

Jennifer Kaden

From: Leonard Damian
Sent: Monday, August 17, 2020 12:50 PM
To: Jennifer Kaden
Cc: Stoner Bell (stonerbell@belldesigncompany.com)
Subject: RE: Zanmiller comments re Cohousing

Jennifer

Here are a few thoughts, not just on pg. 2 of his letter regarding bollards:

- (b) – The change of buildings 2 & 3 to 3-story – this from a FD perspective only makes this proposal not workable. If 3-story (not just a daylight side), causes us to have 26' of access on (2) sides of a building. Their location on the site is problematic for this to occur unless there is an access roadway similar to what was on the table when this first started
- (e-C) – The Adams Creek Way access my understanding is more related to PW needs. If it has bollards, we would need a system for which we could remove them (our KNOX Lock) but also for PW as they cannot have access to remove them, but they do not (or can) have access to our KNOX key.
- (i-D) – regarding Fire Hydrant placement – we will need one within the parking lot area (previously discussed) to be available for the Fire Department Connection. Having another placed toward Adams Creek Place / Hazel I imagine is for looping of the system and is ideal should we need another on the other end of the roadway (not centered).

--Leonard

From: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>
Sent: Monday, August 17, 2020 11:54 AM
To: Leonard Damian <L.Damian@cityofhoodriver.gov>
Cc: Stoner Bell (stonerbell@belldesigncompany.com) <stonerbell@belldesigncompany.com>
Subject: Zanmiller comments re Cohousing
Importance: High

Leonard –

Please see attached comments from Mark Zanmiller re: the cohousing project. He has some questions/suggestions re: the fire access at the corner of Hazel Ave & Adams Ck Place - P. 2 of his letter. Can you please take a look? E.g. are bollards at Adams Ck Place a possibility?

Thanks,
Jennifer

Jennifer Ball Kaden · Associate Planner
City of Hood River · cityofhoodriver.gov
211 2nd Street · Hood River, OR 97031 · P 541-387-5215



Jennifer Kaden

From: Aaron Mack <aaron.a.mack@gmail.com>
Sent: Monday, August 17, 2020 12:47 PM
To: Jennifer Kaden
Subject: Please deny application# 2020-03 for development and consider more beneficial strategies for development for the community

Good day,

I oppose the development plans of 1419 Sherman ave because of its drastic impact on the low density surrounding neighborhoods. Please forward this to the planning commission for further evaluation.

Respectfully,
Aaron Mack
1500 Tucker Rd
Hood River, OR 97031
541-399-6236

Jennifer Kaden

From: Arthur Babitz
Sent: Monday, August 17, 2020 9:37 PM
To: Jennifer Kaden
Cc: Daniel Kearns (dan@reevekearns.com); Dustin Nilsen
Subject: Fwd: Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer— Please add this interaction to the record. It happened on my private email during the meeting.

Arthur Babitz
Planning Commissioner, City of Hood River
A.Babitz@ci.hood-river.or.us
<http://www.cityofhoodriver.com>

DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to disclosure under the Oregon Public Records Law

Begin forwarded message:

From: Arthur Babitz <arthur.babitz@icloud.com>
Subject: Re: Testimony
Date: August 17, 2020 at 8:21:16 PM PDT
To: AJ Kitt <aj.kitt13@gmail.com>

By law we can only request, cannot enforce content unless it is disruptive of proceedings.

—Arthur

Arthur Babitz
arthur.babitz@icloud.com
Hood River, OR, USA

On Aug 17, 2020, at 8:18 PM, AJ Kitt <aj.kitt13@gmail.com> wrote:

I thought public testimony was supposed to be related to the application criteria?

... AJ
(541) 400-0008
Sent from my iPhone

Date: August 20, 2020

From: Nancy Roach and Greg Crafts

To: Hood River County Planning Commission and Planning Department

Re: File No. 2020-02 – Site Plan Review Permit File No. 2020-02

We offered this testimony at the planning commission meeting on Monday, August 17, 2020. Since the record is staying open, we would like to get it into the written record as well as the actual meeting record. Our comments follow:

Hi. Thanks for the opportunity to speak tonight. My name is Nancy Roach, my address is 2 Eugene St, Hood River. I'm here with my husband, Greg Crafts – many of you know Greg because of his involvement with innovative housing in Hood River. We both reviewed the packet and created these comments.

Greg and I have developed many homes in hood river. The most well-known are Katie's Way, Andy's Lane, McKinley Court, Cottage Lane and the townhouses at 12th and Montello. They all increased the housing density, which was very controversial, and not all of them have garages or sidewalks – again, very controversial. At this point, I think most people in our community see these small, relatively less expensive developments as a community benefit – we know people who were only able to buy a home in hood river because we deliberately built them to be affordable. For what it's worth, because we were proposing something different, we were, at times, accused of trying to do something illegal and destructive.

The Adam's Creek project is a different type of community, but there are common goals between what we did and what they are proposing. Our goal was mostly to get first-time homebuyers into houses; their goal is to create a small community that will add to Hood River, and they are prepared to spend their money on improvements that will benefit everyone – the road and sidewalk improvements and the frontage improvements. We never set out to maximize profit from our houses. The Adams Creek project is not trying to maximize profit – they are proposing 26 units as opposed to the 65 units that could be built there. They are building a home, not a for-profit development.

We've followed the Adam's Creek project over the last couple years and know some of the people involved – in fact, our son, Andy, is married to Pat and Becki Rawson's daughter.

We visited the Adam's Creek site and completely understand why the neighborhood is opposed to the development. Change is hard. The little neighborhood that Greg and I live in is very different from the neighborhood we bought into in 1992. Living thru construction is a pain. And change is a fact of life. We strongly believe that the Adam's Creek Cohousing project will ultimately add to Hood River and provide an innovative housing option that we can all benefit from. Thanks for your time.

Dear Planning Commission and community members,

My name is Rebecca Rawson and my family and I have lived in HR for 31 years .I am a Nurse Practitioner at Providence Hospital where I have worked since I moved here, 31 years ago. In my work in the world of health care, most decisions that I make are colored by the lens of provision of the value of health, whether it is physical, mental, emotional, or environmental.

As city planners, in many ways, you too are making decisions that reflect the value of the health of our city's population on a daily basis. Your recently updated 2020 goals all reflect values that in different ways point to assuring health and vitality for our residents and community. The city's 2020 goals such as working towards diverse housing inventories, community engagement, encouraging walking and biking, sustainable environmental decisions, safe infrastructure and community needs for open space will facilitate choices that help ensure a vibrant, thriving, healthy population.

Your 2020 City of Hood River goals are also 100% aligned with the values and ultimate realization of the Adams Creek project you are being asked to review tonight. Each of your thoughtfully considered goals is repeatedly reflected in the plans of Adams Creek Cohousing. We seek to add to the diversity of the City's housing inventory, to engage all segments of our community through our civic involvement, to avoid parking congestion and utilize biking and pedestrian means of transport, to create an environmentally sustainable community, to assist in preparing for growth infrastructure and finally to maintain open space.

In fact, I'm hard pressed to think of any recently approved property developments in our City that dovetail more perfectly with the City of Hood River's 2020 goals.

Expanding beyond the city limits, it's important to consider the larger picture that will reduce the pressure on urban sprawl by removing a potential of 25 single-family units from that market and instead using infill development with all of its advantages leading to reduction of car traffic and associated carbon emissions.

The pressure on our high-value farmlands and the Columbia Gorge Scenic Area from development is ever increasing and we need a consolidated

effort to resist such trends; Adams Creek fits very well into this concept and should be embraced by our environmental organizations such as the Friends of the Columbia Gorge and Columbia River Keepers, as well as our City of Hood River.

Now, more than ever before in our history, initiatives that prepare our wider community for a healthy, resilient future are of paramount importance and the chance to be forward thinkers on a project such as this is unique.

Thank you for your thoughtful consideration and your service to our community.

Rebecca Rawson
rrowson@gorge.net
1368 Rawson Rd
Hood River OR 97031

Jennifer Kaden

From: Nashira Reisch <nashiradawn@yahoo.com>
Sent: Friday, August 21, 2020 7:55 PM
To: Jennifer Kaden
Subject: FILE NO. 2020-03 – Adams Creek Cohousing SPR

Please submit the letter below as written testimony for FILE NO. 2020-03 – Adams Creek Cohousing SPR

August 21, 2020

Dear Planning Commissioners,

As my husband Jim Miller explained during our applicant statement, one of the hardest things about creating our cohousing community was finding land zoned for multifamily buildings. Sadly, there seems to be a stigma about multifamily housing, when it's actually one of the most useful "missing middle" housing types that we need right now and can fill some of our pressing housing needs.

We had originally contacted the Akiyama family about purchasing their R-3 zoned property (1419 Sherman Ave) in 2017 but they weren't interested at the time. So, we kept looking for property, but in Winter 2018, our group decided to stop meeting because we just couldn't find anything suitable. I really didn't want to give up on the idea of creating a community though.

So, when the Akiyama property became available in Spring 2018, my husband and I decided to make an offer on the property on our own. We would live in the existing house, divide the property into three lots, and sell the other two lots to like-minded community members, hoping to create some sort of community. After our offer was

accepted, we looked for lenders everywhere, high and low, and absolutely no residential lenders would provide a loan for us because they said our plans were not the “highest and best use” of the R-3 property. They said our only option was to find a commercial lender. Well, there was no way we could guarantee a commercial loan, which also required 50% down on \$1.35M. Since we couldn’t do this on our own, we contacted several of our former group members over the summer, during the due diligence period, and asked if they wanted to join us in purchasing the property. After they carefully considered it, 9 of our local families came together and purchased the property in September 2018. We finally had renewed hopes of creating a community together.

We also needed expert partners to help us through a very daunting process of building this community. None of us are developers or builders or even cohousing experts. We needed people that knew how to build Cohousing. So, we hired cohousing experts, Katie McCamant and Lew Bowers as consultants, and hired UD+P as our developer. UD+P is one of the few developers in the nation that is willing to work with grassroots Cohousing communities. I heard them speak at the national cohousing conference in 2017 and asked them why they would ever want to work with a large group of people that all needed to decide so many things together, when they could just do normal for profit development and eliminate the headache of dealing with the very owners that are going to move in to the project? They told me it’s because they are a company with a mission. Helping cohousing communities does not make a lot of profit for them, but it does fulfill their mission to be building with a purpose. Instead of bringing in outside investors, we - the future residents of our own community - are our own investors in this community together. UD+P provides the guidance in areas we know little about, and in doing so, they are helping us to bond further as a community through the process. They have been excellent partners for us. We are lucky to have them, since they are very busy working with at least four other

cohousing communities. PDX Commons, one of the first cohousing groups they worked with, is an award winning community in Portland, Oregon.

In the two years since we purchased the property and assembled our professional team, we have managed to create an amazing community. One that's devoted to living conscientiously on the land, sharing resources and having a really good time together. Many of us are active members in our greater community, involved in all sorts of organizations and nonprofits around the Gorge. Some Include:

Columbia Gorge Climate Action Network, Hood River County Energy Taskforce, The Rockford Grange, Hood River County School District, Aging in the Gorge Alliance, The Warming Shelter, Columbia Gorge Women's Action Network, VOCl choir, Latinx Outreach, Gorge Ecumenical Ministries, Churches, Book Groups, Local Americorps, FISH Food Bank, The Senior Center, Hood River Trails, Hood River Emergency Operations and teaching ESL.

After we move in, I'm looking forward to all sorts of things we'll be able to collaborate on together in the greater Hood River Community.

We want to be compassionate and inclusive of our immediate neighborhood and the greater Hood River community around us. We've reached out to our future neighbors, and we understand they are nervous about our project. I sympathize with their worries. Many of the building placement changes they wanted us to do to our plans, we wanted to change too. When we looked into it again, we were told again that we are not allowed to do those design changes due to many different requirements we have, in order to meet codes. We could not find any good exceptions or work arounds for this. So, while unfortunately we were not able to please our new neighbors like we

wanted to, we are all still committed to being good neighbors to them and hope that when we finally move in we'll be able to create an extended community with them too.

Thanks for listening. I support, and ask you to approve our site plan review.

Nashira Reisch
724 Prospect Ave
Hood River, OR

Jennifer Kaden

From: Kelley Morris <kelelisemorris@gmail.com>
Sent: Saturday, August 22, 2020 10:35 AM
To: Dustin Nilsen; Jennifer Kaden
Subject: City planning commission

Hi Dustin and Jennifer,

This is regarding the Adams Creek Cohousing application. I'm writing to request Megan Ramey recuse herself from the approval vote. I know Megan in a personal capacity, and she has expressed very strong interest in this project going through. She will not be able to withhold her bias in making this decision.

She is also openly advocating for pedestrian thoroughfare through Andys Way, which is private property.

Please take this under advisement, and let me know if you have any questions. Please confirm that you have received this request and that it will be added to the record.

Thank you,

Kelley Morris
603 Andys Way, Hood River, OR 97031

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Kelley Morris
[Kelelisemorris@gmail.com](mailto:kelelisemorris@gmail.com)
(541) 788-6213

Paige Browning and Steven Winkle
1521 Eugene Street
Hood River, OR 97031

City of Hood River
Planning Department
211 2nd Street
Hood River, OR 97031
Attn: Jennifer Kaden

August 24, 2020

Dear Planning Department,

We are the owners of the property located at 1521 Eugene Street. Along with others on our street, we also feel that our neighborhood will also be negatively impacted by the Adams Creek Cohousing development.

We listened to the Planning Commission prior to the public hearing on August 17 and previously wrote the City of Hood River Planning Department on August 10th. This letter will bring up new comments and questions that we have.

Steve (Steve Winkle – Paige Browning and Steve Winkle authors of this letter) is a former member of the Planning Commission. The public hearing on August 17th brought back memories for Steve of that time.

1. Access – The applicant proposes to shut off the Sherman St access to vehicle traffic, and the proposed sole vehicle access is through Eugene Street. The Eugene Street Neighborhood is in an R1 zone. It is a quiet neighborhood, which for all practical purposes is a dead-end street, that will be overwhelmed by the addition of 25 dwellings-worth of new vehicle traffic. From the public hearing of Aug. 17th, it was clear that sole vehicle access through Eugene Street was a Planning Department/perhaps Public Works requirement. We seem to recall that in the early stages the Applicant would have used the existing driveway to Sherman as the sole or at least one of two access ways to the property. The idea of changing the access to this project was raised by us and others in the past.

As noted by others, conditions of approval should include a requirement of ‘right turn only’ traffic flow while using the Sherman St. access in and out; posting signage on Sherman and the Driveway. This would alleviate any traffic issues at Sherman St. This may require the improvement of the driveway with widening and retainage, but a proposal of this scale should be required to do such access improvements to minimize their added impact on adjacent neighborhoods.

And considering the unique circumstances of the site and proposed development, a variance could have and should have been discussed with the Applicant by the Planning Department.

It was made clear by the City Attorney that the Council was to consider the application based on compliance with code. However, it seems that since the neighbors and perhaps the Applicant also would for the driveway to Sherman be used for site access, that the Planning Commission and Planning Department could allow that variance.

We would like for a variance be discussed with the Applicant and Planning Commission.

2. Scale – It is proposed that there will be multiple buildings, each containing multiple residential dwellings. Some of these buildings will be up to 3 stories in height. One of the buildings is approximately 150' long and 40' tall. This building is situated directly next to an existing single family, 2-story home that is only +/-45' long; and across the street from a modest 1-story home. This 'wall' will dwarf everything in the neighborhood and will create the sense of a downtown urban setting for the adjacent neighbors.

The Applicant could at least swap locations between the 2 story buildings and the 3 story buildings.

3. Zoning - We understand that the property in question is zoned R-3. However, it seems that if the staff of the Planning Department would take a week to walk around town, there would be found many areas, in addition to this property, where the zoning should be changed. This property; based on its natural beauty, wetlands, stream, trees, current use as a single-family home and location (proximity to downtown and between R-3 and R-1 zoning) should have either been rezoned R-1 or have been zoned OS/PF.

Adams Creek and associated wetlands and springs and riparian areas should be protected. Increases in impervious surfaces in the development will lead to increased runoff and pollution and may negatively impact water quality and flows in Adams Creek. The impacts of the proposed development will not be minimal.

The question we have and one that we would like an answer to is how can we start a process to re-zone the property now? If by this letter, we can do that then great!

We want to start the process to re-zone the property.

Thank you and the Planning Commission for consideration of our letter.

Sincerely,

Paige Browning and Steven Winkle

Jennifer Kaden

From: heather@thrivehoodriver.org
Sent: Monday, August 24, 2020 2:48 PM
To: Jennifer Kaden
Subject: Testimony - File No. 2020-03; Adams Creek Cohousing SPR

Dear Planning Commission -

We agree with the staff report that finds that the Adams Creek Co-housing project meets the approval criteria and should be approved. This is a complicated project with a hefty list of approval criteria and consequently a long list of conditions of approval.

