



**Planning Commission
Worksession
Monday, Monday June 20, 2016
5:30 p.m.**

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

PLANNING COMMISSION WORKSESSION

I. Call to Order: Chair DeVol

II. Townhouses:

A townhouse is a single-family dwelling unit constructed as one of a row of attached units separated by property lines with open space on at least two sides. Townhouses are currently a conditional use in R-2 and R-3. The City of Hood River's 2015 Housing Strategy prepared by ECONorthwest recommends that the City amend HRMC Title 17 to allow townhouses as a permitted use in R-2 and R-3. In order to comply with Statewide Planning Goal 10 the City needs to adopt standards for townhomes in the R-2 and R-3 zoning districts that are clear and objective, and that do not restrict the development of townhomes through unreasonable cost or delay. The Housing Strategy notes that the City can craft clear and objective standards that address community concerns about townhome development, such as their use for short-term rental housing, as well as design standards to ensure that townhouse development fits with Hood River's community character.

The Planning Commission will evaluate the issues and potential code solutions related to townhouse development. Potential standards for consideration may include:

- i. Use restrictions (e.g., no short-term rentals)
- ii. Lot dimensions
- iii. Setbacks
- iv. Number of units that can be attached
- v. Building orientation to the street
- vi. Building coverage
- vii. Required outdoor area
- viii. Garage/driveway locations and sharing
- ix. Building articulation and architectural elements

III. Adjourn