



Hood River County Community Development

Planning • Building Codes • Code Compliance • GIS

ERIC WALKER, DIRECTOR

NOTICE OF DECISION

February 23, 2026

Grant Goldman, AMS 2025 BTS – Dallesport, WA, LLC , Applicant
8888 Keystone Crossing, Suite 1150
Indianapolis, IN 46240

RE: Industrial Land Use Permit #25-0194; 2N 10E 25B Tax Lots 1011, 1015, 1017 and 25C Tax Lot 902

Dear Mr. Goldman,

In compliance with applicable requirements of Article 31 (*Industrial Zone*), Article 51 (*Off-Street Parking and Loading*), Article 64 (*Land Use Permits*), and Article 72 (*Administrative Actions*) of the Hood River County Zoning Ordinance (HRCZO), your request for an industrial land use permit to construct a ~48,960 square foot warehouse and distribution center building located on the above-described property, is **tentatively approved**, subject to the following conditions:

1. **This tentative approval is for land use purposes only.** You are still responsible to acquire and maintain appropriate permits for the proposed building from the County Building Department (541-386-1306).
2. **Prior to receiving final Planning Department approval for the proposed industrial building (*via a signature by Planning staff on your Building Permit application form*)**, Partition/Replat #25-0204 shall be finalized and recorded with the County Department of Assessment, Records, & Elections.
3. **Prior to receiving final Planning Department approval for the proposed industrial building (*via a signature by Planning staff on your Building Permit application form*)**, evidence shall be submitted to the County Planning Department confirming that **final approval** has been obtained from the County Public Works Department for the following items:
 - a. Road Approach Permits for all driveway access points onto County roads.
 - b. Work in the rights-of-way of Neal Creek Mill Road or Sunday Drive.
 - c. A final storm water drainage plan. The complete storm water plan shall be prepared by an Oregon licensed civil engineer. As part of this plan, your engineer shall demonstrate that existing or proposed storm water drainage or natural drainage systems will be able to properly handle the increase runoff created by the proposed development and that all runoff, whether existing or new, is properly treated before leaving the site. Such treatment may include bioswales or other similar structures that allow storm water to collect and percolate into the soil instead of flowing directly into nearby streams.

(Questions regarding this condition should be directed to the County Public Works Department at 541-386-2616.)

4. **Prior to receiving final Planning Department approval for the proposed industrial building (*via a signature by Planning staff on your Building Permit application form*)**, evidence shall be submitted to the County Planning Department confirming that final approval has been obtained from East Fork Irrigation District

concerning the transfer of water rights. (Questions regarding this condition should be directed to the East Fork Irrigation District at 541-354-1185.)

5. **Prior to receiving final Planning Department approval for the proposed industrial building (via a signature by Planning staff on your Building Permit application form),** evidence shall be submitted to the County Planning Department confirming that both private accesses from the subject tract (Tax Lot #902) on to Highway 35 have been closed. This may require re-establishing the ditch line along the highway frontage and therefore require an ODOT Miscellaneous Permit. It is your responsibility to meet any ODOT requirements associated with this action. (Complete ODOT comments are included in Attachment "A-2." Questions regarding this condition should be directed to Melissa Gonzalez at melissa.gonzalez-gabriel2@odot.oregon.gov.)
6. **Prior to commencing construction,** a 1200C NPDES storm water construction permit shall be obtained (if required) from the Oregon Department of Environmental Quality (DEQ). (For questions about this condition please contact the DEQ, at 541-298-7255.)
7. The site shall be developed in a manner that is consistent with the layout provided as part of your approved site plans, floor plans, and elevation drawings (dated February 23, 2026), including, but not limited to, building location, ingress and egress, parking and circulation, storm water, drainage, fencing, etc. Any changes to your approved site plans, floor plans, or elevation drawings, or expansion or change of use of the proposed development, will require further review by the Planning Department to ensure compliance with the requirements of the HRCZO and the conditions of this permit.
8. It is your responsibility to know the location of property lines and road rights-of-way to ensure that all new development complies with the following site development standards of the Industrial Zone (M-1):
 - 20 feet from the edge of the rights-of-way of Neal Creek Mill Road, Sunday Drive, and Hwy 35.
 - 35-foot vision clearance setbacks from all street intersections including driveways. Within vision clearance areas, an unobstructed view between 3 and 8 feet shall be maintained. (See attached Vision Clearance Diagram.)
9. At least one parking space per employee¹ shall be provided on the subject parcel.
10. **Prior to occupying the proposed industrial building,** all required vehicle parking spaces shall be clearly marked, be at least 9 feet wide and 18 feet deep, continually available for the parking of employee vehicles, and not used for the storage of materials or for the parking of vehicles used in conjunction with the approved use. A minimum of five of the parking spaces shall be dedicated as ADA parking based on applicable ADA requirements, which are regulated by the County Building Official.
11. A minimum 26-foot-wide access aisle shall be provided between the ends of all parking spaces provided at 90-degree angles.
12. All areas used for driving, parking, standing and maneuvering of vehicles shall have durable and dustless, but not necessarily paved, surfaces maintained adequately for all-weather use.
13. All loading and unloading of delivery trucks shall occur on the subject parcel and not along the adjacent roadways.

¹ Calculated based on persons working on the premises during the largest shift at peak season including proprietors. Submitted parking plan shows 125 spaces which is sufficient given the number of employees (110) during the largest shift.

14. Any exterior lighting, including sign lighting, shall be hooded and directed downward or otherwise provided to ensure that it does not project directly onto adjacent properties or public roadways.
15. All new utilities shall be installed underground.
16. Compliance with the requirements of the County Public Works Department, Odell Sanitation District, Wy'East Rural Fire District, Crystal Springs Water District, East Fork Irrigation District, ODOT, Oregon Department of State Lands, and other applicable local, state, and federal, agencies or special districts is your responsibility.
17. This approval does not condone nor require interference with existing easements, covenants, deeds, or restrictions of record that affect this or adjacent properties. For further information regarding easements, etc., please contact the Hood River County Department of Records and Assessments or a title company.
18. **This approval shall remain valid for four (4) years from the date of this decision.** Within this timeframe, all conditions of approval must be shown to be met and Planning Department signature obtained on a building permit from the County Building Department, unless a permit extension is granted in advance.

Failure to comply with the above conditions may void this approval.

This decision will not become final until the appeal period for this decision expires at 5pm on March 10, 2026, which is fifteen days from the date this decision letter was mailed. Persons who have been mailed a copy of this notice cannot appeal directly to the Oregon Land Use Board of Appeals under Oregon Revised Statute 197.830. Appeal forms are available at the Hood River County Planning Department on the second floor of the County Business Administration Building located at 601 State Street, Hood River, OR 97031. The filing fee for an appeal of the Planning Director's decision is \$250.00.

*For a copy of the application, staff report, decision, referenced attachments, or other information related to the application, scan the **QR code on the last page** and select "**Record Info/Schedule Inspections**" then "**Documents Upload/View.**"*

Any questions regarding this decision should be directed to Keith Cleveland, Principal Planner, at (541) 387-6840.

Sincerely,



Eric Walker, Director

Enclosures: Staff Report, Dated February 23, 2026
Approved Site Plans, Floor Plans, and Elevation Drawings, Dated February 23, 2026
Attachment "A-1", Comments Received from Individuals and Thrive, Hood River (*Applicant Only*)
Attachment "A-2", Comments Received from Agencies (*Applicant Only*)
Vision Clearance Diagram (*Applicant Only*)

cc: Kevin Greenwood, Port of Hood River, Property Owner (**US Mail**)
Adjacent Property Owners (**US Mail**)
ODOT, Region 1, Development Review (*via email*)
Melissa Gonzales, ODOT (*via email*)
Brian Beebe, Director, Assessment, Records, & Elections (*via email*)

