

City of Hood River
Planning Commission
Public Meeting
Monday, October 1, 2012

City Council Chambers
211 Second Street
Hood River, OR 97031
5:30 p.m.

PRESENT: Vice-Chair Nathan DeVol, Commissioners Steve Winkle, Nikki Hollatz, Jennifer Gulizia, Bill Irving
ABSENT: Chair Laurie Stephens, Commissioner Casey Weeks
STAFF: Senior Planner Kevin Liburdy, City Manager Bob Francis

MINUTES

I. CALL TO ORDER: Vice-Chair Nathan DeVol at 5:34 pm

II. PLANNING DIRECTOR'S UPDATE: None

III. ACTION ON MINUTES:
Minutes for the September 17th work session have not yet been prepared.

Motion made by Commissioner Hollatz to accept June 18, 2012 minutes as prepared, seconded by Commissioner Gulizia, approved unanimously.

IV: PUBLIC HEARING:
File No: 2012-17. Proposal by Brett & Alice Johnson and Kor Harrison for a conditional use permit for a two-unit townhouse project including a three-parcel minor partition. The property location is east of 110 E. Hazel, west of 209 E. Eugene. Zoning is R-3, High Density Residential. Legal description is 3N 10E 36AB Tax Lot #6400. Vice-Chair DeVol asks for ex-parte contact information from commissioners, as well as challenges to commissioners. No ex-parte contact occurred and no challenges were made.

Staff Report: Senior Planner Liburdy states that the proposal is to convert a duplex which is under construction into a townhouse, establishing individual dwelling units on their own parcels. In addition to the townhouse, one additional parcel will be created through the minor partition. The parcels meet minimum requirements including frontage and lot size. The criteria for the conditional use including analysis of the impact and compatibility with other properties and the site's ability to accommodate the use is addressed in the staff report. The site is forested with native Oak trees. There is no development proposed on Parcel 3 at this time. Based on the findings in the staff report, the applicants have demonstrated compliance with the criteria for the conditional use permit as well as the criteria for the townhouses. We are recommending approval of the application subject to the draft conditions that are in the staff report.

Commission: Discussion about landscaping; whether conditions should be should be tied to partitions rather than occupancy, questions about modifying condition of approval number two regarding installation of landscaping prior to platting rather than prior to occupancy.

Correction noted on the site plan, southern and northern have been transposed in the general description.

Question about driveway design and compliance with access requirements.

Liburdy: The driveway requirements have been met.

Vice-Chair DeVol reads the script for rules of public testimony and calls for public testimony.

Alice Johnson, applicant, 110 E. Hazel, Hood River. Proposing partitioning the land into three parcels and building two townhouse units with a design that would preserve most of the trees on the land. They held a neighborhood meeting to discuss their proposal. The greatest impact to neighbors will be the ones who live on East Eugene because of the street improvements that the city requires, those residents with the steep driveway will have a slight alteration. In the findings one of the conditions of approval is a deed restriction on the other parcel so if there was any future development, or if they sold it, they would have to comply with the City of Hood River Landscaping Conservation Standards. This is acceptable.

Vice-Chair DeVol asks if there is anyone who wants to speak in favor or against the application. There are none and DeVol closes public hearing and begins deliberations.

Commission: Questions about parking adequacy.

Liburdy: Garage depth is adequate for a vehicle, it meets the minimum depth. There is a twenty foot set back to the garage so there will be a parking space in the drive way and garage.

Motion by Commissioner Hollatz to approve file number 2012-17 conditional use permit for a two unit townhouse project including a three parcel minor partition with modifications of condition number two to read landscaping shall be installed and guaranteed prior to final plat and a modification to condition seven to read prior to final plat approval they shall obtain a post construction survey for the townhouses. Motion seconded by Commissioner Gulizia, approved unanimously.

V: WORK SESSION: Continuation of September 17th work session.