The City of Hood River has done an extensive amount of planning work related to housing over the last five years, including a Housing Needs Analysis which shows a need for more diverse housing types, especially multi-family housing and smaller sized units desired by Hood River's smaller households (35% of Hood River households have just 1 person). This project answers many of Hood River's demonstrated housing needs and represents "needed housing" as defined in ORS 197.303. Listening to the applicants' testimony reminded me that at its core, housing is really about people. I can't think of any past housing project that as intentionally sought to create an inclusive, supportive community as Adams Creek Co-housing.

The 2.36 acre property is zoned R-3, high density residential. At 26 units, the project proposes less than half the allowed density of 65 units.

The applicant has made a strong effort to respect the very special natural features of the site in the way that they've proposed handling the wetlands, Adams Creek and mature trees on site. Their tree retention plans are especially refreshing compared to what we've seen in other projects in town where the property owner logs every tree from the site prior to seeking a land use permit.

I also wanted to note the very high level of right of way improvements that staff recommends as part of this development. Along with water, sewer, stormwater and transportation SDCs and paying a proportionate share of improvements at intersections, the applicant is being required to create an enormous amount of transportation infrastructure:

- Bike lanes and sidewalks on Sherman
- Paving Hazel east of 16th
- Adding a sidewalk with ADA compliant ramps and driveways on the north side of Eugene.

These infrastructure improvements are a significant lift - probably more than \$100,000 in right of way improvements. I could see many developers pushing back against this level of off-site infrastructure extraction, but this applicant is willing to build all of the projects staff recommends. They are willing to invest not just in their project, but their new neighborhood.

Heather Staten
Executive Director
PO Box 1544
Hood River, OR 97031
www.thrivehoodriver.org
(541) 490-5225

Aug 24, 2020

To: Jennifer Kaden, HR City Planning Commission
From: Mark Zanmiller. 1421 Sherman, Hood River.

Subject: Updated submittal comments about Adams Creek Cohousing application FILE NO. 2020-03.

Thank you for keeping the record open and collecting additional inputs.

I am writing this as the neighboring property owner to the 1419 Sherman development. This testimony incorporates and supersedes the email request for information sent to J. Kaden and information submitted on Aug 13. The update adds staff report cross references, new thoughts from the Public Hearing, and a subsequent discussion with representatives of the Applicant.

KEY SUGGESTION: I would be happy to meet with City planning, City engineering staff, and the applicant on site to discuss any of the suggestions detailed below.

I am not opposed to the co-housing organization or their plans to build on the neighboring property. They have, in my opinion, been welcoming neighbors through the process to date, and I know them to be good folks. That said, I have some issues with the design presented and hope to see modifications through the approval process. Some of the requests relate to Applicant designs and some to City conditions on the design.

The following are my questions and comments to be considered in the planning approval process.

Item	Staff report References	Notes and Suggestions
1	<p>Many related to permissible building height (Bldg 1 meets req).</p> <p>Per public hearing discussion, compatibility was not reviewed.</p> <p>Request is for clarification about City guidance to make Building 1 tall vs 2 and 3.</p> <p>Request is also to Applicant.</p>	<p>The three-story Building 1 on the West edge is exceptionally large and out of scale with the neighborhood. As the City looks to add this type of density (which I support), avoiding such jarring interfaces between the new and the existing seems to be a proper goal and will go a long way toward general acceptance of in-fill. I am afraid that approving such a big building right next to existing homes will be used as a general indictment of infill. I hope that a design alternative can be found to allow the project to continue while 'toning down' this building.</p> <p>My suggestion: If Buildings 2 and 3 were the three story buildings and Building 1 limited to two - and given that they start about 13 ft elevation lower than Building 1, all three would be of similar height, the impact on the view of the development from Eugene would be softened, and the real sense of that building looming over neighboring homes would be largely addressed.</p> <p>In a discussion with the Applicant, they stated that taller buildings 2 and 3 was a design alternative they looked at but the City Fire Marshal said that taller buildings would not work in those sites.</p> <p>I am sure there are other design alternatives that could also be used to soften the interface with the existing neighborhood.</p>

Item	Staff report References	Notes and Suggestions
2	<p>Related to preserving natural features. 17.16.050.A Drawing page C7 Staff report pp 16-17</p> <p>17.17.040.19 Staff report p30. Use of existing trees as street trees.</p> <p>Associated conditions: 14, 15, 16, 53</p>	<p>I am concerned about the tree removal requirements along Adams Creek Place (West side of project). There are existing mature trees along the Adams Creek Place property line that would provide an excellent vegetative interface to the West side of Building 1. Cutting them and planting new little street trees does not seem consistent with City goals of retaining the urban forest. These trees are marked on drawing page C7.</p> <p>Suggestion: Require the preservation of the existing mature trees between Adams Creek Place and Building 1.</p> <p>This will require a bump-out in Adams Creek Place to protect the very large Cedar (similar to what was done to protect the large tree on 10th St between Oak and State), and a slight re-thinking of how vehicle access to the waterline easement is done. It is worth it to save that large Cedar and its neighboring Douglas fir.</p> <p>New: In a discussion with the Applicant, they seem amenable to leaving these mature trees, but discussions with City and some changes to the sidewalk plan along Adams Creek Place may be required. I suggest that the City should be open to minor design changes of Adams Creek Place to allow the preservation of these trees.</p>
3	<p>Related to preserving natural features. 17.16.050.A Drawing page C7 Staff report pp 16-17</p> <p>Associated conditions: 14, 15, 16</p>	<p>Alleyway alignment as Adams Creek Place turns onto Hazel. The drawing provided does not describe the hazel transition to the single lane alleyway but shows the paved turn aligned with the center of the Hazel alleyway vs with the current alleyway alignment along the South side of the road easement. There are some 30++ year old trees that would be a shame to be lost if the transition to the alleyway is not done smartly and as close to the East end as possible.</p> <p>There is no real conceivable future need to make Hazel a full width paved street as almost all homes that front it are fenced (with access gates).</p> <p>Suggestion: Align the West turn of Adams Creek Place to the South side of Hazel and minimize the removal of trees on the North side of Hazel. This also relates to maintaining mature trees along Adams Creek Place (item 2 above). A discussion with City, Applicant and us would be, I believe, valuable.</p> <p>New: In a discussion with the Applicant, they are amenable to a transition to be aligned with the South side of Hazel. See also discussion about pedestrian connection to West in item 4 below.</p>

Item	Staff report References	Notes and Suggestions
4	<p>Frontage Improvements staff report p 23. Alternate to Eugene per sub-paragraph (d). Also attachment C, 24.d</p> <p>Associated conditions: 52</p>	<p>New: Pedestrian connection to West. The planned sidewalk along Eugene would painfully reduce the quality of the streetscape for those neighbors on Eugene.</p> <p>Suggestion: Find an alternative to sidewalk through yards on Eugene. Two possible alternatives to discuss:</p> <ol style="list-style-type: none"> a. Applicant constructs an asphalt ADA walking path down Hazel, adjacent to the single lane gravel alleyway. Could connect nicely to the sidewalk on Adams Creek Place. Options exist on both the north and south edges of Hazel. b. Applicant constructs a mixed purpose 9 or 10' wide asphalt lane down the length of Hazel aligned to the South side of the easement. Markings for Pedestrian use/safety. This would be less intrusive to neighbors on Eugene and connect with a nicer path. <p>In a discussion with the Applicant, they are amenable to either of these ideas and they fit with their goals. They also mentioned other options that could brought into the discussion.</p>
5	<p>Related to preserving natural features. 17.16.050.A Drawing page C7 Staff report pp 16-17</p> <p>Public Facilities discussion: Water on p21</p> <p>Associated conditions: 14, 15, 16</p>	<p>The 20' water easement on W edge, north from Hazel. There is a row of mature Cedar trees planted on the West property line, and a large pine on their property that Applicant agrees to maintain. The City requirement to trench a 10" water main through this easement next to the trees, adds significant risk to the trees and needs to be done with great care.</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Require analysis by an Arborist and incorporate their recommendations to drawings to avoid the risk of killing those trees. • Move the water main from the center of that 20' easement to as far East in the easement as possible to avoid damage to root systems. • Clearly define construction-phase tree-protections that will be required to protect these trees?
6	<p>Related to preserving natural features. 17.16.050.A Drawing page C7 Staff report pp 16-17</p> <p>Associated conditions: 39</p>	<p>Access to the 20' water easement on W edge, north from Hazel Related. There is a curb cut and vehicular maintenance access requirement down this easement. The current drawings and location of the curb at Hazel/Adams Creek Place would require large trees to be removed along that property line (see items 2 and 4 above).</p> <p>New: In a discussion with the Applicant, they explained that this access is not anticipated to be used by residents and is only for City waterline maintenance.</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Move vehicle access to the easement further South along Adams Creek Place to avoid conflicts with existing large trees. • Be clever with how maintenance vehicles access the easement such that mature trees on property line do not have to be removed for access. • If a curb cut is required, add a bollard to limit vehicular access to when maintenance crew needs to get there.

Item	Staff report References	Notes and Suggestions
7	<p>Staff report p 24, streetlighting to satisfy engineering comments.</p> <p>Attachment C, p8, item 33, street lighting does not call out a light at Hazel and Adams Creek Place.</p> <p>This light is not listed as part of Condition 61 either.</p>	<p>Streetlight at the end of Hazel in drawing page C8. I do not see any value in having this light and key result would be to annoy us, the neighbors to the South, and the residents in Building 1.</p> <p>What other building and pathway lighting that would be on at night and visible from neighbor properties is planned?</p> <p>Suggestion: Remove the requirement for that streetlight, leaving the one light pole at the end of Eugene as sufficient.</p>
8	<p>Related to preserving natural features. 17.16.050.B Grading</p> <p>No adverse effect on neighboring properties.</p> <p>Staff report p 12 and 18 discussed retaining walls, requiring drawings as a condition to building permits.</p> <p>See also frontage Improvements staff report p 23. Alternate to Sherman per sub-paragraph (d). Also attachment C, 24.d</p> <p>Associated conditions: 35, 36, 37, 51</p>	<p>Sidewalk on Sherman. Earthwork requirements to build the sidewalk along Sherman are not defined in drawings. It is a very steep hill to the West of the current driveway, and again at the East end so I anticipate that earthwork and retaining walls will need to be built. Because ‘stubbing out’ a retaining wall would significantly increase my future costs if I am asked to continue the sidewalk, it effectively requires me to continue the retaining wall / sidewalk for most of my north property line at this time.</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Given that there is a sidewalk on the North side of Sherman, I do not think that having a full property width sidewalk is in the public interest unless it goes from 17th to 13th. • Best option would be to only require a short sidewalk heading West from the current driveway just far enough to add a safe, well marked crosswalk to the North. • <u>If the full sidewalk is required</u>, Applicant should be required to extend the retaining wall to West until no retaining wall is required to site the sidewalk. Similarly, Applicant should be required to extend the retaining wall East until 13th St.
9	<p>17.20.030.B.4 Staff report p34</p> <p>Associated conditions: 25</p>	<p>Public access to pathways on the site. As others testified, I think that some connectivity between Sherman, Eugene, Hazel, the Middle School field, and Andy’s Way would be a nice benefit to the neighborhood. I understand that the Applicant has plans to allow this informally and I hope that is sufficient. I also understand that residents of Andy’s Way and Katy Lane are currently opposed to a connection.</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Require pathway access through the site to Eugene, Middle School and (future) Andy’s Way and Katey Lane. • Move path to Middle School field to not just go through parking lot if at all possible. • Require a fence which would stop access to Andy’s Way and Katey Lane with a gate that can be locked until that community agrees. • If possible, add a Gate to the Middle School property that can be locked until the Middle School agrees.

Item	Staff report References	Notes and Suggestions
10	I could find no specific location requirement for this fire hydrant in the Staff report	<p>Fire hydrant at the corner of Adams Creek Place and Hazel. This seems to be in an odd spot access wise and impacts suggested improvements described in items 2, 3, 4, and 6 above.</p> <p>Suggestion: Move fire hydrant to be centered in Adams Creek Place so a fire truck parked there would be adjacent to it.</p>
11	Not specifically called out in conditions.	Construction impacts on Hazel avenue is a concern given that it is the only vehicular access we have to our home. How will building permits requirements ensure access to our driveway throughout. Not interfering with snow removal is a subpart of this.
12	Associated conditions: 41	Undergrounding of utilities. I cannot tell from the drawings but mentioned in staff report. If Applicant is going to underground the pole wires along Sherman, I would like to pay a delta to do that in front of our property as well.

Jennifer Kaden

From: AJ Kitt <aj.kitt13@gmail.com>
Sent: Tuesday, August 25, 2020 8:41 AM
To: Jennifer Kaden
Subject: Re: UPDATES - File No. 2020-03; Adams Creek Cohousing SPR

For the written record of Adams Creek SPR:

Parking

The code requires a minimum of 1.5 spaces per household. That leaves it to the discretion of Planning to require more if needed. In this case it is needed. The applicant already is hosting events and advertising them openly. When they hold events there will not be enough parking on site to accommodate incoming guests. The overflow will over burden the adjacent neighborhood. In comparison MountainView Condo's off of Avalon has more than 2 parking spaces per dwelling, and OrchardView Manor off of Pacific has more than 3 parking spaces per dwelling. This is a very reasonable requirement.

Changes

In the application there are many things that are suggested but not guaranteed. 1. the way the 150 facade on Bldg 1 is broken up with architectural design, 2. that the community will be doing a car sharing program to limit the need for onsite parking, 3. design elements intended to 'soften' the impact to the neighbors. All of these things can change after site plan approval. CCR's and the stated community values can change at any time. The buildings being proposed are only conceptual at this point. Make these things conditions of approval that will be enforced.

-- AJ

(541) 400-0008

On Tue, Aug 18, 2020 at 3:48 PM Jennifer Kaden <J.Kaden@cityofhoodriver.gov> wrote:

Good afternoon –

This email is to inform you that the City's website has been updated with additional materials related to File No. 2020-03, a Site Plan Review application for the proposed Adams Creek Cohousing project. The "packet" attachments for the [August 17, 2020 Planning Commission meeting](#) have been updated to include:

- "Packet #3" – Updated to include all comments received as of Noon on Monday, August 17th
- "Packet #4" – Applicant's power point presented during the public hearing on August 17, 2020
- Audio Recording of the Public Hearing held August 17, 2020

Jennifer Kaden
Associate Planner
City of Hood River
211 2nd St., Hood River

August 25, 2020

Dear Hood River Planning Commission,

I am writing to you with serious concerns about the site plan permit for the Adams Creek Cohousing Development, located at 1419 Sherman Avenue, Hood River, OR. I live at 1509 Eugene Street, four houses away from the proposed development.

During the hearing on August 17th there was no discussion or response from the applicant regarding the sewer line passing through the middle of a wetland (as shown on submitted design sheet C8). According to the Powerpoint slides presented by the developer at the August 17th meeting, stormwater (blue arrow on schematic drawing) also traverses the same wetland. Additionally, the City Engineer expressed concerns about the feasibility of the plaza design meeting stormwater standards in its proposed design, and I agree. The applicant failed to address this concern adequately and there was no deep dive discussion as to stormwater plans and whether city standards can be met without making significant changes to the proposed design plan.

I have listened to previous recordings of Planning Commission hearings and urge The Commission to go through each of the 72 exceptions of permit approval with the applicant. I urge you to not simply take it on the developer's verbal acknowledgement that everything will be addressed. These 72 design exceptions are important and going through them with the applicant will show whether the designs are conceptually valid and ready to move forward, or whether impacts have not been addressed. I urge you to not approve this permit until the standards have been met. A verbal acknowledgement from the applicant is not enough to approve on.

One other concern I have after reviewing the Powerpoint slides the developer presented at the August 17th meeting is the Sherman Avenue Adams Creek crossing. In the Powerpoint, an easement is shown across the bridge over Adams Creek. On a subsequent slide, a pathway is shown through the property and across Adams Creek. This is just another example of the plans showing one thing and the developer showing something different at the meeting. This issue would be addressed if the Commission goes through the 72 exceptions at the next Planning Commission meeting.

In general, I don't believe this property can support the proposed development, nor do I believe it is in the best interest of the neighborhood or broader community to approve this development. There are too many loose ends and unknowns at this time. I urge you to deny the Site Plan Review application.

Thank you,

Heather Hendrixson
1509 Eugene St.

To:

Dustin Nilsen - D.Nilsen@cityofhoodriver.gov; Jennifer Kaden - J.Kaden@cityofhoodriver.gov; Planning Commission Chair Arthur Babitz - A.Babitz@cityofhoodriver.gov; Bill Irving - B.Irving@cityofhoodriver.gov; Tina Lassen - T.Lassen@cityofhoodriver.gov; Sue Powers - S.Powers@cityofhoodriver.gov; Mark Frost - M.Frost@cityofhoodriver.gov; Megan Ramey - M.Ramey@cityofhoodriver.gov; Erika Price - E.Price@cityofhoodriver.gov

Subject: Errors in File No. 2020-03, Adams Creek Cohousing

August 25, 2020

To Hood River Planners and Planning Commission,

Thank you for your civic service, and for your engagement and thoughtful deliberation on the Adams Creek Cohousing application. I appreciate this extended opportunity to provide written comments on the record.