Chad Lindley, County Building Official (*via email*)
Cori Wiessner, County Public Works Department (*via email*)
Jaylene Hattig, East Fork Irrigation District (*via email*)
Josh Goldsmith, DSL, Wetlands (*via email*)
John Mills, Thrive Hood River (*via email*)
Scott Franke and Thrive (**Subscription Holder**, *via email*)
Adrienne Lee (*via email*)
Alex Zavadsky (*via email*)
Alicia Peters (*via email*)
Avalon Totten-Denton (*via email*)
Blaize Meyerholtz (*via email*)
Bonnie New (*via email*)
Buck Parker (*via email*)
Cecelia Goodnight (*via email*)
Christina McGhee (*via email*)
Dale Hill (*via email*)
Dan Ball (*via email*)
Davinne McKeown-Ellis (*via email*)
Ed Salminen (*via email*)
Elizabeth Marker-al Habsi (*via email*)
Erika Ammon (*via email*)
Fran Finney (*via email*)
Heather Clemons (*via email*)
Holly Coccoli (*via email*)
Jana Castanares (*via email*)
Jeremiah Bishop (*via email*)
John Wood (*via email*)
Jonathan Terhaar (*via email*)
Jurgen Hess (*via email*)
Kristi Johnson (*via email*)
William Stenson (*via email*)
Lori Golze (*via email*)
Luke (*via email*)
Maryellen Barilotti (*via email*)
Nancy Houfek (*via email*)
Noelle Newton (*via email*)
Pam Neild (*via email*)
Pamela Larsen (*via email*)
Pat Case (*via email*)
Patti Jo McCarthy (*via email*)
Polly Wood (*via email*)
Sally Reichmuth (*via email*)
Susan Baldwin (*via email*)
Susan Hartford (*via email*)
Susan Hess (*via email*)
Tina Castanares (*via email*)
Tracey Tomashpol (*via email*)
Tracy Willett (*via email*)
Victor Roberge (*via email*)





Before the Planning Director

Hood River County, Oregon

Administrative Action: Industrial Land Use Permit Application. (File #25-0194)

On the 23rd day of February 2026, the above application came before the Hood River County Planning Department as an administrative action pursuant to Article 31 (*Industrial Zone*), Article 64 (*Land Use Permits*), and Article 72 (*Planning Director's Review Procedure*) of the Hood River County Zoning Ordinance (HRCZO).

Due notice was given, and written comments and evidence were submitted and placed in the record. Based upon the comments and evidence submitted, the following Findings of Fact, Conclusions of Law, and Recommendation are made:

I. Background:

- A. **Request:** Grant Goldman, AMS 2025 BTS – Dallesport, WA, LLC., has made application for an Industrial Land Use Permit (ILUP) to construct a ~48,960 square foot warehouse and distribution center building. This ILUP will be reviewed concurrently with Partition-Replat #25-0204.
- B. **Location and Zoning:** The subject tract is comprised of 4 parcels located north of Oregon State Highway 35 and east of Neal Creek Mill Road, and is further described as 2N 10E, Section 25B, Tax Lots 1011, 1015, 1017, and Section 25C, Tax Lot 902. The parcel is zoned Industrial (*M-1*).

- C. **Legal Parcels:** The subject ~11-acre tract is comprised of 4 parcels which were lawfully created:

- Tax Lot 1011: Lot 12 of the Lower Mill Subdivision
- Tax Lot 1015: Parcel 1 of Partition/Replat #19-0035
- Tax Lot 1017: Parcel 2 of Partition #15-0161
- Tax Lot 902: Lot 11 of the Lower Mill Subdivision; adjusted by PLA #15-0239

Staff Note: Partition-Replat #25-0204 which is being reviewed concurrently with this ILUP will combine all of the above parcels into one ~11-acre parcel.

- D. **On-Site Land Use:** The subject tract is vacant.

- E. **Summary of Comments:** Comments were received from 41 individuals and one community group (*Thrive Hood River*) and are included as part of the staff report as Attachment “A-1.” Comments were received from the following agencies and are included as part of the staff report as Attachment “A-2”:

- Melissa Gonzales, ODOT Development Review Planner
- Avi Tayar, P.E., ODOT Traffic Contact
- Jaylene Hattig, East Fork Irrigation District
- Josh Goldsmith, Department of State Lands, Wetlands
- Cori Wiessner, County Public Works Department

II. Findings of Fact and Conclusions of Law:

A. **Industrial Zone - Article 31**

1. **Section 31.10: Uses Permitted Outright**

Section 31.10.C lists wholesale distributing or outlet facilities as a use that is “...permitted outright” subject

only to setbacks, lot coverage, and site design standards which are listed below.

As previously stated, the applicant is proposing to construct a ~48,960 square foot warehouse and distribution outlet facility. Staff finds this use is allowed outright in the M-1 zone.

2. Section 31.30: *Erection of a building or the use of property within 100 feet of a lot in farm or residential zone shall be subject to the review and approval of the Commission.*

The nearest property that is zoned either farm or residential are parcels to the south and across highway 35, which are zoned Exclusive Farm Use (EFU). The closest measurement between the subject tract and the parcels to the south is ~140 feet. Staff finds this standard does not apply in this case.

3. Section 31.40: *Setback Requirements: In an M-1 zone, the setbacks shall be as follows:*

- *The front yard shall be a minimum of 20 feet from the edge of the right-of-way.*
- *No building shall be closer to an Exclusive Farm Use (EFU), R-1 zone property line than the height of the building in the Industrial Zone or to the required setback of buildings in the EFU or R-1 zones, whichever distance is greater.*
- *Vision clearance setbacks from all street intersections shall be 35 feet.*

The proposed industrial building is located ~89 feet from the right-of-way of Neal Creek Mill Road and as previously stated, the nearest property that is zoned either farm or residential are EFU parcels to the south and across highway 35, which are ~140 feet away. The "Vision Clearance" standard only applies to "street" intersections, and no new roads are being created associated with the proposed development. However, staff notes that the intent of the vision clearance standard is to prevent hazardous vehicle intersections which could also occur at the intersection of a road and a private driveway. As defined in Article 1, Section 1.160 - Definitions, no obstructions, such as solid fencing, may exceed three feet in height and no designated parking areas are allowed within the vision clearance triangle areas. The project plans show chain link fencing surrounding the entire tract and a parking area adjacent to one of the access points onto Neal Creek Mill Road. The chain link fencing is not "solid", and the parking area is just outside of the vision clearance triangle when measured from the vehicle travel surface (*fog line*). While not directly applicable to private driveways, in order to maintain the vision clearance intent, staff recommends a condition that within the vision clearance triangles, no obstructions or solid fencing (*including slatted chain link fencing*) is allowed.

Staff notes that the submitted site plan shows the proposed ~48,960 square foot warehouse building as crossing existing parcel lines (*Tax Lots 1015 and 1017*). While there are no property line setbacks in the M-1 zone, new buildings may not cross parcel lines. As previously stated, Partition-Replat #25-0204 is being reviewed concurrently with this ILUP which will combine all the subject tract parcels into one ~11-acre parcel. Based on the applicant's site plan, and with recommended conditions that note the 20-foot right-of-way setback and require Partition-Replat #25-0204 to be finalized and recorded prior to final Planning approval, staff finds the above standards will be met.

4. Section 31.50: *Lot Coverage in the M-1 zone requires that buildings, except covered parking or loading areas, not cover more than 60 percent of the lot area.*

As previously stated, Partition-Replat #25-0204 is being reviewed concurrently with this ILUP which will combine all the subject tract parcels into one ~11-acre parcel. The applicant is requesting to construct a ~48,960 square foot warehouse on this vacant land. The proposed building will cover ~10% of the tract area. With the previously recommended condition that Partition-Replat #25-0204 be finalized and recorded, staff finds this standard is met.

5. Section 31.60: Site Design Standards:

- a. *Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.*

In response to the notice of this application staff received comments from 41 individuals and from Thrive, Hood River, a local community group. The primary issues raised include additional traffic and associated vehicle safety concerns along Hwy 35 from heavy “line haul” trucks, delivery vans, and employee vehicles.

As previously stated, the subject tract is adjacent to Neal Creek Mill Road and Oregon State Highway 35. Because of the size and use of the proposed facility, and at the request of staff, the applicant submitted a Traffic Impact Study (TIS) performed by NV5 Engineers and Consultants (NV5). The TIS was provided to agencies including the County Public Works Department and ODOT for initial review and comment.

After some requested changes were made to the TIS by NV5, it was accepted by both the County Public Works Department and ODOT. The TIS concluded that:

“The addition of project traffic is expected to have a nominal impact on the traffic operations at the study intersections...Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.”¹

Part of the TIS included “Traffic Counts” at four nearby study intersections (*Oregon Route 35-Neal Creek Mill Road, Oregon Route 35-Sunday Drive, Oregon Route 35-Davis Drive, Neal Creek Mill Road-Sunday Drive*). Intersection turning movement counts (TMCs) at these four study intersections were collected on Wednesday, September 10th, 2025. The morning peak hour varied by intersection, ranging from 7:00am – 8:50am. The afternoon/evening peak hour at each intersection was from 4:00pm – 5:00pm.

