

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

City Council Chambers
211 2nd Street
Hood River, OR 97031
5:30 p.m.

MINUTES

PRESENT: Chair Laurie Stephens, Commissioners Nate DeVol, Steve Winkle, Nikki Hollatz

ABSENT: Commissioners Jennifer Gulizia, Bill Irving, Casey Weeks

STAFF: Planning Director Cindy Walbridge, Senior Planner Kevin Liburdy

I. CALL TO ORDER: Chair Stephens at 5:35p.m.

II. ACTION ON MINUTES: April 1, 2013; May 6, 2013; June 3, 2013. Motion made by Commissioner Hollatz to accept all minutes as drafted. Commissioner DeVol seconded the motion, passed unanimously.

III. PUBLIC HEARINGS: Chair Stephens read the script outlining the scope of responsibility and legal parameters that the Planning Commission has in these matters. Stephens asks for any ex parte disclosure, conflicts of interest or financial interest on the part of any commissioners concerning the matters to be discussed tonight. There are none. Stephens asks for challenges to any commissioner from the audience and from the commission. There are none. Chair Stephens read the script for public testimony behavior and procedure.

A. FILE NO. 2013-17

REQUEST: A Conditional Use Permit for a two-unit Townhouse Project including a two-parcel Minor Partition. The proposal includes installation of sidewalks along Lincoln St., installation of utilities and construction of associated site improvements.

APPLICANT: Brad Gearhart

PROPERTY LOCATION AND ZONING: South side of Lincoln St., west of 13th Street. Legal description: 3N 10E 26DD Tax Lot 100. The site is zoned Urban High Density Residential (R-3).

STAFF REPORT: Senior Planner Liburdy presented the applicable criteria. The site is 5000 sq feet and vacant. There is an existing four unit townhouse development west of the site and there is a vacant parcel east of the site. The site slopes up from Lincoln St. about twelve feet between the northern and southern property lines and the applicant proposes to set the floor of the garage below the existing grade.

The criteria for conditional uses include an analysis of impact and compatibility with abutting properties and the surrounding area, however, all criteria applicable to this

proposal are to be applied and interpreted in a manner consistent with requirements for “needed housing” as provided in Oregon Revised Statutes (ORS) 197.303, 197.307, and 227.173(2).

As used in ORS 197.307, “needed housing” means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels, including attached and detached single-family housing and multiple family housing for both owner and renter occupancy.

ORS 197.307(4) prohibits the use of any approval standards for “needed housing” that are not “clear and objective.” Quantitative and numeric standards meet this requirement, as do some standards that are not extremely precise or well-defined. However, case law is clear that subjective standards requiring compatibility with the surrounding area and minimal adverse impact on nearby lawful development cannot be applied to an application for “needed housing.”

Based upon the findings in the staff report, the application can comply with the criteria for a Conditional Use Permit, Townhouses and a Minor Partition. As such staff recommends approval of the application subject to the findings and draft conditions of approval in the staff report.

Commissioner Hollatz questions building height and asks why the site plan is not consistent with the building elevations. Liburdy explains that the original site plan had separate driveways but they did not meet separation requirements. The applicant submitted a revised site plan with a shared driveway and now the home has to be pushed south. The applicant did not submit a revised building elevation but the structure meets the height standard measured from the existing grades and this will be verified with the building permit.

Commissioner Stephens questions use of a rock retaining wall. Liburdy explains that the retaining walls are about four feet tall on the east and west sides of the townhouses. The townhouses are cut into the existing grade in order to lower the height of the structure. On the south side the foundation of the building will act a retaining wall.

PUBLIC TESTIMONY

Chair Stephens invites the applicant to give testimony. Applicant declines.

Patricia and Lloyd Meeks, PO Box 1978 White Salmon, WA. They own the vacant property to the west. They are concerned about the retaining walls and about the fifteen inches of the eave overhang. They are also concerned about setbacks. They are not opposed to the project.