My wife and I own 604 -14th Street, in the Katie's Lane development, and bordering the proposed Adams Creek site on the SE corner. At the Planning Commission meeting on Monday, August 17, we heard and saw a lot of new information about this application. Several items raised strong concerns, the top issues being:

1. **Private Property.** In Staff report (Meeting Packet, page 34/64) and in the meeting, Staff misrepresents private property as a city-owned "public" right of way: "*At the preapplication conference Staff recommended and requested a pedestrian connection to the south be provided at the southeast corner of the subject property to provide a pedestrian connection to Andy's Way, the public street network to the south...*" Staff proposes a connection to Katie's Lane private property, and then conditions Adams Creek application approval on it, as an interpretation of HRMC 17.20.030.B.4.

Let's be very clear about this:

- a. Cross Creek Lane, Katie's Lane, Andy's Way and the common areas of the Katie's Lane development are private property owned by the Katie's Lane Homeowner's Association. Please see Hood River County taxlot 03N10E35AA-5500.
 - b. The city does not plow, sweep, mow, or otherwise maintain these HOA-owned private properties. The HOA does.
 - c. To my knowledge, the city has not proposed purchasing this property from the Katie's Lane HOA.
 - d. This error-based access requirement must neither be criteria, nor condition, for approval or rejection of the Adams Creek application.
2. **Negligence.** For staff to misrepresent the Katie's Lane private property as public, actively propose a connection, then condition approval upon access, shows negligence in understanding the site context and interpreting access code. Staff may be challenged

by a development of the extraordinary scale and complexity of the Adams Creek Cohousing proposal. But now, their interpretation of any code comes into question. Dan Bell has detailed dozens of errors and deficiencies yet remaining in the application. We ask and trust the city planners, engineer, and commissioners to do their most thorough, thoughtful, highest-quality work to ensure this proposal satisfies every requirement.

3. **Bias.** Megan Ramey should recuse herself from voting on the Adams Creek proposal. During the commission meeting, she admitted early interest in the Adams Creek group, that “she’s drawn to the concept,” and did not disclose a prior statement of project support to our neighbor. These demonstrate pre-judgement in favor of Adams Creek. Her advocacy of access connections from the Adams Creek lot to neighboring properties presume success of the Adams Creek application. As a matter of ethics and perhaps legal risk, Megan Ramey should step to the side.

Look, development is exciting. We’ve been there. Seeing your dream become plans, drawings, schedules, and physical reality is creative and rewarding in many ways. However, this proposal is especially demanding of neighbors, and poses very high risk to the creek and wetlands. Heavy equipment and contractors will swarm the site, destroy trees and vegetation, excavate and bulldoze, pour tons of concrete for foundations and asphalt for parking, tear open the ground for utility and stormwater facilities, erect multiple massive structures as high as three stories, and increase the site’s impermeable surface area by tenfold – all within mere feet of wetlands, a creek, and several single-family residences. Even if a permissible use, this proposal on this site is just a bad idea. For the applicant to cloak this bludgeoning proposal in an emotional appeal to environmental and community values is disingenuous. Perhaps their consultants have stretched this project beyond the Adams Creek members’ shared values; sensing this, perhaps members will move to pull their application.

This said, we are not opposed to deliberate and thoughtful development, to increasing housing stock, to a denser city, to the cohousing group, or to their stated values. But we are opposed to this specific application for this site as it stands today before the commission in its very flawed and incomplete state. More vetting is required. The public deserves better for a development of this scale, especially in such a sensitive and complex setting.

The responsible choice for commissioners is to reject the current application and to demand one that planning staff can credibly defend as complete, accurate, and compliant.

Sincerely,

Scott Bean
Jennifer Barwick
604 – 14th Street, Hood River

August 25, 2020

Jennifer Ball Kaden
Associate Planner, City of Hood River
211 2nd Street
Hood River, OR 97031

Sent via email to J.Kaden@cityofhoodriver.gov

To Adams Creek Cohousing members, Planning Commission, and Hood River neighbors.

For the record I wish to express my concerns with the proposed Adams Creek Development and how it feels as though the development has been allowed to proceed without a thorough vetting.

I am in favor of cohousing and the responsible development of the property, but OPPOSED to the size, scale, and impact that the current design of the development will have on the surrounding neighborhoods.

The current application, which is extraordinarily complex, has been allowed to proceed for planning commission review for approval with dozens of errors and unanswered questions.

During the public hearing on August 17th, proponents spoke with passion about how current neighbors of the proposed development are resistant to change. On the contrary, we are open to and welcome change. What we don't like is the idea of 3 large buildings housing 60 people or more on a piece of land that currently has a single-family home.

Please put yourselves in the shoes of the immediate neighbors. How would you like it if this development were happening next door to you? Imagine that you had purchased a home on a quiet dead-end street, would you have envisioned that someday the dead end would become the entrance to high density housing? Imagine 60 people moving in next door to your home. Imagine the destruction of habitat and demolition of the large trees that have been your neighbors. Imagine the backhoes rumbling down Eugene street to alter the land to make it buildable. Imagine the concrete trucks lined up to pour the foundations. How many concrete trucks will that take? Imagine what that will look like on Eugene street.

I encourage our neighbors in Adams Creek Cohousing and their design partners to explore other less conspicuous design options. And that you consider other access routes to the property such as entry only at Eugene street with an exit only on Sherman.

I urge the planning commission to determine the permit application incomplete and to place on hold the Adams Creek Cohousing development until the conditions of construction are met.

Thank you,

Jennifer Barwick
604 14th Street

Jennifer Kaden

From: Nashira <nashiradawn@yahoo.com>
Sent: Tuesday, August 25, 2020 11:59 AM
To: Jennifer Kaden
Subject: FILE NO. 2020-03 – Adams Creek Cohousing SPR

Please submit the information below as written testimony for FILE NO. 2020-03 – Adams Creek Cohousing SPR

Dear Commissioners,

Neighbors have accused us of not properly notifying them of the first required neighbor meeting that was held in January 2020. We did properly notify ALL neighbors on the City provided list of property owners before the required deadline, which was indicated by a postmark on the envelope at least two weeks ahead of the meeting. If a neighbor's name or address was incorrect or not on that City provided list, they may not have gotten the letter. Since a few envelopes were returned as not deliverable, we think some property owners may have failed to update their information on file with the City. Also, if an owner of the property on the City list gave a mailing address that was different than the residence address, the notice would not have been delivered to the residence. If the owner didn't live at the residence, it's possible that a renter would not have been notified.

On the 7th of January, a neighbor who was not on the City provided list, informed us that he had been expecting a letter and thought it would be a good idea to send extra letters to neighbors who were interested but not on the list. As a courtesy to additional neighbors not on the City provided list, we took it upon ourselves to compile more names and addresses of nearby neighbors, print more notice letters and send a notice to those neighbors. These courtesy letters were NOT required to be sent at all. These courtesy notices arrived in the mailboxes of the additional neighbors up to two days before the neighbor meeting. Some claimed they got the notice on the day of the meeting. Their perception was that they had been ignored and they were offended. Some thought they should have been included on the City provided list for notification.

Thank you,
Nashira Reisch
724 Prospect Ave
Hood River, OR

Jennifer Kaden

From: Melody Robichaud <melody@gorge.net>
Sent: Tuesday, August 25, 2020 12:40 PM
To: Dustin Nilsen
Cc: Jennifer Kaden
Subject: Fwd: UPDATES - File No. 2020-03; Adams Creek Cohousing SPR

August 25, 2020

Dustin Nilson
Jennifer Kaden
Planning Commission

Dear Dustin, Jennifer and the Hood River Planning Commission,

We wanted to send you a few more details that we observed over the past 27 years while living at 1301 Sherman Ave. directly across the creek from Adams Creek proposed project.

Trees and the 25 year flood plan:

During the February flood of 1996 we observed the gentle creek turn into a full on ragging river that flooded the pool adjacent to the outflow tube on Sherman Ave. The water was nearly the height of the road. We don't know how this would affect or if it would have affected the foundation of the eastern most structure that is proposed but we are certain that it affected the trees and surrounding growth. This is a very important issue for us as on July 9th 2014 at approximately 7:30 pm we had a major tree from the creek fall and demolish over half of our house while we were in it. The tree was located directly behind our neighbors' one story house to the South of us. If it hadn't twisted before it fell it would have crushed our neighbors one story house to the ground perhaps injuring or worse killing our them who were home at the time as well. We have pictures detailing the damage to our house and garage that was flattened, should you be interested in seeing them.

With the permission of our neighbor at the time Sab Akiyama and before we decided to rebuild and also for the insurance companies battle that we expected, we hired David Braun of Braun Arboricultural Consulting, LLC to do a risk assessment of multiple trees that would affect our property. David gave us a detailed report and assessment of the trees that would directly be a hazardous to our property, which by the way we passed the full report onto the Adam's Creek group.

David's words on what he found from page 4 of his report:

Damaging Agent

Soil, Hydrology, and location.

"Observations on the setting including soil, aspect, topography, the natural vegetation of the site, the type and duration of uses of the area near each tree and the presence of sanitary targets and high use areas, including homes, public streets, driveways, and power lines. Although subsurface testing was not done, it was assumed that the water table was fairly close to the root crowns of several trees based on the proximity to the creek in the ravine."

And it goes on explaining the General health, Decay, Insects and Disease, Human Activity which he explains in his words:

"Disturbance history can often explain the presence of structural defects and other conditions, for example, natural events such as storm breakage often cause multiple tops or crooks, fire often causes basal scars, construction impacts to the root zone often cause root loss and encourage root or butt rot decay, and changes in plant or tree cover can affect abiotic factors such as soil moisture, wind speed, and sun light. The environment of the ravine was examined at the same time as the trees, this was limited to terrain features possibly related to root damage and the location of the perennial creek relative to the trees. The decision to perform more in depth risk assessment was based on the presence of one or more brown cubical rot conks (*Phaeolus schweinitzii*) observed at the base of Douglas-fir trees coupled with additional symptoms associated with root of stem decay: crown decline symptoms, trunk cracks, and resins exuding from the trees."

And it continues on in great detail. By the way we won the insurance battle.

It shows that the entire region has not been kept up - ever! There is a major concern with the water flow and who knows how many decayed and sick trees that are out there. If the creek area were to be maintained and treated regularly by a licensed arborist, many if not all the existing trees at present could be saved. This is imperative to practice since this area is not able to buffer a downed tree and deal with it afterwards as if it were in the

woods. This is an enclosed area “tightly” up against many inhabited homes and properties that would be dangerously subject to a felled tree. Others, like us, could be affected by home damage from an unmaintained tree and hopefully they would live through it as we and our neighbors luckily were able to...that time. And, how will the movement and removal of earth and foliage above the creek for the large proposed development ultimately affect the overall layout of the creek below?

In saying this we believe that an extra geotechnical investigation regarding water flow must be done along with a thorough evaluation of all the trees in the entire ravine from the North end at Sherman Street all the way to the South point at Katie’s Lane home development. This should be done before any plans to disrupt this area can ever be safely approved.

View from the South side:

It would be nice to see an artist rendering of the view from the south side so that we can have an idea of what the buildings, including the parking lot, are going to look like especially for our neighbors at the Katie's Lane location as they seem to have a direct view of the parking lot.

Recuse:

Megan Ramey's continued push on non-motorized connections between properties, plus her stated early interest in the Adams Creek Development shows to us a noted bias. In our opinion she would be wise to recognize this and responsibly recuse herself from this vote, as well as any others who hold a special interest or bias towards "Adam’s Creek Co-housing Development”. We deserve a non biased vote on what will effect out lives and homes, as well as the surrounding community, for many many years to come.

Sincerely submitted,
Romeo and Melody Robichaud
1301 Sherman Ave

KATIE'S LANE HOMEOWNERS ASSOCIATION

August 25, 2020

By Email

City of Hood River Planning Commission
211 2nd Street
Hood River, OR 97031
Attn: Jennifer Kaden, Associate Planner

Re: Site Plan Review for Adams Creek Cohousing (File No. 2020-03) – Supplement to the Record

Dear Commission:

This letter is submitted on behalf of the Katie's Lane Homeowners Association, an Oregon nonprofit corporation (the "HOA"), by and through the HOA's Board of Directors (the "Board"). The purpose of this letter is twofold: (1) to provide additional written support for the comments made by Jason Barker, a member of the Board and a homeowner within the HOA, at the Commission's August 17, 2020 meeting; and (2) to express concern regarding Megan Ramey's continued involvement in the approval process of the Applicant's site plan.

Reference is made to the Staff Report of the City of Hood River Planning Department dated August 10, 2020 (the "Staff Report"). On page 34, the Staff Report refers to Andy's Way, a private roadway within the HOA, as a "public street network to the south[.]" Moreover, a condition of approval for the Applicant's site plan is included to require a pedestrian connection to Andy's Way in putative satisfaction of HRMC 17.20.030.B.4 (such condition as, the "Andy's Way Condition"). That provision of the HRMC requires, in pertinent part, that pedestrian linkages be provided to the "peripheral street system." As a threshold matter, Andy's Way is a privately-financed and privately-maintained roadway and is not part of the City of Hood River's street system. An express condition of approval of the PUD for Katie's Lane was that the HOA agree to maintain the private roadways within the HOA,¹ which now include Andy's Way and Katie's Lane. This agreement was memorialized in the HOA's charter documents, including in *Section 9* of the HOA's Declaration and *Sections 1* and *2* of *Article VII* of the HOA's Bylaws. (For your reference, these documents are attached hereto as Exhibits A-1 and A-2, respectively.)² Notably, approximately 40% of the HOA's current reserves are dedicated to roadway repair.

¹ See Findings and Decision of the Hood River Planning Commission (*In the Matter of Michael Kitts/Cottage Housing LLC, Planning File No. 03-62*). Condition No. 10: "A maintenance agreement for the private street and open space shall be included in the CC&R's and recorded prior to final plat approval."

² The private nature of Andy's Way and Katie's Lane is further underscored by the description of the roadways in the subdivision plat maps, including the plat map for the portion of the subdivision within the HOA that initially included Andy's Way. (A copy of the referenced plat map is attached hereto as Exhibit B.) Specifically, the plat map reserves public ingress/egress for exclusive use within the Katie's Lane subdivision (for each phase, and future phases of the subdivision). The plat map further notes that the roadways are not eligible for public maintenance as a condition of the city's approval, and as required by the HOA's CC&Rs.

As proposed, the Andy's Way Condition would violate the HOA's internal governance documents and likely constitute a "taking" by the City of Hood River without just compensation under the Oregon Constitution (*Art. I, Section 18*). In order for the HOA to convey an interest in any of its common property, including the roadways, *Section 13* of the Declaration requires a unanimous vote of the homeowners within the HOA. No such vote has been proposed in respect of any interest in Andy's Way nor has any formal inquiry of the Board been made by the City or the Applicant regarding the possibility of a private easement by the Applicant.

Also, over a year ago, it was brought to the Board's attention that a pathway was being used to trespass onto Andy's Way from the Southwest corner of the Applicant's property. As of June 1, 2019, a "no trespassing" sign was placed in plain view of the pathway and that sign continues in place. Put simply, the HOA has never endorsed that pathway as a legal right of way.

Based on the foregoing, the HOA hereby requests that the Commission remove the Andy's Way Condition as a condition of approval for the Applicant's site plan. We are optimistic this was merely a mistake of fact – but, to reiterate, in the absence of the grant of a private easement by the HOA to the Applicant, which has not been done or even proposed to the HOA, the Andy's Way Condition violates the HOA's property rights.

Finally, in May of 2019, Megan Ramey reached out to Mr. Barker (among others) concerning the possibility of a neighborhood greenway. To be clear, Ms. Ramey was not acting in her capacity as a commissioner, but rather as a community advocate in support of a community bikeway and/or greenway. In this capacity, Ms. Ramey offered unequivocal support for the placement of the greenway across the HOA's private roadways. In an email to Mr. Barker (and others) dated March 9, 2019, Ms. Ramey wrote: "There are 2 separate, concurrent projects that pertain to the future creation of this corridor: 1) the Adams Creek Co-housing is currently in site design phase and there is excitement to allow an easement through their property for a trail that would connect Katie's / Andy's Lane to the Middle School and Eugene to the north[.]..." (A copy of the email is attached hereto as Exhibit C.) On May 17, 2019, Ms. Ramey and Mr. Barker met in person to discuss the greenway at which time Mr. Barker expressed his reservations on behalf of the Board regarding the use of the HOA's private roadways for a community greenway. Following that meeting, no further inquiry was made of the Board regarding the use of the HOA's private roadways in connection with the greenway or any pedestrian path by the Applicant. We do not mean to undermine Ms. Ramey's value to the community or the Commission. But, in view of our stated concerns regarding the Andy's Way Condition and Ms. Ramey's advocacy in support of using the HOA's private property as public right of way, we do not believe she evinces the requisite impartiality to make a consequential land use decision affecting the HOA's property rights. We recommend that she recuse herself from deliberations and decisions on the Applicant's site plan going forward.