Vehicles associated with the proposed facility include employee vehicles, delivery vans, and line-haul semi-trucks. Approximately 134 delivery vans are anticipated to leave the facility each day between 9:00am and 11:00am returning between 6:30pm and 8:30pm. Approximately 32 line-haul semi-trucks are expected to enter and leave the facility daily during the night and early morning hours between 9:30pm and 6:00am. Staff notes that all of the above-anticipated times are outside of the previously mentioned “peak hours.”

ODOT provided several comments including a statement that “...ODOT received a copy of the submitted Traffic Impact Study and after review, has determined no issues of concern” [Emphasis added] then after subsequent refining of the TIS by NV5 in order to be more consistent with ODOT methodology, ODOT reiterated their earlier comments stating “*The updated document, which reflects ODOT mobility targets in volume-to-capacity (v/c) ratio, confirms meeting ODOT mobility targets. Therefore, ODOT has no issue with the land use application moving forward.*” [Emphasis added].

Further, the applicant is proposing to close two existing driveways which provide direct access onto Highway 35 from Tax Lot 902. ODOT acknowledged these proposed actions stating “ODOT appreciates

¹ Page 22, Traffic Impact Study for Project Riverhawk Distribution Facility. (A copy of this document is available for review upon request at the County Planning Department.)

closure of both private accesses to our facility. Closure will likely require re-establishing of the ditch line along the highway frontage and therefore require an ODOT Miscellaneous Permit."

Contrary to the County Public Works Department and ODOT, John Mills, on behalf of Thrive Hood River, and himself, criticized the TIS stating that the TIS "...submitted by NV5 in support of these land-use applications by the Port of Hood River is egregiously inadequate and defective." Primarily, Mr. Mills argues that there are several items omitted in the TIS including crash history analysis, sight distance hazards, queuing analysis, bicyclists, and seasonal impacts. (See Mr. Mills complete comments of record in Attachment "A-1.")

Staff confirmed that the TIS included the "...Roadway capacity, speed limits and number of turning movements..." criteria noted in the above standard; however, staff is not qualified to provide findings 1) on whether or not other specific data that Mr. Mills mentioned should have been included in the TIS or 2) that contradict or question conclusions made by NV5 that were accepted by the County Public Works Department and confirmed by ODOT. As with all agency-specific issues, when reviewing roads for "...dangerous intersections or traffic congestion..." planning staff relied on the County Public Works Department and ODOT to review the TIS produced by NV5 and provide guidance and/or recommended conditions of approval.

No comments of concern or recommended conditions of approval pertaining to traffic safety or congestion were received from the County Public Works Department. In addition to their previously noted comments, ODOT recommended a condition that *"An ODOT Miscellaneous Permit must be obtained for all work in the State highway right of way"* for the ditch line along the highway frontage related to the closure of the existing access points.

Based on the acceptance of the TIS by both ODOT and the County Public Works Department, and on the determination by ODOT that there are no issues of concern associated with the proposed distribution facility, staff finds that the above standard is met.

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

The applicant provided a complete set of engineered site development plans created by CESO, Inc., which include extensive storm water facilities, to the Planning Department and the County Public Works Department. Contingent on specific corrections being made (*references to "city" instead of "county"*), Public Works has accepted the storm water plans and will review them subsequent to Planning approval. With the standard condition that requires storm water plans to be approved along with all requirements from the County Public Works Department, staff finds this standard will be met.

- c. *No new building site shall be located within the 100-year floodplain without a floodplain permit.*

No floodplain areas are located on or adjacent to the subject property. Staff finds this standard is met.

- 6. *Section 31.70: Site Design Standards: Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.*

Article 19, Section 19.10.A.2.c requires compliance with the following standards for arterial, collector and local roads that are not designated as state highways:

- a. *New development shall accommodate on-site traffic circulation needs on the site and not by circulating on and off the site through multiple access points using the public road system.*

According to the submitted site plan, all traffic from employee vehicles, delivery vans, and line-haul semi-trucks, is routed and accommodated on-site and does not use the public roads. Staff finds this standard is met.

- b. *Construction of new private driveways onto roads under County jurisdiction will be allowed only upon approval of a road approach permit.*

Staff recommends a condition that prior to final planning approval, all road approach permits are obtained from the County Public Works Department. With this condition, staff finds this standard is met.

- c. *Spacing of new access points onto roads under County jurisdiction shall comply with spacing standards and policies in this section. Spacing standards shall be measured from center-line to center-line of roads and driveways on the same side of the roadway.*

There are four noted driveway access points serving the proposed distribution facility: three on Neal Creek Mill Road and one on Sunday Drive. Both Neal Creek Mill Road and Sunday Drive are considered "local roads" as determined by the TIS. Per Article 19, Table 19-1, spacing between separate driveways and between driveways and public roads is 50 feet at minimum. All four driveway access points meet this standard as measured from centerline to centerline. As previously stated, notice of this application was provided to the County Public Works Department and no comments were received about traffic flow or driveway spacing. Staff finds this standard is met.

- d. *Access will be allowed to a property at less than the designated spacing standard only if that property does not have reasonable alternative access and the designated spacing cannot be accomplished.*

As noted above, all proposed driveway access points meet the minimum standards; staff finds this standard is not applicable in this instance.

- e. *Approach roads shall be located where they do not create undue interference or hazard to the free movement of highway and pedestrian traffic. Locations at areas of restricted sight distance or at points which interfere with the placement and proper functioning of signs, guardrail, or other traffic control devices will not be permitted.*

As previously stated, staff relied on the County Public Works Department and ODOT to review the TIS as well as the submitted site plans and provide guidance and/or recommended conditions of approval. No comments of concern were received from either agency that the proposed facility will cause interference or hazards to highway or pedestrian traffic. Staff finds this standard is met.

- f. *Site plans for new development shall show access locations to be retained, relocated, added or closed on the subject property, and on adjacent properties as necessary to assure conformance with spacing standards. Dimensions between driveways shall be shown to scale and labeled on the site plan.*

The submitted site plans show the four proposed driveway access points onto County roads as well as the two existing access points onto Highway 35 that are being closed. Staff finds this standard is met.

B. Article 51: Parking

Article 15, Section 51.10.G requires one space per employee for a "Storage warehouse; manufacturing establishment; rail, or trucking freight terminal." Per Section 51.10, parking spaces are calculated on the

number of employees working on the premises during the largest shift at peak season. The applicant states that there will be approximately 110 employees on site during peak hours and proposes 125 parking spaces. With conditions requiring compliance with the parking standards in Section 51.30, staff finds this standard is met. The County Building Department indicated that 5 of the spaces will be required for ADA parking; this has been included in a condition of approval.

Staff notes that Section 51.30.H.5 requires that “*Lighting of the parking area shall be deflected from a residential zone.*” As previously stated, there are no adjacent residential zones which would be impacted; however, Hood River County as a matter of policy has required exterior lighting in industrial and commercial zones to be hooded and directed downward or otherwise provided to ensure that it does not project directly onto adjacent properties or public roadways. To be consistent with previous approvals, staff recommends a condition reflective of this policy.

Staff also notes that bicycle parking areas are not required by Article 51 in industrial zones.

- C. Article 72: Planning Director’s Review Procedures: Section 72.30 requires consideration of comments received from adjacent property owners, affected public agencies, or other jurisdictions.

As an administrative application, appropriate notice of your request was published in the Hood River News on October 29, 2025, and sent to affected public agencies and adjacent property owners within 250 feet of the perimeter of your property, as prescribed in Article 72 of the HRCZO.

As previously stated, the comments received from 41 individuals and one community group (*Thrive Hood River*) are included as Attachment “A-1” of this staff report and are briefly summarized below in Subsections 1 and 2. The comments received from four agencies are included as Attachment “A-2” of this staff report and are noted below in Subsection 3.

1. **John Mills, Thrive Hood River** (*previously addressed above in Section II.A.5.a; see also complete comments in Attachment A-1*).
2. **Comments from individuals primarily focused on the following general issues:**
 - a. **Additional traffic and** *associated vehicle safety concerns along Hwy 35.*

Previously addressed above in Section II.A.5.a.

