

**Minutes of August 7, 2012 Port of Hood River Commission
Stakeholder Input Work Session Regarding Support of Proposed Naito Cable
Marina Center Boardroom 5:00 PM**

THESE MINUTES ARE NOT OFFICIAL, as they have not been approved by the Port Commission.

Present: Commissioners Jon Davies, Fred Duckwall, Rich McBride, Brian Shortt and Hoby Streich; Attorney Jerry Jaques; from staff, Michael McElwee, Steve Burdick, Mellissa Halseth and Liz Whitmore

Absent: None

Guests: Will Naito and Bob Naito, Naito Development; Mike Olson, Rixen Cableways; Pepi Gerald, Columbia Gorge Kiteboarding Association (CGKA); Jeff Logosz, Slingshot Sports; Mark VanderZanden, Surround Architecture

Media: Ben McCarthy, Hood River News

President Jon Davies called the work session to order at 5:04 p.m.

Overview: President Davies stated the purpose of this meeting was to allow an opportunity for the invitees to provide information in support of the proposed cable park. Davies stated the Commission would like this decision to have a fair process and therefore there is a meeting scheduled for August 21, 2012 for invitees opposed to the proposed cable park. Public testimony will only be accepted at the September 12, 2012 meeting. Davies asked the audience to listen respectfully and encouraged anyone interested to send in any written testimony. McElwee then introduced all of the guests to the Commission. Steve Gates, Big Winds, was unable to attend due to personal reasons, but had provided a letter which is attached. McElwee explained that the fundamental question to the Commission was whether they should approve a lease to Naito Development for part of the Nichols Basin for the proposed cable park. He explained that Naito Development would be allowed 15 minutes to give a presentation and the remaining guests would be given 5 minutes each to provide testimony. After all presentations and testimony the Commission would ask questions of the guests. All documents received at this meeting will be posted on the Port's website.

- 1. Presentation:** Will Naito, Naito Development, presented the concept for the proposed cable park. The following are highlights of the presentation:
 - Towers are estimated to be 35 feet tall and cables 16 feet tall. The towers can be painted to match the scenery and are unobtrusive. The proposed cable park would have 5 towers installed. The floating walkways are low freeboard.
 - The sound level of the cable is estimated to be lower than the ambient sound in the basin.
- 2. Discussion:** There were 5 additional parties invited to provide input. The following are highlights from each invitee:

Mike Olson, Rixen Cableways

- Olson explained that cable parks create an opportunity for people to try out wakeboarding at an affordable rate, without the use of a boat and in a family and eco friendly environment.

Pepi Gerald, CGKA

- Gerald stated that members of the community have wanted a cable park for the last 20 years but did not have an investor or the resources for design.
- A cable park would economically expand the recreation season and would even out the user groups. Gerald has encouraged Naito to work with Community Education to provide lessons.

Steve Gates, Big Winds-Neutral Party

- McElwee read the attached letter from Steve Gates out loud.

Jeff Logosz, Slingshot Sports

- Logosz stated that a cable parks revolutionized the wakeboard market including higher paying family wage jobs to increase productivity.
- He has traveled to parks in Europe and stated that all of the parks are located in small communities like Hood River and that Naito Development seems to be following the European model. He stated a common misconception is that a cable park is similar to an amusement park, but is intended for use by athletes.
- 99% of users are beginners and intermediates. People who snowboard, kiteboard and skateboard would all likely use the park. A percentage will go back and forth between sports.

Mark VanderZanden, Surround Architecture

- VanderZanden is the architect for the proposed Naito Development hotel, office space and cable park. He stated that the energy level of the anticipated cable park has generated interest in potential tenants.
- The aesthetics of the park would be unobtrusive.

