

Planning Commission
Public Meeting
January 21, 2014
5:30 p.m.

Hood River City Hall
Council Chambers
211 2nd Street

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

ABSENT: Bill Irving

STAFF: Planning Director Cindy Walbridge, Construction Inspector Gary Lindemyer

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

II: PLANNING DIRECTOR'S UPDATE: Planning Director Cindy Walbridge says Wal-Mart has not contacted the City concerning the remand. The Naito proposal was remanded back to the City by LUBA and the next day the applicant appealed to the Court of Appeals. The City has also filed an appeal. The court date is scheduled for March. Kevin Liburdy has been working on the ADU ordinance and there will be a draft available at the next meeting.

III: PUBLIC HEARING

FILE NO.: 2013-29

PROPOSAL: 100 lot subdivision to include grading, construction of public streets; installation of public utilities and associated site improvements.

APPLICANT/OWNER: Sieverkropp Development, Inc.

PROPERTY LOCATION & ZONING: Location 3N 10E 36C #200 and 36D #600 and a portion of tax lot #500. The zoning is R-2 and R-1.

Chair Stephens reads the script pertaining to the function of the Planning Commission in land use areas and the script for the order of business and procedures for tonight's meeting.

There were no ex-parte contacts, conflict of interest or bias or financial interest declared by any commissioner.

STAFF REPORT: Walbridge explains that this is a 100 lot sub division; there will R2 5000 sq ft lots and R1 7000 sq ft lots. There are four phases for construction but no phrase will be approved without the improvements that are necessary such as exiting out of the streets, storm water sewer, utilities, roads and sidewalks.

The traffic impact analysis was completed and focused on the subdivision's impact on the intersections of Eliot and 12th, Pacific and 12th, 13th and Belmont, 12th and Union. The study showed that by 2018 the intersections of 13th and Belmont and 12th and Pacific will be compromised but the rest would be okay. The applicant does not have to provide for all the improvements; this will be a proportionate share district. There will be a district created and all parties will pay their share to the district. Probable expansion of the college will also impact these intersections and they will be part of the district and will also pay their proportionate share.

Walbridge refers commissioners to Condition 20 and says that that condition should be added to the beginning of Condition 28.

Because this is a sub division there is no requirement for dedication of open space. The Parks Division met with the Planning Department and the applicant about developing a trail along the eastern edge of the bluff. The applicant says it is a dangerous site for a trail and they do not want it placed at that site. Applicant wanted to know why Planning could not require it. Walbridge explains that it wasn't in the transportation system plan or the parks plan so Walbridge doesn't think it is fair to put a requirement in at this point. Walbridge says it is a good development and 100 lots in a land that is zoned for it with affordable pricing is a good thing for the City.

Linda Shipley, applicant, 20040 SW Edy Rd, Sherwood OR 97140. She is part of the Sieverkropp family. She is requesting a continuance because the traffic engineer and geo-tech engineer haven't met with them. Referring to Phrase 1 construction Shipley says that because it is a large lot it might be easier to divide that phase in half and start with the southern part and do a smaller section including all the infra-structure.

Sean Summerset, civil engineer for the Sieverkropp Development, 202 Oak St, Suite 140 Hood River, OR 97031. He will work with staff around the construction phasing and they will try to be ready by the February 3rd Planning Commission meeting. He points out that cul-de-sac needs to be shortened from 260 feet to 200 feet. There are also some questions about the condition that the fencing be four ft high. Those multi-path use paths are sited extremely close to backyards and the applicants are concerned about noise and activities that might disturb the home owners. Walbridge says that the condition is to ensure that you don't have a tunnel affect. Somerset asks if the requirements for the length of the cul-de-sac can be changed. Walbridge and City Engineer agree that the code can be modified if there are topographical concerns.

Summerset also has some questions about the storm water plan that he will discuss with the Planning Department.

As far as Conditions 21 and 24 Somerset says one condition calls for an 8 ft multi-use path and condition 24 calls for a 10 foot path. Walbridge will look into this and get back to him.

PUBLIC TESTIMONY

Chair Stephens reads the script for conduct of public testimony.

There are no supporters or people opposed to this proposal.

Neutral:

Heather Staten 2927 Reed Rd Hood River, OR 97031. Suggests the Planning Commission gets code clarification about the path dedication from the city attorney during the continuance.

Brian Ellis, 1551 Markham Rd, Hood River, OR 97031. He is concerned about the fact that Cameo St. would be curbed off and won't go all the way through to Pear Blossom Rd. The City Engineer doesn't think Cameo will be curbed nor blocked in any way. Walbridge says that issue will be clarified in the findings. Ellis also has a question about the grass strip next to the sidewalk and who is responsible for maintaining that when there are no property owners. There is no answer to that.

Laurie Stirn, Hood River Valley Parks and Recreation District Director, 1601 May Ave, Hood River, OR, 97031. She wants to work with developers and City staff to come up with a different pathway than what's been proposed. They are interested in the back east side of the phase four for a path. Stern points out that though it's not specifically in the Parks Department Master Plan one of their goals is to work with partners to improve trail connectivity in open space. They are working on a trail to connect to the Eliot Park Trail. It is only in the development stage. Trail treads are typically 4 to 6 ft but they look for an easement of 20 ft wide for design flexibility. Because of the slope in this area the trail won't be ADA accessible

Sally Moss, (applicant), 28627 SW Presley Dr., Wilsonville, OR 97070. She is concerned about the steepness of the area where the path is proposed. Current landowners don't want the path to come up to Pear Blossom Dr. They are concerned about liability issues and privacy. Moss says there have been no improvements to Eliot Park in many years and they are wondering why the City doesn't do something with the park. They are talking with Columbia Land Trust about some land that is in the Scenic Area and cannot be built on and therefore siting a path there might be a good option. They are willing to work with the Parks Department on other options.

Linda Shipley – There is a piece of land, which is in the National Scenic Area, which could be dedicated to the neighborhood.

There is a recommended condition that requires the applicant to provide a revised geo-tech report showing the topo slopes and delineation of the buildable areas. Lindemyer wants to work with the geo-tech engineer and revise the findings and develop a map for the next meeting.

Chair Stephens would also like a legal reading about the code for open spaces.

Hearing continued to February 18th, 2014.

Adjourned by Chair Stephens at 6:30 p.m.

ATTEST:

Laurie Stephens, Chair

Date

Cindy Walbridge, Planning Director

Date

DRAFT