- b. **Impact on local businesses, utilities and roads, housing affordability and availability.**

While valid, there are no applicable standards in Article 31 that address the above concerns. These are issues normally discussed and determined during a zone change process or when designating an area as an official “Unincorporated Community” such as is occurring currently in Odell.

- c. *Converting valuable farmland into industrial use.*

The zoning of the property is Industrial (M-1); as such “farm uses” are not allowed. The conversion of this area from resource land (*farm or forest*) to industrial-zoned land was previously accomplished through a Comprehensive Plan exception process.

d. General environmental impacts.

Lenz Creek is ~300 feet to the west of the subject property and is buffered from the proposed development by Neal Creek Mill Road and existing railroad tracks and associated rights-of-way. Lenz Creek is identified as a protected stream with an average annual stream flow less than 1,000 cubic feet per second and is regulated by Article 42 (*Stream Protection Overlay*) of the HRCZO. Per Article 42, Section 42.20.B, the Stream Protection Overlay Zone (SPO) extends 50 feet from the bankfull stage of Lenz Creek. Staff finds that because the SPO zone is not located on the subject property, and the stream in question is 300 feet away and is further protected by existing manmade buffers, no impacts from the proposed development are expected.

The applicant provided an 80-page Jurisdictional Wetland Delineation Report dated September 2025, researched and prepared by **Juniper Tagliabue and Jodi Forgione, Schott & Associates, Ecologists and Wetland Specialists**². This report concluded that, based on vegetation, soils, and hydrology collected in the field, the only wetlands on or near the subject property are two manmade roadside ditches. “Ditch 1” runs for 232 feet along the west property line of Tax Lot 1017 adjacent to Neal Creek Mill Road and “Ditch 2” runs for 344 feet along the south property line of Tax Lot 1017 adjacent to an existing access road.

This report was submitted to the Department of State Lands (DSL) for review. In a letter (WD #2025-0536)³ dated February 5, 2026, Daniel Evans, DSL, concurred with the report findings and added that “Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands...However, the two ditches are exempt per OAR 141-085-0515(10).” [Emphasis added.]

There are no other natural resources on or near the subject property and no other potential environmental impacts are part of the County’s review process.

e. Light pollution.

There are no standards in Article 31 or other articles of the HRCZO applicable to this review that address light pollution for properties not adjacent to a residential zone. However, as previously discussed in Section II.B above, to be consistent with previous approvals, staff recommended a condition limiting exterior lighting.

f. The size of the facility is out of scale with the surrounding area.

There are no standards in Article 31 or other articles of the HRCZO applicable to this review that require industrial buildings to be compatible with the scale of buildings in the surrounding area. Staff notes, however, that there are large buildings in the vicinity of the proposed ~48,960 square foot distribution facility: 1) ~488,000 square foot Cardinal Glass building is 900 feet way, 2) ~225,000

² The Jurisdictional Wetland Delineation Report dated September 2025 is available in the Planning Office for review.

³ DSL WD #2025-0536 is available in the Planning Office for review.

square foot Duckwall building is 1/2 mile away, and 3) ~415,000 square foot Diamond Fruit building is 3/4 mile away.

3. Comments from agencies:

- a. **ODOT** (*previously addressed above in Section II.A.5.a; see also complete comments in Attachment A-2*).
- b. **Cori Wiessner, County Public Works Department:** (*previously addressed above in Section II.A.5.a and b; see also complete comments in Attachment A-2*).
- c. **Jaylene Hattig, East Fork Irrigation District,** commented, *"We have no objection to the proposal if the following condition is fully satisfied.: 'Currently there are District irrigation water rights mapped on 02N-10E-25C, Tax Lot 902. We require that an authorized representative for the Port of Hood River, or current owner of the property if it has been sold, sign and notarize documents required to transfer East Fork Irrigation District irrigation rights from the property prior to any construction or change to the tax lot.'"* (*see also complete comments in Attachment A-2*).

Staff recommends a condition reflective of these comments.

- d. **Josh Goldsmith, Department of State Lands,** commented: *"It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetland maps, the county soil survey and other available information...A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters."* (*Previously addressed above in Section II.C.1.d; See also complete comments in Attachment A-2.*)

Staff finds that all comments have been given adequate consideration.

- III. **Recommendation:** Based upon the above findings of fact and conclusions of law, it is recommended that the Industrial land Use Permit application of Grant Goldman, AMS 2025 BTS – Dallesport, WA, LLC., be **tentatively approved**, subject to the conditions of approval noted in the February 23, 2026, decision letter.

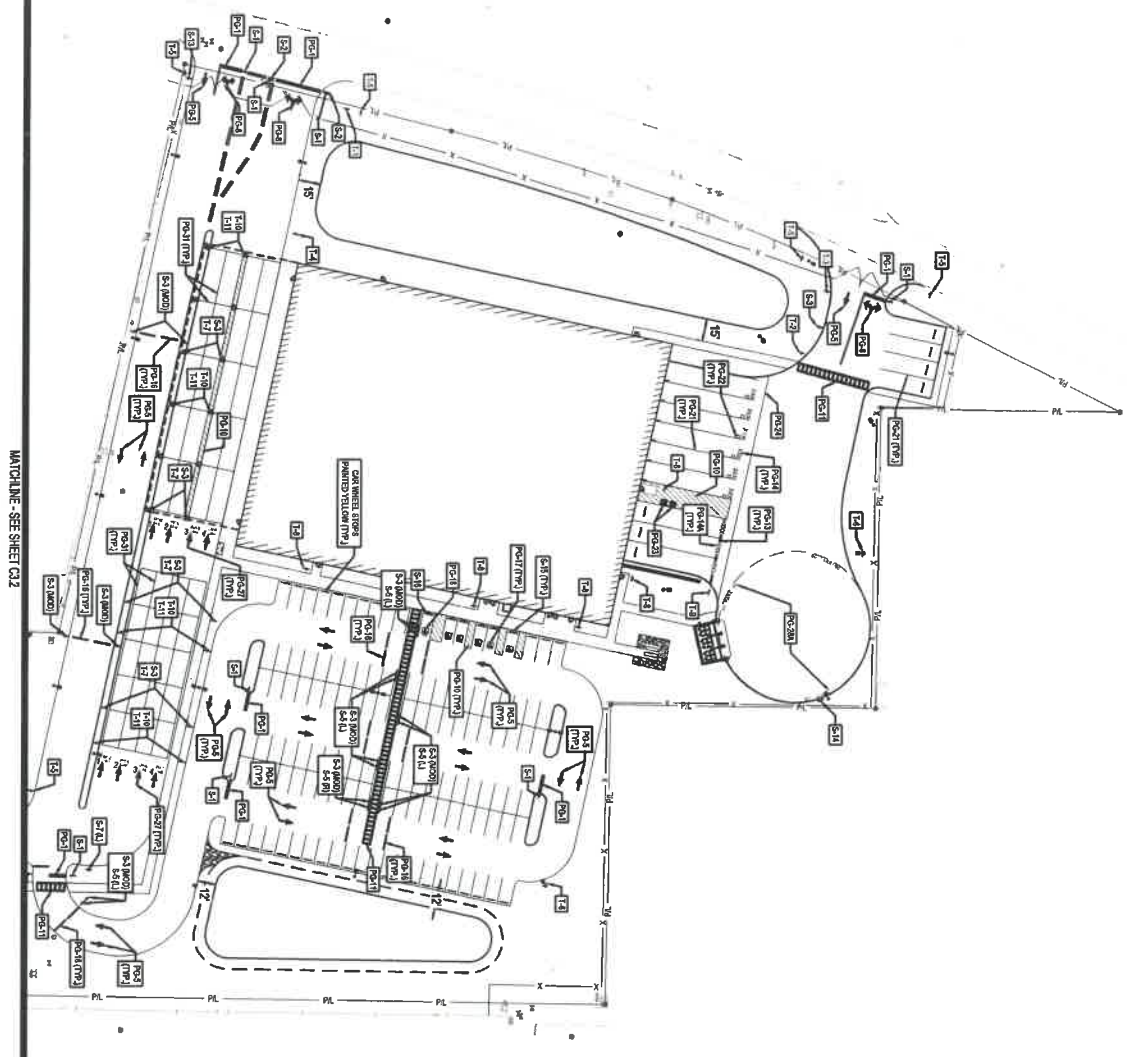
Dated this 23rd Day of February 2026

Hood River County Planning Department



Keith Cleveland, Principal Planner





MATCHLINE - SEE SHEET C12

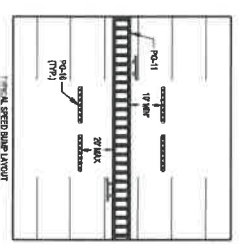
APPROVED

FEB 23 2026

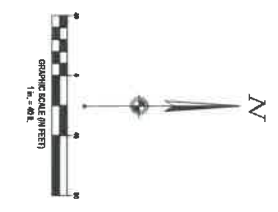
HOOD RIVER COUNTY
PLANNING DEPARTMENT

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CODE	DESCRIPTION
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C1.1

