

Hood River Comprehensive Plan and Zoning Code Updates

March 19th, 2018
Planning and Zoning Commission

Hood River Comprehensive Plan and Zoning Code Updates

- Background
- Overview and Forecast of Legislative Process
- Initial Evidentiary Hearing for Two Separate Legislative Amendments
 - 18-05/06 Zoning Code and Subdivision Revisions
 - 18-07 Westside Concept Plan Report
 - Comprehensive Plan Amendments
 - Zoning Map and Code Amendments

Background

Background

The Basis of Each Amendment is the City's Housing Needs Analysis and City Council Goals of 2018

- Hood River Housing Strategy recommendations for revisions to policies in Comprehensive Plan Housing Element and proposed policy actions to meet Hood River's identified housing needs.
- Strategy 1: Increase the efficiency of use of land within the Hood River UGB
- Strategy 2: Regulate and manage secondary and short-term rental housing
- Strategy 3: Develop affordable housing



Hood River Housing Needs Analysis

Summary Report

September 2015

ECONorthwest
ECONOMICS • FINANCE • PLANNING

Background



First Series of
Zoning and
Sub. Code
Revisions
File Number
18-05
18-06



West Side
Concept Plan
Report
File Number
18-07



Comp Plan
Amendments
File Number
18-07
Area Plan,
TSP, Open
Space Parks.



Zoning Code
and Map
Amendments
18-07
Map and
Regulations



County
Coordination
On Going

Background

First Series of Revisions

- 18-05/06 is composed of a series of City-wide zoning code and subdivision amendments generated from Council Goals, Housing Strategy, Changes in State Law, and workability issues identified by staff.
 - Characterized as short-term, broad-based, and (generally) limited in policy discussion.

Background

Second Series of Revisions

- 18-07 Planning Commissions and Public Hearing of the Westside Concept Plan Report, and includes possible changes to the Comprehensive Plan Changes, City's Transportation System Plan, Open Space Plan, Capital Facilities Plan, Zoning Map, Subdivision, and Zoning Code
- Changes may not only be limited to the Westside, but the City at large with proposed new housing types, street cross sections, and the City's first integrated approach to housing, transportation, open space and infrastructure.

Overview & Forecast of Legislative Process

Legislative Process

Legislative decisions establish local land use policies. They typically become part of the comprehensive plan or zoning code. In the case of the two hearings, legislative decisions are applicable to broad geographical areas rather than single properties or sites.

Proposed legislative amendments to the comprehensive plan or zoning code are considered first by the planning commission, which holds one or more public hearings.

The commission's recommendation is then considered by the City Council which holds at least one public hearing before taking final action.

Legislative Process

NOTICES

March 19th, 2018 is advertised as the First (of many) Evidentiary Hearings.

To the State

To the County

To Property Owners within the City and UGB

In The Paper

On the Web

Via Email to Everyone Who Signed Up for Westside Updates and Watches PC Agenda

DLCD FORM 1



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.:

Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing**. (See [OAR 660-018-0020](#) for a post-acknowledgment plan amendment and [OAR 660-025-0080](#) for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **City of Hood River**

Local file no.: **2018-05-2018-07**

IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY

THIS IS TO NOTIFY YOU THAT THE CITY OF HOOD RIVER HAS PROPOSED A LAND USE REGULATION(S) THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On March 19th, 2018, at 5:30 pm, the Hood River City Planning Commission will hold its first public hearing, located in the Hood River City Hall Council Chamber 211 2nd Street, Hood River, Oregon 97031, regarding the following: • Hood River Municipal Code Amendments to Title 17 Zoning: (File 2018-05) • Hood River Municipal Code Amendments to Title 16 Subdivision and Land Division (File 2018-06) • Hood River City Comprehensive Plan Amendment (File 2018-07)

The City of Hood River has determined that adoption of these proposed plans, ordinances and map amendments may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. The March 19th, 2018 hearing will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement. Please note respective timelines for each update on the reverse side of this notice.

This public hearing will be the first in a series of hearings on each proposed update. Please contact the Planning Department or go to <http://www.ci.hood-river.or.us/planning> for up to date information about future public hearings, opportunities for involvement, and ways to provide comment. Comments can be sent to planning@cityofhoodriver.com.

