

**PORT OF HOOD RIVER**  
**Resolution No. 2023-24-18**

**A RESOLUTION SETTING WATERFRONT RECREATION DEVELOPMENT  
AND CONCESSION PERMITS**

**WHEREAS**, the Port of Hood River Board of Commissioners regulates the use of Port Property through its Property Ordinance, last adopted via Ord. No. 27 on May 16<sup>th</sup>, 2023; AND

**WHEREAS**, the Commission would like to create a policy for recreation concession proposals and recreation business development of the waterfront; NOW, THEREFORE

THE PORT OF HOOD RIVER BOARD OF COMMISSIONERS RESOLVES AS FOLLOWS:

**Section 1. Divide Waterfront Recreation into four zones (See Exhibit A).**

- A. Zone 1:** Encompasses all Port-owned streets and land surrounding the Marina Basin including the boat ramp, Marina Green, Marina Park, Marina Moorage, Marina Beach, the Marina Jetty, and the East Waterfront Trail.
- B. Zone 2:** Encompasses all Port-owned streets and land surrounding Nichols Basin including Frog Beach, The Spit, Lot #1, the Central Waterfront Trail and Nichols dock.
- C. Zone 3:** Encompasses all Port-owned streets and land associated with the North Central Waterfront including the Event Site, North Central Waterfront Trail along the Jensen Building, and Jensen West parking area.
- D. Zone 4:** Encompasses all Port-owned streets and land surrounding the Hook including the Maritime East Parking, the strip of land to the East of the Water Treatment Plant, and the West Waterfront Trail.

**Section 2. Guidelines for all areas.**

- A. Presentations:** Public Comment 5-minute waterfront recreation business/concession proposals are allowed at any regular meeting Commission Meeting. Presentations considered for agenda items for a Commission meeting will be allowed twice a year, once in the Spring and once in the Fall.
- B. Food Carts:** No food carts on any Port property until the Port develops a dedicated food cart area with the required infrastructure.
- C. Floating over water buildings/structures:** The Port will not issue any permits for structures/buildings floating over water.
- D. Record of inquiries:** Staff will maintain a list of all waterfront concession inquiries and proposals to present to the commission annually.
- E. Existing Port Waterfront Concessions:** The Port will continue to issue annual permits to existing Concessions that have met the terms of the previous year's permit. The Port reserves the right not to renew a permit for non-compliance or the Commissions desire for different use of the area.

### Section 3. Guidelines by Zones

**A. Zone #1- East Waterfront Marina Basin and surrounding area:**

- a. No new business development or new Concession permits will be issued in or around the Marina Basin until the Port has a better understanding of the needs of the Bridge Replacement Project Contractor.

**B. Zone #2- Nichols Basin and surrounding area:**

- a. No new business development or new Concession permits issued for the Nichols Basin area until the traffic circle/parking plan has been decided that will help to determine the development of North 1st St. that will provide new access points and upland accommodations.

**C. Zone #3- Northcentral waterfront from Jensen west to the east end of the Event Site:**

- a. No additional recreation concession rental/school permits available for this area.
- b. No new business development for this area.

**D. Zone #4- West waterfront Jensen east lot, The Hook, the area to the west of the Water Treatment Plant:**

- a. No Concession permits available for the end of the west end of The Hook.
- b. No Concession permits available for the East Maritime Lot.
- c. Staff should consider proposals for the area previously known as the Dog Park that parallels the Water Treatment Plant on the Southeast perimeter of The Hook.

**Section 4. Annual Review.** The Commission, through assistance by Port staff, shall annually review and change or adjust resolution at the Port Commission Spring Planning meeting and prior to the subsequent budget's adoption.

**Section 5. Effective Date.** The effective date of this resolution is May 1, 2024.

**Section 6. Repealer.** All previous directives and/or policy resolutions regarding waterfront recreation concession/development permits are hereby repealed.

Adopted by the Board of Commissioners of the Port of Hood River this 23th day of April 2024.

**SIGNED**

DocuSigned by:  
*Kristi Chapman*  
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Kristi Chapman, President

**ATTEST**

DocuSigned by:  
*Mike Fox*  
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Michael Fox, Secretary

EXHIBIT A

