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**Hood River City Council**  
211 Second St.  
Hood River, OR 97031  
(541) 386-1488  
www.cityofhoodriver.com

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April 8, 2019

**AGENDA**

6:00 p.m.

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Councilors:	Kate McBride (President)	Paul Blackburn, Mayor	Mark Zanmiller	Megan Saunders
	Tim Counihan		Jessica Metta	Erick Haynie

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*All public meeting locations are accessible. Please let the City Recorder know if you will need any special accommodations to attend any meeting. Call (541) 387-5212 for more information. Oregon Relay Service 1-800-735-2900*

**I CALL TO ORDER – Cell Phone Reminder & Pledge of Allegiance**

**RECESS TO CONSIDER URBAN RENEWAL AGENDA**

**II BUSINESS FROM THE AUDIENCE**

This is an opportunity for members of the audience to bring to the Council's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others. If you wish to address the Council under "Business From The Audience" please sign up in advance on the sheet provided by the City Recorder.

**III PUBLIC HEARINGS**

1. Street Vacation Application for 8<sup>th</sup> Street south of Marian Street PAGES 4-13

**WORK SESSION**

**IV OPEN WORK SESSION**

**V AGENDA ADDITIONS OR CORRECTIONS**

**VI DISCUSSION ITEMS**

1. Recycling Market Update, J. Winterbottom PAGES 14-39
2. IGA with Hood River County School District for Street Improvements, M. Lago PAGES 40-76
3. TL 700 Proposed Ordinance, D. Kearns, City Attorney PAGES 77-102
4. Tree removal procedures in the Right of Way, M. Lago PAGES 103-104
5. Police Space Needs Analysis – Project Update, N. Norris, N. Holste PAGES 105-127
6. Park Usage at the Waterfront Park, M. Lago, J. Gray, T. Pease PAGES 128

**VII ADJOURN WORK SESSION**

# **REGULAR COUNCIL MEETING**

## **I OPEN REGULAR COUNCIL MEETING**

## **II AGENDA ADDITIONS OR CORRECTIONS**

## **III CONSENT AGENDA**

These items are considered routine and/or have been discussed by Council in Work Session. They will be adopted by one motion unless a Councilor or person in the audience requests, before the vote on the motion, to have an item considered at its regular place on the agenda.

1. OLCC Permit Application Approval PAGES 129-132  
- Tilly Jane's, LLC – Full On-Premises, Commercial 1803 12<sup>th</sup> Street
2. Stipend Resolution for Committee Members, J. Gray PAGES 133-135
3. Oregon Business Development Department Grant Agreement PAGES 136-148  
and Indemnification Agreement with Mid-Columbia Housing, R. Fuller
4. Riverside Storm Line Remediation Intergovernmental PAGES 149-152  
Agreement, W. Norris

## **IV REPORT OF OFFICERS**

### **A. Department Heads**

1. Administrative Reports PAGES 153-170  
- Development Issues Log PAGES 171-181
2. Announcements
3. Planning Director Update

### **B. City Recorder**

1. Reading of Ordinance 2048 (Morrison Park Rezone)  
for the first time by title only

## **V MAYOR**

1. Proclamation - Sexual Assault Awareness Week PAGES 182

## **VI COUNCIL CALL**

## **VII EXECUTIVE SESSION**

Oregon Revised Statute 192.660 1 (i) To review and evaluate, pursuant to standards, criteria and policy directives adopted by the governing body, the employment related performance of the chief executive officer of any public body, a public officer, employee or staff member.

## **VIII ADJOURN REGULAR MEETING**

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**CALENDAR**

April 8, 2019	6:00 p.m.	City Council Meeting
April 8, 2019	6:00 p.m.	Urban Renewal Agency Meeting
April 15, 2019	4pm/6pm	County Commission Work Session and Regular
April 15, 2019	5:30 p.m.	Planning Commission Meeting
April 16, 2019	5:00 p.m.	Port of Hood River
April 17, 2019	9:00 a.m.	Chamber of Commerce Visitor Council
April 17, 2019	11:00 a.m.	Chamber of Commerce Board
April 18, 2019	5:30 p.m.	Urban Renewal Special Meeting
April 22, 2019	6:00 p.m.	City Council Meeting
April 29, 2019	8:00 a.m.	KIHR Radio
April 29, 2019	6:00 p.m.	City Council Meeting

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## CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and Members of the City Council

**From:** Mark Lago, Director of Public Works

**Subject:** Street Vacation Application for 8<sup>th</sup> Street south of Marian Street

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On March 25, 2019 the City Council opened and continued this item to the April 8, 2019 meeting.

### **Background:**

Adjacent property owner Patricia Moles submitted a petition to vacate the 8<sup>th</sup> Street right-of-way south of Marian Street (see the attached street vacation application and Exhibit A for location). Two structures built in the 1930's encroach into the public right-of-way. The applicant proposes to grant to the City an easement across the eastern half of the proposed vacated area for non-vehicular access and utilities should the need arise in the future.

As part of the street vacation process the applicant is required to get "Consent of Abutting and affected Property Owners". Attached is the consent of the abutting property owner, the Port of Hood River, and more than two thirds of the affected property owners. The names, addresses and tax lots of the abutting property owner and all of the affected property owners are shown on Exhibit B.

ORS 271.100 Action by City governing body. The city governing body may deny the petition after notice to the petitioners of such proposed action, but if there appears to be no reason why the petition should not be allowed in whole or in part, the governing body shall fix a time for a formal hearing upon the petition. On January 28, 2019, the Council consented to scheduling a public hearing to consider the vacation petition and indicated a desire to retain as much of the right-of-way as possible, while permitting the owner to do repairs on the structures.

On March 4, 2019, the Planning Commission held a public hearing to consider the vacation request.

**Planning Commission Recommendation:** On a vote of 3-1 (Lassen voting No), the Planning Commission recommended approval of the applicant's request as submitted to vacate the full 30 feet of 8<sup>th</sup> Street public right-of-way south of Marian Street and grant the city an easement for non-vehicular access and maintenance and repair of public utilities based on the following findings:



1. The subject right-of-way is unlikely to be used for vehicular, bicycle, or pedestrian access.
2. The proposed vacation is consistent with the city's housing goals and the additional land area could accommodate at least one additional dwelling unit in the future.

**Staff Recommendation:** In addition to the findings included in the staff report for the Planning Commission (February 25, 2019), staff notes that vacating the full 30-foot width of the 8<sup>th</sup> Street right-of-way south of Marian Street will not result in bringing the two structures into conformance with the city zoning ordinance as suggested by the applicant. The northern building will continue to encroach into the 10-foot front setback from the Marian Street right-of-way. A partial vacation will allow the structures to continue to be occupied for residential use and to be repaired, maintained, reconstructed, or modified pursuant to HRMC 17.05. Further, there is no guarantee that the existing structures will continue to be used for long-term rental housing or that housing on the property will continue to be "affordable" according to any recognized definition. Subsequent to a vacation, current and future property owners can remove these structures, partition the parent parcel into individual lots and redevelop each resulting parcel with a full-sized dwelling consistent with the then-applicable zoning standards. Finally, there is a difference in what the City would retain/obtain if it were to vacate the full right-of-way and retain just an easement for certain purposes, versus retain a portion of 8<sup>th</sup> Street for the full spectrum of right-of-way purposes. In particular, an easement interest would be limited strictly to the terms and limits of the easement; whereas, the city currently has and may need in the future full right-of-way public ingress/egress and utility access over the eastern portion of 8<sup>th</sup> Street. Staff recommends retaining its full right-of-way interest over a portion of 8<sup>th</sup> Street and not simply retain a limited purpose easement.

Staff recommends the City Council direct staff to prepare an Ordinance to vacate the western 17 feet of the 8<sup>th</sup> Street right-of-way south of Marian Street, subject to the following conditions of approval:

1. The City of Hood River expressly reserves the eastern thirteen (13) feet of the 8<sup>th</sup> Street right-of-way south of Marian Street.
2. The vacation area shall be subject to all of the assessments of the various taxing districts in which it is situated from this point forward.
3. In accordance with ORS 271.140 and except as expressly conditioned herein, title to the vacation area shall attach to 3N10E36BC Tax Lot 12400.
4. The City of Hood River shall prepare an Ordinance for the vacation. The ordinance shall assign the Urban Standard Density Residential (R-2) land use zone to the vacated land.
5. The applicant shall prepare an Exhibit for the vacation ordinance.

6. The applicant shall record a certified copy of the vacation Ordinance and its attached Exhibit with the Hood River County Clerk and shall bear the costs of such recording.
7. The applicant shall reimburse to the City the costs associated with notice publication pursuant to ORS 271.110.

**Suggested Motion:** I move that staff prepare an Ordinance to vacate the western 17 feet of the 8<sup>th</sup> Street right-of-way south of Marian Street and assign the Urban Standard Density Residential (R-2) land use zone to the vacated land.

**Alternatives:**

1. Request more information;
2. Prepare an ordinance to vacate the full 30 feet of 8<sup>th</sup> Street public right-of-way south of Marian Street and grant the city a non-revocable easement for non-vehicular public access, emergency access, and installation, maintenance and repair of public utilities; or
3. Deny the request.

**Fiscal Impact:** Property tax revenue on vacated portion unknown; valuation or appraisal of vacated portion unknown; transaction costs borne by applicant (published notices, exhibit map & recording costs).

**Attachments**

Memo from Deborah Phillips to City Council, April 2, 2019  
Email correspondence between Deborah M. Phillips, P.C. and Michael S. McElwee, Port of Hood River, April 1, 2019

TO: Hood River City Council  
FR: Deborah Phillips, Legal Counsel to Patricia Moles  
DT: April 2, 2019  
RE: Moles Petition for Vacation of the Western Thirty Feet of 8<sup>th</sup> Street South of Marian Street

### **1. Easement in Gross for Full Spectrum of Rights**

The memo from Mark Lago, Director of Public Works, reflects a desire for the City to retain the full spectrum of rights over a portion of the western thirty feet of 8<sup>th</sup> Street south of Marian Street. Ms. Moles submitted her vacation petition based upon the specific language requested by the Hood River City Attorney in his email dated July 23, 2018 which is Exhibit F to my letter to the City of Hood River Planning Commission dated February 28, 2019, included in your council packet.

Ms. Moles proposes amendment of the scope of the easement in favor of the City to reflect the full spectrum of rights which would be included in a dedicated right-of-way. Therefore, the ordinance granting the vacation could address Mr. Lago's concerns if it provided that the vacation of the western thirty feet of 8<sup>th</sup> Street south of Marian Street is subject to:

**An easement in gross in favor of the City of Hood River and its assigns over the eastern fifteen feet of the vacated 8<sup>th</sup> Street right-of-way for non-vehicular public access, emergency access, and installation, maintenance and repair of public utilities.**

It is not necessary to state that the easement is "non-revocable" as suggested by Mr. Lago because easements, by their nature, are non-revocable. Stating that the easement is in favor of the City and its assigns makes it clear that the City can transfer its easement rights to other governmental entities such as the Park and Recreation District, the Port of Hood River or perhaps a non-profit entity for the development of amenities to benefit the public. Referring to the easement as "an easement in gross" makes it clear that it is not appurtenant to any real property but is instead controlled by the city or its assigns.

### **2. Application of Standards to Petition for Vacation**

The applicable standards are attached to this memorandum. The council is required to determine whether the public interest will be prejudiced by the vacation of 8<sup>th</sup> Street south of Marian. To date, there have been no objections to the proposed vacation.

Granting Ms. Moles' request for vacation of the thirty feet of 8<sup>th</sup> Street to the east of her property satisfies both the stated goal and the policy of Goal 10 of the City of Hood River Council Comprehensive Plan because the additional land once vacated provides a potential opportunity for additional housing of various types. Ms. Moles will then be able to maintain and rehabilitate the dated housing on her property in the near term consistent with the policy of Goal 10 to encourage the maintenance of existing housing. On a long term basis, the additional land will be available for the development of new housing consistent with the R-2 zoning. In its recommendation to the council, the planning commission recommended approval of the Moles' vacation petition noting its consistency with Goal 10.

The two structures on the Moles' property encroach on the 8<sup>th</sup> Street right-of-way and are therefore non-conforming structures. By granting the vacation petition as submitted (with the full spectrum of rights amendment), those structures will no longer be non-conforming in relation to 8<sup>th</sup> Street because they will be more than five feet from the side property line. In contrast, if the staff recommendation is approved, the northern structure adjacent to Marian Street will be only three feet from the 8<sup>th</sup> Street right-of-way rather than ten feet and the purpose of HRMC Chapter 17.05 to bring all structures into conformance with the ordinance will be frustrated. Similarly, the structure to the south of the house now located on approximately ten feet of the 8<sup>th</sup> Street right-of-way will only be seven feet from a dedicated right-of-way.

One practical difference between retaining a portion of 8<sup>th</sup> Street as a dedicated right-of-way and a full spectrum easement in gross is substantially more additional land on the tax rolls. Land within an easement is considered part of the Moles' property whereas land subject to dedication is not considered part of her property. In light of the planning commission's determination that the subject land is not needed for future vehicular traffic or trail access, it makes sense to maximize the potential housing opportunities in service of Goal 10 and maximize future tax revenue for the city and other taxing bodies.

### **3. Proposed Condition No. 7**

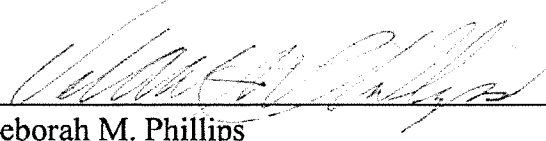
Condition No. 7 would require Ms. Moles to reimburse the city for publication costs. Her application fee of \$2,900 included those publication costs as confirmed by my staff with the city planning director. Therefore, it is requested that condition No. 7 be removed.

### **4. Summary**

Based upon application of the relevant standards, it is requested that the city council approve the vacation petition with an amendment to include a full spectrum

easement, consistent with the concerns noted by the Director of Public Works.

Respectfully submitted this 2<sup>nd</sup> day of April, 2019.

A handwritten signature in cursive script, appearing to read "Deborah M. Phillips", is written over a horizontal line.

Deborah M. Phillips  
Attorney for Patricia Moles

## APPENDIX A

### APPLICABLE STANDARDS

#### *ORS 271.120:*

At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and **whether the public interest will be prejudiced by the vacation** of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. **The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.**

#### *Hood River Comprehensive Plan Goal 10 - Housing provides:*

##### Goal 10 - Housing

**Goal:** To provide a variety of opportunities to meet the housing needs of the residents of Hood River.

**Policy:** The City will promote and encourage the maintenance of existing housing, the rehabilitation of older housing, and the development of a mixture of sound, adequate new housing in a variety of housing types to meet the needs of all segments of the population.

#### *HRMC Section 17.01.060* provides the following definition:

***NON-CONFORMING STRUCTURE OR USE*** means a lawful existing structure or use at the time the ordinance codified in this title, or any amendment thereto, becomes effective that does not conform to the requirements of the zone in which it is located.

**The purpose of HRMC Chapter 17.05 entitled Non-Conforming Uses and Structures** is set forth HRMC Section 17.05.010 which provides as follows:

The purpose of this chapter is to permit non-conformities to continue, but not to encourage their perpetuation, **and to ultimately bring all uses,**

**building, and structures (except certain existing residential uses) into conformance with this ordinance and the Comprehensive Plan.**

*HRMC Section 17.03.120.D.* provides the setback requirements in the R-2 zone as follows:

***Setback Requirements.*** The minimum setback requirements shall be as follows:

1. **No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.**
2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public alley may be five (5) feet from the right-of-way line.
3. **Side yard/ rear yard.**
  - a. **No structure shall be placed closer than five (5) feet from the side property line.**
  - b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.
  - c. No structure shall be placed closer than ten (10) feet from the rear property line.
  - d. Projections may not encroach more than three (3) inches for each foot of

## Jennifer Kaden

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**From:** Michael McElwee <mmcelwee@portofhoodriver.com>  
**Sent:** Monday, April 01, 2019 3:59 PM  
**To:** Deborah Phillips  
**Cc:** Jennifer Kaden  
**Subject:** RE: Petition for Vacation of 8th Street South of Marian Street Adjacent to Property Owned by the Port

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Deborah—The Planning Commission’s recommendation to vacate the entire subject right-of-way but retain an easement on the eastern half in favor of the City is consistent with the Port’s position that public access to the Indian Creek Trail may be needed in the future, assuming the easement is perpetual.

The Port supports the Planning Commission’s recommendation to the Hood River City Council.

Michael S. McElwee  
Executive Director  
Port of Hood River  
1000 E. Port Marina Way  
Hood River, Oregon 97031  
(541) 386-1138 (direct)  
(541) 380-0109 (cel)  
[mmcelwee@portofhoodriver.com](mailto:mmcelwee@portofhoodriver.com)

**From:** Deborah Phillips <[deborahlaw@phillipsreynier.com](mailto:deborahlaw@phillipsreynier.com)>  
**Sent:** Monday, April 1, 2019 1:21 PM  
**To:** Michael McElwee <[mmcelwee@portofhoodriver.com](mailto:mmcelwee@portofhoodriver.com)>  
**Cc:** Jennifer Kaden <[J.Kaden@cityofhoodriver.com](mailto:J.Kaden@cityofhoodriver.com)>  
**Subject:** Petition for Vacation of 8th Street South of Marian Street Adjacent to Property Owned by the Port

Dear Mr. McElwee:

As you may recall, I contacted you last summer per my letter to you dated August 10, 2018, Vacation Petition and Exhibit A (attached). As highlighted in the Vacation Petition, our client proposed the granting of an easement in favor of the City of Hood River over the eastern one half of the vacated area for installation, maintenance and repair of public utilities and a pedestrian/bicycle path. The type and extent of easement proposed was based upon a specific request by the city attorney as noted in the Vacation Petition.

The planning commission is required to provide a recommendation to the city council as to a vacation petition before the city council holds a quasi-judicial hearing to consider the merits. The planning commission considered the matter at a public hearing on March 4, 2019. In her staff report to the planning commission in advance of the hearing, Associate City Planner Jennifer Kaden, indicated:

Staff recommends the Planning Commission forward to the City Council a recommendation to vacate the western 17 feet of 8<sup>th</sup> Street right-of-way and not vacate any of its interest in the eastern 13 feet of 8<sup>th</sup> Street, subject to certain conditions.



On March 4, 2018, the planning commission led by Chair Arthur Babitz approved the following motion:

...recommend to City Council the vacation request as proposed by the applicant to vacate the entire right-of-way with the grant of a 15-foot easement over the east half of the vacated area in favor the city for non-vehicular access and utilities...[T]he motion is based on the unlikelihood the current 8<sup>th</sup> Street right-of-way south of Marian Street is needed for future vehicular or trail access and the potential benefit of additional buildable land for housing.

Before the motion was approved, one of the planning commissioners asked staff to notify and get input from Parks and Recreation and the Port on the subject for the city council to evaluate.

Associate Planner Jennifer Kaden provided to the city council as part of the council packet for the hearing on March 25, 2019 the email from her to you dated March 7, 2019 and your response dated March 9, 2019, a copy of which is attached for your convenience.

The hearing scheduled before the city council on March 25, 2019 was continued to the next council meeting scheduled for April 8, 2019.

Based in part on the consent you signed on behalf of the Port of Hood River as an abutting property owner and your response to Ms. Kaden that you think it is important to retain the public's right to access the Indian Creek Trail from Marian Street in the future, I was hoping that you would please clarify your response via email to indicate that the planning commission's recommendation is consistent with your view of this matter on behalf of the Port of Hood River.

Kindly respond to both Ms. Kaden and me by April 3, 2019 so that your response can be included in the council packet. Thank you in advance for your attention to this request.

Very Truly Yours,

PHILLIPS REYNIER SUMERFIELD & CLINE, LLP

Deborah M. Phillips, P.C.

DMP/rsw

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Phillips Reynier Sumerfield & Cline, LLP  
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# CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019  
**To:** Honorable Mayor and City Council  
**From:** Rachael Fuller, City Manager  
**Subject:** Recycling Market Update

## **Background:**

In January, Council requested additional information about the changes in the recycling market. At the Council meeting, Hood River Garbage District Manager, Jim Winterbottom will provide an overview of the changes and options for addressing these changes moving forward. Mr. Winterbottom will answer questions from Council.

As explained in the attached memo from Mr. Winterbottom, Hood River Garbage is requesting feedback from Council on two options:

1. Make no change to the system.
2. Change the collection program to eliminate some plastics from the recycling stream and implement a surcharge.

**Staff Recommendation:** None at this time

## **Suggested Motion:**

**Alternatives:** In addition to the alternatives provided by Mr. Winterbottom, Council could consider reconvening the waste working group to review the options provided by Mr. Winterbottom. Council could direct staff to provide more information.

**Fiscal Impact:** Potential 2.61% rate increase for Hood River Garbage's residential customers located in the City.

**Environmental Impact:** Improved diversion of materials from landfill.

**Attachments:** Information submitted by Mr. Winterbottom explaining recycling market changes; local government adaptations including lists of materials collected in other communities; a memo from DEQ; and proposed rate increases.

## Jim Winterbottom

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**From:** Jim Winterbottom  
**Sent:** Monday, January 28, 2019 9:30 AM  
**To:** Rachael Fuller; Gordon Zimmerman; Jeff Hecksel  
**Subject:** Recycle market update  
**Attachments:** SKM\_454e19011608370.pdf; SKM\_454e19011608230.pdf; SKM\_454e19011608180.pdf

Good morning –

I want to update the current state of commingle recycle collection in Hood River County. Commingle recycle for this area is defined as tin, paper, and plastics. Late in 2017 we were informed China would no longer accept certain materials due to high levels of contamination. The contamination is considered both non program material and material not being prepared properly. As a result, the cost to dump our recycling instantly became more than it cost for us to dispose of garbage. A substantial rate increase would have been required to keep our recycling flowing to a Portland area MRF.

After having conversations with local municipalities, the decision was made that Hood River Garbage would apply for a concurrence from DEQ to landfill our commingled material collected in HR County and dropped off out our transfer station. The concurrence request was reviewed and approved by the DEQ. The primary reason for the concurrence was that it now costs more to recycle than it does to dispose of the same material. As outlined by DEQ “when it costs more to recycle a material than it does to dispose of it in a landfill, disposal of previously recycled material can happen under Oregon law”.

There have been a number of meetings and groups interested in the future of recycling in HR County. I’m reaching out to you Municipal Managers looking for some direction and input as to what you and your jurisdictions would like moving forward. I’m looking for common resolve as all of the commingle material in your areas is trans loaded into the same trailer and prepared for transport. Most of the Metro area municipalities increased rates in the neighborhood of \$2.00-\$3.00 to keep their programs going.

After sitting in on several State and local meetings it appears the future commingle needs to be a much cleaner stream, the first steps would be removing plastics which are numbered 3 thru 7. I understand this will require a great deal of re-education and outreach. We are currently working with Recollect to build a smart phone app to help with this process, it can also be embedded on municipal websites to reach a broader number of residents.

For comparison we are currently paying \$45 per ton at the Wasco County Landfill. The purchase orders I’ve received from Portland / Vancouver recycle processors are currently charging \$89 per ton for January, these are adjusted monthly. The transportation component is about 2.5 times greater to Portland than the Wasco County landfill. We have left all collection processes in place as we don’t want to encourage a change in behavior. I understand change is difficult and would like to consider all input prior to asking for change. I would like to hear from you regarding a few specific items.

- 1) Change the program to eliminate 3 thru 7’s from the commingle stream, this may make our material more marketable.
- 2) Implement a surcharge of 2.61% to rate payers to offset the cost of moving this material back to recycle processors.

I have attached more information from other entities as well. Please let me know if you have any questions or would like to discuss as a group or individually.

Thanks,

Jim

**Jim Winterbottom | District Manager**  
**Hood River Garbage - Waste Connections**  
Office: 541.386.2272 | Mobile: 503.572.6562 | Fax: 541.610.1593



**WASTE CONNECTIONS**  
*Connect with the Future*

## **Suggested Items that are OK for Commingled Recycling Programs\***

### **1. Paper**

- Newspaper, including advertisements and paper inserts
- Corrugated cardboard
- Magazines and catalogs
- Junk/Direct mail
- Boxes — cereal, cracker, cookie and shoe boxes
- Office paper — copier and printer paper, file folders, note paper, computer paper, brochures

### **2. Metal**

- Steel (tin) cans
- Aluminum cans

### **3. Plastic - Bottles and Jugs only — clean with lids removed**

- Beverage bottles — soda, water, juice — 12 ounces or larger only
- Other bottles — soap, household cleaning solutions
- Jugs — milk, juice, detergent (#1 & #2 only)

### **4. Glass - Container bottles and jars**

## **Suggested Items to Remove from Commingled Recycling Programs**

### **1. Paper**

- Aseptic packaging and all milk, juice, soup or similar boxes or cartons
- Shredded paper

### **2. Metal**

- No scrap metal

### **3. Plastic**

- Plastic tubs — salsa, margarine, cottage cheese, hummus, etc.
- Yogurt cups
- Planting or nursery pots
- 5-gallon buckets





# Recycling Market Changes Cause Disruptions in Oregon

*By Peter Spendelow, Waste Reduction Specialist, and Julie Miller, Materials Management Communications Specialist, Oregon Department of Environmental Quality*

**F**or several years, Oregon and the rest of the world have relied on China to take much of the recyclable paper and plastics generated by residents and businesses. In 2016, more than one-quarter of all paper collected for recycling in the United States was exported to China. In January 2018, that changed when the Chinese government banned the import of certain plastic and paper grades and set stringent quality standards on what they would accept. Suddenly, processors had to slow down their sort lines, in an effort to reduce contamination, so they could sell their material to other manufacturers. This left piles of material with nowhere to go. While China's ban had worldwide effects, Oregon was hit especially hard and has attracted worldwide media attention as one of the first states to feel the brunt of the import restrictions.

## **Why Has This Happened?**

For years, Oregon's recycling has gotten dirtier, a term the industry calls "contamination." Contamination happens when things enter the recycling stream that don't belong there, such as plastic bags or dirty food containers. These contaminants can ruin clean materials around them, and can often slip

through the mechanical sorting at processing facilities. As a result, they end up baled in materials that are sold to manufacturers, creating extra expense for the manufacturers, or damaging the products they produce.

In the past, most of Oregon's recycled paper stayed local, using a regional paper mill that only accepted high quality paper. Due to increasing contamination and the decline in newsprint production and newspaper circulation, Oregon's newsprint mills closed down in 2015. Until now, Chinese markets had a large appetite for recyclables, and were willing to buy contaminated paper from Oregon and the rest of the world. The costs to transport recyclables to China was also very low. With so many ships reaching our shores to unload goods, it was cheap to transport our recyclable materials to China on freight ships that would have otherwise returned to China empty.

Although China's paper mills and plastics recyclers were willing to accept contaminated material, the mismanagement of those contaminants and the perception that China was becoming the world's dumping ground led the Chinese government to: restrict the garbage entering their country; improve their environment; and help build China's internal



“ From September 2017 through June 2018, nearly 11,500 tons of recyclable materials collected in Oregon have been disposed because either the collector could not find a recycler willing and able to accept that material, or the cost of recycling that material was so high that it no longer met Oregon’s legal definition of ‘recyclable material.’ ”



recycling infrastructure. The result was a series of actions, collectively called “National Sword,” culminating in the import restrictions and bans in January 2018. The ban cut off all post-consumer plastics and placed a contamination standard at 0.5 percent. United States contamination levels in paper bales often exceeded 10 percent, and even with enhanced efforts, it is difficult for commingled recycling processing facilities to produce bales with less than 2 percent contamination. This sent shock waves through the system, and by October 2017, the Department of Environmental Quality (DEQ) was convening recycling stakeholder meetings with local governments, processors, haulers and other industry partners to discuss how to address these current challenges and work toward long-term solutions.

### What’s the Impact?

China’s importation restrictions and bans have created substantial challenges to Oregon’s recycling systems, and communities across the state have responded differently. In some cases, cities have changed the material they collect, dropping materials that are more difficult to recycle, such as plastic tubs, pails, drink boxes and shredded paper. Many cities have had to increase garbage rates to cover the lost revenue and increased expenses incurred by their recycling collector. Recycling companies “used to get paid” by selling off recyclable materials, said Peter Spendelow, a policy analyst for the Department of Environmental Quality in Oregon. “Now they’re paying to have someone take it away.”

In some instances, materials collected for recycling have been disposed of in a landfill when recyclers have been unable to

find markets for their materials or the cost of recycling those materials was prohibitively expensive. From September 2017 through June 2018, nearly 11,500 tons of recyclable materials collected in Oregon have been disposed because either the collector could not find a recycler willing and able to accept that material, or the cost of recycling that material was so high that it no longer met Oregon’s legal definition of “recyclable material.” This disposal tonnage is approximately 4 percent of the total commingled recycling collected during this time in Oregon, and less than 2 percent of all material recycled.

### What is Oregon Doing?

In May, the DEQ launched a recycling steering committee to shift the conversation from short-term solutions to longer-term changes needed to strengthen Oregon’s recycling systems and to implement Oregon’s 2050 Vision for Materials Management in Oregon. The committee is comprised of 13 industry, local government and non-profit representatives. To identify what Oregon’s recycling systems should look like in the future, the group is researching how to identify materials for recycling, markets for those materials, processing technologies, structures and policy changes.

The current disruptions have also been a wake-up call for residents to reduce the amount of trash in what they place in recycling bins, and a reminder to focus on reduce and reuse prior to recycling.

More information about recycling market changes and DEQ’s response can be found on the agency’s recycling webpage at [www.oregon.gov/deq/recycling](http://www.oregon.gov/deq/recycling). ■





**Kristan Mitchell**  
Executive Director,  
Oregon Refuse and  
Recycling Association

# Recycling Markets 101: What You Need to Know

**K**ristan Mitchell, executive director of the Oregon Refuse and Recycling Association, recently talked with *Local Focus* about the national impacts of China's decision to stop purchasing recycled materials from other countries, and why cities throughout Oregon will see major implications.

**LF:** Why has the Chinese market been so important for Oregon recyclables?

**Mitchell:** One of the misconceptions is that it's a U.S. or Oregon issue, but it's really a worldwide challenge. Until recently, China handled about 60 percent of the world's recyclables. When China changed its contamination standards, it effectively shut its doors to the entire world's market. The West Coast felt the impact more quickly, because up to 80 percent of West Coast recyclables went to China.

How did we get here? As China developed into a manufacturing powerhouse, producing 30 percent of the world's goods, it needed recyclable material to use as feedstock, and the supply and demand created a really efficient loop. China would send products to us, and then we could send recycling back in those empty shipping containers. Based on the need for material—China doesn't have domestic resources like forests or petroleum, nor did it have recycling collection and processing infrastructure—it was more willing to accept greater contamination in the recyclables than what was allowable in the remaining U.S. domestic markets. Now, finding markets to replace the Chinese market has been difficult and more expensive, too.

**LF:** Are there other markets available and, if so, what challenges exist to access those markets?

**Mitchell:** Other markets exist, but they cannot fill the hole created by the loss of China. Markets in Vietnam, Indonesia and India combined cannot offer the same capacity. They lack the shipping lanes and deep ports, and they don't have the same level of manufacturing coming here, so we don't have the same efficiency of routing.

Oregon processors have found markets, and that's important to remember—very little of what is collected for recycling is being thrown away. They are finding markets for some of the materials, but they are paying a lot more to deliver the materials to these markets. That's a huge concern for local government recycling collection programs because they have to make hard choices—increasing rates paid by their citizens for programs or modifying what is being collected, or both.

**LF:** What are some of the biggest changes you've seen at the local government level since China's ban went into effect?

**Mitchell:** It depends on where you are. Recycling is a global activity, but recycling and collection programs are very locally driven. In parts of Southern Oregon we've seen the biggest changes, and programs that have really shrunk in what they are accepting at the curb. Maybe they only take cardboard, newspaper, aluminum and tin cans, things like that, because they would have to pay more money to process other materials, and they aren't ready to take that step. They have chosen to accept materials they know can be marketed, and it's a mix that allows for efficient identification of contaminants.

We see a different response outside of the Portland region and different views of what programs should look like. In the Willamette Valley, Eugene, Salem and other communities have adopted a more limited acceptable recycling list and are working with the processors to define what products they can work with. In the Portland area, we have seen the fewest program changes, but consistent rate increases to cover the additional costs. That's a value that citizens are willing to pay for and local officials are willing to find ways to fund the programs.

**LF:** This has been a big wake-up call for many Oregonians. What are some of the most important messages the public should be aware of?

**Mitchell:** Pay attention to what goes in your recycling. One of the messages you hear is "recycle right." Make sure it's clean, make sure it's dry and make sure it's a product that is accepted. Many well-intentioned people think, "Oh, this is okay to recycle because it's got the three chasing arrows on it. I'll just recycle it." What they end up doing is making really expensive garbage because the processors have to pull that contamination out and that affects their ability to find a market for the good stuff.



Also, recycling is the last “R,” not the first one. You can be thoughtful about your consumption, “Reuse” the things you can, and “Reduce” the waste you create in the first place.

**LF:** It seems that many local governments have made adjustments to their programs to respond to this new reality in recycling.

Now that we have made it through the initial months of crisis adaptation, what do you think are the most important issues for local governments to be thinking about in the coming year?

**Mitchell:** We all share responsibility for these programs, and local governments have been great partners in this difficult time. I think cities should be thinking about what they want their programs to look like in the long run and what the acceptable markets are for them. We’re all working with the DEQ to talk about these issues and find an “Oregon solution.” I think we all need to be aware that changes will continue in the coming year. Recycling isn’t free and it never was. There are costs for recycling programs, and those costs are likely going to increase as we try to find different models for programs.

“Cities should be thinking about what they want their programs to look like in the long run and what the acceptable markets are for them.”

**LF:** The definition of “recycling” in Oregon statute is an economic one. Can you explain why this matters in terms of how the state and local governments are responding to the new recycling reality?

**Mitchell:** As defined by state law, a material is recyclable if it can be collected and sold for recycling at a net cost equal to or less than the cost of collection and disposal of the same material. This is the economic test, and it is important because it is the first

step that local government programs take when they assess their recycling collection programs. The market has changed so much that something that once was recyclable no longer is because it costs more to recycle it now than to throw it out.

State law requires programs to go through the economic test first, but if recycling fails the test it doesn’t mean the material has to be thrown away. It just means the law allows the material to be thrown away. At that point, it becomes a political test. Some jurisdictions will continue to pay higher costs to continue recycling collection programs because that’s what their citizens want; others will choose to change their programs to control costs. ■

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# Local Governments Adapt to New Realities in Recycling

By Melody Finnemore

China's decision to ban a variety of recyclable materials from being imported into its market has forced city leaders across Oregon to make some tough decisions about how to handle what is now a much narrower market for what materials can be recycled locally, the number of processors available to accept those materials, and the cost of processing them.

Several city officials recently spoke with *Local Focus* about their strategies for balancing these new realities with their respective community's attitudes toward recycling and responses to rising rates.

## Ashland Increases Rates to Preserve Recycling Program with Franchise Partner

The city of Ashland has a franchise agreement with Recology, an integrated resource recovery company based in San Francisco. Jamie Rosenthal, waste zero specialist with Recology Ashland, said the impacts of China's ban on Ashland's recycling program include: a complete loss of revenue from depressed commodity prices; the addition of new costs to maintain recycling operations; higher processing costs for recyclers; and concerns from the community about the future of recycling.

"These impacts have influenced the decision to redirect our recyclable material to a new Recology-owned sort facility in Northern California," she said.

Last November, Recology presented the emerging situation in China and its potential impacts to the Ashland City Council. In December, city and Recology staff presented a draft resolution to establish a recycling surcharge to be applied to all Recology customer accounts. The surcharge addressed increased costs associated with maintaining recycling operations to ensure that recycled materials in Ashland were reaching recycling commodities markets in lieu of being disposed of at the regional landfill.

The city council unanimously approved the resolution, agreeing that a commitment to recycling aligned with Ashland's core values and policies, Rosenthal said.



The Ashland Recycling Center is an important part of the city's recycling program.

"As the market continues to change, I foresee further education and focus on reducing contamination in our community. None of us have a crystal ball, but we have a reasonable expectation that the market for recyclable material will eventually stabilize," she said. "We continue to remind our customers to double-check our list of what we are able to take and limit 'wishful recycling,' the act of putting something into a cart, simply hoping it can be recycled, but not really knowing for sure."

## Eugene Launches Education Campaign, Public Outreach

Michael Wisth, Eugene's waste prevention and green building program manager, said his city works closely with Lane County, though the county acted first in making changes to the recycled materials it accepts and banned several varieties of plastics.

"Our haulers weren't having the same issues with the processor so we were able to accept plastics for a few months longer," he said.

However, being located farther from processors raises the cost and that eventually caught up with the city, forcing it to begin limiting the plastics it accepts last spring. Now, the city of Eugene only accepts plastic water bottles.



**Recology**

*It can't go in the cart, so where should it go?*

Contamination at the curb? What's the big deal? Recycling works best when done properly. Let's all do our part to keep the recycle stream free of contamination to ensure an efficient recycling system. Check out this list of common contaminants below and how to dispose of them appropriately.

Contaminant							
Why not at the curb?							
Paper can be recycled only so many times. Paper fiber gets shorter each time it's recycled. By the time it becomes towel or tissue, the fiber is short, making this the end of life phase in the recycling process.	Lined with plastic. Nearly impossible to separate the plastic from the paper fiber for recycling.	Clag machinery at sorting facility. Therefore, it tends to be collected separately.	No market for this low grade plastic (all clamshells regardless of the # on bottom). End of life phase.	Breaks into tiny pieces when compacted in recycle truck. No local recycling facility; uneconomical to transport.	No markets currently exist for amber-colored plastic recycling program.	Clothing and fabric are not part of the curbside recycling program.	Food residue lands in containers contaminated recycling (e.g. yogurt spilling into paper) and leads to mold and gases. Always clean or wipe out containers so no food will spill onto other recyclable materials in the cart.
Where should it go?							
Put in your home compost system or in your trash cart.	Place in your trash cart.	Take to Recycle Center at 200 Water Street or to participating retail store.	Place in your trash cart.	Place in your trash cart.	Either place in your trash cart or ask your pharmacy if they refill bottles.	See the Jackson County Re-Directory ( <a href="http://jacksoncounty.org/Departments/Solid-Waste/Re-Directory">http://jacksoncounty.org/Departments/Solid-Waste/Re-Directory</a> )	Wipe and to remove food residue before recycling.

For more information on recycling in Ashland and Talent please go to [Recology.com](http://Recology.com), call 541-482-1471 or email [jrosenthal@recology.com](mailto:jrosenthal@recology.com)

**Recology**

**Are you a wishful recycler?**  
Do you put items in your bin that you are unsure of but hope they may be?

You're a good person, but you're a wishful recycler. Wishful recycling can get an entire load of recycling rejected at the Material Recovery Facility, due to high contamination rates. Yes, that can happen!

There is no recycling fairy at the end of the line. Wishful Recycling = Contamination.

Recycle Smarter, Not More. When in doubt, keep it out.

Please call (541) 482-1471, go to [RecologyAshland.com](http://RecologyAshland.com) or email [jrosenthal@recology.com](mailto:jrosenthal@recology.com) for further information about what goes in your recycling cart.

The Ashland City Council's commitment to recycling includes education and outreach, including these ads that ran in the local newspaper.

"We did that not only because that was what the market would allow but also because we felt like that was the easiest messaging for the public," Wisth said, adding the city received some backlash from people who were caught off guard by the change.

"We also had people who were concerned and wanted to know how they can make things better and what role they can play as individuals," he said.

The outreach and education campaign also gave the city a chance to expose "massive misconceptions" about the materials that can be recycled, and reiterate which materials should not be included in recycling containers.

"The bright side of this recycling crisis is the opportunities to create educational materials to correct longstanding misconceptions about recycling in the first place," Wisth said.

He noted that the city of Eugene continues to monitor the market for recyclable materials, though it seems to have stabilized since China made its announcement about the ban.

"I feel that we're pretty well set for the future and I don't see us making many more changes," Wisth said. "Again, this is pretty unprecedented and you never really know what's going to happen, but we feel like we're pretty well positioned to handle any other changes in the market."

### Grants Pass Among Several Communities to Receive Disposal Concurrence

As recycling processors began struggling to find markets for mixed paper and plastics, the Oregon Department of Environmental Quality (DEQ) worked with representatives from the recycling industry and local governments to develop a short-term solution to the backup of materials in the collec-

tion and processing system. The measure, called a disposal concurrence, allows communities to send materials to a landfill after all options to find markets for the materials have been exhausted.

Grants Pass is among the communities that received a disposal concurrence from the DEQ, and Public Works Director Jason Canady said the step was taken as both of its franchises were losing money on the materials.

"We didn't keep it a secret but we didn't overly advertise it. The paper picked up on it and did a couple of stories but we didn't really hear much about it, which was kind of surprising," he said.

On October 1, the city will roll out its revamped recycling program, in which its curbside collection will include only milk jugs, newspapers and newspaper inserts, corrugated cardboard, and tin and aluminum cans.

"We have had to increase our rates to cover our additional cost, and the sole goal in taking those items is to reduce the contamination to ensure we can take our product to market again," Canady said. "What I personally would like to see in the U.S. is more places to take our products to market or stricter laws on packaging so we don't generate so much waste."

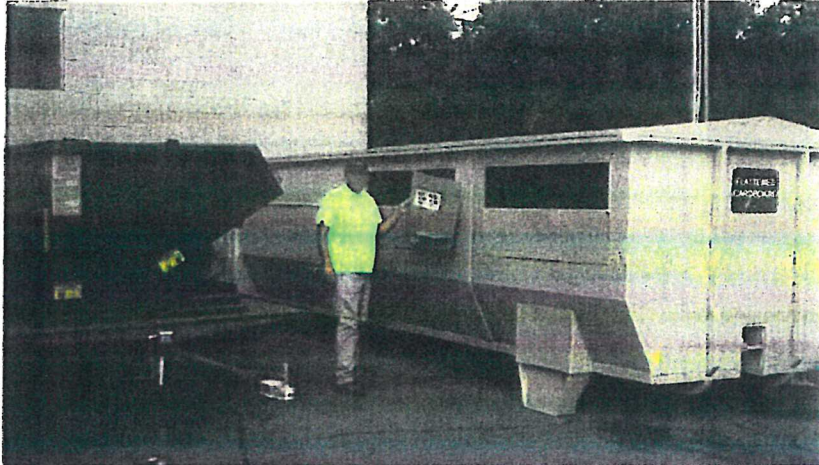
### Milton-Freewater Takes on Recycling Program Itself After Partnership Ends

For nearly 30 years, Milton-Freewater contracted with Horizon Project Inc., a local nonprofit that provides jobs for people with disabilities, to process its recyclable materials. When the organization announced last December that it needed to end the partnership because it was no longer financially sustainable,

(continued on page 36)



## ADAPTING TO RECYCLING REALITIES



Milton-Freewater's public works department has taken on the city's recycling program, which includes two depot stations where residents can bring their materials.

city leaders were alarmed, said City Manager Linda Hall. "We had a few panicky moments of breathing into a paper bag so we didn't hyperventilate because we also own a landfill that is permitted under specific conditions with the DEQ, one of which is having a recycling program," she said. "When Horizon Project announced it was quitting, I literally begged them to keep operating at a loss for a few months while the city figured out what to do."

Hall tasked her public works department with exploring possible solutions. When it became apparent that no other

entities were willing to accept the city's recyclables, city leaders determined that they would oversee the program themselves.

"No other cities are doing this. Everything around us is going into the landfill, but that just seemed like the wrong thing to do," she said.

The city cannot afford curbside pickup for its recycling, so it created two depot stations where residents can bring their materials and then city crews take them to a processor as they fill up.



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**RECYCLE RIGHT**  
MIXED RECYCLING

**Paper & Cardboard**  
Junk Mail  
Greeting Cards (no foil or glass)  
Magazines  
Newspaper  
Phone Books  
Paperback Books  
Paper Bags

**Papel y Cartón**  
Cartas no deseada  
Tarjetas de felicitación (sin aluminio ni vidrio)  
Revistas  
Papeles  
Libros telefónicos  
Libros de tapa blanda  
Hojas de papel

**Metal | Metal**  
Steel (tin) cans | Latas de acero (especial)  
Aluminum cans | Latas de aluminio

**Plastics | Plásticos**  
Bottles  
Aigs  
Borrinas  
Cajones

**TRASH IT**

These materials are now considered contaminants. When in doubt, toss it out. *si tienes duda, a la basura*

**Scrap Metal**  
Chatarra de metal

**Egg Cartons**  
Cartones de huevos

**Shredded Paper**  
Papel triturado

**Plastic Cups**  
Vasos de Plástico

**Plastic Jars**  
Frascos de plástico

**Plastic Tubs**  
Contenedores de plástico

**Aerosol Cans**  
Latas de aerosol

**Aluminum Foil**  
Papel de Aluminio

**Clamshells & Take Out Trays**  
No canastas de plástico o contenedores de comida para llevar

**MAJOR RECYCLING CHANGES**  
EFFECTING YOUR CART

**W**e love to recycle in Marion County, but we've been putting the wrong things into our recycling roll carts in hopes that they'll be recycled. This can slow or break sorting machinery and contaminate good materials. It's also one of the reasons China—the biggest buyer of recycled materials worldwide—has recently placed tougher restrictions on what they'll accept.

The companies that sort our recycling, like Garten Services, have had to slow down their processes to remove non-recyclable items and materials are piling up as they search for other markets to sell to. Some companies have asked permission to temporarily dispose of recyclables that they can't sell. This has been granted for a few materials for a limited time.

This is how you can help. The following items can no longer be recycled and must be placed in the trash: egg cartons; plastic jars; clamshells/take out trays; cups; tubs (like yogurt or cottage cheese containers); caps; lids; pump bottles; aerosol cans; scrap metal. And when in doubt, toss it out.

Don't stop recycling, but please only recycle items on the approved recycling list above! We work closely with recycling processors to create an accurate list based on what can be sorted and sold.

For more information about what's in and what's out, visit [mcRecycle.net](http://mcRecycle.net)

**Pro Tip**  
Clip and post next to your in-home recycling

*The city of Salem's primary goal is to educate people about what materials can be recycled and which cannot.*

"We did have to spend about \$85,000 to get set up to do so and we had to hire an additional staff member to run the program," Hall said, adding a recent review of the program's financials make it clear the city will not profit from it.

"I'm hoping we can break even. We're down to only one material we can get any money for and that's cardboard and that's a penny a pound," she said. "It's one of those situations where doing the right thing isn't always the most profitable, but we're committed to trying it, at least for the interim."

**Salem Focuses Efforts on Informing Public About High Cost of Contamination**

Salem's recycling is handled by Marion County, which earlier this year implemented a stricter collection program and enforced it by monitoring the materials residents put in their bins. Ryan Zink, Salem's franchise administrator, said the primary goal has been to educate people about what materials can be recycled and which cannot.

"The big issue is contamination and there were things going into our commingle carts that never should have gone in there in the first place. We tried to simplify what should go in and what shouldn't go in," he said.

Zink said the city received mixed reactions during public testimony, and it continues to work with haulers to streamline the materials that can be recycled and minimize the impact on local residents.

"It's something we've worked with them to try to message and communicate," he said.

In addition, Salem is reevaluating a rate increase that would take effect Jan. 1, 2019, to address the new market realities of recycling.

*Ms. Finnemore is a Portland-area freelance writer. Contact her at [precisionpdx@comcast.net](mailto:precisionpdx@comcast.net).*

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# Common Contamination at the Curb: It can't go in the cart, so where should it go?

Contamination at the curb? What's the big deal? **Recycling works best when done properly.** Let's all do our part to keep the recycle stream free of contamination to ensure an efficient recycling system. Check out the list of common contaminants below and how to dispose of them appropriately.

Contaminant	Why not at the curb ?	Where should it go ?
 <p><b>Napkins &amp; paper towels</b></p>	Used napkins and paper towels are considered contaminated because of food residue.	Put in your home compost system. Not allowed in curbside organics cart (a.k.a. yard debris cart).  Home composter for sale at transfer stations.
 <p><b>Pet food bags</b></p>	Lined with plastic. Nearly impossible to separate the plastic from paper fibers for recycling.	Place in your trash cart.
 <p><b>Plastic bags</b></p>	Clog machinery at sorting facility. Therefore, it needs to be collected elsewhere.  Return to retail.	The following stores have bins for recycling plastic bags:  Fred Meyer & Safeway—The Dalles Rosauers & Safeway—Hood River
 <p><b>Plastic clamshells</b></p>	At this time, no market for this low grade plastic (all clamshells regardless of # on bottom). End of life phase.	Place in your trash cart.
 <p><b>Styrofoam</b></p>	Breaks into tiny pieces when compacted in recycle truck. No local recycling facility, at this time (but we are looking into it); uneconomical to transport.	Styrofoam that has touched food (cups, plates, egg cartons, etc.) must go in trash. Packing peanuts may go to local shipping businesses (as allowed).
 <p><b>Large Plastic Items</b></p>	At this time, no market for this low grade plastic. Examples: Toys, games, furniture.  Plastic bottles and tubs ONLY.	Place in your trash cart.
 <p><b>Clothing</b></p>	Clothing and fabric are not part of the curbside recycling program.	For a directory of local clothing donation sites, visit: <a href="http://tricountyrecycle.com">http://tricountyrecycle.com</a> . Click "Managing My Materials", then click "Reuse".
 <p><b>Food residue</b></p>	Food residue inside containers contaminates commingled recycling (e.g. yogurt spilling onto paper) and leads to mold and germs. Always rinse or wipe out containers so no food will spill onto other recyclable materi-	Rinse and recycle to remove food residue. If rinsing is not possible, hold onto the container until it can be rinsed and then recycled.

