

**City of Hood River
City Council Work Session
January 25, 2021**

Council: Mayor Kate McBride, Mark Zanmiller, Megan Saunders, Tim Counihan, Jessica Metta, Erick Haynie, Gladys Rivera

Staff: City Manager Rachael Fuller, Finance Director/ACM Will Norris, City Attorney Dan Kearns, Fire Chief Leonard Damian, Police Chief Neal Holste, Public Works Director Mark Janeck, City Engineer Wade Seaborn, City Recorder Jennifer Gray, GIS Analyst Jonathan Skloven-Gill

Absent:

I CALL TO ORDER – Cell Phone Reminder – 6:00p.m.

Land Acknowledgement Statement and Pledge of Allegiance

II BUSINESS FROM THE AUDIENCE

Vicky Stifter – Hood River, OR – she thanked Council for their decision on putting the public safety building on hold for now. She believes it is wise decision in light of many priorities and needs that exist in the City right now. She wanted to encourage Council to see if any of the fire bond funds that are left over, could be used toward affordable housing. As a property owner, she would be pleased to have part of her property taxes go towards the building of affordable housing in the community.

Belinda Ballah – Director of HRC Prevention Department – she wanted to bring before Council for consideration, implementing a Tobacco Retail Licenser (TRL) in the City of Hood River in conjunction with Hood River County. She has submitted a sample of what an Intergovernmental Agreement would look like between the City and the County. Ballah gave information regarding tobacco users in the County, including information on the youth population. A TRL in Hood River would require businesses to purchase a license to sell tobacco and nicotine products, including vaping products. Provide annual inspection and compliance checks of all retailers. Provide a mechanism to educate retailers and a penalty system for those who violate the law. An annual license fee sustains the program. The Hood River County Prevention Department is perusing implementation of the TRL in the City, Hood River County and City of Cascade Locks. They are presenting this information to the Board of Commissioner and the City Council of Cascade Locks. She asked Council to consider looking into this for the City of Hood River.

Heather Staten – stated if Council received her written materials that were submitted today, she does not need to proceed with oral testimony. Mayor McBride confirmed Council received her materials.

Nancy Roach – she stated she spoke to Council a couple weeks ago about missing middle housing. She is not going to read what she wrote in her written comments submitted to Council

earlier today but wanted to point out a few things left out from her email. She has been collecting feedback from local builders who have built 400 entry level housing in the community, in the past 20 years. She believes their feedback is going to be informative. Based on everything she has seen and heard, she is excited. They all have similar goals. Nilsen has been great about inviting comment and feedback. This real-world feedback is critical because when she goes through the City, she sees in 20 years the City is going to look different. The decision being made will show what the City will look like. Her comments based on what she has heard from the builders are, the combination of a 25-foot height pitched roof is hard. 25 feet is possible, but it makes it more expensive which goes against what Council is trying to achieve. Looking at that carefully is important. Regarding open space, taking wetlands and slopes out of the calculation of open space will decrease the density which is going against what they are trying to do. The common open space, the romance and the reality are really very different. People want to claim their place. There are homeowner associations and legal issues that makes this more expensive for the building, therefore for the buyer. The issue of parking, parking in the back is wonder but it is not always possible. Go through Katies Way and try to picture those sites with parking in the back. The number of units on Katies Way would have had to be cut, which would have increased the price of the houses.

Ruth Tsu – she thanked Mayor McBride and Councilors for all of the important work they do. She was pleased to see the police facility project slowed down. She is hoping there will be more community input and she is concerned about affordable housing. As a homeowner and taxpayer, she would be happy to have some of her tax dollars go towards addressing affordable housing.

III PRESENTATIONS

1. Community Health Needs Assessment, Jenny Anglin

Anglin presented information on the Community Health Assessment from the Columbia Gorge Health Council from 2019. Her PowerPoint presentation was added to the record. The reason for her presentation today is to understand the data and information that came out of the health assessment for the use of planning various projects and improvement plans for the City. Anglin explained there is more detailed information on their website about the health assessment. The health assessment was a collaborative process with many organizations across the Columbia Gorge, including health care providers and various social service agencies. The reason for the assessment was to get an accurate and comprehensive picture of the needs of the community. It allowed them to get more support and data from a lot of the organizations. It was a wide-ranging assessment approach.