Legislative Process

18-05/06 First Series of Revisions



Legislative Process

18-07 Second Series of Revisions



Back to the Chair

18-05/06 Zoning Code &
Subdivision Revisions

18-05/06 Zoning Code & Subdivision Revisions Background

- The following report includes summaries of proposed revisions to Titles 16 (Subdivision) and Title 17 (Zoning) of the Hood River Municipal Code. This list does not constitute a comprehensive “clean up” ordinance, but rather a list of revisions that target legislative initiatives by City Council, Changes in State Law, and workability of Hood River’s Municipal Code.

18-05/06 Zoning Code & Subdivision Revisions Notice

- Planning Commission preview of proposed revisions February 20, 2018
- Notice of Proposed Amendment mailed to DLCD on February 7th, 2018
- ORS 227.186 (BM56) notices mailed to property owners on February 12th, 2018
- Planning Commission Hearing on Proposed Legislative Amendments Initiated on March 19th, 2018

18-05/06 Zoning Code & Subdivision Revisions List

- 1). Amend the Subdivision Ordinance Chapter 16.08.010 to include the approval process for Expedited Land Divisions pursuant to 197.360 of the Oregon Revised Statutes,
- 2). Amend HRMC Chapter 17.01.060 Definitions for Dwelling Unit, Kitchen, Lawfully Established Unit of Land, Multifamily Dwelling, Non-Transient Rental, and Transient Rental,
- 3). Amend Chapter 17.03.040 o(G) Parking Regulations Office Residential Zone (C-1), Chapter 17.03.050 (H) Parking Regulations General Commercial Zone (C-2), Chapter 17.03.060 (G) Parking Regulations Light Industrial Zone (LI) to eliminate parking exemptions.
- 4). Amend Chapter 17.04.040 General Exceptions to Building Height, to allow and limit parapet screen heights as permitted exemptions;

18-05/06 Zoning Code & Subdivision Revisions List

- 5). Amend Chapter 17.04.070 General Exceptions to Lot Area Requirements Limitations to allow legally established lots to be used for permitted uses,
- 6). Amend Chapter 17.04.120 Maximum Lot Coverage to clarify reductions in area calculations for pervious surfaces and rear and side loaded garages;
- 7). Amend Chapter 17.16.10 Site Plan Review and Applicability to include subdivisions, exclude minor site modification, and single lot partitions for townhomes,
- 8). Amend Chapter 17.23 Accessory Dwelling Units to eliminate principal occupancy requirement, and
- 9). Amend Chapter 17.24 In Lieu Parking Fee to create one calculation to determine parking demand.

18-05/06 Zoning Code & Subdivision Revisions Request

Staff Requests a Motion to Continue 18-05 To April 16th, (or date certain) 2018 5:30pm for further hearing and discussion

Comprehensive Plan and Code Amendments, File No. 2018-07

Westside Area Concept Plan and amendments based on
2015 Housing Needs Analysis and Housing Strategy

LEGISLATIVE PROCESS

- Notice of Proposed Amendment mailed to DLCD on February 7th, 2018
- ORS 227.186 (BM56) notices mailed to property owners in UGB on February 12th, 2018
- Planning Commission work session preview of proposed revisions February 20, 2018
- Planning Commission Hearing on Proposed Legislative Amendments Initiated on March 19th, 2018

Westside Area Concept Plan Process Roadmap, Meetings 1-3

| 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 |

Westside Area Concept Plan Process Roadmap, Meetings 4-6

| Step | Meeting | Topic |
|------|-------------------|---|
| 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> |

Westside Area Concept Plan Process Roadmap, Meetings 7-9

| | | |
|---|------|---|
| 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 |

Westside Area Concept Plan Process Roadmap, Meetings 10-14

| | | |
|-----------|----------------------------|--|
| 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 |

Westside Area Concept Plan Report

- Open Evidentiary Hearing and Record, for Public Testimony
- Introduction
- Background and Project History
- Vision & Guiding Principles



Westside Area Concept Plan Report - INTRODUCTION

- PURPOSE
- SCOPE OF THE CONCEPT PLAN REPORT
- REGULATORY ROLE OF THE CONCEPT PLAN WHEN ADOPTED
- OVERVIEW OF HOOD RIVER'S WESTSIDE AREA
- SUMMARY OF 2016-2017 CONCEPT PLANNING PROCESS