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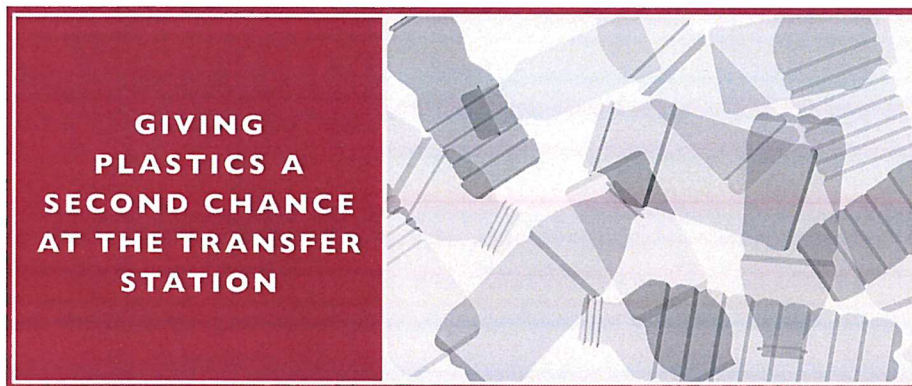
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# Limited Plastic Bottle and Jug Recycling: Learn the Full Story

RECYCLING | SEP 27, 2018

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## What Can I Recycle?

Have something you'd like to recycle but you're not sure how? Type in the material name and find out.

SEARCH BY MATERIAL

## Select Plastic Bottle and Jug Recycling Begins October 1

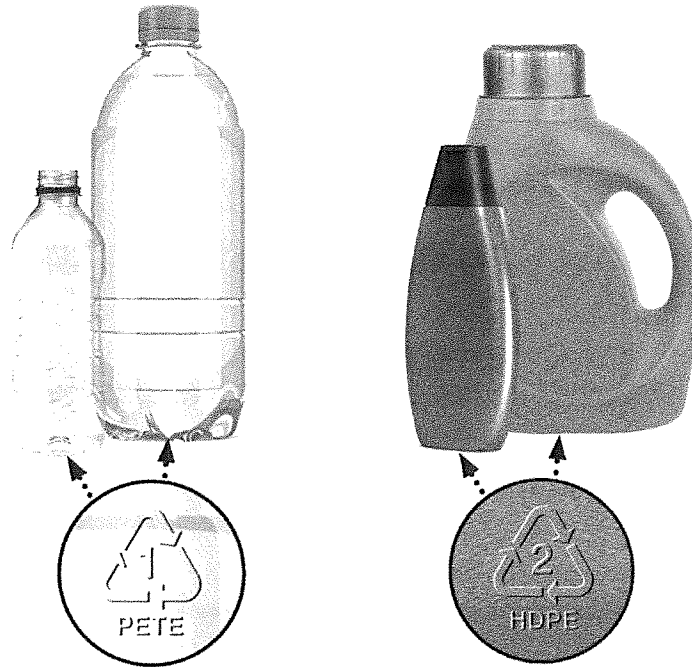
We are adding two new materials to the list of items you can drop off at the Transfer Station Recycling Depot.

### 1. Materials:

1. Plastic bottles with #1 or #2 on the bottom (inside the chasing arrow symbol)
2. Plastic jugs with #1 or #2 on the bottom (inside the chasing arrow symbol)

### 2. Requirements:

1. The neck must be smaller than the base
2. The containers must be clean
3. The lid must be removed
4. #1 and #2 plastics must be collected separately



To make sure your bottles and jugs will be accepted, follow these simple steps:

In order to recycle #1 and #2 plastic bottles and jugs, it's important that you rinse the container out and throw away the lid. Beyond that, there are two main things to remember:

1. Check the neck.

1. Make sure the neck of the bottle or jug is smaller than the body of the container.
2. **Not accepted:** Plastic tubs, clamshell containers, deli trays, container lids, buckets and plastic bags of any kind are not accepted, even if they have the #1 or #2 chasing arrows symbol.
3. Remember, you have to check the neck.

2. Check the number.

1. Flip the bottom or jug upside down and look for the chasing arrows symbol with a number stamped inside it.
2. If it has a #1, it goes in the #1 box at the Recycling Depot
3. If it has a #2, it goes in the #2 box at the Recycling Depot
4. If it's a #2 milk jug style container, it goes in the milk jug box at the Recycling Depot
5. If it has any other number – 3, 4, 5, 6, 7 – it goes in the trash
6. If it has no number, it goes in the trash

Working together, we can find recycling options.

We have found plastics processors here in the Pacific Northwest who want bottles and jugs in #1 and #2 plastics. As long as we can collect these two types of plastic bottles and jugs





separately, we can ship them directly to the mills, rather than to sorting facilities – which allows them to be recycled as close to home as possible.

## If plastic bottles and jugs with a #1 or #2 are recyclable, why can't I throw them into my red-lid recycling cart?

There are actually seven different types of plastic used to make bottles, jugs, bags and other kinds of packaging. But only two of them – #1 and #2 – are able to be shipped off for recycling right now. And only if they are collected as clean, separate materials. If they're mixed with anything else, they'll be rejected for recycling.

In our curbside recycling program, when we collect commingled recyclables in carts, we can't see the number on the bottom of the plastic bottle or jug that tells us if it's recyclable. Our drivers can only see what they're dumping via a small camera mounted on the truck. The most we can make out is the shape – which is why the only plastic containers we can accept at the curb are milk jugs. They are easy to identify and are always #2 plastic.

*Remember, these select plastic bottles and jugs can ONLY be dropped off at the Transfer Station, NOT dropped in your curbside recycling cart.*

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# NLSS Curbside Recycling

- ★ **Newspaper**  
Place in cart loose. Please do not tie or bag.
- ★ **Corrugated Cardboard**  
Flatten all boxes and place in cart loose.
- ★ **Scrap Paper**  
This includes magazines, catalogs, junk mail and cereal boxes, etc. Place in cart loose.
- ★ **Tin Cans**  
Rinse well and place in cart loose.
- ★ **Aluminum Cans**  
Rinse well and place in cart loose.
- ★ **Plastics**  
#1 & #2 jugs & bottles only.  
Remove lids, rinse well, place in cart loose.



**No Glass, Plastic Film or Bags, or Styrofoam.**

**Motor Oil - Place Next to Cart in Jug With Screw On Lid.**

# NLSS Recycling Center

- ★ **Free drop off items**
  - Glass Bottles and Jars
  - Scrap Metal
  - Cardboard
  - Computers, Cell Phones, & Electronics
  - Paint
  - Motor Oil
  - Cooking Oil
  - Rechargeable Batteries
  - Athletic/Tennis Shoes
- ★ **Items accepted for a charge**
  - Co-mingled Recycling: \*\$5.00 per 32 gallons
  - Dry Cell Batteries: \$1.00 per cup
  - Fluorescent Tubes: \$0.25 per foot
  - CFL Bulbs: \$0.75 each
  - Automotive & Hazardous Fluids: \$2.00 per gallon
  - Shredding: \$0.30 per pound
  - Garbage (96 gallons maximum): \*\$7.00 per 32 gallons

\* Minimum fee

**North Lincoln**

SANITARY SERVICE

North Lincoln Sanitary Service ♦ 1726 SE Hwy 101 Lincoln City

541-994-5555 ♦ [www.northlincolnsanitary.com](http://www.northlincolnsanitary.com)



Your guide to waste  
in Newport, Oregon

# Waste



April 2018

## MIXED COMPOSTABLES - if it Grows, it Goes!

### ALL FOOD

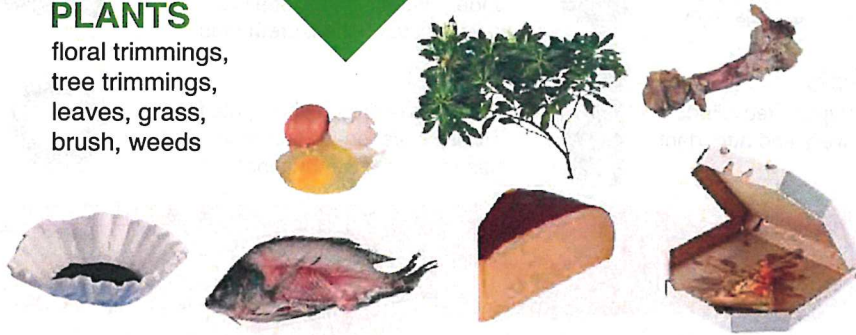
fruits, vegetables, meat, poultry, seafood, bones, grains, beans, pasta, bread, cheese, and eggshells

### FOOD-SOILED PAPER

napkins, paper towels, paper plates, tea bags, coffee grounds/filters, wooden crates, sawdust

### PLANTS

floral trimmings, tree trimmings, leaves, grass, brush, weeds



NO plastic bags, grease, pet waste, or waxed cardboard

## MIXED RECYCLING - Keep it Clean.

### PAPER / CARDBOARD

Flattened Cardboard, Junk mail, magazines, flyers, office paper, envelopes, gift wrap & cards (no foil), post-it notes, paper bags, newspaper, paperboard, phone books/paperback books (loose in a paper bag or cereal box).

### METAL

**RINSE FIRST.** Tin & aluminum cans, aluminum foil, pie pans, metal lids, & empty aerosol cans (do not puncture or remove nozzle), other scrap metal (30lb. max, no longer than 30 in).

### PLASTIC

**RINSE FIRST. BOTTLES/JUGS ONLY.** Check the neck! Opening must be smaller than the base. No tubs/clamshells



NO GLASS, PLASTIC BAGS, OR STYROFOAM; NO plastic cutlery, plates or cups, toys or large plastic items, NO Shredded Paper, NO Waxed Cardboard/Aseptic containers (milk cartons, juice, soup boxes)

## Throw away in LANDFILL cart

Please exhaust options of reusing or recycling before disposing of refuse in your landfill cart.

Note some common items on the right which cannot be recycled in our current system.



PLASTIC #3-7, CUPS/UTENSILS

### STYROFOAM



### WAXED CARDBOARD



### ASEPTIC CONTAINERS

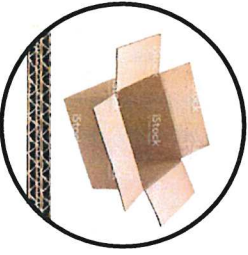


7450 NE Avery Street  
Newport, Oregon 97365  
Ph. 541.265.7249. MORE INFO: [thompsonsanitary.com](http://thompsonsanitary.com)



**READY TO RECYCLE RIGHT? KEEP IT SIMPLE!**

**YES! These CAN go in your cart.**



**CORRUGATED CARDBOARD**  
the kind with the wavy center



**MILK JUG STYLE CONTAINERS**  
clear or white, rinsed out, no lids



**NEWSPAPER AND INSERTS**  
no magazines



**TIN AND ALUMINUM CANS**  
rinsed out, no lids

**NO! If it's not a yes,  
it's a NO —  
and it can't go!**

**KEEP IT LOOSE!**

Please do NOT  
bag your recyclables.  
Just toss them directly  
into the cart.



[roguedisposal.com](http://roguedisposal.com)  
541.779.4161

# HOW TO

# RECYCLE RIGHT IN OREGON



Do your part to reduce, reuse and recycle right

## Did you know that



**9%**  
or more of what Oregonians put in their recycling bin is trash?

**Recycling the wrong stuff can turn valuable materials into trash. Know what belongs in your bin, and when in doubt, find out!**

## How to recycle right

- Know what items are accepted in your local recycling program—recycling rules differ around the state.
- Only put clean, empty, dry materials in your bin. Items with a lot of food or grease can ruin an entire load of materials.
- Remember that recycling is only one way you can help.

*First*  
**REDUCE**  
What you buy in the first place

*Second*  
**REUSE**  
What you already have

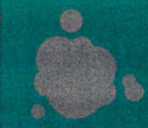
*Third*  
**RECYCLE**  
Do it right and make it count

## Why is recycling so important?

Recycling provides materials for industry, which reduces environmental impacts caused by extracting virgin resources. It also saves energy, creates jobs and reduces pollution.

**In 2016, Oregonians recycled 1,400,000 tons of materials!**

## WHICH IS KIND OF LIKE



**REDUCING 3.1 MILLION**  
metric tons of CO2 from being released in our atmosphere



**REMOVING 674,000**  
passenger cars from the road every year



**POWERING 340,000**  
homes for a full year!

## Did you know that ...

Making new products with recycled paper uses



**46%**

less energy than cutting down trees?

Using recycled aluminum requires



**93%**

less energy than mining for ore?

Oh, and recycling also accounted for



**757,000**  
jobs in the U.S. in 2015!

To learn more about how to reduce, reuse and recycle right, visit [www.oregon.gov/deq/recycling](http://www.oregon.gov/deq/recycling)

### Resources

- <https://www.oregon.gov/deq/recycling/Pages/Survey.aspx>
- <https://www.oregon.gov/deq/FilterDocs/mm-chinaq.pdf>
- [https://www.epa.gov/sites/production/files/2018-07/documents/2015\\_smm\\_maw\\_factsheet\\_07242018\\_fnl\\_508\\_002.pdf](https://www.epa.gov/sites/production/files/2018-07/documents/2015_smm_maw_factsheet_07242018_fnl_508_002.pdf)



State of Oregon  
Department of Environmental Quality



## Recycling Markets Disruptions



State of Oregon  
Department of  
Environmental  
Quality

**Materials Management**  
700 NE Multnomah St., Suite  
600  
Portland, OR 97232  
Phone: 503-229-5509  
800-452-4011  
Contact: Julie Miller  
[miller.julie@deq.state.or.us](mailto:miller.julie@deq.state.or.us)

*DEQ is a leader in restoring,  
maintaining and enhancing  
the quality of Oregon's air,  
land and water.*

### Introduction

For several years, Oregon and the rest of the world have relied on China to take much of the recyclable paper and plastics generated by residents and businesses. In fact, up to 60 percent of the world's recycling went to China. For Oregon, sending materials to China was due to the loss of local markets, the low cost of shipping materials to China, and China's acceptance of materials that often contained higher levels of contamination than U.S. markets would accept. In January 2018, the Chinese government banned the import of certain plastic and paper grades and set a much tighter contamination standard for paper (0.5 percent by weight). The loss of China's markets has disrupted recycling systems worldwide, and in Oregon, communities are making changes to their recycling programs in response.

### What happened and why?

In March 2017, China imposed severe restrictions on the import of recyclable materials in a series of actions collectively called "National Sword." In July 2017, China announced a ban on the import of some grades of post-consumer plastic and unsorted paper and tightened the acceptable contamination levels. These changes went into effect on January 1, 2018.

There were several reasons for these actions:

- High levels of contamination in the materials China received from some exporters;
- The effort to close older polluting mills in China that generate significant amounts of air pollution;
- The desire to protect human and environmental health caused by hazardous recycling practices; and
- China's intent to develop its own domestic recycling systems.

### Why do our materials go to China?

Over the years, China has become a manufacturing giant, producing many of the products we use and buy. As China's manufacturing has grown, so has its need for recycled materials to make products and packaging. Ships headed back to China after unloading goods along the West Coast made for cheap transportation of recyclable materials from

Western states. Also, China's need for material far exceeded the quantities of recycling collected within China.

### How has this affected Oregon?

To meet China's new contamination standards, Oregon processors have added more workers, slowed down their sort lines and made other sorting improvements to remove more contaminants, which has made recycling more expensive.

In addition to the challenge of meeting China's new standards, some shipments arriving in China have been rejected for containing a single prohibited item. For many companies, it is no longer worth the risk to send materials and have an entire load rejected. Recycling processors have found some alternate markets in Southeast Asia, India and elsewhere, but these are not sufficient to absorb the loss of China's markets. The increased global competition for the remaining global markets has decreased the market value of recyclable commodities, which in turn creates a financial burden for Oregon programs.

### How are communities responding?

Several communities have changed their recycling programs (i.e. what items their local recycling collection programs will accept) due to lack of viable markets for those materials and high recycling costs. Other communities have enacted rate increases to cover the increased costs of recycling.

In some instances, materials collected for recycling have been disposed of as a last resort, which is legal when the cost to recycle exceeds the cost to landfill. To date, more than 12,000 tons have been sent to landfills. For context, Oregon recycled 1.4 million tons of materials in 2016, and the current amount of materials disposed of represents less than 2 percent of all materials collected for recycling.

**Waste Connections of Oregon, Inc.  
dba Hood River Garbage  
Proposed City of Hood River Rates**

2.61%

SERVICE	TOTAL CURRENT RATE	RECYCLING SURCHARGE	NEW RATE
<b>RESIDENTIAL</b>			
<b>35 GALLON CART</b>			
EOW			
- Curbside	\$20.62	\$0.54	\$21.16
- Carry out	\$23.72	\$0.62	\$24.34
* Each addl 25 ft	\$2.48	\$0.06	\$2.55
Monthly			
- Curbside	\$14.09	\$0.37	\$14.45
- Carry out	\$16.20	\$0.42	\$16.62
* Each addl 25 ft	\$1.47	\$0.04	\$1.51
<b>65 GALLON CART</b>			
EOW			
- Curbside	\$24.65	\$0.64	\$25.29
- Carry out	\$28.34	\$0.74	\$29.08
* Each addl 25 ft	\$2.48	\$0.06	\$2.55
Monthly			
- Curbside	\$16.97	\$0.44	\$17.41
- Carry out	\$19.50	\$0.51	\$20.01
* Each addl 25 ft	\$1.47	\$0.04	\$1.51
<b>90 GALLON CART</b>			
EOW			
- Curbside	\$30.17	\$0.79	\$30.96
- Carry out	\$34.69	\$0.91	\$35.60
* Each addl 25 ft	\$2.48	\$0.06	\$2.55
Monthly			
- Curbside	\$20.85	\$0.54	\$21.40
- Carry out	\$23.98	\$0.63	\$24.60
* Each addl 25 ft	\$1.47	\$0.04	\$1.51
<b>SPECIAL CHARGES</b>			
- Overweight/full	\$4.56	\$0.12	\$4.67
- Extra bag/box	\$4.56	\$0.12	\$4.67
- Extra loose yardage	\$20.25	\$0.53	\$20.78
- Return trip	\$10.73	\$0.28	\$11.01
- Recycle bin replacement	\$22.38	\$0.58	\$22.97
- Roll cart replacement	\$51.06	\$1.33	\$52.39
- Account set up fee	\$5.90	\$0.15	\$6.06
- NSF	\$35.61	\$0.93	\$36.54
- Delinquent fee	\$14.22	\$0.37	\$14.60

**Waste Connections of Oregon, Inc.  
dba Hood River Garbage  
Proposed City of Hood River Rates**

2.61%

SERVICE	TOTAL CURRENT RATE	RECYCLING SURCHARGE	NEW RATE
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Low Income/Elderly/Disabled persons (qualified by MCCA) will receive a \$3.00/month discount

**COMMERCIAL**

**32 GALLON CAN**

Weekly

- Curbside	\$17.40	\$0.45	\$17.86
- Carry out	\$24.13	\$0.63	\$24.76
* Each addl 25 ft	\$3.32	\$0.09	\$3.41

EOW

- Curbside	\$12.94	\$0.34	\$13.27
- Carry out	\$17.99	\$0.47	\$18.46
* Each addl 25 ft	\$2.50	\$0.07	\$2.57

Monthly

- Curbside	\$7.68	\$0.20	\$7.88
- Carry out	\$10.73	\$0.28	\$11.01
* Each addl 25 ft	\$1.48	\$0.04	\$1.52

**60 GALLON FOOD CART**

On Call

- Curbside	\$14.61	\$0.38	\$14.99
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**90 GALLON CART**

Weekly

- Curbside	\$53.51	\$1.40	\$54.90
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**SPECIAL CHARGES**

- Overweight/full	\$4.56	\$0.12	\$4.67
- Extra bag/box	\$4.56	\$0.12	\$4.67
- White goods	\$14.00	\$0.37	\$14.37
- Return trip	\$10.73	\$0.28	\$11.01
- Lock charge	\$3.93	\$0.10	\$4.03
- Access charge	\$3.93	\$0.10	\$4.03
- Recycle bin replacement	\$22.38	\$0.58	\$22.97
- Roll cart replacement	\$51.06	\$1.33	\$52.39
- Account set up fee	\$5.90	\$0.15	\$6.06
- NSF	\$35.61	\$0.93	\$36.54
- Delinquent fee	\$14.22	\$0.37	\$14.60
- Mileage 15 mi RT from LF	\$3.42	\$0.09	\$3.51



**Waste Connections of Oregon, Inc.  
dba Hood River Garbage  
Proposed City of Hood River Rates**

2.61%

SERVICE	TOTAL CURRENT RATE	RECYCLING SURCHARGE	NEW RATE
<b>1 - 1/2 Yd Containers</b>			
- EOW	\$68.73	\$1.79	\$70.52
- 1XPW	\$122.59	\$3.20	\$125.79
- 2XPW	\$206.83	\$5.40	\$212.23
- 3XPW	\$287.63	\$7.51	\$295.14
- 4XPW	\$364.97	\$9.53	\$374.49
- 5XPW	\$436.97	\$11.40	\$448.37
- 6XPW	\$508.87	\$13.28	\$522.15
<b>2 - 1 1/2 Yd Containers</b>			
- EOW	\$137.38	\$3.59	\$140.96
- 1XPW	\$229.40	\$5.99	\$235.39
- 2XPW	\$387.55	\$10.12	\$397.67
- 3XPW	\$539.10	\$14.07	\$553.17
- 4XPW	\$684.41	\$17.86	\$702.27
- 5XPW	\$819.26	\$21.38	\$840.64
- 6XPW	\$954.66	\$24.92	\$979.58
<b>3 - 1 1/2 Yd Containers</b>			
- 1XPW	\$336.20	\$8.77	\$344.97
- 2XPW	\$568.35	\$14.83	\$583.19
- 3XPW	\$790.45	\$20.63	\$811.08
- 4XPW	\$1,003.76	\$26.20	\$1,029.96
- 5XPW	\$1,201.54	\$31.36	\$1,232.90
- 6XPW	\$1,400.52	\$36.55	\$1,437.07
<b>4 - 1 1/2 Yd Containers</b>			
- 1XPW	\$442.86	\$11.56	\$454.42
- 2XPW	\$749.10	\$19.55	\$768.65
- 3XPW	\$1,041.88	\$27.19	\$1,069.07
- 4XPW	\$1,323.17	\$34.53	\$1,357.71
- 5XPW	\$1,583.85	\$41.34	\$1,625.19
- 6XPW	\$1,846.34	\$48.19	\$1,894.53
<b>5 - 1 1/2 Yd Containers</b>			
- 1XPW	\$549.87	\$14.35	\$564.22
- 2XPW	\$929.85	\$24.27	\$954.12
- 3XPW	\$1,293.31	\$33.76	\$1,327.07
- 4XPW	\$1,642.56	\$42.87	\$1,685.43
- 5XPW	\$1,966.18	\$51.32	\$2,017.50
- 6XPW	\$2,292.17	\$59.83	\$2,352.00

**Waste Connections of Oregon, Inc.  
dba Hood River Garbage  
Proposed City of Hood River Rates**

SERVICE	TOTAL CURRENT RATE	2.61% RECYCLING SURCHARGE	NEW RATE
<b>6 - 1 1/2 Yd Containers</b>			
- 1XPW	\$656.69	\$17.14	\$673.83
- 2XPW	\$1,110.57	\$28.99	\$1,139.56
- 3XPW	\$1,544.77	\$40.32	\$1,585.09
- 4XPW	\$1,961.94	\$51.21	\$2,013.15
- 5XPW	\$2,348.51	\$61.30	\$2,409.80
- 6XPW	\$2,737.96	\$71.46	\$2,809.42
<b>2 Yd Containers</b>			
- EOW	\$91.62	\$2.39	\$94.01
- 1XPW	\$152.90	\$3.99	\$156.89
- 2XPW	\$258.36	\$6.74	\$265.10
- 3XPW	\$359.36	\$9.38	\$368.74
- 4XPW	\$456.26	\$11.91	\$468.17
- 5XPW	\$546.19	\$14.26	\$560.45
- 6XPW	\$636.48	\$16.61	\$653.09
<b>3 Yd Containers</b>			
- EOW	\$137.38	\$3.59	\$140.96
- 1XPW	\$229.40	\$5.99	\$235.39
- 2XPW	\$387.55	\$10.12	\$397.67
- 3XPW	\$539.10	\$14.07	\$553.17
- 4XPW	\$684.41	\$17.86	\$702.27
- 5XPW	\$819.26	\$21.38	\$840.64
- 6XPW	\$954.66	\$24.92	\$979.58
<b>SPECIAL CHARGES</b>			
- Delivery charge per cont.	\$31.93	\$0.83	\$32.76
- Extra loose yardage	\$20.29	\$0.53	\$20.82
- Cont. over	\$25.58	\$0.67	\$26.25
- Return trip	\$10.73	\$0.28	\$11.01
- Access charge	\$3.93	\$0.10	\$4.03
- Mileage (over 15 mi RT)	\$3.42	\$0.09	\$3.51
- Rent-a-Bin (1.5 yards)	\$69.25	\$1.81	\$71.05
- Rent-a-Bin (2.0 yards)	\$92.24	\$2.41	\$94.65
- On call container (1.5 yards)	\$34.18	\$0.89	\$35.07
- On call container (2.0 yards)	\$45.74	\$1.19	\$46.93
- On call container (3.0 yards)	\$57.22	\$1.49	\$58.71

**Waste Connections of Oregon, Inc.  
dba Hood River Garbage  
Proposed City of Hood River Rates**

2.61%

SERVICE	TOTAL CURRENT RATE	RECYCLING SURCHARGE	NEW RATE
<b>ROLL OFF</b>			
<b>DROP BOXES</b>			
- Placement (per trip)	\$73.08	\$1.91	\$74.99
- Moving fee (per trip)	\$73.08	\$1.91	\$74.99
- Drop box swap	\$154.18	\$4.02	\$158.21
- Compact box swap	\$154.18	\$4.02	\$158.21
- Excess chg/ton over 5 tons	\$46.45	\$1.21	\$47.67
- Daily demurrage (14+ days)	\$5.59	\$0.15	\$5.73
- Waiting time (per min)	\$1.89	\$0.05	\$1.94
- Mileage (over 15 mi RT)	\$3.42	\$0.09	\$3.51
- Overweight charge	\$48.01	\$1.25	\$49.27
Disposal per yard (loose)*	\$16.93	\$0.44	\$17.37
Disposal per yard (compacted)*	\$24.74	\$0.65	\$25.39

\*Approved County of Hood River disposal rates.

## CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and Members of the City Council

**From:** Mark Lago, Director of Public Works

**Subject:** School District Intergovernmental Agreement for frontage improvements

### **Background:**

Hood River School District is building a new facility for May Street School and constructing frontage improvements along May, 10<sup>th</sup>, and Pine Street. This is a unique opportunity to piggy-back onto a project that is already following Bureau of Labor and Industries (BOLI) requirements (prevailing wage rates) and has been through a public procurement process to construct some City road improvements. The design and project management of the City improvements are being paid for by the School District and so are mobilization and traffic control.

The School District is responsible for their frontage and half street improvements on the south side. The majority of the City's improvements are on the north side of May Street. The existing street and gutter have been overlaid with asphalt multiple times, leaving only a few inches of curb height remaining. Some sections of curb are broken or are even missing. To meet current American Disability Act (ADA) guidelines for cross slope on May Street the road and curb & gutter must be raised, as well as installation of appropriate ADA ramps at the corners of 9<sup>th</sup> and 10<sup>th</sup> Street.

There is approximately 150' east of the school on May Street that needs new pavement and curb & gutter on both sides. Reconstruction of this section of May Street will connect to recent paving projects to both the east and the west, resulting in an uninterrupted section of "new" pavement from 4<sup>th</sup> Street to 12<sup>th</sup> Street.

In addition, there are three corners where the installation of ADA ramps will be installed at Pine & 9<sup>th</sup> Street and 2 at Pine & 10<sup>th</sup> Street.

The total cost for these improvements is \$224,922

Attached is an Intergovernmental Agreement (IGA) with the School District for the above improvements.

**Staff Recommendation:** For Council to approve the Intergovernmental Agreement (IGA) with the School District for cost sharing in the frontage improvements in the public right of way and allow the City Manager to sign the IGA

**Suggested Motion:** I move that on tonight's consent agenda we approve the Intergovernmental Agreement (IGA) with the School District for cost sharing in the frontage improvements in the public right of way and allow the City Manager to sign the IGA

**Alternatives:** Do these Capital Improvements at another time or don't do them at all

**Fiscal Impact:** \$224,922 will come out of the Road Budget – Capital Outlay. \$112,431 within 15 days after completed mobilization and the other \$112,431 within 30 days after substantial complete of the frontage improvements

**Attachment:**

- School District ROW IGA
- Exhibit A: City and School District agreement on frontage improvements
- Exhibit B: May Street School plans – Drawings showing detailed frontage Improvements
- Exhibit C: Proposal Request – City's permit review clarifications and drawings
- May Street School Construction schedule

**INTERGOVERNMENTAL AGREEMENT**  
**Between the Hood River County School District and the City of Hood River**  
**(Cost sharing in the performance of right of way improvements)**

DATE: \_\_\_\_\_, 2019.

PARTIES: Hood River County School District (“HRCSD”)  
1011 Eugene Street  
Hood River, OR 97031

City of Hood River (“City”)  
211 2<sup>nd</sup> Street  
Hood River, OR 97031

RECITALS

- A. HRCSD and City have the authority under ORS 190.010 to enter into intergovernmental agreements for the performance of functions and activities by each party and to allocate the responsibilities for providing funds to pay for expenses incurred in the performance thereof.
- B. HRCSD is constructing a new school facility at 911 May Street, Hood River, Oregon, referred to as the May Street Elementary School Construction Project (“the Project”).
- C. Concurrent with HRCSD’s construction of necessary improvements to complete the Project, City desires street and sidewalk improvements to areas in the vicinity of the Project that are additional to the minimum requirements necessary for completion of the Project.
- D. The parties desire to enter into an agreement whereby each agrees to perform the functions outlined below for the purpose of providing street and sidewalk improvements as required for HRCSD to build the new school facility and as City desires to improve areas surrounding the new school facility.

NOW, THEREFORE, in consideration of the mutual promises of the parties, the parties agree as follows:

Section 1. HRCSD Responsibilities: HRCSD agrees to perform the following duties in accordance with the May Street ROW ST3.0 – City Agreed Scope 1.21.18.pdf (Exhibit A), May Street ROW Plans Orig.pdf (Exhibit B), May Street ROW PR 11 RF.pdf (Exhibit C) and thereby incorporated into this Agreement – collectively referred to as the “Improvements” or the “Project”:

1. Construct full street improvements along the section of May Street frontage shown in the Plan, consisting of the following:

- a. Remove all asphalt and curbs on May Street, extending from 10<sup>th</sup> Street to 9<sup>th</sup> Street and continuing East, beyond 9<sup>th</sup> Street, a distance of approximately 150 feet to merge with the existing repaired road surface;
  - b. Replace 10” section of base rock on the entire roadway described directly above in this Section 1, subsection 1.a.;
  - c. Install curbs and gutters on both the North and South sides of May Street, extending from 10<sup>th</sup> Street to 9<sup>th</sup> Street and continuing East, beyond 9<sup>th</sup> Street, a distance of approximately 150 feet to merge with the existing repaired road surface;
  - d. Repave the section of May Street extending from 10<sup>th</sup> Street to 9<sup>th</sup> Street and continuing East, beyond 9<sup>th</sup> Street, a distance of approximately 150 feet to merge with the existing repaired road surface. Paving shall be with 4” of asphalt in accordance with Oregon Department of Transportation (“ODOT”) requirements.
2. Construct a sidewalk on the South side of May Street and a sidewalk with landscaping zone on the North side of Pine Street in the areas shown in the Plan. Sidewalks shall be in compliance with the Americans with Disabilities Act (“ADA”) and City Code.
  3. Construct an ADA and City compliant sidewalk on the East side of 10<sup>th</sup> Street between May Street and Pine Street.
  4. Construct sidewalk ramps in compliance with ADA standards and City standards which are directly adjacent to or accessing the HRCSD property.
  5. Construct additional sidewalk ramps in compliance with ADA standards and City standards which are in the vicinity of the Project, as shown in the Plan.
  6. Construct sidewalk striping in accordance with City Standards.
  7. Install Pedestrian Crossing Signs in the locations indicated, and in the format shown in the Plan.
  8. Install catch basins and related storm piping, and connection to storm main in May Street.
  9. Approximately 29 linear feet of full width road reconstruction on 10th Street in the area where 10th Street intersects with May Street.
  10. Approximately 66 linear feet of full width road reconstruction on 9th Street in the area where 9th Street intersects with May Street.
  11. Two driveway approaches on the North side of May Street, located approximately 45 feet East from the corner of 9<sup>th</sup> and May.
  12. HRCSD shall design and construct the above referenced Improvements, as illustrated in Exhibits A, B & C, in accordance with the May Street Elementary School Phase 2 Construction Schedule, attached hereto and incorporated herein as Exhibit D.

Section 2. City Responsibilities: In recognition that some of the above Improvements named in this Agreement and the Plan (illustrated in Exhibits A, B & C) are above and beyond the minimum required for HRCSD to complete the Project, City agrees to provide payment for HRCSD to perform and complete the above Improvements as follows:

1. The total estimated cost of the Improvements HRCSD is to perform pursuant to this Agreement (illustrated in Exhibits A, B & C) is \$452,416. Although the costs are set forth in estimated amounts, City shall pay a set amount of \$224,922 to HRCSD for the improvements covered by this Agreement.
2. Payment is due from City to HRCSD in the following installments:
  - a. Within 15 days after equipment is mobilized to the Project site, City shall pay 50% of the estimated cost, equaling a total payment of ONE HUNDRED TWELVE THOUSAND FOUR HUNDRED SIXTY-ONE DOLLARS (\$112,461.00).
  - b. Within 30 days after substantial completion of the Project, City shall pay the remainder of the estimated cost, equaling a total payment of ONE HUNDRED TWELVE THOUSAND FOUR HUNDRED SIXTY-ONE DOLLARS (\$112,461.00).
3. For purposes of this Agreement, the Project will be considered substantially complete when the HRCSD engineer issues a certificate of substantial completion or provides other written notification to the contractor performing the work that the Project is substantially complete.
4. If the sub-grades under pavement areas are not suitable and over-excavation is needed, City shall be responsible for all additional costs for labor, equipment, and materials that exceed the quantities estimated in Exhibit A. HRCSD will obtain written authorization from City prior to incurring additional costs.
5. Utility scope only includes elevation modifications of manholes and catch basin to coincide with new roadway elevations. Any relocation or replacement of known or unforeseen utilities affecting new road construction will be responsibility of City. HRCSD will obtain written authorization from City prior to incurring additional costs.

Section 3. Effective Date, Term. This Agreement becomes effective upon signing, and shall remain in effect until the Project is substantially complete and payment in full has been made from City to HRCSD. This Agreement, including the Construction Schedule in Exhibit D, may be terminated or amended by mutual written agreement of the Parties.

Section 4. Liability and Indemnification: Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each party agrees to hold harmless, defend, and indemnify each other, including its officers, agents, and employees, against all claims, demands, actions and suits (including all attorney's fees and costs) arising from the performance of this Agreement where the loss or claim is attributable to the negligent acts or omissions of that party. Each party shall give the other immediate written notice of any action or suit filed or any claim made against that party that may



result in litigation in any way related to this Agreement.

Section 5. Insurance: HRCSD agrees to maintain insurance levels, or self-insurance in accordance with ORS 30.282, for the duration of this Agreement, at levels necessary to protect against public body liability as specified in ORS 30.270. This Agreement is expressly subject to the tort limits and provisions of the Oregon Tort Claims Act (ORS 30.260 to 30.300).

Section 6. Compliance With Laws: Each party agrees to comply with all local, State and Federal ordinances, statutes, laws and regulations that are applicable to the services provided under this Agreement.

Section 7. Attorney Fees: In the event of any action or proceeding to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney fees, in addition to costs and disbursement, at arbitration, trial, and on appeal.

Section 8. Final Agreement; Modification: This writing is intended both as the final expression of the Agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. Although this Agreement may be changed by subsequent review, amendment or modification, such changes must be in writing and signed by both parties' duly authorized representatives.

Section 9. Counterparts: This Agreement may be executed in one or more counterparts, including by signature pages delivered in electronic format, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

HRCSD:  
\_\_\_\_\_

CITY:  
\_\_\_\_\_

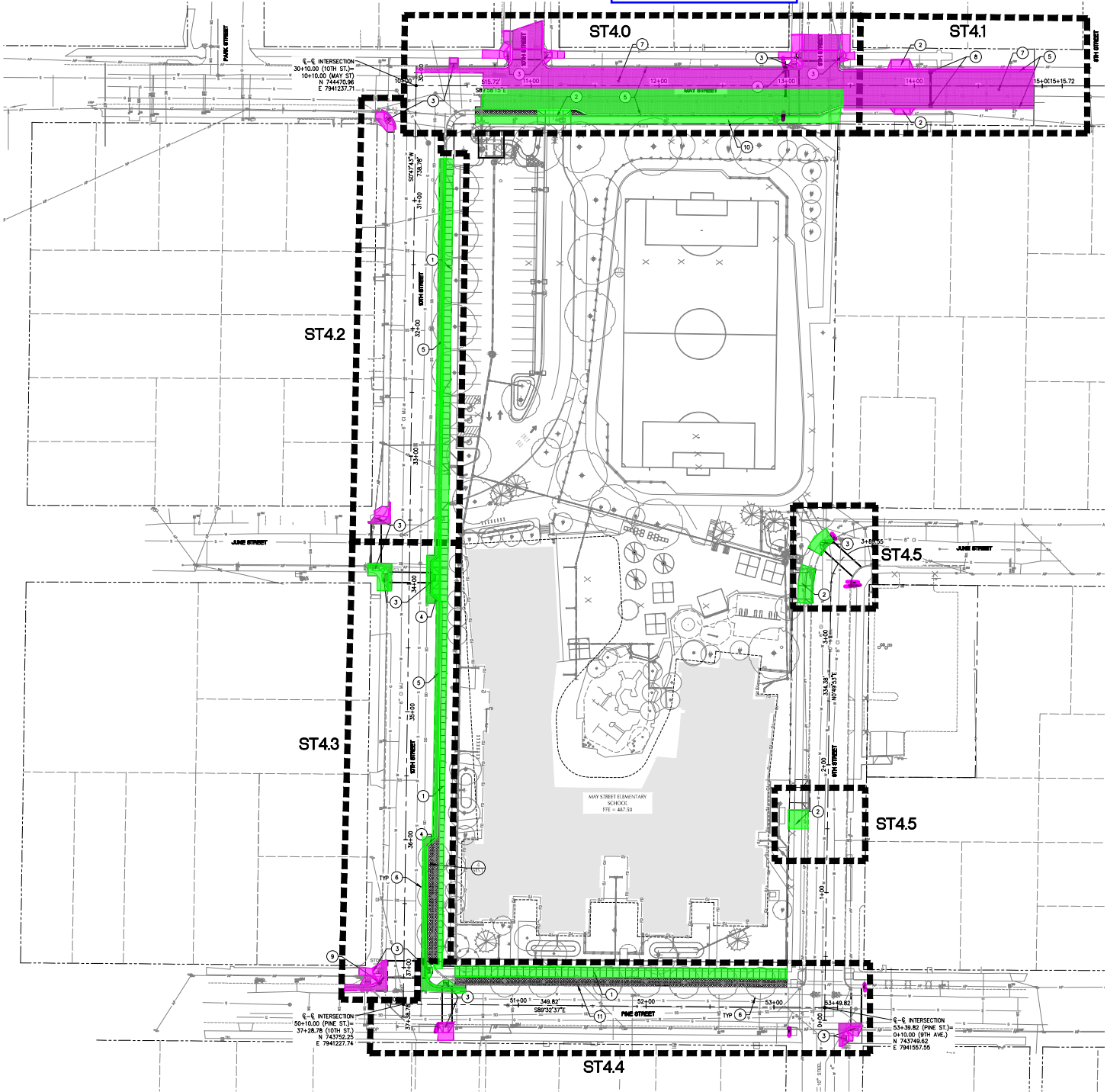
By: \_\_\_\_\_

By: Rachael Fuller, Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# Exhibit A



### COMPOSITE SITE PLAN KEY NOTES

1. CONSTRUCT CONCRETE SIDEWALK
2. CONSTRUCT DRIVEWAY
3. CONSTRUCT CURB RAMP
4. CONSTRUCT CURB EXTENSION
5. CONSTRUCT CONCRETE CURB AND GUTTER
6. INSTALL STREET TREE
7. RECONSTRUCT ASPHALT PAVING PER STD.0 TYPICAL SECTIONS
8. INSTALL CATCH BASIN AND 10-IN LATERAL
9. INSTALL CATCH BASIN AND RECONNECT TO EXISTING LATERAL
10. EXISTING SIDEWALK TO REMAIN
11. EXISTING CURB TO REMAIN

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Portland, OR 97209  
503.525.9511  
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NOT FOR  
CONSTRUCTION**



Key Plan



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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Rev. No. Date  
X 0000000 03.23.2007

Scale: 80% CONSTRUCTION DOCUMENTS  
Date: 10.27.2017

COMPOSITE SITE PLAN

Sheet No. **ST3.0**  
Job No. **4682-01**

**KEY:**  
District Scope of work - Green  
City Scope of Work - Purple

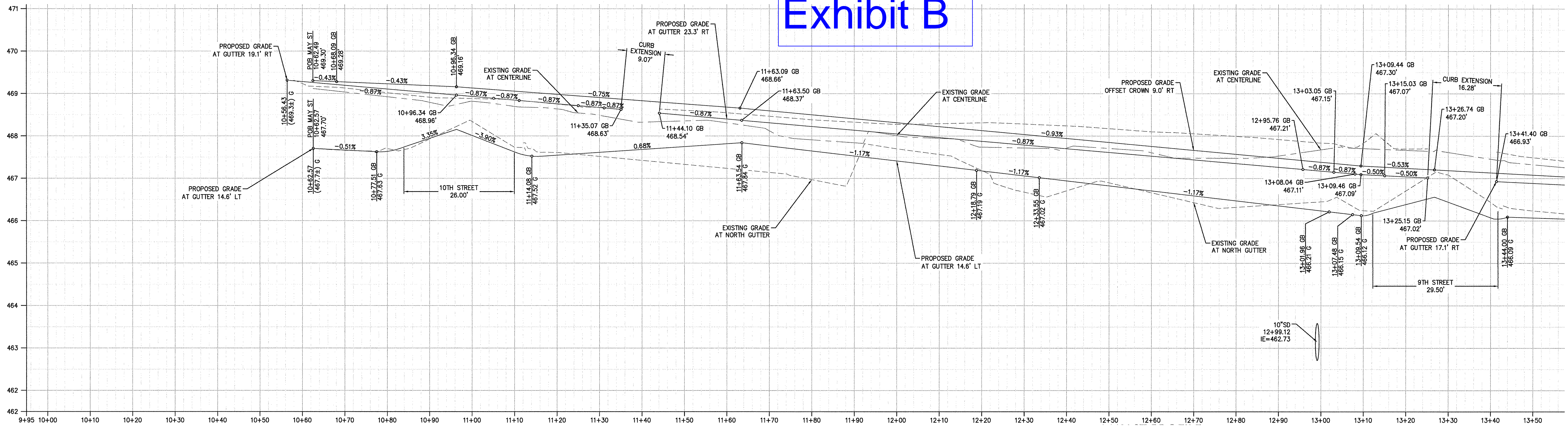
## EXHIBIT A



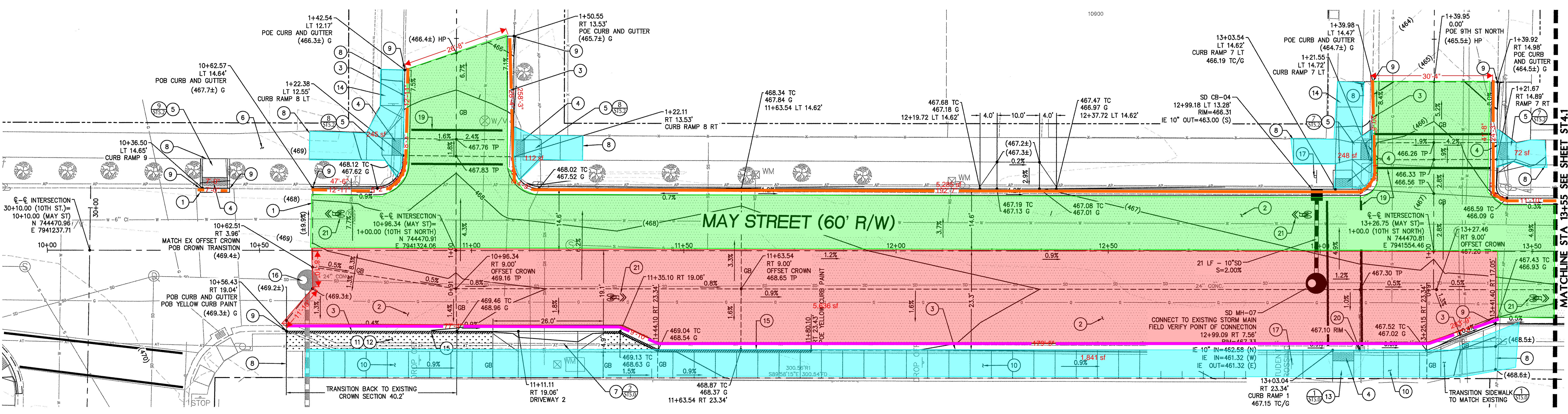
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Exhibit B



MAY STREET PROFILE  
SCALE: HORZ: 1" = 10'  
VERT: 1" = 1'



MAY STREET PLAN  
SCALE: 1" = 10'

KEY NOTES

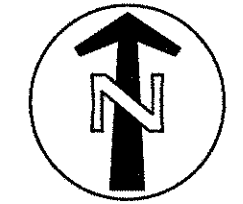
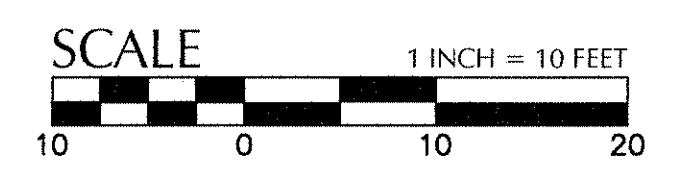
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1	SAWCUT LINE	2/ST6.0	12	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS	
2	ASPHALT PAVEMENT	2/ST6.0	13	MIDBLOCK CURB RAMP	8/ST6.1
3	STANDARD CURB AND GUTTER	3/ST6.0	14	CURBSIDE SIDEWALK	1/ST6.0
4	DETECTABLE WARNING	3/ST6.1	15	PAINT YELLOW CURB, COORDINATE WITH CITY OF HOOD RIVER	
5	STANDARD CURB RAMP	3/ST6.1	16	SITE STORM CONNECTION TO PUBLIC SYSTEM. SEE ON SITE IMPROVEMENT DRAWINGS	
6	EXISTING SIDEWALK TO REMAIN		17	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE LOCATION WITH CITY	1/ST6.1
7	CONCRETE DRIVEWAY	7/ST6.1	18	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
8	CONNECT TO EXISTING SIDEWALK		19	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	
9	CONNECT TO EXISTING CURB		20	LOWER STORM CATCH BASIN TO PROPOSED GUTTER GRADE. PROTECT AND RECONNECT EX LATERALS.	
10	CONSTRUCT CURBSIDE SIDEWALK	1/ST6.0	21	INSTALL THERMOPLASTIC BICYCLE LANE SHARROW PAVEMENT MARKING	
11	INSTALL STREET TREE. SEE LANDSCAPE PLANS				

SHEET NOTES

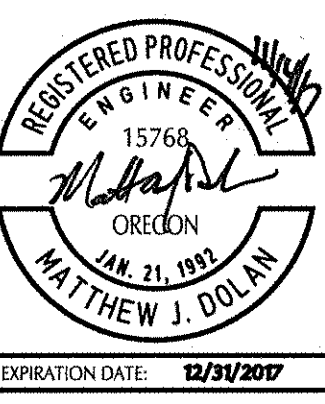
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4

