

Attached is the short list of items from Planning Commission in no order. Included are excerpts from the HNA that discuss policy changes intended to increase the capacity of Hood River's existing residential land base. Aside from the unique projects Planning Commission would like to emphasize that in order for any measurable or meaningful progress to be made, needed resources for Planning are required to handle not only current planning and application requests but comprehensive and legislative planning efforts.

Safe Routes to School Network Plan (Incorporated into the TSP)

The project would consider an update to the City's TSP to include a series of safe route focused projects.

City-wide parking policy analysis and code reform.

This action would study the impact of parking requirements and implement parking policy and reform city wide.

Henderson Creek Trail Development

The project would develop a strategy to design and implement the Henderson Creek Trail ahead of development.

HNA Excerpt:

Strategy 1: Increase the efficiency of use of land within the Hood River UGB

The following recommended policy changes are intended to increase the capacity of Hood River's existing residential land base by increasing the efficient use of land. Using Hood River's residential land well is key to ensuring that Hood River has opportunities to grow from 2015 to 2035, and beyond.

Issue Statement

Hood River has a limited supply of residential land within its urban growth boundary (UGB). The results of the HNA show that beyond needed land to accommodate expected growth over the 2015 to 2035 period, the City has a small surplus (about 25 acres) of land for lower- and moderate-density housing (in the R-1, R-2, U-R-1, and U-R-2 zones). In addition, Hood River does not have enough land for multifamily development in the R-3 zone to accommodate expected multifamily growth. However, the City allows multifamily development as a permitted use in the C-2 zone. As a result, the HNA concludes that Hood River can accommodate expected multifamily development within the UGB.

Oregon's Statewide Planning System requires cities that do not have enough land within their UGB to evaluate and implement policies to increase land use efficiency, expand the UGB, or both. While Hood River currently has enough land within the UGB to accommodate expected growth, the City is evaluating and expects to implement policies to increase land use efficiency in the City's UGB for a number of reasons.

Hood River's residential land base is just barely adequate to accommodate growth. There are several reasons that the City may not have enough land to accommodate expected growth

during the planning period: (1) the City may grow faster than expected; (2) more secondary housing or short-term rental housing may be built, or existing housing may be converted to these uses, decreasing the housing supply for full-time Hood River residents; or (3) some vacant land, such as land in farm deferrals, may not be available for development for several years or longer.

In addition, Hood River will have a very difficult time expanding its UGB in the future when the City has a deficit of residential land. While this project did not include consideration of a UGB expansion, the City has considered UGB expansion in the past for other land uses. The city is surrounded by the Columbia River Gorge National Scenic Area and by farmland. Expansion in either of these areas will be extremely complicated and difficult.

Expanding into the National Scenic Area will require coordination with the Columbia River Gorge Commission, an agency with representatives from Oregon, Washington, each of the six counties within the National Scenic Area, and the U.S. Forest Service. Expansion into the National Scenic Area may require federal legislation to authorize an expansion of urban uses into the Area. State law discourages expansion onto farmlands and requires that all other alternatives, such as increasing development capacity within the existing UGB or expansion onto non-farmlands, be exhausted or found infeasible before expansion onto farmlands is permitted.

Goal

The goal of Strategy 1 is to manage Hood River's residential lands efficiently to meet current and future housing development within the UGB and to meet the requirements of Statewide Planning Goal 10, while maintaining the character and quality of life in Hood River.

Recommended actions

Implementation of the policy changes below will occur through an evaluation process (which will include technical analysis and a public process), which will be conducted after the completion of the HNA, in partnership with the Hood River Planning Commission. This evaluation process should consider other changes to Hood River's policies necessary to avoid negative unintended consequences. For example, decreasing the minimum lot size may require changes to lot coverage standards. The TAC recommends that the Hood River Planning Commission and City Council proceed with analysis of the following policy changes, with the intention of adopting the new policies or policy revisions that result from the evaluation process.

