



**Planning Commission
Public Meeting
Monday, December 8, 2014
5:30 p.m.**

**Hood River Fire Station
Training Room
1785 Meyer Parkway**

**CITY OF HOOD RIVER PLANNING COMMISSION
AGENDA**

- I. Call to Order: Chair DeVol
- II. Public Hearing (continued from December 1, 2014):

A hearing to consider amendments to the Hood River Municipal Code, Comprehensive Plan and Zoning Map (File No. 2014-22) through Ordinance No. 2015, including:

- A. Amendments to the Hood River Municipal Code (HRMC) to add a new chapter to the Zoning Ordinance, Chapter 17.03.130 Waterfront Overlay Zone:

1. Chapter 17.03.130 Waterfront Overlay Zone:
 - a. Allows a very limited amount of commercial use on certain industrial sites.
 - b. Establishes design standards for new commercial and industrial uses.
 - c. Establishes design standards and public access requirements for the Waterfront Trail.

The planning commission's hearing on December 1, 2014 was continued in order to provide additional time to review the proposed Waterfront Overlay Zone.

- B. Amend the Comprehensive Plan and Zoning Map to add an overlay zone called Waterfront Overlay Zone affecting the following properties (*see "B" on the attached map*):
 1. Land north of Portway Ave. including The Hook and 3N10E25 Tax Lots 112, 113, 114, 122 and a portion of 100;
 2. Portway Ave. and all lots/parcels adjacent to the southern boundary of the Portway Ave. right-of-way that are located east of N. 8th St. including 3N10E25 Tax Lots 124, 125, 126 and 127;
 3. All lots/parcels adjacent to the western boundary of the N. 2nd St. right-of-way that are located south of Portway Ave. and north of Riverside Dr. including 3N10E25 Tax Lot 127 (Parcel 2 of CS No. 2012-031), the eastern 363.98 feet of Tax Lot 128 (Lot 5

- of the Waterfront Business Park Subdivision, CS No. 2009-055), the eastern 165 feet of Tax Lot 108 (CS No. 2009-012), and Tax Lot 132;
4. 3N10E25 Tax Lot 120 (CS No. 2009-012) located north of Riverside Dr. and west of N. 2nd St.;
 5. 3N10E25DB Tax Lots 500, 600, 700, 800 and 900 located south of Riverside Dr. and east of N. 2nd St. (CS Nos. 97068 and 2014-007);
 6. All lots/parcels between N. 2nd St. and the Nichols Boat Basin including 3N10E25 Tax Lots 102, 109, 115 and 133.

This area includes lands owned by the Port of Hood River, Ryan Holdings, Inc., Parkside Lands LLC, and Fluvian, Inc.

During their hearing on December 1, 2014 the planning commission recommended approval of amendments to the Comprehensive Plan and Zoning Map to add an overlay zone called Waterfront Overlay Zone affecting the above-referenced properties.

- C. Amend the Comprehensive Plan and Zoning Map to rezone property designated as Parcel #1 (19,145 square feet) and Parcel #2 (23,445 square feet) of City Partition File No. 2014-13 which is located at the southwest corner of N. 2nd St. and Portway Ave. from General Commercial (C-2) to Light Industrial (LI). This property is owned by the Port of Hood River and is vacant. (See “C” on the attached map):

During their hearing on December 1, 2014 the planning commission recommended approval of the this zone change.

- D. Rezone Lot 5 of the Waterfront Business Park Subdivision (3N10E25 Tax Lot 128), from General Commercial (C-2) to Light Industrial (LI). This lot is located at the southwest corner of N. 2nd Street and Anchor Way, owned by the Port of Hood River and is vacant with the exception of a storm water facility. Approximately 0.17 acre of the 0.96-acre lot was rezoned from General Commercial (C-2) to Light Industrial (LI) through Ordinance No. 2012. The current proposal rezones the remainder of the lot so that it is zoned Light Industrial (LI) in its entirety. (See “D” on the attached map):

During their hearing on December 1, 2014 the planning commission recommended approval of this zone change.

- E. Confirm application of General Commercial (C-2) Zoning to a portion of Parcel 3 of County Survey No. 2012-031 (3N10E25 Tax Lot 126). The property is located on the south side of Portway Ave. between N. 2nd St. and N. 8th St. and the building on the site includes tenant Solstice Wood Fire Cafe. (See “E” on the attached map):

