

City of Hood River  
Planning Commission  
Public Hearing  
March 19, 2018

Hood River City Hall  
City Council Chambers  
211 Second Street  
5:30 p.m.

## MINUTES

### I. CALL TO ORDER: Vice Chair Arthur Babitz at 5:30pm

Vice Chair Arthur Babitz informed the audience that Planning Commission Chair Nikki Rohan resigned from the commission for personal reasons. The Vice Chair will act as Chair for tonight's hearings.

PRESENT: Vice Chair Arthur Babitz, Commissioners Mark Frost, Bill Irving, Sue Powers, and Tina Lassen

ABSENT: Commissioner Casey Weeks

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

### II. PLANNING DIRECTOR'S UPDATE:

Planning Director Dustin Nilsen provided an overview of the agenda items and process. Nilsen explained that the planning commission is opening two legislative hearings tonight. These include a longer-term process associated with the Westside Area Concept Plan Report, as well as a parallel process for initial code amendments to address a variety of objectives including conformance with state law and code workability. Nilsen presented a slide to illustrate the legislative processes.

Vice Chair Babitz asked commissioners if there were any objections to allowing questions by audience members during the planning director's presentations. There were no objections by commissioners. Nilsen encouraged audience members to sign up before speaking and provide contact information.

Nilsen presented slides and explained that the proposed amendments are rooted in the City's Housing Needs Analysis, its three-pronged Housing Strategy, and city council goals. The first series of amendments, to be discussed in File Nos. 2018-05 and 2018-06, affect City-wide zoning- and subdivision code and are generally limited in policy discussion. These amendments are expected to occur in the nearer-term.

The second series of amendments, to be discussed in File No. 2018-07, are being initiated based on the Westside Area Concept Plan Report. These include possible changes to the

City's Comprehensive Plan, Transportation System Plan, Open Space Plan, Capital Facilities Plans, Zoning Map, and Subdivision- and Zoning Code. Amendments may be applied Citywide rather than only on the Westside. For example, provisions for different housing types and processes could be permitted throughout the city and Urban Growth Area.

Nilsen explained the legislative process. The City Planning Commission will review information from staff and public testimony, and will make recommendations to the City Council. The City Council will make decisions. Notices were mailed to the State, the County, and to all property owners within the Urban Growth Boundary.

### III. PUBLIC HEARINGS:

#### A. File Nos. 2018-05 and 2018-06, Amendments to the Hood River Zoning- and Subdivision Ordinances

Vice Chair Babitz opened the public hearing for File Nos. 2018-05 and 2018-06 and read the procedural script. He explained the code provisions that are proposed to be amended, and explained rules for testimony.

Babitz asked planning commissioners to disclose any ex-parte contact, conflicts of interest, or bias. No ex-parte contact, conflicts or interest, or bias were declared by commissioners Frost, Irving, Powers, or Lassen. Babitz explained he may have financial conflict with code amendments associated with building height, so he may recuse himself when deliberation occurs on that issue.

Nilsen suggested that, if necessary, the building height issue could be addressed through a separate motion in order to allow Babitz to participate in a broader package of code amendments.

#### STAFF REPORT:

Planning Director Dustin Nilsen presented slides and described proposed code amendments. He explained how notices of the proposed code amendments were provided. He recommended the hearing be continued to April 16, 2018 at 5:30 p.m. for further discussion.

Susan Crowley, PO Box 963 Hood River, OR, asked if there will be single hearings for each item.

Nilsen did not anticipate separate hearings for each code amendment, unless an issue needs to be addressed separately to avoid a conflict for a commissioner.

Babitz asked the commissioners if they would like to take testimony. There were no objections.

Alex Podolak, 3004 Adrienne Lane, Hood River, OR asked for clarification of the in-lieu parking fee issue.

Nilsen explained how the zoning ordinance currently allows payment of a fee in lieu of providing off-street parking in certain zones in the downtown, Heights and waterfront areas, and the fee can be paid for both residential and commercial uses. Babitz noted that in-lieu fee does not apply in residential zones.

Babitz called for public testimony.

TESTIMONY:

Kristi Chapman, 4290 Alpenglow Drive, Hood River, OR commented on the draft amendments to code for Accessory Dwelling Units. She has concerns that eliminating the owner-occupancy requirement will encourage investors to purchase homes and establish two rentals, and that they may become short-term rentals. She suggested that, if the owner-occupancy requirement is eliminated, the owner should at least be required to live in Hood River County.

Nilsen agreed that the commission should consider whether eliminating the owner-occupancy requirement will encourage investors to purchase homes, and he explained that the zoning regulations prohibit use of Accessory Dwelling Units for short-term rentals.