Action 1.1: Identify land to rezone to allow additional moderate- and high-density single-family detached and multifamily development

This action will require that the City identify residential land to rezone for higher development densities, with the intention of providing more opportunities for development of moderate- and high-density single-family detached and multifamily housing. When selecting land to rezone, the City should focus on land that is vacant, along transportation corridors, in areas with current or planned water and wastewater service, in areas with current or planned access to retail

and other services, and in a location that will not disrupt existing neighborhoods. The areas selected for rezoning should be areas where multifamily development is reasonably likely.

There are several regulatory approaches that the City could use to implement this action. The City could upzone existing land, such as upzoning R-1 land to R-2 or R-3, as well as upzoning R-2 land to R-3. These types of rezones would increase the overall capacity of Hood River's residential land base, while allowing the market to decide how to best develop this land. In addition, the City should consider setting a minimum density in R-3, to ensure that housing developed in R-3 (especially land newly zoned R-3) is developed with multifamily housing. For example, the C-2 zone has a minimum density of 11 dwelling units per acre.

Alternatively, the City could develop an R-2 overlay that provides a density bonus for development of a specific type of housing. For instance, the overlay zone could provide a density bonus for development of housing affordable to specific income ranges, such as 80% to 120% of the Median Family Income.¹ Housing developed using this density bonus could be deed restricted to remain affordable for this income range. It could also be deed restricted to disallow short-term rental housing.

The City should select the approach for rezoning land, either upzoning land or creating an overlay zone, based on the outcomes that decision makers want. If decision makers simply want to increase residential land capacity, then upzoning land may be the best approach. If decision makers want to allow for additional dense development to occur for specific populations (such as year-round residents in a specific income range), then developing an overlay using a density bonus may be the best approach. The rezoning process should result in city-initiated plan amendment(s) and zone change(s).

The potential impact of this policy change on Hood River's residential land capacity will depend on the amount of land rezoned to R-3. The more land that is rezoned, the larger the potential impact is of the policy change.

Action 1.3: Reduce lot size in the R-1 Zone to 5,000 square feet

This action would result in a change to Hood River's zoning code to allow 5,000 square foot lots, smaller than the existing minimum lot size of 7,000 square feet.

The potential impact of this policy change on Hood River's residential land capacity would be moderate because it is limited to development in the R-1 and U-R-1 zones and would affect lots of at least 10,000 square feet. Reducing the lot size to 5,000 square feet might result in up to 200 to 250 additional dwelling units on vacant R-1 land and up to 400 to 450 additional dwelling units in U-R-1. The actual increase in dwelling unit capacity would likely be lower than these estimates, as there may be barriers (e.g., lot configuration or topography) to creating lots as small as 5,000 square feet.

Action 1.4: Reduce lot size in the R-2 Zone

This action would result in a change to Hood River's zoning code to allow lots smaller than 5,000 square foot lots, the existing minimum lot size. The City should consider allowing a minimum lot size of between 4,000 and 2,500 square feet, with the new minimum lot size decided on through the Planning Commission's evaluation of changes to Hood River's zoning ordinance.

The potential impact of this policy change on Hood River's residential land capacity would be moderate to large. Reducing the lot size to 4,000 square feet might result in up to 60 to 75 additional dwelling units on vacant R-2 land and up to 150 to 195 additional dwelling units in U-R-2. Reducing the lot size to 2,500 square feet might result in up to 250 to 300 additional dwelling units on vacant R-2 land and up to 700 to 775 additional dwelling units in U-R-2. The actual increase in dwelling unit capacity would likely be lower (and perhaps substantially lower) than these estimates, as there may be barriers (e.g., lot configuration or topography) to creating smaller lots.

