



CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

**Planning Commission
Public Hearing
Tuesday, September 3, 2019
5:30 p.m.**

**Hood River City Hall
Council Chambers
211 2nd Street**

CITY OF HOOD RIVER PLANNING COMMISSION AGENDA

I. Call to Order: Chair Babitz

II. Planning Director's Update

III. Public Hearings

A. FILE NO. 2019-22 – Verizon Wireless

PROPOSAL: Modification of an existing Site Plan Review Permit for Verizon Wireless affecting wireless communication facilities located on the penthouse of the Hood River County Administration Building. The proposal features replacement of three cylinders that are used to screen wireless antennas with a 10-foot-tall by 12-foot-wide by 12-foot-long screen wall, as well as to replace and relocate associated wireless communication facilities including antennas.

APPLICANT: Verizon Wireless c/o Anna Lee-Thomson and Patrick Evans, Lynx Consulting, Inc.

B. FILE NO.: 2018-07 – Westside Area Concept Plan Report, Zoning, and Comprehensive Plan Amendments – continuation of hearing from August 19, 2019

PROPOSAL: Amendments to the Hood River Comprehensive Plan and the Hood River Municipal Code (HRMC) based on the Westside Area Concept Plan Report, Housing Needs Analysis and Housing Strategy. Amendments may apply outside the Westside Area Concept Plan study area and may include updates to various sections of the Comprehensive Plan including the Transportation System Plan, Zoning Maps, Zoning Ordinance, and Subdivision Ordinance.

The commission will take testimony and consider updating their recommendations to the City Council regarding land use and housing development before future hearings are scheduled and deliberation begins over the Westside Area Concept Plan Report's Land Use Framework.

APPLICANT: City of Hood River

C. FILE NO.: 2018-05 and 2018-06 – Amendments to the Hood River Municipal Code - continuation of hearing from August 19, 2019

PROPOSAL: Amendments to the Hood River Municipal Code (HRMC) as follows: 1). Amend the Subdivision Ordinance Chapter 16.08.010 to include the approval process for Expedited Land Divisions pursuant to 197.360 of the Oregon Revised Statutes, 2). Amend HRMC Chapter 17.01.060 Definitions for Dwelling Unit, Kitchen, Lawfully Established Unit of Land, Multifamily Dwelling, Non-Transient Rental, and Transient Rental, 3). Amend Chapter 17.03.040 (G) Parking Regulations Office Residential Zone (C-1), Chapter 17.03.050 (H) Parking Regulations General Commercial Zone (C-2), Chapter 17.03.060 (G) Parking Regulations Light Industrial Zone (LI) to eliminate parking exemptions. 4). Amend Chapter 17.04.040 General Exceptions to Building Height, to allow and limit parapet and mechanical screen heights as permitted exemptions; 5). Amend Chapter 17.04.070 General Exceptions to Lot Area Requirements Limitations to allow legally established lots to be used for permitted uses, 6). Amend Chapter 17.04.120 Maximum Lot Coverage to clarify reductions in area calculations for pervious surfaces and rear and side loaded garages; 7). Amend Chapter 17.16.10 Site Plan Review and Applicability to include subdivisions and exclude minor site modifications and single lot partitions for townhomes, 8). Amend Chapter 17.23 Accessory Dwelling Units to eliminate principal occupancy requirement, and 9). Amend Chapter 17.24 In Lieu Parking Fee to create a single calculation to determine required parking.

APPLICANT: City of Hood River

IV. Adjourn