

City of Hood River  
Planning Commission  
Public Meeting  
December 18, 2017

City Council Chambers  
211 Second Street  
Hood River, OR 97031

PRESENT: Commissioners Nikki Rohan (chair), Mark Frost, Bill Irving, Sue Powers, Tina Lassen, Casey Weeks

ABSENT: Arthur Babitz

STAFF: Planning Director Dustin Nilsen, Senior Planner Kevin Liburdy, Associate Planner Jennifer Kaden, Planning Department Administrative Assistant Bobbie Van Tassel

### MINUTES

I. Call to Order: Chair Rohan called the meeting to order at 5:34pm.

II. Planning Director's Update

Planning Director Nilsen noted that this is the last meeting of 2017 and the planning commission should be prepared for a busy year in 2018.

III. Public Hearings:

**FILE NO.: 2017-33** – Subdivision for Olive View Townhouse Project

PROPOSAL: A 10-lot subdivision for a 10-unit townhouse project (i.e. five two-unit townhouse buildings). The project includes extension of 29th Street and public utilities.

APPLICANT: Klein and Associates, Inc. c/o Elizabeth Betts

OWNER: Olive View, LLC c/o Tim Bolen

PROPERTY LOCATION & ZONING: The subject property, approximately 1.06 acres, is located at 750 Ordway (south of the current southern terminus of 29th Street). Legal Description: 3N10E35BC Tax Lot 1200. The subject property is zoned Urban Standard Density Residential (R-2).

Chair Rohan read the procedural script.

No ex parte, bias, or conflict of interest were declared by any commissioners.

No challenges were made to any commissioner by the audience, or by any commissioner.

#### Staff Report:

Senior Planner Liburdy outlined the applicable code standards and criteria for the continuation of the hearing. Liburdy explained the revisions to the plan. The applicant now proposes a half street improvement along the southern edge of the site instead of a shared private driveway.

Commissioner Weeks asked Liburdy what the final width of the 29<sup>th</sup> Street improvement will look like.

Liburdy responded that there will be 50 feet of right-of-way following dedication of the remaining 10 feet by the adjacent property owner to the west in the future.

Commissioner Irving asked staff about the comments from the City Fire Chief from November 30, 2017.

Liburdy responded that the Fire Chief recommended that there be no parking on either side of the half street until it is widened.

#### Applicant Testimony:

Elizabeth Betts, Professional Engineer at Klein and Associates, 1411 13<sup>th</sup> Street, represented the client. Betts explained the layout update and the dedication with right-of-way for 29<sup>th</sup> Street and Olive View Way.

James Klein of Klein and Associates, also representing the client stated that comments from the neighbors and City Council were all considered in the plan revisions.

Commissioner Lassen asked the applicant if the footprint of the townhomes came down due to the extra space needed for the street improvements.

Betts responded that yes, the footprints decreased to meet maximum lot coverage.

Irving asked the applicant about the dashed lines on the site plan.

Betts responded that the dashed lines show likely building footprints for purposes of meeting maximum lot coverage standards.

#### Public Testimony:

Chair Rohan asked for testimony from proponents and neutral parties. There was none.

Chair Rohan asked for testimony from opponents.

Kyle Day of 241 SE Wyers Street, White Salmon, WA and Joshua Barringer, 2260 Riverdale Road, Hood River, OR presented testimony expressing concern about the proposal in the form of a video presentation.

Abigail Merickel of 1229 29<sup>th</sup> Street, Hood River, OR stated her opposition to the application due to the half street improvement being irresponsible. There will be no street parking and no sidewalks. Merickel mentions the lack of adequate space for fire safety and turnaround space for other service vehicles. The scale of the homes is a major concern, because views of the mountain will be blocked as well as southern exposure, which these houses were built to take advantage of. The scale does not fit the surrounding neighborhoods which mainly consist of cottage-style homes. Merickel added that the city pushes for more density, causing greed for profit, ultimately dropping surrounding home values.

Randall Hobson of 2851 Cottage Lane, Hood River, OR stated his concerns with fire safety, guest parking, density, stormwater issues, and the price of these townhomes.

Zip Krummel of 1215 29<sup>th</sup> Street, Hood River, OR introduced himself as the Cottage Lane HOA President. Krummel explained that homes in the Cottage Lane PUD were built to be energy efficient and to take advantage of the southern exposure. If these new townhomes are built, southern exposure will be blocked, causing it to be more expensive to live in their homes. Another major concern is the groundwater that Developer Mike Kitts considered when building the Cottage Lane PUD. Krummel stated his concern with the impact that this new construction will have on the constant running groundwater beneath the homes.

#### Applicant Rebuttal:

Betts stated that the parking availability is more than required. Each unit will have three or four parking spaces, while the code only requires two. There is a sidewalk proposed on 29<sup>th</sup> and Olive View Way. The density for Cottage Lane is greater than the proposed density for this application. A half-street development is very common in the City of Hood River, leaving the other half of improvements the responsibility of the future developer. The angle of the homes is to preserve views of the mountain, including for residents of Cottage Lane. The second fire hydrant at the end of Olive View will be used temporarily as a blow-off for the end of the water main. A lined detention basin and lined planting strips are proposed for stormwater runoff.

Klein added that the residents of Cottage Lane knew the potential for future development. Klein also pointed out that this is not simply a profit-driven project, which can be seen by the applicant's willingness to add infrastructure and a half-street improvement.

