the future will not build within the 100 year flood plain or the 50 foot creek setback overlay. This project foresees the potential for future growth of manufacturing and retail industries and would provide job opportunities for Hood River County.

As stated in the Counties Goal 12-Transportation, this project provides access to a main traffic corridor, Highway 282-Odell Highway. Odell and surrounding areas provide many collector roads that connect Highway 282 to Highway 35 and the rail system. As per the current county's transportation plans in this area, the highways/rail traffic is available to support the current needs of the surrounding area and this project.

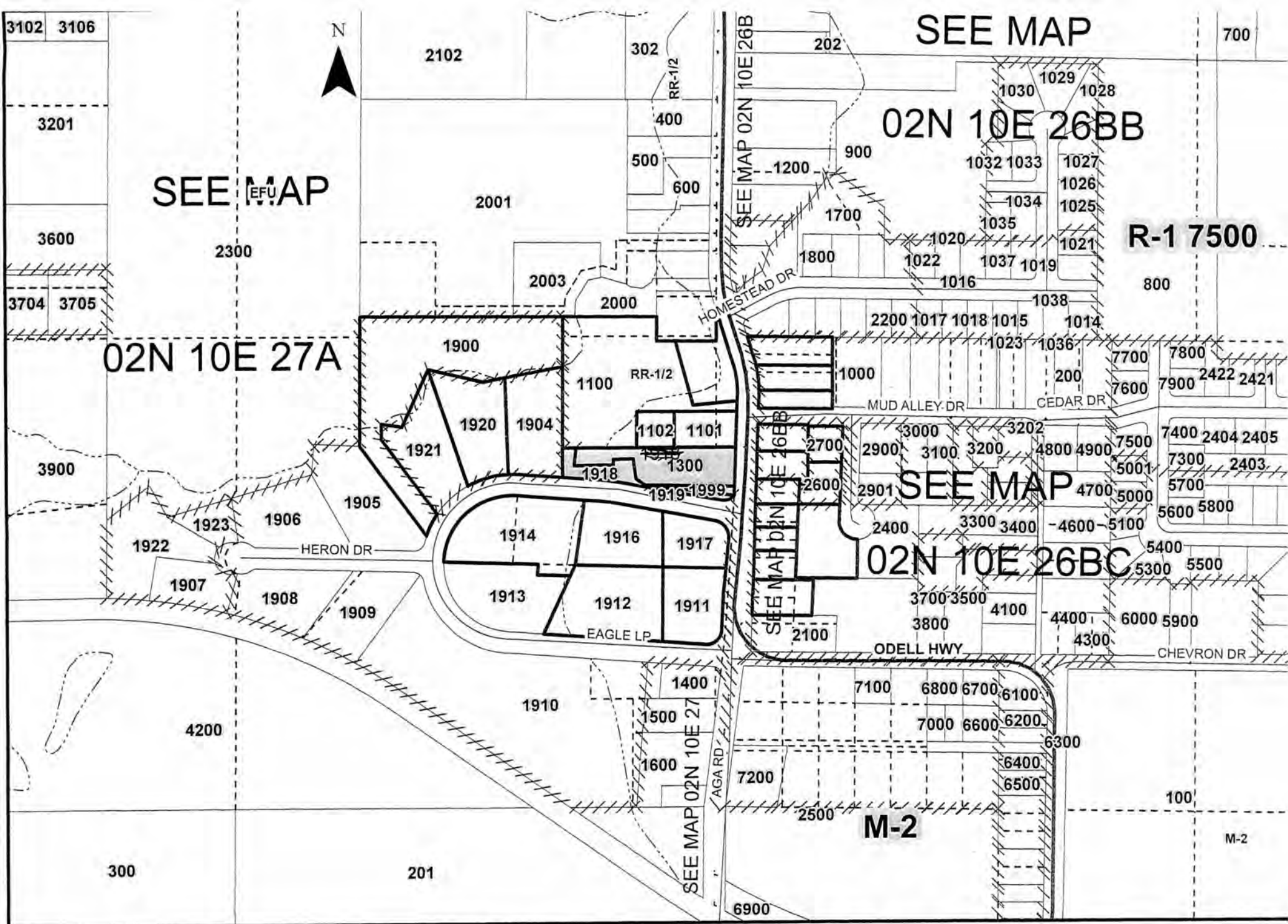
As stated in the Counties Goal 14-Urbanization: Urban Growth Area Management Policies and Procedures, this project keeps consistent with the County Land Use Ordinances. We are requesting that the current configuration of the RR1/2 and M-2 zone be modified to make better use of the current parcel configuration. This project does not foresee any changes onto the urban growth management policies.

