



**Planning Commission
Public Meeting
Monday, March 3, 2014
5:30 p.m.**

**Hood River City Hall
Council Chambers
211 2nd Street**

**CITY OF HOOD RIVER PLANNING COMMISSION
AGENDA**

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

A. FILE NO.: 2013-29 (Continued from February 18, 2014)

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 (Continued from February 18, 2014)

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

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.

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).

C. File No.: 2013-38

PROPOSAL: A Conditional Use Permit for a two-unit Townhouse Project including a two-parcel Minor Partition. The proposal includes frontage improvements on Columbia Street, installation of utilities and construction of associated site improvements.

APPLICANT: Jan Holibaugh on behalf of JRH Properties, LLC

OWNER: JRH Properties, LLC

PROPERTY LOCATION & ZONING: North side of Columbia St., between 18th St. and 20th St. Legal description: 3N 10E 26DC Tax Lot 701 (Lot 3 and the east half of Lot 4, Block 11, Amended Plat of Idlewilde Addition). The site is zoned Urban High Density Residential (R-3).

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; 17.04 Supplementary Provisions; 17.06 Conditional Uses; 17.16.040 Site Plan Review Decision Criteria; 17.17 Landscaping and Development Standards; 17.19 Townhouses; 16.08 Procedural Requirements for Land Divisions (Minor Partition); and 16.12 General Design and Improvement Standards. Notwithstanding the specific requirements of the city's approval criteria, all criteria applicable to this proposal will be 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