



Planning Commission
Public Hearing
Monday, November 19, 2012

Hood River City Hall
Council Chambers
211 2nd Street
5:30 p.m.

CITY OF HOOD RIVER PLANNING COMMISSION AGENDA

- I. Call to Order: Chair Stephens
- II. Planning Director's Update
- III. Public Hearings:

A. Conditional Use permit for a cable park on waters commonly known as the "Nichol's Boat Basin". The property is the body of water enclosed by the Spit (east); Nichols Boat works site (south) Port of Hood River (Lot 1). The legal description is 3N 10E 25 tax lot 100 (a portion of) and 3N 10E 25 DB tax lots 100 and 200 (portions of). ***

The Planning Commission will evaluate the request using the Quasi-Judicial Public Hearing Procedures and the following applicable criteria of the Hood River Municipal Code: Section 17.09.040 Quasi-Judicial Actions; 17.06 Conditional Uses; 17.16.040 Site Plan Review Decision Criteria; and 17.22 Natural Resources Overlay Zone. *The inundated land upon which is application is based is not zoned by the City of Hood River, yet the Planning Commission voted at their April 16, 2012 public hearing "for the cable park to be considered as part of the conditional use permit and site plan review."*

***** The cable park public hearing may change dates or not be held at all, based on the outcome of the Port of Hood River's meeting on Wednesday, November 14, 2012 when, as the property owner, will vote to support or not support the applicant's use of Port property for the application. Notice of changes will be posted on the City's website www.cityofhoodriver.com.**

B. Legislative public hearings to consider amendments to the Hood River Municipal Code (HRMC), File No. 2012-21, Ordinance No. 2004. The proposed amendments, applicable criteria and policies, and affected areas are as follows: 1) Amend the definition of Waterfront in HRMC 17.01.060, and amend HRMC 17.03.050 to eliminate residential dwelling units as permitted and conditional uses in the General Commercial (C-2) Zone in the Waterfront district. The applicable criteria are detailed in HRMC 17.08.020. Applicable Comprehensive Plan policies are detailed in Goal 9, Economic Development, and Goal 10, Housing. The area affected by the elimination of residential dwelling units in the General Commercial (C-2) Zone is in the Waterfront district of the City which is located west of the Hood River (SR-35) Bridge, north of Interstate 84, and east of the Hook. 2) Amend HRMC 17.04.030 to reduce setback requirements for accessory structures that are less than 10-feet tall and less than 100-square feet in area to a minimum of three feet from side- and rear property lines in residential zoning districts. The applicable criteria are detailed in HRMC 17.08.020. Applicable Comprehensive Plan policies are detailed in Goal 10, Housing. The area affected by the reduction in setbacks for

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accessory structures includes all land in the City zoned Urban Low Density Residential (R-1), Urban Standard Density Residential (R-2), Urban High Density Residential (R-3) and Office/Residential (C-1).
3) Remove the Sign Regulations from HRMC 17.13 and associated sign definitions from HRMC 17.01.060 and codify them in a new title of the Hood River Municipal Code including updated citations and procedures, and clarifications. The applicable criteria are detailed in HRMC 17.08.020. The area affected includes all land in the City.

IV. Adjourn