In conclusion you find that this project is in the public's best interest and should be granted. By allowing this project to move forward, with the partitioning and zone change as shown on the attached exhibit, you will also concluded that this project is suitable with the surrounding areas and conforms to the County Comprehensive plan while remaining consistent with the current zoning and adhering to the county's goals, policies and strategies. This project has the potential to bring more building and business to the County, and bring much needed jobs in this economical hard times.



Webber Business Park Owners

MAPNUMBER	TAXLOT	OWNER	M_ADDRESS	M_CITY	M_ST	ZIP
02N10E27A	1922	BENSON, ERIC & BALL, DANNY	2149 W CASCADE #106A-114	HOOD RIVER	OR	97031
02N10E27A	1908	BIG TREE PROPERTIES, LLC	3875 HERON DR #300	HOOD RIVER	OR	97031
02N10E27A	1918	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR	97031
02N10E27A	1919	BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR	97031
02N10E27A	1923	COCHRAN DONALD F	1381 TUCKER RD	HOOD RIVER	OR	97031
02N10E27A	1920	ERNEST & GODFREY, LLC	PO BOX 401	ODELL	OR	97044
02N10E27A	1910	HOGG, FREDRICK N & DIANE L, TR'S	6200 BILLINGS RD	MT HOOD PARKDALE	OR	97041
02N10E27A	1912	HOGG, FREDRICK NEIL ET AL TR & DIANE LYNN	6200 BILLINGS ROAD	MT HOOD PARKDALE	OR	97041
02N10E27A	1907	HOOD RIVER COUNTY	601 STATE	HOOD RIVER	OR	97031
02N10E27A	1911	HOOD RIVER SUPPLY ASSOCIATION	PO BOX 209	HOOD RIVER	OR	97031
02N10E27A	1904	LOGDSON, JEANNETTE E	PO BOX 401	ODELL	OR	97044
02N10E27A	1800	MUENZER, CHAD	2880 BEAR RIDGE DR	HOOD RIVER	OR	97031
02N10E27A	1900	PORT OF HOOD RIVER	1000 E PORT MARINA DR	HOOD RIVER	OR	97031
02N10E27A	1909	PORT OF HOOD RIVER	1000 E PORT MARINA DR	HOOD RIVER	OR	97031
02N10E27A	1916	POWER COMMERCIAL PROPERTIES, LLC	PO BOX 118	HOOD RIVER	OR	97031
02N10E27A	1913	POWER DESIGN, INC	PO BOX 147	ODELL	OR	97044
02N10E27A	1914	POWER DESIGN, INC	PO BOX 147	ODELL	OR	97044
02N10E27A	1921	S & D BUILDING, LLC	3409 BROOKSIDE DR	HOOD RIVER	OR	97031
02N10E27A	1917	VANCO ENTERPRISES INC	PO BOX 2155	WENATCHEE	WA	98807
02N10E27A	1905	WILBUR-ELLIS COMPANY	16300 CHRISTENSEN RD STE 135	SEATTLE	WA	98188
02N10E27A	1906	WILBUR-ELLIS COMPANY	16300 CHRISTENSEN RD STE 135	SEATTLE	WA	98188



Bloom P-012-0129 & P-12-0130 Plan/Zone Chng & Partition 2N 10E 27A, 1300, 1918, 1919, 1999 RR1/2 & M2