Liburdy explains that at the building permit stage staff will verify the eave is designed consistent with zoning ordinance.

Brad Gearhart (applicant), PO 1640 White Salmon, WA. States that the retaining walls are over a foot from the side property lines.

Chair Stephens requests that the staff be available to neighbors to address their concerns.

There is not rebuttal by staff or by the applicant.

Public Testimony closed at 5:55 p.m.

Commissioner DeVol wants to make sure that the neighbors on the west side of the project site are informed when the retaining wall is being worked on.

Commissioner Winkle makes the motion to approve application 2013-17 for the conditional use permit subject to the conditions recommended by staff; Commissioner DeVol seconds the motion, unanimously passes.

Chair Stephens calls for a recess.

Public Hearing reconvenes at 6:00 p.m.

B. FILE NO. 2013-21

REQUEST: A Conditional Use Permit for a three-unit Townhouse Project including a three-parcel Minor Partition. The proposal includes installation of utilities and construction of associated site improvements.

APPLICANT: Greg Crafts

PROPERTY LOCATION AND ZONING: 616 12th Street. Legal description: 3N 10E 35AA tax Lot 3500. The site is zoned Urban High Density Residential (R-3).

Chair Stephens asks for any ex parte disclosure, conflicts of interest or financial interest on the part of any commissioners concerning the matters to be discussed tonight. There is none.

STAFF REPORT: Planning Director Cindy Walbridge states that the applicable criteria are the same as last application. There is a house on the property and there has been a demolition permit issued. The townhouses face Montello St. There is a slight change in the roof line (new drawing handed out), with the outside being a combination of stucco and hardy planks that look like cedar. Application also fits into the category of "needed housing". She explains that the Planning Commission needs to think about this issue in the future concerning the requirement to only have clear and objective criteria. There are two other ways to address the needed housing requirement: through identification of areas that are for "needed housing" and others that are not; and designation of older neighborhood as a historic district. There are two letters in opposition concerning the project 1) not being compatible with the existing architecture and 2) concerned about a

buffer between the north side using trees. The application meets the clear and objective criteria; staff recommends approval with all the conditions of approval cited in the staff report including the change in the roofline.

PUBLIC TESTIMONY: Greg Crafts (applicant), 2 Eugene St, Hood River, OR 97031, states that trees will be used as a buffer on the north/south boundaries. He has been talking to the neighbor and they will work together.

Walbridge suggests that a condition be added that the applicant will put in four evergreen trees suitable to the neighborhood fauna.

DeVol asks about parking. Crafts explains that there is not enough footage to change the parking configuration.

There is not rebuttal by staff or by the applicant.

Public Testimony closes at 6:12 p.m.

Commissioner Winkle makes a motion to approve the conditional use permit 2013-21 with the added conditions that the CUP adopt the building elevations dated 8/19/2013 and the revision of language regarding the planting of four trees be added. Commissioner Hollatz seconds the motion, passes unanimously.

IV. PLANNING DIRECTOR'S UPDATE

Milton Buker, the new manager of the local Pacific Power, introduces himself.

Commissioner Nate DeVol's term is up in October. He asks to be reappointed.

Walbridge talks about needed housing. Walbridge plans to send out an RFP for a buildable lands inventory in early September. It has been funded by the City Council. After the survey the Planning Commission can look at the definition of needed housing, the cost of housing, income and with those factors you can determine how much of your inventory has to be in the needed housing area.

There is currently Local Historic District interest from the Columbia St neighborhood. Some areas of the City of Hood River have been surveyed according to SHPO's requirements.

Don Otterman is the new interim City Manager and he will begin work August 20th, 2013.

Conversation about accessory dwelling units and the need to continue working on them. The discussion about ADUs should address needed housing.

The next Planning Commission meeting is scheduled for September 16th, 2013.

V. Adjourned at 6:35 p.m.