Liburdy explained that 29<sup>th</sup> Street was originally a private road in the Son Rise PUD, and later it was extended south as a public street to serve the Cottage Lane PUD. The idea of a half street improvement is that it will eventually be built to full city standards. There will be no on-street parking so that there can be fire access. Illegal street parking will be an enforcement action.

Questions for Staff:

Chair Rohan asked staff if the stormwater plan has to be completed prior to the final plat.

Liburdy confirmed that the stormwater plan will need to be completed to meet city standards prior to final plat.

Weeks asked staff what the city plans to do to bring 29<sup>th</sup> street up to City standards.

Liburdy responded that he is unaware of any future plans for 29<sup>th</sup> Street. The long-term goal is to build a network of streets for better connectivity and alternate routes.

Commissioner Frost asked staff about the scale of the townhomes and how building height is measured.

Liburdy responded that building height is measured from the original grade and then read the definition of building height from municipal code.

Chair Rohan allowed additional audience testimony, subject to applicant rebuttal.

Jenny Day, 241 Wyers Street, White Salmon, WA expressed concern about growth based on her experience in Phoenix.

Klein responded that the driving factor for this type of development is the high cost of development in Hood River.

Liburdy responded that the state of Oregon has urban growth boundaries around cities to protect farm and forest lands located outside of UGBs.

Chair Rohan closes the hearing at 6:40pm.

Deliberations:

Frost stated that the side-by-side parking is a more realistic option and that not having on-street parking will be good. There is still a concern with building height, but overall he is pleased with the redesign and moving the street to the south side of the property.

Irving did not have anything to add.

Weeks added that he would like to see “No Parking” signs added to both side of the street. All other approvals fit with the criteria.

Lassen agrees with Weeks and added she is pleased with the proposed road improvements.

Commissioner Powers did not have anything to add.

Irving asks staff about driveways and parking spaces.

Liburdy responded that a specific condition of approval can be added to require a certain number of parking spaces and proceeds to read Condition #11.

Chair Rohan stated that the new design meets criteria. A condition should be added on signage for street parking.

Commissioners discussed parking issues. Concern was expressed about requiring more than the minimum number of parking spaces after the half street is widened in the future.

Weeks recommended that the City take a serious look at 29<sup>th</sup> Street between May Street and Talon Avenue to figure out connectivity and better flow. Weeks also asked staff about street trees.

Liburdy responded that because the planter strips will be used for stormwater purposes, some street trees may have to be on private property in a dedicated easement.

Motion: Irving moves to approve the findings and conditions from the original staff report subject to modification consistent with the addendum to the staff report, including: clarifying the condition to require at least three off-street parking spaces on each lot until the half street is widened to meet city standards; requiring provision of an easement if street trees are located on lots; and, prohibiting on-street parking until the half street is widened to meet city standards.

Commissioner Powers seconds motion.

Lassen asked if for clarification on the condition addressing minimum off-street parking.

Irving responded that at least three space per lot until the half street is widened, at which time each lot must have the minimum number of spaces that are required by the zone.

Motion passes 6-0.

Recess at 7:10pm

Meeting proceeds at 7:17pm

Chair Rohan introduces a Public Hearing for **File No. 2017-50**

PROPOSAL: Conditional Use Permit to convert an existing office space approximately 357 square feet in size into a residential unit in the historic First National Bank building.

APPLICANT & OWNER: Bradford Perron

PROPERTY LOCATION: 304 Oak Street. Legal Description: 3N 10E 25CD Tax Lot 11700.

Chair Rohan asked the applicants if they wanted the procedural script read again. They did not.

No ex parte, bias, or conflict of interest were declared by any commissioners.

No challenges were made to any commissioner by the audience, or by any commissioner.

Staff Report:

Kaden outlined the application describing it as a Conditional Use Permit to convert an existing office space into a residential unit. Another residential unit exists and was approved in 2010. This application meets the required density for the residential zone. There have been questions about this unit being used as a short-term rental (STR), but STRs are permitted in this zone and the owners are allowed to obtain a license under separate process. Two parking spaces are required for a residential unit. No off-street parking is provided, but the applicant is willing to pay the in-lieu parking fee. The transportation and traffic are the main concerns. There will be no exterior changes. Staff recommends approval of this application.

Weeks asked staff if there is a proposed balcony.

Applicant responded that there is a Juliet balcony already in place.

Powers asked about current resident parking.

Kaden responded that the building owner rents spaces in a city lot, which sufficed the code at the time, but no longer meets code.

Frost asked staff about the in-lieu parking fee.

Kaden explained the in-lieu parking fee and the calculation that is based on square footage.

Nilsen discussed the in-lieu fee and parking necessity.

Chair Rohan closes the hearing at 6:32pm.

Deliberations

Motion: Weeks moved to approve the application with the stated findings and conditions.

Lassen seconded the motion.

The motion passed 6-0.

Public Testimony regarding matters not on the agenda:

Ella Shapley, an architectural historian, voiced her concerns for the lack of design criteria for new development within the City.

Nilsen explained the City's development standards and added that City Council controls policy direction.

Liburdy explained existing design standards for residential uses are limited.

IV: Approval of Minutes

Motion: Frost moved to approve minutes from November 20, 2017 and September 5, 2017.

Powers seconded motion.

Motion passed 6-0.

Chair Rohan adjourned meeting at 7:50pm

ATTEST:

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Nikki Rohan, Chair

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Date

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Dustin Nilsen, Planning Director

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Date (Approved)