



# CITY OF HOOD RIVER

PLANNING DEPARTMENT

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

Planning Commission  
Public Hearing  
Tuesday, September 4, 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 from August 20, 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 32 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. The project plans have been revised to meet the parking requirement.

**APPLICANT:** Vladan Jovanovic

**OWNERS:** 230 Clearwater LLC owns Tax Lot 2006; Tax Lot 2007 is owned by NSA Property Holdings, LLC, Lowell & Sons, LLC, Jean McGuire Coleman, and 230 Clearwater Lane LLC.

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

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

**B. FILE NO.: 2018-05 and 2018-06 Amendments to the Hood River Municipal Code - continuation from the July 30th, 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 (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. Upcoming Meetings and Updates**

**V. Adjourn**