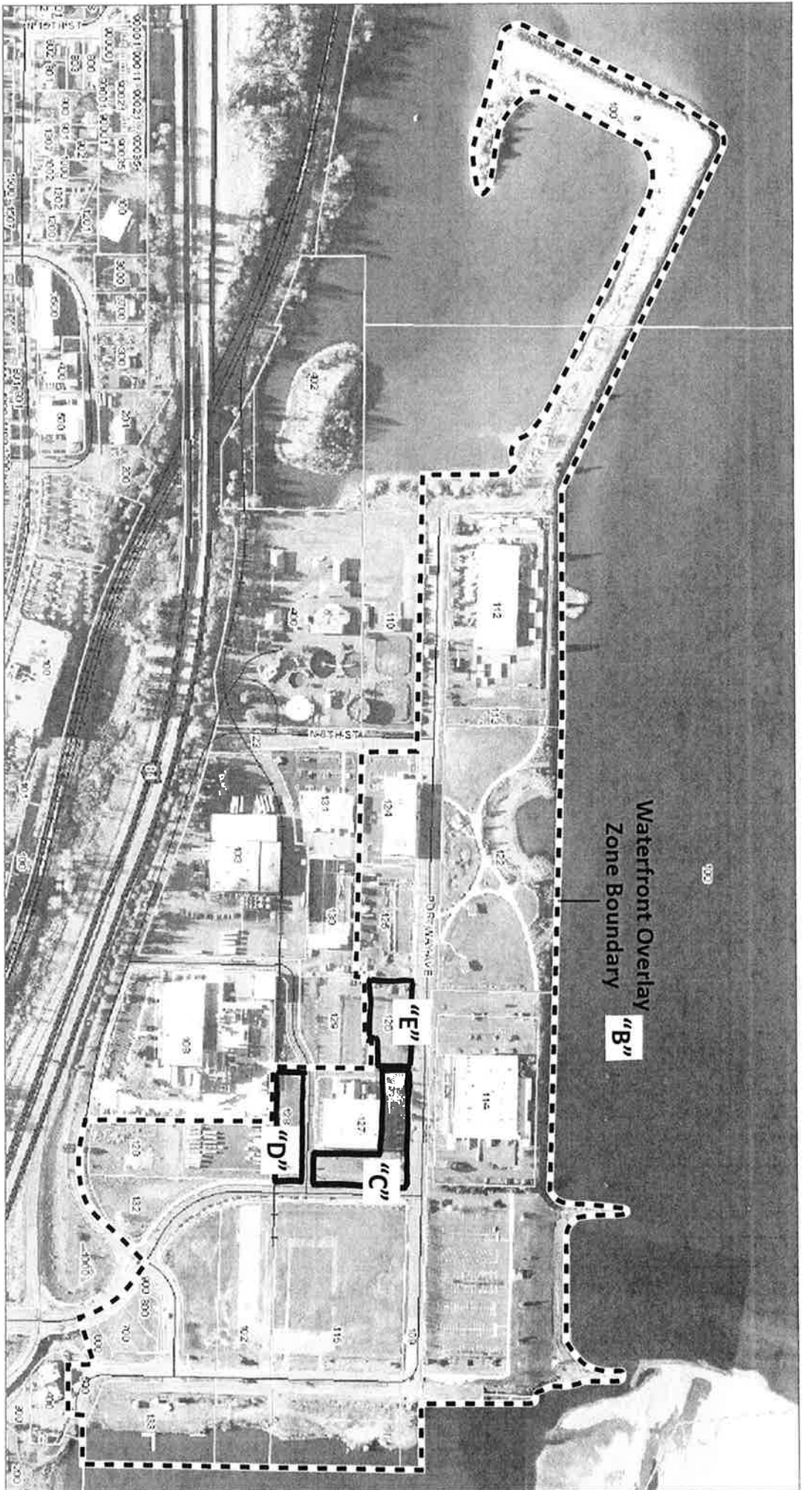
Approximately 28,502-square feet of the 35,015-square-foot parcel are zoned General Commercial (C-2) *subject to conditions*. The remaining 6,513-square feet of the parcel is zoned Light Industrial (LI).

In 1998, following approval of Zone Change File No. 98- 24, Ordinance No. 1762 was adopted including the following condition: “The use of the subject property will be limited to the specific use as identified in the need – Expo Center, parking lot, Conference Center, Visitor’s Center and Chamber of Commerce. This condition can be removed upon approval of the proposed commercial designation of the subject properties through the legislative rezones for the Waterfront Plan.” This condition limiting uses affects the subject parcel.

The condition of Ordinance No. 1762 limiting uses on the former Expo Center site is being removed in association with adoption of the current Waterfront Refinement Plan (Ordinance No. 2015). As such, 28,502-square feet of the parcel will be zoned General Commercial (C-2) with no limiting conditions, and 6,513-square feet will remain zoned Light Industrial (LI).

During their hearing on December 1, 2014 the planning commission recommended approval of this zone change (i.e. removing conditional zoning imposed by Ordinance No. 1762 from the portion of the site zoned General Commercial).

IV. Adjourn



AMENDMENT MAP
PLANNING COMMISSION
DECEMBER 1, 2014