



**Planning Commission  
Public Meeting  
Monday, December 5, 2016  
5:30 p.m.**

**Hood River City Hall  
Council Chambers  
211 2<sup>nd</sup> Street**

**CITY OF HOOD RIVER PLANNING COMMISSION  
AGENDA**

- I. Call to Order: Chair DeVol
- II. Public Hearings:

**A. FILE NO. 2016-34**

**PROPOSAL:** Variance to the minimum density requirement for the General Commercial Zone (11 units/acre in conjunction with commercial uses) and Conditional Use Permit to establish one dwelling unit within an existing office space in the Butler Bank building.

**APPLICANT:** Jeff Dellis, Klein & Associates

**OWNER:** Steffen Lunding, Redtail Holdings

**PROPERTY LOCATION & ZONING:** The property is located at 301 Oak Street (southern portion of building). Legal Description: 3N 10E 25CD Tax Lot 12301. The parcel is zoned General Commercial (C-2).

**B. FILE NO. 2016-40**

**PROPOSAL:** Site Plan Review for a change of use to allow the applicant to establish a marijuana production (growing) facility in approximately 1,750 square feet of space in an existing building located at 1225 Wasco Street. Interior tenant improvements are proposed but no new structures or exterior building changes are proposed.

**APPLICANT:** Ryan Stephens, Big Beard Farms, LLC

**OWNER:** Scott Freeman

**PROPERTY LOCATION & ZONING:** The property is located at 1225 Wasco Street, Unit A. Legal Description: 3N 10E 26DA Tax Lot 3400. The parcel is zoned Industrial (I).

- III. Planning Director's Update: To include selection of PC member for Urban Renewal Advisory Committee

- IV. Approval of Minutes: November 7, 2016

- V. Adjourn

NOTE: All public meeting locations are handicapped-accessible. Please let the City Recorder know if you will need any special accommodations to attend the meeting. Call (541) 386-1488 for more information. OREGON RELAY SERVICE 1-800-735-2900.