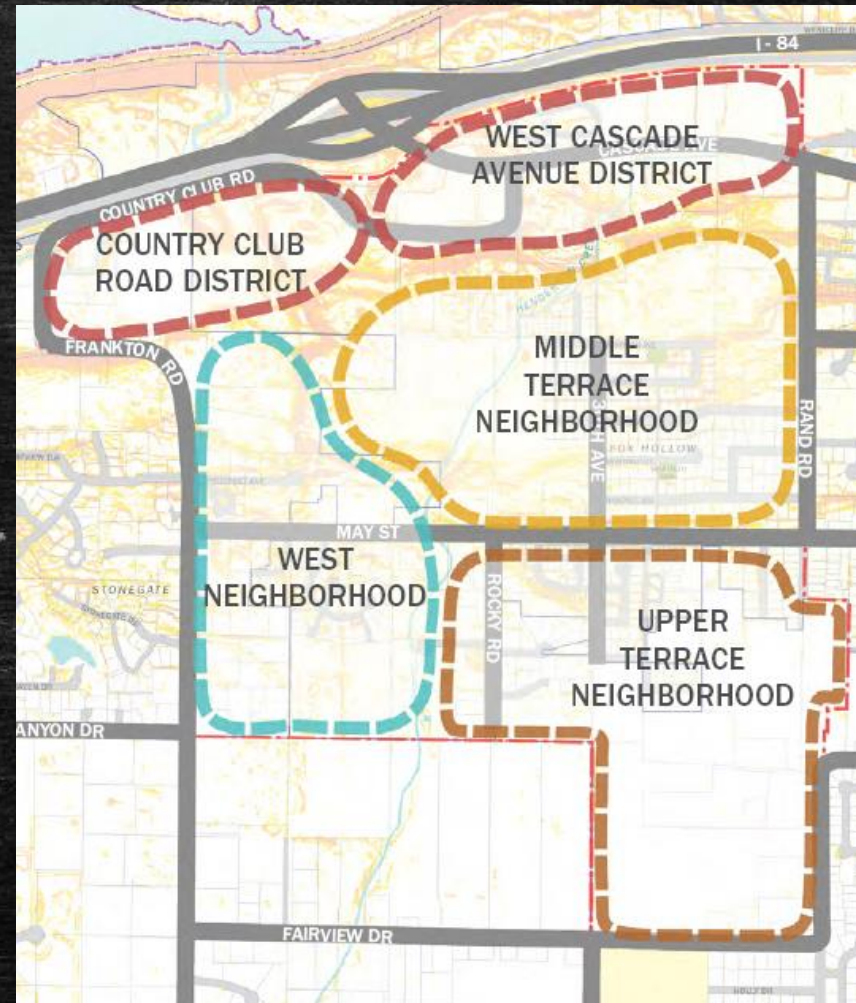
Westside Area Concept Plan Report - PURPOSE

- Vision for the Westside Area
- Integrate land use and transportation plans
- Consider residential and employment areas, streets, bike ways, pedestrian paths, parks, open space, schools, and utilities
- Support workforce and affordable housing
- Guide individual developments and public realm improvements
- Consider strategies for land use regulations, infrastructure funding and other key actions needed to implement the Plan.

Westside Area Concept Plan Report - SCOPE

FRAMEWORK PLANS

- Neighborhoods and Districts
- Streets and Transit
- Pedestrian and Bicycle Connections
- Parks and Open Space
- Land Use (three scenarios drafted)



Westside Area Concept Plan Report - SCOPE

Implementation:

- Facilitate development of workforce and affordable housing
- Comprehensive Plan policies and Development Code updates
- Planning for adequate services for the Westside Area
- Inform the Water, Sanitary Sewer, and Stormwater Facilities Plans
- Infrastructure funding

BACKGROUND

- 2014 DLCD Technical Assistance Grant for Buildable Lands Inventory and Housing Needs Analysis
- Can someone who works in Hood River afford to live in Hood River?