SHEET LEGEND

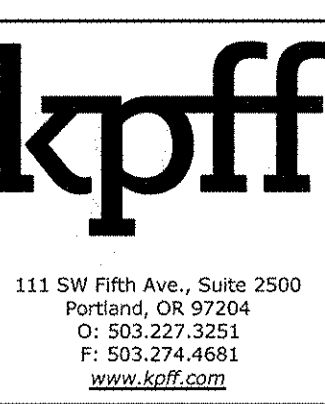
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	GRADE BREAK
	CURB
	CURB AND GUTTER
	ASPHALT PAVEMENT
	GRADING AND DIMENSIONING ENLARGEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	POINT OF BEGINNING/ENDING



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Portland, OR 97209  
503.525.9511  
www.opsisarch.com



Consultant Logo



Key Plan

Project Owner:  
Hood River County School District



Project Name:  
May St Elementary School  
Project Address:  
May St, Hood River, OR 97031

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Revisions to Sheet

No.	Revision	Date
X	XXXXXXXX	XX.XX.XX

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

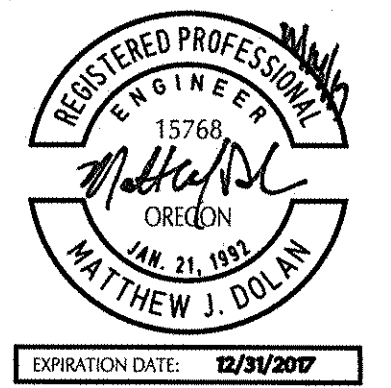
PUBLIC STREET PLAN AND PROFILE - MAY STREET WEST

Sheet No. ST4.0

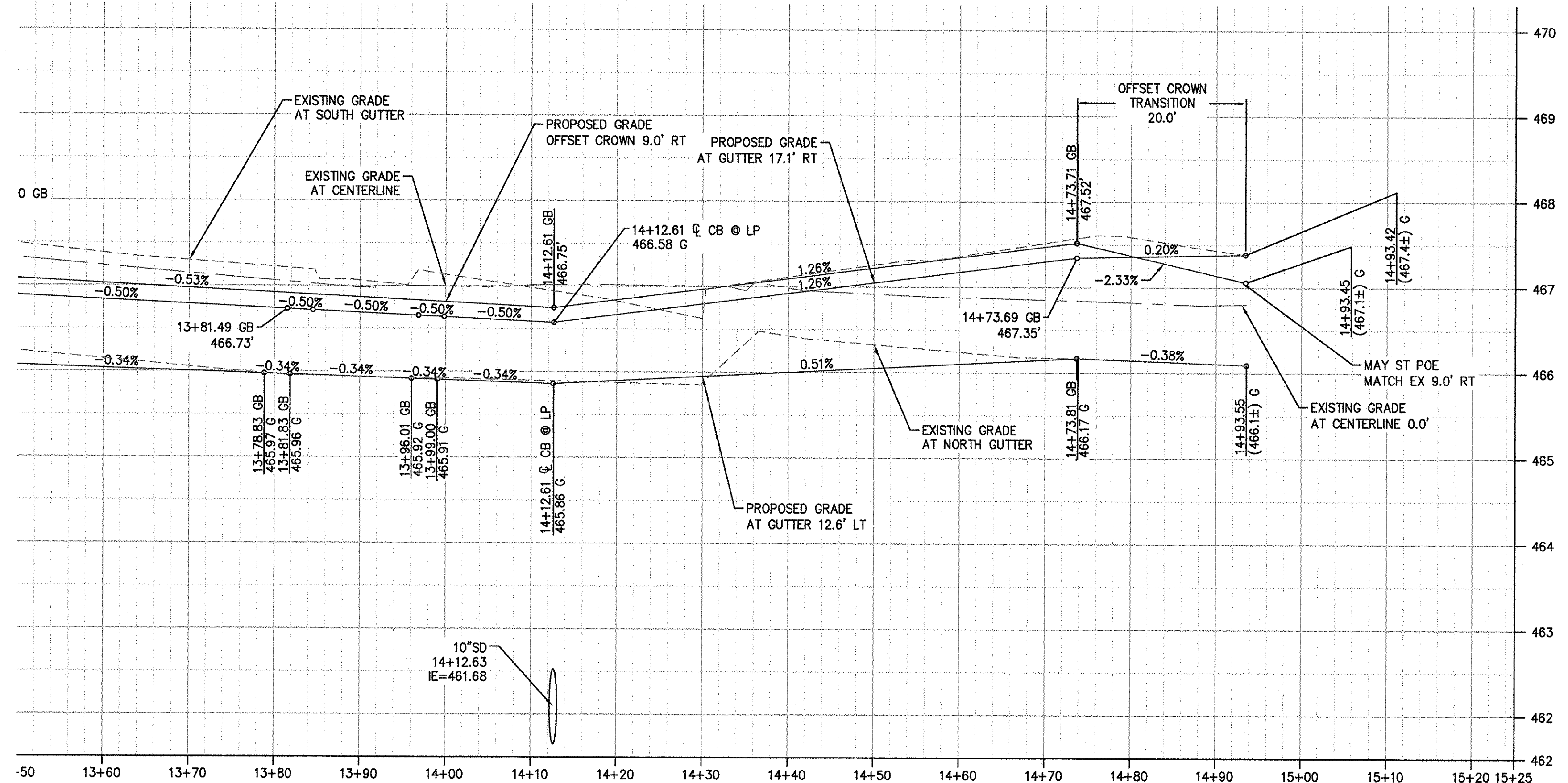
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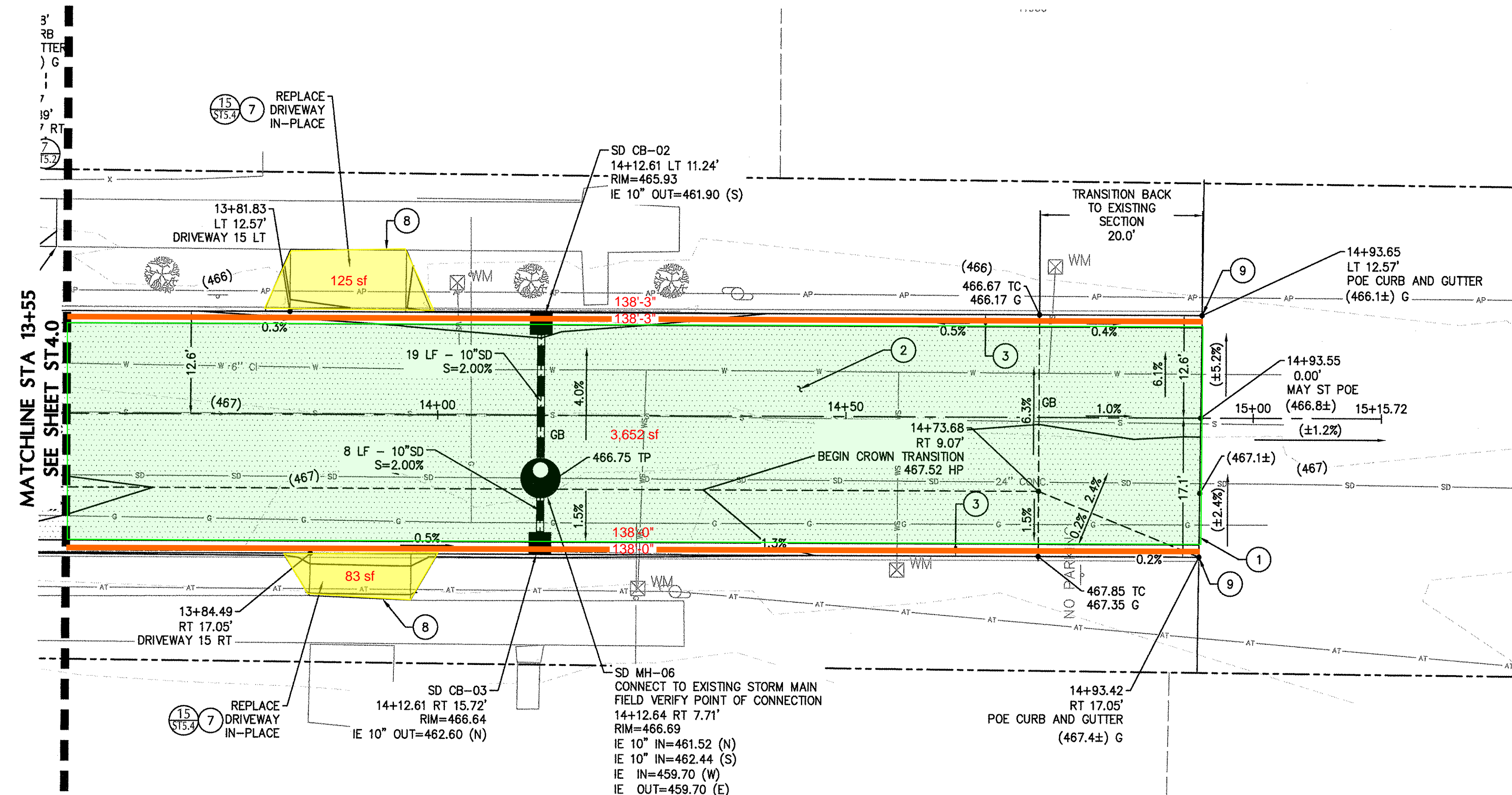




Consultant Logo



MAY STREET PROFILE  
SCALE: HORZ: 1" = 10'  
VERT: 1" = 1'



MAY STREET PLAN  
SCALE: 1" = 10'

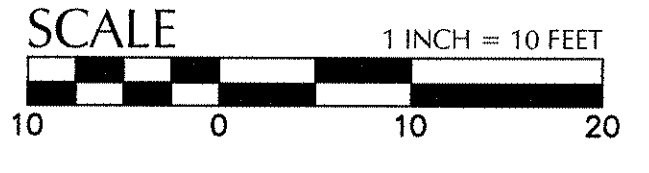
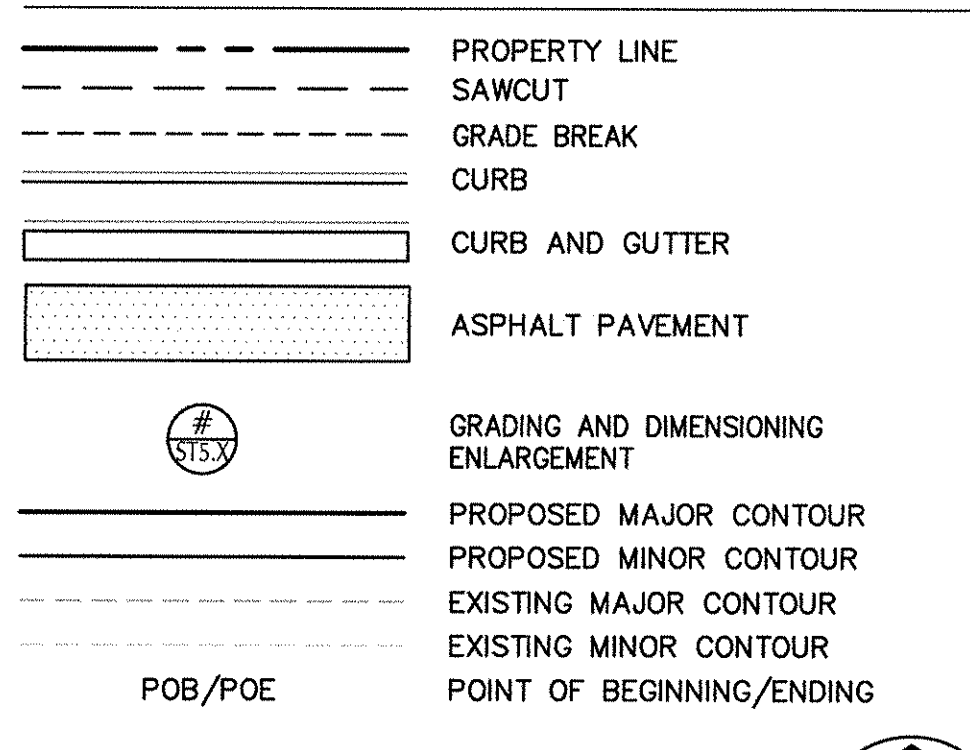
KEY NOTES

#	DESCRIPTION	DETAIL REF.	#	DESCRIPTION	DETAIL REF.
1	SAWCUT LINE	2/ST6.0	12	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS	
2	ASPHALT PAVEMENT	2/ST6.0	13	MIDBLOCK CURB RAMP	8/ST6.1
3	STANDARD CURB AND GUTTER	3/ST6.0	14	CURBSIDE SIDEWALK	1/ST6.0
4	DETECTABLE WARNING	3/ST6.1	15	PAINT YELLOW CURB, COORDINATE WITH CITY OF HOOD RIVER	
5	STANDARD CURB RAMP	3/ST6.1	16	SITE STORM CONNECTION TO PUBLIC SYSTEM. SEE ON SITE IMPROVEMENT DRAWINGS	
6	EXISTING SIDEWALK TO REMAIN		17	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE LOCATION WITH CITY	1/ST6.1
7	CONCRETE DRIVEWAY	7/ST6.1	18	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
8	CONNECT TO EXISTING SIDEWALK		19	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	
9	CONNECT TO EXISTING CURB		20	LOWER STORM CATCH BASIN TO PROPOSED GUTTER GRADE. PROTECT AND RECONNECT EX	
10	CONSTRUCT CURBSIDE SIDEWALK	1/ST6.0			
11	INSTALL STREET TREE. SEE LANDSCAPE				

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
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- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4

SHEET LEGEND



Key Plan

Project Owner:  
Hood River County  
School District



Project Name:  
May St Elementary  
School  
Project Address:  
May St, Hood River, OR  
97031

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X	XXXXXXXX	XX.XX.XX

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

PUBLIC STREET  
PLAN AND PROFILE  
- MAY STREET  
EAST

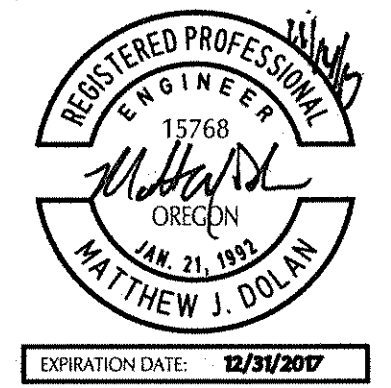
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ST4.1

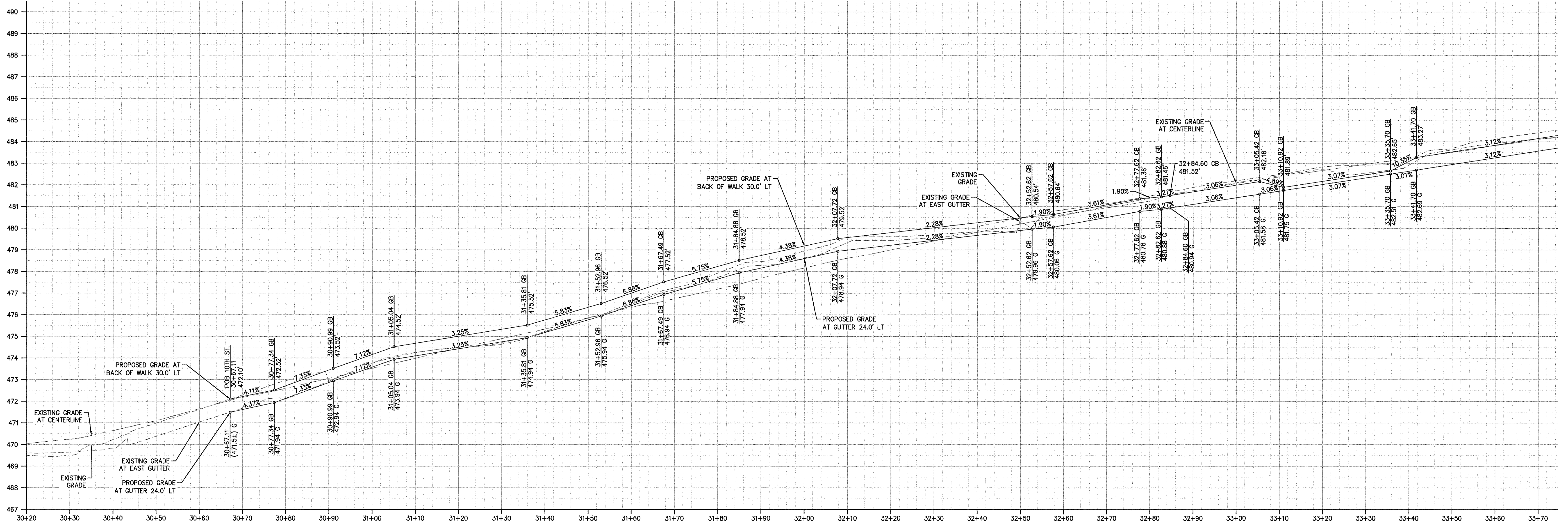
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4682-01

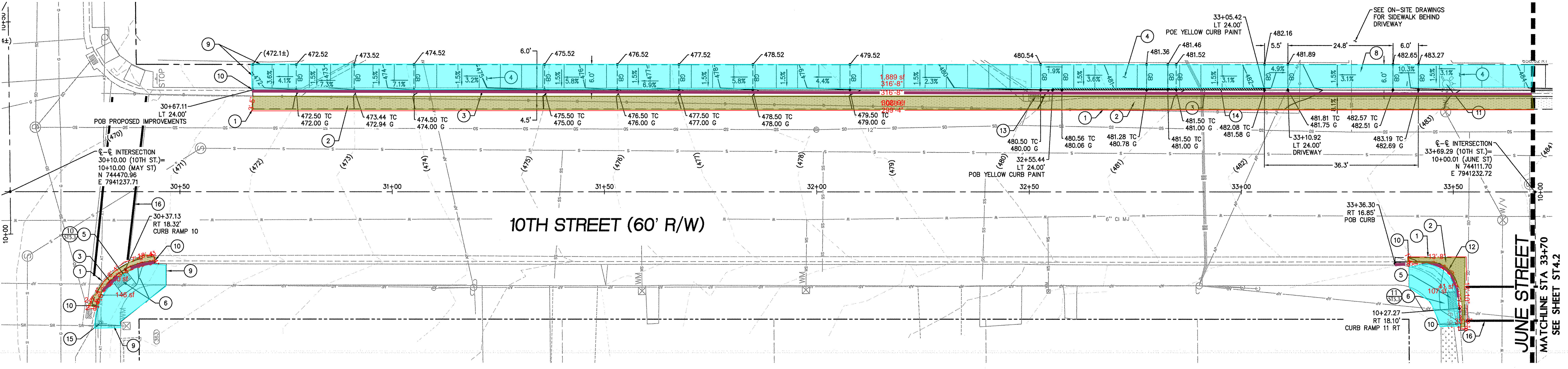




Consultant Logo



**10TH STREET PROFILE NORTH**  
SCALE: HORZ: 1" = 10'  
VERT: 1" = 2'



**10TH STREET PLAN NORTH**  
SCALE: 1" = 10'

**KEY NOTES**

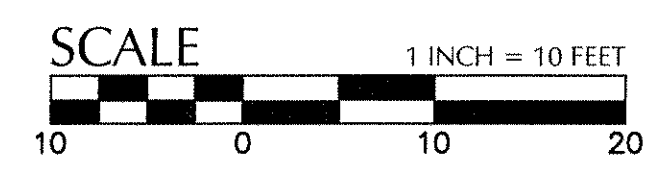
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2	ASPHALT PAVEMENT REPAIR	2/ST6.0	10	CONNECT TO EXISTING CURB	
3	STANDARD CURB AND GUTTER	3/ST6.0	11	PROTECT EXISTING HYDRANT	
4	CURBSIDE SIDEWALK	1/ST6.0	12	STANDARD CURB AND GUTTER	3/ST6.0
5	DETECTABLE WARNING	6/ST6.1	13	ADJUST INLET RIM TO FINISH GRADE, PROTECT STORM LATERAL	
6	STANDARD CURB RAMP	6/ST6.1	14	STANDARD CURB PAINTED YELLOW, COORDINATE WITH CITY OF HOOD RIVER	
8	CONCRETE DRIVEWAY		15	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST, COORDINATE WITH CITY OF HOOD RIVER	1/ST6.1
			16	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

**SHEET NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4

**SHEET LEGEND**

- PROPERTY LINE SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**  
Project Address:  
**May St, Hood River, OR 97031**

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Revision to Sheet

Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title:  
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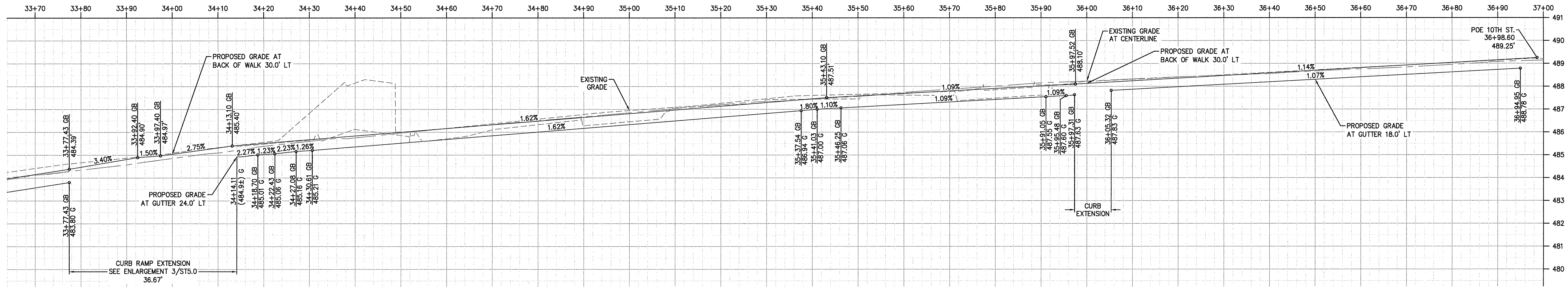
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Job No.: **4682-01**

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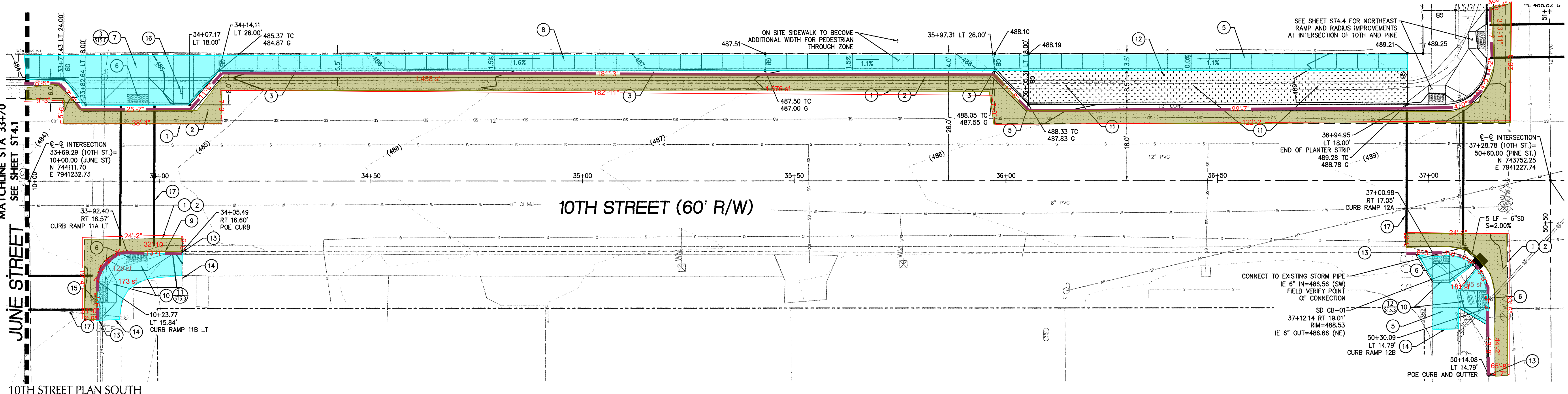




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10TH STREET PROFILE SOUTH  
SCALE: HORZ: 1" = 10'  
VERT: 1" = 2'



10TH STREET PLAN SOUTH  
SCALE: 1" = 10'

KEY NOTES

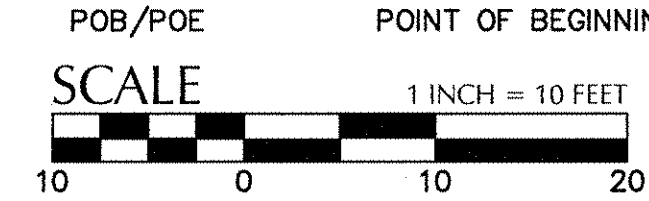
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2	ASPHALT PAVEMENT REPAIR	2/ST6.0	10	STANDARD CURB RAMP	6/ST6.1
3	STANDARD CURB AND GUTTER	3/ST6.0	11	INSTALL STREET TREES. SEE LANDSCAPE PLANS.	
4	STANDARD CURB PAINTED YELLOW. COORDINATE WITH CITY OF HOOD RIVER		12	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS	
5	SETBACK SIDEWALK	6/ST6.0	13	CONNECT TO EXISTING CURB	
6	DETECTABLE WARNING	6/ST6.1	14	CONNECT TO EXISTING SIDEWALK	
7	MIDBLOCK CURB EXTENSION AND RAMP	8/ST6.1	15	WELD PLATE TO EX INLET GRATE. COORDINATE WITH CITY OF HOOD RIVER.	1/ST6.1
8	CURBSIDE SIDEWALK	1/ST6.0	16	INSTALL SALVAGED "DROP OFF" SIGN AND POST. COORDINATE WITH CITY	
9	SETBACK SIDEWALK	6/ST6.0	17	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
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- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4

SHEET LEGEND

- PROPERTY LINE
- SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
Hood River County School District



Project Name:  
May St Elementary School  
Project Address:  
May St, Hood River, OR 97031

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Revisions to Sheet

No.	Revisio	Date
X	XXXXXXX	XX.XX.XX

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

PUBLIC STREET PLAN AND PROFILE - 10TH STREET SOUTH

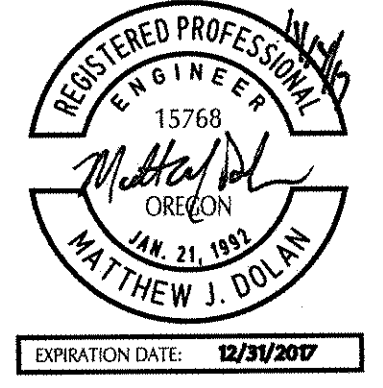
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ST4.3

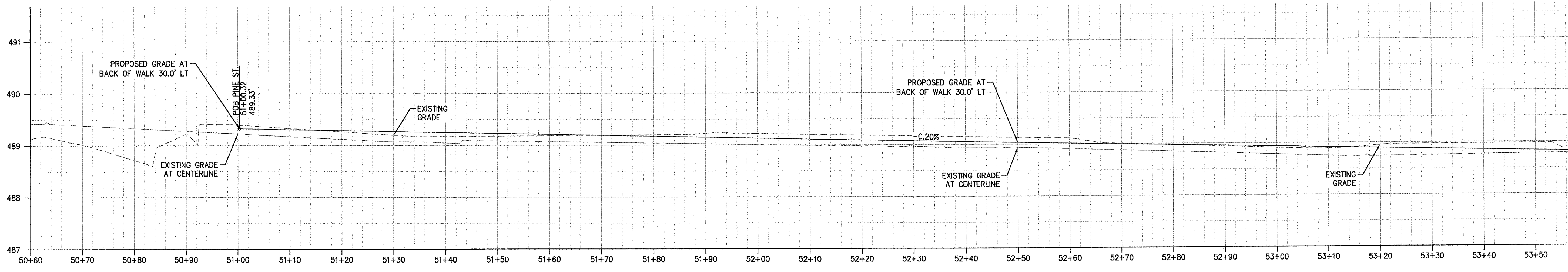
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4682-01



Stamp

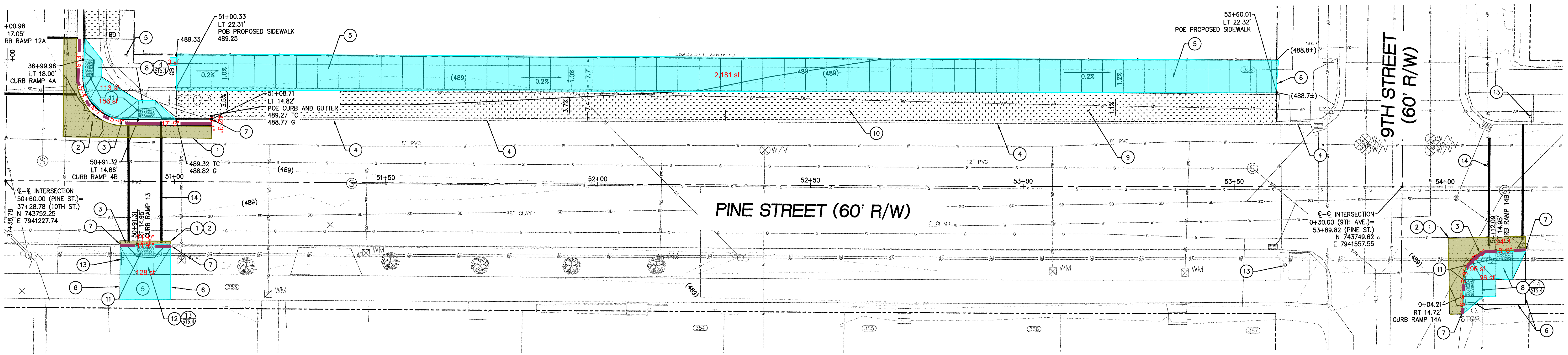


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PINE STREET PROFILE

SCALE: HORZ: 1" = 10'  
VERT: 1" = 1'



PINE STREET PLAN

SCALE: 1" = 10'

KEY NOTES

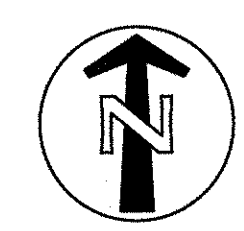
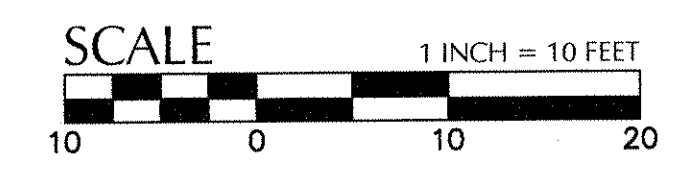
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3	STANDARD CURB	3/ST6.0
4	PROTECT EXISTING CURB	
5	SETBACK SIDEWALK	6/ST6.0
6	CONNECT TO EXISTING SIDEWALK	
7	CONNECT TO EXISTING CURB	
8	STANDARD CURB RAMP	6/ST6.1 3/ST6.1
9	INSTALL STREET TREES. SEE LANDSCAPE PLANS.	
10	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS.	
11	DETECTABLE WARNING	
12	MIDBLOCK CURB RAMP	8/ST6.1
13	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE WITH CITY	1/ST6.1
14	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

SHEET NOTES

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- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4

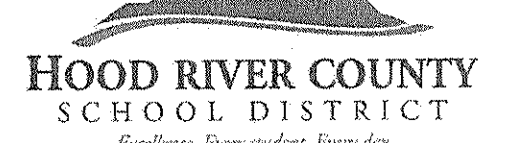
SHEET LEGEND

- PROPERTY LINE
- SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
Hood River County School District



Project Name:  
May St Elementary School  
Project Address:  
May St Hood River, OR 97031

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No.	Revisio	Date
X	XXXXXXXX	XX.XX.XX

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

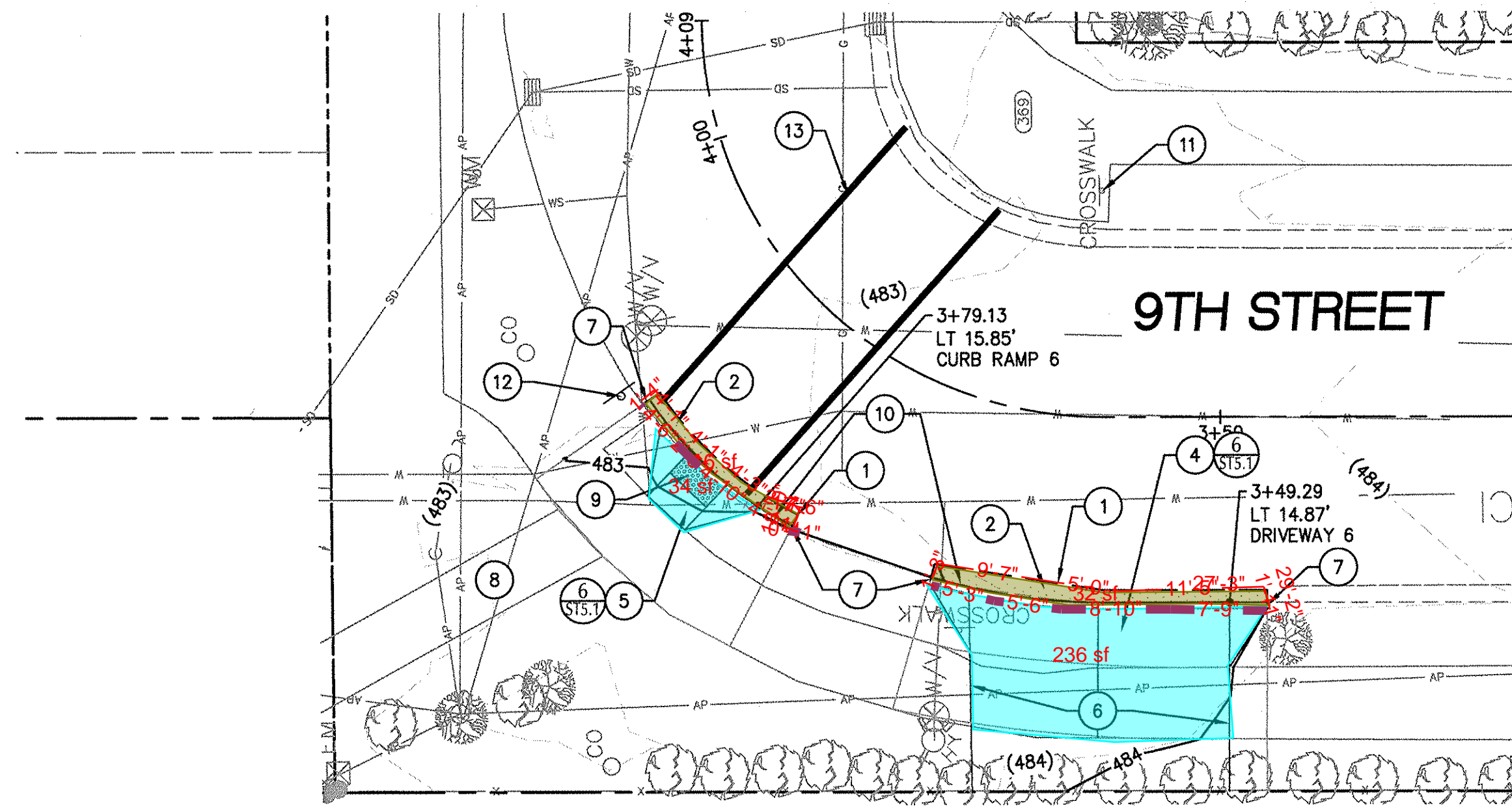
**PUBLIC STREET PLAN AND PROFILE - PINE STREET**

Sheet No. **ST4.4**

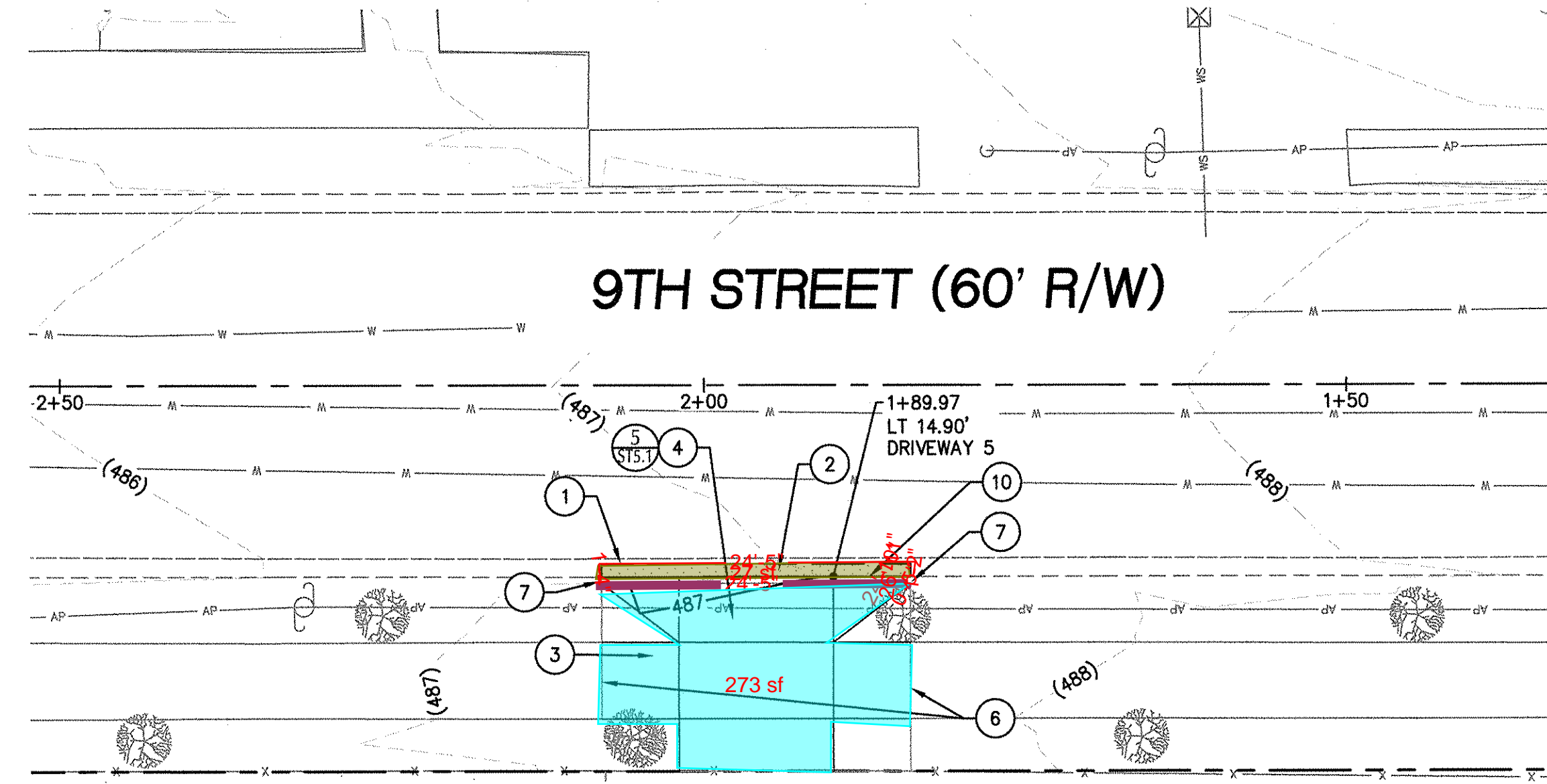
Job No. **4682-01**

File: N:\A\2016\1600297-Hood-River-SD-2016-Bond\CAD\PILOT\2-MSES\MSES-6237-ST4.0-P&P-PUB.dwg TAE.ST4.4  
Plotted: 11/14/17 at 3:00pm By: NPatterson





9TH ST AND JUNE AVE RAMP AND DRIVEWAY  
SCALE: 1" = 10'



9TH STREET MIDBLOCK DRIVEWAY  
SCALE: 1" = 10'

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
3. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4.

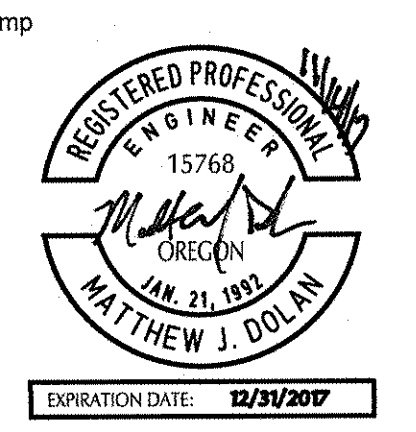
(X) KEY NOTES

#	DESCRIPTION	DETAIL REF.
1	SAWCUT	2/ST6.0
2	ASPHALT PAVEMENT REPAIR	2/ST6.0
3	SETBACK SIDEWALK	6/ST6.0
4	CONCRETE DRIVEWAY	7/ST6.1
5	STANDARD CURB RAMP	8/ST6.1
6	CONNECT TO EXISTING SIDEWALK	
7	CONNECT TO EXISTING CURB	
8	SEE LANDSCAPE PLANS FOR PEDESTRIAN ACCESS DESIGN.	
9	DETECTABLE WARNING	
10	STANDARD CONCRETE CURB	3/ST6.0
11	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
12	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE WITH CITY	1/ST6.1
13	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

SHEET LEGEND

	PROPERTY LINE
	SAWCUT
	GRADE BREAK
	CURB
	CURB AND GUTTER
	ASPHALT PAVEMENT
	GRADING AND DIMENSIONING ENLARGEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	POB/POE POINT OF BEGINNING/ENDING

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503.525.9511  
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Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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Revisions to Sheet

No.	Revisio	Date
X	XXXXXXX	XX.XX.XX

Status: **100% CONSTRUCTION DOCUMENTS**

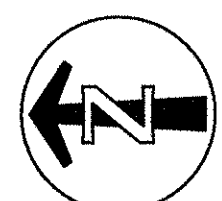
Date: **11.17.2017**

Sheet Title

**PUBLIC STREET PLAN - 9TH STREET**

Sheet No. **ST4.5**

Job No. **4682-01**



**PR-011  
PROPOSAL REQUEST**

**Project:** May Street Elementary School  
1001 10<sup>th</sup> Street  
Hood River, OR 97031

**Owner:** Hood River County School District  
1011 Eugene Street  
Hood River, OR 97031  
Attn: Dale Kuykendall

**From Architect:** Opsis Architecture  
920 NW 17<sup>th</sup> Avenue  
Portland, OR 97209  
Attn: Jennie Cambier

**To Contractor:** Kirby Nagelhout Construction  
20635 Brinson Blvd  
Bend, OR 97701  
Attn: Perry Smick

**Date:** December 4, 2018

**Project Number:** 4682-01

---

*Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within seven (7) days the Contractor must submit this proposal or notify the architect, in writing, of the date on which proposal submission is anticipated.*

***This is not a Change Order, a Construction Change Directive or a Direction to proceed with the work described in the proposed modifications.***

---

Civil sheets revised to reflect City of Hood River permit review clarifications and agreement between City of Hood River and HRCSD for revised scope of work in right of way. See attached narrative from KPFF.

These changes void PR 4 and 6.

All drawing revisions clouded with delta 11.

**ATTACHMENTS:**Drawings:

C1.4  
C2.0  
C3.0  
C3.1  
C3.2  
C3.3

C4.0  
C4.1  
C4.2  
ST2.0  
ST4.0  
ST4.1  
ST4.2  
ST4.3  
ST4.4  
ST4.5  
ST5.0  
ST5.2  
ST5.4



## May Street Elementary School PR-11 Narrative

### **C1.4 – DEMOLITION PLAN**

1. Demolition Keynote 21 added clarifying maintaining water and sanitary service to existing school building until time for demolition, then demolishing the service out to the main. Original City Comment.
2. Protection Keynote 43 added to pothole existing storm line in existing 30' utility easement on the East side of existing school. Original City Comment.

### **C2.0 – UTILITY PLAN**

1. Post Indicator Valve (PIV) on the fire protection line moved downstream of double check vault. PIV move per fire marshal and RFI 42.
2. Double check vault for fire and water in the utility yard shifted slightly west to allow room for the PIV relocation. Move per fire marshal and RFI 42
3. Cleanouts CO-05 and CO-06 added at changes in direction through the grease interceptor line. Original City Comment.
4. Cleanouts CO-02 and CO-03 moved "offline" of sanitary sewer main pipe line. Original City Comment.
5. Cleanout CO-04 replaced with Tee-02 per phone conversation between KPFF and KNCC 8/6/2018. RFI to follow

### **C3.0 – STORM PLAN NORTH**

1. Perforated pipe and header reconfigured. No change to WQ#5 basin or Rock Pit. Original City Comment.
2. Storm keynotes 1, 2, and 3 added for work within the 30' utility easement. Original City Comment
3. Perforated pipe located at South and East ends of the field changed to 4" perf pipe per Kirby/Wenaha Bullet List. Perforated pipe to connect to existing storm line.
4. Rock pit hatch in legend was not shown in permit documents. Plans now show rock hatch. Internal review after 100% CD's. Internal QC
5. Pipe line from MH-05 to WYE-02 has been changed back to 6-inch diameter and elevations from original permit documents. KPFF re-analyzed the storm calculations and determined that a 6" pipe can convey the design storm.

### **C3.1 – STORM PLAN SOUTH**

1. Slight adjustment in pipe from CB-11. This affects HB-02 and CO-13 location, rim, and invert elevation. Internal QC
2. Pipe line from DS-05 to WYE-14 has been changed to original location and now wye's into the line between CB-10 and CB-11. Internal QC



### **C3.2 – STORMWATER FACILITY DETAILS**

1. Sheet note 1 edited to callout updated location of water quality facility details. Original City Comment.
2. Added state storage table. Original City Comment.

### **C3.3 – STORMWATER BASIN PLAN**

1. Stormwater Contributing Basin Table updated to add area directed to AD-02. Original City Comment.

### **C4.0 - DETAILS**

1. Detail 15 deleted as WQ-05 overflow was revised to be per detail 2/C4.0. Internal QC
2. Drywell emergency overflow invert elevation added. Original City Comment.

### **C4.1 - DETAILS**

1. Detail 7 not used. Internal QC

### **C4.2 - DETAILS**

1. Sheet C4.2 added to show all water quality facility typical sections and rock pit detail. Original City Comment.

### **ST2.0 – TYPICAL SECTIONS**

1. Per ongoing conversation with City, crown in May Street adjusted which adjusted the range of cross slopes in the typical sections.
2. Added typical slopes to typical section 3 and 4

### **ST4.0/ST4.1 – PUBLIC STREET PLAN AND PROFILE MAY STREET**

1. Plan updated to reflect changes in slopes and grades by shifting the crown of May Street to the South. Part of ongoing conversation with City.
2. Added sheet notes 6-8 to clarify coordination, restoration, and potholing related to work between private and public.

### **ST4.2, ST4.3, ST4.4, and ST4.5 – PUBLIC STREET PLAN AND PROFILE**

1. Added sheet notes 6-7 to clarify coordination and restoration related to work between private and public

### **ST5.0 – RAMP AND DRIVEWAY ENLARGEMENTS**

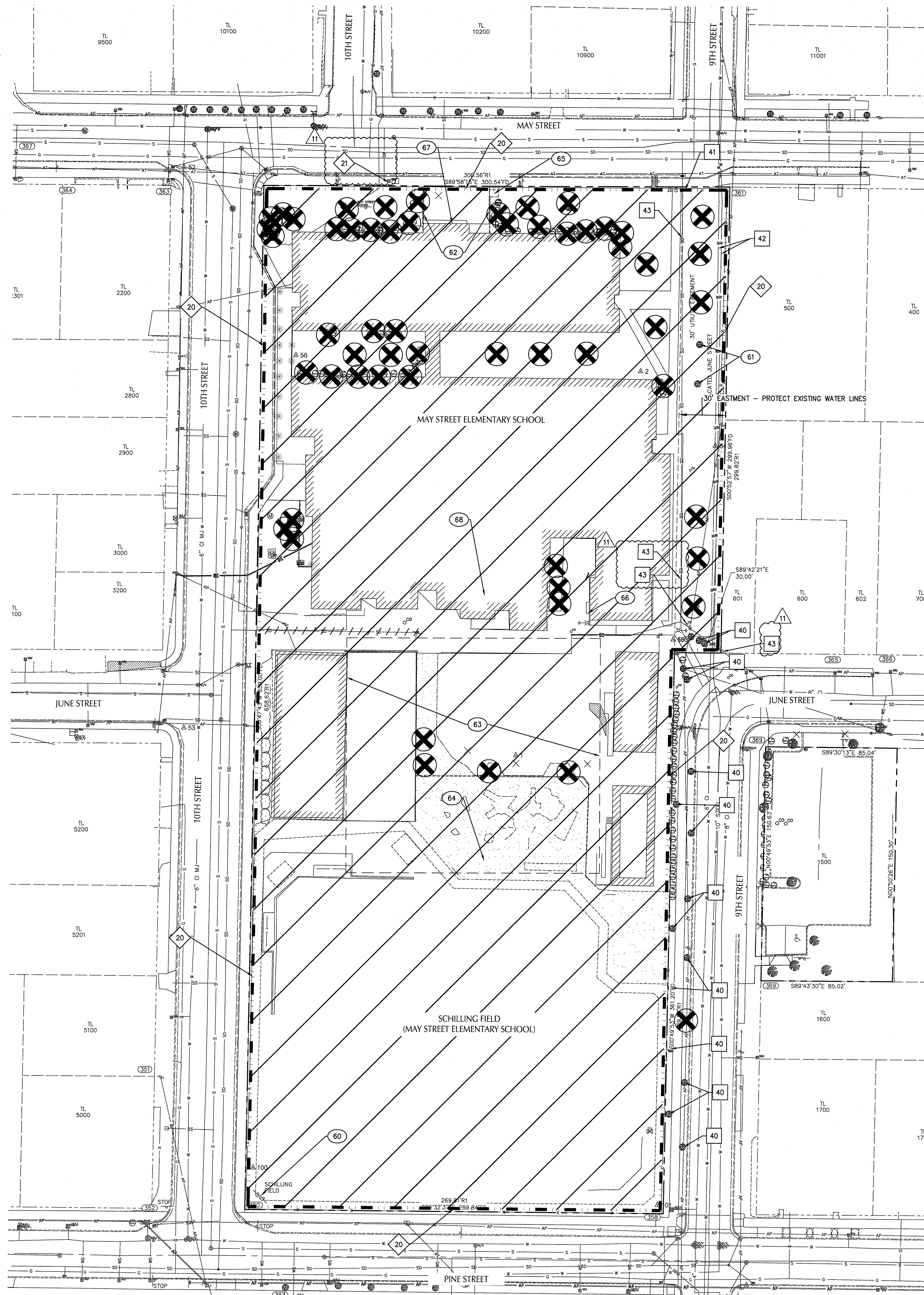
1. Detail 1B and 2B updated as a result of adjustments to May Street crown adjustment. Part of ongoing conversation with City.