PROJECT RIVERHAWK

3301 NEAL CREEK MILL RD
HOOD RIVER, OR 97031

CESO

www.cesoinc.com

Project Number: 766179-01

Scale: AS SHOWN

Drawn By: JLP

Checked By: JLP

Date: 09/15/2025

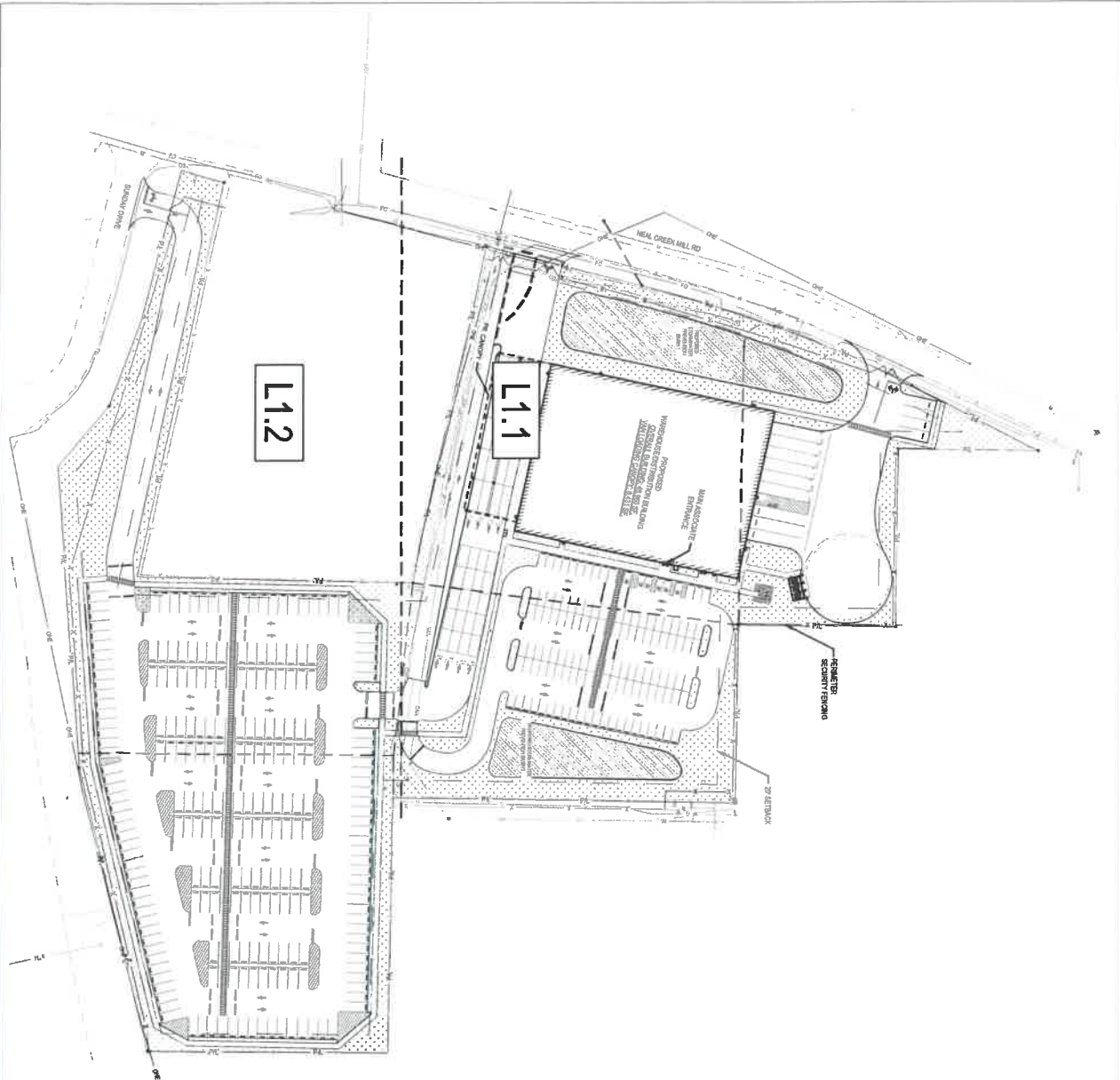
Issue: NOT FOR CONSTRUCTION

Review/Description

ID Description Date

Drawing Title:

SIGNAGE AND STRIPING PLAN

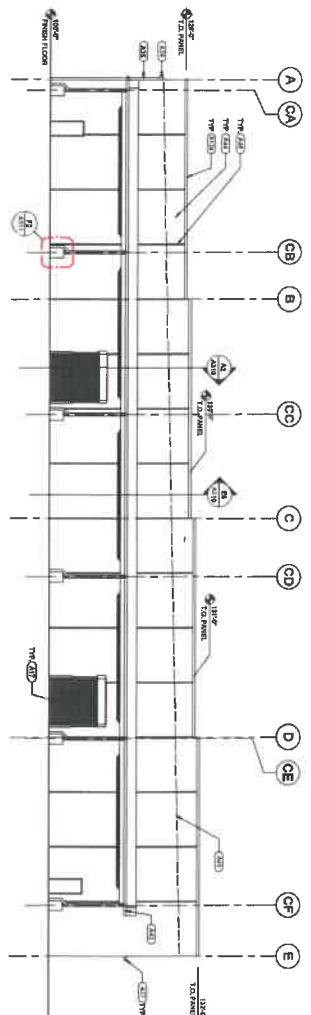


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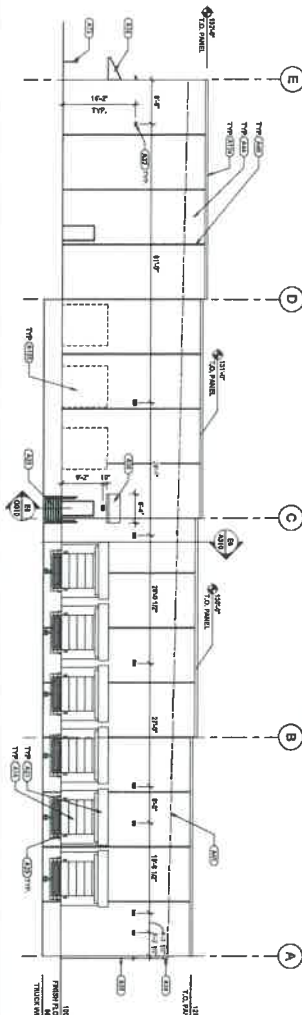
FEB 23 2026

**HOOD RIVER COUNTY
PLANNING DEPARTMENT**

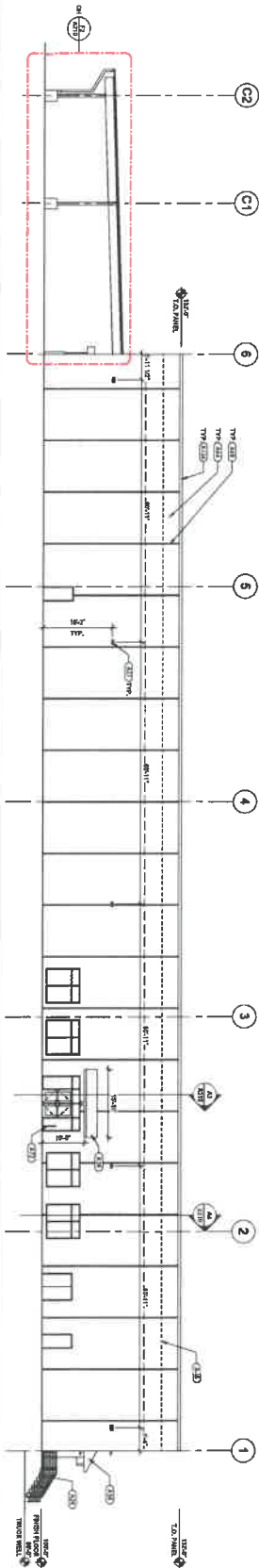
 CESO www.cesoinc.com	AMBROSE SERVICES, LLC	
	PROJECT RIVERHAWK	
	3301 NEAL CREEK MILL RD. HOOD RIVER, OR 97031	
	Reviewed / Submitted Date	ID Description
NOT FOR CONSTRUCTION		
2/26/25 AS SHOWN JC EAB		
OVERALL LANDSCAPE PLAN		
L1.0		