The Commission asked the following questions:

- Are helmets and life vests required? *As required by Oregon law each user would wear a helmet and life vest. There would not be lifeguards on duty. Most parks have safety mechanisms and reaction plans in place and the number of incidents are minimal.*
- How do you characterize other users of the basin? *Naito stated that they are willing to try to accommodate as many users as safe and possible in the basin and are willing to make some accommodations. Naito discussed with a school concessionaire about placing the school jet ski as close to the desired location as possible.*
- What is a typical operating season? *6 months; April 1-mid October.*
- Where will the towers be placed? *The guide wires would be placed on land.*
- Will there be lights? *There will not be any lights in the cable park.*
- What will the operating hours be? *Operating hours would likely be 10 a.m. to dusk with morning hours available to other users.*
- Will the basin be available to other users during the off season? *Naito foresees the basin being fully accessible to the public.*
- Please explain the daily operation. *On an average day the employees would conduct maintenance, cleaning and inspection in the morning. Upon opening customers would purchase passes and rent gear. They would board the cable at the starting dock, where an attendant that can assist riders would be stationed. Riders would board approximately every 85 feet of cable and would ride at a speed of 18-20 mph. The system runs continuously with up to 6 riders at any time. At the end of the run there is a designated exit area. The cable would shut down approximately 30 minutes before dusk for inspection. On a slow day there could be 3 employees with busier days having up to 6-7 employees.*
- How would a cable park affect the local economy? *There would be a spin off effect on jobs. This would provide jobs directly and indirectly. Slingshot Sports makes their products with local products.*

- How is a cable park removed? *It takes approximately 1 week to install a park and 1-2 weeks to remove it. Anchors are poured on land or are floated in and can be removed.*
- Will there be a music system in the park? *It is not planned for the entire park. It was explained that if there was music it would likely be at the starting dock and the restaurant area. There could be a music limitation in the lease if necessary.*
- How would you place cable anchors in rip rap? *Cable anchors are 6' x 10' concrete blocks. The engineers would review placement.*
- Is wind a factor? *Cable parks like calm days. If it was too windy the park would likely shut down early.*
- Would the floating walkways be limited to public use? *It was suggested to look at the Fort Bragg cable park that is similar to Hood River.*
- If you were to go to a cable park, where would you go that would be comparable to Hood River? *Wake Nation in Cincinnati. It is a great asset to their community.*
- Can you scale back the size of the cable park within reason by shifting the cables? *Naito agreed to meet with Port staff to place markers to show where anchors, towers and buoys would be placed for visual aid to the Commission and the public. Naito will be discussing the possibility of scaling down with Rixen and the engineers.*
- Would you place a time limitation on hours of operation? *Naito could consider, but with scaling down the size and limiting the time it impact project viability.*
- At the national level what is the outcome? *At a national level wakeboarding is growing rapidly. To host a competition, there would need to be a competitive length to the park.*
- Who will run the business? *Will Naito will be the park's Managing Director and he will hire a General Manager with more cable park experience.*
- How will this appear architecturally? *2nd Street is approximately 16 feet above the water. The cables will be approximately 16 feet above 2nd Street. The trees would be the backdrop with the motor tower at approximately 2-1/2 feet, the bulkiest section of the system. It would not be a deterrent to potential Waterfront tenants.*
- How is the smaller cable run? *With a two system park it allows beginners to try the sport on a smaller cable at a slower speed with more one on one instruction. After they have gained experience they can move on to the larger cable.*
- Do you have to follow amusement park regulations? *Yes these regulations apply to cable parks in Oregon. As required by law, the mechanical system would be inspected regularly and reported back to the state to ensure safe operations.*
- If someone not participating in the cable park comes inside the dividing line, how would that be handled? *The operator would stop the cable and an attendant would inform the person that they are not in a safe area and that they need to stay north of the dividing line.*
- *How are the floating walkways kept in place?* They are anchored with 280lb concrete blocks.

- What are the environmental benefits? *Benefits would include removing motorized boats and replacing them with an efficient motor driven cable. A cable park would save 1,000 tons of CO2 emissions.*
- Is this an appropriate location for a cable park? *The basin is a very appropriate place for a cable park; it would work in well with the marina and other man-made structures such as the bridge and would likely increase property values.*

President Davies adjourned the work session at 6:44 p.m. The Regular Meeting of the Port Commission immediately followed after a short recess.

Respectfully Submitted:

Mellissa Halseth

ATTEST:

Jon Davies, President, Port Commission

Rich McBride, Secretary, Port Commission