



CITY OF HOOD RIVER

PLANNING DEPARTMENT

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

**Planning Commission
Public Hearing
Monday, May 7, 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 Hearing

A. FILE NO.: 2017-38 – Westcliff Lodge – continuation of hearing from April 2, 2018 hearing

PROPOSAL: Modify an existing Conditional Use Permit for the Westcliff Lodge to add 65 motel units (net increase, with a total of 122 rooms at build out) and a banquet facility. Construction is proposed to be phased over a five-year period. Existing motel buildings, other residential buildings and the White Buffalo Wine Bar are proposed to be demolished and replaced with new buildings. The first phase includes the 18-room Courtyard West motel building and an associated parking area, as well as installation of utilities and construction of associated site improvements.

APPLICANT: Klein & Associates Architecture & Engineering, Inc. c/o Jeff Dellis

OWNER: Vagabond Lodge, Inc. c/o Grant Polson

LOCATION: 4040 and 4070 Westcliff Drive. Legal Description: 3N10E27C Tax Lot 100.

ZONING: The property is zoned General Commercial (C-2) and located in the Interchange Area Management Plan (IAMP) Overlay for I-84 Exit 62.

B. FILE NO.: 2018-05 and 2018-06 Amendments to the Hood River Municipal Code - continuation from the April 16th, 2018 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

IV. Minutes: Planning Commission Minutes for April 2, 2018

V. Adjourn