

Planning Commission
Public Meeting
March 3, 2014

Hood River City Hall
Council Chambers
211 2nd Street
5:30 p.m.

PRESENT: Chair Laurie Stephens, Nikki Hollatz, Jennifer Guilizia, Casey Weeks

ABSENT: Bill Irving, Steve Winkle, Nate DeVol

STAFF: Planning Director Cindy Walbridge, Senior Planner Kevin Liburdy

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

Chair Stephens announces that File No. 2013-29, a 100 lot subdivision by Sieverkropp Development, and File No. 2013-35, a conditional use permit for the Kitts/Wolf PUD, are both being reopened and continued until March 17th, 2014 per request of both applicants. The hearings will be held in the Council Chambers at 5:30 p.m.

II. PLANNING DIRECTOR'S UPDATE: The Planning Director's Report will be given after the public hearing.

III. PUBLIC HEARING

Chair Stephens reads the script for the procedure for Public Hearings.

There is no ex-parte contact, conflict of interest or bias declared by any commissioner, and there are no challenges by any commissioner or any member of the audience.

FILE NO.: 2013-38

PROPOSAL: A conditional Use Permit for a two-unit Townhouse Project including a two parcel Minor Partition. The proposal includes frontage improvements on Columbia Street, installation of utilities and construction of associated site improvements.

APPLICANT: Jan Holibaugh on behalf of JRH Properties, LLC

PROPERTY LOCATION & ZONING: North side of Columbia St., between 18th and 20th Streets. The legal description is 3N 10E 26DC Tax Lot 701 (Lot 3 and the east half of Lot 4,

Block 11, Amended Plat of Idlewilde Addition). The site is zoned Urban High Density Residential (R-3).

STAFF REPORT: Senior Planner Kevin Liburdy: There is a single-family dwelling with two accessory structures on the property with a current address of 1810 Columbia. The applicant anticipates demolishing these structures. Liburdy reads the applicable criteria and explains how those criteria are applied based upon requirements for “needed housing.” The Engineering Department recommends standard local street improvements along the frontage of Townhouse Parcel 1.

Based on the findings and draft conditions in the staff report the application complies with the criteria for a Conditional Use Permit, Townhouses and Minor Partition. Therefore staff recommends approval of the application subject to the findings and draft conditions of approval in the staff report.

Jan Holibaugh, (applicant), 1810 Columbia Street, Hood River, OR 97031. Holibaugh explains that her original vision for the property was to have multiple units on the property but that was not possible. She requests that the vintage rock wall along the street frontage is allowed to remain. They have designed buildings that fit with the neighborhood.

Liburdy refers Commissioners to the attachment in the staff report showing the rock wall. He says that the applicant will be working with the Engineering Department and they can work on this issue together to come up with a solution. Liburdy read comments prepared by Construction Inspector Gary Lindemyer regarding frontage improvements.

PUBLIC TESTIMONY

Chair Stephens reads the script for conduct of public testimony.

Ben Lewit, 1816 Lincoln St., Hood River, OR 97031. His property is just north of the proposed development. He is in favor of the proposal.

There is no rebuttal but staff or the applicant.

PUBLIC TESTIMONY CLOSED

Discussion by commissioners about the rock wall and the frontage improvements.

Motion: Move to approve File No. 2013-38 for a Conditional Use Permit and Minor Partition for a two-unit Townhouse Project and two-parcel minor partition based on the staff's Findings of Fact and subject to the draft Conditions of Approval, and recommend

that the City Engineering Department considers the applicant's proposal to retain the rock wall along Columbia Street.

First: Hollatz
Second: Gulizia
Discussion: None
Vote: Motion passed
Ayes: Stephens, Weeks, Hollatz, Gulizia
Nays: None
Abstentions: None
Excused: Winkle, Irving, DeVol

IV. PLANNING DIRECTOR'S REPORT – Planning Director Cindy Walbridge yields the floor to Mayor Arthur Babitz. Babitz reports that a new City Manager, Steve Wheeler, has been hired pending contract approval on March 10th, 2014 by the City Council. Everyone is feeling very positive about the decision. He should be starting the first of May.

Babitz presents information about a possible Waterfront Master Plan which would include the area north of Portway and east of N. 2nd St. Though he has not yet presented it to City Council he wanted to give the Planning Commission a heads up since this issue will probably come before them. A master plan is legislative therefore it can be creative and have open discussions with community members. Babitz feels a legislative master plan makes sense to him because it would:

1. allow for a regional view of all the parcels
2. allow City Council and the Planning Commission to engage with the community
3. allow for new tools to address issues with zonings; development can more easily be controlled.
4. be seen as the will and desire of the community.
5. would also allow for clarification of ambiguities in the City's codes.
6. be a cost-savings to the City and the Port

The steps that Babitz sees in the Waterfront Master Plan include:

1. modification of the comprehensive plan so the narratives are updated.
2. creation of a new zoning designation and/or modify existing designations such as:
 - a) boardwalk commercial zone
 - b) recreational commercial zone
3. amending of the City's zone map
4. make code amendments addressing:
 - a) storm water treatment in the area
 - b) ability to legislate for health and safety in waters within the City
5. tie up loose ends and ambiguities in the City's code including:
 - a) define where zone map ends with respect to water

- b) define land/water boundary
- c) clarify top of bank language for all code
- d) clarify what can be done in the setbacks described in the ESEE/Goal 5

Babitz will be meeting with Port officials to ask them to provide funding for consulting staff on this proposal. He will be introducing this to City Council and then he hopes the City Council will direct the Planning Commission to begin work on this.

Walbridge explains there would have to be work sessions prior to any public hearings.

Walbridge explains that the City is very close to signing a contract with the DLCD for the buildable lands inventory and housing needs analysis. She hopes to get the RFP out this month. At the March 17th meeting the Sieverkropp Subdivision and Kitts PUD proposals will be on the agenda. Sieverkropp had to do a new geo-tech study so that is what is holding up their proposal. The ball fields issue, as far as availability and scheduling, has come up again and she has been meeting with the County, the Parks District and the Port, the School District and the community college. There had been some talk about the study costing up to \$45,000 but Walbridge said the City would not be contributing that amount. The Planning Department is processing multiple applications.

Next meeting March 17th, 2014 at 5:30 p.m.

Meeting adjourned by Chair Stephens at 6:43 p.m.