MAPNUMBER	TAXLOT OWNER	M_ADDRESS	M_CITY	M_S ZIP
02N10E27A	1101 BLOOM, GARY D	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1102 BLOOM, GARY D	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1918 BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1919 BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1999 BLOOM, GARY D & LINDA K	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1300 BLOOM, GARY D & SHARON L	3190 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	1800 BROCK, RICHARD E	PO BOX 460	ODELL	OR 97044
02N10E26BC	1200 DE LA TORRE, JUAN & YOLANDA	3199 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1920 ERNEST & GODFREY, LLC	PO BOX 401	ODELL	OR 97044
02N10E26BC	2500 FARIAS, DANIEL C & GERALDINE R	3182 NEAL MILL RD	HOOD RIVER	OR 97031
02N10E26BC	1700 HEACOCK, WALTER L & ELFRIEDE E TR'S	1990 8TH ST	HOOD RIVER	OR 97031
02N10E27A	1912 HOGG, FREDRICK NEIL ET AL TR & DIANE LYNN	6200 BILLINGS ROAD	MT HOOD PARKDALE	OR 97041
02N10E26BC	2600 HOLYOAK, TIM L & KELCY L	3460 WHITTEN RD	HOOD RIVER	OR 97031
02N10E27A	1911 HOOD RIVER SUPPLY ASSOCIATION	PO BOX 209	HOOD RIVER	OR 97031
02N10E26BC	2700 HUNTING, WINDI	PO BOX 1141	HOOD RIVER	OR 97031
02N10E26BC	1100 LARSEN, ALLEN D & ALETHIA L	3191 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1904 LOGDSON, JEANNETTE E	PO BOX 401	ODELL	OR 97044
02N10E26BC	1600 MC CONNELL, CRAIG E ET AL & BOADWAY, S	3233 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	1400 MORGAN, JOHN C & HAZEL	3215 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	1500 MORGAN, JOHN C & HAZEL	3215 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1100 MURRAY, MICHAEL T & BARBARA J	3180 ODELL HIGHWAY	HOOD RIVER	OR 97031
02N10E27A	1200 MURRAY, MICHAEL T & BARBARA J	3180 ODELL HIGHWAY	HOOD RIVER	OR 97031
02N10E26BC	1900 PACHECO, JIMMY & LISA	3253 ODELL HWY	HOOD RIVER	OR 97031
02N10E26BC	2000 PETERS, BETH A	3263 ODELL HWY	HOOD RIVER	OR 97031
02N10E27A	1900 PORT OF HOOD RIVER	1000 E PORT MARINA DR	HOOD RIVER	OR 97031
02N10E27A	1916 POWER COMMERCIAL PROPERTIES, LLC	PO BOX 118	HOOD RIVER	OR 97031
02N10E27A	1914 POWER DESIGN, INC	PO BOX 147	ODELL	OR 97044
02N10E26BC	1300 SHEIRBON, JOSEPH C & JOSEPH W	4296 SUMMIT DR	HOOD RIVER	OR 97031
02N10E27A	1917 VANCO ENTERPRISES INC	PO BOX 2155	WENATCHEE	WA 98807

02N10E27A 1300, 1918, 1919, 1999
BLOOM, GARY D & LINDA K
3190 ODELL HWY
HOOD RIVER OR 97031

02N10E26BC 1800
BROCK, RICHARD E
PO BOX 460
ODELL OR 97044

02N10E26BC 1200
DE LA TORRE, JUAN & YOLANDA
3199 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1920
ERNEST & GODFREY, LLC
PO BOX 401
ODELL OR 97044

02N10E26BC 2500
FARIAS, DANIEL C & GERALDINE R
3182 NEAL MILL RD
HOOD RIVER OR 97031

02N10E26BC 1700
HEACOCK, WALTER L & ELFRIEDE E TR'S
1990 8TH ST
HOOD RIVER OR 97031

02N10E27A 1912
HOGG, FREDRICK NEIL ET AL TR & DIANE
LYNN
6200 BILLINGS ROAD
MT HOOD PARKDALE OR 97041

02N10E26BC 2600
HOLYOAK, TIM L & KELCY L
3460 WHITTEN RD
HOOD RIVER OR 97031

02N10E27A 1911
HOOD RIVER SUPPLY ASSOCIATION
PO BOX 209
HOOD RIVER OR 97031

02N10E26BC 2700
HUNTING, WINDI
PO BOX 1141
HOOD RIVER OR 97031

02N10E26BC 1100
LARSEN, ALLEN D & ALETHIA L
3191 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1904
LOGDSON, JEANNETTE E
PO BOX 401
ODELL OR 97044

