ORDINANCE NO. 2012

(An Ordinance amending the City's Comprehensive Land Use Plan and Zoning Map for property located at 3N 10E 25, portions of Tax Lots 127, 128, and 129.)

WHEREAS, the City of Hood River Planning Commission held a public hearing on September 15, 2014, to consider the Port of Hood River's application for a quasi-judicial plan and zone map amendment pursuant to Hood River Municipal Code Chapter 17.08 to change the zoning designation on property located at 3N 10E 25, portions of Tax Lots 127, 128, and 129, as shown on "Exhibit A";

WHEREAS, the Port of Hood River requested a plan and zone change from General Commercial (C-2) to Light Industrial (LI) and the Planning Commission recommended approving the request;

WHEREAS, the City of Hood River notified the Department of Land Conservation and Development of the proposal via email on August 22, 2014;

WHEREAS, following issuance of notice as required by the Hood River Municipal Code, the Hood River City Council held a public hearing on September 22, 2014, at which time the Council considered the Planning Commission's record and recommendation, the Planning Staff's report, and testimony presented;

WHEREAS, the Hood River City Council adopts the Planning Commission's findings of fact and conclusions of law set forth in their decision (File No. 2014-11) signed September 18, 2014, and approves the application for the requested plan and zone map amendment.

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

The Comprehensive Land Use Plan and Zoning Maps of the City of Hood River are hereby amended by changing the zoning designation of property located at 3N 10E 25, portions of Tax Lots 127, 128, and 129, as shown on "Exhibit A" from General Commercial (C-2) to Light Industrial (LI).

Read for the first time September 22, 2014.

Read for the second time and approved October 14, 2014, to become effective 30 days after the ordinance is read for the second time.

Arthur Babitz, Mayor

ATTEST: Jennifer Gray, City Recorder

TERRA SURVEYING

EXHIBIT B

for

THE PORT OF HOOD RIVER

REZONE C-2 TO L-I

LOCATION OF SURVEY:
A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 3 NORTH, RANGE 10
EAST, WILLAMETTE MERIDIAN, HOOD RIVER
COUNTY, OREGON.

NARRATIVE:
THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED
ZONE CHANGE FROM EXISTING GENERAL COMMERCIAL TO
PROPOSED LIGHT INDUSTRIAL, THIS AREA IS SHOWN AS HATCHED.

REFERENCES:
HOOD RIVER COUNTY SURVEY No. 80031
HOOD RIVER COUNTY SURVEY No. 98084
HOOD RIVER COUNTY SURVEY No. 99010
HOOD RIVER COUNTY SURVEY No. 2000-089
HOOD RIVER COUNTY SURVEY No. 2008-036
HOOD RIVER COUNTY SURVEY No. 2009-012
HOOD RIVER COUNTY SURVEY No. 2009-055 (PLAT No. 2009-4121)
HOOD RIVER COUNTY SURVEY No. 2012-031 (PLAT No. 2012-05P)

RECEIVED

AUG 08 2014

CITY PLANNING DEPT.

OWNER:
PORT OF HOOD RIVER
1000 E. PORT MARINA DRIVE
HOOD RIVER, OREGON 97031

OWNER:
JEFF PICKHARDT
501 PORTWAY AVE., SUITE 310
HOOD RIVER, OREGON
97031

ZONING:
PROPOSED ZONE CHANGE FROM
(C-2) GENERAL COMMERCIAL
TO (LI) LIGHT INDUSTRIAL

CITY PARK

FOUND 5/8" IRON ROD, L.S. 994
FOUND 5/8" IRON ROD, L.S. 1815
PORTWAY AVENUE (PUBLIC)
FOUND 5/8" IRON ROD, L.S. 1815
FOUND 5/8" IRON ROD, L.S. 1815
FOUND 5/8" IRON ROD

BASIS OF BEARING

LOT 2
OF
"WATERFRONT BUSINESS PARK"
PLAT No. 2009-4121

TAX LOT 126
EXISTING PARCEL 3
HOOD RIVER COUNTY PARTITION PLAT
2012-05P, DATED JULY 30, 2012

PROPOSED PARCEL 1
AREA = 19,145 Sq. Ft., ±

TAX LOT 127
EXISTING PARCEL 2
HOOD RIVER COUNTY PARTITION PLAT
2012-05P, DATED JULY 30, 2012

PROPOSED
PARCEL 2
AREA = 23,445
Sq. Ft., ±

PROPOSED
PARCEL 3
AREA = 51,115 Sq. Ft., ±

TAX LOT 129
EXISTING PARCEL 1
HOOD RIVER COUNTY PARTITION PLAT
2012-05P, DATED JULY 30, 2012

LOT 1
OF
"WATERFRONT BUSINESS PARK"
PLAT No. 2009-4121

ADJOINING LIGHT INDUSTRIAL

FOUND 5/8" IRON ROD, L.S. 1815

ANCHOR WAY (PUBLIC)

NORTH 2ND STREET (PUBLIC)

2ND STREET A VARIABLE WIDTH
RIGHT OF WAY IS DEDICATED TO
THE PUBLIC ON THE PLAT OF
WATERFRONT BUSINESS PARK.

EASTERN PORTION OF EXISTING LOT 5
"WATERFRONT BUSINESS PARK" PLAT
CONTAINS A TOTAL OF 0.97 ACRES, MORE OF LESS.

ADJOINING LIGHT INDUSTRIAL

WESTERN PORTION OF EXISTING LOT 5
"WATERFRONT BUSINESS PARK" PLAT
PORTION TO BE REZONED
CONTAINS 7,278 Sq.Ft.
(0.17 ACRES)

BASIS OF BEARING:
HOOD RIVER COUNTY SUBDIVISION
PLAT No. 2009-4121

0'   60'   120'   180'

SCALE: 1" = 60'

(SCALED FOR 18X24)

NOTE:
PROPOSED REZONE BOUNDARIES
PROPOSED MINOR PARTION BOUNDARIES
EXISTING ZONE BOUNDARIES

LEGEND:
SET 5/8" IRON ROD WITH CAP L.S. 72306
FOUND SCREW WITH BRASS WASHER, L.S. 72306
FOUND MONUMENT 5/8" IRON ROD WITH CAP L.S. 72306 UNLESS NOTE OTHERWISE
FOUND 1 1/2" ALUMINUM CAP MARKED L.S. 72306
FOUND 1" SURVEY NAIL
CALCULATED, NOT FOUND OR SET
( ) DEED OR PLAT CALL

HATCH KEY:
PROPOSED ZONE CHANGE AREA

TOTAL ZONE CHANGE AREA
CONTAINS
2.33 ACRES, MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December, 2015

TERRA SURVEYING

DATE: AUGUST 7, 2014
SCALE: 1" = 50'
PROJECT: 14012REZONE
ASSESSORS MAP: 3N 10E 25
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4331
terra@gorge.net
www.terralandsurveying.com