Commissioner Bill Irving responded that another existing code provision requires the ADU occupant to be locally employed. Also, should ADUs be allowed in duplexes or townhouses? These are additional policy questions that need public input.

Babitz encouraged members of the public to thoroughly review the proposed ADU code amendments and submit testimony.

Linda Maddox, 3018 Dana Lane, Hood River, OR expressed concern the definition of "kitchen" is too broad. She is also concerned with the definition of "multi-family dwelling" and suggested duplexes and triplexes should be included in that definition. She believes maximum lot coverage standards should apply to multi-family uses. Regarding ADUs, she believes the owner should live there permanently. Regarding parking, she supports matching the in-lieu fee with the parking requirements of the zone rather than using a ratio of 1.2 spaces per thousand square feet.

Susan Crowley, PO Box 963, Hood River, OR suggested that hearing items should be announced prior to meetings so the public can be better prepared to provide testimony.

Babitz requested additional testimony. There was none.

MOTION:

Irving made a motion to continue the hearing for File Nos. 2018-05 and 2018-06 to April 16, 2018 at 5:30 p.m.

Commissioner Frost seconds motion.

Babitz asked for discussion of focusing future hearings on certain topics. Some issues may not generate much testimony such as the expedited subdivision process that is required by state law. Other issues are meatier and may generate more testimony. Should the commission start by focusing on ADUs?

The commission discussed prioritizing the code amendments to start with ADUs then review requirements for expedited land division, exceptions to maximum lot coverage, exceptions to minimum lot size, Site Plan Review applicability, definitions including "kitchen", building height exceptions, and in-lieu parking fees.

Motion passes unanimously, 5-0.

B. File No. 2018-07, Amendments to the Hood River Comprehensive Plan and Municipal Code based on the Westside Area Concept Plan Report, Housing Needs Analysis and Housing Strategy, and Buildable Lands Inventory.

Vice Chair Babitz opened the public hearing for File No. 2018-07 and read the procedural script, briefly explained the proposed amendments, and explained rules for testimony.

Babitz asked planning commissioners to disclose any ex-parte contact, conflicts of interest, or bias. No ex-parte contact, conflicts or interest, or bias were declared by Commissioners Frost, Powers, Lassen or Babitz. Commissioner Irving explained that he is a real estate broker and represents buyers and sellers of properties, but has no financial interest in the outcome and can be impartial.

STAFF REPORT:

Senior Planner Kevin Liburdy presented slides and explained that much of what will be discussed is related to the Westside Area Concept Plan but it is possible that there will be amendments to the Comprehensive Plan and Development Code that apply more broadly, beyond the Westside study area. He explained the legislative process including how notices of the proposed amendments were provided, and how the planning commission started by reviewing a "process roadmap" on February 20, 2018 that lays out an approach to go through the components of the concept plan and invite public comments.

Liburdy focused on slides presenting the process roadmap and explained tonight's meeting opens the record and focuses on the introduction chapter, background and project history,

vision and guiding principles, and will touch on frameworks that are presented in the document. It is expected the hearing process will go slowly over a long period of time and it will include work sessions with the City Council. The schedule is flexible and subject to change.

Irving questioned if meetings focusing on legislative code amendments are expected once per month, and the Planning Commission's other meeting each month will focus on quasi-judicial land use applications.

Nilsen confirmed that this is the intent but, due to statutory time limitations for processing land use applications, it probably will be necessary to have meetings that include both legislative code amendments and quasi-judicial land use applications. The process roadmap starts with broader topics and, over time, narrows to focus on code updates for implementation.

Alex Podolak, 3004 Adrienne Lane, Hood River, OR asked where Westside Area Concept Plan documents including appendices can be found.

Nilsen responded that concept plan documents are on the website at [hrwestsideplan.com](http://hrwestsideplan.com) under Documents and Background. Tonight's slide presentation will be posted too.

Liburdy explained the purpose of the concept plan and how it integrates land use and transportation plans. It is intended to support workforce and affordable housing, help to guide individual developments and public realm improvements, and consider strategies for land use regulations, infrastructure funding, and other key actions.

Liburdy briefly reviewed the framework plans for neighborhoods and districts, streets and transit, pedestrian and bike connections, parks and open space. He noted that the three land use scenarios drafted for the report are expected to be a big part of the discussion going forward.

Liburdy provided background including actions by the City that led to preparation of the concept plan. He briefly explained the findings of the City's 2015 Housing Needs Analysis, as well as the City's three-pronged Housing Strategy. The City's 2015 Buildable Lands Inventory determined that the majority of remaining vacant and partially vacant land is on the west side, and this is one of the main reasons why the concept plan focused on this area.