### **ST5.2 – RAMP AND DRIVEWAY ENLARGEMENTS**

1. Detail 7B and 8B updated as a result of adjustments to May Street crown adjustment. Part of ongoing conversation with City.

### **ST5.4 – RAMP AND DRIVEWAY ENLARGEMENTS**

1. Detail 15B updated as a result of adjustments to May Street crown adjustment. Part of ongoing conversation with City.



**SHEET NOTES**

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF HOOD RIVER FOR USE OF THE PUBLIC RIGHT-OF-WAY AND TRAFFIC CONTROL.
3. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
4. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
5. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
7. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
8. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
9. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
10. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.

**DEMOLITION KEY NOTES**

- 20 DEMOLISH ALL STRUCTURES, PAVING, SIDEWALKS, FENCING, ETC. AS REQUIRED TO PREPARE SITE FOR NEW CONSTRUCTION, UTILITIES, PAVING, LANDSCAPE, ETC. UNLESS OTHERWISE INDICATED.
- 21 MAINTAIN WATER AND SANITARY SERVICE TO EXISTING MAY STREET ELEMENTARY SCHOOL DURING PHASE 1 ACTIVITIES. DURING PHASE 2 ACTIVITIES REMOVE ALL STRUCTURES & LATERALS AND CAP AT PUBLIC MAIN. COORDINATE WITH CITY OF HOOD RIVER FOR DECOMMISSIONING.

**PROTECTION KEY NOTES**

- 40 EXISTING TREE TO BE PROTECTED. SEE TREE PROTECTION/REMOVAL AND SALVAGE NOTES.
- 41 PROTECT EXISTING CATCH BASIN.
- 42 PROTECT EXISTING WATER LINES. CONTRACTOR TO POTHOLE AND VERIFY LOCATION, PIPE SIZE, AND MATERIAL.
- 43 POTHOLE AND PROTECT EXISTING STORM LINE AND STORM STRUCTURES. NOTE LOCATION, SIZE, INVERT ELEVATIONS, AND MATERIAL. RELOCATE AS NECESSARY TO MAINTAIN DRAINAGE.

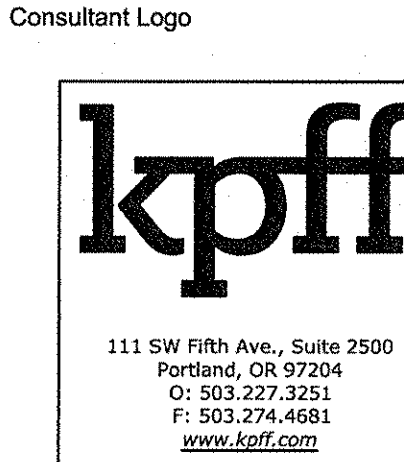
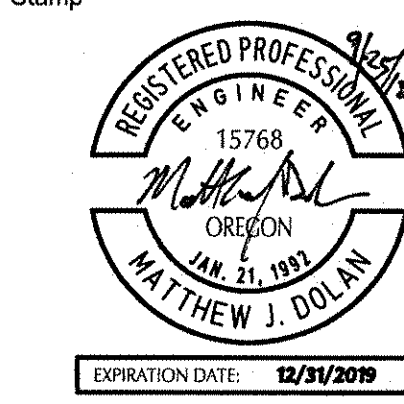
**SALVAGE KEY NOTES**

- 60 SALVAGE SCHILLER FIELD SIGN. COORDINATE NEW LOCATION WITH OWNER.
- 61 SALVAGE EXISTING CHERRY TREES. SEE LANDSCAPE PLANS FOR TREE PROTECTION /REMOVAL AND SALVAGE NOTES.
- 62 COORDINATE WITH OWNER AND OWNERS REPRESENTATIVE REGARDING SALVAGE OR DEMOLITION OF EXISTING PAINTED TILES AT RETAINING WALLS PRIOR TO START OF CONSTRUCTION.
- 63 REFERENCE LANDSCAPE PLANS FOR PLAYGROUND EQUIPMENT SALVAGE. ALL EQUIPMENT PARTS, INCLUDING BUT NOT LIMITED TO, FASTENERS, SUPPORT POSTS, AND CONCRETE FOOTINGS SHALL BE REMOVED FROM PROJECT SITE.
- 64 SALVAGE AND STORE EXISTING PLAYGROUND BOULDERS FOR INSTALLATION. SEE LANDSCAPE PLANS FOR DETAILS.
- 65 SALVAGE EXISTING BELL.
- 66 SALVAGE EXISTING CONCRETE BENCH.
- 67 SALVAGE BRONZE SCHOOL SIGN AT ENTRY.
- 68 SALVAGE GYM WOOD BLEACHERS. SEE ARCHITECTURAL PLANS FOR NEW LOCATION.

**SHEET LEGEND**

- PROPERTY LINE (PL)
- DEMOLITION/WORK LIMITS (SHOWN OFFSET OF PL FOR CLARITY). REMOVE ALL SURFACE FEATURES UNLESS OTHERWISE NOTED.
- REMOVE UTILITY LINE IN PLACE
- REMOVE TREE

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Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**  
Project Address:  
**May St, Hood River, OR 97031**

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Revisions to Sheet  
No. Revision Date  
11 PR-11 9.25.2018

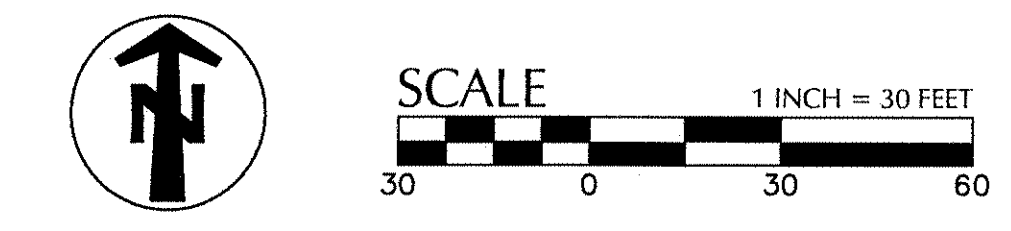
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Date: **11.17.2017**

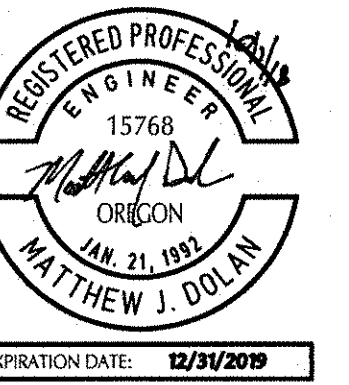
Sheet Title  
**DEMOLITION PLAN**

Sheet No.  
**C1.4**  
Job No.  
**4682-01**

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Plotted: 9/24/18 at 4:25pm By: achung







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**SHEET NOTES**

- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C4.0.
- CONTRACTOR TO POthOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS WITH PROPOSED UTILITIES.
- PIPES WITH LESS THAN 2'-FT OF COVER SHALL BE C900 OR DUCTILE IRON PIPE UNLESS OTHERWISE NOTED. SEE MATERIALS NOTE 2, 3, AND 4 ON SHEET C0.0 FOR PIPE MATERIALS.
- CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND UTILITIES AND MAINTAIN ALL SERVICES TO EXISTING MAY STREET ELEMENTARY SCHOOL DURING CONSTRUCTION.
- STRUCTURE LOCATIONS ARE BASED ON CENTER OF STRUCTURE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ORIENT STRUCTURES TO ALIGN WITH SITE PLAN ELEMENTS.
- RIM ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. SEE L3.01 AND L3.02 FOR GRADING AND SPOT ELEVATIONS.

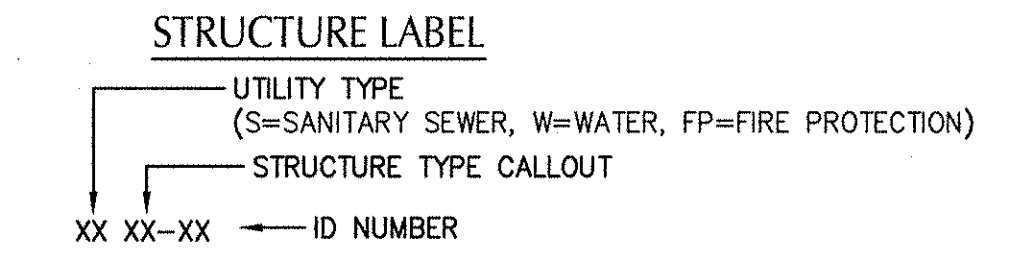
**KEY NOTES**

- CONTRACTOR TO HOT TAP EXISTING WATER MAIN, INSTALL LATERAL, AND SET METER. CONTRACTOR TO COORDINATE WITH CITY OF HOOD RIVER.
- NORTHWEST NATURAL (NW) TO INSTALL NEW GAS MAIN ON NW 9TH STREET (SHOWN FOR REFERENCE ONLY). COORDINATE LOCATION, CONNECTION AND METER SET WITH NW NATURAL GAS.
- INSTALL TRENCH DRAIN IN TRASH ENCLOSURE. TRASH ENCLOSURE TO BE HYDRAULICALLY ISOLATED FROM OUTSIDE STORMWATER RUNOFF.
- CONTRACTOR TO HOT TAP EXISTING WATER MAIN AND INSTALL FIRE PROTECTION LINE. COORDINATE WITH CITY OF HOOD RIVER.
- CONTRACTOR TO HOT TAP EXISTING WATER MAIN AND INSTALL IRRIGATION WATER LINE. COORDINATE WITH CITY OF HOOD RIVER.
- INSTALL PRIMED CATCH BASIN WITH SOLID GRATE COVER. PROVIDE 1/2-IN WATER LINE TO STRUCTURE.
- INSTALL COMBINATION DOUBLE CHECK VAULT WITH PRESSURE REDUCING VALVE ON 3-IN DOMESTIC LINE. PROVIDE CONDUITS FOR POWER TO SUMP PUMP AND TAMPER SWITCHES.

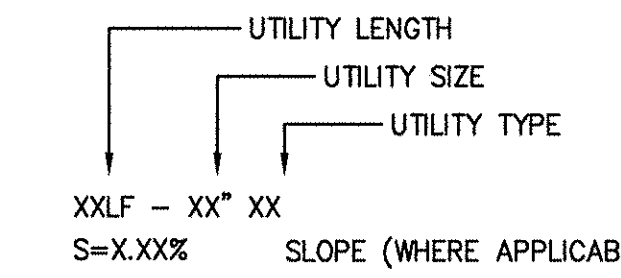
**SHEET LEGEND**

- CONNECT GAS METER TO BUILDING. CONTRACTOR TO COORDINATE WITH NW NATURAL GAS. SEE PLUMBING FOR CONTINUATION.
- CONNECT TO BUILDING FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT SANITARY LINE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- CONNECT DOMESTIC WATER SYSTEM TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- CONNECT TO IRRIGATION SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION.
- CONNECT TO COMMUNICATIONS CONDUIT. SEE T2.01 FOR DETAILS. COMM LINE SHOWN FOR REFERENCE ONLY.
- UTILITY CROSSING. SEE SS-1 PROFILE WITH UTILITY CROSSINGS.

**UTILITY LABEL LEGEND**

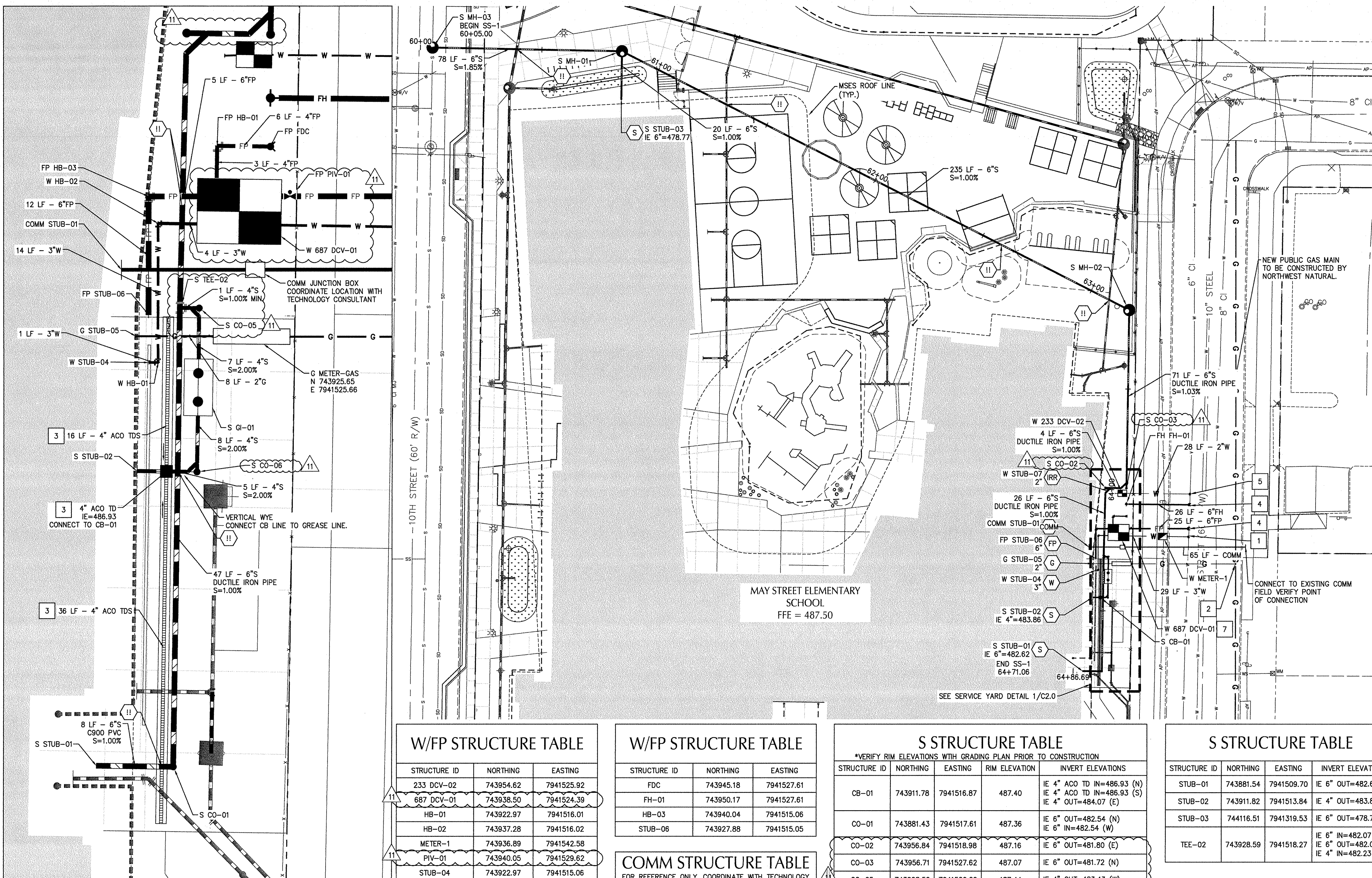


**PIPE LABEL**



**STRUCTURE TYPE**

CALLOUT	DESCRIPTION	DETAIL REF.
CB	CATCH BASIN	4/C4.1
CO	CLEANOUT TO GRADE	8/C4.0
FDC	FIRE DEPARTMENT CONNECTION	3/C4.1
FH	FIRE HYDRANT	2/C4.1
HB	HORIZONTAL BEND	
PIV	POST INDICATOR VALVE	1/C4.1
PRV	PRESSURE REDUCTION VALVE	
TEE	TEE CONNECTION	
METER	WATER METER VAULT	
MH	48" DIA. MANHOLE	4/C4.0
GI	GREASE INTERCEPTOR	8/C4.1
DCV	DOUBLE CHECK BACKFLOW	5&6/C4.1
SS	SANITARY SEWER LINE	
TDS	SANITARY TRENCH DRAIN	11/C4.0
W	WATER LINE	
NG	NATURAL GAS LINE	
FP	FIRE PROTECTION LINE	
FH	FIRE HYDRANT LINE	
SD	STORM LINE	
COMM	COMM LINE. FOR REFERENCE ONLY SEE T2.01 FOR DETAILS.	



**W/FP STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
233 DCV-02	743954.62	7941525.92
687 DCV-01	743938.50	7941524.39
HB-01	743922.97	7941516.01
HB-02	743937.28	7941516.02
METER-1	743936.89	7941542.58
PIV-01	743940.05	7941529.62
STUB-04	743922.97	7941515.06
STUB-07	743954.53	7941522.89

**W/FP STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
FDC	743945.18	7941527.61
FH-01	743950.17	7941527.61
HB-03	743940.04	7941515.06
STUB-06	743927.88	7941515.05

**S STRUCTURE TABLE**  
\*VERIFY RIM ELEVATIONS WITH GRADING PLAN PRIOR TO CONSTRUCTION

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
CB-01	743911.78	7941516.87	487.40	IE 4" ACO TD IN=486.93 (N) IE 4" ACO TD IN=486.93 (S) IE 4" OUT=484.07 (E)
CO-01	743881.43	7941517.61	487.36	IE 6" IN=482.54 (N) IE 6" IN=482.54 (W)
CO-02	743956.84	7941518.98	487.16	IE 6" OUT=481.80 (E)
CO-03	743956.71	7941527.62	487.07	IE 6" OUT=481.72 (N)
CO-05	743928.56	7941520.26	487.44	IE 4" OUT=483.43 (W)
CO-06	743911.74	7941520.02	487.29	IE 4" OUT=483.74 (N)
GI-01	743920.42	7941520.16	487.35	IE 4" IN=483.56 (N) IE 4" IN=483.56 (S)
MH-01	744136.41	7941319.80	483.88	IE 6" IN=478.42 (SE) IE 6" OUT=478.22 (W) IE 6" IN=478.57 (S)
MH-02	744029.93	7941528.76	486.62	IE 6" IN=480.97 (S) IE 6" OUT=480.77 (NW)
MH-03	744137.91	7941241.78	483.23	IE 12" OUT=475.42 (N) IE 12" IN=475.42 (S) IE 6" IN=476.78 (E)

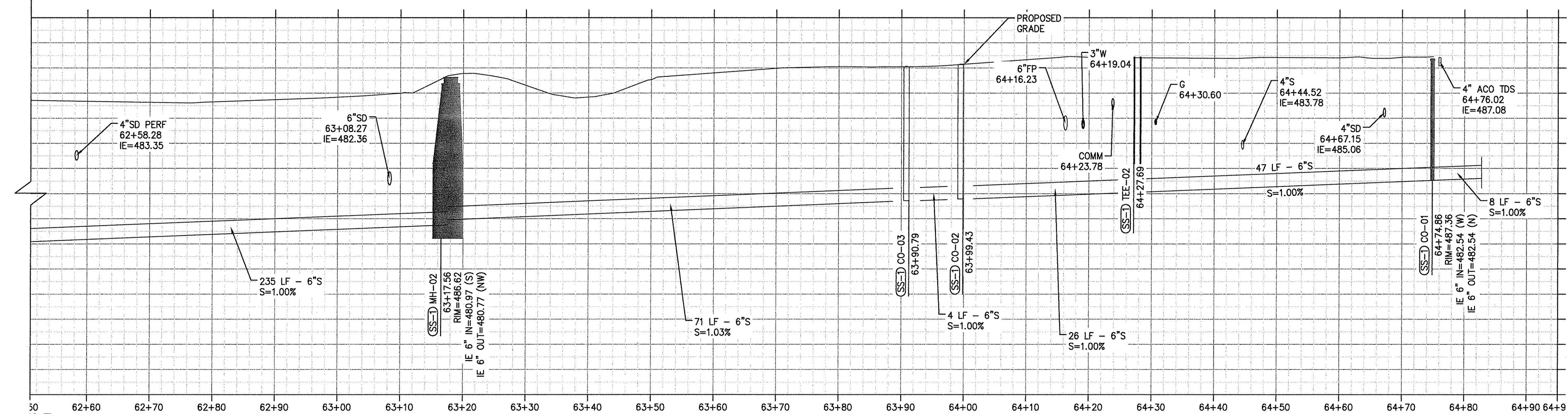
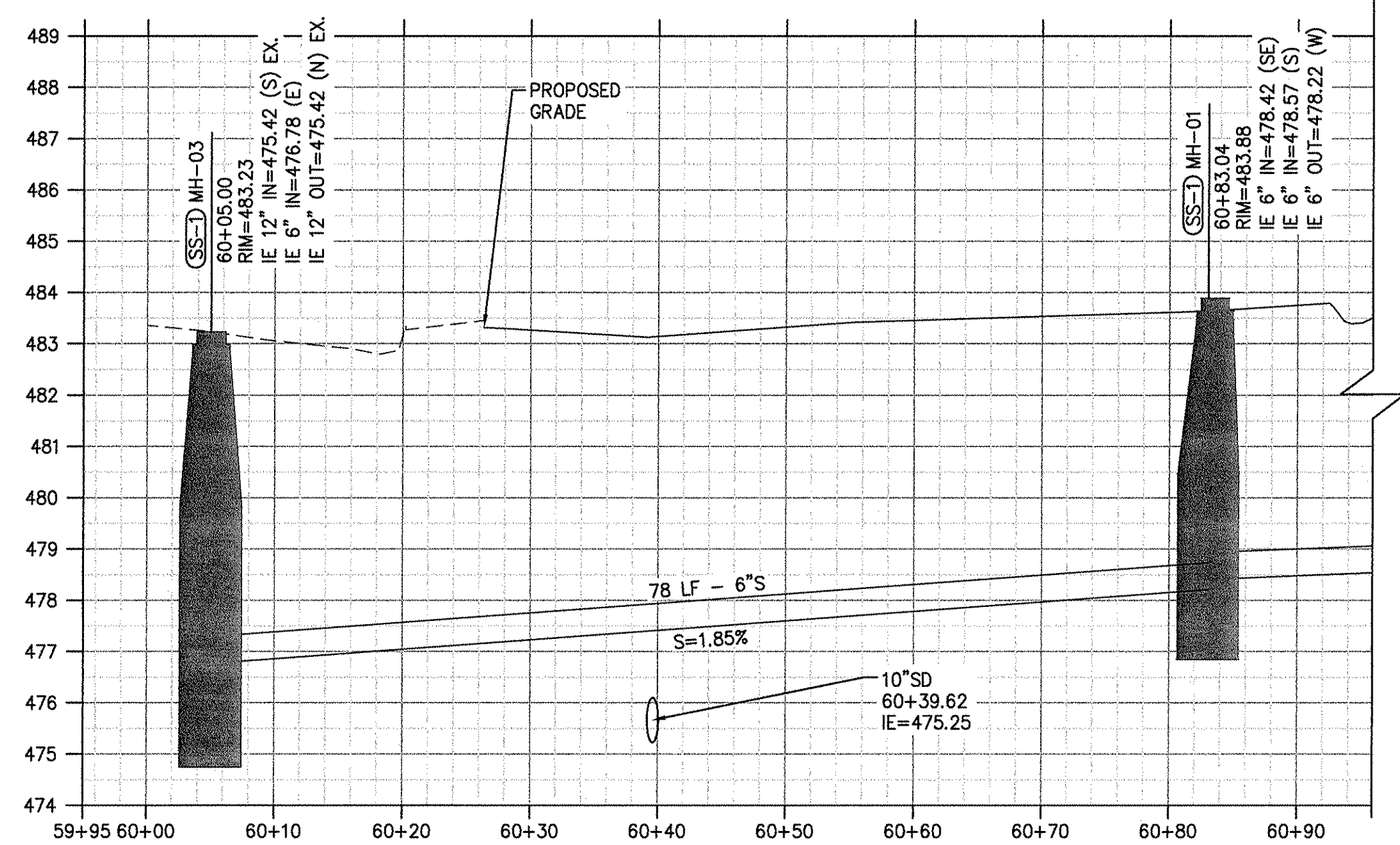
**S STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING	INVERT ELEVATIONS
STUB-01	743881.54	7941509.70	IE 6" OUT=482.62 (E)
STUB-02	743911.82	7941513.84	IE 4" OUT=483.86 (E)
STUB-03	744116.51	7941319.53	IE 6" OUT=478.77 (N)
TEE-02	743928.59	7941518.27	IE 6" IN=482.07 (S) IE 6" OUT=482.07 (N) IE 4" IN=482.23 (E)

**COMM STRUCTURE TABLE**  
FOR REFERENCE ONLY. COORDINATE WITH TECHNOLOGY CONSULTANT

STRUCTURE ID	NORTHING	EASTING
STUB-01	743932.50	7941512.25

**SERVICE YARD BLOWUP DETAIL**  
SCALE: 1" = 5'



Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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No.	Revision	Date
11	PR-11	9.25.2016

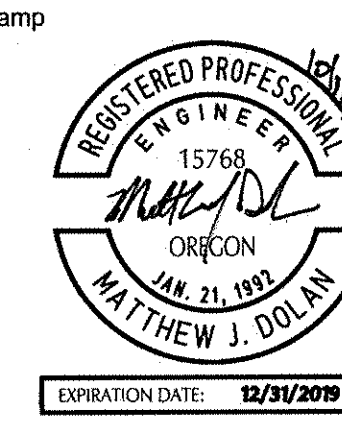
Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title: **UTILITY PLAN**

Sheet No.: **C2.0**  
Job No.: **4682-01**





Consultant Logo



**SHEET NOTES**

- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C4.0.
- GRADING AND SITE PLAN SHOWN FOR REFERENCE ONLY. SEE L3.01 AND L3.02 FOR GRADING AND SPOT ELEVATIONS. CONTRACTOR TO VERIFY UTILITY RIMS AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS WITH PROPOSED UTILITIES.
- PIPES WITH LESS THAN 2'-FT OF COVER SHALL BE C900 MATERIAL UNLESS OTHERWISE NOTED. SEE MATERIALS NOTE 2, 3, AND 4 ON SHEET CO.0 AND SPECIFICATION 33 40 00 FOR APPROVED PIPE MATERIALS.
- STRUCTURE LOCATIONS ARE BASED ON CENTER OF STRUCTURE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ORIENT STRUCTURES TO ALIGN WITH PLAN ELEMENTS.
- RIM ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR GRADING AND SPOT ELEVATIONS.

**STORM KEYNOTES**

- PIT** CONSTRUCT ROCK PIT
- WQ-F** WATER QUALITY FACILITY. SEE C3.2 FOR ADDITIONAL DETAILS
- 1** POTHOLE AND VERIFY EXISTING STORM LINE LOCATION, SIZE, INVERT ELEVATION, AND MATERIAL. ADJUST STORM LINE AS NECESSARY IF IT CONFLICTS WITH BUILDING DEMOLITION.
- 2** POTHOLE EXISTING WATER LINES AND CONFIRM LOCATION, SIZE, AND MATERIAL. COORDINATE PUBLIC STORM PIPE ALIGNMENT WITH CITY (TYPICAL PIPE SPACING IS 24-INCHES SKIN TO SKIN)
- 3** COORDINATE LOCATION OF AREA DRAINS WITH LANDSCAPE ARCHITECT AFTER CONFIRMATION OF STORM LINE LOCATION IN EASEMENT.

**UTILITY LABEL LEGEND**

**STRUCTURE LABEL**

STRUCTURE TYPE CALLOUT  
SD XX-XX ID NUMBER

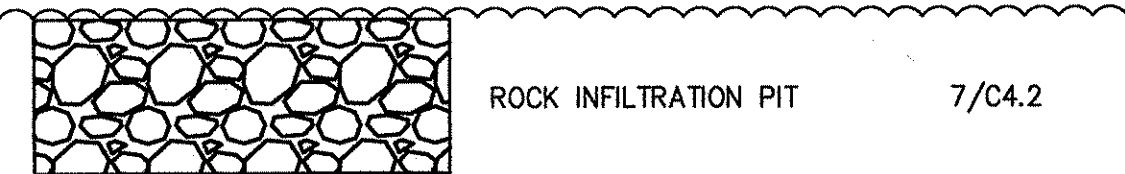
**PIPE LABEL**

UTILITY LENGTH  
UTILITY SIZE  
UTILITY TYPE

XXLF - XX" XX  
S=X.XXX% SLOPE (WHERE APPLICABLE)

**STRUCTURE TYPE**

CALLOUT	DESCRIPTION	DETAIL REF.
CO	CLEANOUT TO GRADE	8/C4.0
AD	AREA DRAIN	2/C4.0
OF	OUTFALL	12/C4.0
OV	OVERFLOW INLET	3/C4.0
DW	DRYWELL	7/C4.0
MH	48" DIA. MANHOLE	4/C4.0
SEDMH	SEDIMENTATION MH	6/C4.0
SD	STORM DRAIN LINE	
SD	PERFORATED PIPE	
TD	TRENCH DRAIN	11/C4.0

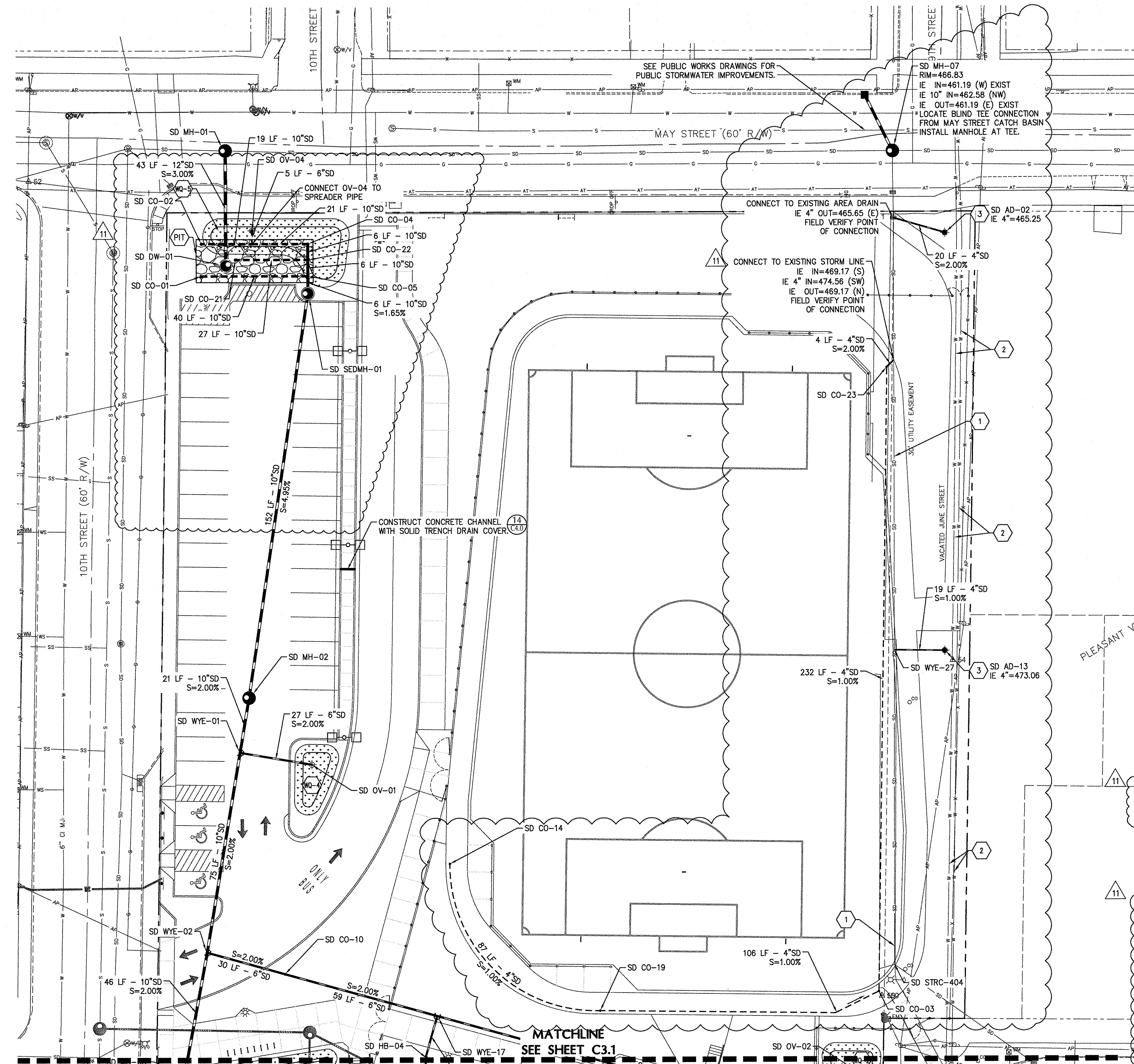


ROCK INFILTRATION PIT 7/C4.2

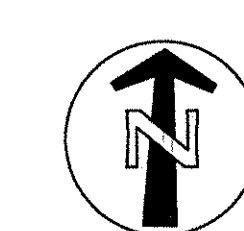
SD STRUCTURE TABLE				
*VERIFY RIM ELEVATIONS WITH GRADING PLAN PRIOR TO CONSTRUCTION				
STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
AD-02	744432.88	7941556.53	467.92	IE 4" IN=465.25 (W)
AD-13	744277.68	7941556.08	475.50	IE 4" OUT=473.06 (W)
CO-01	744417.21	7941279.89	470.65	IE 10" IN=464.62 (E)
CO-02	744429.23	7941280.06	469.04	IE 10" IN=464.62 (E)
CO-03	744151.18	7941531.37	482.08	IE 4" IN=476.95 (SW) IE 4" OUT=476.95 (N)
CO-04	744429.25	7941319.61	468.00	IE 10" IN=464.82 (S) IE 10" OUT=464.82 (W)
CO-05	744417.33	7941319.61	468.75	IE 10" OUT=464.88 (N) IE 10" IN=464.88 (S) IE 10" OUT=464.88 (W)
CO-10	744158.07	7941310.60	482.25	IE 6" IN=475.60 (E) IE 6" OUT=475.60 (W)
CO-14	744198.88	7941371.94	480.69	IE 4" OUT=478.87 (S)
CO-19	744144.26	7941427.64	480.65	IE 4" IN=478.00 (W) IE 4" OUT=478.00 (E)
CO-21	744423.33	7941292.71	469.56	IE 10" IN=464.62 (E)
CO-22	744423.33	7941319.61	468.00	IE 10" OUT=464.85 (W) IE 10" IN=464.85 (S) IE 10" OUT=464.85 (N)
CO-23	744382.94	7941534.73	476.32	IE 4" IN=474.63 (S) IE 4" OUT=474.63 (NE)
DW-01	744421.15	7941289.11	470.12	IE 12" OUT=466.08 (N)
MH-01	744463.92	7941289.03	469.33	IE 12" IN=464.80 (S) IE IN=464.74 (W) IE OUT=464.74 (E)
MH-02	744260.64	7941297.40	478.38	IE 10" OUT=472.50 (N) IE 10" IN=472.75 (S)
OV-01	744235.96	7941320.70	478.50	IE 6" OUT=475.00 (W)
OV-04	744434.16	7941298.87	468.50	IE 6" OUT=465.08 (S)
SEDMH-01	744410.87	7941319.61	470.35	IE 10" IN=464.98 (S) IE 10" OUT=464.98 (N)

**SD STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING	INVERT ELEVATIONS
WYE-01	744240.28	7941294.02	IE 10" IN=473.16 (S) IE 10" OUT=473.16 (N) IE 6" IN=474.46 (E)
WYE-02	744166.08	7941281.72	IE 10" IN=474.66 (S) IE 10" OUT=474.66 (N) IE 6" IN=475.00 (E)
WYE-27	744277.93	7941537.29	IE IN=472.71 (S) IE OUT=472.71 (N) IE 4" IN=472.87 (E)



MATCHLINE SEE SHEET C3.1



File: N:\A\2016\1600297-Hood-River-SD-2016-Board\CAD\PL\01\2-NSES\WSES-6297-C3.0-SD.dwg TAB: C3.0  
Printed: 9/26/19 at 4:05pm By: schung

Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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No. Revision Date  
11 PR-11 9.26.2018

Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title  
**STORM PLAN NORTH**

Sheet No.  
**C3.0**

Job No.  
**4682-01**



SHEET NOTES

- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C4.0.
- GRADING AND SITE PLAN SHOWN FOR REFERENCE ONLY. SEE L3.01 AND L3.02 FOR GRADING AND SPOT ELEVATIONS. CONTRACTOR TO VERIFY UTILITY RIMS AND INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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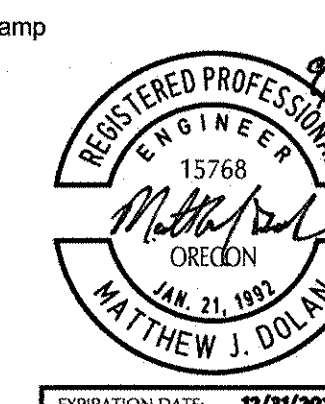
STORM KEYNOTES

- CONNECT STORM LINE TO BUILDING ROOF DRAIN. SEE PLUMBING ENGINEER FOR CONTINUATION. SIZE AS NOTED.
- WATER QUALITY FACILITY. SEE C3.2 FOR ADDITIONAL DETAILS.
- FOUNDATION DRAIN. SEE C3.4 FOR FOUNDATION DRAIN PLAN.

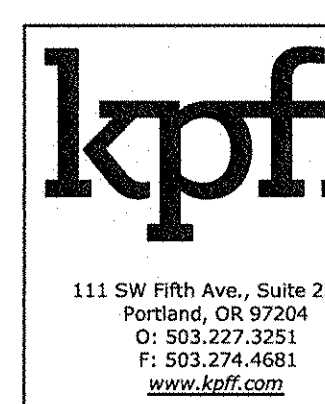
UTILITY LABEL LEGEND

STRUCTURE LABEL		DESCRIPTION		DETAIL REF.
SD XX-XX	STRUCTURE TYPE CALLOUT	CB	CATCH BASIN	13/C4.0
	ID NUMBER	CO	CLEANOUT TO GRADE	8/C4.0
		AD	AREA DRAIN	2/C4.0
		RD	ROOF DRAIN	
		DS	DOWNSPOUT	
		OF	OUTFALL	12/C4.0
		OV	OVERFLOW INLET	3/C4.0
		MH	48" DIA. MANHOLE	4/C4.0
		SD	STORM DRAIN LINE	
		TD	TRENCH DRAIN	11/C4.0
		SS	SANITARY LINE	
		W	WATER LINE	
		NG	NATURAL GAS LINE	
		FP	FIRE PROTECTION LINE	
		FH	FIRE HYDRANT LINE	

920 NW 17th Ave.  
Portland, OR 97209  
503.525.9511  
www.opsisarch.com



Consultant Logo



Key Plan

Project Owner:  
Hood River County  
School District



Project Name:  
May St Elementary  
School

Project Address:  
May St, Hood River, OR  
97031

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November 15, 2017

Status: 100% CONSTRUCTION  
DOCUMENTS

Date: 11.17.2017

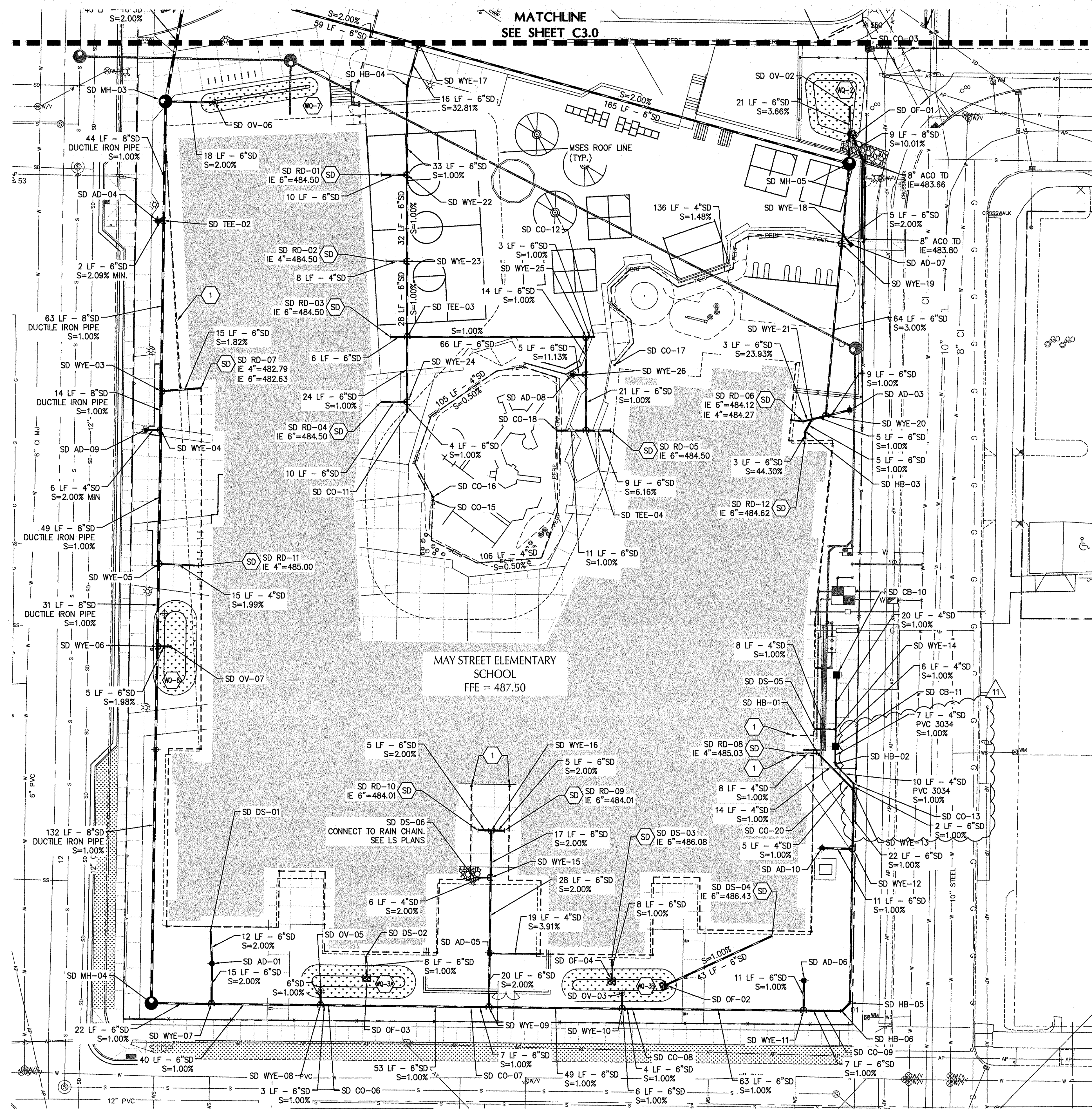
Sheet Title

STORM PLAN  
SOUTH

Sheet No.