In closing, we believe in property rights and accordingly acknowledge the Applicant's right to develop its property in a lawful manner. The Katie's Lane subdivision is a very successful example of a housing development within an Urban High Density Residential Zone (R-3) and the Board is aware that more of this type of affordable housing is needed in Hood River and further understands it is a priority for the City of Hood River. Nevertheless, it is hard to envision a more robust version of R-3 housing in Hood River if the Applicant's approved site plan adversely affects the economic fortunes and property rights of the Katie's Lane subdivision. The HOA does not have the financial

wherewithal to absorb the prospect of significant invitee liability associated with a pedestrian right of way. Furthermore, for a number of residents within our HOA, a material increase in the cost of home ownership as the result of such contingent liability (by way of increased HOA dues, HOA special assessments or property/liability insurance premiums) could force them to sell their properties. It is precisely these types of cost of ownership increases and the overall contingent liability risk to the HOA that we intend to avoid by maintaining the private character of the access to the HOA's internal roadways.

We appreciate the Commission's time and consideration of this letter and welcome any questions it may have.

Respectfully submitted,

KATIE'S LANE HOMEOWNERS ASSOCIATION,
an Oregon nonprofit corporation

By: Its Board of Directors

Fiona Paterson
Jason Barker
Francine Emmons
Van Miley
Jim Thornton

Cc: Members of City of Hood River Planning Commission (by email)

Attachments

Exhibit A-1

HOA Declaration

20044230(s)

File 04-9101-JFS
After Recording, Return To:
Jaques, Sharp, Sherrerd & FitzSimons
205 Third Street
Hood River, OR 97031

Tax Account Nos. 3N-10-35AA-5400, 5500, 5700, 5800, 6100, 6400

STATE OF OREGON

COUNTY OF HOOD RIVER

SS

I certify that this instrument was received
and recorded in the records of said county.

Sandra E. Berry, Director of records and
Assessment and Ex-Officio Recorder.

by: *[Signature]* Deputy.

DOC#: 20044230

RCPT: 37242.500 \$ 46.00

9/10/2004 9:21 AM

DECLARATION OF PLANNED COMMUNITY
"KATIE'S LANE"

Cottage Housing, LLC, an Oregon limited liability company, as Declarant, does hereby make the following declaration pursuant to ORS 94.565 and 94.580:

1. Declarant hereby establishes a planned community named "Katie's Lane," which is a Class II planned community as defined in ORS 94.550.
2. Declarant shall form an Oregon nonprofit corporation named "Katie's Lane Homeowners Association."
3. The planned community is subject to ORS 94.550 to 94.783.
4. The association bylaws adopted under ORS 94.625 must be recorded.
5. The legal description of the real property included in the planned community is set forth on the attached Exhibit "A."
6. The legal description of the real property included in the planned community which is or must become common property is set forth on the plat to be recorded with Hood River County.
7. The declarant shall retain the following special declarant rights as long as any portion of the property in the planned community is held in the name of declarant, or until declarant records an instrument releasing the special declarant rights, whichever occurs first:

- a. The right to exercise all powers and control otherwise assigned to the Homeowners Association, the officers of the association or the board of directors of the association.
- b. The right to require declarant's consent to an amendment of this declaration or the bylaws.
- c. The right to expand the planned community under ORS 94.580(3).
- d. The right to convert lots into common property.

8. Each lot shall have one vote as set forth in ORS 94.658.

9. Each residential lot shall be liable for a prorated share of common expenses as determined by the board of directors of the Homeowners Association, for purposes including maintenance of common areas and landscapes and roads, taking into account the proportion of use of the roads (by distance, not frequency) and other equitable considerations. Each residential lot shall be entitled to a share of the common profits of the association in the same proportion. Because commercial lots, if any are developed, will be located close to May Street or 13th Street and will not receive the benefit of common areas and landscaping to the same extent as residential lots within the planned community, they shall only be liable for a share of road maintenance costs, calculated based upon the length of road (if any) used by the commercial lot compared to the length of road used by each other lot, and shall not be liable for any other common expenses.

10. Each lot shall become subject to assessment when it has been transferred or conveyed to someone other than declarant.

11. Each lot shall be subject to a right of first refusal in favor of declarant, for a two-year period following the initial conveyance of each lot from declarant, the terms of which shall be separately recorded in a declaration of right of first refusal.

12. Each lot is intended for residential use, although Declarant may choose to develop certain lots for commercial use, subject to the requirements of the City of Hood River.

13. The Homeowners Association may sell, convey, or subject to security interest any portion of the common property, upon unanimous vote of the members of the association.

14. The use, maintenance or occupancy of the residential lots and of the common property, as designated on the plat, is restricted as follows:

- a. Fences are limited to three feet in height, or four feet if green wire fencing.

- b. No sheds or additions may be added to the homes or yards. This includes a restriction on carports unless designed into the original home.
- c. Standard house pets are allowed per City regulations.
- d. The association shall protect the stream and work to improve its quality.
- e. Students and staff of the May Street Middle School shall have access to the stream for educational purposes.
- f. Homes may not be used as rentals

Additional restrictions on the use, maintenance or occupancy of the residential lots may be described in a Declaration of Covenants, Conditions and Restrictions (CCRs) adopted by the unanimous vote of the members of the Homeowners Association and amended from time to time, to be recorded in Hood River County Deed Records. Additional restrictions on the use, maintenance or occupancy of the common property may be adopted by the board of directors of the association.

15. This declaration may be amended with approval of the owners representing at least 75% of the total votes in the Homeowners Association pursuant to ORS 94.590. Notwithstanding the foregoing, however, provisions (d) and (e) of paragraph 14 above may not be amended or deleted under any circumstances.

16. Declarant does not agree to build additional improvements. Declarant does not choose to limit declarant's rights to add improvements not described in the declaration, including but not limited to additional roads which may provide ingress and egress to properties outside of the planned community.

17. Declarant shall deliver to the Homeowners Association a deed to the common property in Phase I at the turnover meeting required by ORS 94.616.

18. The Homeowners Association may choose to impose architectural controls, including but not limited to fencing, landscaping or choice of exterior colors and materials of structures to be placed on the common property or on a lot, and may choose to impose the requirement of review of any plans of any structure to be placed on the common property or on a lot.

19. Declarant reserves the right to expand the planned community by creating additional lots or common property by developing existing property in the planned community. Declarant may plat additional lots on existing property therein. There is no limitation on the right of declarant to create common property from the existing property. Each additional residential lot shall have one vote in the Homeowners Association from the time that it is transferred from

declarant. Each new lot shall be equally liable for common expenses as determined by the board of directors of the Homeowners Association, in conjunction with the existing lots. The board shall reallocate common expenses as each new lot is transferred from declarant, and shall have the discretion to prorate each new lot's share of common expenses for the current fiscal year.

Dated this 9 day of September, 2004.

COTTAGE HOUSING, LLC,
an Oregon limited liability company

By: Greg Crafts
Greg Crafts, Member of Affordable Housing
of the Columbia Gorge LLC, Member

STATE OF OREGON)
) ss.
County of Hood River)

The foregoing instrument was acknowledged before me this 9th day of SEPTEMBER, 2004, by Greg Crafts, member of Affordable Housing of the Columbia Gorge LLC, an Oregon limited liability company, which is a member of Cottage Housing, LLC, an Oregon limited liability company, on behalf of and with proper authority of said companies.

(SEAL) Karen A. Seavert
Notary Public for Oregon
My Commission Expires: 10-13-06



20044230

EXHIBIT "A"

**PERIMETER DESCRIPTION
KATIE'S LANE PLANNED UNIT DEVELOPMENT**

A parcel in a portion of Lot 2A of ADAMS PARADISE ACREAGE, in the Northeast quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the City of Hood River, County of Hood River, State of Oregon described as follows:

Commencing at the Southeast Corner of Lot 2A of ADAMS PARADISE ACREAGE in the City of Hood River, County of Hood River, State of Oregon, as per duly recorded Plat thereof; thence North 01°01'16" West along the East line of said Lot 2A a distance of 10.00 feet; thence South 87°52'36" West 10.00 feet North of and parallel to the South line of Said Lot 2A, a distance of 75.00 feet to the TRUE PLACE OF BEGINNING; thence North 00°04'59" East a distance of 40.00 feet; thence North 87°48'36" East a distance of 50.00 feet to a point 25 feet West of that certain 10 Alley and said Alley extended South as plated in Adams Addition, in said City of Hood River; thence North 00°08'48" East, parallel to and 25 feet West of said Alley and said Alley extended South, a distance of 127.43 feet; thence North 89°15'30" West a distance of 35.00 feet; North 89°08'48" East, parallel to and 60 feet West of said Alley, a distance of 95.77 feet; thence South 89°15'30" East a distance of 60.00 feet to the West line of said Alley; thence North 00°08'09" East, along the West line of said Alley, a distance of 94.35 feet; thence North 89°08'54" West a distance of 90.00 feet; thence North 00°08'09" East a distance of 50.00 feet; thence South 89°08'54" East a distance of 10.00 feet; thence North 00°08'09" East a distance of 50.00 feet; thence South 89°08'54" East a distance of 80.00 feet to the West line of said Alley; thence North 00°07'01" East, along the West line of said Alley, a distance of 191.00 feet to a point on the East line of said Lot 2A and 657.00 feet North of the Southeast corner of said Lot 2A; thence North 89°08'56" West, parallel with the North line of said Lot 2A, a distance of 238.42 feet to the West line of said Lot 2A; thence South 00°01'49" West, along the West line of Lot 2A and the East line of that parcel belonging to School District No. 3, a distance of 390.08 feet to a 5/8" iron rod; thence South 00°20'27" West, continuing along the West line of Lot 2A and the East line of that parcel belonging to School District No. 3, a distance of 134.34 feet; thence North 87°40'15" East a distance of 75.00 feet; thence South 00°24'09" West a distance of 135.08 feet to a point 10 North of the South line of said Lot 2A; thence North 87°52'36" East a distance of 88.92 feet to the TRUE PLACE OF BEGINNING.

20044230

HOOD RIVER COUNTY, OR 2007-04514
D-CCR
Cnt=1 Stn=2 COUNTER 10/05/2007 11:17 AM
\$10.00 \$11.00 \$10.00 \$31.00

File 04-9101-JFS

After Recording, Return To:
Jaques, Sharp, Sherrerd & FitzSimons
205 Third Street
Hood River, OR 97031



I certify that this instrument was received and recorded in the records of said county.
Sandra E. Berry, Director of Records and Assessment and Ex-Officio Recorder.

Tax Account Nos. 3N-10E-35AA-6410, 6417, 6418

AMENDMENT TO
DECLARATION OF PLANNED COMMUNITY
"KATIE'S LANE"

The members of the Katie's Lane Homeowners Association ("HOA") have duly adopted an amendment to the Declaration of Planned Community recorded September 10, 2004, as Microfilm No. 20044230, Deed Records of Hood River County. The undersigned President and Secretary of the HOA hereby certify that the amendment was adopted in full compliance with the Declaration and with ORS 94.590.

Now, therefore, the Declaration is hereby amended to delete the following-described real property from the legal description of the real property included in the planned community as set forth on Exhibit "A" attached to the Declaration:

Parcels 1, 2, and 3 of Partition Plat No. 200724P, filed June 19, 2007, being a portion of the Northeast quarter of the Northeast quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the City of Hood River, County of Hood River, and State of Oregon.

Other than the removal of the above-described property from the planned community, all of the provisions of the Declaration shall remain in full force and effect.

Dated this 4 day of October, 2007.

KATIE'S LANE HOMEOWNERS ASSOCIATION

By: [Signature]
Sean O'Shea, President

By: _____
Kari Boss, Secretary

STATE OF Michigan)
) ss.
County of Kent)

The foregoing instrument was acknowledged before me this 4 day of October, 2007, by Sean O'Shea, as President of the Katie's Lane Homeowners Association.

(SEAL)

Glenda K. Baer
Notary Public for SO Gallop
My Commission Expires: 9/11/12

GLEND K. BAER
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Sep 11, 2012
ACTING IN COUNTY OF Kent

STATE OF _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2007, by Kari Boss, as Secretary of the Katie's Lane Homeowners Association.

(SEAL)

Notary Public for _____
My Commission Expires: _____

HOOD RIVER COUNTY, OR 2007-04515
D-CCR 10/05/2007 11:17 AM
Cnt=1 Stn=2 COUNTER
\$10.00 \$11.00 \$10.00 \$31.00



00007936200700045150020027

I certify that this instrument was received and recorded in the records of said county.
Sandra E. Berry, Director of Records and Assessment and Ex-Officio Recorder.

File 04-9101-JFS

After Recording, Return To:
Jaques, Sharp, Sherrerd & FitzSimons
205 Third Street
Hood River, OR 97031

Tax Account Nos. 3N-10E-35AA-6410, 6417, 6418

AMENDMENT TO
DECLARATION OF PLANNED COMMUNITY

“KATIE’S LANE”

The members of the Katie’s Lane Homeowners Association (“HOA”) have duly adopted an amendment to the Declaration of Planned Community recorded September 10, 2004, as Microfilm No. 20044230, Deed Records of Hood River County. The undersigned President and Secretary of the HOA hereby certify that the amendment was adopted in full compliance with the Declaration and with ORS 94.590.

Now, therefore, the Declaration is hereby amended to delete the following-described real property from the legal description of the real property included in the planned community as set forth on Exhibit “A” attached to the Declaration:

Parcels 1, 2, and 3 of Partition Plat No. 200724P, filed June 19, 2007, being a portion of the Northeast quarter of the Northeast quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian, in the City of Hood River, County of Hood River, and State of Oregon.

Other than the removal of the above-described property from the planned community, all of the provisions of the Declaration shall remain in full force and effect.

Dated this 4 day of October, 2007.

KATIE’S LANE HOMEOWNERS ASSOCIATION

By: _____
Sean O’Shea, President

By: K-T. Boss
Kari Boss, Secretary

STATE OF O)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2007, by Sean O'Shea, as President of the Katie's Lane Homeowners Association.

(SEAL)

Notary Public for _____
My Commission Expires:

STATE OF Oregon)
) ss.
County of Hood River)

The foregoing instrument was acknowledged before me this 4th day of October, 2007, by Kari Boss, as Secretary of the Katie's Lane Homeowners Association.



Lucero Silva

Notary Public for Oregon
My Commission Expires: 4-4-2011



00044060201200041780030035

I certify that this instrument was received and recorded in the records of said county.

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording, return to:
Ms. Heidi Venture
713 Katie's Lane
Hood River, OR 97031

AMENDMENT TO DECLARATION OF PLANNED COMMUNITY

The members of the Katie's Lane Homeowner's Association (the "HOA") have duly adopted an amendment to the Declaration of Planned Community (the "Declaration") recorded September 10, 2004, as amended by the amendment to the Declaration recorded on October 5, 2007. The Board of Directors of the HOA, by and through its undersigned representative, hereby certifies that the amendment was adopted in full compliance with the Declaration and ORS 94.590.

Now therefore, the Declaration is hereby amended as follows: (i) subparagraph (f) to paragraph 14 of the Declaration is deleted in its entirety and replaced with the new subparagraph (f) set forth below, and (ii) the new subparagraphs (g) and (h) set forth below are added to paragraph 14 of the Declaration.

- f. No owner may lease or rent his or her home for a period of less than twelve (12) consecutive months. All leases or rentals shall be by written lease agreement, that shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration and the Bylaws of the Homeowners Association, and that any failure by the lessee or tenant to comply with the terms of such documents shall be a default under the lease. A lessee or tenant who is leasing or renting a home from an owner may not sublease or sublet the home or any part of the home to any other person. As a precondition to renting or leasing a home pursuant to this Declaration, an owner desiring to rent his or her home must provide the board of directors with a copy of the written lease agreement containing the required language not less than seven (7) days prior to the commencement of the lease term. Any violation of this Declaration or the Bylaws by a tenant will deemed to be a violation of this Declaration and the Bylaws by the owner. If the board of directors finds that an owner, lessee or tenant has violated any provision of this Declaration or the Bylaws, including the requirement that the owner provide a copy of the written lease agreement to the board of directors prior to the commencement of the lease term, the board of directors may require the owner to terminate such lease or rental agreement, or exercise any other remedies available to it under Oregon law.
- g. (1) Except for the purpose of temporary loading or unloading or with the consent of the board of directors, the parking of all motor vehicles (automobiles, trucks or motorcycles), commercial trucks or trailers, recreational vehicles or trailers, campers and watercraft shall be limited to each home's two, designated parking spaces. No parking by an owner, tenant, or visitor may occur on any portion of the common property or in the streets or roadways of the community except that designated guest parking spaces may be utilized on a periodic basis (not to exceed seven (7) consecutive days or fourteen (14) total days per month) by an owner, a tenant or the guest of an owner or tenant. Vehicles parked in

violation of this Declaration or the Bylaws may be towed and stored at the direction of the board of directors, with the expense charged to the owner.

