

City of Hood River  
Planning Commission  
Public Meeting  
Monday, February 19, 2013

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

PRESENT: Chair Laurie Stephens, Commissioners Nathan DeVol, Steve Winkle, Jennifer Gulizia

ABSENT: Commissioner Nikki Hollatz, Bill Irving

STAFF: Planning Director Cindy Walbridge, Senior Planner Kevin Liburdy

## MINUTES

I. CALL TO ORDER: Chair Laurie Stephens at 5:32p.m.

II. ACTION ON MINUTES:

Motion made by Commissioner Weeks to accept the November 19<sup>th</sup>, 2012 minutes with a correction of changing the date of the presentation of the Parks and Recreation Staff from January to March. Seconded by Commissioner Winkle, unanimously passed.

Motion made by Commissioner Weeks to accept the December 3<sup>rd</sup>, 2012 minutes. Seconded by Commissioner DeVol, unanimously passed.

Motion made by Commissioner Weeks to accept the January 7<sup>th</sup>, 2012 minutes. Seconded by Commissioner Gulizia, unanimously passed.

Motion made by Commissioner Weeks to accept the January 22<sup>nd</sup>, 2013 minutes. Seconded by Commissioner Winkle, unanimously passed.

III. PUBLIC HEARING:

File No. #2013-02. Proposal by James Klein on behalf of Dan Rundgren for a Conditional Use Permit for a Planned Development including a five-lot Subdivision for a total of five attached single-family dwelling units. The proposal includes construction of a shared private driveway, installation of utilities and construction of associated site improvements. All of the homes are proposed to access the site from Hull St. Trash/recycling service and pedestrian access to the site will occur from the adjacent public alley.

Property Location and Zoning: South side of Hull Street, east of 12<sup>th</sup> Street; legal description: 3N 10E 36BC, Tax Lot #8300. The site is zoned C-2.

Chair Stephens reads the script and asked for details of any ex parte and any conflicts of interest. No commissioners had any ex parte contact and none need to abstain from the hearing.

Staff Report: Senior Planner Kevin Liburdy addresses the findings. The proposed construction meets the density and zoning requirements. A neighborhood meeting was held. Staff is recommending a condition of approval that CC&Rs and rental contracts specify that garages must be used for parking cars rather than storage of other items or used for other purposes. Because of the zoning there is no open space requirement however the 15% of the property must be landscaped. Staff recommends approval of application subject to the draft findings and conditions of approval.

Commissioner Weeks asked about drainage and grading on property. Liburdy explained there will be a grading and drainage plan. All drainage will take place on site perhaps using a dry well system or similar infiltration techniques, possibly including use of permeable materials. DEQ will issue permits which will be required before the final plat stage. The majority of existing fill soil will be removed.

Commissioner DeVol asks how this proposal will impact Tax Lot #8400, Tammy's Floral. Liburdy explains that Tammy's Floral has a door on the east wall that exits onto the applicant's property. Applicants are allowing an easement.

James Klein, 1411 13<sup>th</sup> Street, Hood River, OR 97031, is the surveyor for the property and says that the easement on the access will not be a problem.

Chair Stephens opens public testimony at 5:50 p.m. and reads the script for public testimony conduct.

Commissioner DeVol asks what tools are available to insure that the garages are used for parking rather than storage. Liburdy says that Condition No. 15 of the staff report addresses this through the CC&Rs and a written note on the plat will direct people to the recorded document.

No one testifies in favor or in opposition to the proposal.

Chair Stephens closes Public Testimony at 5:59 p.m.

There was no rebuttal but Liburdy noted that, in his opinion, the proposal provides a good transition between commercial and low density residential.

DeVol questions whether there is a constraint on the easement of the door access on Tax Lot #8400 if in the future there is a new tenant that wants to redevelop the building. Liburdy replies that the applicant did not have to provide an easement and if redevelopment occurs the architect will have to take that easement into consideration.

Commissioner Winkle makes a motion to approve the File No. 2013-02 for a Conditional Use Permit for a Planned Development including a five-lot Subdivision for a total of five attached single-family dwelling contingent on conformance with conditions of approval as drafted. Guliza seconds motion, motion passes unanimously.

#### IV: REVIEW OF PRIORITIES FOR UPCOMING YEAR

After the February 2, 2013 goal setting meeting the Planning Commission reviewed the Strategic Plan and made a list of projects that can be accomplished in the next 12 months.

The Commercial/Industrial (EOA) section will be coordinated by Senior Planner Liburdy.

#1: Look at map and determine where the PC think critical uses will be in the next 20 years and make a to-do list for reworking the zoning in those areas. Should take 2 or 3 work sessions. Timeline: March – June. 2

#2: Revisit the L1 and C2 language and make sure the PC is able to accommodate the types of business that has been targeted as growth areas in the EOA. Timeline: June-August.

#3: Determine what code amendments to the C2 and L1 zones should go to public hearing before Planning Commission and City Council. Determine which ones can be completed and codified by 1/31/14. Timeline: August 2013-January 2014.

Discussion about defining the C2 language first then doing map work. DeVol suggests that using the map will help define the districts and help to determine what would be in the zones. It is also important that what is in the zones and what the PC wants the intention to be in those zones match up. It is possible that Priorities 1 and 2 could be done simultaneously.

Gulizia ask for an update on any big land uses that staff will be working on. Walbridge says Walmart and Naito application are still at LUBA.

DeVol encourages all PC members to think about these priorities and write down ideas in an effort to help PC staff.

The Affordable Housing section will be coordinated by Planning Director Walbridge.

#1: Contract to provide for an additional element to our Housing Studies that will include a commercial count and needs analysis to include the number of vacation rentals, hotel rooms 2<sup>nd</sup> home ownership and other similar information that would tell us the exact nature of the housing stock in Hood River. Timeline: April – July

#2: Conduct a Building Lands Inventory (BLI) on the residentially zoned lands in Hood River and UGA to determine vacant land availability. Timeline: April – July

#3: Using the available data (BLI, original Housing Study, MCHA Study and the one described in #1) determine the housing need in Hood River. Timeline: August – December.

#4: Make a list of the easier code change items that can offer immediate help with affordable housing and take that through public hearing process. Timeline: August-December.

Walbridge say that they had a meeting with DLCD and there might be funds available for a housing survey though the timing may not coincide with the proposed timeline. There is also a possibility that the Planning Department would be able to get an intern to help with the study. Staff will also be looking at possible deferments that could help a developer who is looking to build low income housing. Because of the possibility of funding for the survey Walbridge suggests that Priorities 1 and 2 be switched. Timeline for Priority 1 would probably be pushed out. It is hoped that the combined survey data could provide a comprehensive lay of the land and then a community housing need analysis could be determined. What is the uniqueness of Hood River that prevents affordable housing?

Discussion of other options to surface information concerning rentals, 2<sup>nd</sup> homes included sending out surveys in water and sewer bills.

Staff will send PC members a proposed schedule for work sessions to begin working on the priorities. City Council will get priority list in next week's packet.

V. PLANNING DIRECTOR'S UPDATE: No update.

Chair Stephens adjourned the meeting at 6:38 p.m.

ATTEST:

  
Laurie Stephens, Chair

4/29/13  
Date

  
Cindy Walbridge, Planning Director

4/29/13  
Date (Approved)