02N10E26BC 1600
MC CONNELL, CRAIG E ET AL & BOADWAY,
S
3233 ODELL HWY
HOOD RIVER OR 97031

02N10E26BC 1400 & 1500
MORGAN, JOHN C & HAZEL
3215 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1100 & 1200
MURRAY, MICHAEL T & BARBARA J
3180 ODELL HIGHWAY
HOOD RIVER OR 97031

02N10E26BC 1900
PACHECO, JIMMY & LISA
3253 ODELL HWY
HOOD RIVER OR 97031

02N10E26BC 2000
PETERS, BETH A
3263 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1900
PORT OF HOOD RIVER
1000 E PORT MARINA DR
HOOD RIVER OR 97031

02N10E27A 1916
POWER COMMERCIAL PROPERTIES, LLC
PO BOX 118
HOOD RIVER OR 97031

02N10E27A 1914
POWER DESIGN, INC
PO BOX 147
ODELL OR 97044

02N10E26BC 1300
SHEIRBON, JOSEPH C & JOSEPH W
4296 SUMMIT DR
HOOD RIVER OR 97031

02N10E27A 1917
VANCO ENTERPRISES INC
PO BOX 2155
WENATCHEE WA 98807

*Note: Duplicates (see reverse)
were removed @
time of mailing.*

02N10E27A 1922
BENSON, ERIC & BALL, DANNY
2149 W CASCADE #106A-114
HOOD RIVER OR 97031

02N10E27A 1908
BIG TREE PROPERTIES, LLC
3875 HERON DR #300
HOOD RIVER OR 97031

02N10E27A 1918& 1919
BLOOM, GARY D & LINDA K
3190 ODELL HWY
HOOD RIVER OR 97031

02N10E27A 1923
COCHRAN DONALD F
1381 TUCKER RD
HOOD RIVER OR 97031

02N10E27A 1920
ERNEST & GODFREY, LLC
PO BOX 401
ODELL OR 97044

02N10E27A 1910 & 1912
HOGG, FREDRICK N & DIANE L, TR'S
6200 BILLINGS RD
MT HOOD PARKDALE OR 97041

02N10E27A 1907
HOOD RIVER COUNTY
601 STATE
HOOD RIVER OR 97031

02N10E27A 1911
HOOD RIVER SUPPLY ASSOCIATION
PO BOX 209
HOOD RIVER OR 97031

02N10E27A 1904
LOGDSON, JEANNETTE E
PO BOX 401
ODELL OR 97044

02N10E27A 1800
MUENZER, CHAD
2880 BEAR RIDGE DR
HOOD RIVER OR 97031

02N10E27A 1900 & 1909
PORT OF HOOD RIVER
1000 E PORT MARINA DR
HOOD RIVER OR 97031

02N10E27A 1916
POWER COMMERCIAL PROPERTIES, LLC
PO BOX 118
HOOD RIVER OR 97031

02N10E27A 1913 & 1914
POWER DESIGN, INC
PO BOX 147
ODELL OR 97044

02N10E27A 1921
S & D BUILDING, LLC
3409 BROOKSIDE DR
HOOD RIVER OR 97031

02N10E27A 1917
VANCO ENTERPRISES INC
PO BOX 2155
WENATCHEE WA 98807

02N10E27A 1905 & 1906
WILBUR-ELLIS COMPANY
16300 CHRISTENSEN RD STE 135
SEATTLE WA 98188

er County
ilding Services
te Street
r, OR 97031



DEPT OF

NOV 21 2012

LAND CONSERVATION
AND DEVELOPMENT

Attn: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540