(2) Except with the consent of the board of directors, no owner shall permit any vehicle that is in an extreme state of disrepair to be abandoned or to remain parked on any home's designated parking space (unless kept within a garage), on any designated guest parking space, on any portion of the common property or any adjoining street for a period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when, in the opinion of the board of directors, due to its appearance or continued inoperability its presence reasonably offends the occupants of the neighborhood. Should any owner fail to remove such vehicle within five (5) days following the date on which notice is mailed to him or her by the Homeowners Association, the board of directors may have the vehicle removed and charge the expense of such removal to the owner in addition to the assessments made upon him or her in accordance with this declaration.

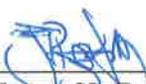
h. (1) All lawns and landscaping that are part of an owner's property shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the other homes in the community. Each owner is specifically responsible for maintaining all grass, landscaping and improvements that are part of the owner's property. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon an owner's property. No refuse, yard debris or unsightly objects shall be allowed to be placed or suffered to remain upon any owner's property. No part of any home or any part of the common property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.

(2) Except days upon which trash collection occurs or the evening immediately prior to such days, no garbage cans, garbage bags, supplies or other similar articles shall be maintained on the street or curb in front of any home. Each owner shall be responsible for properly depositing his, her or its garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and, except days upon which trash collection occurs or the evening immediately prior to such days, shall be discretely stored and, if possible, shielded from the view of adjacent properties and streets.

Other than the foregoing deletions and additions to paragraph 14 of the Declaration, the Declaration is unmodified and remains in full force and effect.

Dated this 29th day of November, 2012.

KATIE'S LANE HOMEOWNERS ASSOCIATION

By: 
Jason H. Barker, Director

STATE OF OREGON)

COUNTY OF Wood River) ss.
)

The foregoing instrument was acknowledged before me this 29th day of November 2012, by Jason H. Barker, as a Director of the Katie's Lane Homeowners Association.

WITNESS my hand and official seal.

Randi K Condon

Notary Public for the State of Oregon

My commission expires: 2/25/15



Exhibit A-2

HOA Bylaws

20044231 (10)

STATE OF OREGON

COUNTY OF HOOD RIVER

SS

After Recording, Return to:
Jaques, Sharp, Sherrerd & FitzSimons
205 Third Street
Hood River, OR 97031

I certify that this instrument was received
and recorded in the records of said county.

Sandra E. Berry, Director of records and
Assessment and Ex-Officio Recorder.

by: *[Signature]* Deputy.

DOC#: 20044231
RCPT: 37243... 71.00
9/10/2004 9:21 AM

Tax Account Nos. 3N-10-35AA-5400, 5500, 5700, 5800, 6100, 6400

**BYLAWS OF
KATIE'S LANE HOMEOWNERS ASSOCIATION
an Oregon Nonprofit Corporation**

The undersigned incorporator of Katie's Lane Homeowners Association, an Oregon nonprofit corporation, hereby adopts the following Bylaws, which, together with the Declaration of Planned Community recorded with Hood River County Deed Records, the Articles of Incorporation, and the laws and regulations of the State of Oregon shall govern its corporate proceedings.

ARTICLE I: PURPOSE

The Katie's Lane Homeowners Association (hereinafter referred to as the "Association") is an Oregon nonprofit corporation formed to exercise administrative responsibility over the individual lots and common areas of the Katie's Lane planned community in Hood River, Oregon, including maintenance of common areas and landscapes and roads, adoption of rules and regulations regarding private areas for the benefit of the community, imposition and collection of assessments to carry out the purposes of the Association, and such other actions as will benefit the members and enhance the community.

ARTICLE II: POWERS

The Association may exercise all of the powers set forth in ORS 94.630, including but not limited to the following:

- (a) Adopt and amend bylaws, rules and regulations for the planned community;
- (b) Adopt and amend budgets for revenues, expenditures and reserves, and collect assessments from owners for common expenses;
- (c) Hire and terminate managing agents and other employees, agents and independent contractors;
- (d) Make contracts and incur liabilities;
- (e) Regulate the use, maintenance, repair, replacement and modification of common property;
- (f) Cause additional improvements to be made as a part of the common property;
- (g) Acquire, hold, encumber and convey in its own name any right, title or interest to real or personal property, except that common property may be conveyed or subjected to a security interest only pursuant to ORS 94.665;
- (h) Grant easements, leases, licenses and concessions through or over the common property;

(i) Modify, close, remove, eliminate or discontinue the use of common property, including any improvement or landscaping;

(j) Impose charges for late payment of assessments and attorney fees related to the collection of assessments and, after giving written notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, rules and regulations of the Association if the charge imposed or the fine levied is based on a schedule contained in the declaration or bylaws, or an amendment to either that is delivered to each residential lot, mailed to the mailing address of each residential lot or mailed to the mailing addresses designated in writing by the owners, or based on a resolution of the Association or its board of directors that is delivered to each residential lot, mailed to the mailing address of each residential lot or mailed to the mailing addresses designated in writing by the owners;

(k) Provide for the indemnification of its officers and the board of directors and maintain liability insurance for directors and officers;

(L) Exercise any other powers necessary and proper for the administration and operation of the Association.

ARTICLE III: TURNOVER MEETING

Section 1. Notice of Meeting.

Within 90 days after conveying all of the residential lots in the planned community, the developer shall call a meeting for the purpose of turning over administrative responsibility for the planned community to the Association. Notice shall be given to all owners as provided in these bylaws. If the developer does not call the meeting within the required time, any owner may call a meeting.

Section 2. Purpose of Meeting.

At the turnover meeting, the developer shall turn over to the Association the responsibility for the administration of the planned community, and the Association shall accept the administrative responsibility.

Section 3. Order of Business.

At the turnover meeting, the owners shall elect a board of directors in accordance with these bylaws. The developer shall deliver to the Association the documents set forth in ORS 94.616(3).

Section 4. Transition Period.

In order to facilitate an orderly transition, during the three-month period following the turnover meeting, the developer or an informed representative shall be available to meet with the board of directors on at least three mutually acceptable dates to review the documents delivered under Section 3 of this Article.

ARTICLE IV: MEMBERS, MEETINGS, VOTING

Section 1. Members.

The members of the Association shall consist of the owners of each residential lot of the planned community.

Section 2. Meetings.

- a. The Association shall hold at least one meeting of the members each calendar year.
- b. Special meetings of the Association may be called by the president of the board of directors, a majority of the board of directors or the owners of six of the residential lots.
- c. Business transacted at a special meeting shall be confined to the purposes stated in the notice.
- d. Not less than 10 or more than 50 days before any meeting called under this section, the secretary shall cause notice to be hand delivered or mailed to the mailing address of each residential lot or to the mailing address designated in writing by the owner, and to all mortgagees that have requested such notice. Mortgagees may designate a representative to attend a meeting called under this section.
- e. The notice of a meeting shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the declaration or bylaws, any budget changes or any proposal to remove a director or officer.

Section 3. Quorum.

A quorum for any meeting of the membership of the Association shall consist of the number of persons who are entitled to cast 50% of the votes and who are present in person or by proxy at the beginning of the meeting.

Section 4. Voting.

- a. Each residential lot shall be entitled to one vote.
- b. An executor, administrator, guardian or trustee may vote, in person or by proxy, at a meeting of the Association with respect to a residential lot owned or held in a fiduciary capacity if the fiduciary satisfies the secretary of the board of directors that the person is the executor, administrator, guardian or trustee holding the residential lot.
- c. When a residential lot is owned by two or more persons jointly, according to the records of the Association, the vote or proxy of the lot may be exercised by a co-owner in the absence of protest by another co-owner. If the co-owners cannot agree upon the vote, the vote of the lot shall be disregarded completely in determining the proportion of votes given with respect to such matter. A valid court order may establish the right of co-owners' authority to vote.

Section 5. Action Without a Meeting.

Any action that may be taken at any meeting of the homeowners Association may be taken without a meeting if the Association delivers a written ballot to every Association member that is entitled to vote on the matter and the Association and the members follow the process set forth in ORS 94.647.

Section 6. Rules of Order.

Unless other rules of order are required by a resolution of the Association or its board of directors:

a. Meetings of the Association and the board of directors shall be conducted according to the latest edition of Robert's Rules of Order published by the Robert's Rules Association.

b. A decision of the Association or the board of directors may not be challenged because the appropriate rules of order were not used unless a person entitled to be heard was denied the right to be heard and raised an objection at the meeting in which the right to be heard was denied.

c. A decision of the Association and the board of directors is deemed valid without regard to procedural errors related to the rules of order one year after the decision is made unless the error appears on the face of a written instrument memorializing the decision.

ARTICLE V: BOARD OF DIRECTORS

Section 1. Composition of the Board.

a. Composition of the Board. The number of Directors shall be at least three. All of the directors must be members of the Association after the turnover meeting describe in these bylaws.

b. The incorporator shall choose the initial Board of directors. Thereafter, the Association members shall elect board members at the annual meeting, to serve three-year terms unless terminated by death, resignation or removal. Directors shall serve staggered terms, with approximately one-third of the Directors elected in a given year.

c. The board of directors may fill vacancies in its membership for the unexpired portion of any term.

d. A Director may resign at any time by giving written notice to the President.

e. The members may remove any member of the board of directors, with or without cause, by a majority vote of all owners present and entitled to vote at any meeting of the owners at which a quorum is present. No removal of a director is effective unless the matter of removal is an item on the agenda and stated in the notice for the meeting required under ORS 94.650.

Section 2. Voting.

a. Each Director shall have one vote.

b. A quorum shall consist of a majority of Directors then in office.

c. Decisions shall be by a majority vote. An attempt shall be made in each case to reach consensus before taking a vote.

d. A Director may vote by a proxy that is executed in writing by the Director, appointing another Director to vote for the absent Director.

Section 3. Meetings.

a. The annual meeting of the board shall be held immediately following the annual members' meeting, for the purpose of electing directors and for the transaction of such other business as may come before the meeting.

b. Meetings shall be called as follows:

- (i) For other than emergency meetings, notice of board of directors' meetings shall be posted at a place or places on the property at least three days prior to the meeting or notice shall be provided by a method otherwise reasonably calculated to inform members of such meetings;
- (ii) Emergency meetings may be held without notice, if the reason for the emergency is stated in the minutes of the meeting; and
- (iii) Only emergency meetings of the board of directors may be conducted by telephonic communication.

c. All meetings of the board of directors shall be open to members, except that at the discretion of the board the following matters may be considered in executive session:

- (i) Consultation with legal counsel concerning the rights and duties of the Association regarding existing or potential litigation, or criminal matters;
- (ii) Personnel matters, including salary negotiations and employee discipline; and
- (iii) The negotiation of contracts with third parties.

d. Except in the case of an emergency, the board of directors shall vote in an open meeting whether to meet in executive session. If the board of directors votes to meet in executive session, the presiding officer of the board of directors shall state the general nature of the action to be considered and, as precisely as possible, when and under what circumstances the deliberations can be disclosed to owners.

e. The meeting and notice requirements in this section may not be circumvented by chance or social meetings or by any other means.

Section 4. Powers and Duties.

a. The board of directors may act on behalf of the Association except as limited by the declaration and these bylaws. In the performance of their duties, officers and members of the board of directors shall exercise the care required of fiduciaries.

b. At least annually, the board of directors shall adopt a budget for the planned community, and provide a summary thereof to all members within 30 days after adoption.

c. At least annually, the board of directors of an Association shall review the insurance coverage of the Association.

d. The board of directors annually shall cause to be filed the necessary income tax returns for the Association.

e. The board of directors may establish rules and policies regulating the use, maintenance and repair of the common areas, including the making of additional improvements to those areas:

f. The board of directors, in the name of the Association, shall maintain a current mailing address of the Association.

ARTICLE VI: OFFICERS

Section 1. Officers and Election.

The officers of the Association shall be President, Secretary and Treasurer. Such other officers and agents as may be deemed necessary, including vice-president, may be elected or appointed by the Board of directors. The officers shall be elected for a term designated by the Board of directors to perform the duties and exercise the powers of the office. Any two or more offices may be held by the same person. The officers shall hold office until their successors are chosen and qualified. The officers must be Directors of the Association.

Section 2. Removal and Vacancies.

Any officer may be removed at any time by a two-thirds majority vote of the Directors. In case of any vacancy for any reason, the Board of directors shall have the power to fill the position for the remainder of the term of office.

Section 3. Duties and Powers.

The officers may be authorized by the Board of directors to enter into and execute on behalf of the Association contracts, leases, debt obligations, and all other forms of agreements or instruments permitted by law, the articles of incorporation or these Bylaws; except where such documents are required by law to be otherwise signed and executed, or where the signing and execution thereof shall be exclusively delegated to some other agent of the Association.

Section 4. President.

The President shall be the chief operating officer of the Association, shall perform such duties as are assigned by the Board of directors, shall preside over Board meetings, and shall supervise and control all of the affairs of the Association in accordance with any policies and directives approved by the Board of directors.

Section 5. Vice President.

The Vice President, subject to the control of the President and the Board of directors, shall perform such duties as are assigned. The Vice President shall preside at meetings in the absence of the President.

Section 6. Secretary.

The secretary shall be responsible for making or causing to be made an accurate record of the proceedings of all meetings of the Board of directors and all actions of the Association as the Board of directors shall determine. The Secretary shall be responsible for distribution of these records or minutes to the Board of directors. The Secretary shall have custody of all books, papers, and records of the Association except those which shall be in the custody of some other authorized person, and shall give or cause to be given all notices as in accordance with these Bylaws or as required by law. The Secretary shall perform such other duties as are assigned by the Board of directors.

Section 7. Treasurer

The Treasurer shall lead the Board of directors in the performance of their financial management responsibilities. The Treasurer shall have custody of the Association's funds and securities and shall keep, or cause to be kept, full and accurate accounts of all receipts and disbursements except such as shall be in the possession of some other authorized person. The Treasurer shall account for or cause to be accounted for all of the Association transactions and the financial situation of the Association at all meetings. The Treasurer shall have such other duties as may be assigned by the Board of directors.

ARTICLE VII: MAINTENANCE PROGRAM, ASSESSMENT PROCEDURE

Section 1. Maintenance, Upkeep and Repair.

The Board of directors shall make provisions for maintenance, improvement and repair of the roadway, landscaping and other aspects of the common property.

Section 2. Payment for Maintenance, Upkeep and Repair.

Maintenance, upkeep and repair expenses will be included in the Association's annual budget and assessed against each residential lot in the community. Actual vouchers will be approved according to procedures established by the Board of directors which may include a dollar maximum expenditure over which Board approval is required.

Section 3. Personnel.

The Board of directors may hire employees or contract for reasonably necessary maintenance, upkeep and repair services. This work may also be performed on a voluntary basis by Association members subject to oversight by the Board.

Section 4. Assessments and Collections.

The Association shall impose an annual assessment against each homeowner. Written notice of the assessment for each calendar year shall be sent to each owner on or before December 1st of the preceding year. The annual assessment may be paid in 12 monthly installments due on the first day of each month. If the entire assessment is paid in full prior to January 10th, the owner shall be entitled to a 6% discount. Each assessment shall be the personal debt of the owner against whom the assessment was levied as well as of any subsequent owner of that residential lot. Interest shall accrue at 12% per annum on all assessments from the payment due date. Any amounts not paid within thirty days of the due date shall be in default. Upon default the assessment, together with interest thereon, costs, and reasonable attorney fees incurred in collection, shall become a lien upon the private area owned by the owner. A notice of lien will be filed in the mortgage records of Hood River County, Oregon, setting forth the amount due and a legal description of the property against which the lien is assessed. Enforcement of the liens shall be in accordance with the provisions of ORS 94.709 as it exists on the date of the adoption of these bylaws.

ARTICLE VIII: INSURANCE

Section 1. Common Property.

a. The board of directors of an Association shall obtain:

- (i) Insurance for all insurable improvements in the common property against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief. The insurance shall cover the full replacement costs of any repair or reconstruction in the event of damage or destruction from any such hazard if the insurance is available at reasonable cost; and
- (ii) A public liability policy covering all common property and all damage or injury caused by the negligence of the Association.

b. Premiums for insurance obtained under this section shall be a common expense of the Association. The policy may contain a reasonable deductible and the amount thereof shall be added to the face amount of the policy in determining whether the insurance equals at least the full replacement cost.