Action 1.5: Revise Planned Unit Development (PUD) ordinance

The purpose of changing the PUD ordinance is to make it easier to use and to encourage use of the ordinance by the development community in Hood River. Some issues identified as a problem in the existing PUD ordinance include: the lack of flexibility in the frontage requirements, need to update the density calculations to focus on the number of units in the PUD rather than the number of lots, and requirement of open spaces that end up being undeveloped and unused. Implementation of this action will require a review of the existing PUD ordinance, an evaluation of the issues with the PUD ordinance, and ways to simplify, streamline, and clarify the ordinance. The Planning Commission's evaluation of policy changes should include this evaluation.

The potential impact of this policy change on Hood River's residential land capacity depends on whether the development community becomes more likely to develop a PUD based on changes to the ordinance. Even if the development community develops PUDs more frequently, the increase in available residential land is likely to be small to moderate at best. However, revising the PUD ordinance may make the development of hard-to-develop properties more probable. The TAC recommends that PUD ordinance not allow short-term rental housing in housing developed under the revised PUD ordinance.

Action 1.6: Develop a Cottage Code to allow development of denser single-family detached housing

A cottage housing development is generally composed of one or one-and-a-half story single-family detached housing units, with second stories often built into the pitch of the roof. A cottage housing development often has 800 to 1,300 square feet of built space, but cottages could be smaller or larger, depending on market demand and community design standards. Cottage housing is generally developed in clusters with very small lots, around common open space. Parking requirements for cottage housing are generally lower than for conventional housing, especially for smaller cottages, which are more likely to have a single-occupant with one car.

Developing a cottage housing ordinance for Hood River will require addressing issues such as requirements for lot size or dimension, open space requirements, design standards, parking standards, and other development standards. The City may choose to limit development of cottage housing for short-term rentals to increase the likelihood that cottage housing residents will live in Hood River year-round.

The potential impact of this policy change on Hood River's residential land capacity depends on the market demand for this type of housing. Overall, the impact is likely to be small to moderate for land use efficiency and will depend on the development densities allowed in the ordinance. Allowing higher densities and smaller units will increase the impact on land use efficiency in Hood River. In addition, allowing cottage housing will provide a new form of comparatively affordable housing, both for ownership and rental in Hood River. The TAC recommends that the cottage housing ordinance not allow short-term rental housing in housing developed under the cottage housing ordinance.

Action 1.8: Revise manufactured park standards

Oregon law requires cities to allow manufactured home parks in all residential zoning districts that allow 6 to 12 units per acre, and all standards must be clear and objective (i.e., not as a conditional use).³ While cities can have special standards for manufactured home parks, the standards must be clear and objective. ³ Oregon Revised Statutes 197.480. Hood River allows manufactured homes on lots and in manufactured home parks in the R-1, R-2, and R-3 Zones. Hood River does not have special standards for development of manufactured housing.

The purpose of this action is to review to Hood River development code to determine if the City unintentionally prohibits or has barriers to development of manufactured housing or other modular housing development in the zoning code. If there are such barriers, the City will consider revisions to remove the barriers to manufactured and other modular housing development.

The potential impact of this policy change on Hood River's residential land capacity would be small because it is limited to identifying barriers to development of manufactured and other modular housing.

Action 1.9: Revise the methodology for measuring building height on slopes and grades

This action would result in an evaluation of the methodology used to determine building heights on slopes and grades. The key issue is where to begin measuring from, such as the footings of the dwelling unit or the lowest part of the lot.

The potential impact of this policy change on Hood River's residential land capacity would be small because it is limited to measurement of building height.

Action 1.10: Evaluate increasing building height for multifamily development in C-2

The City limits building height to 35-feet for multifamily development in the C-2 zone and 45-feet for mixed-use commercial/residential buildings in the C-2 zone. The purpose of this action is to evaluate increasing height limits of multifamily development in the C-2 zone.

The potential impact of this policy change on Hood River's residential land capacity would be small to moderate because it is limited to allowing denser multifamily development in selected areas (C-2).