

City of Hood River
Planning Commission
Public Meeting
Monday, June 18, 2012

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

PRESENT: Chair Laurie Stephens; Commissioners Steve Winkle Casey Weeks, Jennifer Gulizia, Nathan DeVol, Bill Irving.

ABSENT: Commissioner Nikki Hollatz.

STAFF: Planning Director Cindy Walbridge, City Manager Bob Francis, Senior Planner Kevin Liburdy.

MINUTES

1. CALL TO ORDER: Laurie Stephens, Chair at 5:34p.m.

11. PLANNING DIRECTOR'S REPORT:

Cindy Walbridge gave the floor to former Planning Commission Chair, Kate McBride, to speak about the Urban Renewal Board and its interest in finding a planning commissioner to join an advisory board.

Kate McBride, 813 Marian St. Hood River. I'm a City Council member now and on the Urban Renewal Board. I was sitting on it as part of the Planning Commission until recently when the City Council became the Urban Renewal Board. Before that, people on the Urban Renewal Board were all appointed but the public couldn't contact them or not re-elect them to the board if they didn't like what they were doing. So now all the people who are making decisions on urban renewal are either City Council or Port Commissioners. They're all elected officials. We are soliciting members for an Urban Renewal Advisory Board and one of those members would be a planning commissioner. We're going to recruit members from the Heights, the Cascade Columbia Plan/Downtown Area and the Port District. We want a planning commissioner on this board because you have expertise in planning and you have vision of what could be done. The Advisory Board will meet the third Thursday at 5:30p.m.; Bob Francis takes care of the agenda and sends out the packets. The City Council will do the budget. Historically the meetings are really short. The City Council will approve all applicants.

Walbridge: The Wal-Mart application is at LUBA and they just asked for third extension. We won't have a decision until Friday, June 22. The Naito public hearing is Monday, June 25th. The delay has been because of a temporary injunction over filing fees, The Friends of the Hood River Waterfront plus two other people filed an injunction against the City of Hood River claiming our filing fees were unconstitutional. They also filed a temporary restraining order against the City of Hood River because they felt that the judge would not likely rule before the appeal period was up so that they asked the judge to grant the TRO so they wouldn't have to pay the fee. The judge did grant that but it was required to be put in a secure bond with the court. The Naito Family filed a motion to quash the injunction because there was a question of the type of check that was brought in. The applicant extended the 120 period by two weeks. The City Attorney's recommendation is just move along. A memo has been sent to the City Council addressing all twenty-three points of contention by The Friends of the Hood River Waterfront. The City of Hood River has spent thousands of dollars on this application.

Staff has been working on the Carousel Building and the issue of the windows. The Landmark Review Board met and gave Brad Perron all the alterations that he requested and he can move

along legally with the renovations. Staff is also working on the Double Mountain expansion, Springhouse change of occupancy and the Parks District. The Westside Trail needs to move part of the trail at Rocky Road north crossing at May to the school property. It was on private property and now it's being moved a few hundred feet. Coming up will be the Cable Park which will have its own public hearing. An application and filing fee has been submitted.

Liburdy: Henry Fischer proposed an 8,800-square-foot commercial building at the intersection of 12th and Pacific. He first built a medical office building on 12th and he has another lot immediately north of that. He submitted a design for the new building which is almost a mirror image of the existing building, just smaller.

Walbridge: Kevin and Jennifer Gray have done a good job of cleaning up and updating the web site. The meeting agendas and minutes are posted. The ordinances are up to date. Jack will be completing past minutes that haven't been finished. When the Naito application is complete I will be taking five to six weeks off.

III. ACTION ON MINUTES:

Chair Stephens: Approval of minutes of March 19th, April 16th, and May 7th.

Walbridge: Small correction on May 7th minutes it should say that the record was left open until 5:00p.m. on April 23rd. Suggested that a note on the bottom of Page One saying that the record actually stayed open until the April 23rd marked with an asterisk.

Chair Stephens: Any substantial changes or errors?