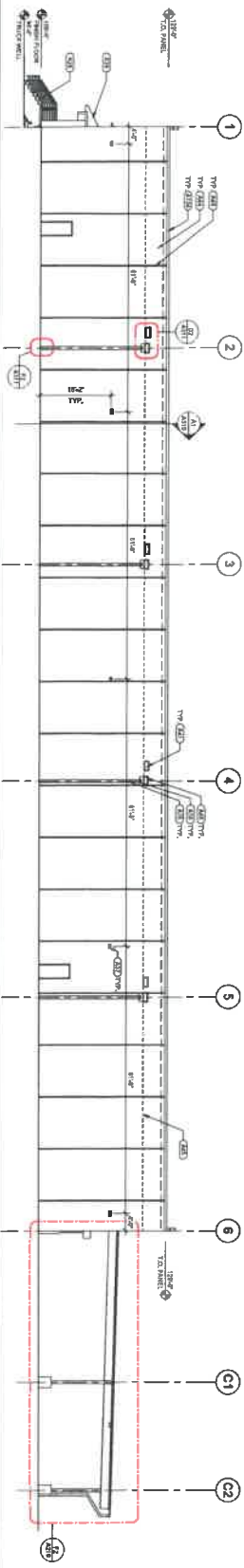
E6	EAST ELEVATION
	302' = 14"



C6
WEST ELEVATION
NOTES: 1. 1/4" = 1'-0"



B6
NORTH ELEVATION
300' = 1:20"



A6 SOUTH ELEVATION

SHEET NOTES

- [illegible]

KEYNOTES

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APPROVED

FEB 23 2005

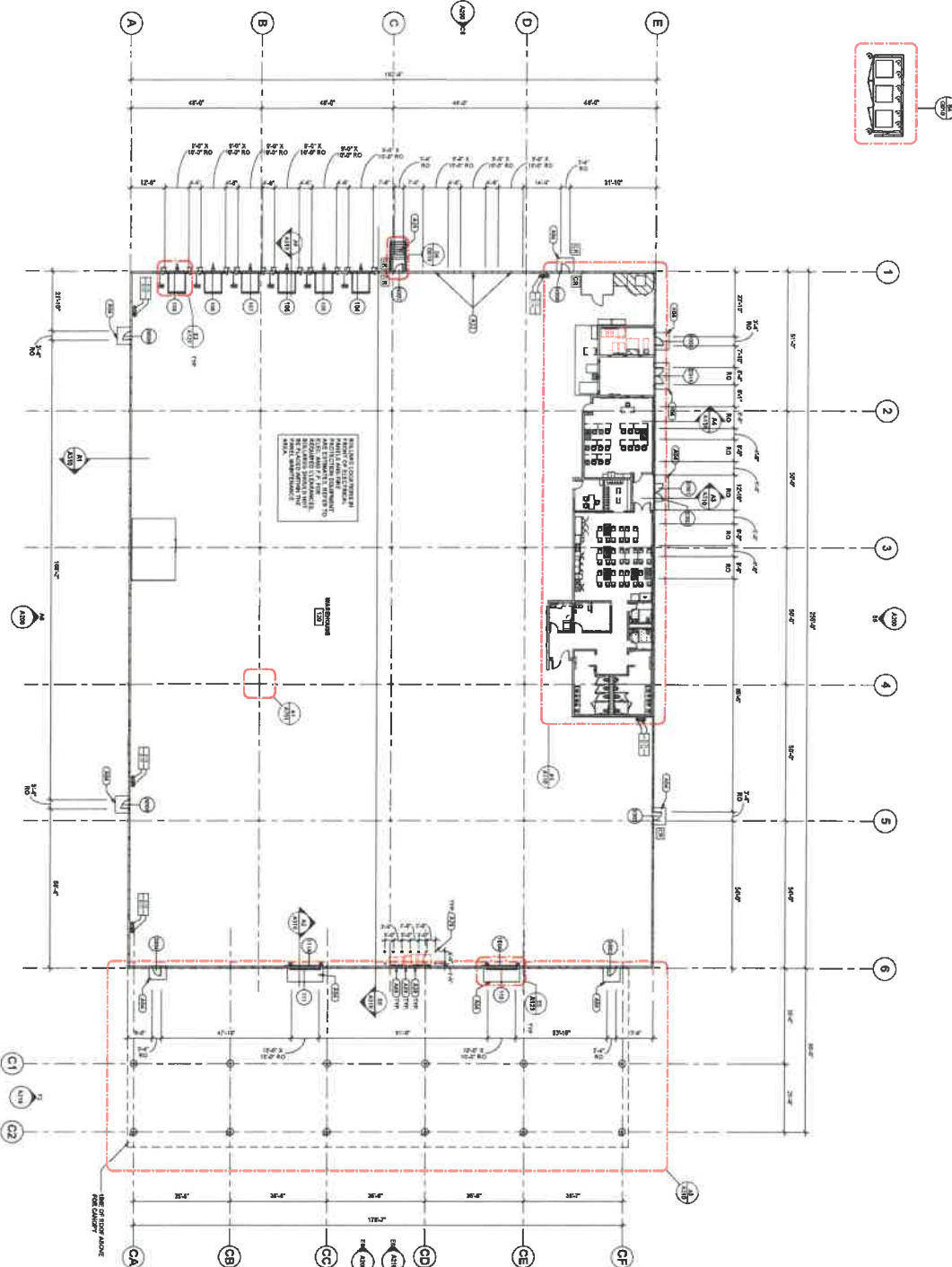
HOOD RIVER COUNTY
PLANNING DEPARTMENT

PROJECT RIVERHAWK
3301 NEAL CREEK MILL RD
HOOD RIVER, OR 97111

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p: 918.567.8800
f: 918.567.8801
www.sgadesigngroup.com