A. Restricting residential uses in the waterfront area. This is a continuation of the discussion that the Hood River City Council asked the Planning Commission to address. Liburdy reads from Planning Director Walbridge's memo outlining staff

recommendations: “the direction Waterfront development should take is to preserve the economic land base for economic development, light industrial and recreation with complimentary commercial uses.” Mixed use was discussed with the city attorney and it will be challenging to get the kind of housing the city wants and where the city wants it. The Economic Opportunities Analysis does not specifically state that there should be no residential on the Waterfront or in the general commercial zone. But, the EOA did not anticipate residential use for the waterfront area. The EOA says there is a need for more land for office uses. Liburdy encourages commissioner members to read the EOA. He also referred commissioners to a letter written by developer Henry Fischer contained in Walbridge’s memo which discusses affordable housing issues. Also included in the memo as requested by the commission at the last work session is information about the Pearl District and tax credits for affordable housing. Qualifying for these types of tax credits is questionable. Liburdy says that a mixed use scenario at the Waterfront will take time to work out. The city contacted some property owners on the Waterfront. A few responded with one being against any residential zoning and another suggested getting permission from Waterfront property owners before making any zoning changes. The City will try to get more feedback from Waterfront property owners.

Discussion with commission members about zoning in the Waterfront area. There is roughly 16 acres in C-2 zoning.

Questions about unusable land including under water land and roads. Recommending defining gross and net acreage. Commissioner Irving feels there is a serious need for affordable housing in Hood River and supports a mixed-use zoning for the Waterfront. Winkle is not so concerned with the density issue on the Waterfront. He sees using the Waterfront as a combination of commercial, industrial, restaurants and offices with residential on the upper levels. He thinks that scenario would encourage building.

Questions about parking and landscaping requirements. Liburdy states that the requirement for commercial is one per employee and adequate parking to satisfy the needs of anticipated clientele. There is a minimum requirement of landscaping of fifteen percent in a commercial zone.

Hollatz feels that commercial use for the Waterfront should be maximized. DeVol feels that because of the distance from shopping and schools the Waterfront is not a good site for residential. He also feels there is not enough acreage at the Waterfront for the employment goals and the number of residences that may be needed to create the same vibrancy of the Pearl District in Portland. Everything the PC decides has to be codified and currently there is no definition for mixed use in the municipal code and that needs to happen. Gulizia points out that most of the current Waterfront area is zoned light industrial. The area that is being talked about is the land around the Expo Center, the Naito Property and at the Marina. Irving would like to see what plans the Port has for some of that land. DeVol feels that any housing on the Waterfront would not be affordable and would take up space that could be used for generating employment.

DeVol ask commissioners if they are comfortable restricting residential use at the Waterfront. Commissioners Gulizia, Winkle and Irving support mixed-use including residential. Commissioners Hollatz and DeVol do not support residential at this time. All commissioners agree that if any housing is allowed at the Waterfront it should be part of a mixed-use plan.

Liburdy says the Planning Director will look over the commissioners' input and come up with a recommendation.

Vice-Chair DeVol recommends staff addresses elimination of residential uses entirely versus elimination only of exclusive residential uses thereby allowing mixed use.

Liburdy says the staff will come back with a recommendation. We will send notices to DLCD and publish notices for public hearings and ask the commission to vote. Any decision is subject to appeal.

Discussion about lack of definition for mixed-use zones.

City Manager Bob Francis said that defining mixed-use was worked on in the past with Ordinance 1851. Most of it addressed the Waterfront but it also has information that could be applied elsewhere. There were ordinances from other municipalities that addressed mixed use. Staff will include it in the next packet for the Planning Commission.

Mayor Babitz reiterates that the City Council wants the Planning Commission to accelerate zoning changes for the Waterfront with the more comprehensive city zoning C-2 changes following.

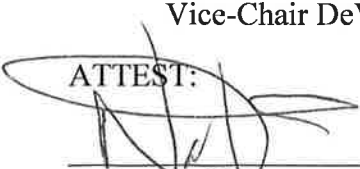
B. Removal of the Sign Code from the zoning ordinance placing it in the Municipal Code as its own chapter: Liburdy says staff will be bringing a proposal to the Planning Commission to remove Chapter 17.13 from the zoning ordinance and place the Sign Code elsewhere in the Municipal Code.

C. Reduction of interior setbacks for small accessory buildings. Liburdy says staff is considering appropriate size threshold. Building Code does allow structures up to 200 square feet without a permit but not less than three from side and rear property lines. Liburdy asks PC to see if draft amendments to the zoning ordinance raise any red flags. None noted. Discussion about height of accessory buildings.

VI. FUTURE MEETINGS: No additional meetings in October.

Vice-Chair DeVol adjourned the meeting at 7:45 p.m.

ATTEST:



Nathan DeVol, Vice-Chair



Kevin Liburdy, Senior Planner



Date



Date (Approved)