Mayor McBride stating she believes Council asked Anglin good questions about how the City can collaborate and help. Keeping in mind that food, transportation, and housing are the three top items on Council list for the City to do. When Council talks about transportation, parking, building codes they need to keep this study in mind and who they are trying to help when they discuss these issues.

2. Mid-Columbia Center for Living, Al Barton Deputy Director

Barton thanked Council for their interest and time to discuss behavioral health. His PowerPoint was added to the record. Every County in Oregon must have a designated community mental health program. Center for Living covers three counties, Hood River, Wasco and Sherman County. He spoke about requirements and services they provide. What Center for Living is designed to do after crisis service and provide community-based service for priority populations. People who are going to be defined with severe mental illness. Those services are community

based. Rather than going to an office, they go out to the community and homes to provide training. Keeping people focused on their basic needs so they stay in the community. They also provide mental health, substance abuse treatment and psychiatry services. Center for Living operates the Advanced Care Program at the Hood River Care Center. They work with many community partners, as well as One Community Health, Providence, and law enforcement. He noted they have a very solid relationship with their law enforcement partners (City, County Sheriff, State and Probation Department). Law enforcement tends to be one of their closest partners they work with, because they typically have a common response. The Ever Bridge program can directly access their crisis services. If there is not a public safety situation, the goal is to relieve the police from having to do that type of response and not make it about arrest or intimidation. It is about how to partner and collaborate, make sure the situation is safe and let the behavioral professionals come up with a positive outcome. That is not to say there is not a time or place for public safety, but it is a rarity when they need to lean on law enforcement. Most of the time, behavioral health can respond to the situations. Barton reviewed the type of services Center of Living provides in Hood River County. First on the list is standard out-patient mental health services. Second on the list is people with severe and persistent mental illness. Third on the list is Intensive Children's Treatment Services. Those are the children that are at risk for placement in foster homes. They try to provide intense services to those children, family, and school districts to keep children in their homes and in their community. Barton reviewed the other specific targeted services they provide.

Barton reviewed challenges and barriers. Lack of suitable housing for clients with behavioral health problems. Confusing overlap of homelessness and mental illness. People with mental health concerns reluctant to accept help or support.

Council spent time asking Barton questions. He will send data that was asked by Council.

WORK SESSION

IV OPEN WORK SESSION – 7:40 p.m.

V AGENDA ADDITIONS OR CORRECTIONS

VI DISCUSSION ITEMS

1. Housing Code Amendment, D. Nilsen

Developing code language for missing middle housing types (duplexes, triplexes and small cottages) is a project on the City Council 2020 workplan. The purpose of the project is to establish a clear process and regulatory framework to allow greater diversity of housing types and needed housing types.

On January 11, 2021, Council held a work session on this topic to discuss policy issued raised in the code update. These policy issues focused on parking and the tensions between development scale, compatibility, and marketability. City Council was supportive of a reduced parking regulation and expressed concern over the gap between the middle housing development outcomes when compared against larger and less affordable townhouse developments permitted by Code. Council directed staff to adjust the code to narrow the gap to incentive the development of smaller units.

Based on Council direction, staff revised the draft code to allow more square footage to be built within a middle housing development and recommended a cap on the individual dwelling unit size with the intent of keeping the units within the range of entry levels of Hood River's market rate housing (120-125% MFI) and to close a potential loophole for large dwellings. The buildable area increases, along with the proposed expedited permitting process, dwelling unit bonuses, elimination of minimum lot sizes, and minimum lot frontages, are all included in the draft code to incentivize the construction of middle housing developments.

