


RESOLUTION 1993-94-4

A RESOLUTION OF THE PORT OF HOOD RIVER, HOOD RIVER COUNTY, OREGON, AUTHORIZING APPLICATION TO THE PORT PLANNING MARKETING FUND FOR FUNDS IN THE AMOUNT OF \$25,000 FOR THE PURPOSE OF WATERFRONT PLANNING.

The Port of Hood River Commission hereby authorizes its administrative staff to make application to the Port Planning Marketing Fund, Oregon Ports Division, for funds in the amount of \$25,000 for the purpose of Waterfront Planning.

The Commission hereby acknowledges the requirement to provide a matching contribution of 25 percent.

ADOPTED by the Board of Port Commissioners of the Port of Hood River, Hood River County, Oregon, this 15th day of March, 1994.


William Baker, President

ATTEST:



John Weber, Treasurer

2 originals to City 2/1, 2/2

11/31/94

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement is entered into by the Port of Hood River, hereinafter "Port," and the City of Hood River, hereinafter "City."

WHEREAS, ORS 190.010 authorizes governmental entities to enter into agreements for the performance of any functions or activities that either party to the agreement has the authority to perform.

WHEREAS, the City has amended Goal 8 of the City of Hood River Comprehensive Plan relating to recreational needs and policies to recognize that the windsurfing industry and other recreational activities comprise a significant portion of Hood River's recreational and tourist industry. Recent amendments to the City of Hood River Comprehensive Plan permitted the City to adopt a recreational/commercial zone to allow designation of appropriate commercial and recreational uses and facilities within the City.

WHEREAS, Goal 9 of the City of Hood River Comprehensive Plan relating to the economy has been amended to provide that the City will actively promote and encourage activities which generate employment, products and services which are consistent with the availability of long-term human and natural resources.

WHEREAS, in the process of obtaining input on the amendments to Goal 8 and 9 of the City of Hood River Comprehensive Plan and the formulation of the Columbia River Recreational/Commercial zone, the City received public support for continued public access to the waterfront and development of the waterfront for recreational and related commercial purposes.

WHEREAS, pursuant to ORS 197.175 (2) (b), it is the City's responsibility to plan and zone lands within its jurisdiction.

WHEREAS, Goal 9 of the City of Hood River Comprehensive Plan states that the policy of the City for industrial development of the Columbia River waterfront should include full consideration given to the "Port of Hood River Waterfront Plan", which will be further developed under this agreement.

WHEREAS, the City of Hood River Comprehensive Plan (Goal 9: Economy, Policy 5) provides that the City will cooperate with the Port in developing and implementing plans to improve and diversify the economic base of the City.

WHEREAS, in 1992 an inventory and analysis of commercial and industrial land use designations was prepared for the Hood River urban growth area, consistent with the policies of Goal 9 of the City of Hood River Comprehensive Plan, by David Evans & Associates, Inc., hereinafter "Commercial and Industrial Lands Inventory and Analysis."

WHEREAS, the Commercial and Industrial Lands Inventory and Analysis suggested that the City should consider other policy objectives for industrial, commercial and/or recreational diversification.

WHEREAS, the Inventory and Analysis concluded that policy setting by the City, Hood River County and Port could have an effect on demand for commercial and industrial land.

NOW, THEREFORE, the City and Port agree as follows:

1. A Hood River Waterfront Advisory Committee shall be formed and composed to assist and advise the Port in development of the Port of Hood River Waterfront Plan. The Waterfront Advisory Committee shall actively seek public input and comment in developing its recommendations and conclusions.
2. The Hood River Waterfront Advisory Committee shall be formed within 60 days of the date of this agreement and composed as follows:
 - A. One (1) member appointed by the Hood River County Board of Commissioners;
 - B. Four (4) members appointed by the Hood River City Council; two (2) of whom shall be public members not serving on the Planning Commission or City Council;
 - C. Four (4) members appointed by the Port of Hood River Commission; two of whom shall be public members not serving on the Port Commission; and
 - D. The City Planning Director and the Port Executive Director will serve as ex-officio members.
3. Within twelve (12) months of the date of this agreement, the Port shall submit its draft plan to the City Planning Commission.
4. The City shall consider the recommendations and conclusions of the Hood River Waterfront Advisory Committee in applying applicable zoning regulations and the City Comprehensive Plan.
5. The City of Hood River Planning Commission shall conduct at least one public hearing on the following:
 - a. The Port of Hood River Waterfront Plan;

- b. Proposed amendments to the Comprehensive Plan and Map relative the Waterfront Plan:
- c. Proposed amendments to the Zoning Ordinance relative to the Waterfront Plan.

The recommendation of the Planning Commission shall be forwarded to the City Council within 60 days. The City Council shall conduct its own public hearing and take final action in response to the proposed Port of Hood River Waterfront Plan.

- 6. The Port and City intend to adopt a Port of Hood River Waterfront Plan within 24 months of the date of this agreement. Thereafter, the City of Hood River shall adopt zoning designations and zoning ordinances consistent with the waterfront plan within 180 days. If the City and/or Port fail to approve the Port of Hood River Waterfront Plan within two (2) years of the date of this agreement, the City intends to proceed with the legislative plan map amendment of those waterfront parcels owned by the Port of Hood River west of the Event Site, to and including the West Cove area.
- 7. The Port agrees that no land use application may be filed with the City for any of the vacant properties north of Portway Avenue and west of the Event Site prior to the effective date of the ordinances adopted by the City consistent with the Port of Hood River Waterfront Plan. If both the Port and the City adopt the Port of Hood River Waterfront Plan and the City fails to approve consistent zoning designations and zoning ordinances within 180 days thereafter, the development moratorium provided for in this paragraph shall terminate and land use applications for Port properties may be filed.
- 8. Any existing use or development on the Columbia River Waterfront north of Portway Avenue may be changed to an allowed use in the Light Industrial zone, if within the existing building. The development may be expanded, but not within the setback required by the Columbia River Recreational/Commercial zone.
- 9. This agreement is binding on all owners and lessees of what is now Port owned waterfront property within the City and shall be disclosed by the Port to any purchaser or lessee of Port waterfront property, north of Portway Avenue and west of the Event Site.

APPROVED BY THE HOOD RIVER CITY COUNCIL the 31st day of January, 1994.

APPROVED BY THE PORT OF HOOD RIVER PORT COMMISSION the 1st day of February, 1994.

CITY OF HOOD RIVER

Steve Gates
Steve Gates, Mayor

Charlie Warren
Charlie Warren, Manager

PORT OF HOOD RIVER

Bill Baker
Bill Baker, Commission President

James O'Banion
James O'Banion, Executive Director