



**Planning Commission
Public Meeting
Monday, September 15, 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 Hearing:

A. FILE NO.: 2014-11

PROPOSAL: Zone Change from General Commercial (C-2) to Light Industrial (LI) affecting approximately 2.33 acres on three parcels. In addition, Site Plan Review for a production and storage facility (warehouse) with floor area totaling approximately 20,174-square feet for use by Turtle Island Foods, as well as off-street parking and associated site improvements.

APPLICANT FOR ZONE CHANGE / OWNER: Port of Hood River c/o Michael McElwee

APPLICANT FOR SITE PLAN REVIEW: Key Development Corp. c/o Jeff Pickhardt

PROPERTY LOCATION & ZONING: The properties are located west of N. 2nd St. and south of Portway Ave. Legal Description: 3N10E25 Tax Lots 127, 128 and 129.

The parcels currently are zoned General Commercial and a portion of each is proposed to be rezoned to Light Industrial. The parcels also are in, and will remain in, the Interchange Area Management Plan (IAMP) Overlay Zone.

CRITERIA: Both hearing bodies will evaluate the zone change pursuant to Hood River Municipal Code (HRMC) Chapters 17.08 Zone Changes and Plan Amendments, and 17.09.040 Quasi-Judicial Actions. In addition, the planning commission will evaluate the warehouse facility pursuant to HRMC Chapters 17.03.060 Light Industrial (LI) Zone; 17.03.120 Interchange Area Management Plan (IAMP) Overlay Zone; 17.04 Supplementary Provisions; 17.09.040 Quasi-Judicial Actions; 17.16 Site Plan Review; 17.17 Landscaping and Development; and 17.20 Transportation Circulation and Access Management.

- IV. Minutes: January 21, 2014, March 3, 2014, March 17, 2014, April 21, 2014.

- 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.