On January 19, 2021, staff presented the revised draft code to the Planning Commission. Staff solicited input from various local builders and developers including Mike Ketler of IBC, Greg Crafts, Nancy Roach, Mike Kitts, Doug Beverage, Eli Spevak of Orange Splot, Joe Sagar of Sagar Design Build. During the public hearing, the Planning Commission, and representatives of the development community, who responded to staff requests for comments, including Mike Ketler, Greg Crafts, and Nancy Roach also their expressed concern over the ability to deliver smaller units under code limitation intended to promote compact developments in scale with existing neighborhoods. This concern is exacerbated by the growing demand for Hood River's already expensive and limited land supply. Planning Commission deliberated the code and discussed some of the issues raised in the public hearing.

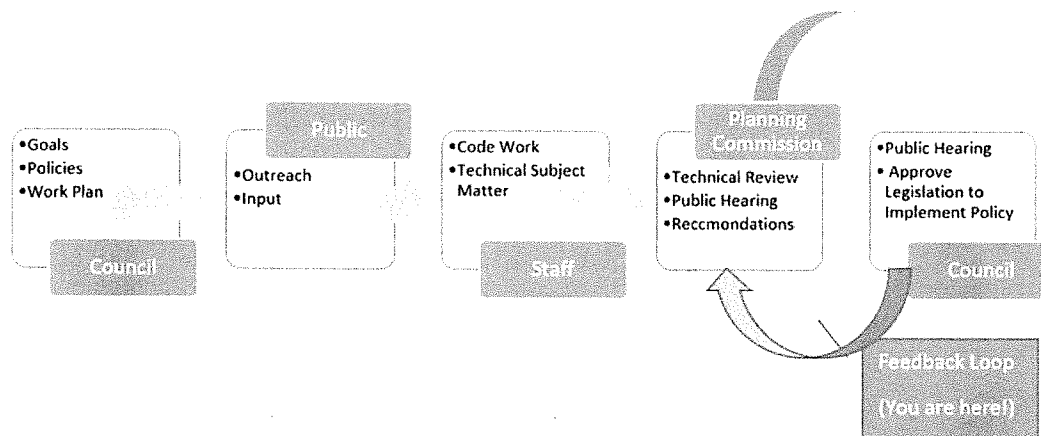
Although Planning Commission did not reach a final code recommendation to submit to the City Council, Planning Commission reached consensus to evaluate additional amendments to the middle housing code to increase the number of units allowed, including the review of a lower dwelling to area ratio, a flat rate landscape standard in lieu of a lot-coverage requirement, and a code methodology that would further incentive the development of smaller units.

These amendments are included in the attached chart. The chart provides a side-by-side comparison of Hood River existing Zoning code requirements, staff draft proposal, and requested amendments.

Staff requests Council direction on the latest amendments outlined in the chart including preferences, concerns, or support for a lower area to dwelling ratio, increased lot coverage, and corner height requirement.

Based on Council feedback and direction staff intends to solicit additional designs from representatives from the development community, who volunteered to provide analysis and test fits for marketability. These will be presented to the Planning Commission and then to Council during final deliberations.

Where we are in the Process:



Staff recommends that Council provide direction on the latest amendments to the Middle Housing Code including its preferences, concerns, or support for a lower area to dwelling ratio, increased lot coverage, and corner height requirement.

Nilsen stated the three issues before Council are the biggest drivers to outcomes, when they talk about unit to site area. This is a high-level issue and main drivers. Typically, R-1 lots are one dwelling unit plus one dwelling unit per ADU. The initial draft would now allow two dwelling units on a standard lot such as this or up to six dwelling units for a cottage cluster. That would be around 1,500 sq ft. Proposed code approximately two dwelling units on a lot. Once they started getting into that code, they started capping the unit size. The discussion of a 1,100 sq ft without a garage becomes discussed, as well 1,500 sq ft for a unit with a garage. Promoting a smaller dwelling unit and aiming or targeting that towards the entry level houses. The subsequent revision shown not only allows a detached unit, but attached unit. The dwelling units are the same, it is just the configuration becomes more flexible in how the units look. Things become more dynamic when they get into R-2. R-2 currently allows two units on a 5,000 sq ft site. The initial code that was drafted proposed that one dwelling unit, be allowed for every 1,500 sq ft. That would change that to three units on a site of like size, with a unit size cap to really require small units. There was discussion with the revision that would further incentivize small dwelling units, 800 sq ft for every 1,200 sq ft. Looking at a subsequent revision that starts to provide even more incentive for the smaller dwelling units on a same site. Increasing the number of units that can be built from initially two units per acre, now up to two units per site, up to four units per site on a R-2 lot. R-3 and C-1 also follow a similar mythology. They have very similar site development as R-2. The draft code has been developed to incentivize a great number of smaller units.

