



CITY OF HOOD RIVER

PLANNING DEPARTMENT

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

November 6th, 2025

CITY OF HOOD RIVER PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Planning Commission will conduct a public hearing on Monday, December 1st, 2025, beginning not earlier than 5:30 p.m. to consider the following land use application.

PROPOSAL AND FILE NO: 2025-15

The applicant requests the approval of a site plan to develop a 135-room hotel with an associated restaurant, meeting center, first-floor parking garage, and various site improvements. *(See elevations and attached preliminary site plan.)*

APPLICANT /OWNER: Line 29 Architecture 2005 Broadway Street Vancouver, Washington 98663 on behalf of Owner: Eagle Newspapers, Inc. P.O. Box 390 Hood River, OR 97031

PROPERTY LOCATION & ZONING: Property located at the southeast corner of State Street and 6th Street; Legal Description: 419 State Street, 3N10E25CD Tax Lot 10800. The property is zoned General Commercial Zone (C-2). *(See attached location map.)*

CRITERIA: The Planning Commission will evaluate the request at the public hearing based on procedures outlined in 17.09 of the Municipal Code, including but not limited to the following criteria of the Hood River Municipal Code: 17.03.050 General Commercial Zone (C-2); 17.16 Site Plan Approval Criteria, 17.17 Landscaping, and 17.20 Transportation Circulation and Access Management.

RESPONSE: All interested parties are encouraged to submit written testimony to be included in the staff report before 5:00 p.m. on Friday, November 21st, 2025, and/or present oral or written testimony as part of the public hearing on Monday, December 1st, 2025. Written testimony may be mailed to the City Planning Department or delivered to City Hall at 211 2nd Street, Hood River, OR 97031, or e-mailed to d.nilsen@cityofhoodriver.gov.

Should you wish to provide testimony at the Planning Commission public hearing, the conference video and call line information is below. We recommend that parties interested in participating in this manner contact City staff before the meeting starts with their name, address, and how we can identify you during the meeting.

To participate remotely, please use one of the following:

<https://us02web.zoom.us/j/85405262009?pwd=ajlEZGtaenJMVs0R21hTENToFNuQT09>

Webinar ID: 854 0526 2009 Passcode: 155763

+12532158782,,85405262009#,,,,*155763# US (Tacoma) +13462487799,,85405262009#,,,,*155763# US (Houston)

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

The application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available from the Planning Department and can be accessed through this link [2025-15 419 State St SPR](#). The staff report will be available at least seven days before the hearing. Paper copies of materials are available at a cost of \$.50 per page.

STAFF CONTACT: Dustin Nilsen, (541) 645-4713 d.nilsen@cityofhoodriver.gov

Location Map



Applicants' Neighborhood Concept Rendering of State Street Facing Elevations and Site Plan

