



# CITY OF HOOD RIVER

PLANNING DEPARTMENT

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

Planning Commission  
Public Hearing  
Monday, August 20, 2018  
5:30 p.m.

Hood River City Hall  
Council Chambers  
211 2<sup>nd</sup> Street

## CITY OF HOOD RIVER PLANNING COMMISSION AGENDA

I. Call to Order: Chair Babitz

II. Planning Director's Update

III. Public Hearings

A. **\*FILE NO. 2018-13 – Jovanovic PUD Modification and Variance - continuation of hearing from June 18, 2018 hearing**

**PROPOSAL:** Modification of an existing Planned Development, Kids Plaza PUD, to: 1) to change the approved use from dance studio (commercial) to multi-family residential for 36 residential apartments; 2) increase the building footprint from 8,000 square feet to approximately 8,472 square feet; 3) increase the building height from one story to three (3) stories with a maximum height of 35 feet; 4) add a driveway from Clearwater Lane; 5) add 25 parking spaces; 6) reduce the common open space by approximately 7,359 square feet; and 7) use Tax Lot 2007 (common open space) as a shared outdoor recreational area for apartment residents. In addition, the applicant requests a Variance to reduce the number of required on-site parking spaces from 54 to 41 spaces.

**APPLICANT:** Vladan Jovanovic

**OWNERS:** 230 Clearwater LLC own Tax Lot 2006; Tax Lot 2007 is owned by NSA Property Holdings, LLC, Lowell & Sons, LLC, Howard Family Limited Partnership I, Jean McGuire Coleman, and Warren Limited Partnership II.

**LOCATION:** 230 Clearwater Lane. Legal Description: 3N 10E 26CD Tax Lots 2006 and 2007

**ZONING:** The property is zoned General Commercial (C-2)

**\*NOTE:** Revised application materials were received August 9, 2018 and given the limited turnaround time, staff has not provided a supplemental review or recommendation. Staff will recommend Item A be opened and continued to a future Planning Commission meeting.

B. **FILE NO.: 2018-07 – Westside Area Concept Plan Report, Zoning, and Comprehensive Plan Amendments – continuation of hearing from July 16, 2018**

Amendments to the Hood River Comprehensive Plan and the Hood River Municipal Code (HRMC) based on the Westside Area Concept Plan Report, Housing Needs Analysis and Housing Strategy. Amendments may apply outside the Westside Area Concept Plan study area, and may include updates to various sections of the Comprehensive Plan including the Transportation System Plan, Zoning Maps, Zoning Ordinance, and Subdivision Ordinance.

Topics to be discussed on August 20, 2018 will focus on the Land Use Framework including discussion of Scenarios A, B and C as described in the [updated process road map \(August 10, 2018\)](#).

**APPLICANT:** City of Hood River

IV. Upcoming Meeting

September 4<sup>th</sup>, 2018 Continuation of 2018-05/06 from July 30<sup>th</sup>, 2018 (Focus on ADU code revision and preparation for remaining amendments).

V. Adjourn