Liburdy provided an overview of existing zoning in the Westside study area, noted the area includes land for a future school, and explained that the City and Hood River County coordinated on preparation of the plan. He explained the regulatory role of the concept plan and noted that concept plan report recommends adoption of the concept plan as a supporting document of the Comprehensive Plan. It is anticipated that adoption of the plan

will include updates to the City's Transportation System Plan, Capital Facility Plans, Zoning Ordinance and Subdivision Ordinance.

Liburdy explained the process of preparing the concept plan relied on numerous meetings with a Technical Advisory Committee and a Project Advisory Committee, open house events, non-scientific surveys, briefings of the City Council and County Board of Commissioners, and other meetings with groups and individuals.

Liburdy explained the vision for the study area that was developed by the advisory committees, as well as guiding principles intended to implement the vision and help evaluate elements of the concept plan.

Liburdy reiterated that the amendments being discussed affect not just the Westside study area but the entire community. He recommended a motion to continue the meeting to May 21, 2018 at 5:30 p.m.

Babitz asked for clarification of incorporating the concept plan into the City's Comprehensive Plan.

Liburdy responded that, for example, there are recommendations to weave neighborhoods together that apply specifically to the west side and it may be appropriate to include them in the Comprehensive Plan Background Document to provide guidance in the future.

Babitz noted that documents such as the Transportation System Plan are considered support documents to the Comprehensive Plan. He asked if staff recommends adopting the concept plan in the same manner.

Liburdy confirmed this is a recommendation of the concept plan report subject to review by the Planning Commission and City Council.

Babitz asked for clarification of one- and two-map systems.

Liburdy responded that Hood River has a single map system that reflects the vision of the Comprehensive Plan as well as specific implementation of the Zoning Ordinance. Some communities have a Comprehensive Plan Map that is more generalized, and a separate Zoning Map that is more specific.

Babitz asked for questions.

Commissioner Mark Frost explained he has questions about three topics or assumptions and wants to verify when there will be discussions of the population forecast and how it informs the vision; residential development in the commercial zone and how that ties in with future commercial needs; as well as density and whether it will guarantee affordability. These are big topics and it would be best to avoid discussing all of them at the same time.

Babitz agrees that a deeper discussion of these issues is needed.

Irving asked if adoption of the concept plan is expected to occur in association with adoption of new ordinances, at the time identified on the roadmap. He asked if there is a point in the process where the concept plan would be accepted as a supporting document to the Comprehensive Plan. He noted that because the appendices to the concept plan include draft code language, it may not be appropriate to adopt the plan if the code language hasn't been reviewed first.

Babitz concurred that it would be difficult to adopt the concept plan as a support document to the Comprehensive Plan until the commission has first gone through all components including draft code. He suggested staff work on how best to address this.

Nilsen responded that there is a possibility for incremental approvals with separate ordinances. For example, approval of framework plans for transportation and changes to the Transportation System Plan before approval of changes to the zoning map.

Babitz reminded the audience that this is a legislative matter, and speaking in public about the matter is permitted.

Babitz asked for questions from the audience.

Susan Crowley, PO Box 963, Hood River, OR expressed concern that people who followed the Westside plan may not know that some of the proposals in the concept plan may be applied city-wide. Crowley suggested that the concepts that could be applied city-wide be highlighted when notifying the public about agenda and meeting topics. Crowley noted that the devil is in the details. Issues should be prioritized.

Linda Maddox, 3018 Dana Lane, Hood River, OR expressed concern about adopting the concept plan report as a supportive document to the City's Comprehensive Plan because there are several plans with different numbers in the document.

Liburdy clarified that the concept plan contains three separate land use scenarios for consideration.

Maddox suggested adopting one of the scenarios rather than all three.

Nilsen explained that this is a refinement process. He expects the commissioners will make a recommendation for a land use scenario based on input and testimony received during the hearings.

Irving suggested that, based upon discussions during these hearings, some other land use scenario could be adopted rather than one of the three that are in the concept plan report.

Liburdy responded that the concept plan report suggests that the other framework plans can function under each of the land use scenarios, or an alternative land use scenario.

Nilsen suggests the Planning Commission should recommend a single land use scenario to the City Council.

Peter Talmage, 2752 Montello Ave, Hood River, OR asked if the planning commission and the public are being forced to choose one of the three scenarios.

Irving responded that this has been a recurring question. The City has an existing land use ordinance in place and there has not been a lot of detailed road planning in some of these areas. There are existing development forms that people want to see improve. The community is best off planning for what it wants including transportation and funding and green space rather than doing nothing.

Babitz suggested that staff verifies the dates associated with the major subject areas of the City's current Comprehensive Plan, for example that last TSP update.

Nilsen explained that City Council wanted to pursue a plan instead of do nothing.

