



12/4/2017

To: Hood River Planning Commission
From: Dustin Nilsen
Re: Process Roadmap Discussion

As modified and Expanded from the Angelo Planning Groups initial development of the Technical and Project Advisory Committee Work

This memorandum provides a suggested road map for the City’s consider and hear the Westside Area Concept Plan. The Planning Commission (PC) and City Council (CC) are referenced below. As part of the planning efforts, City Staff has opened the process to the County as a participant, notified all property owners within the UGA of possible land use regulatory changes, and will provide periodic updates to the County as part of project refinement, development, and key stages of the work plan.

The topics listed below cover the products produced during the Concept Plan process. Initially the process included the County Urban Growth Area Management Agreement (UGAMA). Given that the scope and geography of the UGAMA is greater to that of the Westside and more a document of coordination and governance, its refinement will not be subject of Planning Commission and Plan development.

The road map is subject to change.

| Step | Meeting | Topic |
|------|-------------------------------|--|
| 1 | February 20th, 2018 | <ul style="list-style-type: none"> • Background and Project History • Outline the process for moving forward, including public involvement, Council and County Coordination, and Opportunities for Public Comment, Code Changes • Overview of documents and issues • Refinement of the Work Plan |
| 2 | March 19 th , 2018 | <ul style="list-style-type: none"> • Open Evidentiary Hearing, Record, and Public Testimony • Introduction Chapter • Background and Project History • Vision, guiding principles • Land Use Framework (Background and Preview) |
| 3 | PC 3 | <ul style="list-style-type: none"> • Neighborhood-District Framework, neighborhood design and block guidelines • Streets Framework • Bicycle and Pedestrian Framework |

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| Step | Meeting | Topic |
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| 4 | PC 4 | <ul style="list-style-type: none"> • Open Space and Parks Framework • Infrastructure funding; parks implementation |
| 5 | PC 5 | <ul style="list-style-type: none"> • Land Use Framework |
| 6 | CC work session A | <ul style="list-style-type: none"> • Solidify vision, guiding principles, and housing policy and approach • Housing Policy Step 1: Overall housing policy¹ • Housing Policy Step 2: Review housing options citywide and conceptual role for Westside for providing workforce and affordable housing <p><i>This work session is intended as a check point to ensure the Council has early input into, and validation of, the direction for housing policy. The PC Chair (and potentially other PC members) should be “at the table” with the CC.</i></p> |
| 7 | PC 6 | <ul style="list-style-type: none"> • Housing Policy Step 1: Overall housing policy² • Housing Policy Step 2: Review housing options citywide and conceptual role for Westside for providing workforce and affordable housing • Land Use Framework for the Westside #1: Concepts and scenarios |
| 8 | PC 7 | <ul style="list-style-type: none"> • Land Use #2: Scenarios continued, working toward a plan map |
| 9 | PC 8 | <ul style="list-style-type: none"> • Land use #3 (if needed): Identify Preferred Draft plan map³ • Implementation: Comprehensive Plan policies and Supporting Documents • Implementation: Code discussion #1, including a listing of the code topics that City would like to address in this process.⁴ |

¹ See Concept Plan Report, “A Roadmap for Defining Westside Area Land Use” for specific questions and issues to be discussed in the housing policy and land use framework steps.

² See Concept Plan Report, “A Roadmap for Defining Westside Area Land Use” for specific questions and issues to be discussed in the housing policy and land use framework steps.

³ When a draft map is prepared, the City should assess whether revisions are required to the transportation analysis; Transportation Planning Rule findings; and park acreage calculations.

⁴ The City should consider being selective about which of the draft code amendments should move forward as part of the Concept Plan. It may be possible to “shortlist” the higher priority ones that can be finalized in 4-5 discussions. The list noted in Step 8 will identify which code updates are important to accompany an updated Westside land use map and which can wait until a future process.

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| Step | Meeting | Topic |
|------|----------------------------|--|
| 10 | CC Work Session B | <ul style="list-style-type: none">• Hear recommendation of draft plan map preferred alternative• Implementation: Comprehensive Plan policies and Supporting Documents• Implementation: Code discussion #1, including a listing of the code topics that City would like to address in this process.⁵ |
| 11 | PC 9 | <ul style="list-style-type: none">• Begin Consideration of Code Updates |
| 12 | PC 8 | <ul style="list-style-type: none">• Continue Consideration of Code Updates |
| 13 | PC 9 | <ul style="list-style-type: none">• Continue Consideration of Code Updates |
| 14 | Joint PC-CC Work Session C | <ul style="list-style-type: none">• Approval of final adoption package, including code |
| | | |

Consideration of alternatives

Policy Choice

Implementation

⁵ The City should consider being selective about which of the draft code amendments should move forward as part of the Concept Plan. It may be possible to “shortlist” the higher priority ones that can be finalized in 4-5 discussions. The list noted in Step 9 will identify which code updates are important to accompany an updated Westside land use map and which can wait until a future process.