BACKGROUND

General 2015 Housing Needs Analysis (HNA) Findings:

- 1) HR policies generally met Goal 10 except city needed clear & objective standards for development of townhouses
- 2) UGB expansion will be difficult because Hood River is surrounded by the Columbia River Gorge National Scenic Area and high value farmland
- 3) Based on population projections at that time, UGB had just enough land to meet 20-year need. But, factors affecting supply: growth in number of Short-Term Rentals, 65 acres of residentially zoned land in orchard use
- 4) Limited supply of land for multifamily
- 5) Deficit of affordable and attainable housing to meet current and future needs

BACKGROUND

2015 City Council initiated a Three-Pronged Housing Strategy:

- 1) Increase efficiency of use of land within UGB – numerous actions are recommended such as identifying land to rezone to allow moderate and higher-density single-family and multi-family housing
- 2) Regulate and monitor Short-Term Rentals
- 3) Develop affordable housing, including partnering with Mid Columbia Housing Authority

BACKGROUND

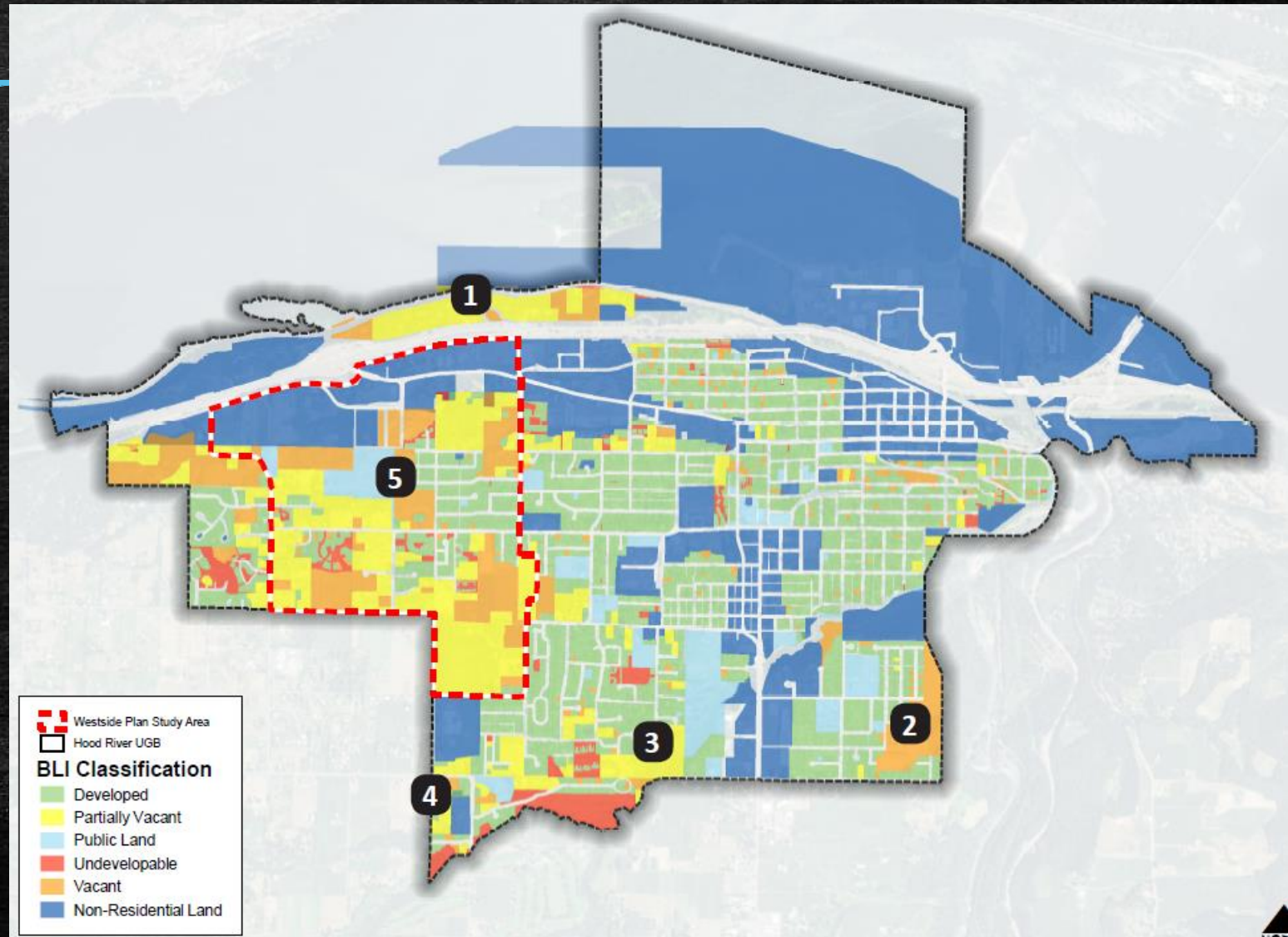
City Council first initiated work on Strategy 2:

- After year-long process (autumn 2015 - autumn 2016), adopted regulations requiring licenses for STRs
- In residential zones, limiting STRs to an owner's primary residence, 90 days maximum
- Est. active STRs in January, 2017: 211 (179 licenses)
- Est. active STRs in March 19, 2018: 145 (179 licenses)

BACKGROUND

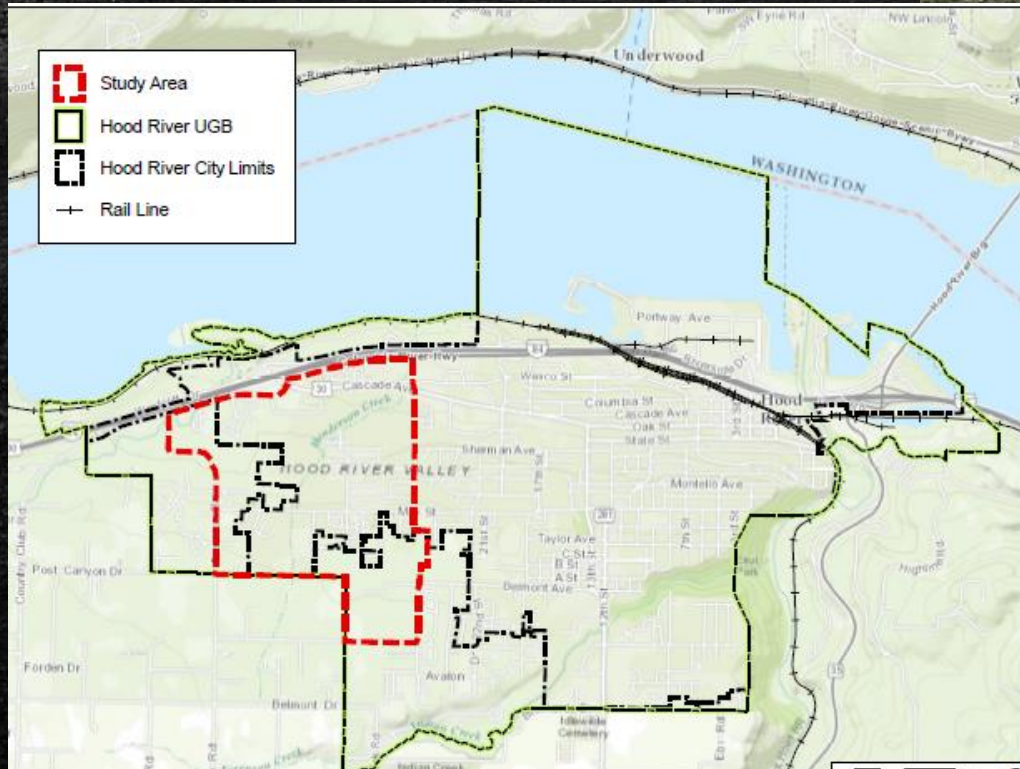
2015 Buildable land Inventory:

- Majority of remaining vacant and partially vacant land is in Westside Area.



Westside Area Concept Plan Report - OVERVIEW OF WESTSIDE AREA

- Study Area, approximately 450 acres



Westside Area Concept Plan Report - OVERVIEW OF WESTSIDE AREA

- Approximately one half of the Westside Area is vacant or partially vacant and located in Low Density Residential (R-1) or Standard Density Residential (R-2) zones.
- The Westside Area includes a total of approximately 60 developable acres zoned General Commercial (C-2) and Light Industrial (LI), located in the “Gateway” area along Cascade Avenue.

Westside Area Concept Plan Report - OVERVIEW OF WESTSIDE AREA

- The Westside Area includes a vacant 17-acre parcel owned by the Hood River County School District that is being considered for future facility needs.
- Approximately 158 acres of the study area are located outside the city limits but within the Urban Growth Boundary, requiring coordination with Hood River County.