C3.1

Job No.  
4682-01



SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	INVERT ELEVATIONS
DS-01	743814.40	7941290.44	IE 6" OUT=484.66 (S)
DS-02	743805.32	7941348.07	IE 6" OUT=486.08 (S)
DS-03	743804.06	7941438.86	IE 6" OUT=486.08 (S)
DS-04	743812.71	7941498.20	IE 6" OUT=486.43 (SW)
DS-05	743889.19	7941513.85	IE 4" OUT=485.09 (E)
DS-06	743834.33	7941387.72	IE 4" OUT=483.69 (E)
HB-01	743880.21	7941515.04	IE 4" IN=484.95 (W) IE 4" OUT=484.95 (SE)
HB-02	743876.25	7941521.44	IE 4" IN=484.89 (N) IE 4" OUT=484.89 (SE)
HB-03	743999.32	7941510.18	IE 6" IN=483.34 (S) IE 6" OUT=483.34 (NE)
HB-04	744127.00	7941362.91	IE 6" IN=482.01 (S) IE 6" OUT=482.01 (N)
HB-05	743787.93	7941527.16	IE 6" IN=483.98 (N) IE 6" OUT=483.98 (SW)
HB-06	743784.95	7941524.12	IE 6" OUT=483.92 (W) IE 6" IN=483.92 (NE)
OF-01	744108.23	7941527.77	IE 8" IN=482.65 (SE)
OF-02	743794.52	7941458.79	IE 6" IN=486.00 (NE)
OF-03	743797.82	7941348.21	IE 6" IN=486.00 (N)
OF-04	743796.55	7941438.86	IE 6" IN=486.00 (N)
RD-01	744094.12	7941353.26	IE 6" OUT=484.50 (E)
RD-02	744062.10	7941355.06	IE 4" OUT=484.50 (E)
RD-03	744034.14	7941356.62	IE 6" OUT=484.50 (E)
RD-04	744010.17	7941353.17	IE 6" OUT=484.50 (E)
RD-05	743999.57	7941438.01	IE 6" OUT=484.50 (W)
RD-06	744002.90	7941509.29	IE 6" OUT=484.12 (E) IE 4" IN=484.27 (W)
RD-07	744015.21	7941286.66	IE 4" IN=482.79 (S) IE 6" OUT=482.63 (W)
RD-08	743880.21	7941507.30	IE 4" OUT=485.03 (E)
RD-09	743851.63	7941399.09	IE 6" OUT=484.01 (W)
RD-10	743851.77	7941389.28	IE 6" OUT=484.01 (E)
RD-11	743949.65	7941285.73	IE 4" OUT=485.00 (W)
RD-12	743996.44	7941510.14	IE 6" OUT=484.62 (N)
TEE-02	744077.21	7941272.80	IE 8" IN=478.30 (S) IE 8" OUT=478.30 (N) IE 6" IN=481.95 (W)
TEE-03	744034.14	7941362.91	IE 6" IN=482.94 (S) IE 6" OUT=482.94 (N) IE 6" IN=482.94 (W) IE 6" IN=482.94 (E)
TEE-04	743999.51	7941429.02	IE 6" OUT=483.95 (N) IE 6" IN=483.95 (E) IE 6" IN=483.95 (W)
WYE-03	744014.13	7941271.87	IE 8" IN=478.93 (S) IE 8" OUT=478.93 (N) IE 6" IN=482.36 (E)
WYE-04	743999.78	7941271.66	IE 8" IN=479.07 (S) IE 8" OUT=479.07 (N) IE 4" IN=479.08 (W)
WYE-05	743950.35	7941270.93	IE 8" IN=479.57 (S) IE 8" OUT=479.57 (N) IE 4" IN=484.70 (E)
WYE-06	743919.82	7941270.48	IE 8" IN=479.87 (S) IE 8" OUT=479.87 (N) IE 6" IN=483.60 (E)
WYE-07	743787.60	7941290.84	IE 6" IN=481.58 (E) IE 6" OUT=481.58 (W) IE 6" IN=484.12 (N)
WYE-08	743787.12	7941331.15	IE 6" IN=481.99 (E) IE 6" OUT=481.99 (W) IE 6" IN=481.99 (N)
WYE-09	743786.39	7941393.43	IE 6" IN=482.61 (E) IE 6" OUT=482.61 (W) IE 6" IN=482.61 (N)
WYE-10	743785.80	7941442.76	IE 6" IN=483.10 (E) IE 6" OUT=483.10 (W) IE 6" IN=483.10 (N)
WYE-11	743785.10	7941509.93	IE 6" IN=483.78 (W) IE 6" OUT=483.78 (E) IE 6" IN=483.78 (N)
WYE-12	743844.96	7941527.95	IE 6" IN=484.55 (N) IE 6" OUT=484.55 (S) IE 6" IN=484.55 (W)
WYE-13	743866.84	7941528.25	IE 6" IN=484.77 (N) IE 6" OUT=484.77 (S) IE 4" IN=484.77 (NW)
WYE-14	743889.08	7941521.63	IE 4" IN=485.02 (N) IE 4" OUT=485.02 (S) IE 4" IN=485.02 (W)
WYE-15	743834.27	7941393.99	IE 6" IN=483.57 (N) IE 6" OUT=483.57 (S) IE 4" IN=483.57 (W)
WYE-16	743851.70	7941394.18	IE 6" IN=483.92 (W) IE 6" OUT=483.92 (S) IE 6" IN=483.92 (E)

SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	INVERT ELEVATIONS
WYE-17	744142.39	7941367.18	IE 6" IN=476.77 (E) IE 6" OUT=476.77 (W) IE 6" IN=476.77 (S)
WYE-18	744071.97	7941524.02	IE 6" IN=481.22 (S) IE 6" OUT=481.22 (N) IE 6" IN=480.87 (SE)
WYE-19	744068.64	7941523.71	IE 6" IN=481.32 (S) IE 6" OUT=481.32 (N) IE 4" IN=482.50 (W)
WYE-20	744004.95	7941517.76	IE 6" IN=483.24 (W) IE 6" OUT=483.24 (E) IE 6" IN=483.24 (N)
WYE-21	744003.71	7941512.63	IE 6" OUT=483.29 (E) IE 6" IN=483.29 (W) IE 6" IN=483.29 (S)
WYE-22	744094.12	7941362.91	IE 6" IN=482.34 (S) IE 6" OUT=482.34 (N) IE 4" IN=482.34 (W)
WYE-23	744062.10	7941362.91	IE 6" IN=482.66 (S) IE 6" OUT=482.66 (N) IE 4" IN=482.66 (W)
WYE-24	744010.17	7941362.91	IE 6" IN=483.18 (W) IE 6" OUT=483.18 (N) IE 6" IN=483.18 (S)
WYE-25	744034.14	7941429.02	IE 6" IN=483.60 (S) IE 6" OUT=483.60 (W) IE 6" IN=483.60 (E)
WYE-26	744020.17	7941429.02	IE 6" IN=483.74 (S) IE 6" OUT=483.74 (N) IE 6" IN=483.74 (W)

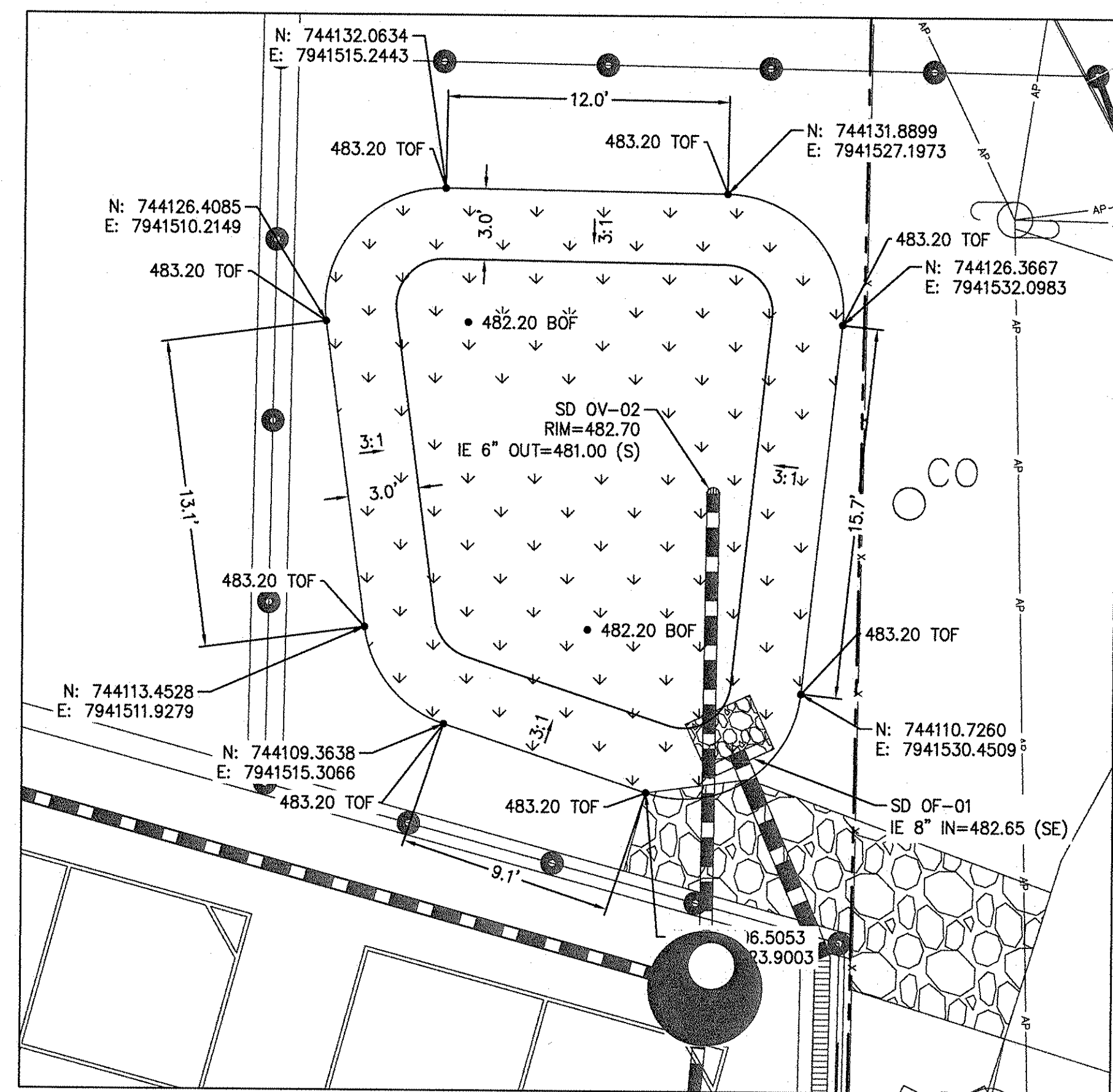
SD STRUCTURE TABLE  
\*VERIFY RIM ELEVATIONS WITH GRADING PLAN PRIOR TO CONSTRUCTION

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
AD-01	743802.55	7941291.02	487.00	IE 6" OUT=484.42 (S) IE 6" IN=484.42 (N)
AD-03	744007.10	7941526.64	485.34	IE 6" OUT=483.33 (W)
AD-04	744077.25	7941270.45	484.50	IE 6" OUT=482.00 (E)
AD-05	743806.22	7941393.69	486.79	IE 6" IN=483.01 (N) IE 6" OUT=483.01 (S) IE 4" IN=483.17 (E)
AD-06	743796.17	7941510.05	486.75	IE 6" OUT=483.89 (S)
AD-07	744068.32	7941527.09	484.46	IE 6" OUT=480.97 (NW)
AD-08	744020.19	7941423.85	486.25	IE 6" OUT=484.31 (E)
AD-09	743999.86	7941266.06	486.46	IE 4" OUT=484.46 (E)
AD-10	743845.11	7941516.66	487.00	IE 6" OUT=484.66 (E)
CB-10	743909.22	7941521.94	487.21	IE 4" OUT=485.22 (S)
CB-11	743882.82	7941521.53	487.28	IE 4" IN=484.95 (N) IE 4" OUT=484.95 (S)
CO-06	743787.09	7941334.09	487.72	IE 6" IN=482.02 (E) IE 6" OUT=482.02 (W)
CO-07	743786.47	7941386.76	488.27	IE 6" IN=482.54 (E) IE 6" OUT=482.54 (W)
CO-08	743785.76	7941446.48	487.70	IE 6" IN=483.14 (E) IE 6" OUT=483.14 (W)
CO-09	743785.02	7941517.32	488.14	IE 6" IN=483.85 (E) IE 6" OUT=483.85 (W)
CO-11	744006.48	7941362.90	487.27	IE 6" OUT=483.21 (N)

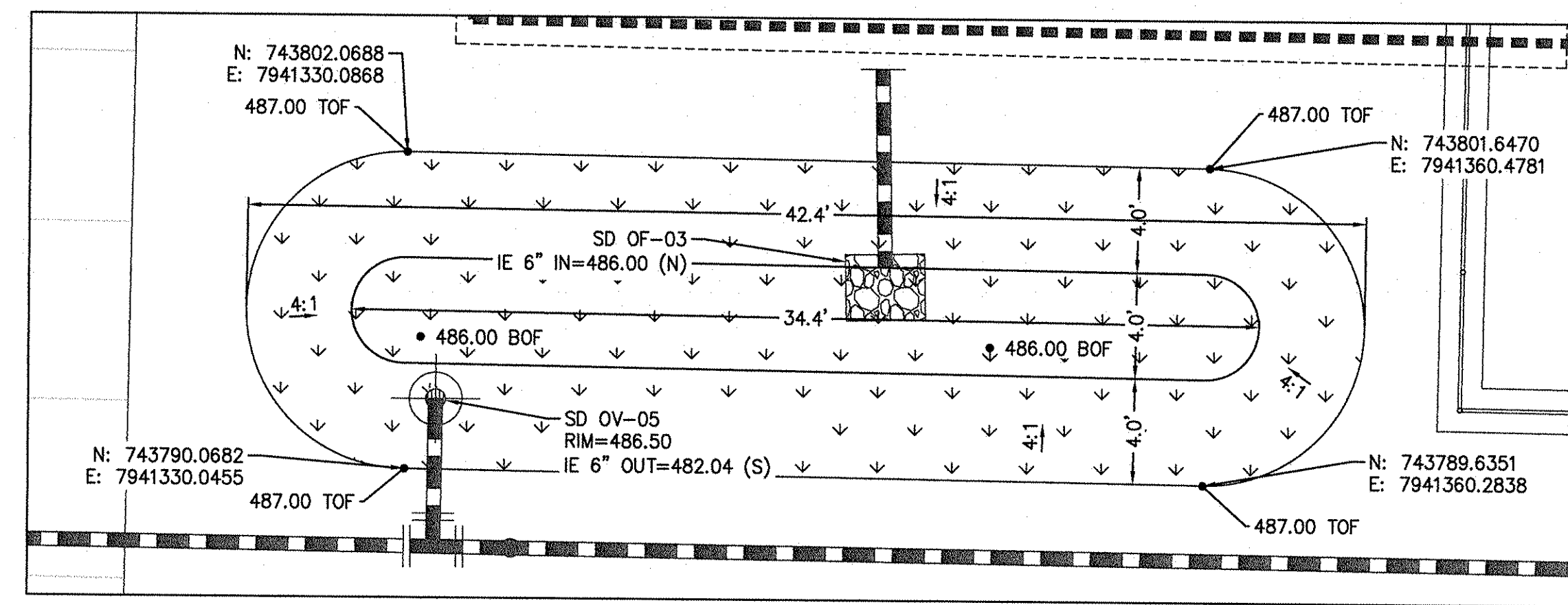
SD STRUCTURE TABLE  
\*VERIFY RIM ELEVATIONS WITH GRADING PLAN PRIOR TO CONSTRUCTION

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
CO-12	744034.14	7941432.02	486.24	IE 6" OUT=483.63 (W)
CO-13	743869.01	7941528.32	487.96	IE 4" IN=484.79 (NW) IE 6" OUT=484.79 (S)
CO-15	743973.76	7941372.38	487.17	IE 4" OUT=484.58 (E)
CO-16	743975.00	7941372.43	487.18	IE 4" IN=483.01 (N) IE 4" OUT=484.58 (NW)
CO-17	744023.77	7941439.61	486.70	IE 4" OUT=484.51 (NE)
CO-18	743999.54	7941418.18	486.77	IE 4" IN=484.05 (S) IE 6" OUT=484.05 (E) IE 4" IN=484.05 (N)
CO-20	743870.34	7941524.79	487.76	IE 4" IN=484.82 (NW) IE 4" OUT=484.82 (SE)
MH-03	744121.23	7941273.45	483.70	IE 8" IN=477.86 (S) IE 10" OUT=475.58 (N) IE 6" IN=479.63 (E)
MH-04	743787.88	7941268.54	489.21	IE 6" IN=481.36 (E) IE 8" OUT=481.19 (N)
MH-05	744098.24	7941526.48	484.00	IE 8" IN=480.08 (W) IE 6" IN=480.23 (N) IE 6" IN=480.43 (S)
OV-02	744119.18	7941526.67	482.70	IE 6" OUT=481.00 (S)
OV-03	743791.58	7941442.76	486.50	IE 6" OUT=483.16 (S)
OV-05	743792.72	7941331.22	486.50	IE 6" OUT=482.04 (S)
OV-06	744120.97	7941291.76	483.50	IE 6" IN=480.00 (W)
OV-07	743919.74	7941275.48	486.70	IE 6" OUT=483.70 (W)

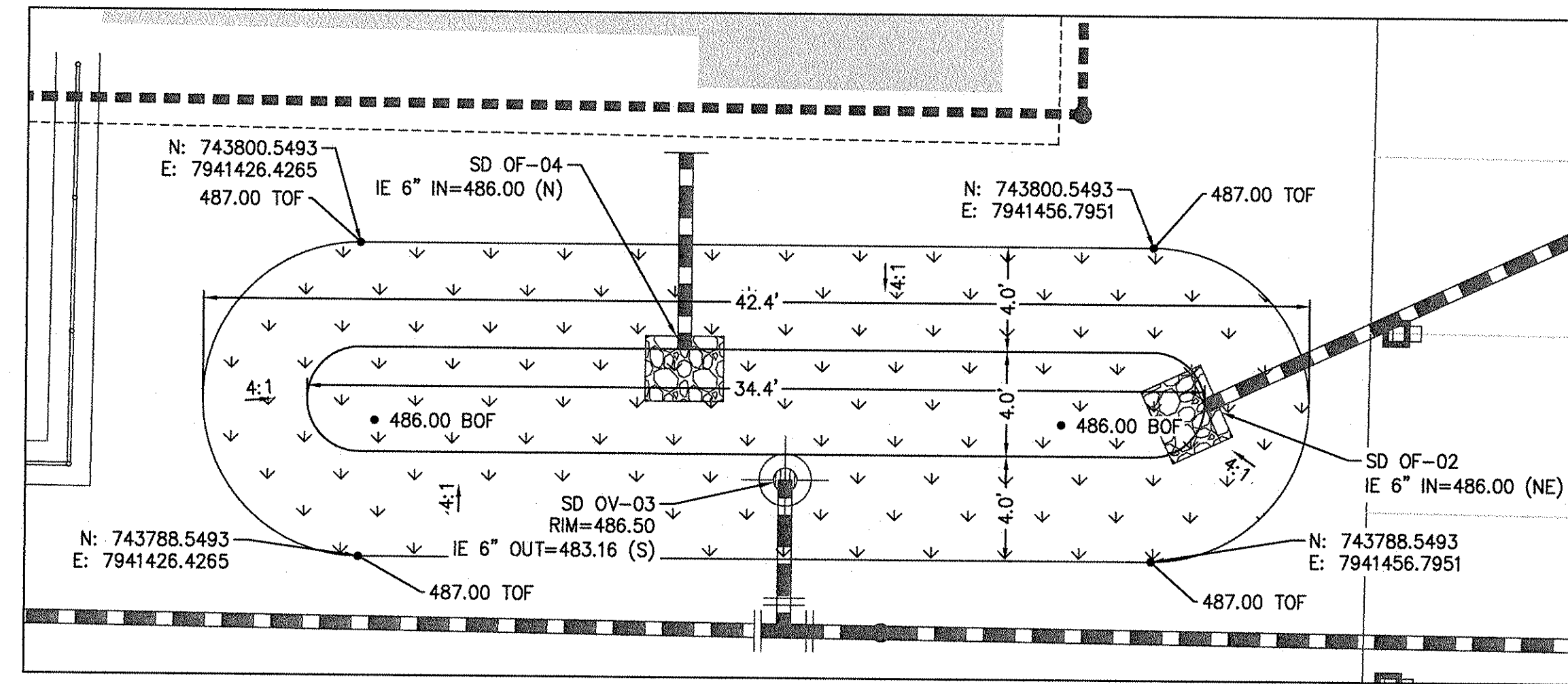




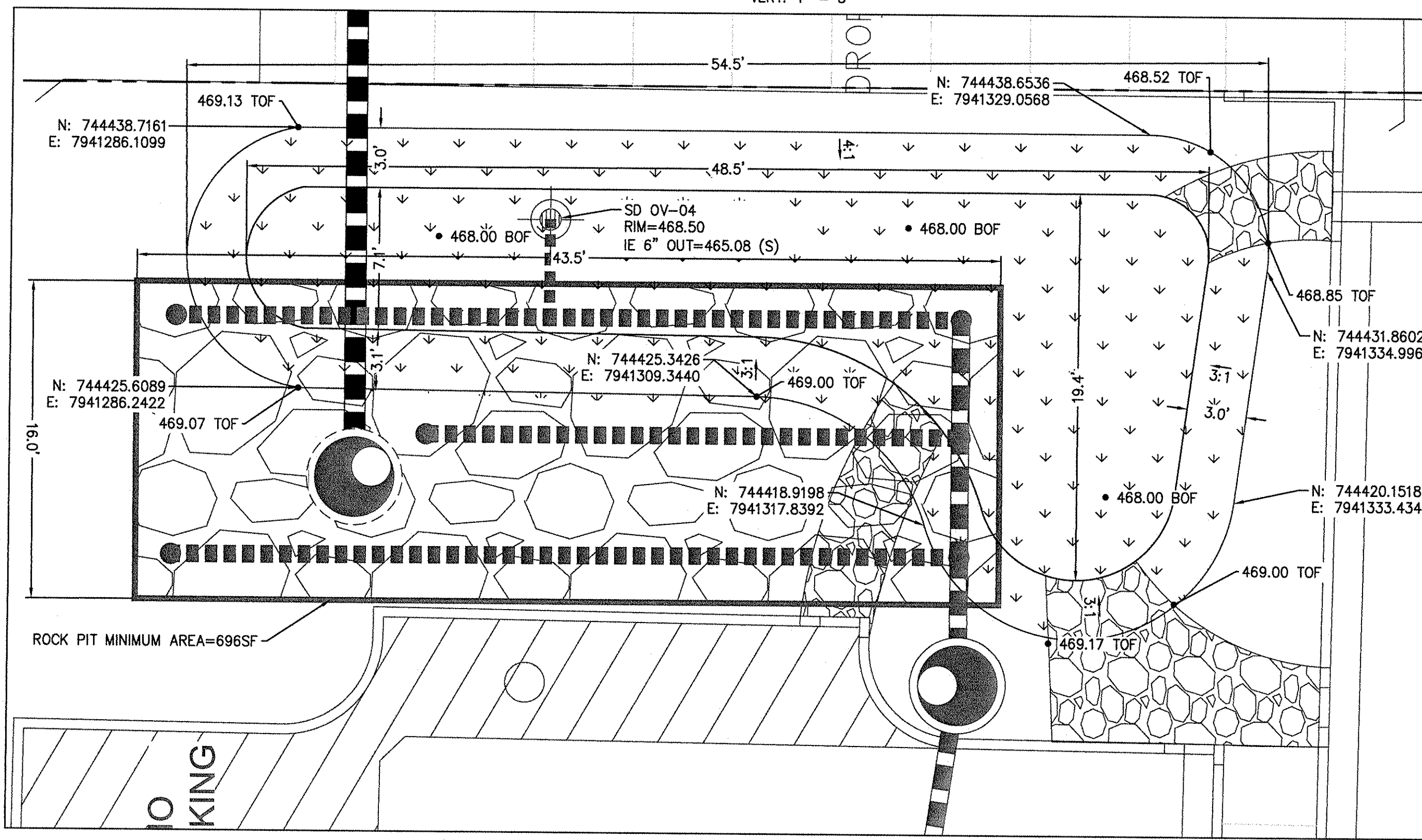
1 WQ-2  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'



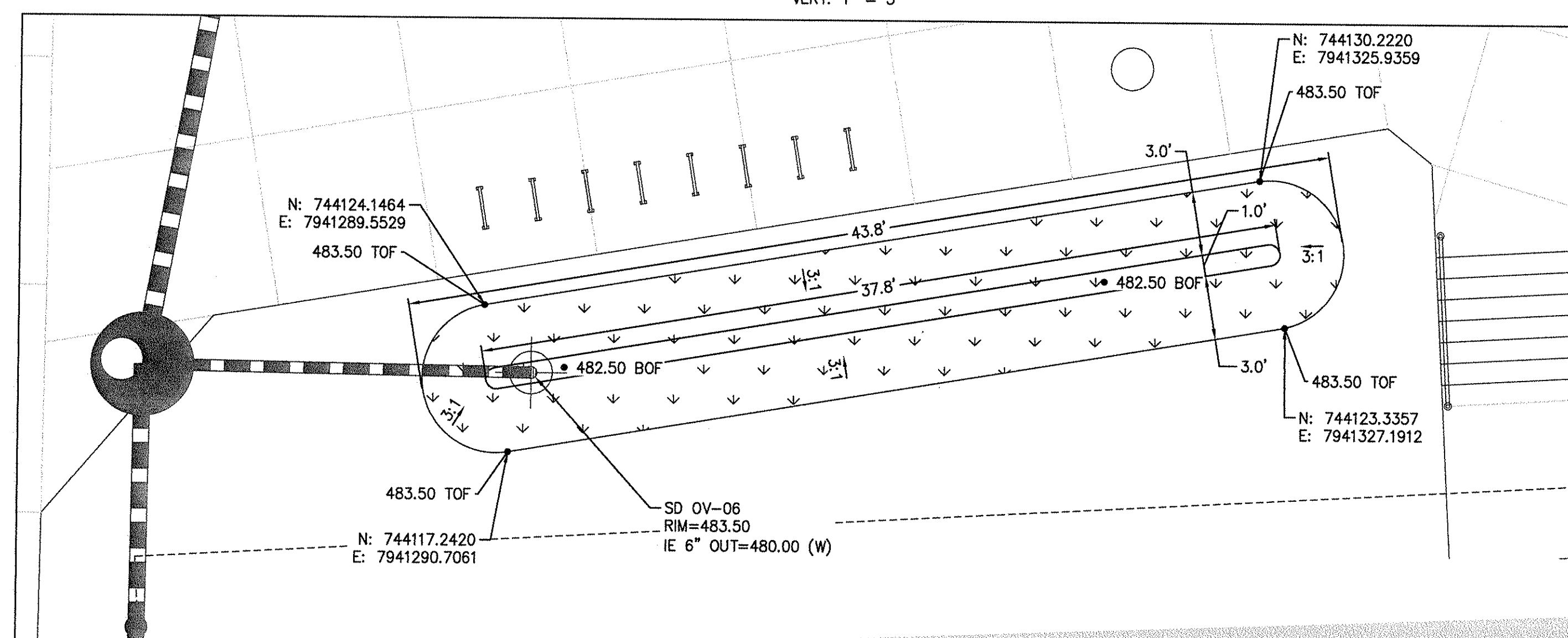
2 WQ-3A  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'



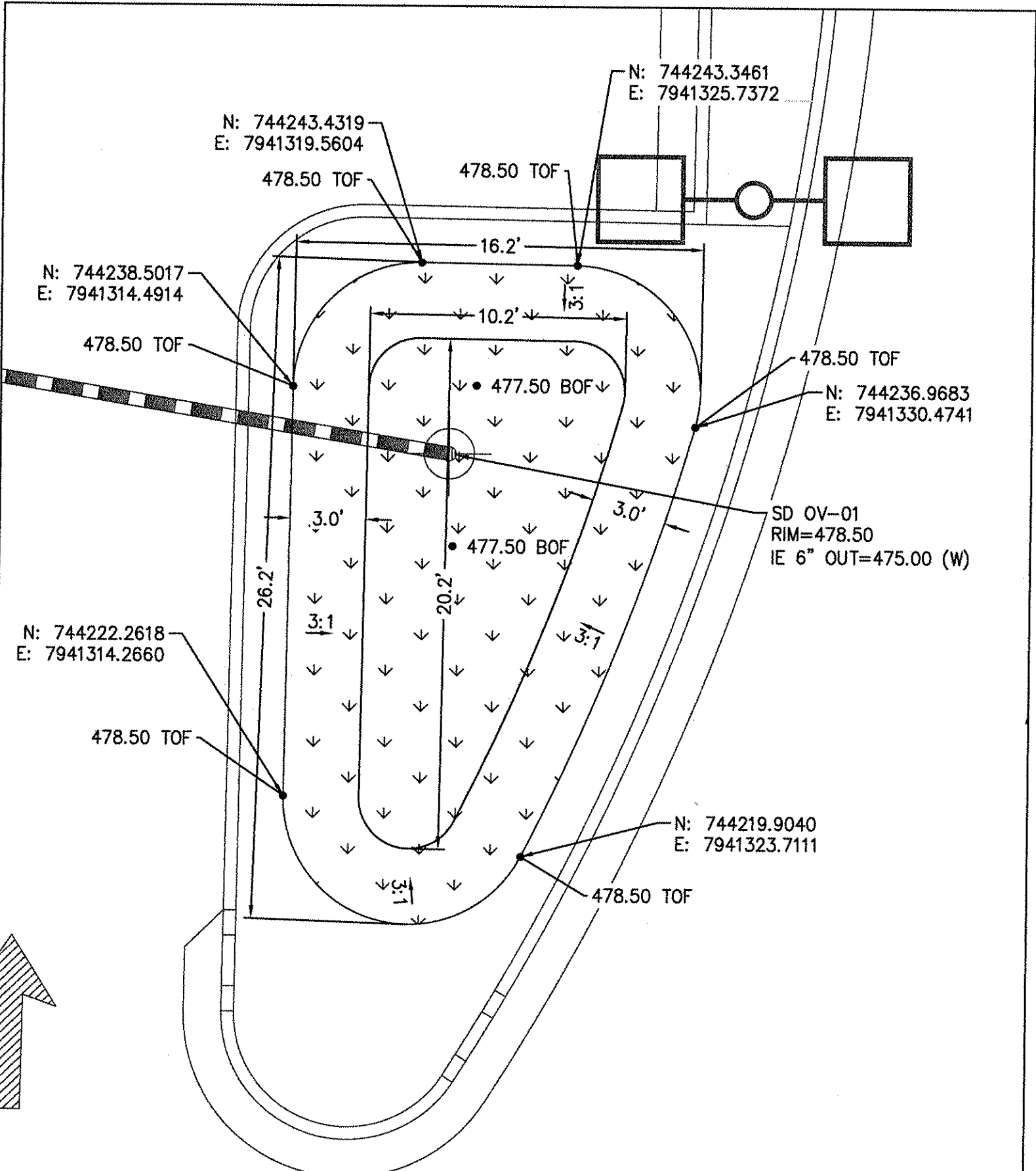
3 WQ-3B  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'



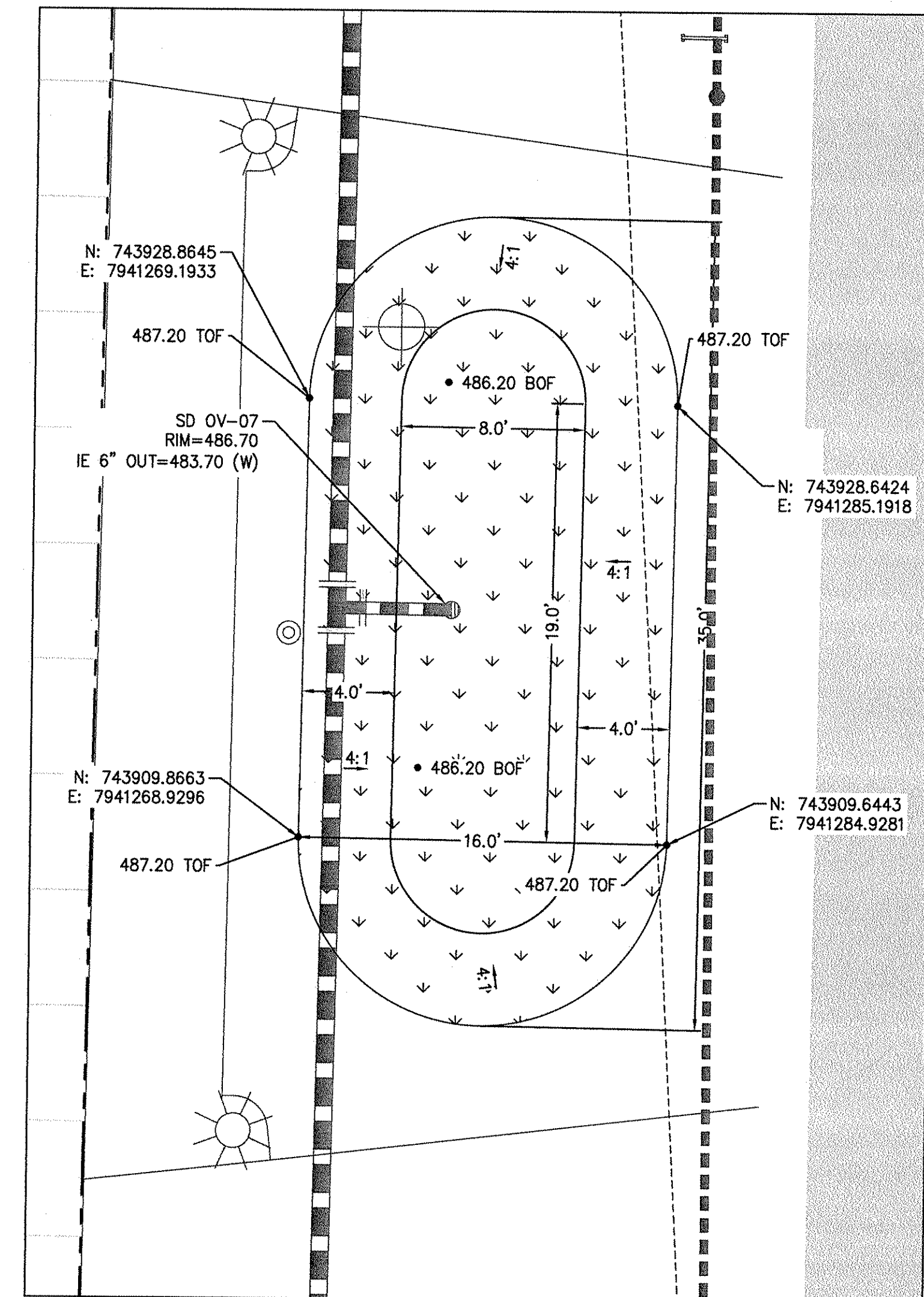
5 WQ-5/PIT  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'



7 WQ-7  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'



4 WQ-4  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'



6 WQ-6  
SCALE: HORZ: 1" = 5'  
VERT: 1" = 5'

SHEET NOTES

- SEE DETAIL 10/C4.0 AND SHEET C4.2 FOR TYPICAL CROSS SECTION OF WATER QUALITY FACILITIES.
- SEE SHEET C3.3 FOR CONTRIBUTING BASIN AREAS TO EACH WATER QUALITY FACILITY.
- GEOTECHNICAL ENGINEER TO OBSERVE THE EXCAVATION OF WATER QUALITY FACILITIES PRIOR TO BACKFILL.
- WATER QUALITY FACILITIES SHALL REMAIN FREE OF CONSTRUCTION DEBRIS AND TRASH DURING CONSTRUCTION.
- WATER QUALITY FACILITIES ARE NOT APPROVED FOR SEDIMENT DISPOSAL. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT BUILDUP AND WILL REMOVE ANY SEDIMENT IN FACILITIES PERIODICALLY.
- GRADES AND SLOPES BASED ON THE LANDSCAPE GRADING PLANS L3.01 AND L3.02.

STORMWATER NARRATIVE SUMMARY

STORMWATER WATER QUALITY FACILITIES ARE DESIGNED TO TREAT ALL PROPOSED IMPERVIOUS AREAS. ALL IMPERVIOUS SURFACE RUNOFF THAT IS NOT INTERCEPTED BY AREA DRAINS SHALL SHEET FLOW TO THE APPROPRIATE FACILITY. PER EARTHWORK SPECIFICATIONS, CONTRACTOR SHALL PROVIDE CIVIL ENGINEER WITH A GROWING MEDIA SAMPLE AND SOIL DATA FOR INFILTRATION TESTING PRIOR TO PLACEMENT OF GROWING MEDIA IN FACILITIES. SEE STORM REPORT FOR BASIN MAP AND ADDITIONAL INFORMATION.

LAYOUT LEGEND

CALLOUT DESCRIPTION  
N: XXXXXXXXXX  
E: XXXXXXXXXX  
NORTHING AND EASTING. SEE L2.01 AND L2.02 FOR HORIZONTAL CONTROL. BASIS OF BEARING PROVIDED BY KLEIN AND ASSOCIATES.

GRADING LABEL LEGEND

CALLOUT DESCRIPTION  
X.X% GRADING SLOPE AND DIRECTION (DOWNHILL)  
X:X GRADING SLOPE AND DIRECTION (DOWNHILL) [H:V]  
SPOT ELEVATION  
DESCRIPTION LISTED BELOW.  
XX.XX TOP OF FACILITY  
XX BOTTOM OF FACILITY  
FG FINISHED GRADE

WATER QUALITY FACILITY

FACILITY ID	BOTTOM AREA (SF)	SIDE SLOPE (H:V)
WQ-2	394	3:1
WQ-3A	134	4:1
WQ-3B	134	4:1
WQ-4	147	3:1
WQ-5	483	3:1
WQ-6	348	4:1
WQ-7	38	3:1

STORMWATER FACILITY STAGE STORAGE

FACILITY NAME	DESIGN INFILTRATION RATE	BOTTOM ELEVATION	WQ STORAGE DEPTH (RELATIVE TO BOTTOM ELEVATION)	10YR STORAGE DEPTH (RELATIVE TO BOTTOM ELEVATION)	25 YEAR STORAGE DEPTH (RELATIVE TO BOTTOM ELEVATION)	100 YEAR STORAGE DEPTH (RELATIVE TO BOTTOM ELEVATION)
WQ-2	2 IN/HR	482.20	0.13	0.59	0.60	0.62
WQ-3A	2 IN/HR	486.00	0.11	0.55	0.55	0.56
WQ-3B	2 IN/HR	486.00	0.25	0.56	0.57	0.58
WQ-4**	2 IN/HR	477.50	NOT FACTORED	NOT FACTORED	NOT FACTORED	NOT FACTORED
WQ-5	2 IN/HR	468.00	0.20	0.65	0.67	0.71
WQ-6	2 IN/HR	486.20	0.01	0.29	0.40	0.52
WQ-7	2 IN/HR	483.00	0.50	0.56	0.56	0.58
PIT	40 IN/HR	454.62	4.88*	6.72	9.90	13.35

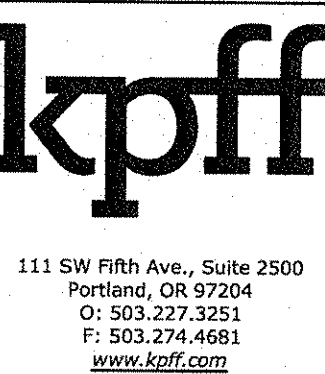
\*STORAGE DEPTH FROM ROOF RUNOFF.  
\*\*WQ-4 IS NOT A PRIMARY FACILITY. IT IS PART OF THE WQ-5 BASIN AREA.

MATCHLINE SEE SHEET C2.1

920 NW 17th Ave.  
Portland, OR 97209  
503.525.9511  
www.opsisarch.com



Consultant Logo



Key Plan

Project Owner:  
Hood River County School District



Project Name:  
May St Elementary School  
Project Address:  
May St, Hood River, OR 97031

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PERMISSION:  
None  
No. Revision Date  
11 PR-11 9.25.2016

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

STORMWATER FACILITY DETAILS

Sheet No.

C3.2

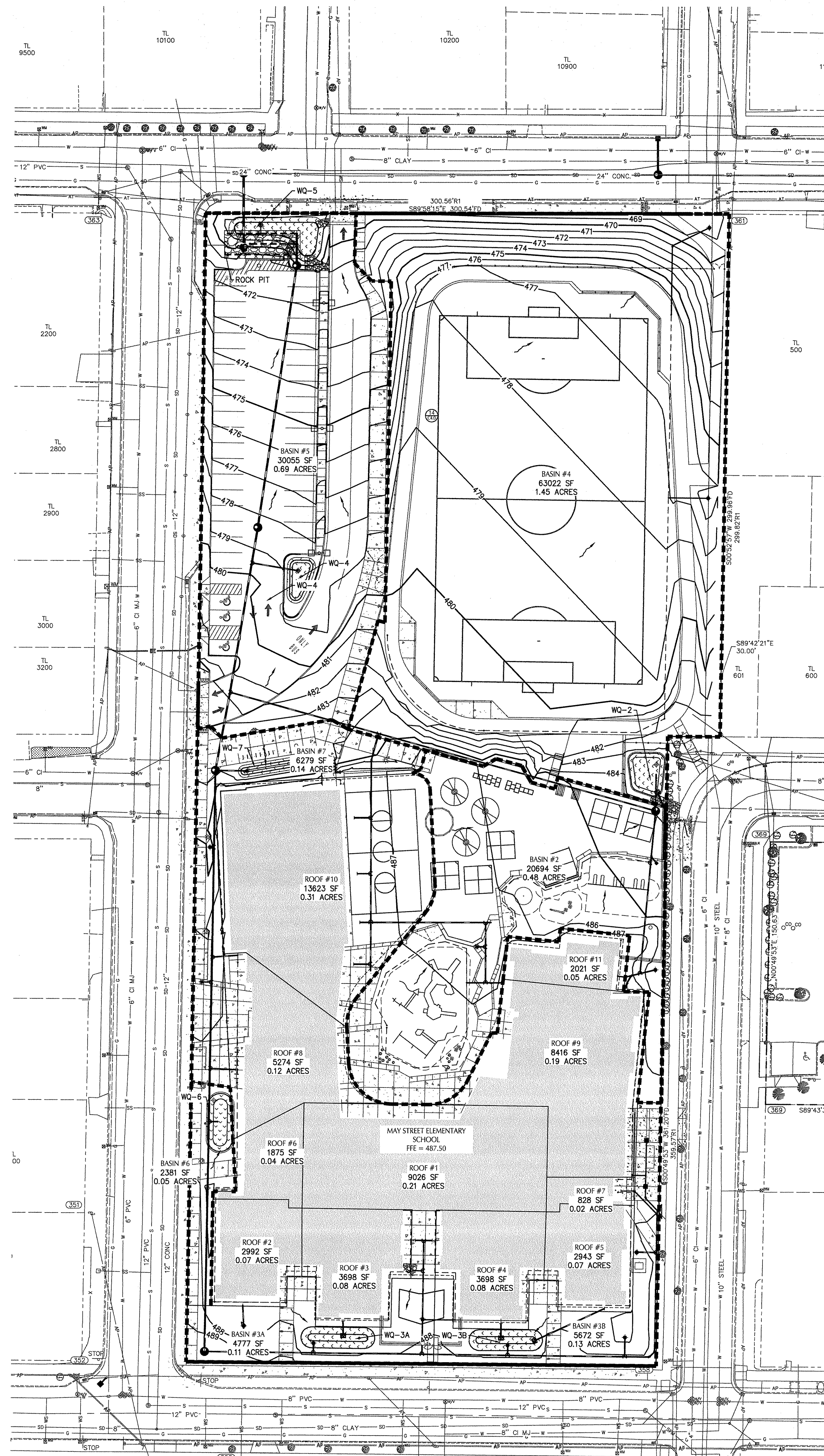
Job No.

4682-01





Consultant Logo



**SHEET NOTES**

- DRAINAGE ARROWS REFLECT DESIGN INTENT FOR CONTRIBUTING BASINS TO EACH WATER QUALITY FACILITY. CONTRACTOR TO VERIFY WITH LANDSCAPE ON CONTRIBUTING BASIN AREAS.
- GRADING SHOWN FOR REFERENCE ONLY. SEE L3.01 AND L3.02 FOR GRADING. SEE L1.01 AND L1.02 FOR SITE PLAN.

**SHEET LEGEND**

- DRAINAGE FLOW DIRECTION
- CONTOUR MINOR (FG)
- CONTOUR MAJOR (FG)

**STORMWATER CONTRIBUTING BASIN TABLE**

FACILITY ID	CONTRIBUTING BASINS	TOTAL AREA (ACRE)	IMPERVIOUS AREA (ACRE)
WQ-2	BASIN #2	0.48 AC	0.29 AC
WQ-3A	BASIN #3A AND ROOF #3	0.19 AC	0.12 AC
WQ-3B	BASIN #3B, ROOF #4, ROOF #5	0.28 AC	0.16 AC
WQ-4/WQ-5	BASIN #5	0.69 AC	0.69 AC
WQ-6	BASIN #6	0.05 AC	0.05 AC
WQ-7	BASIN #7	0.14 AC	0.14 AC
DIRECT TO ROCK PIT*	ROOF #1, #2, #6, #7, #8, #9, #10, #11	0.94 AC	0.94 AC
DIRECT TO AD-02	BASIN #4	1.45 AC	0.00 AC

\*ROOF AREA DIRECTED TO ONSITE INFILTRATION PIT WHICH MANAGES ALL DESIGN STORMS UP TO THE 25YR

Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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Revisions to Sheet

No.	Revision	Date
11	PR-11	9.25.2016

Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title

**STORMWATER BASIN PLAN**

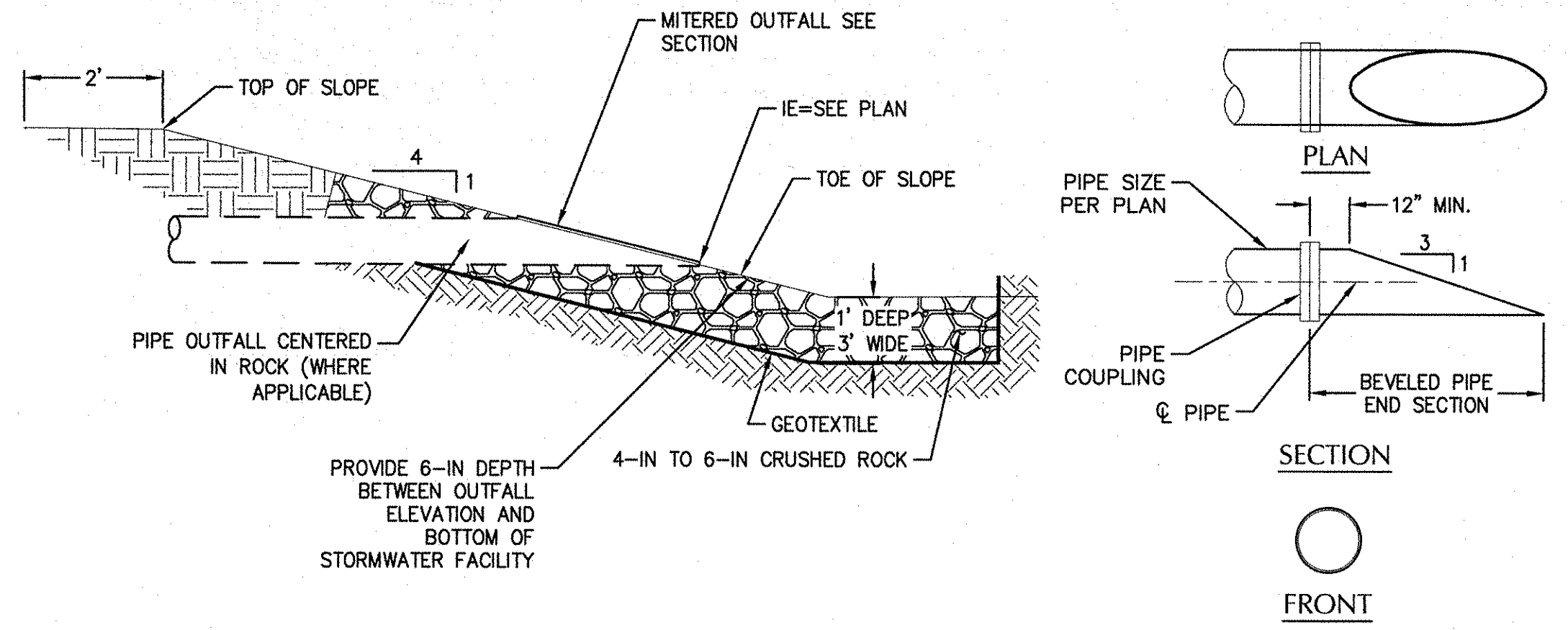
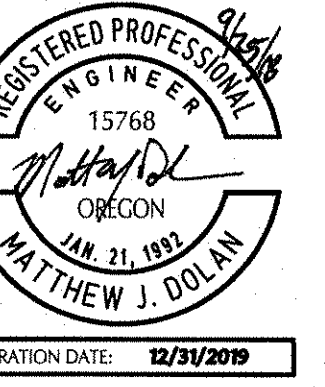
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**C3.3**

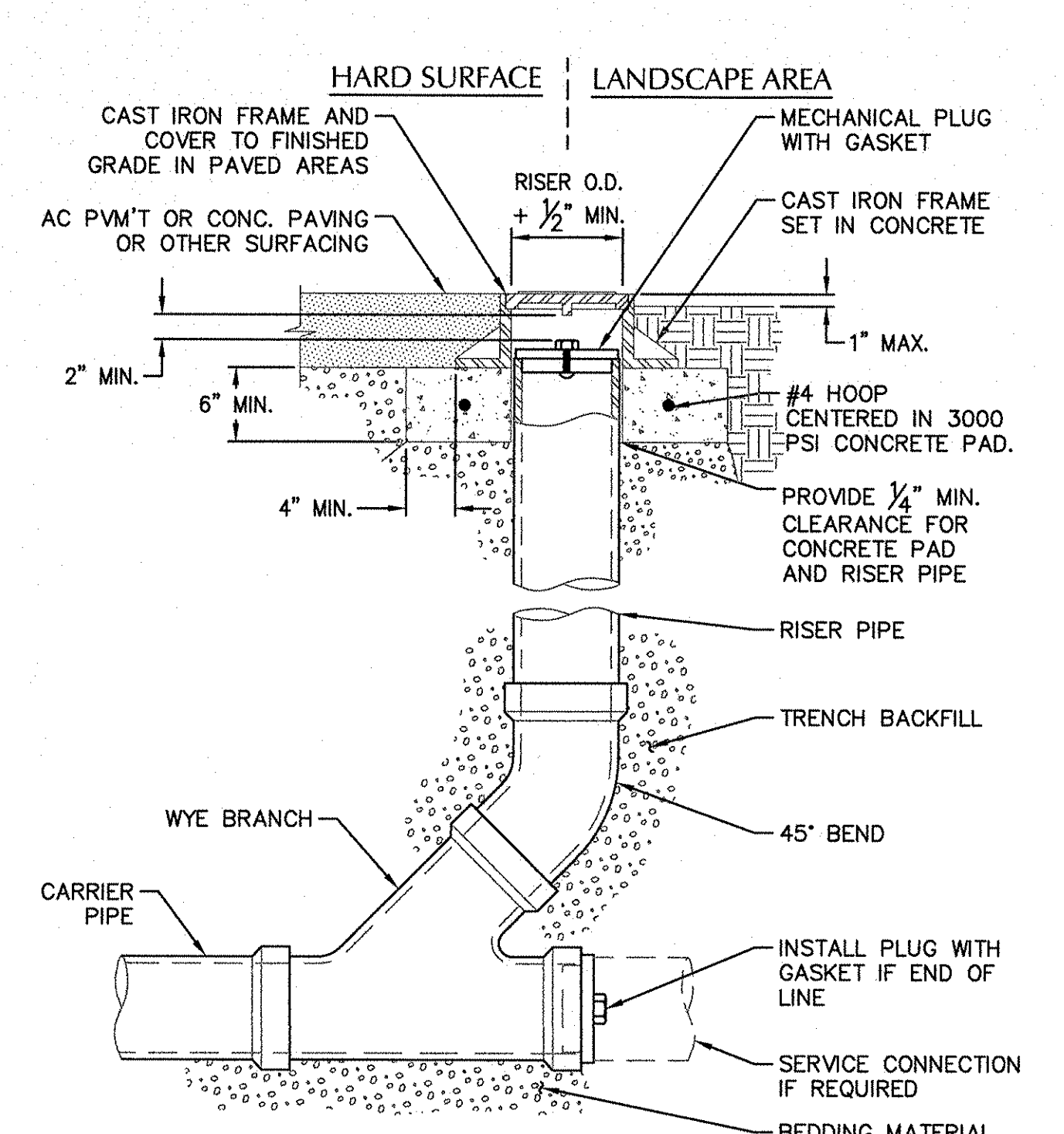
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**4682-01**

