

5/18/20 City of Hood River Planning Commission Meeting Notes
Meeting held via Zoom Webinar

Commissioners Present: Arthur Babitz (AB), Erika Price (EP), Megan Ramey (MR), Mark Frost (MF), Sue Powers (SP), Bill Irving (BI), Tina Lassen (TL)

Staff: Planning Director Dustin Nilsen (DN), Associate Planner Jennifer Kaden (JBK), GIS Analyst Jonathan Sloven-Gill (JSG), Senior Planner Kevin Liburdy (KL)

JSG provided directions to PC and participants (Mike Ketler and Sean Wagner of IBC)

Call to order time: 5:33pm

Planning Director's Update:

DN: Explanation of proceeding, Meeting being recorded. PC packet includes info about parking in-lieu fee, not on tonight's agenda but looking for a date for a PC hearing. PC discussed (KL left meeting tmp

Hearing 2019-48 Wasco Street Townhomes PUD:

AB (5:40pm): Read procedural script. Bias, conflict of interest, ex parte contact?

DN: Staff report includes supporting documents. CUP. Exclusively residential development in C-2 Zone requires PUD process. Explained applicable code criteria. Half acre on Wasco Street, vacant, surrounded by C-2 and LI to north. Notices mailed to 250' and agencies. Only comments provided were from City Engineering and Fire. 30% open space not required in C-2 Zone PUD. Minimum density of 11 units/acre, resulting in min. requirement of 6. One access point. Wasco is collector street, 300 foot spacing. Slopes on rear of property

Mike Ketler, IBC: 1040 Multnomah Road. Need to screen share?

MK: Shared screen, depicts layout. Tried to maximize density to keep costs down, and create functional parking and recreation space while meeting City requirements. Shared concept drawings, explained subject to change based on Engineering Dept., etc.

AB: Requested plan view on screen and asked PC for questions.

MK: Discussed vehicle turning radius and accessibility of garages. Addressed in traffic study. Worked with Fire Chief to meet emergency access requirements. It will be tight but meets Fire Dept. requirements.

MF: Stormwater retention under parking?

MK: Will collect roof water and detain but not treat it. Will collect and treat stormwater from pavement, and this will be underground.

AB: Is diagonal line related to stormwater?

MK: Existing stormwater from upstream properties will be captured in a culvert and will run through an easement.

EP: And riprap will be added?

MK: Yes, accepting water from upstream on site in engineered riprap ditch before culverting. Will need to be maintained.

AB: Other questions?

AB: Does anyone wish to testify? Reminded audience how to raise hands.

JSG: No raised hands.

AB: No testimony. Any further questions? Staff recap?

DN: Have a recommendation of approval with conditions. 11 units, two-year preliminary approval. Draft conditions on pp. 66-71. Applicant has reviewed. Many placeholders for Engineering Dept. No objections as drafted. Looking for PC approval with conditions as drafted or amended.

AB: Does applicant have any questions or comments with conditions as drafted?

MK: No questions or comments at this point.

AB: Floor open to PC. Are there any recommendations for additional questions, removal or modification?

MF: No.

MR: Condition regarding bike parking, how are long-term and short-term defined?

DN: In 17.20, covered spaces, etc. Applied multi-family requirements to these units.

AB: Are there two separated areas for bike parking?

MK: Rear entry porches would allow one or two bikes to be locked per unit without impeding access.

TL: Sidewalk improvements and bike lanes – what improvements will be made to streetscape?

MK: Shared screen.

DN: Tree lawn separates sidewalk from curb. TSP requires bike lane in Wasco Ave.

TL: On-street bike lane?

DN: Yes.

TL: Detached sidewalk?

DN: Yes, separated by planter.

TL: With one curb cut?

MK: Yes, and one ADA ramp.

TL: Has there been any consideration of safety of bikes on sidewalk at the driveway?

MK: 10 feet from corner of building to sidewalk so sidewalk should be visible to drivers. And, about 18 feet to bike lane.

AB: Wasco is a Collector St.

DN: Neighborhood Collector.

AB: On street parking?

DN: Bike lane instead of on-street parking.

AB: Any other issues for PC?

AB: No other issues raised. That completes staff recap. Closing hearing, will not allow further testimony after close testimony. Anything else? None raised. Clapped hands, record is closed, moving to deliberation (6:20pm).

MOTION:

MF: No issues, looks like good project. Move to approve File No. 2019-48 based on draft findings conditions of approval.

TL: Second.

AB: Motion by Mark and second by Tina with no modifications. Discussion?

PC: No discussion.

AB: Roll call vote.

SP: Yes.

MF: Yes.

MR: Yes.

TL: Yes.

BI: Yes.

EP: Yes.

AB: Yes. Motion passes unanimously 6-0. Will sign after order is prepared by staff. Anything else?

DN: June 15 next meeting, Legislative discussion on parking code, can discuss openly. Will prepare additional information prior to meeting.

MF: Thanks to Mike and Sean for bringing the project .

AB: Thanks to JSG for tech assistance.

AB: meeting adjourned 6:24 pm.



Oct, 21, 2021

Mark Frost, Chair

Date



October 21st, 2021

Dustin Nilsen, Planning Director

Date (Approved)