

ORDINANCE NO. 1559

AN ORDINANCE ADOPTING BACKGROUND INFORMATION, IMPLEMENTING LANGUAGE AND MAP AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN AND ZONING ORDINANCE, CONCERNING THE VICINITY OF WELLS ISLAND.

WHEREAS, the Hood River City Planning Commission has held public hearings regarding the comprehensive plan designation, zoning and urban growth boundary line for the vicinity of Wells Island, and after considering all the testimony, the Planning Commission has submitted its recommendation to the City Council; and

WHEREAS, the Council has considered the testimony presented to the Planning Commission and the recommendation of the Planning Commission; and

WHEREAS, the Council finds and determines that the Planning Commission recommendation should be adopted, and that the proposed amendments as set forth in the report dated February 11, 1985, submitted by Benkendorf & Associates and Beek, (hereinafter sometimes referred to as "Benkendorf Report") complies with Oregon statewide land and planning goals, therefore,

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1. Supplement to Background Report.

The Council hereby adopts Section 5b, to be included in the City's comprehensive plan background report, as set forth on pages 2 thru 27 of the Benkendorf Report, and hereby adopts Section 14a, to be included in the City's comprehensive plan background report, as set forth on pages 30 thru 47 of the Benkendorf Report.

Section 2. UGB Description Amended. The Council

hereby amends the description of leg 9 of the urban growth boundary to read as set forth on page 49 of the Benkendorf
Page 1.

Report.

Section 3. Policies and Strategies Adopted.

The Council hereby adopts the policies and implementation strategies for goal 5 of the City's comprehensive plan as set forth on pages 28 and 29 of the Benkendorf Report.

Section 4. Urban Growth Boundary Amendment.

There is hereby added to the Hood River Municipal Code Section 17.11.011 which is to read as follows:

"17.11.011 Amendment of Map and Designation.

The Council of the City of Hood River amends the comprehensive land use map heretofore adopted, in the vicinity of Wells Island, in accordance with the map labelled "Exhibit D", which is hereby adopted by reference. "Exhibit D" shall be filed in the office of the City Recorder. That portion of Wells Island within the Urban Growth Boundary is hereby designated "Open Space/Public Land"."

Section 5. Tourist/Cultural Zone Adopted.

There is hereby added to the Hood River Municipal Code, Section 17.03.085, which is to read as follows:

"17.03.085. Tourist/Cultural Zone (TC).

The purpose of the tourist/cultural zone is to establish specific provisions for uses appropriate to Wells Island. This zone will implement the program adopted by the Port of Hood River for the management of Wells Island.

A. Permitted Uses.

1. Conservation and enhancement of wildlife nesting and grazing. Enhancement of nesting habitat through creation of a nesting island.
2. Recreational uses such as canoeing, kayaking, sailing, hiking, photography, drawing, painting and nature study. These uses will be permitted as consistent with policies in the Comprehensive Plan and the Wells Island Master Plan in Section 14A of the Background Report.
3. Conference Facility with Kitchen, not to exceed 150 person capacity or 10,000 square feet.
4. Interpretive Display Building, not to exceed

1,800 square feet.

5. One caretaker's residence for the management and maintenance of Wells Island only.
6. Ferry docking and storage facility to provide direct pedestrian service and emergency and service vehicle access only to and from the mainland.
7. Non-illuminated signs, fencing and trails necessary and appropriate for limiting or directing access or use.
8. Botanical Garden and outdoor instruction area not to exceed 11,000 square feet.
9. Small boat dock and storage shelter, not to exceed 400 square feet.

B. Site Development Requirements.

1. No permanent structures designed for human occupation shall be permitted below the Bonneville Pool Easement.
2. The island will be managed pursuant to the policies of the Comprehensive Plan.
3. All structures and other improvements shall be designed to be aesthetically compatible with the natural character of the Island, respecting the scenic value of the island.
4. No private motorized vehicles will be allowed on the Island except those necessary for construction and maintenance and emergency vehicles.
5. A long-term monitoring program shall be established, commencing at least one year prior to development on the island.
6. No public access to the island will be allowed during the egg laying and early incubation periods of the herons and geese (approximately early March through second week of May).
7. Access to the interpretive trails system will be limited to guided groups not to exceed 15 persons between the end of the early nesting season and the end of the incubation and early rearing period of herons and geese (approximately second week of May through the end of June).
8. To the extent possible, construction will be

limited to August through January in order to minimize disturbance to geese and herons.

9. Lost nesting habitat will be mitigated through the creation of a nesting island.
10. The meadow areas of the island will be maintained in short grasses suitable for goose brooding.

C. Setback Requirements

None

D. Maximum Building Height

No structure shall be constructed in excess of 30 feet.

E. Parking Regulations

Parking shall be provided for any utility or maintenance vehicles stored on the Island. No other vehicles shall be permitted on the Island, except in conjunction with specifically permitted building projects and for emergency purposes.

F. Special Considerations

- a. All uses shall comply with the Comprehensive Plan.
- b. No use will be permitted which treatens the wildlife habitat value of Wells Island, unless mitigation occurs.
- c. No use shall be permitted which exceeds an identified seasonal and locational carrying capacity for the Island.

