



Planning Commission
Public Meeting
Tuesday, February 18, 2014

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

**CITY OF HOOD RIVER PLANNING COMMISSION
AGENDA**

I. Call to Order: **BOTH REGULARLY SCHEDULED HEARINGS WILL BE OPENED AND CONTINUED TO MONDAY, MARCH 3, 2014 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS**

II. Planning Director's Update

III. Public Hearings:

A. FILE NO.: 2013-29

PROPOSAL: 100 lot subdivision to include grading, construction of public streets; installation of public utilities and associated site improvements.

APPLICANT/OWNER: Sieverkropp Development, Inc.

PROPERTY LOCATION & ZONING: Property location is 3N 10E 36C #200 and 36D #600 and a portion of tax lot #500. The zoning is R-2 and R-1. See attached location map on reverse side.

CRITERIA: The Planning Commission will evaluate the request at the public hearing pursuant to the Quasi-Judicial Public Hearing Procedures and the following applicable criteria of the Hood River Municipal Code: Section 17.09.040 Quasi-Judicial Actions; 17.03.010 Urban Low Density Residential Zone (R-1); 17.03.020 Urban Standard Density Residential Zone (R-2); 17.04 Supplementary Provisions; 17.20 Transportation Circulation and Access Management; 17.22 Natural Resources Zone (Requirements for Wetlands); 16.08 Procedural Requirements for Land Divisions; and 16.12 General Design and Improvement Standards.

B. FILE NO.: 2013-35

PROPOSAL: A Conditional Use Permit for a Planned Development including a four-lot subdivision for a total of four detached single-family dwelling units. The proposal includes common open space, two parking spaces for each dwelling unit, improvements along Wilson Street, two driveways off the alley, installation of utilities, and construction of associated site improvements including landscaping.

APPLICANT: Mike Kitts

OWNERS: John and Brenda Wolf

PROPERTY LOCATION & ZONING: 3N 10E 36BC #9000 - 1002 Wilson Street. The property is in Urban High Density Residential (R-3) Zone. (See attached location map.)

CRITERIA: The Planning Commission will evaluate the request at the public hearing pursuant to the Quasi-Judicial Public Hearing Procedures and the following applicable criteria of the Hood River Municipal Code: Section 17.09.040 Quasi-Judicial Actions; 17.03.030 Urban High Density Residential (R-3) Zone; 17.06 Conditional Uses; 17.07 Planned Development; 17.16.040 Site Plan Review Criteria; 17.17 Landscaping and Development Standards; 16.08 Procedural Requirements for Land Divisions; and 16.12 General Design and Improvement Standards. Notwithstanding the specific requirements of the city's approval criteria, all criteria applicable to this proposal are applied and interpreted in a manner consistent with requirements for "needed housing" as provided in Oregon Revised Statutes (ORS) 197.303, 197.307, and 227.173(2).

IV. 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.