



CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

**Planning Commission
Public Meeting
Monday, April 16, 2018
5:30 p.m.**

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

CITY OF HOOD RIVER PLANNING COMMISSION AGENDA

- I. **Call to Order:** Vice Chair Babitz
- II. **Planning Director's Update**
- III. **Public Hearings:**
 - A. **FILE NO.: 2018-05 and 2018-06 Amendments to the Hood River Municipal Code (HRMC), (Continuation from the March 19th, 2018 Public Hearing- Accessory Dwelling Unit Emphasis)**
PROPOSAL: Amendments to the Hood River Municipal Code (HRMC) as follows: 1). Amend the Subdivision Ordinance Chapter 16.08.010 to include the approval process for Expedited Land Divisions pursuant to 197.360 of the Oregon Revised Statutes, 2). Amend HRMC Chapter 17.01.060 Definitions for Dwelling Unit, Kitchen, Lawfully Established Unit of Land, Multifamily Dwelling, Non-Transient Rental, and Transient Rental, 3). Amend Chapter 17.03.040 O(G) Parking Regulations Office Residential Zone (C-1), Chapter 17.03.050 (H) Parking Regulations General Commercial Zone (C-2), Chapter 17.03.060 (G) Parking Regulations Light Industrial Zone (LI) to eliminate parking exemptions. 4). Amend Chapter 17.04.040 General Exceptions to Building Height, to allow and limit parapet and mechanical screen heights as permitted exemptions; 5). Amend Chapter 17.04.070 General Exceptions to Lot Area Requirements Limitations to allow legally established lots to be used for permitted uses, 6). Amend Chapter 17.04.120 Maximum Lot Coverage to clarify reductions in area calculations for pervious surfaces and rear and side loaded garages; 7). Amend Chapter 17.16.10 Site Plan Review and Applicability to include subdivisions and exclude minor site modifications and single lot partitions for townhomes, 8). Amend Chapter 17.23 Accessory Dwelling Units to eliminate principal occupancy requirement, and 9). Amend Chapter 17.24 In Lieu Parking Fee to create a single calculation to determine required parking.

APPLICANT: City of Hood River

REPRESENTATIVE: Dustin Nilsen

ZONING: As a legislative application, the amendment is of general applicability and all properties within the City may be impacted by changes.

- B. **FILE NO.: 2017-51 – Tanner Ranch Subdivision and Annexation**
PROPOSAL: Request for a 4-acre annexation into the City limits and initial subdivision of 6 lots.
APPLICANTS/OWNERS: Michael Kitts
LOCATION: The property is located at 29th and Talon, commonly known as 1212 29th Street Hood River, Oregon 97031, Map and Taxlot T3N R10E Section 35BC Tax Lot 1300;
ZONING: Urban Standard Density Residential (R-2), No changes are proposed to the designation

IV. Adjourn