

**City of Hood River
Planning Commission
Public Meeting
March 17, 2014**

**City Council Chambers
211 Second Street
Hood River, OR 97031**

PRESENT: Nikki Hollatz (acting chair), Casey Weeks, Steve Winkle, Bill Irving, Laurie Stephens (arrived late)

ABSENT: Jennifer Gulizia, DeVol

STAFF: Planning Director Cindy Walbridge, Senior Planner Kevin Liburdy. Construction Inspector Gary Lindemyer

- I. CALL TO ORDER** – Chair Pro Tem Hollatz at 5:35 P.M. Hollatz reads the script for the proceedings for tonight’s meeting. Asks for bias, ex parte, conflict of interest or financial interest on the part of any commissioner. There is none.
- II: PLANNING DIRECTOR’S REPORT** – Cindy Walbridge explains that they have shifted the order of business and that File No: 2013-35 will be first on the agenda.
- III: PUBLIC HEARINGS**

FILE NO: 2013-35 (continued from March 3, 2014)

PROPOSAL: A Conditional Use Permit for a Planned Development including a four-lot subdivision for a total of four detached single family dwelling units. The proposal includes common open space, two parking spaces for each dwelling unit, improvements along Wilson Street, two driveways off the alley, installation of utilities and construction of associated site improvements including landscaping.

Staff report – Planning Director Cindy Walbridge presents the staff report explaining that staff is approving the proposal but that the commissioners need to work on three things. The first one is the frontage issue, Walbridge points out the two options. Option #1 shows the site plan using the interpretation of the frontage standard as being exempt for all parcels within the PUD boundary; and Option #2 creates a 1’ strip along Wilson Street allowing Lots 3 & 4 to become interior lots. The Planning Commission unanimously agreed that if lots #3 and #4 fronted on Wilson Street, they would have to meet the 50’ frontage requirement. As such, the site plan was amended to allow for a 1’ strip of the open space to front Wilson Street, thereby making lots #3 and #4 interior lots. The City Attorney’s opinion is that with PUD standards are flexible. The second issue is parking. The parking standard on the site plan states that parking shall be located behind buildings or on one or both sides whenever physically possible. The driveway on the east corner has to be 22 ft from the neighboring driveway so the proposed driveway might have to be moved to the west side of lot four. Walbridge says this is

a R-3 zone so there is the capacity to put in six multi-family units. A minimum of 30 percent of the property shall be used for open space and feels the open space is quite useable for the four households and it will be identified as such. The Fire Department asks for an access to the back houses from Wilson Street. With all this information Walbridge feels that the parking location is in the best location possible and meets the criteria. The third issue is the sidewalk. The requirement for sidewalks in new development is for five feet. In order to put in the sidewalks around the driveway aprons two walnut trees would have to be removed. This issue is not addressed under natural features because these trees are in the City of Hood River right-away so a determination is made by the City Engineer. Walbridge says the commissioners can make a strong recommendation for a three foot sidewalk around that area so the trees can remain.

PUBLIC TESTIMONY

Doug Beveridge , 2109 Avalon Way, Hood River, Or. 97031 – Works with Mike Kitts on this project. Feels that the zoning language is confusing and ambiguous concerning parking and frontage. He has built a lot of houses with the 20 ft setback. They are trying to create affordable housing and increase density in a R-3 zone.

Mike Kitts, May St Hood River, OR 97031 Walnut Street is not his issue; it's in the City's right of way. There is a four foot drop off from the base of the tree to the sidewalk. They would have to be two retaining walls like a giant cement box planter but in his experience this does not guarantee the tree will live.

Brian Litt 1007 Wilson St., Hood River, OR 97031, lived in neighborhood over 20 years. Appreciative of the values that Mike and Doug bring to the work. He would like the trees protected and thinks protecting the trees is consistent with City code as far as preservation of trees.

Gary Lindemyer, Project Manager for City of Hood River. The City never takes the issue of removing trees lightly. With the height of the bank and the amount of dirt that would have to be removed to put in a three foot sidewalk he feels the trees would not survive. There have been exceptions in the past to save trees with bump out curbs and other options but City sidewalks are important.