Talmage agreed that planning needs to happen but it seems like all options being discussed change zoning.

Babitz asked what elements that are being discussed are required by state law, if any.

Nilsen explained that under Goal 10, Housing, the City is required to provide a 20-year supply of land for housing, and housing is to be available for all income groups. The Housing Needs Analysis identified inconsistencies and suggested strategies. Strategy 1 is to make more efficient use of land in the Urban Growth Boundary. He explained other goals too.

Babitz added that City Council asked for a plan and analysis, and recently reaffirmed that they would like the Planning Commission to look at these options and reduce them to code.

Kristi Chapman, 4290 Alpenglow Dr., Hood River, OR stated that there was never an option to leave the zoning code the same and adopt new strategies for housing such as cottages, or just adopting a better transportation plan or parks plan.

Crowley noted that the population projection dropped since the 2015 Housing Needs Analysis and suggested this should be discussed further.

Babitz noted that every few years a new population estimate is adopted. The City doesn't avoid planning because these numbers change in the future.



Alex Podolak, 3004 Adrienne Lane, Hood River, OR has not received any emails on the concept plan since December.

Liburdy explained that the mailing list that was developed recently was moved to a new format so it should be checked to make sure Alex is still on it.

Nilsen suggested checking email spam filters.

Podolak questioned the process and timing of updating the Comprehensive Plan.

Irving suggested reviewing the process roadmap. It doesn't include dates on it but it explains what is expected to be discussed at future meetings.

Nilsen explained that after each Planning Commission meeting, the hearing will be continued to a specific date and time.

Joel Madsen, 500 E 2<sup>nd</sup> Street, The Dalles, OR asked about the benchmarks discussion and the assumptions used in the concept plan. The Buildable Lands Inventory and Housing Needs Analysis was adopted in 2015 and one element showed the need for over 2,000 housing units over the next 20 years, with 1000 of those units targeted at people earning at or below 80% of the area median family income. He doesn't believe that the needed units have been produced over the last couple of years. Madsen asked if any these numbers will be updated and if the affordability issue will be discussed.

Nilsen responded that he doesn't expect another Goal 10 update but information can be introduced during the hearings. For example, updated population, income and other demographic numbers, as well as housing prices.

Babitz suggested that it would be helpful to have updated numbers in one place so everyone is talking about the same numbers.

Irving asked how often Goal 10 updates occur.

Nilsen noted that it is difficult for small cities to perform Comprehensive Plan updates and a new housing study is not anticipated within the next 10 years, but new information can be considered.

Wendy Boglioli, 2885 Sherman Avenue, Hood River, OR stated her concern with adequacy of infrastructure to serve a larger population. It is important that the community knows when infrastructure will be provided.

Nilsen explained that concept plan suggests updates to the Transportation System Plan in a manner that is integrated with land use and open space. It estimates costs and anticipates

how it will be implemented. Infrastructure typically is installed using System Development Charges or in conjunction with development.

Babitz noted that some infrastructure, like parks, may be different. System development charges may need to be collected in association with development based on an adopted plan before parks are built. Roads are often built by developers. Different types of infrastructure are constructed in different ways.

Nilsen explained that the concept plan includes implementation section that explains funding gaps.

Bernie Boglioli, 2885 Sherman Avenue, Hood River, OR asked who will pay for infrastructure and what it's really going to cost. Existing infrastructure is already stressed.

Irving noted that there is an infrastructure plan included as part of the concept plan.

Podolak asked if the City has the expertise to do needed work.

Nilsen responded that the City worked with consultants who provided expertise in developing the concept plan, and the Planning Department will continue to work with consultants as needed.

Babitz noted that the City has provided additional resources to the Planning Department.

Crowley stated her concern with the Department of Land Conservation and Development pushing density on communities.

Babitz asked for any additional questions. There were none.

**MOTION:**

Commissioner Sue Powers made a motion to continue the hearing to May 21, 2018 at 5:30 p.m. in the City Council Chambers.

Irving seconds the motion.

Motion passes unanimously, 5-0.

Babitz asked if there was a schedule for the City Council to replace the Chair of the Planning Commission.

Nilsen responded that a schedule has not been set.

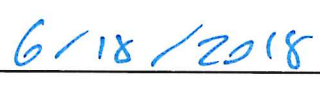
Chapman asked if Planning Commissioners need to be City residents.

Nilsen responded that up to two Planning Commissioners can reside inside the Urban Growth Boundary, outside the City Limits.

IV. ADJOURN:

Babitz adjourned the meeting at 7:57pm.

  
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Arthur Babitz, Vice Chair

  
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Date

  
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Dustin Nilsen, Planning Director

  
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Date (Approved)