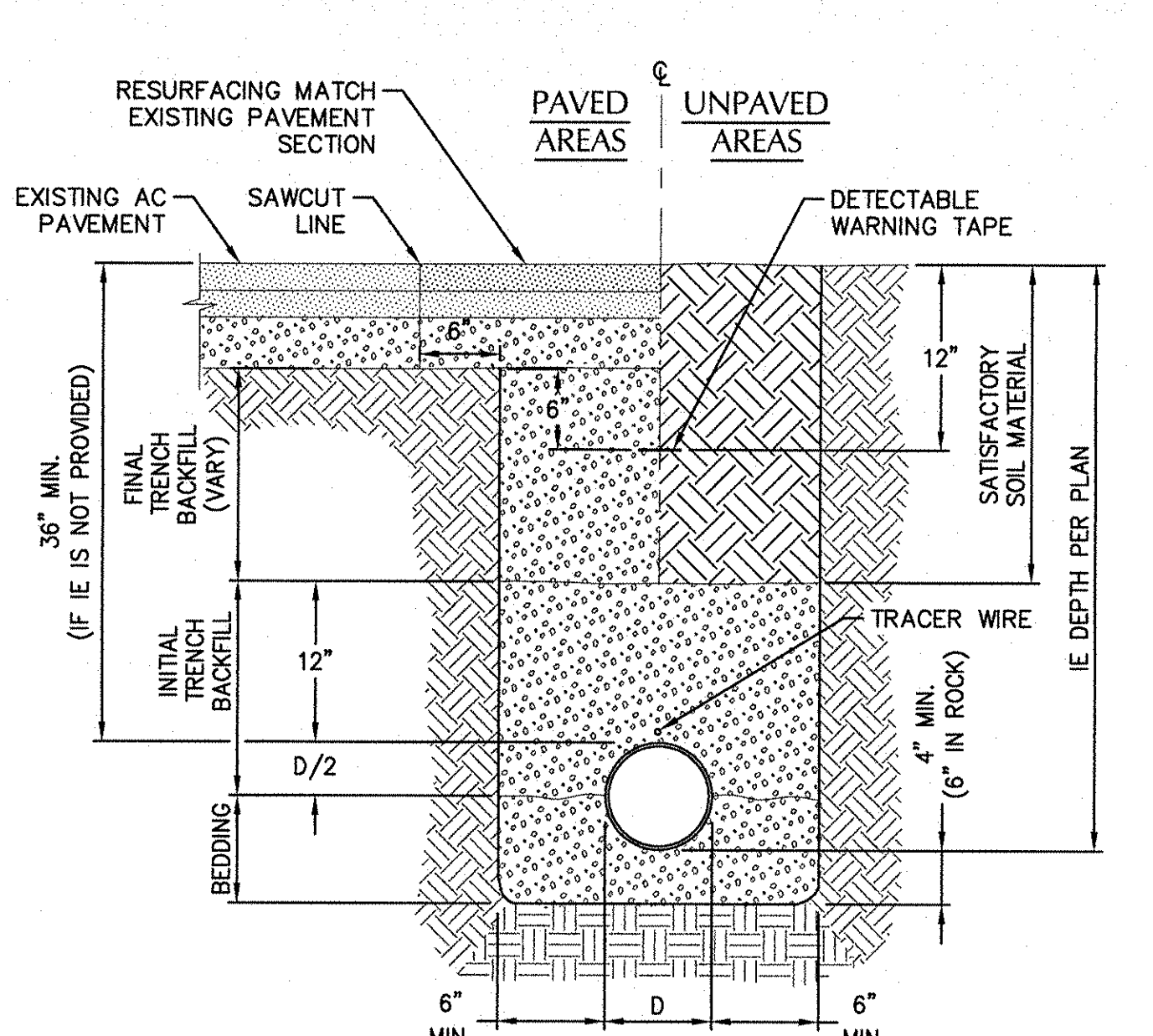




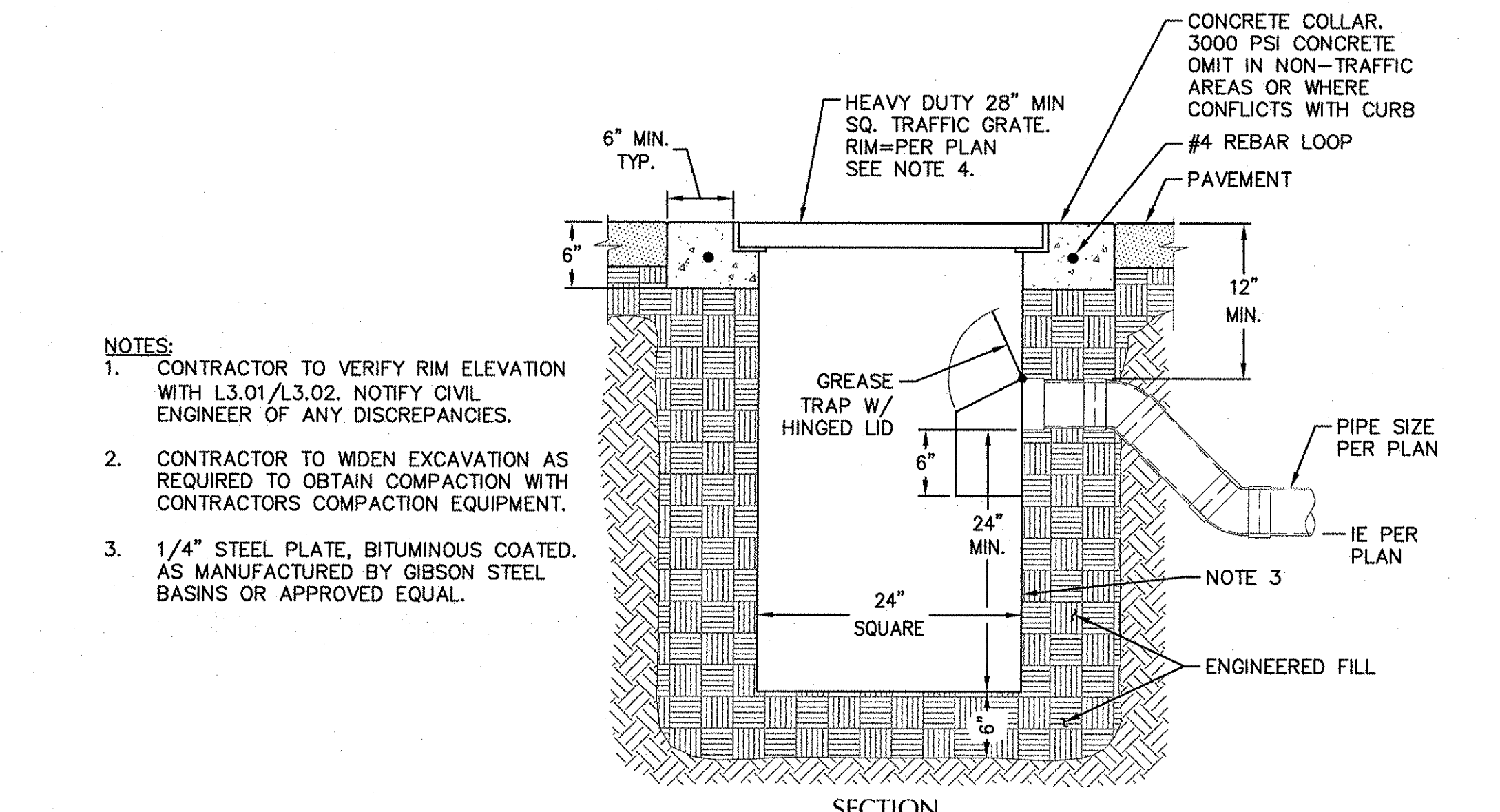
12 TYPICAL MITERED OUTFALL AND RIP-RAP PROTECTION  
SCALE: NTS



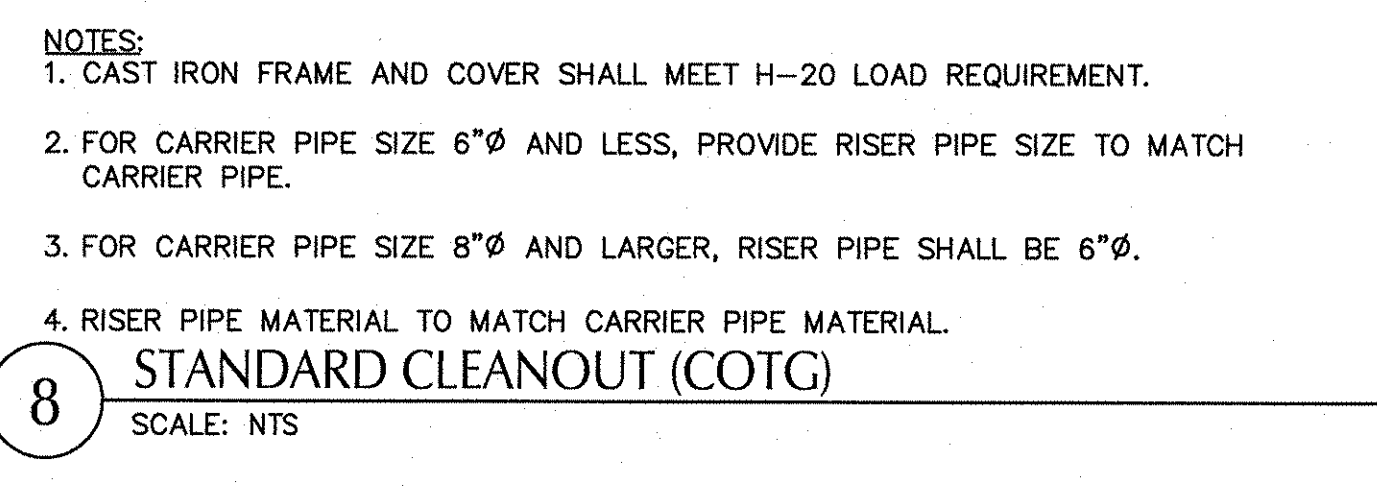
5 MANHOLE BASE - STANDARD  
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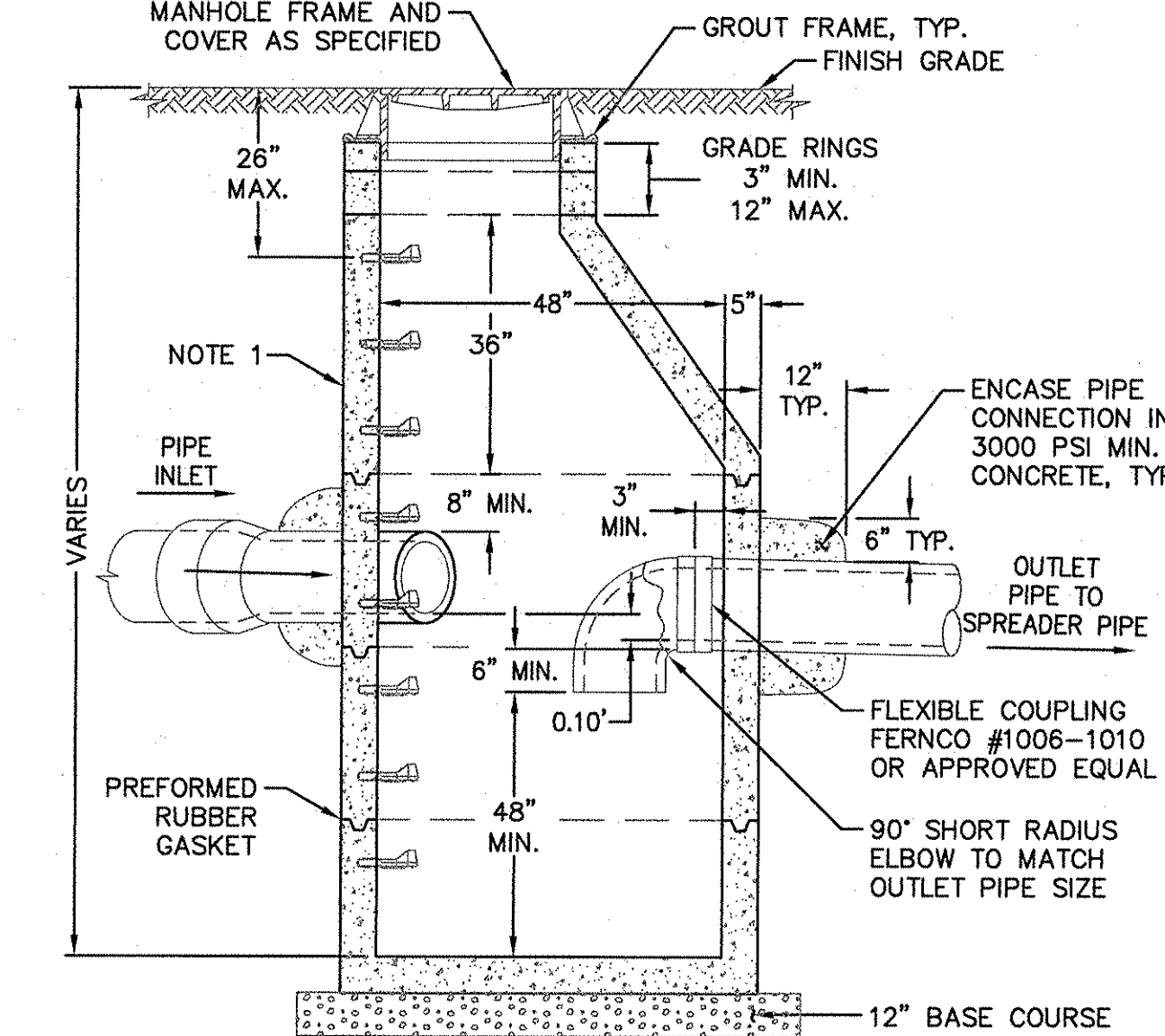
1 TYPICAL PIPE BEDDING AND BACKFILL  
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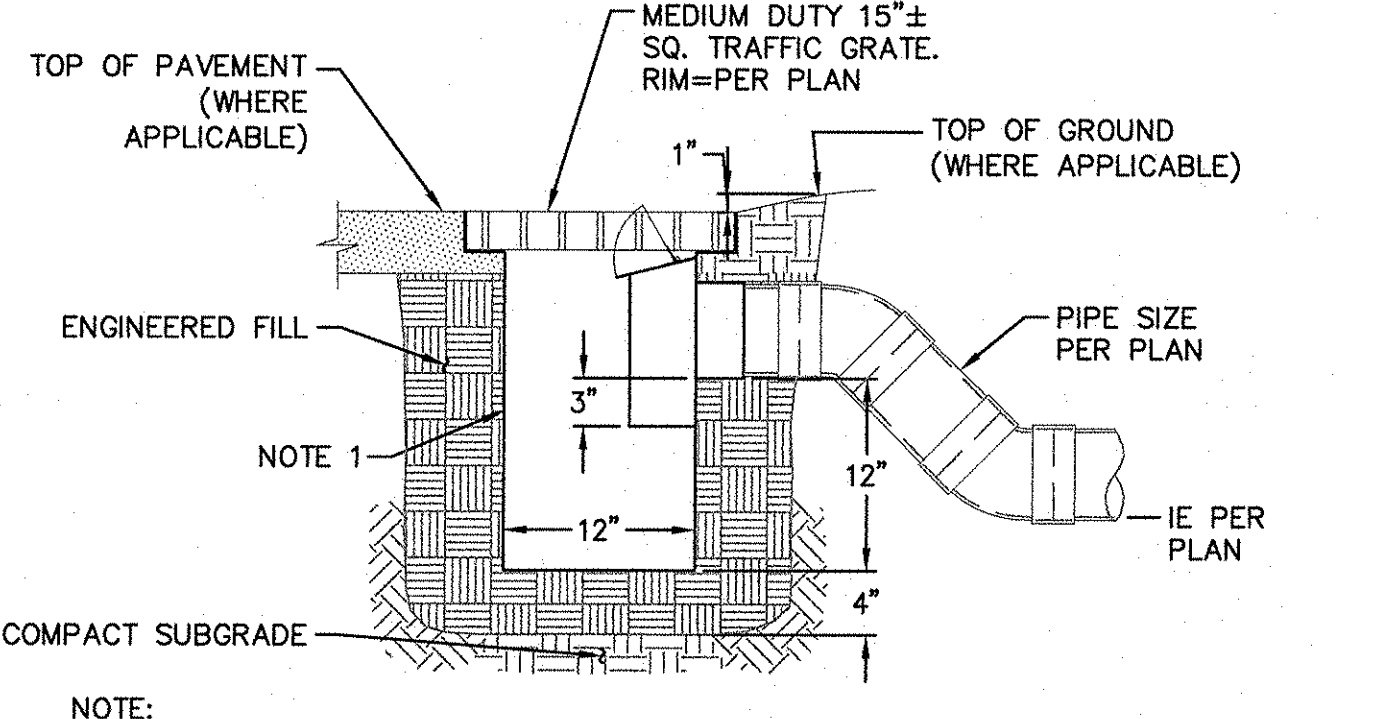
13 TRAPPED CATCH BASIN  
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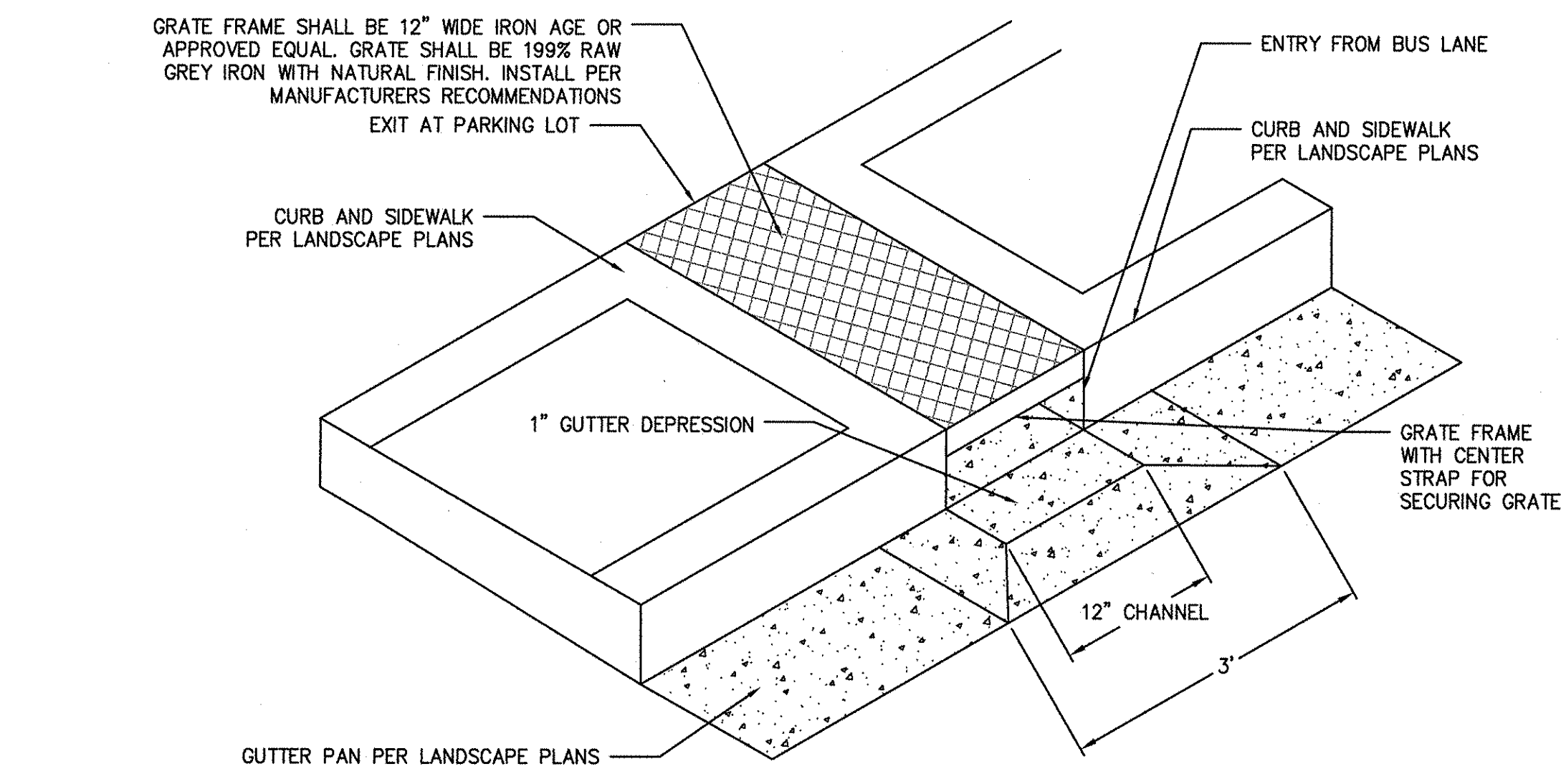
8 STANDARD CLEANOUT (COTG)  
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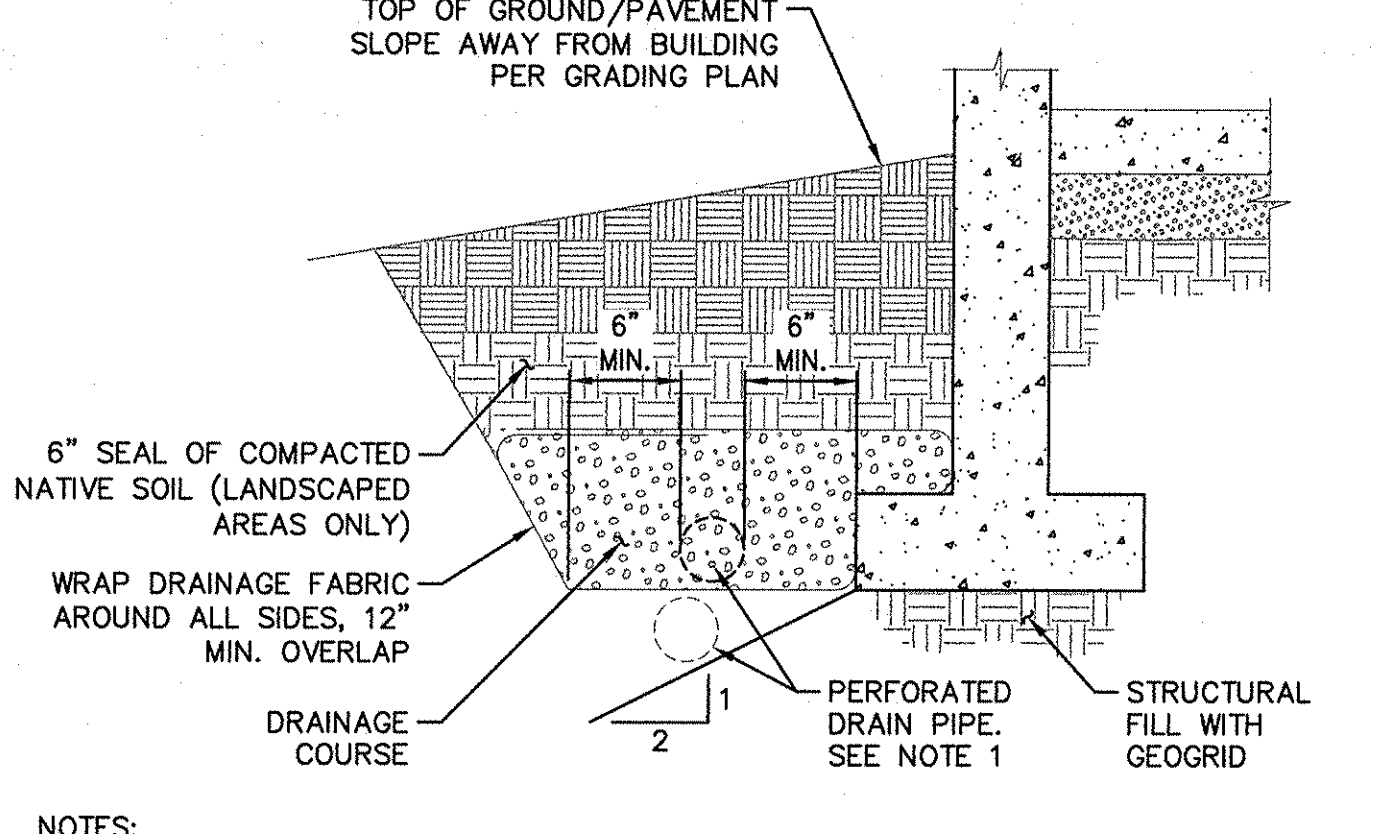
6 SEDIMENTATION MANHOLE  
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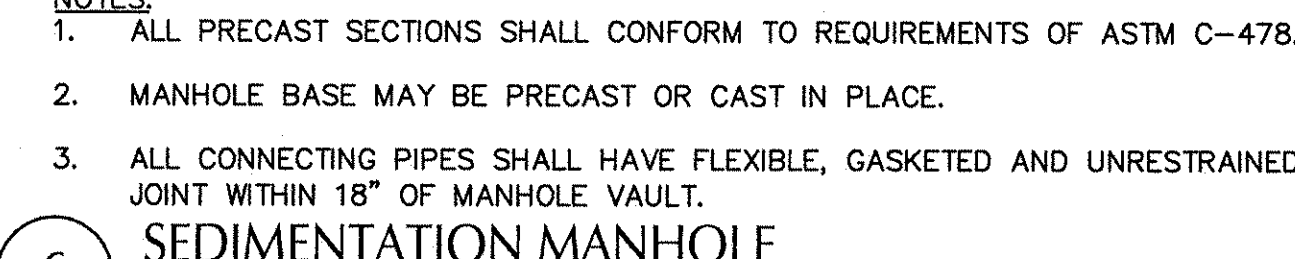
2 TRAPPED AREA DRAIN  
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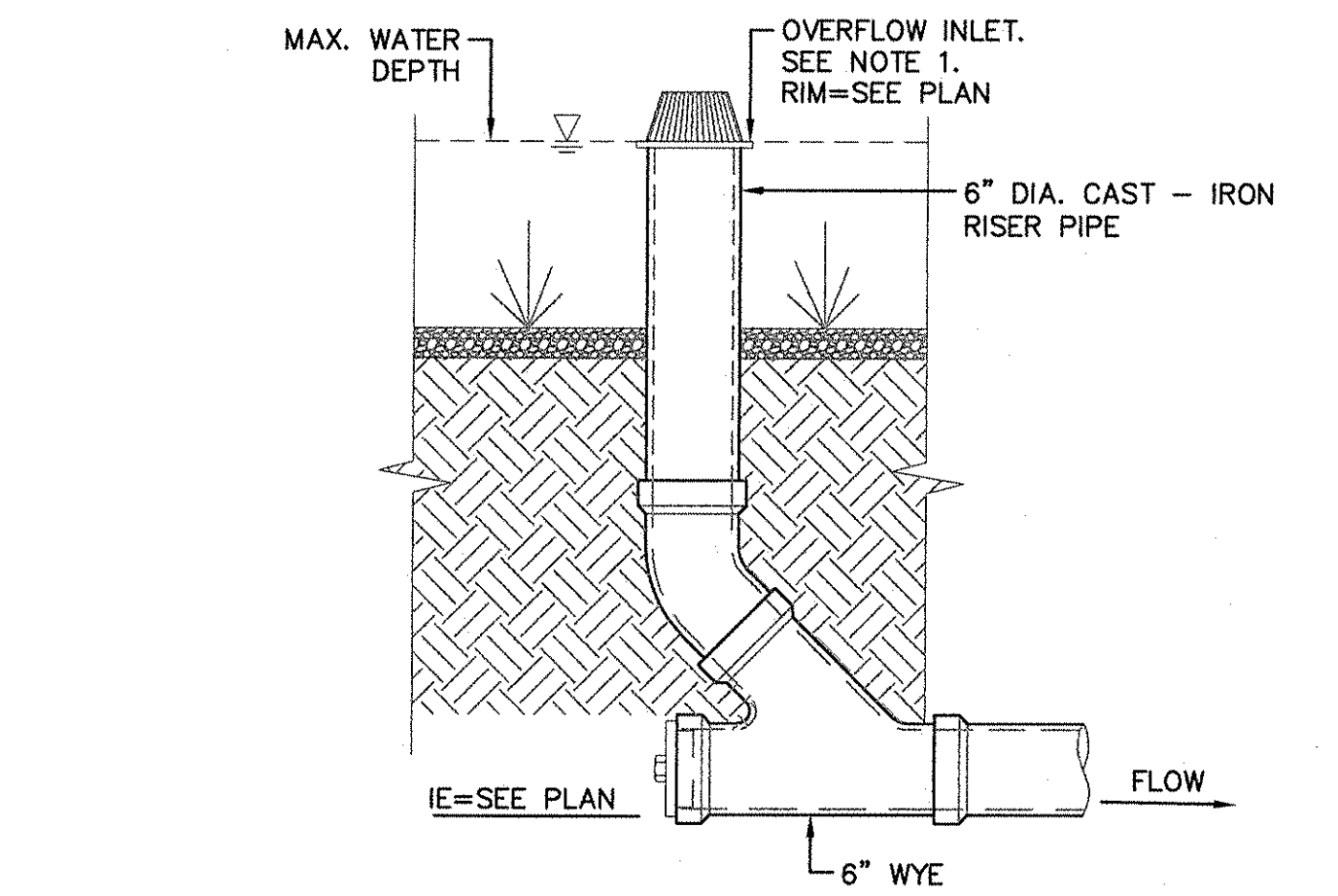
14 12-IN CONCRETE CHANNEL  
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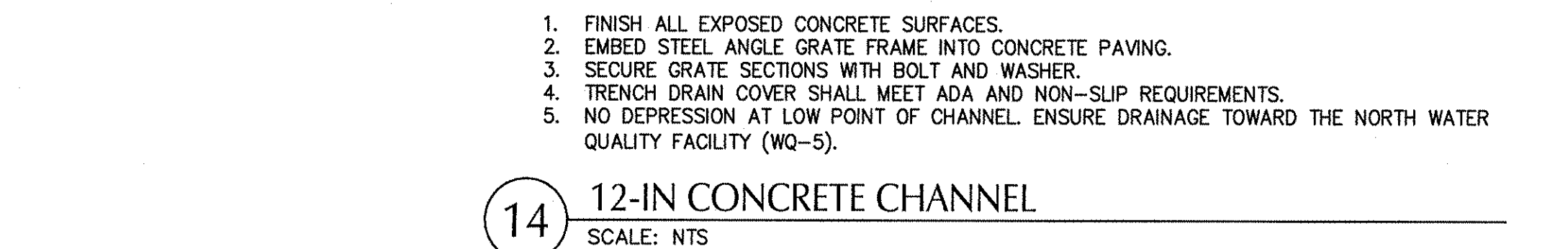
9 PERIMETER FOUNDATION DRAIN  
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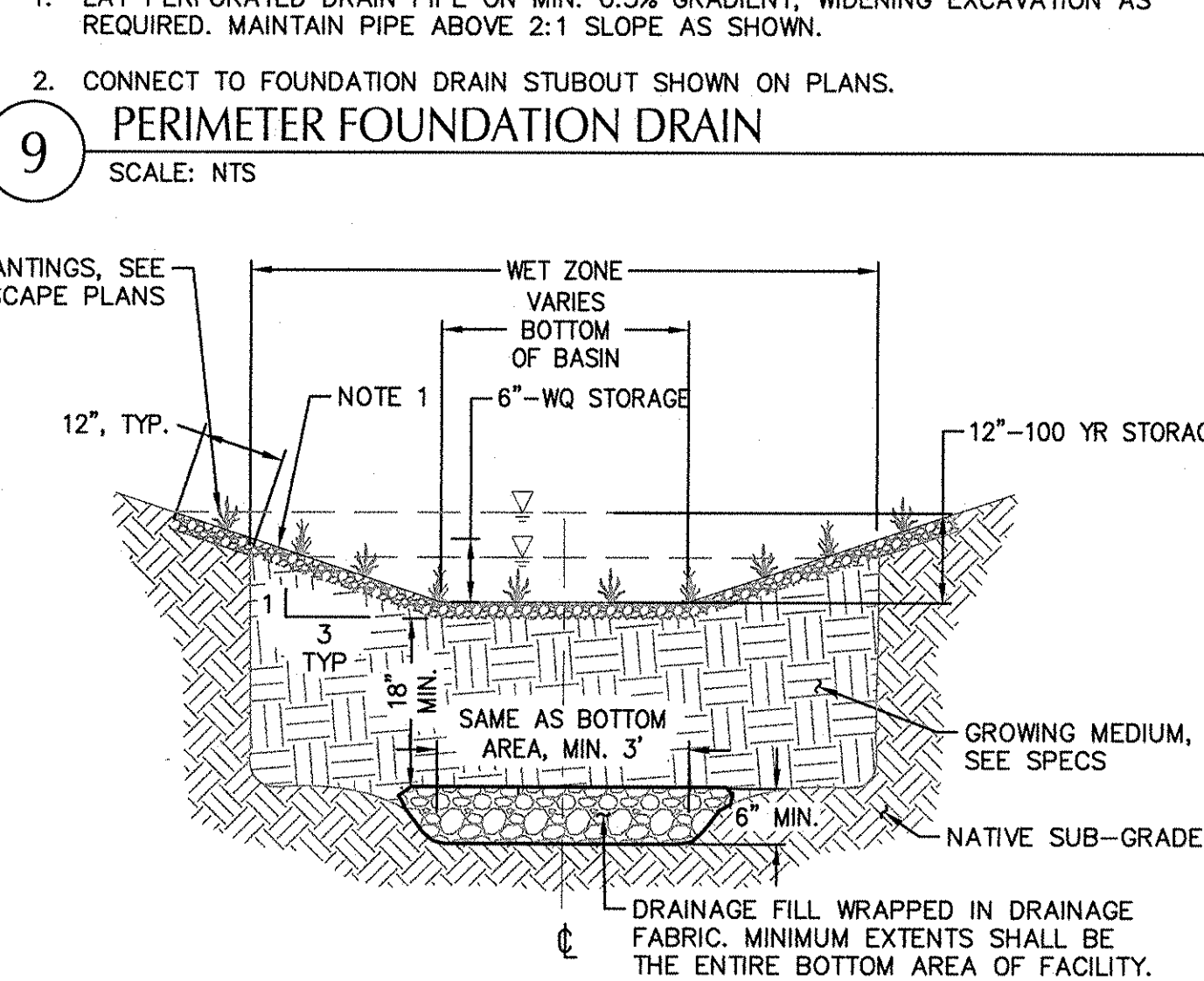
7 STANDARD DRYWELL  
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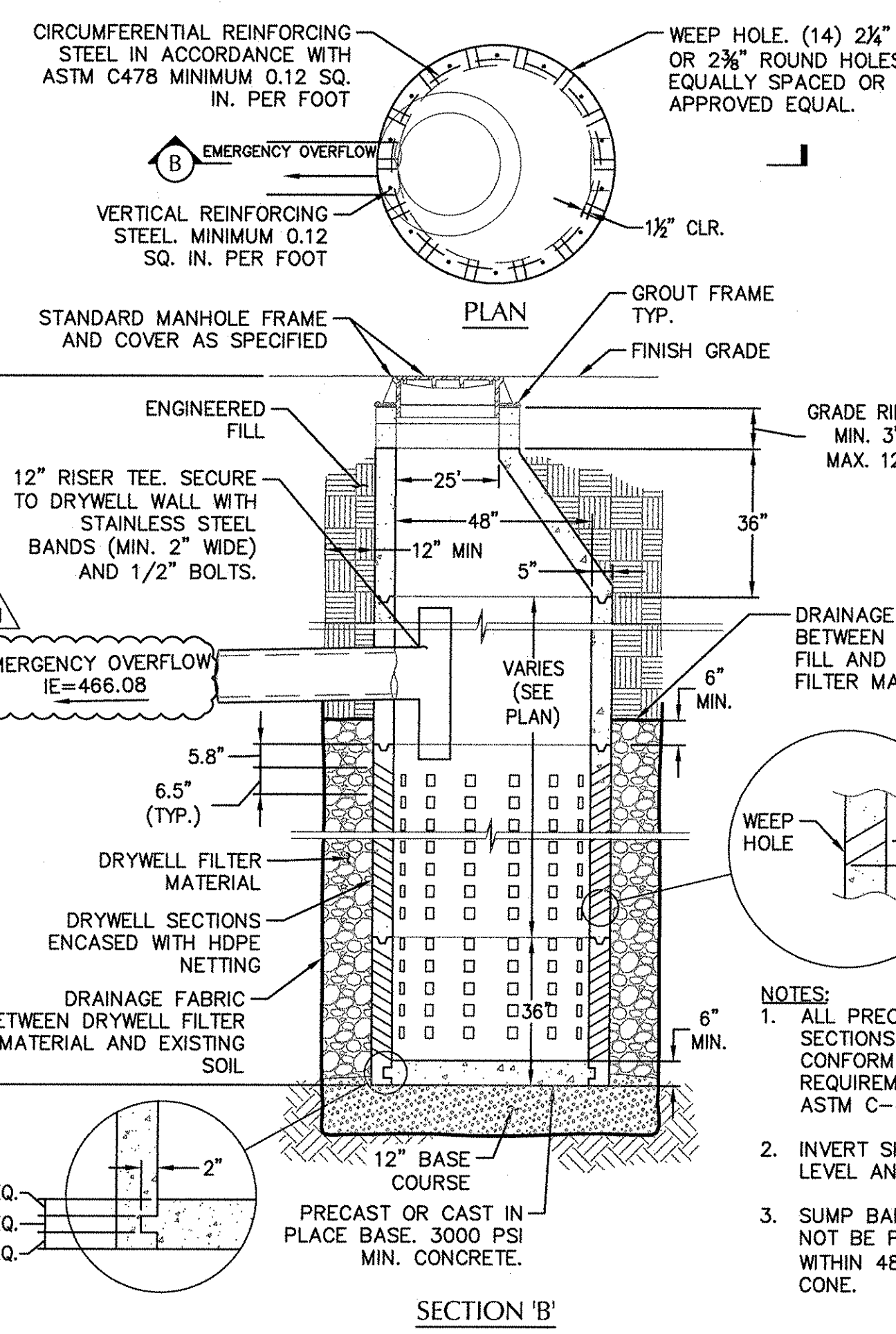
3 OVERFLOW INLET  
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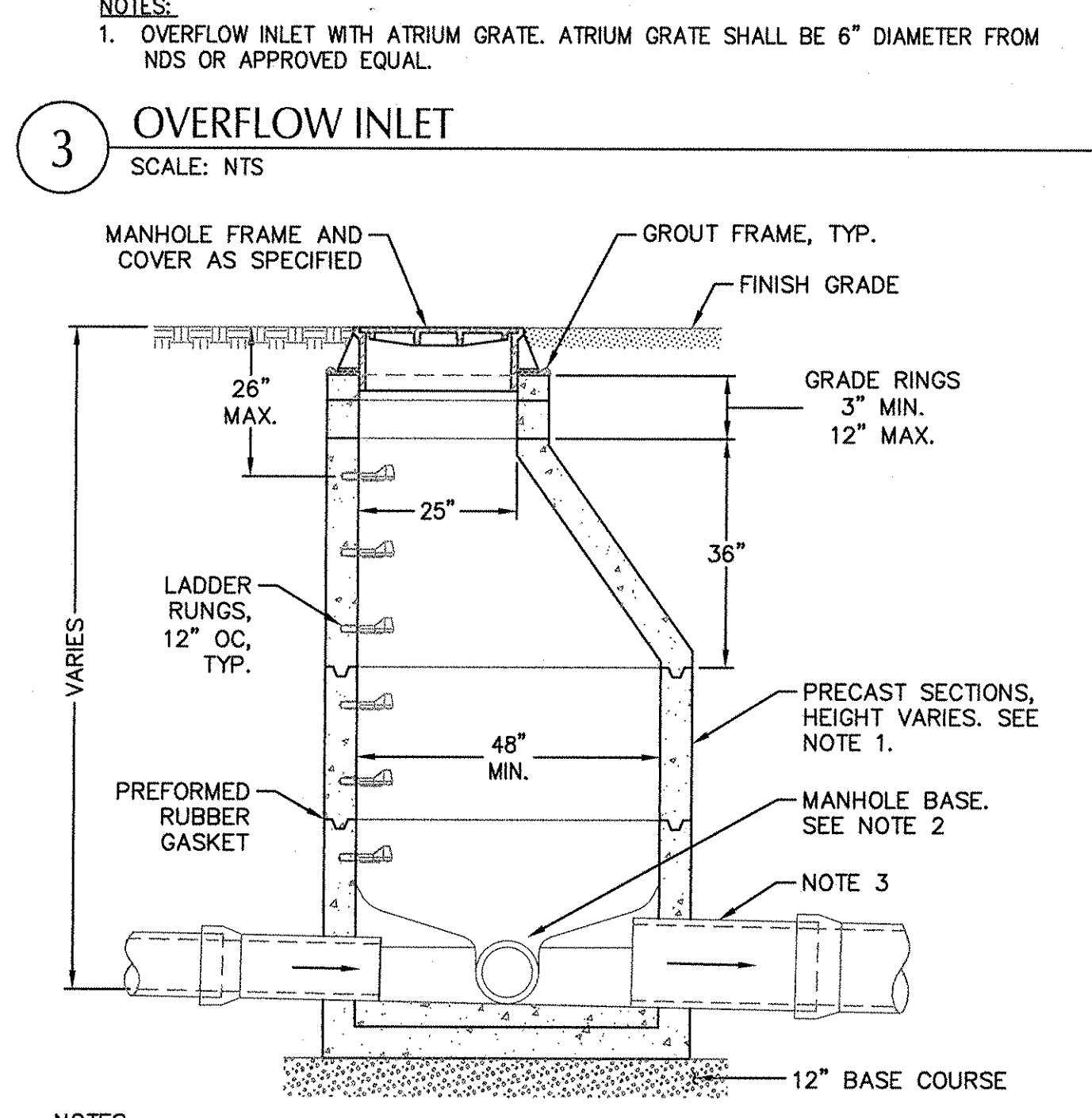
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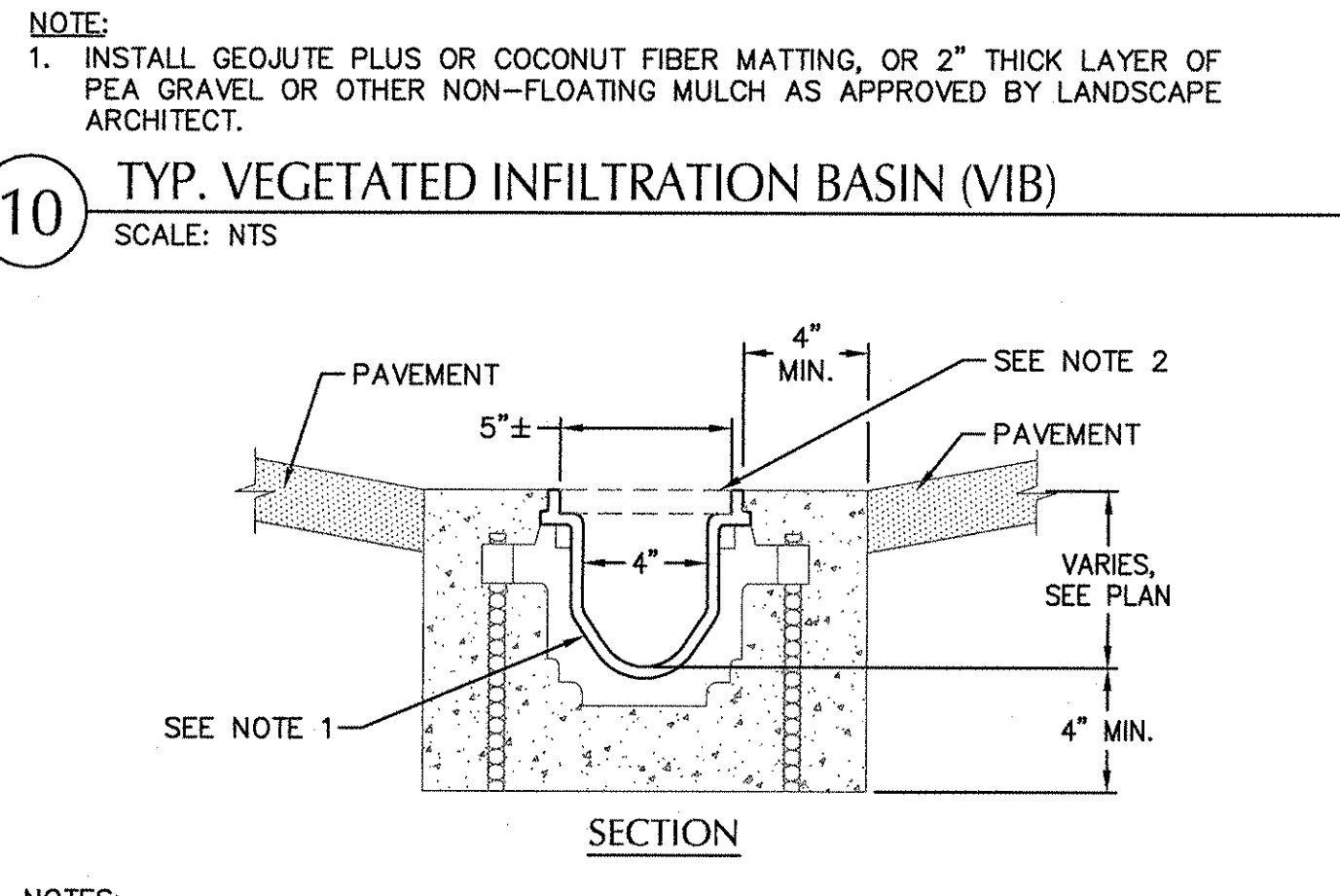
10 TYP. VEGETATED INFILTRATION BASIN (VIB)  
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11 STANDARD MANHOLE  
SCALE: NTS



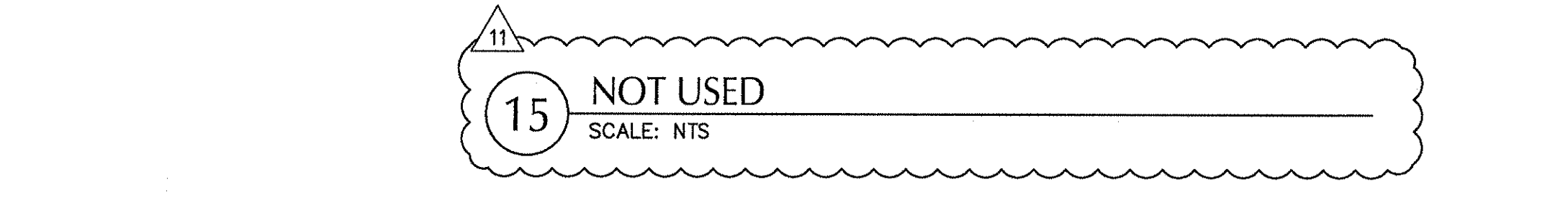
4 STANDARD MANHOLE  
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11 TRENCH DRAIN  
SCALE: NTS

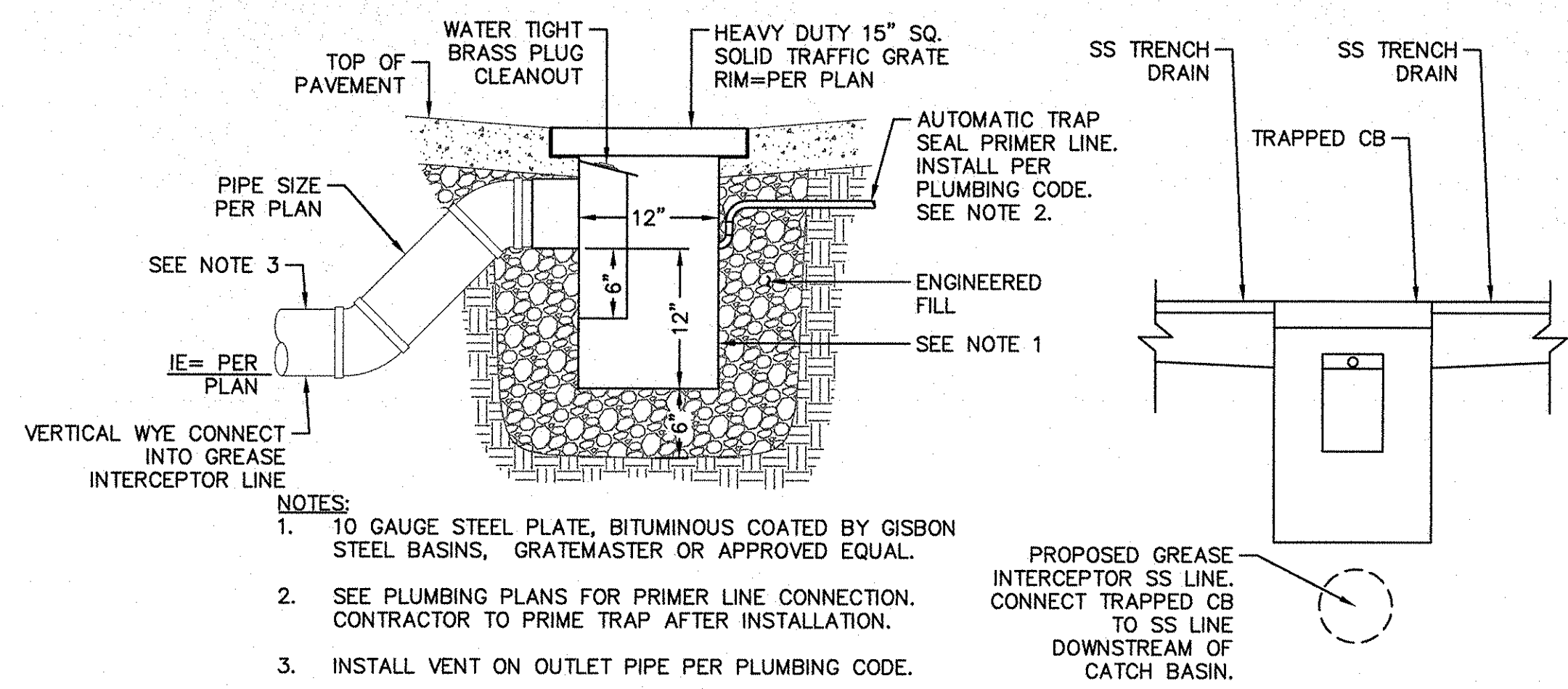
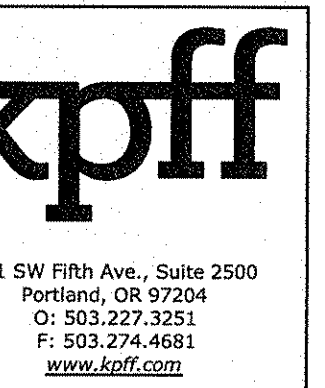
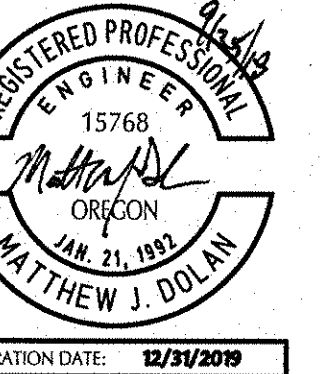