Walbridge talked with Dan Kearns, City Attorney – the overall policy to make needed housing type is subject only to clear and objective approval standards so housing in a PUD is subject only to clear and objective standards.

PUBLIC HEARING – closes 6:15 pm

Commissioners discuss the frontage issue and the consensus is that Option 2 as presented by Walbridge is the best approach. As far as the parking the commissioners feel that the parking configuration does meet the criteria of a PUD and that the open space design is trying to promote the natural features and open

space. Changing the parking location would limit the green space. Commissioners discussed how to interpret the term “whenever physically possible”. They also discussed the need to look at the inconsistencies in the code and fix them but the only way to do that is by having a building moratorium. They also feel there is a need to look at the inconsistencies in the code and fix it but the only way to do that is a building moratorium.

Motion: I move to approve Proposal File No: 2013-35 with the criteria approval of Option 2 for the setback requirement for the frontage requirement and that the commissioners strongly recommend that the City work with the applicant to save the Walnut Trees.

First: Weeks

Second: Winkle

Discussion: None

Vote: Motion passed

Ayes: Winkle, Weeks, Hollatz,

Nays: None

Abstentions: Irving

Excused: Gulizia, Stephens, DeVol

RECESS: 6:30 pm

RECONVENES AT 6:39 pm

Commissioner Bill Irving excuses himself from the next hearing. Chair Laurie Stephens joins the commissioners.

B. FILE NO 2013-29 (Continued from March 3, 2014)

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

Walbridge explains where the hearing left off in March. There is a previous subdivision plat and there was the issue of traffic impacts on 12th and 13th streets, a need for a professional analysis that all the lots are buildable, the trail along the bluff and the cul-de-sac being 60 ft longer than the requirement in the subdivision ordinance. A site plan was issued in January; a second one has been issued. The designation of phases is the same; some of the phases have been reordered and some boundary lines have color changes. A full geo-tech report was done – there is a concern about one lot, City Engineer Dev Bell asked for a decision confirming that the lots on the bluff are buildable. The geo-tech engineer says they are buildable assuming all geo tech recommendations are followed. Those recommendations are the conditions that have been put in the findings.

Traffic impact analysis the proportionate share has been determined based on current traffic and traffic in 2018 with the completion of the sub-division. The conditions have been amended to include the proportionate share division and the current analysis from February 11, 2014

Cul de sac has been amended to 200 ft which meets the subdivision codes.

Concerning the trail along the bluff line, the City Attorney says that if the Parks District wants to pay the Sieverkropp Family for that trail they can do so but the City does not

have the authority to say you are going to put in a trail there. The Sieverkropp's are working with the Columbia Land Trust and the Parks Department to work on a trail. The trail is not an issue.

5th Street will be improved with curb, gutter and sidewalks on both sides all the way to Sieverkropp Dr.

Shawn Summerset 202 Oak St. Suite 140, Hood River, Or. 97031, applicant's engineer. Summerset explains that originally it was a 100 lot subdivision but after the geo tech analysis it is now 98 lots. The phasing schedule has been changed.

Walbridge explains the process: once the preliminary plat is approved and all the findings are met a new plat is developed which is reviewed and approved by Engineering and Planning. The Sieverkropp's are only selling lots they not doing any construction. All conditions will cover the geo tech concerns and the lot number change.

Jason Glaspey 2300 Mason Rd., Hood River, Or. 97031 Has a question about the easement east of Lot 88. Somerset clarifies the easement boundary.

PUBLIC TESTIMONY closes at 7:09 pm

Chair Stephens asks for any ex parte, conflict of interest or financial interest on the part of any commissioner. There is none.

Motion: I move to approve File No: 2013-29, a 98 lot subdivision to include grading, construction of public streets; installation of public utilities and associated site improvements. Based on the findings of fact, the drafted conditions of approval including the March 17th, 2014 memo and using Map Revision #2 dated March 17th, 2014.

First: Hollatz

Second: Weeks

Discussion: None

Vote: Motion passed

Ayes: Winkle, Weeks, Hollatz, Stephens

Nays: None

Abstentions:

Excused: Gulizia, Irving, DeVol

ADJOURNED 7:15 pm