Section 2. Individual Lots.

The owners of each residential lot shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement cost basis covering all improvements on the Lot. The policies shall be primary with respect to all covered risks, and shall be written in such form with such terms and by such insurance companies reasonably acceptable to the Association.

ARTICLE IX: BOOKS AND RECORDS

a. The Association shall retain within this state the documents, information and records delivered to the Association at the turnover meeting under ORS 94.616.

b. All assessments shall be deposited in a separate bank account, located within this state, in the name of the Association. All expenses of the Association shall be paid from the Association bank account.

c. The Association shall keep financial records sufficiently detailed for proper accounting purposes. Within 90 days after the end of the fiscal year, the board of directors shall distribute to each owner and, upon written request, any mortgagee of a lot, a copy of the annual financial statement consisting of a balance sheet and income and expenses statement for the preceding fiscal year.

d. The Association shall provide, within 10 business days of receipt of a written request from an owner, a written statement that provides:

- (i). The amount of assessments due from the owner and unpaid at the time the request was received, including regular and special assessments, fines and other charges, accrued interest, and late payment charges.
- (ii) The percentage rate at which interest accrues on assessments that are not paid when due.
- (iii) The percentage rate used to calculate the charges for late payment or the amount of a fixed charge for late payment.

The Association is not required to comply with this provision if the Association has commenced litigation by filing a complaint against the owner and the litigation is pending when the statement would otherwise be due.

e. The Association shall make the documents, information and records described in subsections (a) and (c) of this Article and all other records of the Association reasonably available for examination by an owner and any mortgagee of a lot. Upon the written request of an owner or mortgagee of a lot, the Association shall make available during reasonable hours all such records for duplication. The documents, information and records described in subsections (a) and (c) of this Article and all other records of the Association shall be located within this state.

f. The Association shall maintain a copy, suitable for the purpose of duplication, of the following:

- (i) The declaration, bylaws, Association rules and regulations and any amendments or supplements to them.
- (ii) The most recent financial statement prepared pursuant to subsection (c) of this Article.
- (iii) The current operating budget of the Association.

g. Upon written request of a prospective purchaser, the Association shall make available for examination and duplication during reasonable hours the documents and information specified in subsection (e) of this Article.

h. The Association may charge a reasonable fee for furnishing copies of any documents, information or records described in this section. The fee may include reasonable personnel costs for furnishing the documents, information or records.

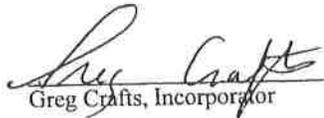
ARTICLE X. AMENDMENTS

These Bylaws may be altered, amended or repealed or new Bylaws may be adopted by a majority the members present at any properly constituted meeting following circulation of the proposed change to the members at least two weeks in advance of the meeting at which the change will be voted on.

ARTICLE XI. DISSOLUTION

Upon dissolution or liquidation of the Corporation, the assets, after payment of debts and liabilities, shall be distributed pro rata to the lot owners in the community.

Dated this 9 day of September, 2004.


Greg Crafts, Incorporator

STATE OF OREGON)
) ss.
County of Hood River)

The foregoing instrument was acknowledged before me this 9th day of SEPTEMBER, 2004, by Greg Crafts.

(SEAL)

Karen A. Seavert
Notary Public for Oregon
My Commission Expires: 10-13-06



20044231

Exhibit B

Plat Map

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
Feb 10 10 37 AM '05

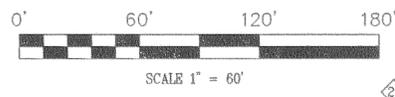
20050654

KATIE LANE SUBDIVISION PHASE II

NORTHEAST 1/4, SECTION 35 OF T 3 N, R 10 E, W.M.

CITY OF HOOD RIVER, OREGON

TAX LOT 5400, 5500, 5700, 5800, 6100 AND 6400
3N 10 35 AA



CITY MON. A-10
FD. 1/2" IRON PIPE
IN WATER CASE
VISITED IN 2000

APPROVALS

The Director of Record and Assessments and the Director of Budget and Finance and Tax Collector respectively of Hood River County, Oregon, hereby certify that we have examined the Annexed Plat of the KATIE LANE SUBDIVISION PHASE II in the City of Hood River and the name adopted for said plat is a proper name and not included in any other subdivision in Hood River County, and further certify that all assessments due hereon have been fully paid as required by law and we hereby approve said plat.

[Signature]
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7th day of February, 2005

[Signature]
HOOD RIVER COUNTY SURVEYOR

The annexed map of the KATIE SUBDIVISION PHASE II was examined and approved by me. this 14th day of Feb. 2005

[Signature]
CHAIRPERSON, HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7th day of Feb. 2005

[Signature]
HOOD RIVER COUNTY COMMISSION

The annexed map of the KITTS SUBDIVISION PHASE II was examined and approved by me. this 11th day of Feb. 2005

[Signature]
HOOD RIVER COUNTY COMMISSION

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 26th day of February, 2005

[Signature] Mayor
[Signature] City Recorder

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7th day of Feb. 2005

[Signature]
HOOD RIVER CITY PLANNING DIRECTOR

The annexed map of the KATIE LANE SUBDIVISION PHASE II was examined and approved by me. this 7th day of Feb. 2005

[Signature]
CITY ENGINEER

SURVEYORS CERTIFICATE

I, Anthony C. Klein, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on the annexed map of KATIE LANE SUBDIVISION PHASE II, and that for the INITIAL POINT of the Survey, I set a 5/8" by 30" Iron Rod with cap stamped PLS. OR 932, said iron rod is at the Northeast corner of Lot 6 of KATIE LANE SUBDIVISION PHASE II, which point is 657.00 feet North and 174.26 feet West of the Southeast corner of lot 2A of ADAMS PARADISE ACREAGE. Thence North 89°08'56" West parallel with the North line of Lot 2A of ADAMS PARADISE ACREAGE a distance of 64.17 feet; thence South 00°05'38" West a distance of 42.49 feet; thence South 89°48'12" East a distance of 32.07 feet; thence South 00°03'31" West a distance of 59.99 feet; thence North 89°56'29" East a distance of 67.19 feet; thence North 04°23'50" East a distance of 101.23 feet; thence North 89°08'56" West a distance of 42.86 feet to the INITIAL POINT.

I further say that the boundaries on this property are fully and accurately shown and complete.

[Signature]
Anthony C. Klein PLS 932
This 7th day of Feb. 2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN
932
Expires 6-30-05

DECLARATION

Know all men by these present that COTTAGE HOUSING, LLC does hereby make, establish and declare the annexed map to be true and correct map of the land owned and laid out by them as the KATIE LANE SUBDIVISION PHASE II. Said land being more particularly described in the Surveyor's Certificate here to annexed and they do hereby commit said property and improvement described and depicted on the plat are subject to the provisions of chapter 92 of the Oregon Revised Statutes.

[Signature]
Cottage Housing, LLC

ACKNOWLEDGMENTS

BE IT REMEMBERED That on this 10th day of February, 2005, before me a Notary Public in and for said State of Oregon personally appeared, Columbia Gorge, LLC who being first duly sworn, under oath, did say that they did acknowledgment this instrument of their free consent and in accordance with their desires.

[Signature]
NOTARY PUBLIC FOR STATE OF OREGON
County of Hood River
My Commission Number 357239
My Commission Expires June 1, 2006

EASEMENT OF RECORD

- BOOK 7, PAGE 45 PIPE LINE EASEMENT 5 YEAR TERM (EASEMENT ENDS MARCH 1 1917)
- BOOK 23, PAGE 588 PIPE LINE EASEMENT (BLANKET EASEMENT)
- BOOK 23, PAGE 615-616 PIPE LINE EASEMENT (BLANKET EASEMENT ACROSS TAX LOT 5400)
- BOOK 24, PAGE 87 PIPE LINE EASEMENT (BLANKET EASEMENT ACROSS TAX LOT 6400)
- BOOK 26, PAGE 157-158 PIPE LINE EASEMENT (BLANKET EASEMENT)
- BOOK 29, PAGE 47 PIPE LINE EASEMENT (BLANKET EASEMENT ACROSS TAX LOT 5700)
- INSTRUMENT NUMBER 861202 12' SEWER LINE EASEMENT NON-EXCLUSIVE (AS SHOWN ON PLAT)
- INSTRUMENT NUMBER 870709 12' SEWER LINE EASEMENT NON-EXCLUSIVE AMENDED TO SHOW LOCATION OF EXISTING SANITARY LINE OF INSTRUMENT NUMBER 861202 (AS SHOWN ON PLAT)
- INSTRUMENT NUMBER 912500-912501 REASSIGNS OF 12' SEWER EASEMENT
- INSTRUMENT NUMBER 2000-3838 10' UTILITY EASEMENT (AS SHOWN ON PLAT)

NARRATIVE OF SURVEY

THE OUT BOUNDARY OF KATIE LANE SUBDIVISION WAS PERFORM BY OUR FIRM IN MARCH 2004 SEE CS # 2004-021 FOR DETAILS. DURING THE COURSE OF THIS SURVEY PREVIOUSLY SET MONUMENTS WERE RECOVERED AND USED TO SET PHASE II OF SAID KATIE LANE SUBDIVISION SEE THE FACE OF THIS PLAT FOR DETAILS.

FILED FOR RECORD

this 10th day of Feb. 2005

[Signature]
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED

FEB 15 2005

[Signature]
CITY ENGINEER



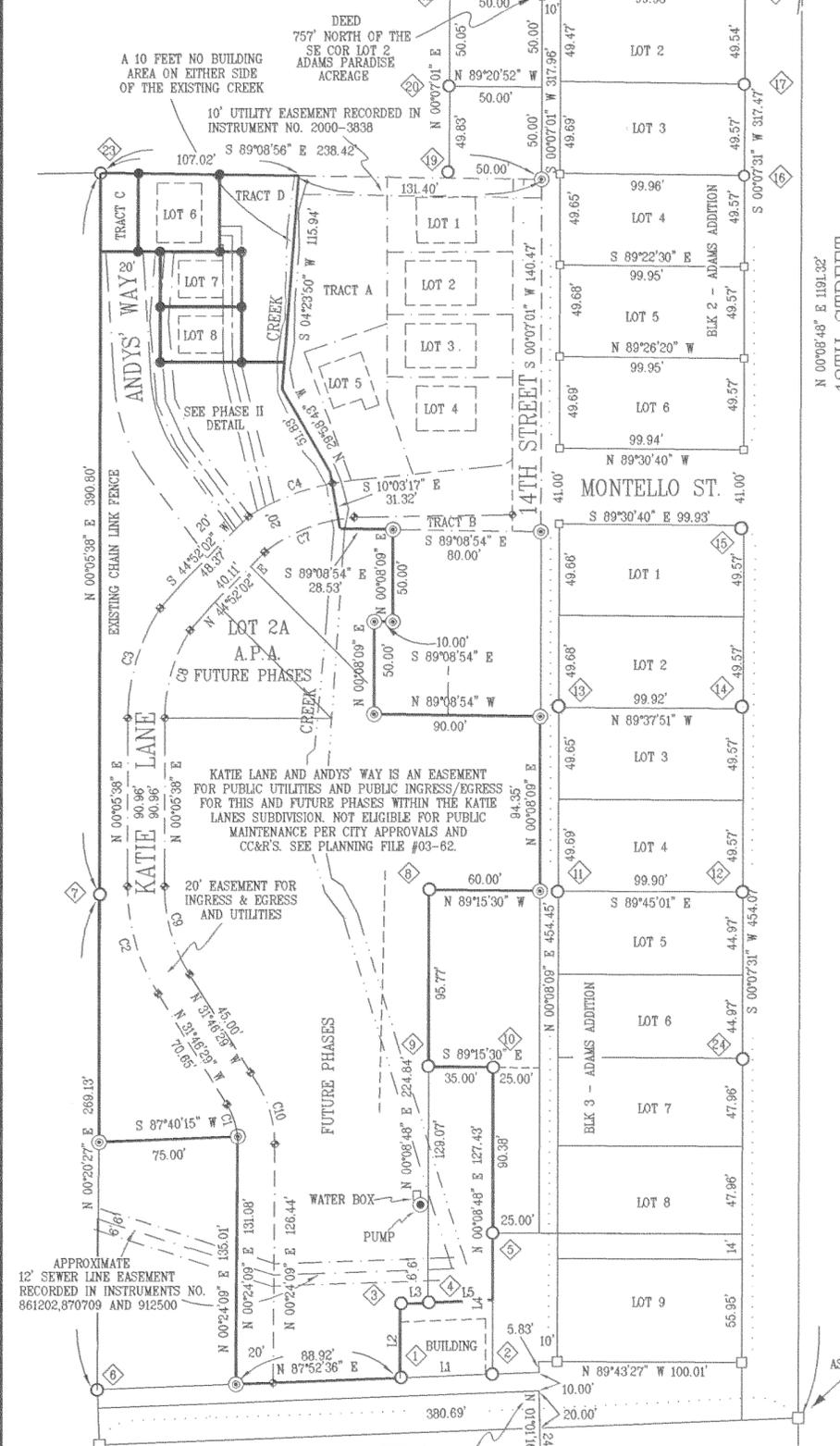
Klein & Assoc.

LAND SURVEYING
1412 13th Street
Hood River, Oregon 97031
Tel: (541)386-3322
DATE SURVEYED: Jan. 2005
JOB NO.: 05005

SHEET 1 OF 2

RA: 2-11-05 1400

CS 2005 014-1



LEGEND

- = SET 5/8" IR. WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
- ⊙ = FOUND KLEIN & ASSOC. 5/8" X 30" IRON ROD WITH PLASTIC CAP AS RECORDED IN COUNTY SURVEY 2004-021
- = FOUND MONUMENT AS NOTED
- = CALCULATED CORNER
- ◆ = CALCULATED POINT ALONG ROAD AND CENTER OF EASEMENTS
- ⊠ = EXTERIOR OF EXISTING HOUSE
- = CENTERLINE OF EASEMENT AS NOTED
- - - = BOUNDARY PHASE I LOTS

N 00°08'48" E 1191.32'
13TH STREET

CITY MON. E-6
AS PER CITY COORDINATES

SOUTHEAST CORNER
ADAMS ADDITION

FILED
REGGERS LAND SURVEY CO.
HOOD RIVER, OREGON
FEB 10 10 37 AM '05

KATIE LANE SUBDIVISION PHASE II

NORTHEAST 1/4, SECTION 35 OF
T 3 N, R 10 E, W.M.
CITY OF HOOD RIVER, OREGON

20050654

FILED

FEB 15 2005

Paul Klein
JULY 17, 1970
CLERK

BASIS OF BEARING
SURVEY BY KLEIN & ASSOC. CS #2004-021

LINE	BEARING	DISTANCE
L1	N 87°34'47" E	49.99'
L2	N 00°04'59" E	40.00'
L3	N 87°48'36" E	14.99'
L4	N 00°08'47" E	76.77'
L5	N 87°48'36" E	35.03'
L6	N 24°44'16" W	24.37'
L7	N 04°48'36" W	43.46'
L8	N 04°31'47" E	37.87'
L9	N 00°03'31" W	71.72'
L10	N 90°00'00" W	6.79'
L11	N 44°52'02" E	4.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	22.46'	22.17'	S 15°41'10" E	32°10'39"
C2	110.00'	61.18'	60.40'	N 15°50'26" W	31°52'07"
C3	110.00'	62.72'	61.88'	N 16°25'45" E	32°40'15"
C4	130.06'	59.52'	59.00'	N 70°48'44" E	26°13'06"
C5	15.00'	10.39'	10.18'	S 70°39'05" W	39°40'29"
C6	90.00'	8.45'	8.44'	N 82°46'38" E	05°22'37"
C7	90.00'	44.37'	43.92'	N 65°58'00" E	28°14'39"
C8	90.00'	49.94'	49.30'	N 15°59'28" E	31°47'41"
C9	90.00'	50.06'	49.42'	N 15°50'26" W	31°52'07"
C10	98.06'	49.06'	48.55'	S 17°55'41" E	28°39'55"
C11	78.06'	38.46'	38.07'	S 17°42'28" E	28°13'29"
C12	130.06'	10.82'	10.82'	N 60°05'12" E	04°46'03"

OWNERSHIP NOTE

THE DECLARATION OF COVENANTS AND RESTRICTIONS HAVE TWO CATEGORIES OF OWNERSHIP. THEY ARE THE COMMON AREA AND RESIDENTIAL UNIT LOTS. THE SUBDIVISION PLAT OF "KATIE LANE SUBDIVISION" HEREIN DESIGNATES THESE TWO CATEGORIES OF OWNERSHIP AS FOLLOWS:

COMMON AREA

COMMON AREA ARE ASSIGNED AS FOLLOWS
COMMON AREA CONSIST OF ALL OF PHASE II, EXCEPTING THEREFROM LOTS 6 THROUGH 8.