Section 6. Zoning Map Amended. The official City zoning map is amended in accordance with "Exhibit D", which is attached hereto. The tourist/cultural zone shall apply to that portion of Wells Island inside the city limits.

Section 7. Zoning Recommendation. The City hereby recommends to Hood River County that the portion of Wells Island outside the city limits, which will be outside the urban growth area, be designated and zoned as Floodplain by the

County.

Read for the first time: March 25, 1985.

Read for the second time: March 25, 1985.

PASSED by the Council of the City of Hood River
this 25th day of March, 1985.

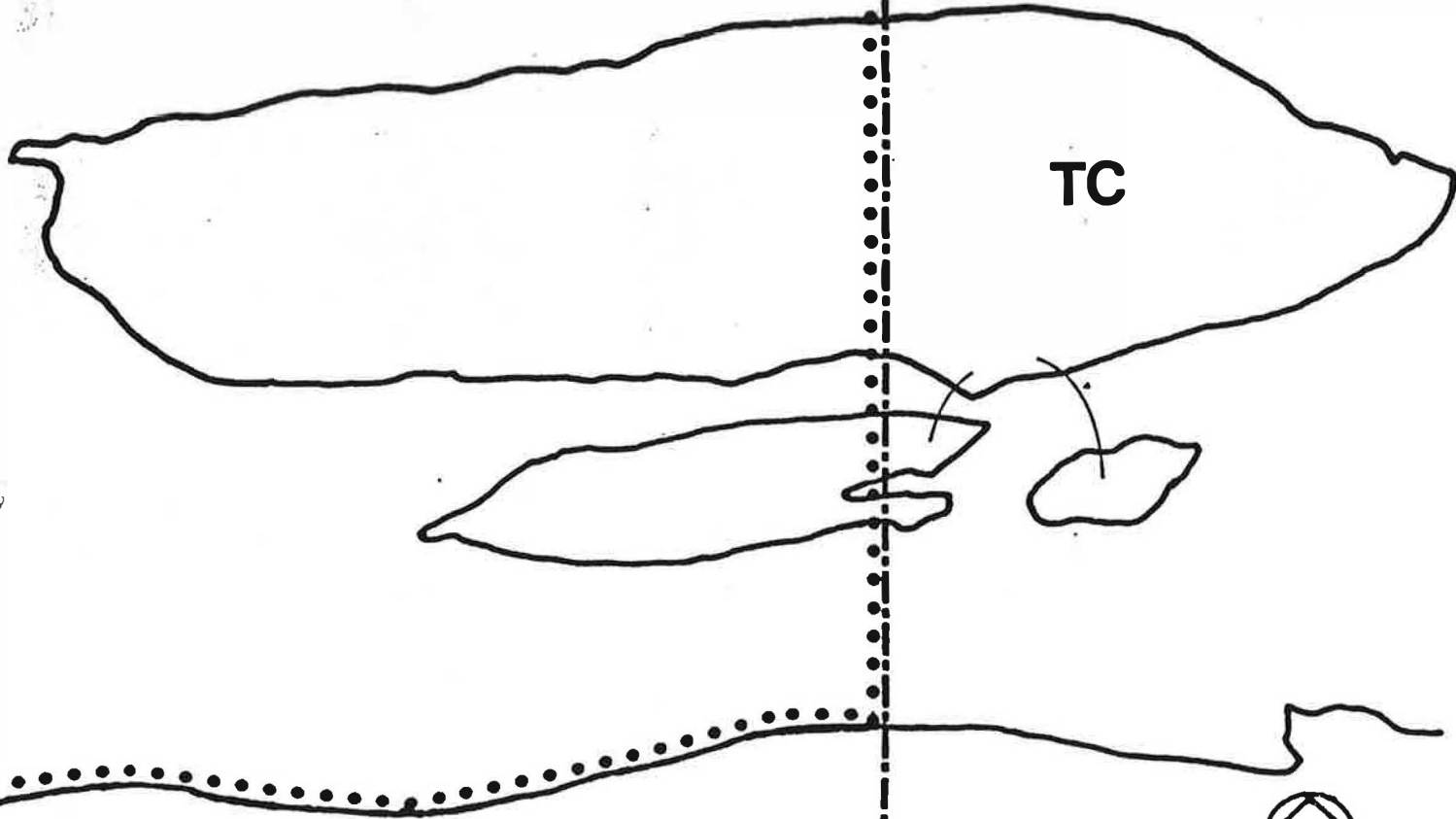
Dorothy M. Snyders
City Recorder

APPROVED by the Mayor of the City of Hood River
this 25th day of March, 1985.

James T. Walker
Mayor

WASHINGTON

OREGON

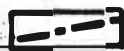




TC



CITY LIMITS LINE FOLLOWS SOUTHERN R.O.W. OF I-84

LEGEND

-  CITY LIMITS BOUNDARY
-  TOURIST / CULTURAL
-  U.G.B.

WELL'S ISLAND
PROPOSED ZONING