11 TRENCH DRAIN  
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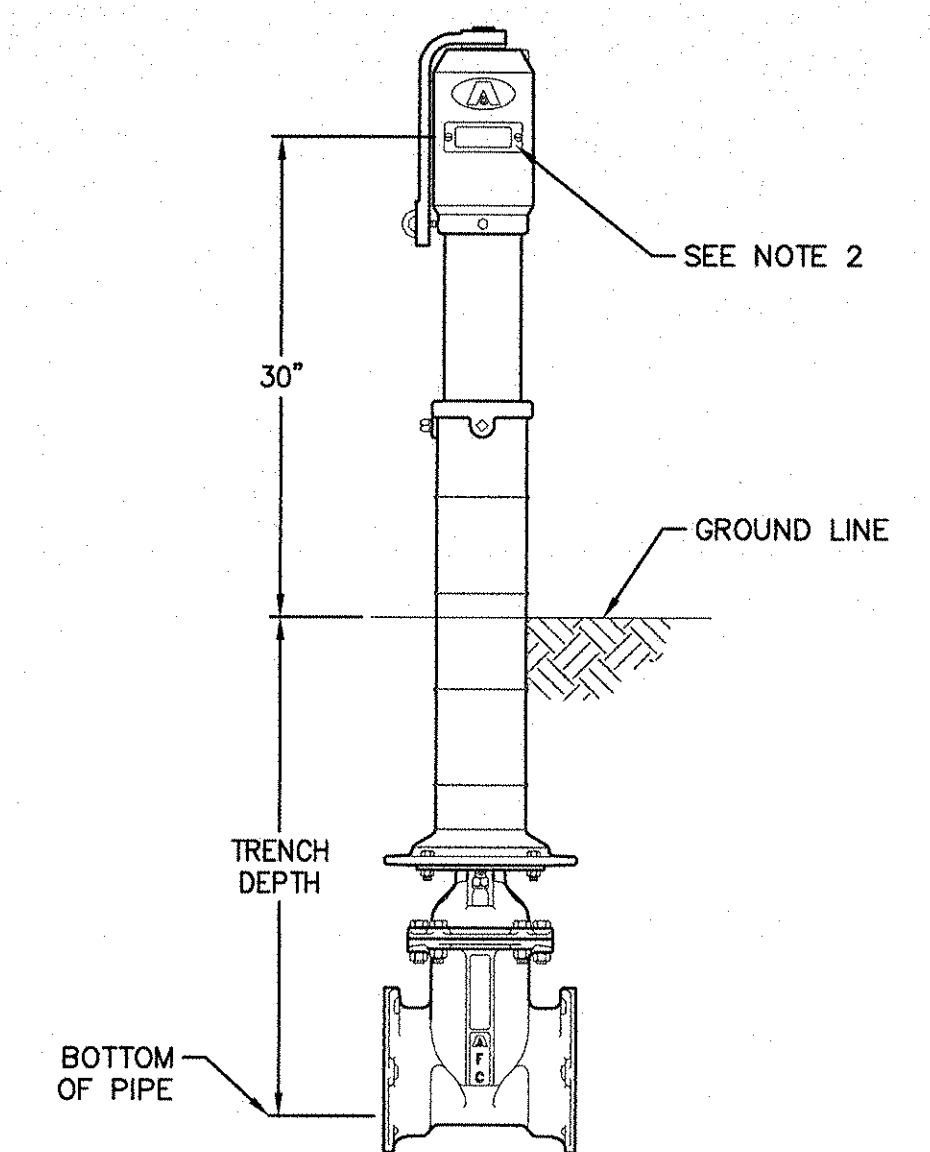


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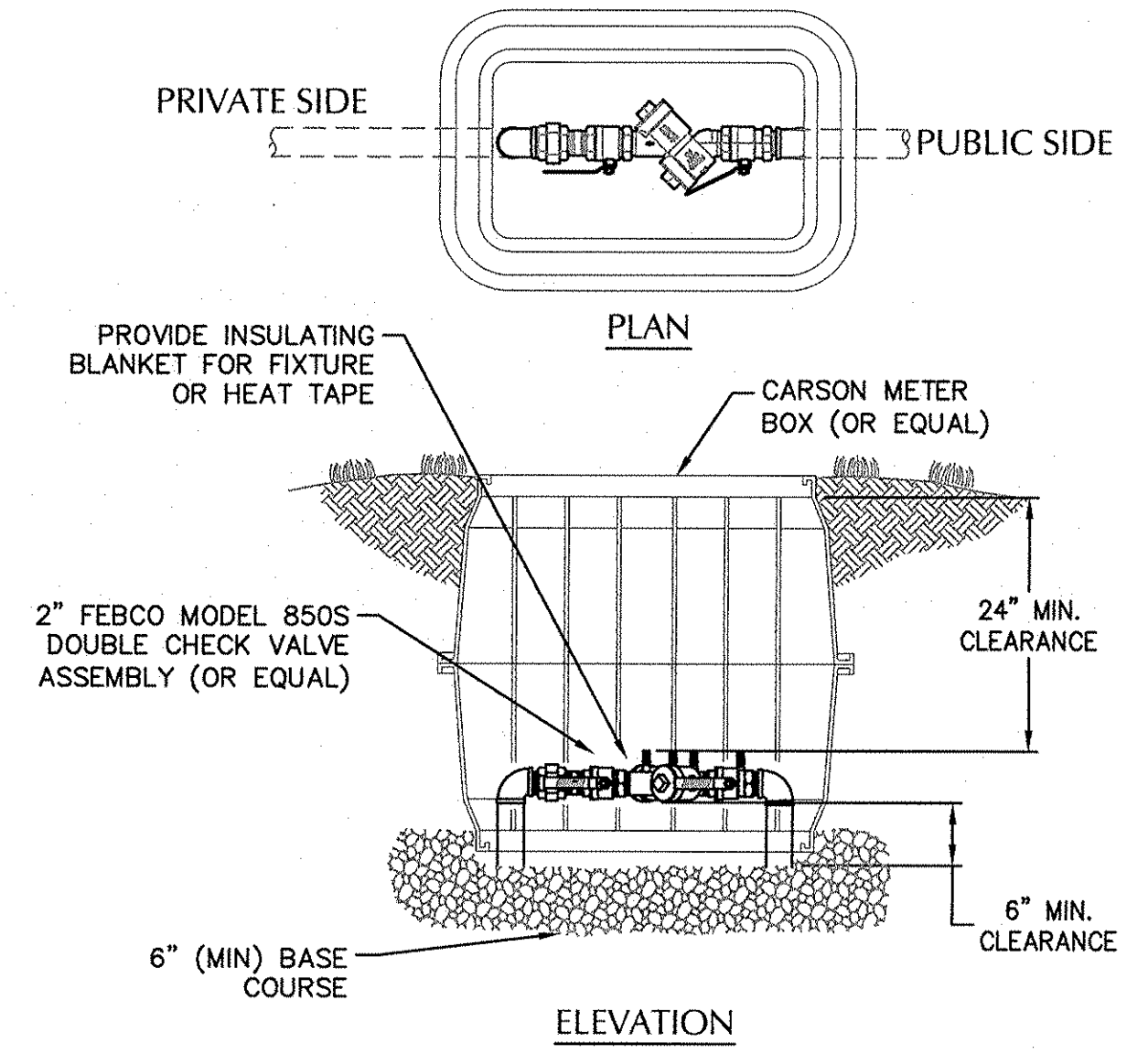




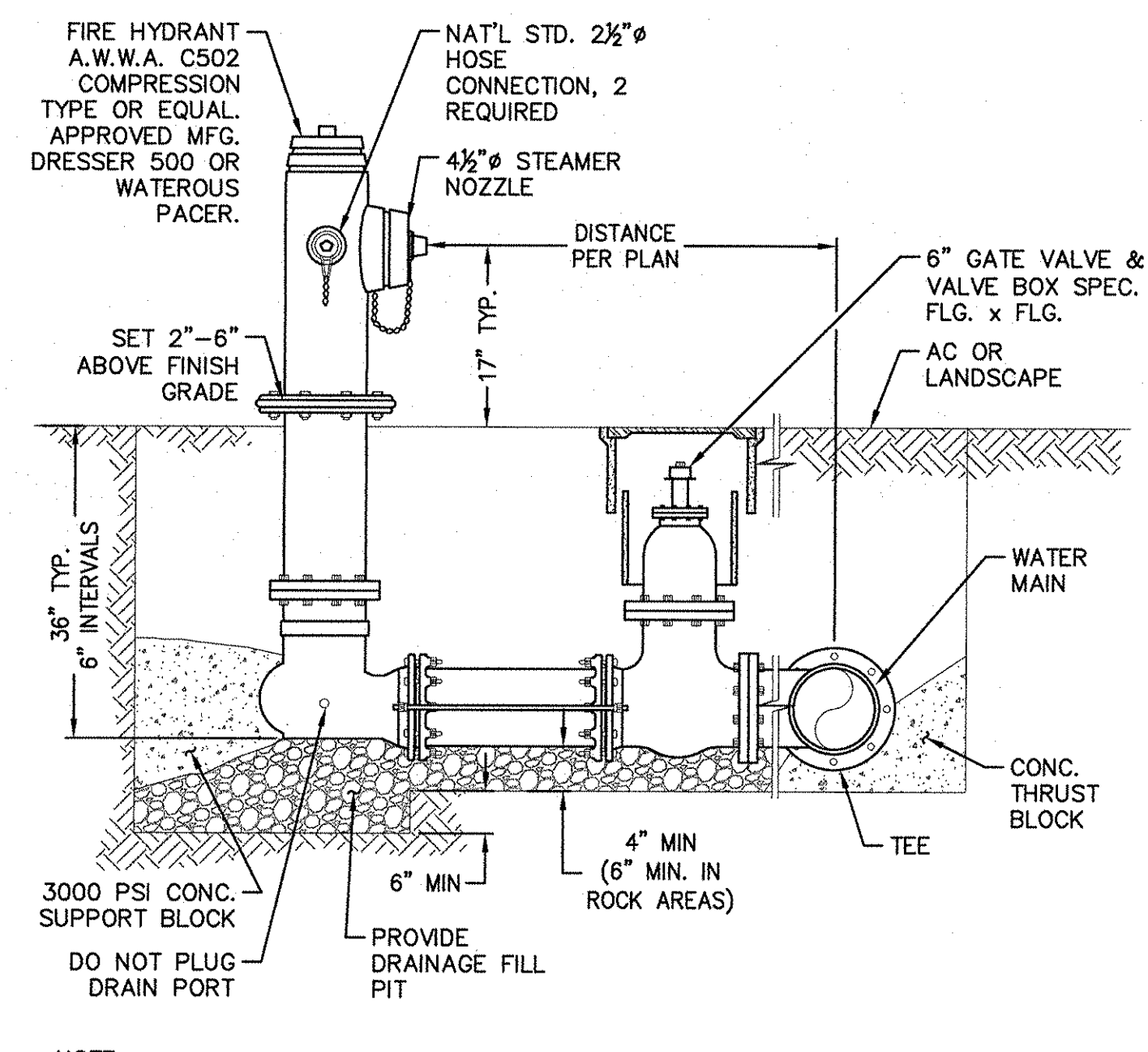
4 TRAPPED AREA DRAIN W/ THREADED CLEANOUT AND PRIMER  
SCALE: NTS



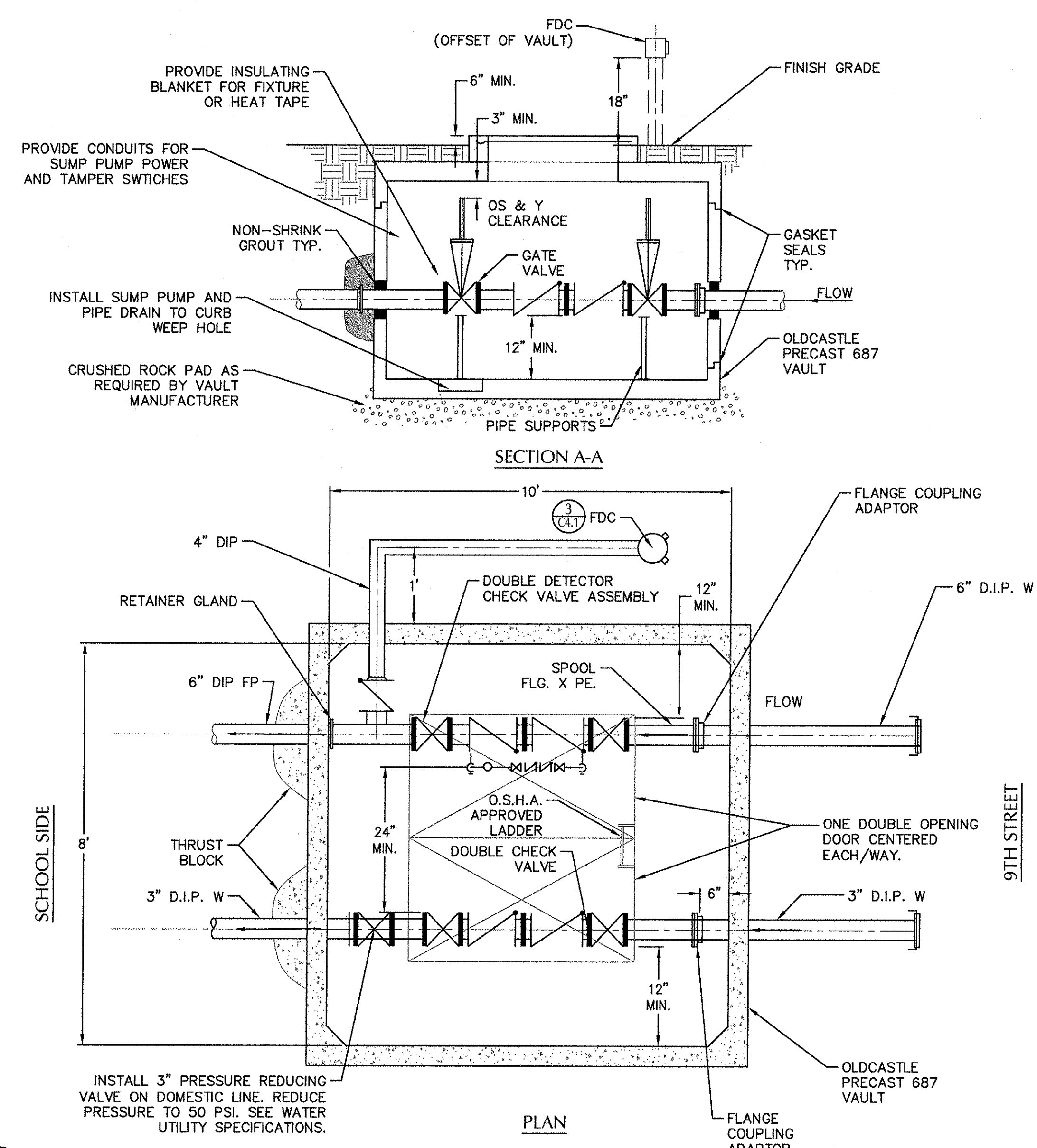
1 POST INDICATOR VALVE ASSEMBLY  
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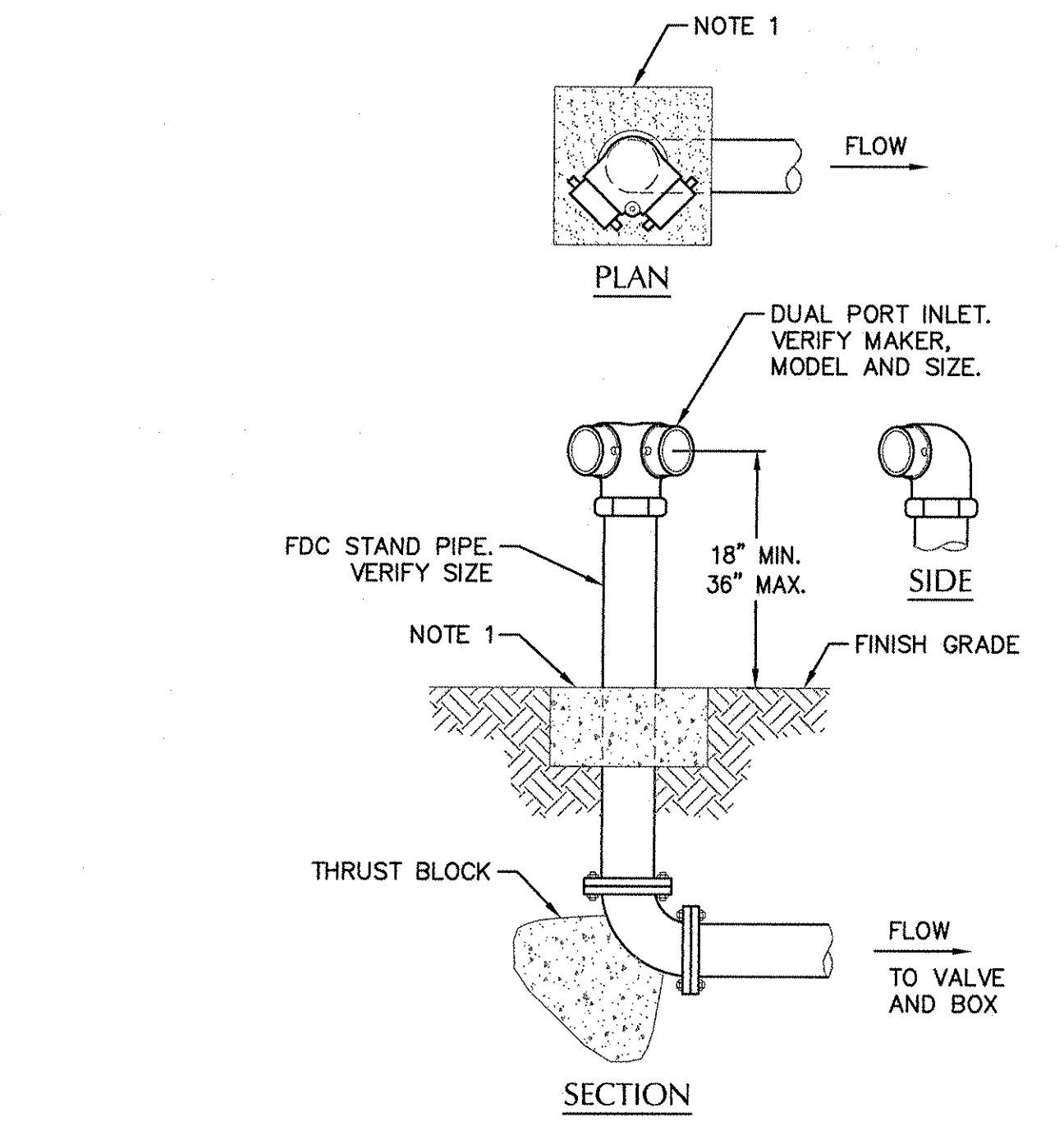
5 IRRIGATION DOUBLE CHECK BACKFLOW ASSEMBLY  
SCALE: NTS



2 FIRE HYDRANT ASSEMBLY - M.J.  
SCALE: NTS



6 FIRE SERVICE AND DOMESTIC WATER 687 VAULT  
SCALE: NTS



3 FIRE DEPARTMENT CONNECTION (FDC) DUAL PORT  
SCALE: NTS

7 NOT USED  
SCALE: NTS

SPECIFICATIONS

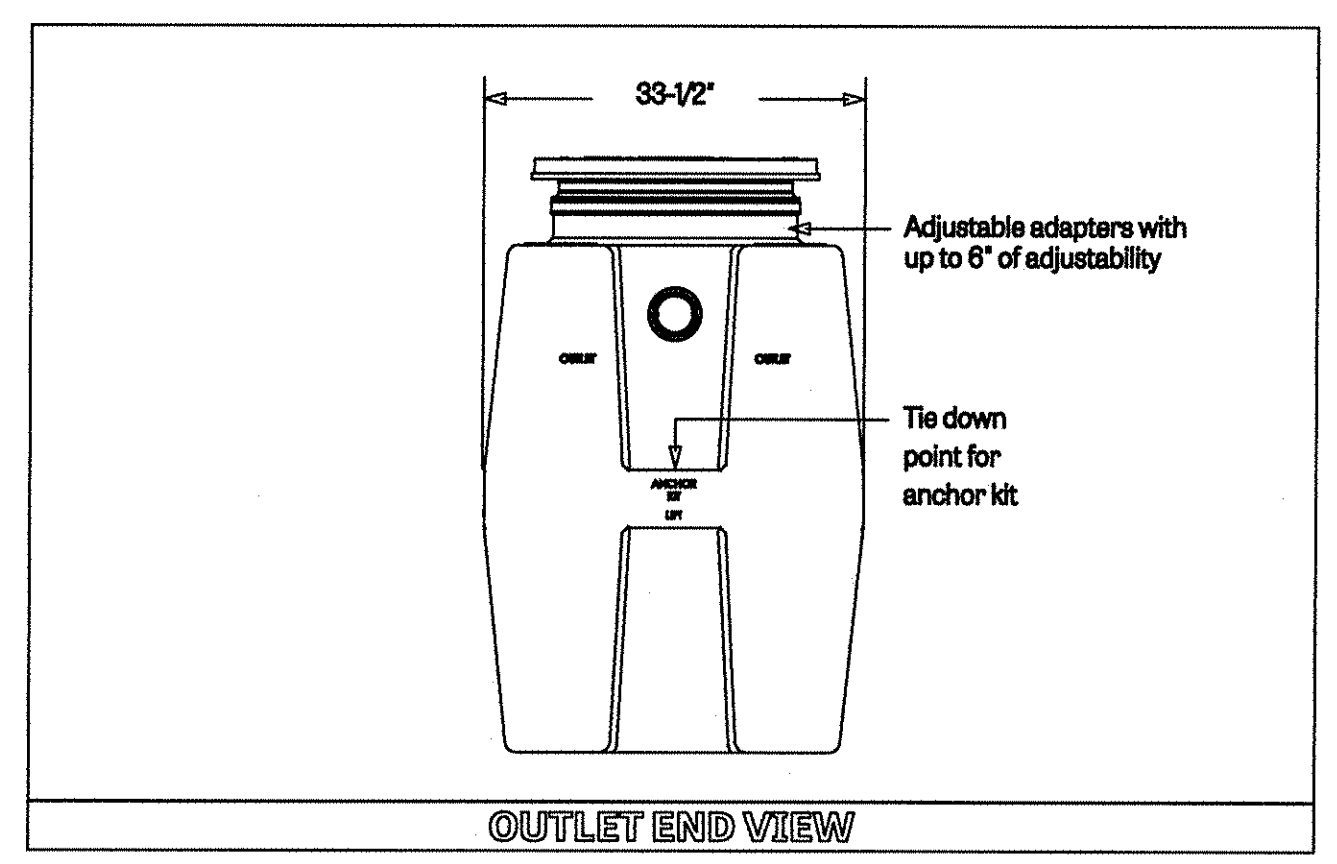
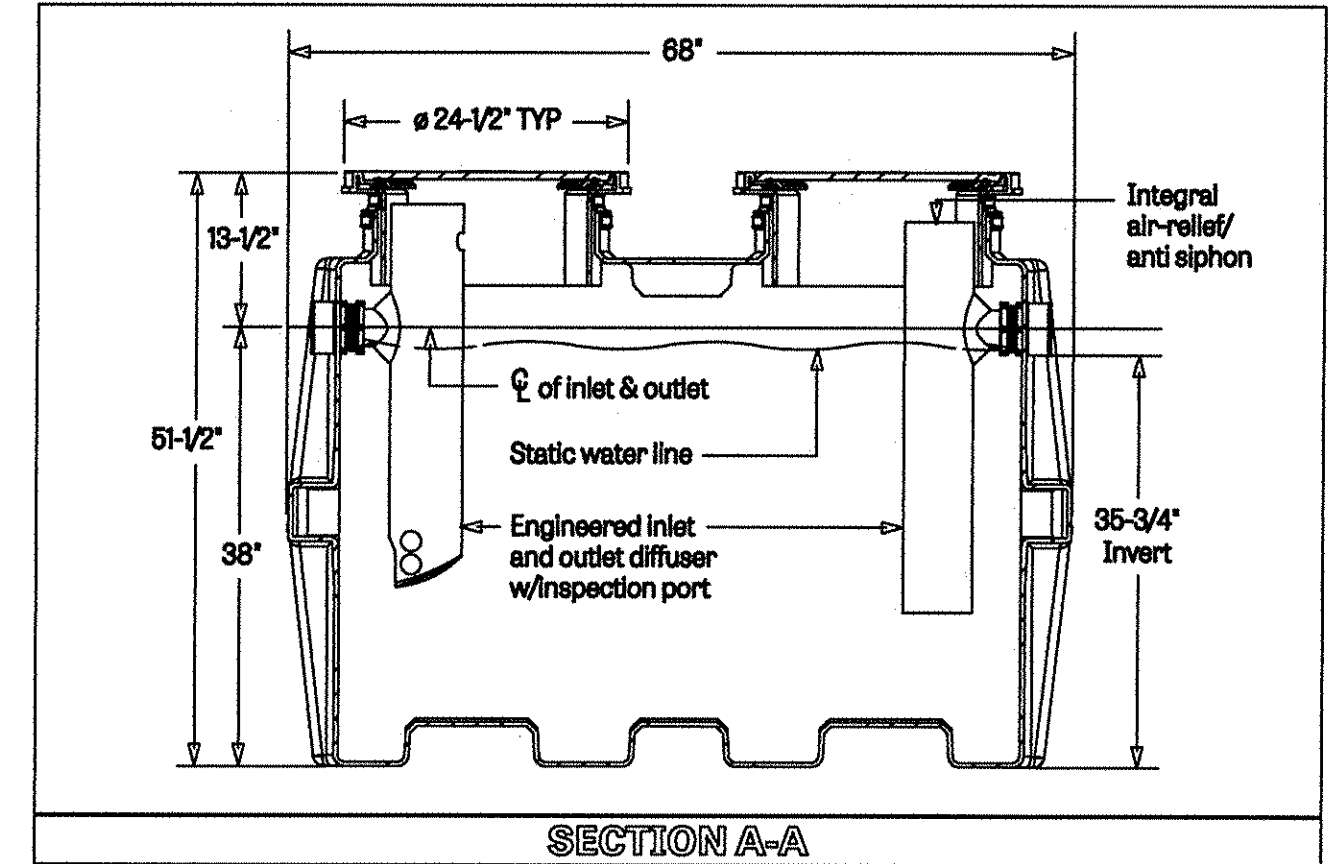
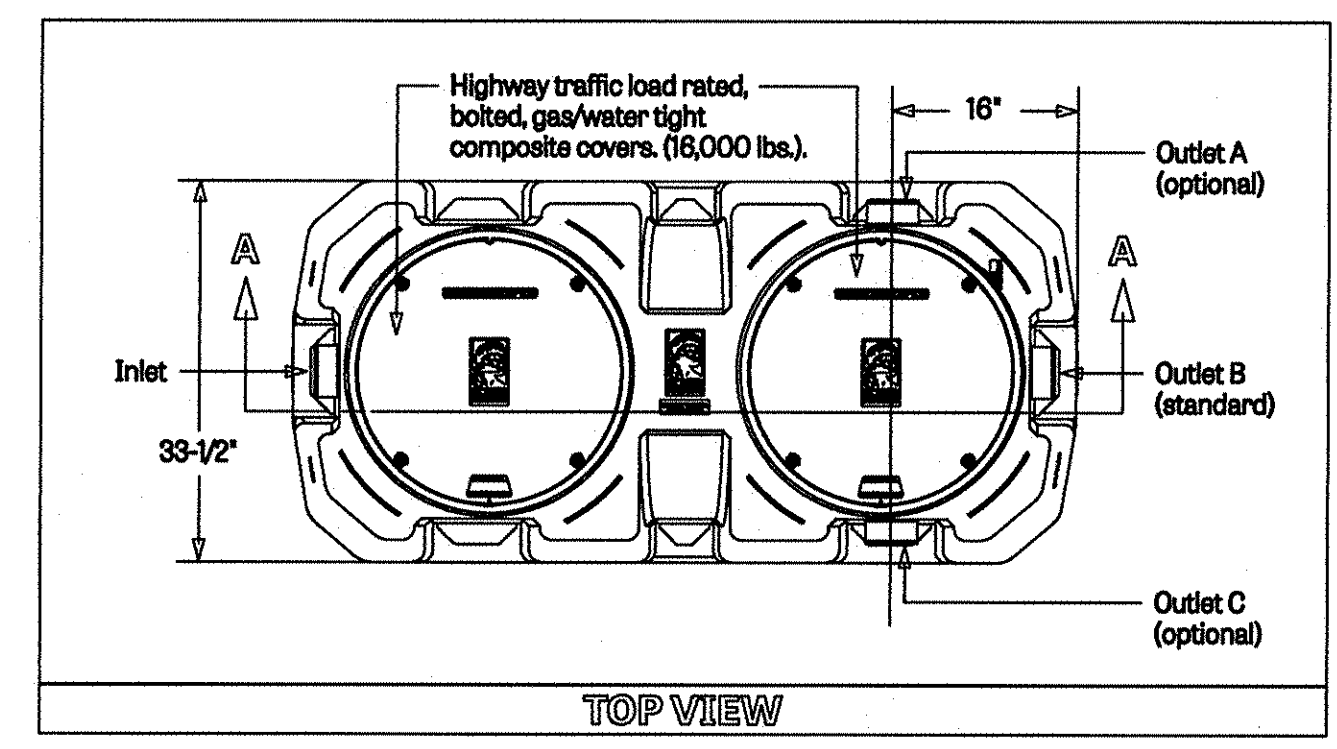
- NOTES
1. 4' plain end inlet/outlet
  2. Unit weight - w/composite covers: 230 lbs; w/cast iron covers: 340 lbs. (For wet weight add 2290 lbs.)
  3. Maximum operating temperature: 140° F continuous
  4. Capacities - Liquid: 275 gal; Grease: 1,075 lbs. (147.4 gal.); Solids: 105 gal.
  5. Built-in Flow control.
  6. For gravity drainage applications only.
  7. Do not use for pressure applications.
  8. Cover placement allows full access to tank for proper maintenance.
  9. Vent not required unless for local code.
  10. Engineered inlet and outlet diffusers are removable to inspect/clean piping.
  11. Integral air relief / Anti-siphon / Sampling access.

**DIFFUSION FLOW TECHNOLOGY**  
The inlet diffuser splits influent into three paths, creating laminar flow and utilizing the entire liquid volume of the tank for efficient grease separation. The calibrated openings greatly reduce effluent turbulence. The effluent enters the main chamber without disturbing the existing grease or sediment layers. The integral air relief / anti-siphon in the top of the outlet diffuser allows pressure stabilization within the unit during operation. The bottom of the outlet diffuser allows only effluent which is free of grease to exit the tank. It can easily be attached to any of the three outlets provided to ease job site piping layouts.

**ENGINEER SPECIFICATION GUIDE**  
Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A12.14.3 (type C) and CSA B451.1, with field adjustable riser system, built-in flow control, built-in test caps and three outlet options. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 1,075 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

**CERTIFIED PERFORMANCE**  
Great Basin hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A12.14.3 and CSA B451.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

NOTE:  
BASIS OF DESIGN IS THE SCHIER GB-250.  
APPROVED EQUAL MAY BE USED.

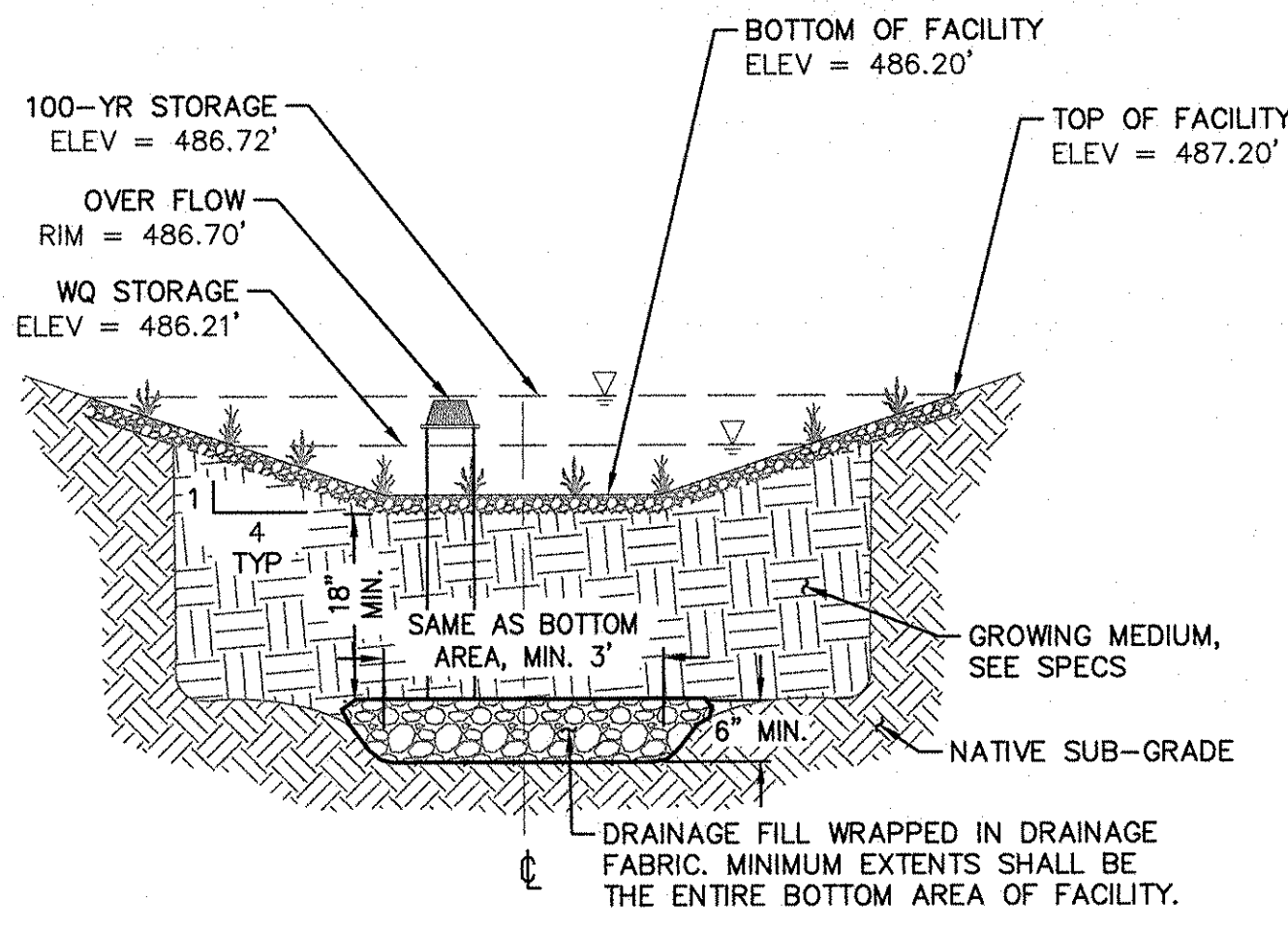
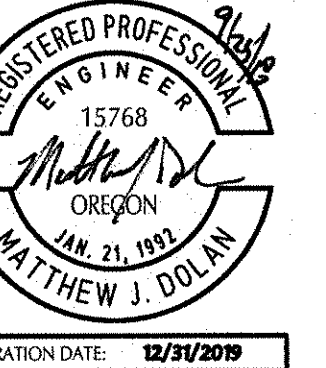


<p><b>SCHIER</b> LIFETIME GUARANTEED GREASE INTERCEPTORS</p>	MODEL NUMBER: <b>GB-250</b>	DESCRIPTION: Polyethylene Grease Interceptor 100 GPM - 275 gallon capacity		
	PART #: 4055-001-XX	DWG BY: G. O'Boyle	DATE: 10/08/2016	REV: 1 4/29/2016

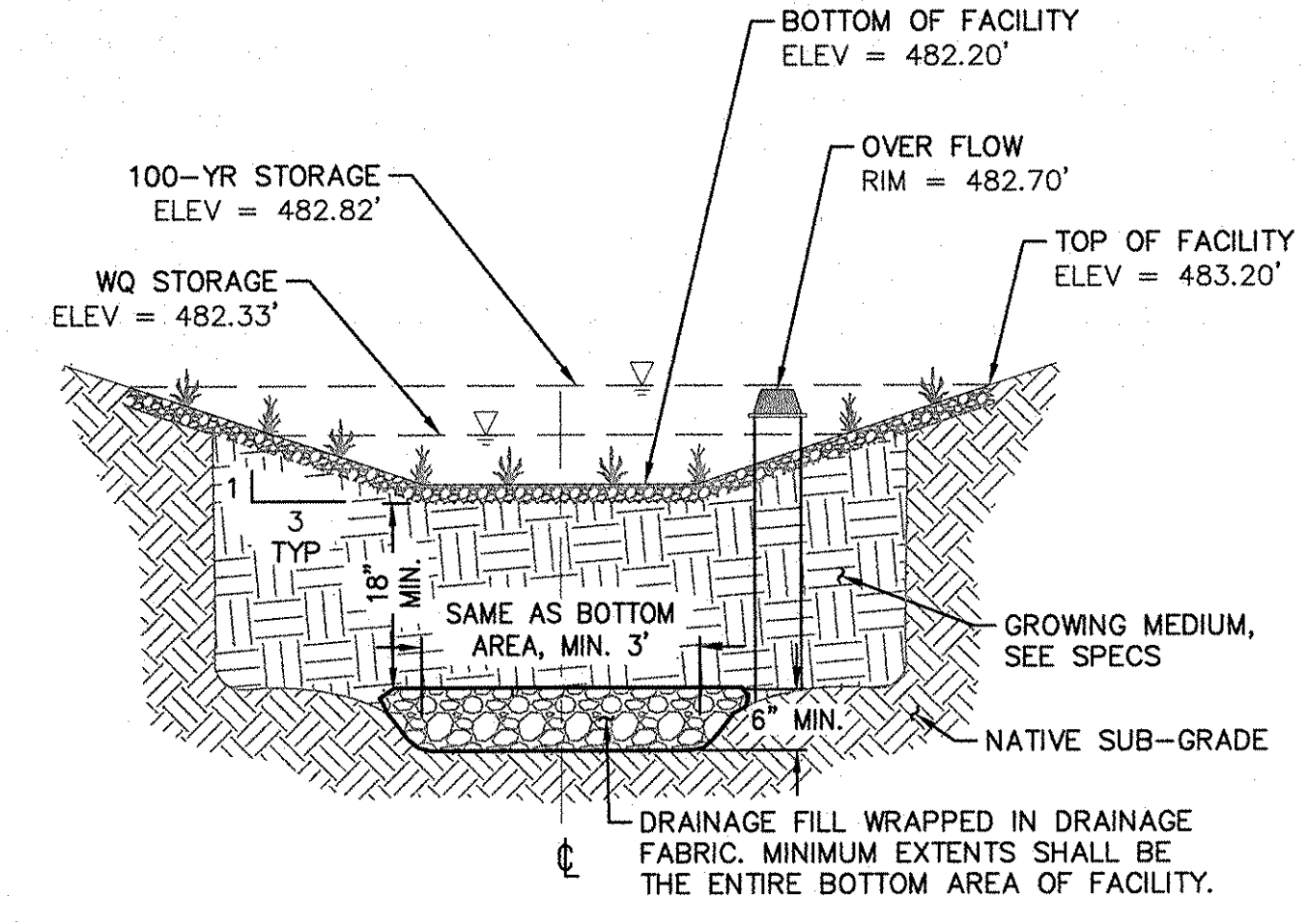
800 Woodland Road | Schwarzenville, MO 65071 | Tel: 918-681-8800 | Fax: 918-681-8899 | www.schierproducts.com

8 GREASE INTERCEPTOR  
SCALE: NTS

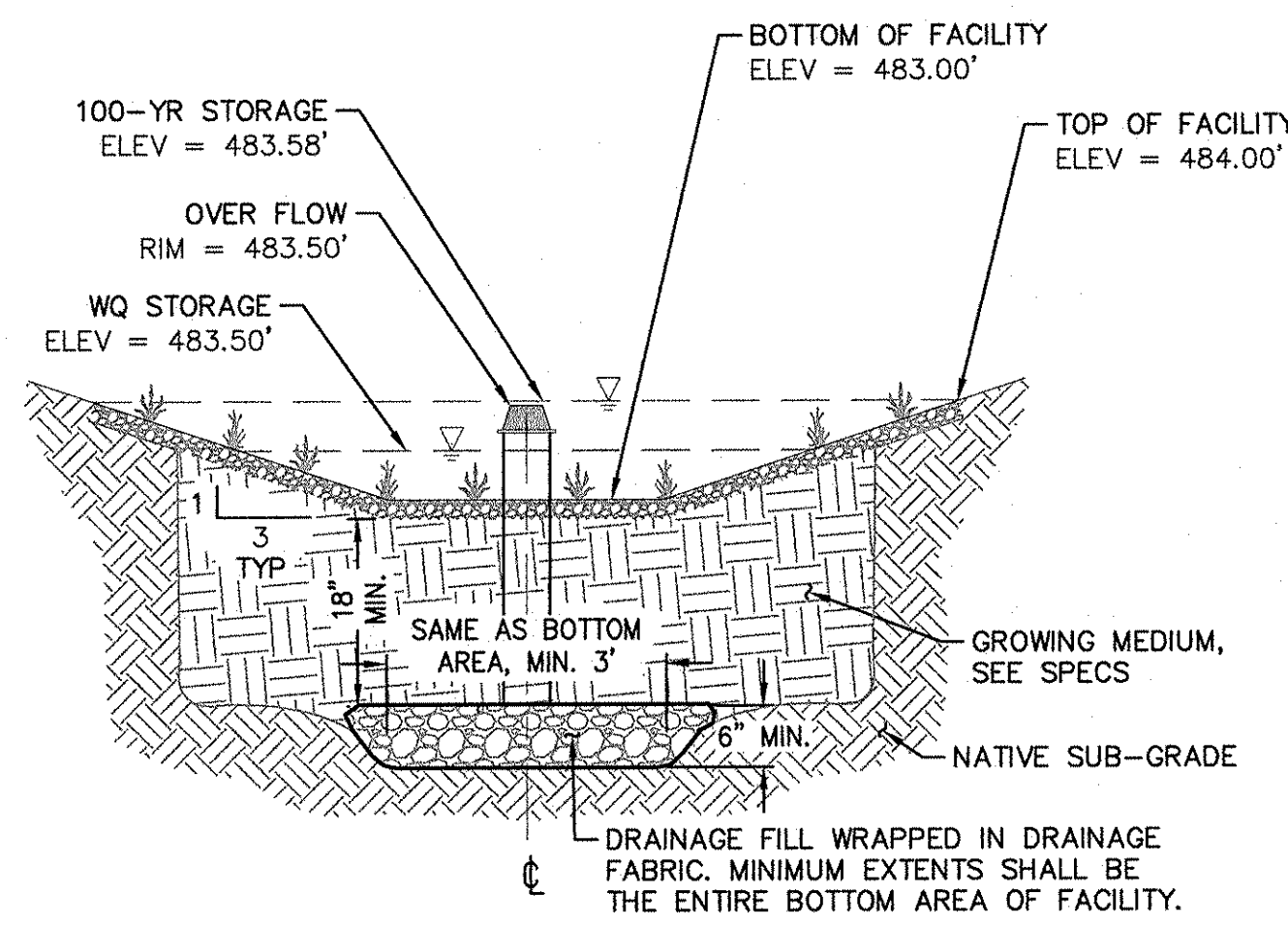




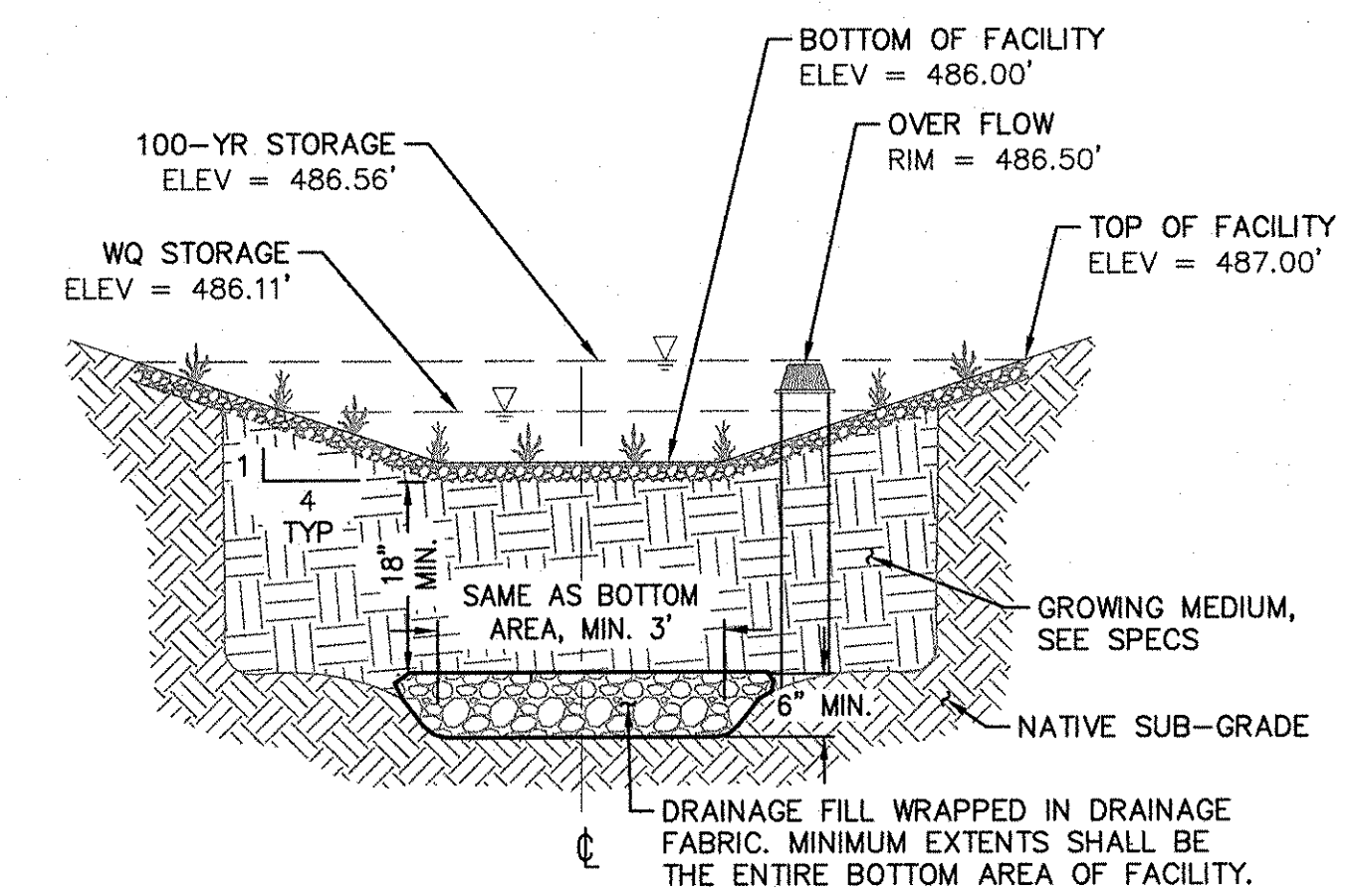
5 VEGETATED INFILTRATION BASIN #6  
SCALE: NTS