RESIDENTIAL UNITS LOTS

LOTS DESIGNATED FOR FEE SIMPLE OWNERSHIP AS RESIDENTIAL UNITS ARE LOTS 6 THROUGH 8. EACH FEE SIMPLE RESIDENTIAL LOT BOUNDARY IS MARK ON THE FACE OF THIS PLAT WITH A 5/8" X 30" IRON ROD WITH PLASTIC CAPS.

TRACT C & D

TRACT C IS DESIGNATED AS COMMON AREA FOR ROAD PURPOSES AND UTILITIES FOR LOTS WITHIN THIS SUBDIVISION
TRACT D IS DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN GREEN SPACE.

COVENANTS, CONDITIONS AND RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF KATIE LANE SUBDIVISION ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN INSTRUMENT NUMBER, HOOD RIVER DEED RECORDS. SAID DOCUMENTS SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

LEGEND

- = SET 5/8" IR. WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
- ⊙ = FOUND KLEIN & ASSOC. 5/8" X 30" IRON ROD WITH PLASTIC CAP AS RECORDED IN COUNTY SURVEY 2004-021
- = FOUND MONUMENT AS NOTED
- = CALCULATED CORNER
- ⊕ = CALCULATED POINT ALONG ROAD AND CENTER OF EASEMENTS EXCEPT AS NOTED
- ⊞ = EXTERIOR OF EXISTING HOUSE
- = CENTERLINE OF EASEMENT AS NOTED
- - - = BOUNDARY PHASE I LOTS

REFERENCE SURVEYS

KATIE LANE SUBDIVISION PHASE I
BISHOP SURVEYING CS #79019
KLEIN & ASSOC. CS #2004-021
KLEIN & ASSOC. CS #84027
KLEIN & ASSOC. CS #91084
KLEIN & ASSOC. CS #99085
KLEIN & ASSOC. CS #00105
KLEIN & ASSOC. CS #2001-065
KLEIN & ASSOC. CS #2003663
WYEAST SURVEYS CS #93045
WYEAST SURVEYS CS #00093
SPINNAKER SURVEYS CS #95038

NOTE TRACT C & D

TRACT C AND D ARE DESIGNATED AS COMMON AREA FOR THE PURPOSE OF OPEN SPACE.

EASEMENT NOTES

- 10 FEET WIDE UTILITY EASEMENT BEING 5 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN ON THE FACE OF THE PLAT
- 10 FEET SANITARY SEWER LINE EASEMENT BEING 5 FEET ON EITHER SIDE OF THE CENTERLINE SHOWN ON THE FACE OF THIS PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1970
ANTHONY C. KLEIN
932

Expires 6-30-05

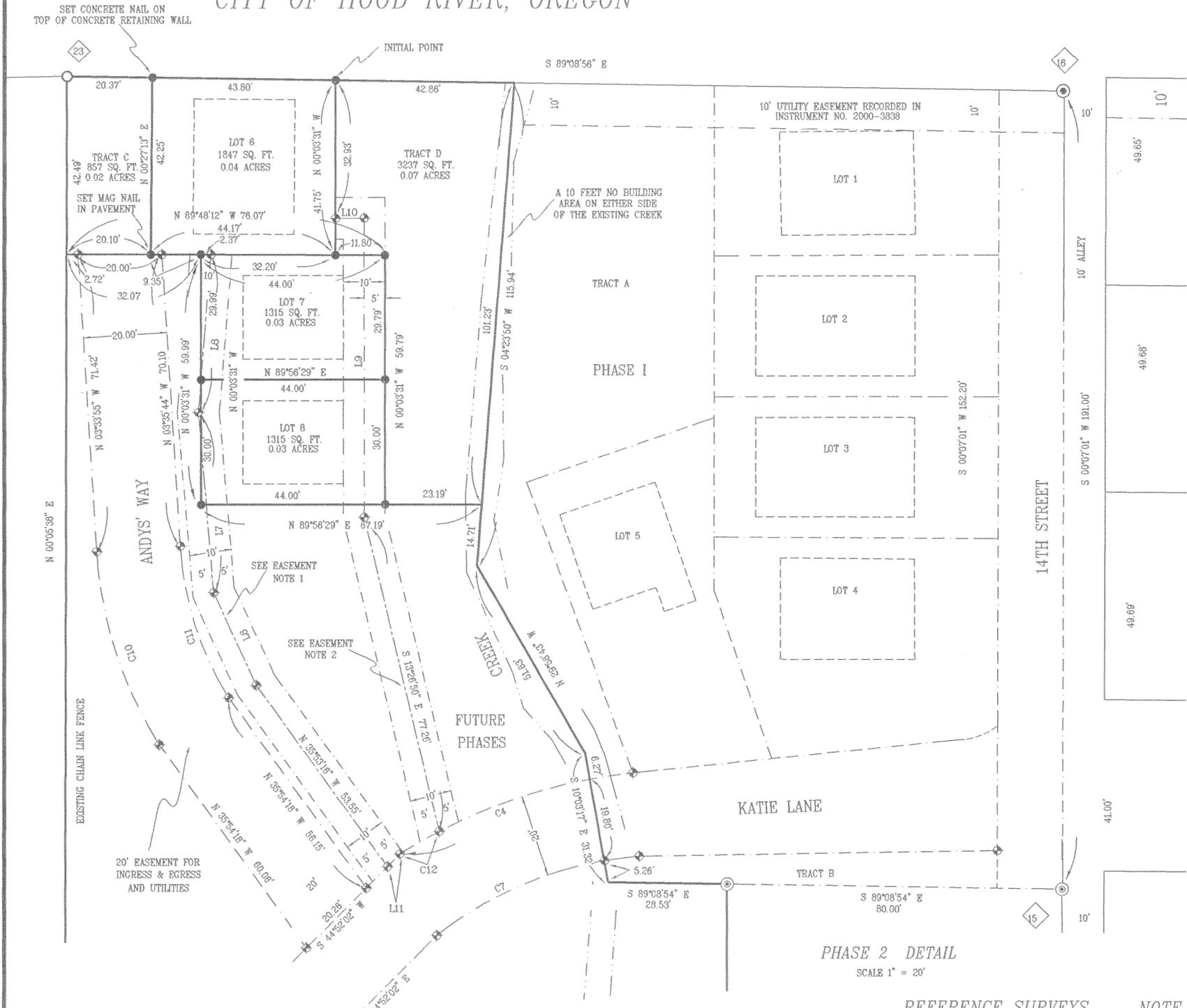


Klein & Assoc.

LAND SURVEYING
1412 13th Street
Hood River, Oregon 97031
Tel: (541)386-3322
DATE SURVEYED: Jan. 2005
JOB NO.: 05005

SHEET 2 OF 2

CS 2005 014.2



PHASE 2 DETAIL
SCALE 1" = 20'

MONUMENT DESCRIPTION

- | | | |
|--|--|--|
| ① FD. 1/2" IRON ROD NEXT TO SW COR. BLDG. HELD | ⑩ FD. 5/8" IRON ROD W/CAP HELD | ⑱ FD. IRON PIPE W/WELDED BAR ON TOP S 29°29'53" E 0.44 |
| ② FD. 5/8" IRON ROD HELD | ⑪ FD. WYEAST 5/8" IRON ROD N 53°48'45" E 0.33 | |
| ③ FD. 1/2" IRON ROD HELD | ⑫ FD. KLEIN & ASSOC. 5/8" IRON ROD UNDER ASPHALT IN CRACK S 70°33'03" E 0.50 | |
| ④ FD. BISHOP 5/8" IRON ROD HELD | ⑬ FD. 1/2" IRON PIPE | |
| ⑤ FD. 5/8" IRON ROD | ⑭ FD. WYEAST 5/8" IRON ROD N 12°00'06" W 0.78 | |
| ⑥ FD. AXLE S 60°26'12" W 0.66 FROM PROP. COR. | ⑮ FD. 1/2" IRON PIPE S 35°14'12" W 0.88 | |
| ⑦ FD. BISHOP 5/8" IRON ROD HELD | ⑯ FD. 5/8" IRON ROD W/CAP | |
| | ⑰ FD. IRON ROD | |
| | ⑲ FD. 1-1/2" IRON PIPE ABOVE GROUND NORTH 3.45' WEST 0.57' | |
| | ⑳ FD. KLEIN & ASSOC. 5/8" IRON ROD HELD | |
| | ㉑ FD. KLEIN & ASSOC. 5/8" IRON ROD HELD | |
| | ㉒ FD. KLEIN & ASSOC. 5/8" IRON ROD HELD | |
| | ㉓ FD. WYEAST 1/2" IRON ROD W/CAP HELD | |
| | ㉔ FD. WYEAST 1/2" IRON ROD W/CAP | |

Exhibit C

Email



Jason Barker <jhb.esq@gmail.com>

Meeting to discuss Eugene-Montello neighborway vision

Megan Ramey <megan@bikabout.com>

Sat, Mar 9, 2019 at 12:58 PM

To: Matthew Barman <mattygreen@hoodriverpedicab.com>, jhb.esq@gmail.com, Heather Staten <heather@hrvc.org>, Kathy Fitzpatrick <kathy@mcedd.org>, Brent Emmons <brent.emmons@hoodriver.k12.or.us>

Happy Saturday, all!

[DOODLE Poll](#)

The intention of this email is to introduce one another and convene a group around the vision of an east-west corridor, the [Eugene-Montello neighborway](#) (shown in orange). What is a [neighborway](#)? Neighborways are low-volume streets that have been optimized for bicycle and walking travel through pavement markings, signage, traffic calming and intersection crossing treatments. Neighborways (also called bicycle boulevards or neighborhood greenways) are shared roadway facilities that will be comfortable and attractive to people with a wide range of abilities and ages but are inconvenient as through routes for automobiles. This one was chosen for the opportunity to provide a safe connection across 13th for the Middle School and secondarily, May Street School.

There are 2 separate, concurrent projects that pertain to the future creation of this corridor: 1) the Adams Creek Co-housing is currently in site design phase and there is excitement to allow an easement through their property for a trail that would connect Katie's / Andy's Lane to the Middle School and Eugene to the north, and 2) meetings with ODOT around demonstration projects on 12th/13th, one being Eugene and 13th.

Here are the stakeholders on this email:

- **Streets Project members** - organizers of [Streets Alive](#) who are growing our work to positively engage and advise the City and ODOT around livable streets that are safe and convenient for active mobility.
 - **Kathy Fitzpatrick**, Mobility Manager for MCEDD - hired by the city to work with ODOT on demonstration projects that can be installed for a duration less than 1 year.
 - **Heather Staten**, ED of Thrive - facilitator for Safe Routes to School action plans and grand applications
 - **Megan Ramey**, Planning Commissioner and founder of Bikabout.com - just a mom passionate about children walking and biking to school
- **Brent Emmons**, Principal of the Middle School
- **Matthew Barman**, member of Adams Creek Co-housing and lead on grounds-landscaping
- **Jason Barker**, member of Katie's Lane community

Please do the [DOODLE Poll](#) so we can meet one another, review the vision and proposed route on a map, and lastly do a quick walk of the site.

Have a great weekend!

Megan



Megan Ramey
Chief Traveler Bikabout
t. [541-436-0081](tel:541-436-0081)
[Website](#) [Email](#)

Dear Jennifer and Hood River City Planning Commission,

Regarding 2020-03 Adams Creek Cohousing Site Plan Review

My name is Patrick Rawson and I have lived in Hood River for 31 years. I am writing to request your approval for the Adams Creek Cohousing Project.

This project is aligned with the City's Housing Needs Analysis (2015) which documented a lack of a sufficient number of multi-family housing units in the City of Hood River. Further, multi-family housing is considered "necessary housing" under state law (ORS 19.303).

I am proud to call Oregon home with our robust land use laws which are designed to protect our incredible natural resources and rich agricultural land. It is precisely projects such as these which will create long-term lasting beneficial impact due to forward thinking alignment with already established goals.

Thank you for your consideration and thank you for your valuable service to our community,

Patrick Rawson

August 25, 2020

Jennifer Ball Kaden
Associate Planner, City of Hood River
211 2nd St.
Hood River, OR 97031

Sent via email to j.kaden@cityofhoodriver.gov

Re: Adams Creek Cohousing Condominium Proposal
Site Plan Review (File 2020-03)

Dear Planning Commission Members:

This letter is in response to Application 2020-03 for the proposed condominium development at 1419 Sherman Avenue. This letter is signed by 24 households that will be impacted by this project. We have repeatedly expressed concerns, including letters outlining numerous errors, contradictions and missing application materials on March 2nd, May 27th and August 13th.

Since the Applicant elected to proceed with a completeness determination and Planning Commission decision under ORS 227.178 despite serious deficiencies and inconsistencies in its Site Permit Review application, we urge Commissioners to deny the Application at this time. **The application materials and record fail to satisfy the Applicant's burden of proof due to lack of adequate information to assess compliance with city code, evaluate anticipated impacts, and apply relevant Decision Criteria.**

Our letter of August 13th (Commission Packet Item K-26) outlines a number of very substantive concerns with the adequacy and completeness of the Site Permit Application, which will not be re-stated here. Those items include:

- Insufficient Justification and Narrative for Necessary Design Exceptions
- Significant Inconsistencies between Stormwater Management Plan and Construction Drawings
- Unreconciled Impact to Jurisdictional Wetlands
- Location and Description of Proposed Walls and Fences
- Proposed Exterior Lighting
- Proposed Exterior Signs
- Proposed Landscaping Plan
- Proposed Grading Plan and Grade Elevations

During the August 17th Planning Commission hearing, new materials shared by the Applicant, verbal testimony by Planning and Engineering Department staff, and Planning Commissioner questions highlighted further deficiencies and omissions about the application materials of record. These additional concerns include:

- Design Exceptions
 - No further information has been provided from the Applicant on the up to six Design Exceptions necessary for this project.
 - Recommended Conditions would require additional Design Exceptions that are not currently noted on the Civil Drawings or in the Narrative.
 - Connection to city manhole (Condition #40)
 - Curb-tight sidewalk on Sherman (Condition #51c)

- Stormwater Management
 - In written comments and verbal testimony, both the City Engineer and Planners expressed strong concerns with the feasibility of the proposed stormwater treatment and correctly acknowledged that the stormwater features in the written SWMP and Civil Drawings are inconsistent.
 - In their presentation, Applicant presented yet another stormwater plan (Slide 13) that omits a feature on the Civil Drawings (Stormwater pipe to Adams Creek on Sheet C-8). Without explanation, the Applicant also shows stormwater flowing uphill from Buildings 2 and 3 to some undefined conveyance structure that stretches between the Plaza and the Common House.
 - At the time of Site Plan Review, applicants are required to submit a “planning level concept” Stormwater Management Plan (HRES 8.2A). In a review of the application materials and testimony, it is impossible to understand the proposed stormwater treatment system concept or evaluate its impacts to water quality and adjacent neighbors. The Applicant is considerably deficient in meeting that standard and further confused the issue during their presentation.

- Wetland Impacts
 - Unbelievably, Applicant continues to state (including in their presentation) that there will be no impacts to the site’s jurisdictional wetlands.
 - Several Conditions of the Staff Report will require an increase in both the construction footprint and impervious surface on the site. Given the tremendous constraints of the site for a condominium development with 26 dwelling units, meeting these conditions may very well push the built features into the jurisdictional wetlands. We cannot know, because current drawings and other application materials do not reflect these features, which include:
 - Additional spaces in the parking lot for the guest house (one additional dwelling) and to meet ADA parking space requirements (#8, 49)
 - Addition of a pedestrian connection to Andy’s Way near the parking lot (#25)
 - Necessary revisions to stormwater treatment facilities (#38)
 - Extending the all-weather access road along the waterline easement by an additional 50’ further than currently drawn (#39)
 - ADA requirements on Sherman Avenue pedestrian access (#56)
 - Addition of a USPS mail distribution area (#69)

- Proposed Walls and Fences
 - Applicant has not provided any detailed information on planned walls and fences associated with the project. This information was requested by the Planning Department in its most recent “Incomplete” letter. In response, the Applicant cited retaining walls shown on the Grading Plan (sheet C-8). Unfortunately, no retaining walls are shown on that sheet.
 - During the Applicant’s presentation and referring to Slides 18 (Building Orientation) and 20 (Building Design), there were numerous references to planned retention walls throughout the property including around sunken patios, along the Sherman Avenue sidewalk, beside pedestrian bridges and near the Carport.
 - By not depicting planned walls in the application materials or drawings, Applicant has failed to meet the burden of proof that demonstrates these features meet the requirements of HRMC 17.04.060. Moreover they have not demonstrated that the planned walls will not cause negative impacts or flooding to surrounding neighbors, nor that they would not impact seeps and stormwater flow. The Applicant readily admits there are planned retaining walls but has chosen not to provide further information.