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A6 FLOOR PLAN



TRUE NORTH PLAN NORTH

APPROVED
FEB 23 2026
WOOD RIVER COUNTY
PLANNING DEPARTMENT

PROJECT RIVERHAWK
3301 NEAL CREEK MILL RD
HOOD RIVER, OR 97031

SCHEDULE OF EQUIPMENT			
NO.	DESCRIPTION	QTY	REMARKS
1	1" X 12" STUD WALL	100	SEE KEYNOTES
2	2" X 4" STUD WALL	50	SEE KEYNOTES
3	4" X 8" STUD WALL	20	SEE KEYNOTES
4	6" X 12" STUD WALL	10	SEE KEYNOTES
5	8" X 16" STUD WALL	5	SEE KEYNOTES
6	10" X 20" STUD WALL	2	SEE KEYNOTES
7	12" X 24" STUD WALL	1	SEE KEYNOTES
8	14" X 28" STUD WALL	1	SEE KEYNOTES
9	16" X 32" STUD WALL	1	SEE KEYNOTES
10	18" X 36" STUD WALL	1	SEE KEYNOTES
11	20" X 40" STUD WALL	1	SEE KEYNOTES
12	22" X 44" STUD WALL	1	SEE KEYNOTES
13	24" X 48" STUD WALL	1	SEE KEYNOTES
14	26" X 52" STUD WALL	1	SEE KEYNOTES
15	28" X 56" STUD WALL	1	SEE KEYNOTES
16	30" X 60" STUD WALL	1	SEE KEYNOTES
17	32" X 64" STUD WALL	1	SEE KEYNOTES
18	34" X 68" STUD WALL	1	SEE KEYNOTES
19	36" X 72" STUD WALL	1	SEE KEYNOTES
20	38" X 76" STUD WALL	1	SEE KEYNOTES
21	40" X 80" STUD WALL	1	SEE KEYNOTES
22	42" X 84" STUD WALL	1	SEE KEYNOTES
23	44" X 88" STUD WALL	1	SEE KEYNOTES
24	46" X 92" STUD WALL	1	SEE KEYNOTES
25	48" X 96" STUD WALL	1	SEE KEYNOTES
26	50" X 100" STUD WALL	1	SEE KEYNOTES
27	52" X 104" STUD WALL	1	SEE KEYNOTES
28	54" X 108" STUD WALL	1	SEE KEYNOTES
29	56" X 112" STUD WALL	1	SEE KEYNOTES
30	58" X 116" STUD WALL	1	SEE KEYNOTES
31	60" X 120" STUD WALL	1	SEE KEYNOTES
32	62" X 124" STUD WALL	1	SEE KEYNOTES
33	64" X 128" STUD WALL	1	SEE KEYNOTES
34	66" X 132" STUD WALL	1	SEE KEYNOTES
35	68" X 136" STUD WALL	1	SEE KEYNOTES
36	70" X 140" STUD WALL	1	SEE KEYNOTES
37	72" X 144" STUD WALL	1	SEE KEYNOTES
38	74" X 148" STUD WALL	1	SEE KEYNOTES
39	76" X 152" STUD WALL	1	SEE KEYNOTES
40	78" X 156" STUD WALL	1	SEE KEYNOTES
41	80" X 160" STUD WALL	1	SEE KEYNOTES
42	82" X 164" STUD WALL	1	SEE KEYNOTES
43	84" X 168" STUD WALL	1	SEE KEYNOTES
44	86" X 172" STUD WALL	1	SEE KEYNOTES
45	88" X 176" STUD WALL	1	SEE KEYNOTES
46	90" X 180" STUD WALL	1	SEE KEYNOTES
47	92" X 184" STUD WALL	1	SEE KEYNOTES
48	94" X 188" STUD WALL	1	SEE KEYNOTES
49	96" X 192" STUD WALL	1	SEE KEYNOTES
50	98" X 196" STUD WALL	1	SEE KEYNOTES
51	100" X 200" STUD WALL	1	SEE KEYNOTES
52	102" X 204" STUD WALL	1	SEE KEYNOTES
53	104" X 208" STUD WALL	1	SEE KEYNOTES
54	106" X 212" STUD WALL	1	SEE KEYNOTES
55	108" X 216" STUD WALL	1	SEE KEYNOTES
56	110" X 220" STUD WALL	1	SEE KEYNOTES
57	112" X 224" STUD WALL	1	SEE KEYNOTES
58	114" X 228" STUD WALL	1	SEE KEYNOTES
59	116" X 232" STUD WALL	1	SEE KEYNOTES
60	118" X 236" STUD WALL	1	SEE KEYNOTES
61	120" X 240" STUD WALL	1	SEE KEYNOTES
62	122" X 244" STUD WALL	1	SEE KEYNOTES
63	124" X 248" STUD WALL	1	SEE KEYNOTES
64	126" X 252" STUD WALL	1	SEE KEYNOTES
65	128" X 256" STUD WALL	1	SEE KEYNOTES
66	130" X 260" STUD WALL	1	SEE KEYNOTES
67	132" X 264" STUD WALL	1	SEE KEYNOTES
68	134" X 268" STUD WALL	1	SEE KEYNOTES
69	136" X 272" STUD WALL	1	SEE KEYNOTES
70	138" X 276" STUD WALL	1	SEE KEYNOTES
71	140" X 280" STUD WALL	1	SEE KEYNOTES
72	142" X 284" STUD WALL	1	SEE KEYNOTES
73	144" X 288" STUD WALL	1	SEE KEYNOTES
74	146" X 292" STUD WALL	1	SEE KEYNOTES
75	148" X 296" STUD WALL	1	SEE KEYNOTES
76	150" X 300" STUD WALL	1	SEE KEYNOTES
77	152" X 304" STUD WALL	1	SEE KEYNOTES
78	154" X 308" STUD WALL	1	SEE KEYNOTES
79	156" X 312" STUD WALL	1	SEE KEYNOTES
80	158" X 316" STUD WALL	1	SEE KEYNOTES
81	160" X 320" STUD WALL	1	SEE KEYNOTES
82	162" X 324" STUD WALL	1	SEE KEYNOTES
83	164" X 328" STUD WALL	1	SEE KEYNOTES
84	166" X 332" STUD WALL	1	SEE KEYNOTES
85	168" X 336" STUD WALL	1	SEE KEYNOTES
86	170" X 340" STUD WALL	1	SEE KEYNOTES
87	172" X 344" STUD WALL	1	SEE KEYNOTES
88	174" X 348" STUD WALL	1	SEE KEYNOTES
89	176" X 352" STUD WALL	1	SEE KEYNOTES
90	178" X 356" STUD WALL	1	SEE KEYNOTES
91	180" X 360" STUD WALL	1	SEE KEYNOTES
92	182" X 364" STUD WALL	1	SEE KEYNOTES
93	184" X 368" STUD WALL	1	SEE KEYNOTES
94	186" X 372" STUD WALL	1	SEE KEYNOTES
95	188" X 376" STUD WALL	1	SEE KEYNOTES
96	190" X 380" STUD WALL	1	SEE KEYNOTES
97	192" X 384" STUD WALL	1	SEE KEYNOTES
98	194" X 388" STUD WALL	1	SEE KEYNOTES
99	196" X 392" STUD WALL	1	SEE KEYNOTES
100	198" X 396" STUD WALL	1	SEE KEYNOTES
101	200" X 400" STUD WALL	1	SEE KEYNOTES
102	202" X 404" STUD WALL	1	SEE KEYNOTES
103	204" X 408" STUD WALL	1	SEE KEYNOTES
104	206" X 412" STUD WALL	1	SEE KEYNOTES
105	208" X 416" STUD WALL	1	SEE KEYNOTES
106	210" X 420" STUD WALL	1	SEE KEYNOTES
107	212" X 424" STUD WALL	1	SEE KEYNOTES
108	214" X 428" STUD WALL	1	SEE KEYNOTES
109	216" X 432" STUD WALL	1	SEE KEYNOTES
110	218" X 436" STUD WALL	1	SEE KEYNOTES
111	220" X 440" STUD WALL	1	SEE KEYNOTES
112	222" X 444" STUD WALL	1	SEE KEYNOTES
113	224" X 448" STUD WALL	1	SEE KEYNOTES
114	226" X 452" STUD WALL	1	SEE KEYNOTES
115	228" X 456" STUD WALL	1	SEE KEYNOTES
116	230" X 460" STUD WALL	1	SEE KEYNOTES
117	232" X 464" STUD WALL	1	SEE KEYNOTES
118	234" X 468" STUD WALL	1	SEE KEYNOTES
119	236" X 472" STUD WALL	1	SEE KEYNOTES
120	238" X 476" STUD WALL	1	SEE KEYNOTES
121	240" X 480" STUD WALL	1	SEE KEYNOTES
122	242" X 484" STUD WALL	1	SEE KEYNOTES
123	244" X 488" STUD WALL	1	SEE KEYNOTES
124	246" X 492" STUD WALL	1	SEE KEYNOTES
125	248" X 496" STUD WALL	1	SEE KEYNOTES
126	250" X 500" STUD WALL	1	SEE KEYNOTES
127	252" X 504" STUD WALL	1	SEE KEYNOTES
128	254" X 508" STUD WALL	1	SEE KEYNOTES
129	256" X 512" STUD WALL	1	SEE KEYNOTES