Council gave their input. There was support for higher density, if the builders agree they will build allowed. Send it back to the Planning Commission and receive input from developers before code changes are made.

Nilsen reviewed the middle code revision on lot area coverages and open space requirements for cottage and middle house. Currently there are no landscape requirement for the single-family dwelling, duplexes, or individual townhouses. They rely on a lot coverage requirement that caps the amount that can be dedicated to building parking lots and driveways. After the initial code discussion with the Planning Commission, they gave feedback on the draft that included a unit by unit dedicated of private space, common open space, lot coverage standard and open space requirement. Planning Commission was more favorable to have a simplified

approach to use a site area landscaping in lieu of the lot coverages. The recommendation that he will go back to is based upon the planned unit development requirements, where the amount of area is dedicated. Right now, they rely on a 30% flat rate. He will prepare standards that go along with that in regard to yard, area and set back requirement that would be required. They need clear and objective standards if they are going to permit them. There will be tree and shrub counts. There will also be an incentive for the preservation of existing trees. The sites will be evaluated at a whole, not individually.

Councilor Metta stated she would be in favor of including the slopes and wetlands in their open space/landscaping. She feels the 75% lot coverage looks like it would be difficult to integrate with the neighborhoods. She is not excited about the 75% block shown in the PowerPoint.

Mayor McBride stated it is hard to say she wants more green when they don't know if that is going to work for the developers. There is another way that might work for the developers that has not been discussed. If they built up, they would not have to take up as much space. When she was on Planning Commission, she always talked about do they want more lot coverage or do you want more height? If it does not pencil, they will have to discuss one or the other.

Councilor Saunders she has been hearing from some people the boxes presented on the PowerPoint look scary. On her end and knowing what the actual PUD's look like in real life, she is comfortable with the 70% requirement.

Mayor McBride lives near a development and the AUD she just built in next to two PUDS, one on each side of the ally and she is good with the amount of lot coverage. She is good with the 70%.

Nilsen reviewed R-3. It looks similar to R-1. It has the largest delta. R-3 has about a 7% delta between what it looks like today.

Nilsen reviewed building height development standard. This was discussed earlier in regard to some of the concerns that were expressed about the proposed building size. Part of the issue when looking at the code had to do with looking at a new mythology for compact housing. The current code had some serious issues when trying to implement compact development when it comes to how clear the code is written in terms of ability to administer. The expectation of developers, and the review of staff. The current code also has issues when it comes to building on slopes and different results that can occur between the size of the units. It also relies on the development to be measured from the predevelopment conditions. Which presents real issues when it comes to building a multiple unit in a compact way, with multiple buildings. If they are looking at predevelopment conditions on sites that need to be balanced in order for them to work as a unit, it can lead to difficulties when it comes to designing them. Nilsen reviewed the current height calculations and explained the requirements for extra access points for emergency responses. The height issues become a buildability concern on infill, especially when they do not have these houses up to the street. When there are cottage clusters that do not have frontage requirements, they are removed from the street, and could potentially use the whole lot size to accommodate a firetruck turn around and access. The response to this is coming up with a code mythology that is fitted towards the middle housing. In this code it reflects a 25ft building height max to the ridge but now measured from an average grade. Limit them to two stories, not three and be responsible to some of the scale issues as well as some of the responder issues. The code specifies different roof types, including the flat roof, as well as

the shed roof at different height requirements. Also, with the goal allowing a two-story development but not a three-store development. What they heard from the development community; limiting the height is going to make for a challenge in allowing them to go vertical and allowing more units to go vertical. That is where the tension and balance become an issue. In response to corner sites, there is not a revision that suggests a three story on a corner. A three story on a corner (28 ft) will allow first responders to use both street accesses (front and side) to respond. That is how they are adjusting now. Looking at some of the alternatives to housing height, what fits into the "sweet spot" for buildability, compatibility, and scalability.