Motion made by Commissioner Winkle to accept the minutes of March 19th, April 16th and May 7th with the correction made on the May 7th minutes. Seconded by Commissioner Weeks.

Unanimously accepted.

IV: PUBLIC HEARING:

Chairman Stephens: This is the time for the application by Collin and Kristen Godkin on a variance from a setback standard that would reduce a required 20-foot setback to five feet for a garage facing a public street, allowing replacement of a single car garage located approximately two feet from the Sherman right of way. The garage was destroyed by a tree during the ice storm in January 2012. The applicants propose to construct a replacement garage for two vehicles located five ft from Sherman Avenue right of way and five feet from the site's western property. The property is located at 621 State Street, 3N 10E 36BB Tax Lot 100. The property is in the C-1 zone. Chair Stephens asks for ex-parte contact information from commissioners. Commissioner Weeks recluses himself because he lives in the notice area. All other commissioners have no contact. No challenges were made.

Liburdy: Applicable ordinances include HRMC 17.09.040, Quasi-Judicial Review Procedures, HRMC 17.03.040, Office/Residential (C-1) Zone, HRMC 17.03.030 (D), Setback Requirements (R-3 Zone), and HRMC 17.18, Variances. Homes in this area have frontage on State Street but garages and driveways on Sherman. There is a fifteen foot elevation change between the sidewalk and the existing house. The Planning Commission previously approved a variance to the garage setback standard on this site based on issues including topography in 1979. There have been other variances on this block in order to allow expansion or replacement of garages. The proposal is consistent with the criteria. A condition has been drafted that prior to development of the garage the site's western and southern property lines shall be located, staked and strung, and a building permit shall be obtained from the City of Hood River. We ask that you approve the findings and the conditions as drafted.

Commissioners discussed the curb cut and lighting.

Stephens: Reads the rules of public testimony and called for public testimony.

The applicants stated that the staff report accurately reflects their application. No opponents.

Stephens closes public hearing and commissioners begin deliberations. Concerns rose about curb cut taking street parking spaces and lighting on garage. Staff will amend findings ensuring that lighting be compliant with code.

Commissioner Devol made the motion that the application be approved based on adverse topography and bringing property into compliance with the code for off street parking, subject to language change on Page 4 under lighting. The motion was seconded by Commissioner Gulizia, and the motion passed unanimously.

V. GENERAL DISCUSSION

Michael McElwee 1000 Port Marina Park, Hood River, OR 97031 presented information on a development strategy concept for buildings and lots in the area known as "Lot 1," adjacent to the Nichols Basin, including pedestrian access. The Port has had one public meeting and did a market analysis of assets and what potential might be there. There will be one more public meeting. Presents three approaches: 1) the passive approach – looks at the lower level along the edge of the basin with access points for people to use but with more of a landscape feel than a vehicular passage way. 2) the active approach –cars drive down and unload watercraft, having an access road does change how the upland development will be. 3) hybrid version –includes a significant manipulation of water's edge. People at the public meeting talked about the growing usage of the basin and felt that it should be preserved and make it people-oriented. Some talked about having a community center or a retail center. The zoning is light industrial. The assumption of the Port was that it would remain light industrial but it will restrict allowed usages. There was a lot of discussion about how this community has a lot of resilience in the recession and the basin would be a great place for small businesses. Another suggestion was for a park and ride. There are significant hurdles due to the flowage easement in the lower level.

Commissioners questioned placement of fill and environmental challenges. McElwee responds the passive example keeps everything well back from the flowage easement. What would blow the opportunities this area presents? McElwee responds massive parking, buildings with poor design, poor landscape design. It is also important that people want to come down there. This area can not accommodate all parking needs. Discussion continued about where the pedestrian access way would go and the flowage easement. This is a long term project. The Port encourages input and questions.

Walbridge encourages Planning Commission members to let her know if they are interested in serving on the Urban Renewal Board

Chairman Stephens adjourned the meeting at 7:07p.m.

Signed:  Planning Commission Chair

Attest:  Planning Director