

City of Hood River
Planning Commission
Work Session
Tuesday, January 22, 2013

City Council Chambers
211 Second Street
Hood River, OR 97031
6:00 p.m.

PRESENT: Chair Laurie Stephens; Commissioners Steve Winkle, Nikki Hollatz, Jennifer Gulizia, Bill Irving, Steve Winkle, Nate DeVol, Casey Weeks

ABSENT:

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

GUESTS: Mayor Arthur Babitz, City Councilor Mark Zanmiller

MINUTES

- I. CALL TO ORDER: Chair Laurie Stephens at 6:02 p.m.
- II. PLANNING DIRECTOR'S UPDATE: Past minutes have been completed but staff has not reviewed them yet and they are not ready for review by the commission. Commissioners are encouraged to stop talking over one another during meetings because it makes preparation of minutes difficult.

The council's goal setting meeting is February 7th at 9:00a.m.-3:00p.m.

Applications to the Planning Department are picking up. Kevin finished review of a 20-unit apartment development on Wasco Street. There are no setback issues but distances between buildings needs to be further reviewed. Ryan's Juice is asking for a modification on the waterfront site, staff is handling it administratively right now. He wants approval of to move a building from the east end of the Jantzen building next to the Hood River Distillers. Staff will also be dealing with the issue of too many trucks and bins on the site, and landscaping. There are also some replats that staff is working on. There is also a request from the Vagabond Motel for expansion waiting to see if the site will move from county to city. A 5-unit PUD request on the Heights. Agersea Construction has put in a pre-app for construction on Bluff Rd and Bill Irving has put in a pre-app for a 6 unit building between Cascade and Columbia.

Wal-Mart has appealed the city's decision. Staff has prepared the record and at this point the city attorney has to defend it unless the attorney for Citizens for a Local Economy intervenes. As of this point they have not. Naito and City briefs have to be in by Friday. The City Attorney Kearns is working on this. Kearns says it is in the City's best interest to work on parts of the appeal. Naito has requested the City's involvement and they will pay for it.

III. WORK SESSION: The City Council gave preliminary approval for changes to sign code and accessory buildings setbacks.

Mayor Babitz explains the decision of the City Council to turn down the recommendation from the Planning Commission to allow mixed use at the Waterfront. The 5-2 vote reflected the CC's refusal to allow residential at the Waterfront at this time. They had concerns about what mixed use would look like. Felt there was an emotional response from council members about no residential at the Waterfront. They are open to mixed use solutions after the PC finishes the C-2 zoning work in the rest of the City.

Mark Zanmiller, who voted to accept the PC's recommendation along with Kate McBride, said he is open to mixed use at the Waterfront. His sense was that CC members were skeptical of residential at the Waterfront because of the small area involved.

Gulizia was frustrated that the Floor Area Ratio examples were not included in the council packet so they didn't get a chance to see samples of what mixed use could look like. Council also did not look at what the Port had in mind for Lot 1 and that the public felt that their voice was not heard in this decision. She also felt that the council moved too soon without public input.

Walbridge sent notices to all persons of standing.

Liburdy said there was a memo in the council packet talking about the FAR discussion that the commission had.

Irving said that the commission spent two months on this issue, took public testimony and felt that the council did not go through the diligence that the commission did.

Babitz says that the council is elected and that they deal less with technical issues and more with the broad policy decisions. Babitz, instead of going through the specifics of the commission's recommendation, wanted to get a sense of whether council members wanted to entertain mixed use on the Waterfront. It was clear they did not. He says personally he would be open to a well-crafted mixed use proposal. There are two more council meetings on this issue before the final vote so the public can attend and offer testimony. Reminds commission members that in this issue they are not acting as decision makers but as advisors.

DeVol says there is a possibility that an overlay can be done to allow mixed use at the Waterfront and that the council seemed to open to discussing mixed-use in the future.

City Manager Bob Francis says that the council did not make a decision at the meeting. They directed staff to develop an ordinance that prohibits exclusive residential at the Waterfront. He feels that the commission and council both agree on that. The ordinance could be repealed in the future if a developer brings a plan to the Planning Department and the commission makes a recommendation based on the application.

Irving said the commission's recommendation addressed that.

Babitz said the recommendation wasn't ready. It wasn't in the form that the council felt comfortable with and the council members were not even open to discussing mixed use.

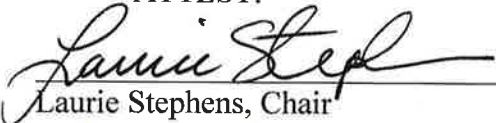
It was agreed that a holistic view of what C-2 zoning throughout the City would be the next step in the EOA strategies.

Francis: Regarding goal setting, for the past few years the Planning Department would have goals, then develop a work plan, present it to the City Council, the City Council would approve the plan but then other things would sidetrack the established goals. Recently facilitator Barbara Briggs met with staff to look over goals that were met and weren't met. It was agreed that affordable housing was the priority. The five goals proposed are: affordable housing, land use, employment, finance and health and safety. The format of the goals includes strategies for meeting stated objectives.

It was agreed that the PC members would send their input on the goals to Cindy and Kevin by Friday, January 25th at noon.

Chair Stephens adjourned the meeting at 7:15 p.m.

ATTEST:


Laurie Stephens, Chair

4/29/13
Date


Cindy Walbridge, Planning Director

4/29/13
Date (Approved)