Westside Area Concept Plan Report - REGULATORY ROLE

- If adopted, the Concept Plan will establish the basis for implementing Comprehensive Plan policies and Development Code amendments
- The Concept Plan Report recommends adopting the Concept Plan as a supporting document of the Comprehensive Plan

Westside Area Concept Plan Report - REGULATORY ROLE

Implementation of Concept Plan will include:

- Updates to Comprehensive Plan policies
- Updates to the Comprehensive Plan/Zoning Map
- Updates to the City's Transportation System Plan
- Updates to the City's Public Facilities Plans for sewer, water, and storm water (as needed)
- Updates to the Development Code

Westside Area Concept Plan Report - SUMMARY OF 2016-2017 PROCESS

- City and County were co-applicants for a TGM Grant
- Kicked off project in August 2016
- Seven meetings of the Technical Advisory Committee (TAC) and the Project Advisory Committee (PAC)
- Two open house events coupled with two non-scientific surveys
- Spanish/English translation services were available at both open house events.

Westside Area Concept Plan Report - SUMMARY OF 2016-2017 PROCESS

- One informal open house prior to the sixth PAC meeting.
- Two joint city council/planning commission briefings
- Two briefings to county planning commission and Board of Commissioners
- Small group meetings were held with *Mid-Columbia Health Equity Advocates* and *Latinos en Acción*

Westside Area Concept Plan Report - SUMMARY OF 2016-2017 PROCESS

- Project website: www.hrwestsideplan.com
- Nearly 300 interested parties signed up for email alerts.
- The first survey received nearly 300 responses and the second survey received over 650 responses
- Concept Plan Report published December 29, 2017

Westside Area Concept Plan Report – VISION

The Westside Area will grow to become an interconnected community of great neighborhoods, an attractive gateway of commercial and mixed-use activity, and an affordable and diverse area of the City.

Westside Area Concept Plan – VISION

The Westside's hallmarks will be:

- Housing options that provide choices for all income levels, life stages, and cultures within Hood River.
- Streets, trails, and paths that are walkable, connected, and green.
- Neighborhood design that celebrates the landforms, views, and magnificent landscape of Hood River.
- Open spaces and parks that support community gathering and a connection to nature.
- The Westside Area will be an integral part and extension of the larger Hood River community.

Westside Area Concept Plan – GUIDING PRINCIPLES

The guiding principles are intended to implement the vision statement and provide clear touchstones to evaluate elements of the Concept Plan.

Westside Area Concept Plan – GUIDING PRINCIPLES

The Hood River Westside Area Concept Plan will:

- A. Create livable neighborhoods that make good use of the Westside's limited land supply.
- B. Create well-planned and commercially successfully mixed-use districts in the Westside gateway area.
- C. Create a plan that works for all ages and abilities of the community.
- D. Provide a range of densities and housing types by retaining existing affordable housing and increasing affordable housing choices in Hood River.
- E. Incorporate natural features and a sense of place into each neighborhood and district.
- F. Include open space and parks integrated in neighborhoods.

Westside Area Concept Plan – GUIDING PRINCIPLES

- G. Provide a connected transportation network with walkable, bike-friendly, and green streets.
- H. Promote active and healthy living through community design.
- I. Plan land uses and transportation facilities so the area may be served by fixed route transit in the future.
- J. Integrate Westside Elementary School and future new schools as key community places.
- K. Promote human-scaled building designs.
- L. Plan for efficient water, sewer, and stormwater infrastructure, utilizing green practices for stormwater management.
- M. Provide a realistic infrastructure funding strategy.

Westside Area Concept Plan – GUIDING PRINCIPLES

The planning process will:

N. Be open and transparent.

O. Embrace cultural and community diversity throughout the plan and planning process.

Comprehensive Plan and Code Amendments, File No. 2018-07

- Westside Area Concept Plan
- Potential application of amendments outside of WACP study area based upon 2015 Housing Needs Analysis and Housing Strategy

Westside Area Concept Plan Report

Staff suggests a motion to continue File No. 2018-07 to Monday, May 21, (or other date certain) 2018, 5:30pm in the City Council Chambers for further hearing and discussion.