Councilor Rivera stated height exists in other cities. If it means more houses, she is okay with going up and looking at other models they could replicate to fit Hood River.

Councilor Zanmiller likes the information presented. He does not have a good feeling for how it competes with the other things that could be built on the same lot. If there are tall things on the adjacent properties, it seems to him it is a different issue with respect to compatibility.

Councilor Rivera appreciates Nilsen's work on communicating with developers. She feels there are still limitations that are too restrictive. She does not know the best solutions. She asked that he continue to work with developers.

Councilor Metta supports a two-story limit. She does not have a good mythology. It should like there are a lot of educated people working on it. She is also okay with allowing a three story if there are existing three stories on both sides.

Mayor McBride's believes the height should stay at 28 ft. She does not see a reason to change it to 25 ft. She is open to different types of housing. If they get too restrictive, it is going to limit more things of what can be done. This is not affordable housing; this is for missing middle housing. If they get less expensive and smaller homes built, there will be more opportunity for people to move up and move in, that do not have those opportunities right now.

A majority of Councilor agreed to keeping the height the same at 28 ft. Nilsen will make some additional changes to the code and take it back to the Planning Commission for further deliberation.

VII ADJOURN WORK SESSION – 9:06 p.m.

REGULAR COUNCIL MEETING

I OPEN REGULAR COUNCIL MEETING – 9:10 p.m.

II AGENDA ADDITIONS OR CORRECTIONS

III CONSENT AGENDA

1. Award Professional Service Contract for Sanitary Sewer Infiltration & Inflow Study, W. Seaborn

Motion: To approve the Consent Agenda

First: Saunders
Second: Zanmiller
Discussion: None
Vote: Motion passed (roll called)
Ayes: McBride, Zanmiller, Saunders, Counihan, Metta, Haynie, Rivera
Nays: None
Abstentions: None
Excused: None

IV REGULAR BUSINESS ITEMS

V ORGANIZATIONAL UPDATES

1. Presentation by EcoNW, on the Hood River Housing Market, February 8, 5:00p.m.
Fuller sated EcoNW will provide a presentation on February 8 before the regular City Council meeting.
2. Retirement Announcement
Fuller announced two City employees who will be retiring. Andrew Frazer (23 years with the HRPD) and Dave Ouzounian (25 years with Public Works).

VI MAYOR

1. Committee Appointments
Councilor reviewed the list of community committees they are involved in. Councilor Counihan will continue on the City Tree Committee. Council Zanmiller will sub if needed. Councilor Metta and Saunders will continue the Visit Hood River. Mayor McBride will continue the Bridge Replacement group. Councilor Metta will be the sub. Councilor Haynie will continue with the ODOT Region 1 ACT group. There was discussion regarding the Equity Advisory Committee (formally Mayor Latino Advisory Committee). Mayor McBride and Councilor Rivera will be on this committee. They will inform Council once the meetings begin.

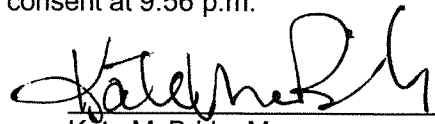
Mayor McBride asked Councilors to submit their City Manager evaluation form to her. There will be an executive session on the 22nd of February.

Councilor Zanmiller, Saunders and Rivera expressed interest in participating in the subcommittee with Hood River County to discuss the possibility of a joint facility.

Hood River County Library is asking for a letter of support from the City. They are applying for a grant to start a mobile library that can travel throughout the County. Council agreed to sign the letter of support, endorsing this program.

VII COUNCIL CALL

VIII ADJOURN – Adjourned by unanimous consent at 9:56 p.m.


Kate McBride, Mayor



Jennifer Gray, City Recorder

Approved by City Council on 2/22/2021