Conditions of Approval outlined in the Staff Report attempt to correct the many, many deficiencies in the application materials on record. Many of the Proposed Conditions of Approval require completion of elements that should have been addressed in the application prior to this hearing. This includes (but is not limited to):

- Existing grade and roof peak elevations (#7)*
- Site Plan that demonstrates conformance with ADA parking standards (#8)
- Site Plan that includes any new fences (#11)*
- Location, height and materials of proposed retaining walls (#12, 36)*
- Tree protection plan (#14)
- Development of Final Landscaping Plan (#16, 17, 22, 58, 59)*
- Screening measures for outdoor storage and garbage collection areas (#19)
- Screening measures for exterior mechanical equipment (#20)
- Drawings that show façade on Carport/Garage (#21)
- Final Grading Plan (#32)*
- Construction erosion control plan (#34)
- Geotechnical analysis (#35)
- Final Stormwater Management Plan and Treatment System Drawings (#38)*
- Written Requests for all Design Exceptions (#48)*
- Traffic Analysis that reflects all 26 dwelling units, actual driveway spacing (#49)
- Driveway and sidewalk construction plans to affected landowners along Eugene St. (#52)
- Vehicle barriers and traffic control signage (#55, 56)

It is impossible to reflect on this list and not come to the clear conclusion that the Applicant has failed to satisfy their burden of proof. Every bullet represents information that was not provided in the application materials- or is presented so inconsistently as to be confusing and unreliable.

All of the items marked with an asterisk were previously requested from the Applicant in Incomplete letters from the Planning Department. Rather than provide adequate information to enable an informed decision, Applicant chose not to provide the requested information and use the statutory “shortcut” provided by ORS 227.178 to push an incomplete application ahead to the Planning Commission for a decision. The Applicant wants the Planning Commission approval without putting in the necessary work.

Planning Department staff did a disservice by not individually addressing each of the proposed 72 conditions outlined in the Staff Report during the Public Hearing. If there are too many conditions to cover in the hearing, it is a good indication that there are too many unknowns to approve the Site Permit.

Were the Planning Commission to approve the Site Permit application in its current form, it would cut out the neighbors, the Planning Commission and the public out of any future involvement. As the design is refined, conversations will be held and decisions made behind closed doors- with no transparency- between the Applicant and city departments. Given the numerous concerns and questions, we know that these Design Plans will change. But neither the public nor the Planning Commission will have a chance to comment on the final design.

An Applicant with a three-year history of questionable neighborhood communication and disregarding neighbor concerns is not an Applicant that we trust to engage us once their permits are in-hand.

The application materials and record clearly demonstrate that the Applicant has failed to satisfy their burden of proof under HRMC 17.09.100 that the proposed use complies with applicable city codes and standards, and that they have adequately addressed the applicable Decision Criteria. Since the Applicant has failed to satisfy their burden of proof, it follows that the Planning Commission should deny the Site Permit Review application for the Adams Creek Condominium development as currently proposed. A decision to approve the Site Permit based on the current application and with more than 70 conditions almost certainly provides grounds for appeal, and we are committed to using every legal avenue available to us in the protection of our neighborhood, ensuring transparency, and upholding Hood River's rules and standards.

Sincerely,

** denotes direct neighbor of Adams Creek Cohousing property*

Dan Bell & Heather Hendrixson
1509 Eugene St.

Roy & Addie Schwartz
1516 Eugene St.

Dale & Sonja Cook
715 Katie's Lane

AJ & Amy Kitt*
1422 & 1428 Eugene St.

Steve Winkle & Paige Browning
1521 Eugene St.

Lissa & Brad Noblett
1380 Sherman Ave.

Chet & Kathy Johnson*
1419 Eugene St.

Gordon Hinkle
1501 Eugene St.

Meredith Martin
1401 Cross Creek Ln.

Katie Scheer
505 17th St.

Garth & Bronwen Hager
1431 Sherman Ave.

Brian & Becky Rapecz
1421 Eugene St.

Kelley Morris & Matthew Curry*
603 Andys Way

George & Faye Borden
1515 Sherman Ave.

Jim Thornton
607 Andys Way

Scott Bean & Jennifer Barwick*
604 14th St.

Gloria Collie
1406 Katie's Lane

Phil Nies
608 14th St.

Van Miley
610 14th St.

Kathan Zerzan & Rich Miller
711 Katie's Lane

John Bishop & Elizabeth Cook
805 Katie's Lane

Romeo & Melody Robichaud*
1301 Sherman Ave.

Jean Vercillo
611 Andys Way

Francine Emmons
801 Katie's Lane

Cc: Dustin Nilsen, Planning Director

Jennifer Kaden

From: Matthew Barmann <mbarmann@me.com>
Sent: Tuesday, August 25, 2020 4:59 PM
To: Jennifer Kaden
Subject: additional Adams Creek Cohousing development comments

Hello Jennifer,

I would like to add a few additional concerns, preferences, and suggestions to the record:

- 1) Require traffic calming/slowing elements on Eugene Street.
- 2) Consider the installation of a mini roundabout traffic circle at 17th and Eugene Street as a further traffic calming device at the entrance to the neighborhood and school safety zone.
- 3) I am very much in support of a public throughway from Eugene Street into the Katie's Lane development, with multimodal access preferable, but at least pedestrian access.
- 4) I would not like a sidewalk installed adjacent to my property on Eugene Street. Our house is already within the setback of the street and a sidewalk would bring passerby within five feet of my side door. Alternatively, I would suggest a crosswalk connecting the proposed Eugene Street sidewalks to the sidewalk that will be installed around 505 17th Street.

Thank you very much for your assistance, Matthew

Matthew Barmann
417 17th Street
Hood River, OR 97031

(541) 829-9865
mbarmann@me.com

Received
8/25/20

Dear Jennifer,

Re: 2020-03 Adams Creek Cohousing Site Plan Review

Please find attached 4 copies of letters we sent or delivered to neighbors.

I believe Dan Bell has submitted 3 of the 4, but I'm including the final one for completeness.

Thank you,



Rebecca Rawson

8/25/20

Dear Jennifer and City of Hood River Planning Commissioners

2020-03 ACC

I am writing to express my support for Adams Creek Cohousing project. I have been involved in the outreach efforts with this project since the property was purchased from the Akiyama family.

I am grateful that our quite active opponent, Dan Bell, forwarded to you our outreach effort letters (Attachment C, pps. 42-44). Along with those, the required neighborhood meeting and several in person sessions with neighbors occurred. Each of our outreach effort communications have included contact info for any concerns and clarifications. While perceptions vary, I believe we have done our utmost to engage the neighbors, beyond the one required noticed meeting.

When we first met the neighbors involved, there were 3 strong themes of concern which emerged:

1. **Concern over increased vehicle traffic on Eugene St. We share this concern. We have made great effort and progress in plans to reduce personal vehicles, to likely store larger vehicles offsite and to implement a robust car sharing and electric bike program to minimize traffic and vehicle movement.
2. ** Strong request to protect creek: We intentionally created a plan to protect the creek and while it could have been obliterated, did not take that destructive path. This created a smaller footprint for structures, but is a goal we all felt was important to maintain.
3. ** From a neighbor to the immediate southwest, there was strong concern of a large building looming over his backyard. There is no large building next to his backyard in the plan.
4. **Concern that a project such as ours wasn't the intention of the Akiyama family when they sold the property. In fact, in the last month, we have welcomed 2 of the family members to our property and they are enthusiastically supportive of the plans and project, feeling their parents' desires to positively impact the wider community are being respected.
5. **Concern that our project would lower property values. There is simply no evidence that this has borne out in the over 150 cohousing projects in the country. Normally, research indicates that the converse occurs and cohousing projects create many value added benefits, not the least of which is increased home value in surrounding areas.

My family and I have been residents of Hood River County for 31 years. In fact, we live on 10 acres south of the High School that we would have loved to use for cohousing. However, Oregon's robust land use laws preclude this in a rural residential area, while the City's comprehensive goals and Oregon state law indicate a solid need for multi-family housing in the City of Hood River. As you are so aware, it is precisely because avoidance of spreading sprawl is a hallmark of our planning system that projects such as ours aiming to eliminate large single family lots while protecting pristine waterway areas in a thoughtfully creative way will be looked upon as innovative and appealing ways to maintain livability in our town.

You are being presented with an opportunity to facilitate a landmark project for our town which is completely aligned with many of the City's stated goals. Thank you for your hard work and thoughtful consideration.

Sincerely,



Rebecca Rawson

8/25/20

Gorge Cohousing
1419 Sherman Avenue
Hood River, OR 97031

September 14, 2018

Dear Mayor, City of Hood River Councilor, or City of Hood River Planning Commissioner,

We are part of a group of households that has recently purchased the former Akiyama home on a 2.4 acre property at 1419 Sherman Avenue, and we'd like to introduce ourselves to you. Our group is made up of primarily Hood River residents who plan to build a small neighborhood of individual private homes with some shared facilities for ourselves, following a concept that is called cohousing. You might already know of our efforts and some of us who are involved.

Our goal is to create a multigenerational, cooperative, inclusive, and vibrant community-oriented neighborhood in accordance with present zoning for this area. We, the future residents, will be involved in the design and development process so that the outcome represents our priorities. Our intention is to preserve and enhance the character of the existing home as well as the landscape, keeping as many trees and natural features as possible.

We want to be actively involved with adjacent neighborhoods and the larger Hood River community—in fact, many of us already are. Having just bought the property, we are in the very early planning and design stages, but we want to start getting to better know our elected officials and the city staff. Should you have any questions or concerns, please feel free to contact us. The best way to reach us is through two of our group members:

Becki Rawson, (541) 490-2025, rrawson@gorge.net and/or

Matthew Barmann, (541) 829-9865, mbarmann@me.com, 417 17th St. @ Eugene St.

We have already begun delivering introductory letters and speaking in person with many of the adjacent and nearby property owners. Please know that while realizing our vision we fully intend to be good neighbors, all the while aiming to integrate into and enhance the surrounding area and the Hood River community.

Sincerely,



Becki and Patrick Rawson
Matthew Barmann and Nicole Goode
Jim Miller and Nashira Reisch
Jack and Janet Lerner
Ruth Tsu

Carol Jurs
Liz Kinney
Peter Zurcher and Becki Montgomery
Carolyn Nowosielski and Bruce Niemann

Current members of Gorge Cohousing LLC

Adams Creek Cohousing
1419 Sherman Avenue
Hood River, OR 97031

January 12, 2019

Dear Neighbor,

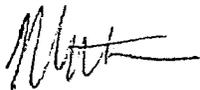
We hope you and your family are well in the new year. It's been four months since we reached out to introduce ourselves and felt it was time to reengage with you. We've made some significant progress in realizing our project, but there is still plenty that lies ahead.

What may already be apparent to you is that we've settled on a name, and that we've been utilizing the former Akiyama home to host regular meetings and other events. In the interim, we've also formed a partnership with an incredibly competent development group (udplp.com) and selected an acclaimed architecture firm (schemataworkshop.com). Additionally, we've increased our outreach in the community and have added two more households to our group.

The physical manifestation of our project is still in its very early stages. Last weekend we held the first of four design workshops with our architecture team. This one focused on overall site design, followed up by an initial meeting with city planners. Drawings of site element options will be provided to us in early March. Out of our discussions it was clear that it is our strong preference to retain the existing house in our plan, as originally intended. An initial project timeline has construction beginning in 2020 with completion and move-in the following year.

We'd like to invite you to visit the property next weekend to take a tour, introduce ourselves to one another or continue our previous conversations, learn more about the cohousing model, and ask questions or offer comments. We'll be having one of our regularly scheduled informational open house events on Sunday, January 20 from 1-3 pm. Please come, if you are able, and always feel free to reach out to us individually at any time with questions or concerns.

Take care,



Matthew Barmann, Membership/Marketing/Outreach committee
(541) 829-9865, mbarmann@me.com, 417 17th Street @ Eugene Street



Adams Creek Cohousing

Adams Creek Cohousing
1419 Sherman Avenue
Hood River, OR 97031

April 27, 2019

Dear Neighbor,

I hope you and your family are enjoying the welcome arrival of spring. Our group has been busy over the last few months, growing our membership and generating ideas about the physical design of our community-focused neighborhood. We now have seventeen households actively engaged in the project and are close to receiving the first draft architectural plans.

Having recently completed our land use permit pre-application conference at the city planning department and come to a decision on the future of the existing home, we felt it was a good time to provide an update of our progress. On Friday, the principals of our architect (schemataworkshop.com) and development (udplp.com) team, along with two members of Adams Creek Cohousing had a fruitful meeting with the planning director, city engineer, and fire chief. The primary subjects they addressed were related to public safety, utility upgrades, and infrastructure improvements. We were also informed that as part of our permitting process we are required to hold a neighborhood meeting prior to formal review by the city. It has been our intention to do that ourselves this spring, and we look forward to answering your questions and gathering your feedback in such a forum. Please be on the lookout for an invitation within the next month or so.

Finally, after months of internal consideration, expert analysis, and some serious soul searching our group came to a decision to demolish the existing home and in its place construct a purpose-built common house, which will serve as the nexus of many of our community and visitor activities. The primary drivers of our decision were to provide universal accessibility with a single level design and to build an energy efficient structure. We are all committed to an environmentally sensitive deconstruction, design and siting of a new building that is tasteful and considerate, and to honor the history and heritage of the existing home with elements of preservation and other memorials.

As always, please feel free to reach out at anytime with comments, concerns, or questions.

Sincerely,



Matthew Barmann, Membership/Marketing/Outreach committee
(541) 829-9865, mbarmann@me.com, 417 17th Street @ Eugene Street



Adams Creek Cohousing



Adams Creek Cohousing

Adams Creek Cohousing
1419 Sherman Avenue
Hood River, OR 97031

August 12, 2019

Dear Neighbor,

RE: Project Update

We hope you and your family are enjoying the summer and the chance to get outside and enjoy the beauty of our area. We last contacted you and our other neighbors back in April with a few updates about our development process. Our intent is to continue to keep our neighbors informed and updated every few months.

We have recently completed the final design workshop with our architect and development team. The workshop process allowed all our community members to work closely with our design team in shaping the look, feel and function of our new homes and community space. Our team is now completing the schematic design process. Our design team has also been coordinating with the city planning and engineering departments to define any needed improvements to service our new development. We continue to be very excited about the progress and possibilities the site and neighborhood have to offer.

The letter we sent in April mentioned that we will be holding a neighborhood meeting prior to formal planning submittal to the city. We anticipate scheduling this meeting in early fall. This will be a good way to share our vision for the project with all of you, answer questions and receive any feedback. This is the typical city process for development projects, and we look forward to sharing our vision. More information about this meeting will be sent out in the next month or so.

As always please feel free to reach out with comments, concerns, or questions.

Best,

Joren Bass

joren@uu.
urban devel.

www.udah.com
partners

Adams Creek Cohousing

friends@ acreekcohousing.com

To: City of Hood River Planning Department

Subject: 20-03 AdamsCreek Cohousing

Members of the Planning Commission,

We wish to provide input on the site plans by the Adams Creek Cohousing project and are extremely supportive of the opportunity to have this new and diverse community development within the City of Hood River. It will consist of both individuals at various stages of their lives, and families with children from toddlers to young adults. This project is in keeping with the City's Housing Needs Analysis (2015) which documented a lack of a sufficient number of multi-family housing units in the City of Hood River. Furthermore, multi-family housing is considered "needed housing" under Oregon state law (ORS 197.303). CoHousing is a well known global initiative and has a positive international influence. We believe the Adams Creek Cohousing community in Hood River will be a flagship example of a growing movement here in the U.S.

Even before development begins, several Adams Creek Cohousing members are working to restore the wetland and improve the habitat of the existing Sherman Avenue house property. They have been removing the invasive non-native plant species and are restoring safer access paths down to the creek, and have already improved the flow and beauty of the sight and sounds of Adams Creek.

Lastly and importantly, the members plan to reduce their community's impact on energy resources and environmental and climate degradation that accompany most new housing development of any type, whether single or multi family. The goal is to be Net Zero Ready, with solar energy infrastructure and no reliance on natural gas for heating/cooling or cooking. State of the art energy conserving materials and methods will be used in construction with care to shield the neighborhood from the intrusive appearance of a "condo building" using landscaped vegetative screening and lower building profiles. The members have a strong desire to be inclusive of the surrounding neighbors and children, and to participate in neighborhood life outside of the Cohousing community itself. Adams Creek CoHousing members have also begun work on a community car-sharing plan featuring electric cars, charging stations and a variety of multipurpose vehicles to efficiently serve the travel and cargo needs of its members. This should reduce the overall traffic in and out of the community, and hopefully negate guest parking impacts on the immediately surrounding neighborhood.

We heartily support the Adams Creek Cohousing development as a welcome addition to the vibrant life and well being of the City of Hood River.

Best Regards,

Margaret W. Tumas, DVM

margarettumas@yahoo.com

Marilyn Kakudo. Kretsinger

mkakudo@icloud.com