

City of Hood River
Planning Commission
Public Meeting
October 17, 2016

City Council Chambers
211 2nd Street
Hood River, OR 97031

Present: Chair DeVol, Commissioners Rohan, Irving, Smith, Lassen and Weeks

Staff: Walbridge, Liburdy, Kaden and City Attorney Kearns

MINUTES

I. Call to Order – Chair DeVol called the meeting to order at 5:30 p.m.

II. Planning Director's Update:

III. Public Hearing: File # 16-37 a request for a Zone Change from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) by City of Hood River. The property is located at 3N 10E 26DB Tax Lot #700 – the northwest corner of Wasco and Jaymar/20th Streets. The parcel is zoned Open Space/Public Facilities (OS/PF) and is 5.33 acres in size.

DeVol opened the hearing stated that public testimony would not be taken and this meeting was for the Planning Commission to deliberate and make a decision. He then requested the City Planner's report.

Walbridge gave the report: We have had three public meetings on this topic, October 17, 2016, February 21, 2017 and tonight. This process actually began in August when the City Council directed staff to identify publically-owned properties that could be used for affordable housing and partner with the Mid-Columbia Housing Authority to develop affordable housing.

Morrison Park had been looked at previously as a design charrette for affordable housing by U of O students for affordable housing.

One of the biggest hurdles to affordable housing development in Hood River is the cost of the land. This is a critically needed use, and this land is available.

The Planning Commission met in October and a continuance was requested and staff updated the report to include criterial to be evaluated as part of the application:

Criteria for Zone Change, Burden of Proof, Transportation Planning Rule, Goal 8- Recreation, Goal 10- Housing, Goal 5 – Natural Resources (but it was determined there were not protected Goal 5 resources on site, to this was not applicable), Goal 4 – Forest (no identified and protected resource, so goal not applicable). This property has been designated as a park and the City Council has the authority to rezone public lands with a justified need and a set of affirmative findings of fact. The Planning Commission can get enmeshed into so many aspects of this application, but it is a Park – Goal 8 and this report has proven that the criterion has been met to rezone to Residential. I would suggest you adopt the findings of fact in the

report and recommend approval of the zone change to the City Council with conditions: to develop a park along with the housing project, to protect the stream and construct the connection from the east side of the property to the waterfront for bikes and pedestrians.

DeVol read the script for deliberation to include questioning the Commissioners for ex parte or conflicts. Lassen stated she had submitted testimony prior to becoming a Planning Commissioner but said she could evaluate the findings and testimony and render an impartial vote. The other Planning Commissioners had not conflicts.

Susan Crowley, an audience member challenged Lassen's participation in the deliberation and vote. The request did not receive a vote, so Lassen remained on the Commission for the deliberation and vote.

Deliberation:

Rohan asked if there were additional ODOT comments other than in the staff report. Walbridge said there were not. The proportionate share for Cascade and 20th will be due to complete the zone change.

Lassen: Questioned whether we should be doing this zone change. Is it good public policy?

Smith: In favor of the zone change for following reasons (and stated he had listened to the recording of the last meeting he missed) – meets all the criteria, it's legally defensible, housing is the top priority, we need to look into the lens at all policies and the need for housing is most important, disc golf course could possibly be rebuilt as part of the Westside plan, and we still need to look at other lands.

Weeks: In favor of the zone change and has the same understanding as Smith. He agrees that needed housing is the most important priority. This property qualifies to be R-3, to be put back into its original zone, and is a great location for affordable housing.

Rohan: Staff has provided findings to approve the rezone and housing is the top priority.

Irving: Recommends that the small portion of tax lot #700 on the south side of Wasco remains in OS/PF. Stated we already have sufficient lands for housing per the Housing Needs Analysis (HNA) and we did not include Morrison Park in the HNA for this use. The policy argument has not been met.

DeVol: The HNA does not necessarily conclude the City has enough residential lands. There are unknowns that reduce availability – Hanners in agricultural use and a noted need for 300 of the residential units in the commercial zone. Without those two things happening we have a deficit. The OS/PF Zone already allows buildings such as schools and police stations. It's a public facility, also.

Lassen: The Commissioners have provided a good rationale; however, we cannot ignore the Goal 5 policies. This is a public resource; a natural area.

DeVol: Asked City Attorney to explain Goal 5 role in this application.

Kearns: Goal 5 preservation requires a process of inventorying the sites and resources then completing an ESEE Analysis (**analysis** of economic, social, environmental, and energy) consequences to a resource. Inventory and analysis has not been done on Morrison Park, so therefore there is no Goal 5 protection. Nothing in Goal 5 prohibits the removal of a park from park use.

When something is a Goal 5 resource we set regulations for protection.

Lassen: What about the stream?

Liburdy: Indian Creek and Phelps Creek are the only two Goal 5 resources streams in the City.

Irving: Said there was gobs of land in R-1, C-1, etc. and all can be developed.

Rohan: Can we include the idea that this is the highest and best use?

Kearns: Public need is the most important quality of this zone change. The argument has been raised and met. The proposal is legal. The Policy of public need is approval to advance a very specific recommendation to the City Council.

Irving: Can we condition the development of the property?

Kearns: Zone change comes first. We can address what we see as necessary to carry forward the public need.

Weeks moved, and Rohan seconded to recommend to the City Council that they approve the Zone Changes from Open Space/Public Facilities to Urban High Density Residential based on the findings of fact in the staff report and to include the following conditions:

- 1. Include only that portion of Tax Lot 700 on the north side of Wasco Avenue.**
- 2. Preserve a park area to include an onsite bike/pedestrian connection to the north on the south and east side of the property. (no size given)**
- 3. Work with the Mid-Columbia Housing Authority as a partner in developing this property after the zoning has changed to R-3. If this does not happen, don't sell the property for a market rate development.**

Aye: Rohan, Weeks, Smith and DeVol

Nay: Lassen and Irving

Motion passed.

DeVol closed the meeting at 7:30 p.m.

Signed _____

Attest _____