

City of Hood River
Planning Commission
Public Meeting
Monday, May 6th, 2013

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

PRESENT: Chair Laurie Stephens, Commissioners Nathan DeVol, Bill Irving, Jennifer Gulizia, Nikki Hollatz, Casey Weeks

ABSENT: Commissioner Steve Winkle

STAFF: Planning Director Cindy Walbridge

MINUTES

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

II. ACTION ON MINUTES: No submitted minutes.

III. PUBLIC TESTIMONY:

A. REQUEST (File No. 2013-07): A Conditional Use Permit for a Planned Development including a five-lot Subdivision for a total of five dwelling units. The proposal includes construction of a shared private driveway, installation of utilities and construction of associated site improvements. All of the homes will have access to the site from Bluff Road.

Chair Stephens ask for ex-pate conflict of interest or financial interest on the part of any Commissioner. There is none.

The site is zoned Urban High Density Residential (R-3) and there is a duplex currently under construction on this site. The property location is Bluff Road, west side between Sherman and Eugene Streets.

Stephens reads the script for Public Testimony.

Staff Report: City Planner Cindy Walbridge – Up on Bluff Road there is duplex under construction and that is an out righted permitted use. The duplex was incorporated into turning the whole parcel into a PUD. The duplex will stay the way it is, a property line will go through it creating a town house with a shared wall. Three single family dwellings have been added with their own air space and lots. The report says there is a twenty foot access it is actually a sixteen foot access which is enough room for a driveway. The Fire Marshall says that their water hose is one hundred and fifty feet long so all of the dwellings except half of one in the back are covered. They will have to sprinkle it and Walbridge went over these specifications with the applicants

and they agreed. It's a Conditional Use because it's a PUD. Because five lots were created instead of three or less it's a sub-division and then with the attached housing we had to add the townhouse criteria. Walbridge's finding is that all the criteria have been met with the conditions shown. But there aren't any exceptional conditions that need to be brought up. Jeff Nichols is the neighbor to the south and he is concerned about development in the area. He has submitted a letter which was passed out to the PC members. Staff have clarified with him that there will be air space between the dwellings. There is one condition that Nichols asked Cindy to add which is the construction noise, times of construction, burning dust mitigation, and the requirement that the applicants will have to wet down debris over the week-end. Cindy will incorporate those concepts into a condition. The applicant will improve the sidewalk to the extent of the property and the City will put in the rest to Eugene Street.

Question about the common garbage collection area. Cindy said the area will be screened with vegetation or a slatted fence. Discussion about cans being left out on the street, safety and aesthetic concerns.

James Klein, 1411 13th St, Hood River, Or 97031 land surveyor representing Darryl Agersea (Bluff Rd. LLC). When it comes down to the final platting, as far the partition of the subdivision of the units that is the time that the actual easements will be put in. It will then be reviewed by the City. At this stage (pointing to map) an area with ingress and egress and utilities will be come through at one geographical point. The City Engineer agreed with the location and that is why that area is a dedicated as public utility easement. (Points to map) this area will be a six by eight enclosed area for the garbage collection unit. Turning radius for parking has been developed and sited for ease and safety.

More discussion about garbage collection location.

Darryl Agersea, 1767 12th St, Hood River, Or 97031, builder and developer of the property. The original idea for the property was a lot different but due to the economy things changed. The houses are designed as low profile homes. He will deal with the garbage collection area perhaps in the same location as the mandatory electrical panel. Every unit has a view. He will abide by all the concerns in Nichols' letter.

More discussion about garbage collection location. Agersea says some of the buyers for the homes are only in residence for a few months out of the year. There are deep double garages for every unit. Staff will work with applicant to come up with a solution. Suggestion that the collection area with cans be placed near the street and residents can bring their trash there. Agersea will talk with Hood River Transfer Station about pick-up location.

Conditions will be added that the trash area will be south of the driveway in the easement area with a screened trashed area to avoid a line of cans and to incorporate the concerns that Nichols raised in his letter.

Commissioner Hollatz makes a motion to approve the CUP request based on the findings and approval in the Staff Report with the added conditions that the staff will draft two conditions; one about trash collection area and the other about construction debris. Seconded by DeVol, passed unanimously.

IV. PLANNING DIRECTOR'S UPDATE:

Walbridge gives an update on the Budget. The Mayor said that there are a couple of things on the goal setting of the Planning Commission which is not getting done so he is suggesting to the Budget Committee that they take \$100,000 out of the Fire Department and split it between Planning and Park Maintenance. It is moving forward. Some of this additional money will be allocated to conducting a housing survey.

The next Meeting is June 3rd and there are three public hearings that night. Walbridge will email commissioners about a proposed draft on the ADU specifications and each commissioner can weigh in with comments.

Chair Stephens adjourns the meeting at 6:30 p.m.