130	258" X 516" STUD WALL	1	SEE KEYNOTES
131	260" X 520" STUD WALL	1	SEE KEYNOTES
132	262" X 524" STUD WALL	1	SEE KEYNOTES
133	264" X 528" STUD WALL	1	SEE KEYNOTES
134	266" X 532" STUD WALL	1	SEE KEYNOTES
135	268" X 536" STUD WALL	1	SEE KEYNOTES
136	270" X 540" STUD WALL	1	SEE KEYNOTES
137	272" X 544" STUD WALL	1	SEE KEYNOTES
138	274" X 548" STUD WALL	1	SEE KEYNOTES
139	276" X 552" STUD WALL	1	SEE KEYNOTES
140	278" X 556" STUD WALL	1	SEE KEYNOTES
141	280" X 560" STUD WALL	1	SEE KEYNOTES
142	282" X 564" STUD WALL	1	SEE KEYNOTES
143	284" X 568" STUD WALL	1	SEE KEYNOTES
144	286" X 572" STUD WALL	1	SEE KEYNOTES
145	288" X 576" STUD WALL	1	SEE KEYNOTES
146	290" X 580" STUD WALL	1	SEE KEYNOTES
147	292" X 584" STUD WALL	1	SEE KEYNOTES
148	294" X 588" STUD WALL	1	SEE KEYNOTES
149	296" X 592" STUD WALL	1	SEE KEYNOTES
150	298" X 596" STUD WALL	1	SEE KEYNOTES
151	300" X 600" STUD WALL	1	SEE KEYNOTES
152	302" X 604" STUD WALL	1	SEE KEYNOTES
153	304" X 608" STUD WALL	1	SEE KEYNOTES
154	306" X 612" STUD WALL	1	SEE KEYNOTES
155	308" X 616" STUD WALL	1	SEE KEYNOTES
156	310" X 620" STUD WALL	1	SEE KEYNOTES
157	312" X 624" STUD WALL	1	SEE KEYNOTES
158	314" X 628" STUD WALL	1	SEE KEYNOTES
159	316" X 632" STUD WALL	1	SEE KEYNOTES
160	318" X 636" STUD WALL	1	SEE KEYNOTES
161	320" X 640" STUD WALL	1	SEE KEYNOTES
162	322" X 644" STUD WALL	1	SEE KEYNOTES
163	324" X 648" STUD WALL	1	SEE KEYNOTES
164	326" X 652" STUD WALL	1	SEE KEYNOTES
165	328" X 656" STUD WALL	1	SEE KEYNOTES
166	330" X 660" STUD WALL	1	SEE KEYNOTES
167	332" X 664" STUD WALL	1	SEE KEYNOTES
168	334" X 668" STUD WALL	1	SEE KEYNOTES
169	336" X 672" STUD WALL	1	SEE KEYNOTES
170	338" X 676" STUD WALL	1	SEE KEYNOTES
171	340" X 680" STUD WALL	1	SEE KEYNOTES
172	342" X 684" STUD WALL	1	SEE KEYNOTES
173	344" X 688" STUD WALL	1	SEE KEYNOTES
174	346" X 692" STUD WALL	1	SEE KEYNOTES
175	348" X 696" STUD WALL	1	SEE KEYNOTES
176	350" X 700" STUD WALL	1	SEE KEYNOTES
177	352" X 704" STUD WALL	1	SEE KEYNOTES
178	354" X 708" STUD WALL	1	SEE KEYNOTES
179	356" X 712" STUD WALL	1	SEE KEYNOTES
180	358" X 716" STUD WALL	1	SEE KEYNOTES
181	360" X 720" STUD WALL	1	SEE KEYNOTES
182	362" X 724" STUD WALL	1	SEE KEYNOTES
183	364" X 728" STUD WALL	1	SEE KEYNOTES
184	366" X 732" STUD WALL	1	SEE KEYNOTES
185	368" X 736" STUD WALL	1	SEE KEYNOTES
186	370" X 740" STUD WALL	1	SEE KEYNOTES
187	372" X 744" STUD WALL	1	SEE KEYNOTES
188	374" X 748" STUD WALL	1	SEE KEYNOTES
189	376" X 752" STUD WALL	1	SEE KEYNOTES
190	378" X 756" STUD WALL	1	SEE KEYNOTES
191	380" X 760" STUD WALL	1	SEE KEYNOTES
192	382" X 764" STUD WALL	1	SEE KEYNOTES
193	384" X 768" STUD WALL	1	SEE KEYNOTES
194	386" X 772" STUD WALL	1	SEE KEYNOTES
195	388" X 776" STUD WALL	1	SEE KEYNOTES
196	390" X 780" STUD WALL	1	SEE KEYNOTES
197	392" X 784" STUD WALL	1	SEE KEYNOTES
198	394" X 788" STUD WALL	1	SEE KEYNOTES
199	396" X 792" STUD WALL	1	SEE KEYNOTES
200	398" X 796" STUD WALL	1	SEE KEYNOTES
201	400" X 800" STUD WALL	1	SEE KEYNOTES
202	402" X 804" STUD WALL	1	SEE KEYNOTES
203	404" X 808" STUD WALL	1	SEE KEYNOTES
204	406" X 812" STUD WALL	1	SEE KEYNOTES
205	408" X 816" STUD WALL	1	SEE KEYNOTES
206	410" X 820" STUD WALL	1	SEE KEYNOTES
207	412" X 824" STUD WALL	1	SEE KEYNOTES
208	414" X 828" STUD WALL	1	SEE KEYNOTES
209	416" X 832" STUD WALL	1	SEE KEYNOTES
210	418" X 836" STUD WALL	1	SEE KEYNOTES
211	420" X 840" STUD WALL	1	SEE KEYNOTES
212	422" X 844" STUD WALL	1	SEE KEYNOTES
213	424" X 848" STUD WALL	1	SEE KEYNOTES
214	426" X 852" STUD WALL	1	SEE KEYNOTES
215	428" X 856" STUD WALL	1	SEE KEYNOTES
216	430" X 860" STUD WALL	1	SEE KEYNOTES
217	432" X 864" STUD WALL	1	SEE KEYNOTES
218	434" X 868" STUD WALL	1	SEE KEYNOTES
219	436" X 872" STUD WALL	1	SEE KEYNOTES
220	438" X 876" STUD WALL	1	SEE KEYNOTES
221	440" X 880" STUD WALL	1	SEE KEYNOTES
222	442" X 884" STUD WALL	1	SEE KEYNOTES
223	444" X 888" STUD WALL	1	SEE KEYNOTES
224	446" X 892" STUD WALL	1	SEE KEYNOTES
225	448" X 896" STUD WALL	1	SEE KEYNOTES
226	450" X 900" STUD WALL	1	SEE KEYNOTES
227	452" X 904" STUD WALL	1	SEE KEYNOTES
228	454" X 908" STUD WALL	1	SEE KEYNOTES
229	456" X 912" STUD WALL	1	SEE KEYNOTES
230	458" X 916" STUD WALL	1	SEE KEYNOTES
231	460" X 920" STUD WALL	1	SEE KEYNOTES
232	462" X 924" STUD WALL	1	SEE KEYNOTES
233	464" X 928" STUD WALL	1	SEE KEYNOTES
234	466" X 932" STUD WALL	1	SEE KEYNOTES
235	468" X 936" STUD WALL	1	SEE KEYNOTES
236	470" X 940" STUD WALL	1	SEE KEYNOTES
237	472" X 944" STUD WALL	1	SEE KEYNOTES
238	474" X 948" STUD WALL	1	SEE KEYNOTES
239	476" X 952" STUD WALL	1	SEE KEYNOTES
240	478" X 956" STUD WALL	1	SEE KEYNOTES
241	480" X 960" STUD WALL	1	SEE KEYNOTES
242	482" X 964" STUD WALL	1	SEE KEYNOTES
243	484" X 968" STUD WALL	1	SEE KEYNOTES
244	486" X 972" STUD WALL	1	SEE KEYNOTES
245	488" X 976" STUD WALL	1	SEE KEYNOTES
246	490" X 980" STUD WALL	1	SEE KEYNOTES
247	492" X 984" STUD WALL	1	SEE KEYNOTES
248	494" X 988" STUD WALL	1	SEE KEYNOTES
249	496" X 992" STUD WALL	1	SEE KEYNOTES
250	498" X 996" STUD WALL	1	SEE KEYNOTES
251	500" X 1000" STUD WALL	1	SEE KEYNOTES

1	SEE KEYNOTES	1	SEE KEYNOTES
2	SEE KEYNOTES	2	SEE KEYNOTES
3	SEE KEYNOTES	3	SEE KEYNOTES
4	SEE KEYNOTES	4	SEE KEYNOTES
5	SEE KEYNOTES	5	SEE KEYNOTES
6	SEE KEYNOTES	6	SEE KEYNOTES
7	SEE KEYNOTES	7	SEE KEYNOTES
8	SEE KEYNOTES	8	SEE KEYNOTES
9	SEE KEYNOTES	9	SEE KEYNOTES
10	SEE KEYNOTES	10	SEE KEYNOTES
11	SEE KEYNOTES	11	SEE KEYNOTES
12	SEE KEYNOTES	12	SEE KEYNOTES