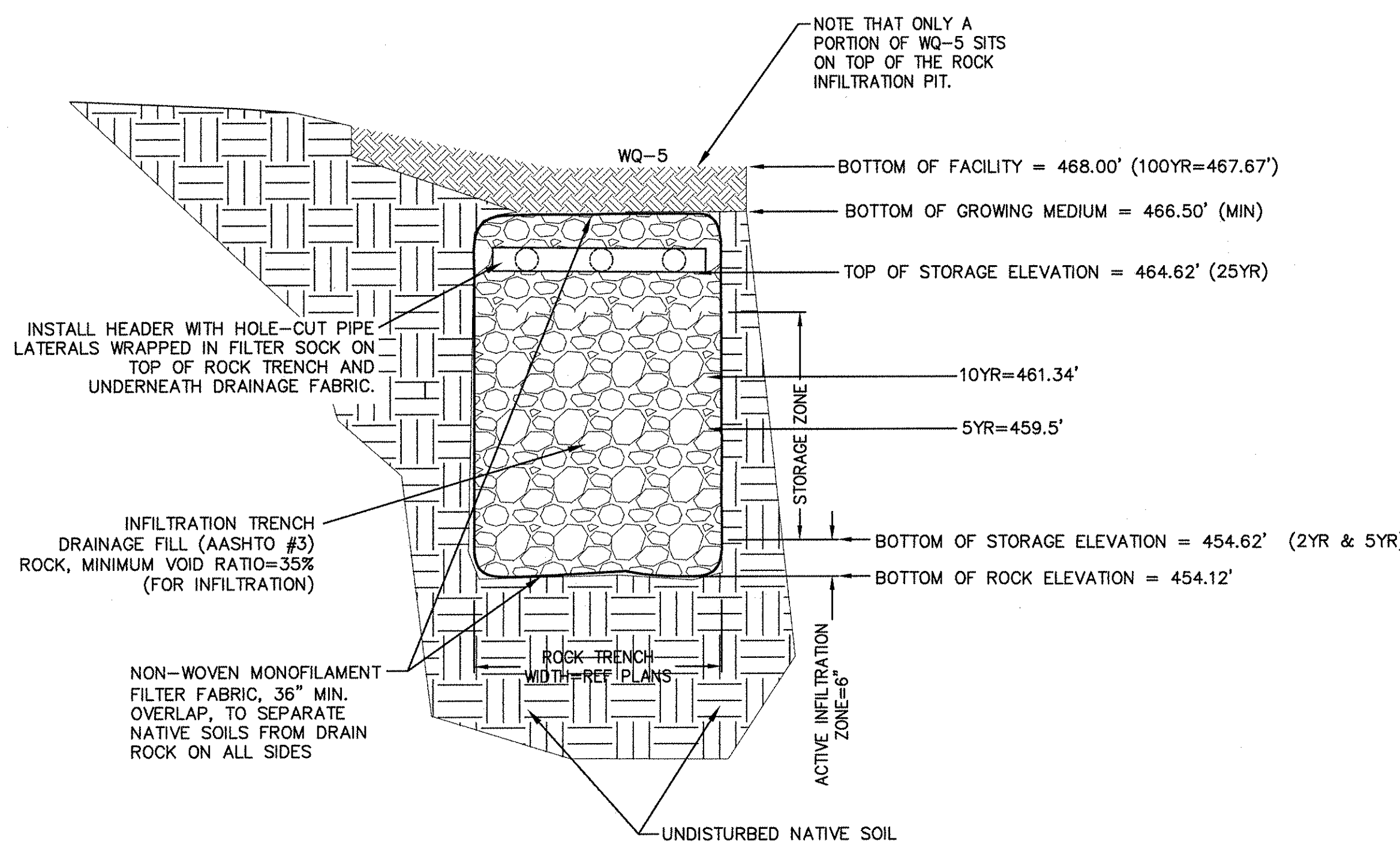
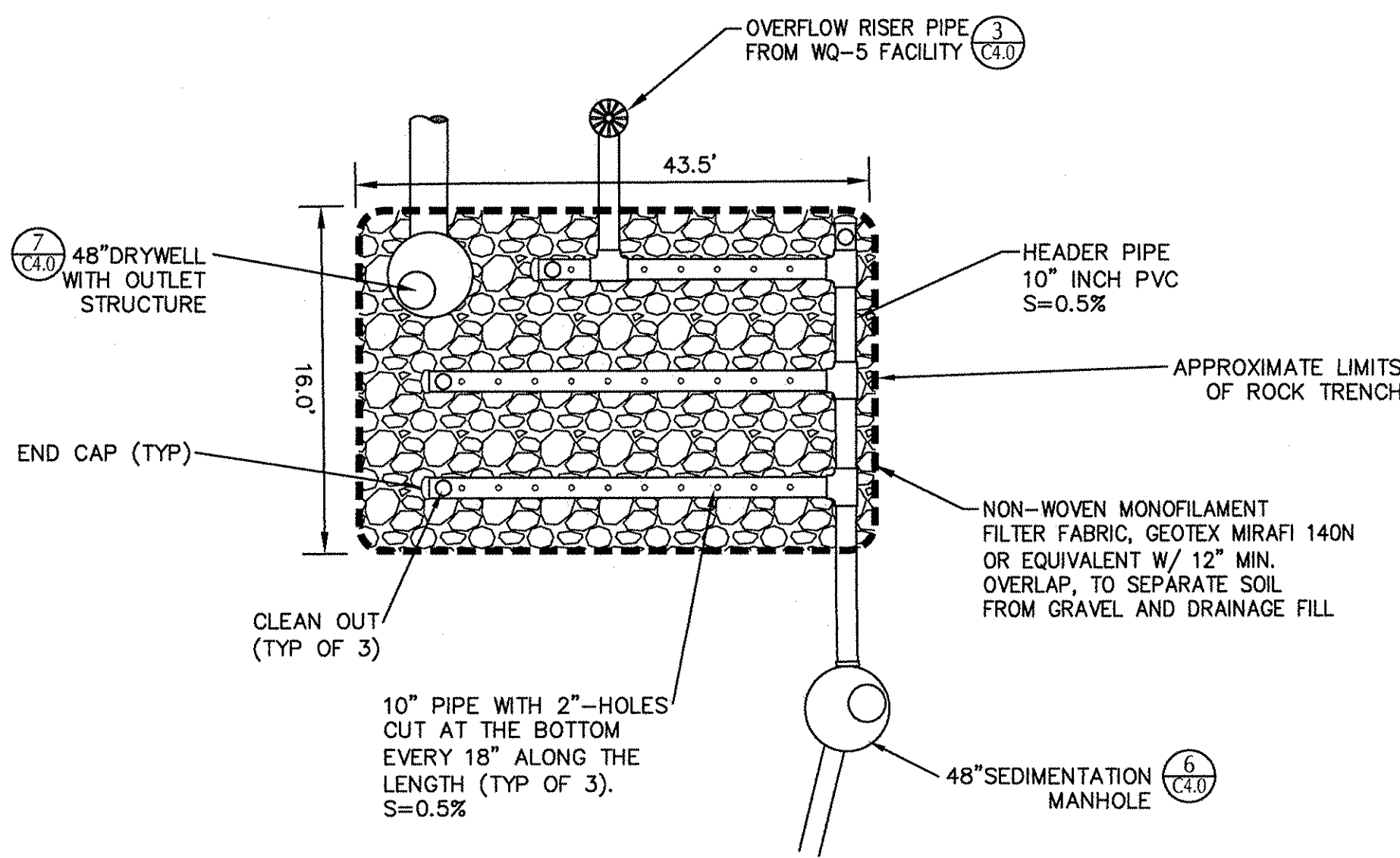
1 VEGETATED INFILTRATION BASIN #2  
SCALE: NTS



6 VEGETATED INFILTRATION BASIN #7  
SCALE: NTS



2 VEGETATED INFILTRATION BASIN #3A  
SCALE: NTS

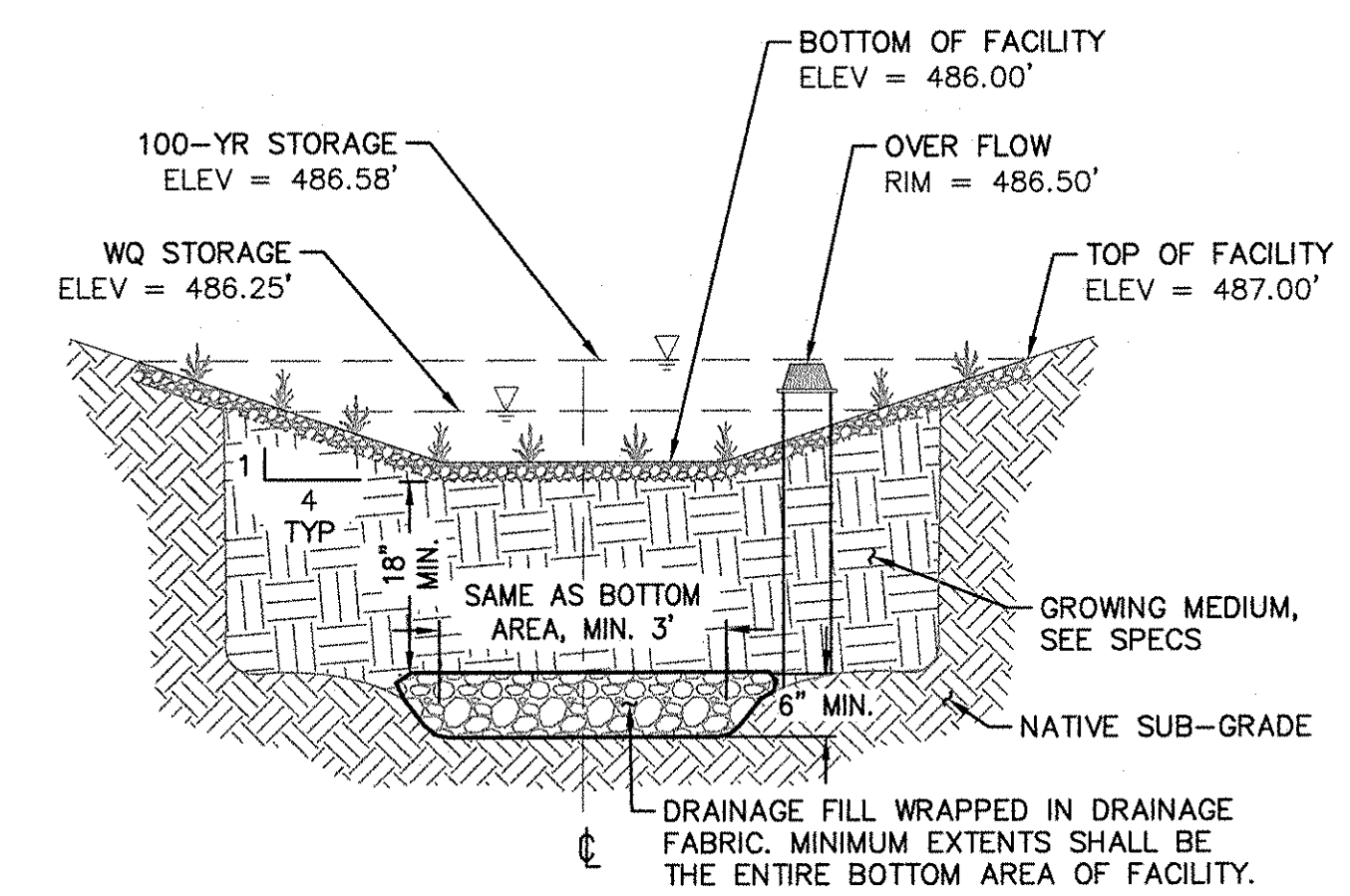


ROCK TRENCH PLAN VIEW

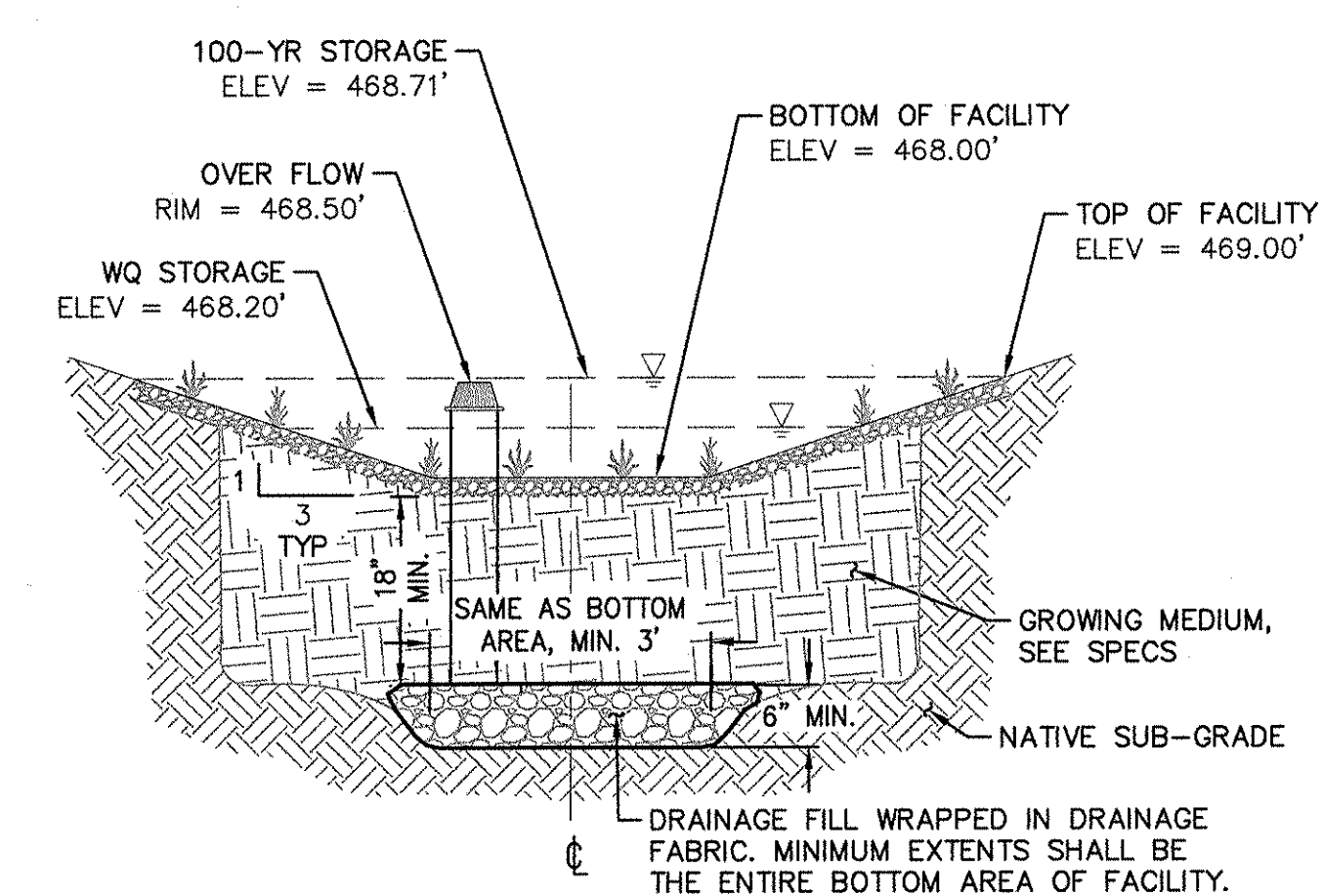
ADDITIONAL ROCK TRENCH CONSTRUCTION NOTES:

1. THIS INFILTRATION FACILITY MUST BE CONSTRUCTED AND PROTECTED IN ORDER TO PREVENT COMPROMISING ITS INFILTRATION CAPACITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONSTRUCTION TRAFFIC FROM DAMAGING THE INFILTRATION AREA, COMPACTING THE NATIVE SOILS, SEDIMENT ACCUMULATION IN OR NEAR THE INFILTRATION BASIN, INCLUDING UPLAND SEDIMENT CONTROL. ALL OF THESE ACTIVITIES CAN CLOG OR REDUCE THE OPERATION OF THE INFILTRATION FACILITY AND RESULT IN STANDING WATER FOR LONG PERIODS OF TIME.
2. BEFORE THE INFILTRATION SITE IS EXCAVATED AND GRADED, THE AREA SHOULD BE ROPED OFF TO PREVENT HEAVY CONSTRUCTION TRAFFIC FROM COMPACTING THE UNDERLYING SOILS.
3. DIVERSION BERMS SHOULD BE PLACED AROUND ITS PERIMETER DURING ALL PHASES OF CONSTRUCTION. THE EROSION CONTROL EFFORT SHOULD KEEP SEDIMENT AND RUN-OFF AWAY FROM THE BASIN. IT IS RECOMMENDED THAT THE INFILTRATION FACILITY NOT BE EXCAVATED UNTIL ENTIRE SURROUNDING AREA IS STABILIZED.
4. IF SEDIMENT IS ALLOWED TO ACCUMULATE IN THE BASIN, IT SHOULD BE OVER EXCAVATED TO A DEPTH OF 1-FOOT MINIMUM.
5. THE BASIN SHOULD BE EXCAVATED USING LIGHT EARTH MOVING EQUIPMENT WITH TRACKS OR OVER-SIZED TIRES. ALL OTHER EQUIPMENT AND VEHICLES SHOULD AVOID THE AREA SINCE THEY COMPACT THE SUBSOIL AND WILL REDUCE ITS INFILTRATION ABILITIES. THE FLOOR OF THE TRENCH SHALL BE SCARIFIED OR TILLED PRIOR TO PLACEMENT OF FABRIC AND ROCK.
6. DO NOT ALLOW CONSTRUCTION RUN-OFF OF ANY KIND OR UNTREATED STORMWATER TO ENTER THE INFILTRATION SYSTEM. THE CONTRACTOR MUST PROTECT THE INTEGRITY OF THE SCARIFIED SOIL AND CLEAN DRAIN ROCK COMPOSING THE INFILTRATION SYSTEM. FAILURE TO PREVENT THE COMPROMISING OR REDUCTION OF AVAILABLE INFILTRATION RATES SHALL RESULT IN THE REPAIR AND RESTORATION OF THE ENTIRE INFILTRATION BASIN AT THE SOLE EXPENSE OF THE CONTRACTOR.
7. EXCAVATE TO A WIDTH AND LENGTH SUFFICIENT TO ACHIEVE THE MINIMUM DIMENSIONS INDICATED OF THE INFILTRATION TRENCH. THE BOTTOM OF THE BED MUST BE LEVEL.
8. DO NOT USE THE INFILTRATION BASIN AS A SEDIMENTATION TRAP OR BASIN DURING CONSTRUCTION. THE FINE SOIL PARTICLES WILL ACCUMULATE AT THE SOIL BOUNDARY AND REDUCE THE INFILTRATION CAPABILITY OF THE SYSTEM. A SEPARATE CONSTRUCTION DEWATERING SYSTEM MAY BE REQUIRED FOR STORMWATER RUNOFF DURING CONSTRUCTION. DURING DESIGN, THE GENERAL CONTRACTOR HAS ACKNOWLEDGED THAT SHOULD A DEWATERING SYSTEM BE REQUIRED, THEY WILL PROVIDE THIS AS A MEANS AND METHODS BASED ON THE REQUIREMENT OF THE DEQ 1200C PERMIT AND THE CITY OF HOOD RIVER.
9. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING THE CONSTRUCTION OF THIS FACILITY. THEY SHOULD OBSERVE THE EXCAVATION ACTIVITIES, TECHNIQUES, MATERIALS AND EQUIPMENT. THE EXCAVATION SHOULD NOT OCCUR WITHIN THE ZONE OF INFLUENCE OF THE BUILDING FOOTINGS WITHOUT THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECH SHOULD COLLECT SOIL SAMPLES AT THE LIMITS OF EXCAVATION OF THE INFILTRATION TRENCH AND OBSERVE THE PLACEMENT OF THE FABRIC, ROCK, AND BACKFILL OF THE INFILTRATION FACILITY. A SAMPLE OF THE INFILTRATION TRENCH ROCK SHOULD ALSO BE COLLECTED.

7 ROCK TRENCH  
SCALE: NTS



3 VEGETATED INFILTRATION BASIN #3B  
SCALE: NTS



4 VEGETATED INFILTRATION BASIN #5  
SCALE: NTS

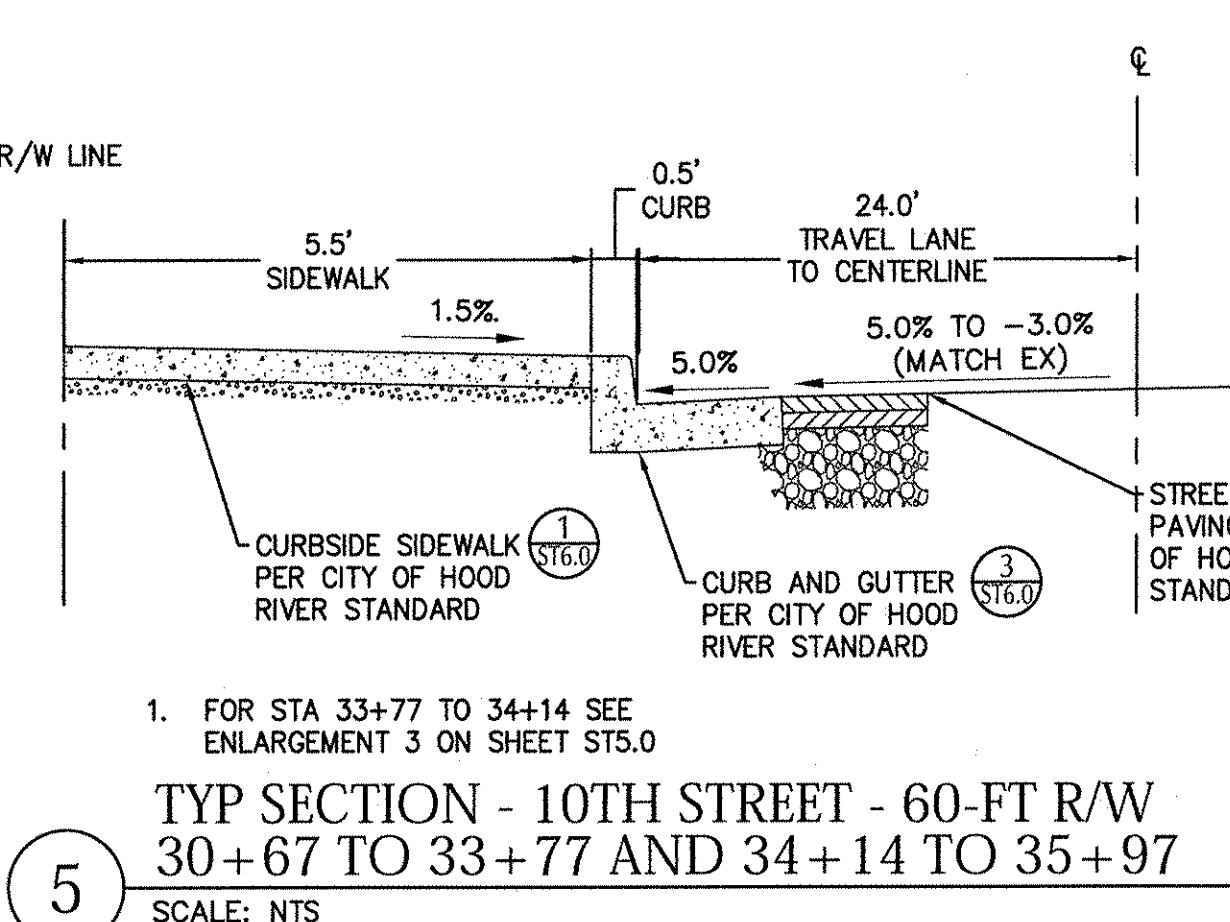
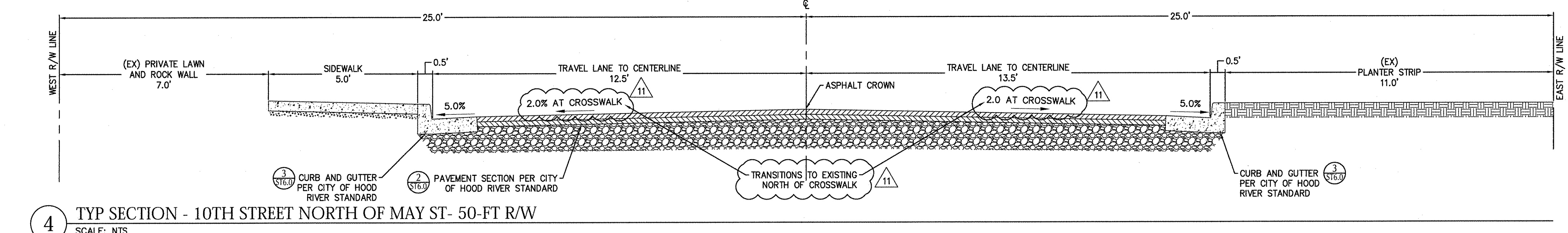
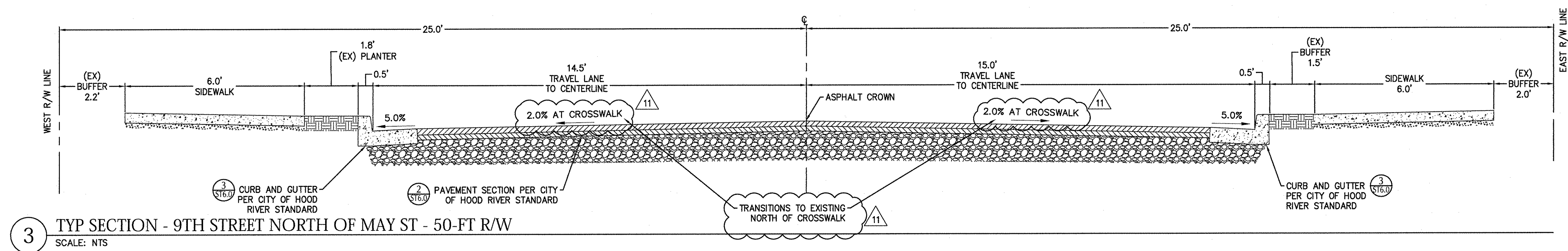
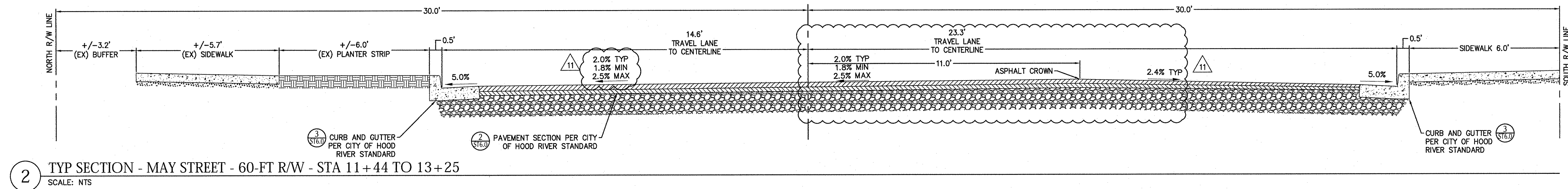
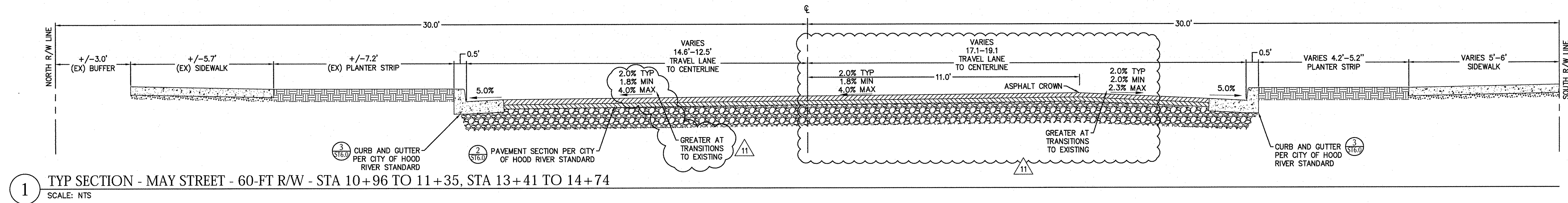
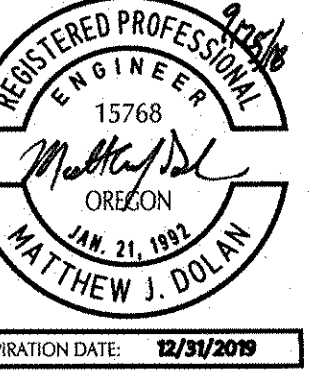


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Revisions to Sheet

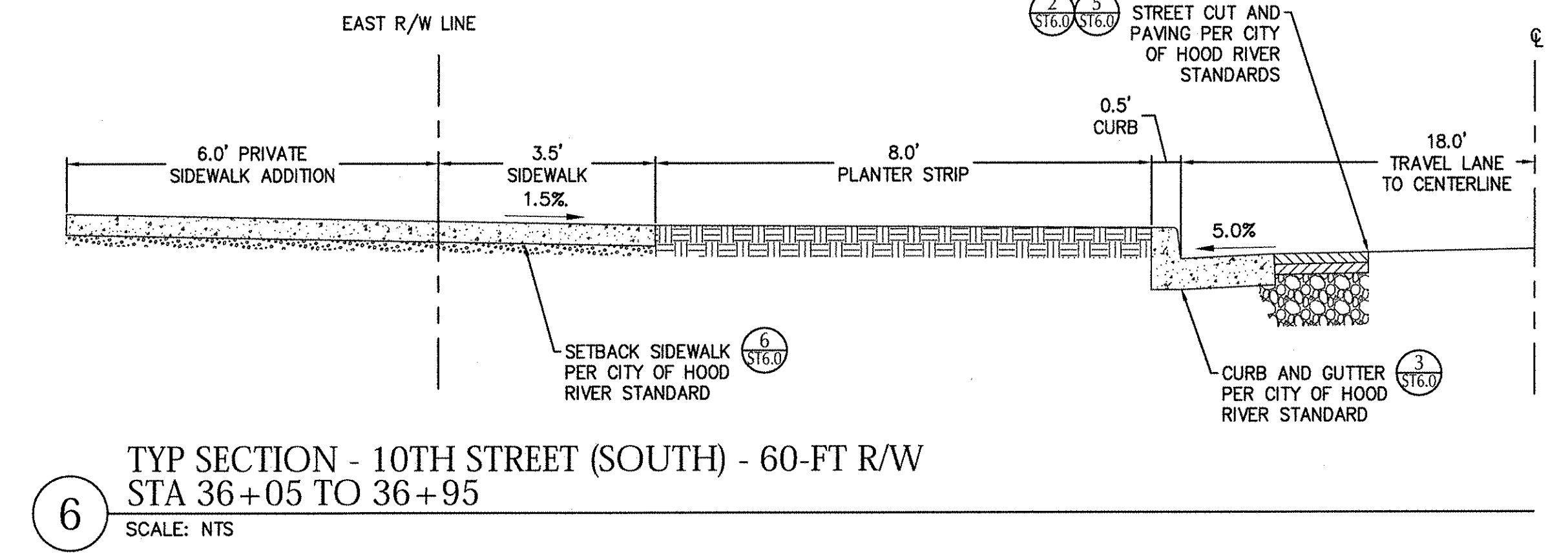
No.	Revision	Date
11	PR-11	9.25.2018

11 STORMWATER  
FACILITY  
SECTIONS

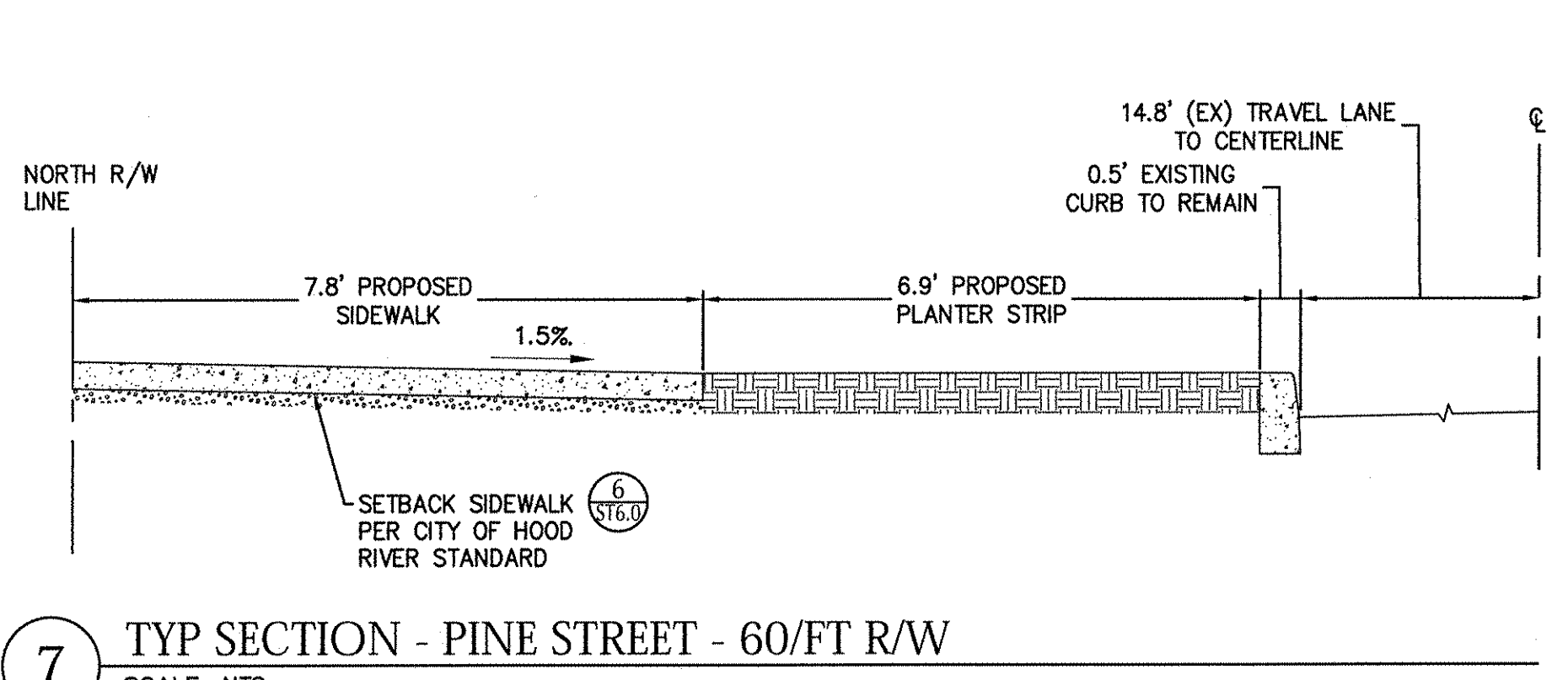




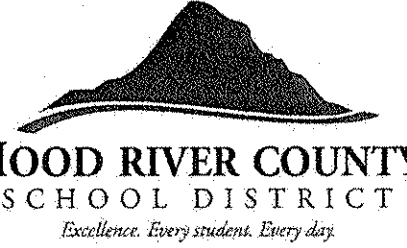
1. FOR STA 33+77 TO 34+14 SEE ENLARGEMENT 3 ON SHEET ST5.0  
TYP SECTION - 10TH STREET - 60-FT R/W  
STA 30+67 TO 33+77 AND 34+14 TO 35+97  
SCALE: NTS



TYP SECTION - 10TH STREET (SOUTH) - 60-FT R/W  
STA 36+05 TO 36+95  
SCALE: NTS

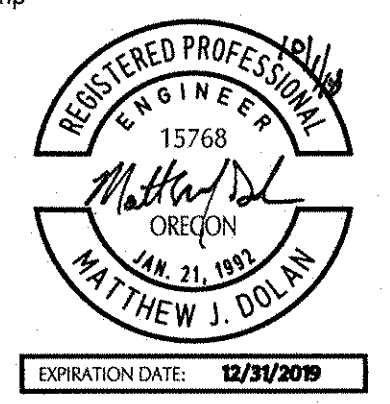


TYP SECTION - PINE STREET - 60-FT R/W  
SCALE: NTS

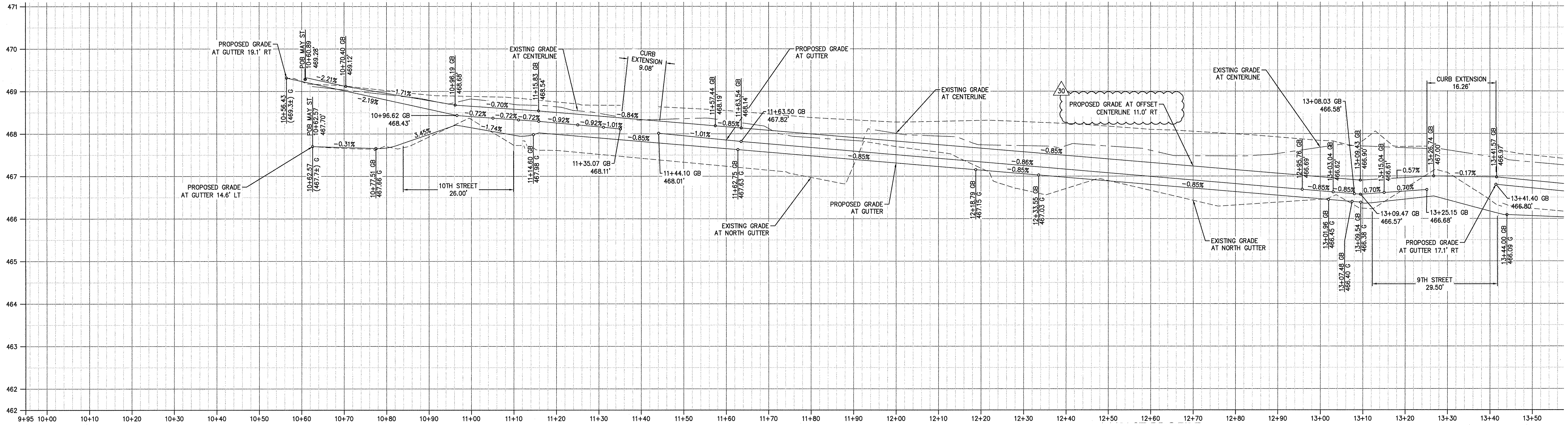


No.	Revision	Date
11	PR-11	9.25.2018

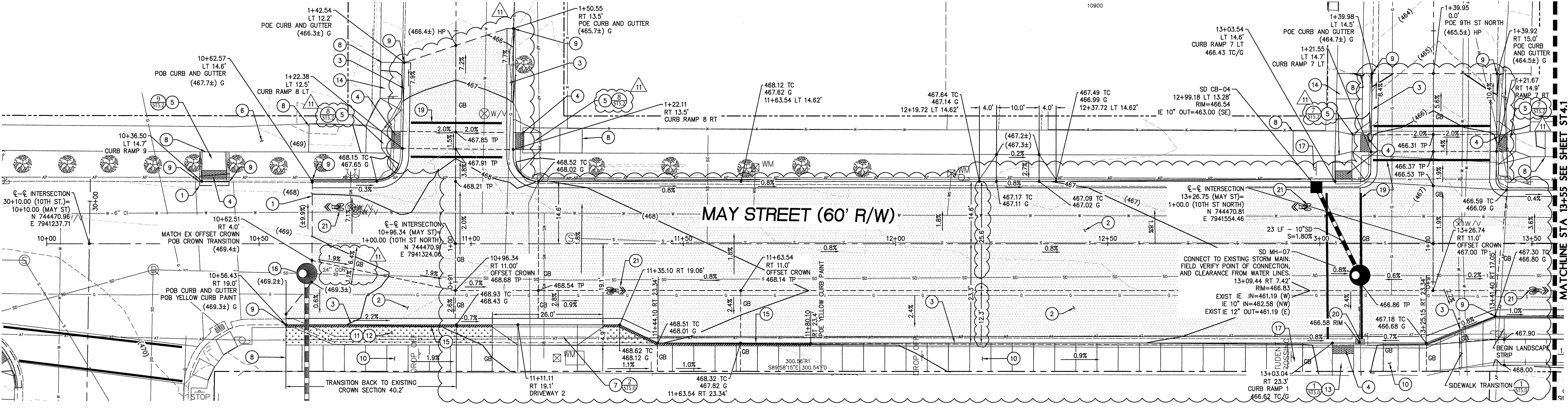




Consultant Logo



**MAY STREET PROFILE**  
SCALE: HORIZ: 1" = 10'  
VERT: 1" = 1'



**MAY STREET PLAN**  
SCALE: 1" = 10'

**KEY NOTES**

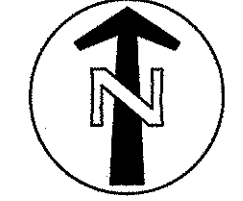
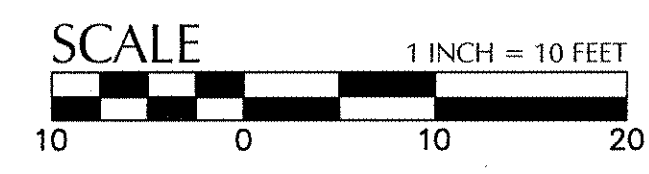
#	DESCRIPTION	DETAIL REF.	#	DESCRIPTION	DETAIL REF.
1	SAWCUT LINE	2/ST6.0	12	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS	
2	ASPHALT PAVEMENT	2/ST6.0	13	MIDBLOCK CURB RAMP	8/ST6.1
3	STANDARD CURB AND GUTTER	3/ST6.0	14	CURBSIDE SIDEWALK	1/ST6.0
4	DETECTABLE WARNING	3/ST6.1	15	PAINT YELLOW CURB, COORDINATE WITH CITY OF HOOD RIVER	
5	STANDARD CURB RAMP	3/ST6.1	16	SITE STORM CONNECTION TO PUBLIC SYSTEM. SEE ON SITE IMPROVEMENT DRAWINGS	
6	EXISTING SIDEWALK TO REMAIN		17	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE LOCATION WITH CITY	1/ST6.1
7	CONCRETE DRIVEWAY	7/ST6.1	18	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
8	CONNECT TO EXISTING SIDEWALK		19	COORDINATE SIDEWALK STRIPING WITH CITY OF HOOD RIVER	
9	CONNECT TO EXISTING CURB		20	LOWER STORM CATCH BASIN TO PROPOSED GUTTER GRADE. PROTECT AND RECONNECT EX LATERALS	
10	CONSTRUCT CURBSIDE SIDEWALK	1/ST6.0	21	INSTALL THERMOPLASTIC BICYCLE LANE SHARROW PAVEMENT MARKING	
11	INSTALL STREET TREE. SEE LANDSCAPE PLANS				

**SHEET NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST6.0 THROUGH ST5.4
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- CONTRACTOR SHALL RESTORE LIKE KIND LANDSCAPING ON PRIVATE PROPERTY, IF DISTURBED, AFTER PUBLIC IMPROVEMENT WORK IS COMPLETED.
- POT HOLE EXISTING WATER LINES AND EXISTING GAS MAIN TO VERIFY LOCATION AND DEPTHS FOR PROPOSED SDMH-07. NOTIFY ENGINEER OF FIELD FINDINGS PRIOR TO CONSTRUCTION.

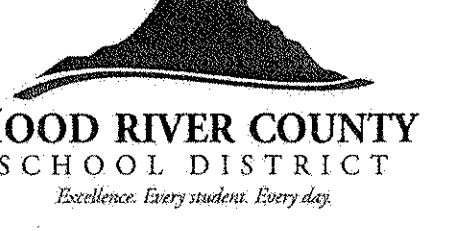
**SHEET LEGEND**

- PROPERTY LINE
- SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
Hood River County  
School District



Project Name:  
May St Elementary  
School

Project Address:  
May St, Hood River, OR  
97031

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No.	Revision	Date
11	PR-11	9.25.2018

Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title

**PUBLIC STREET PLAN AND PROFILE - MAY STREET WEST**

Sheet No.

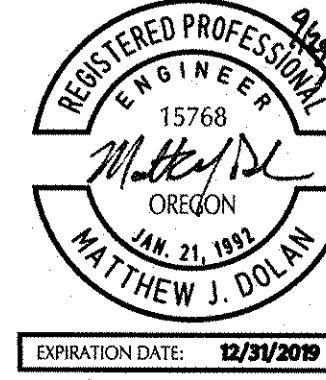
**ST4.0**

Job No.

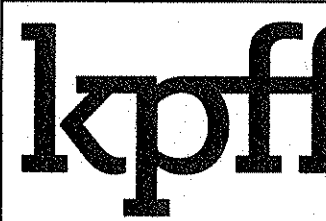
**4682-01**

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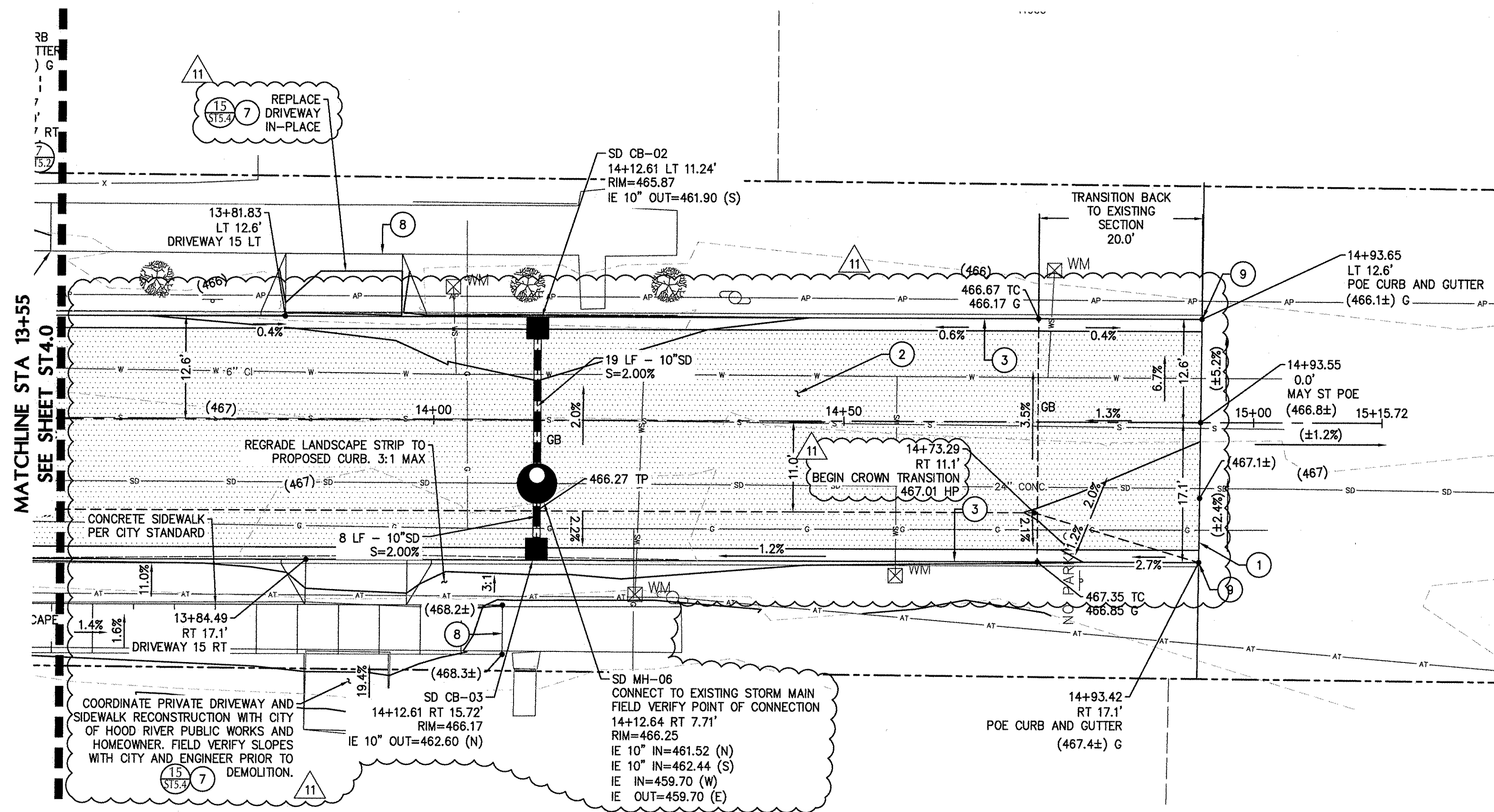
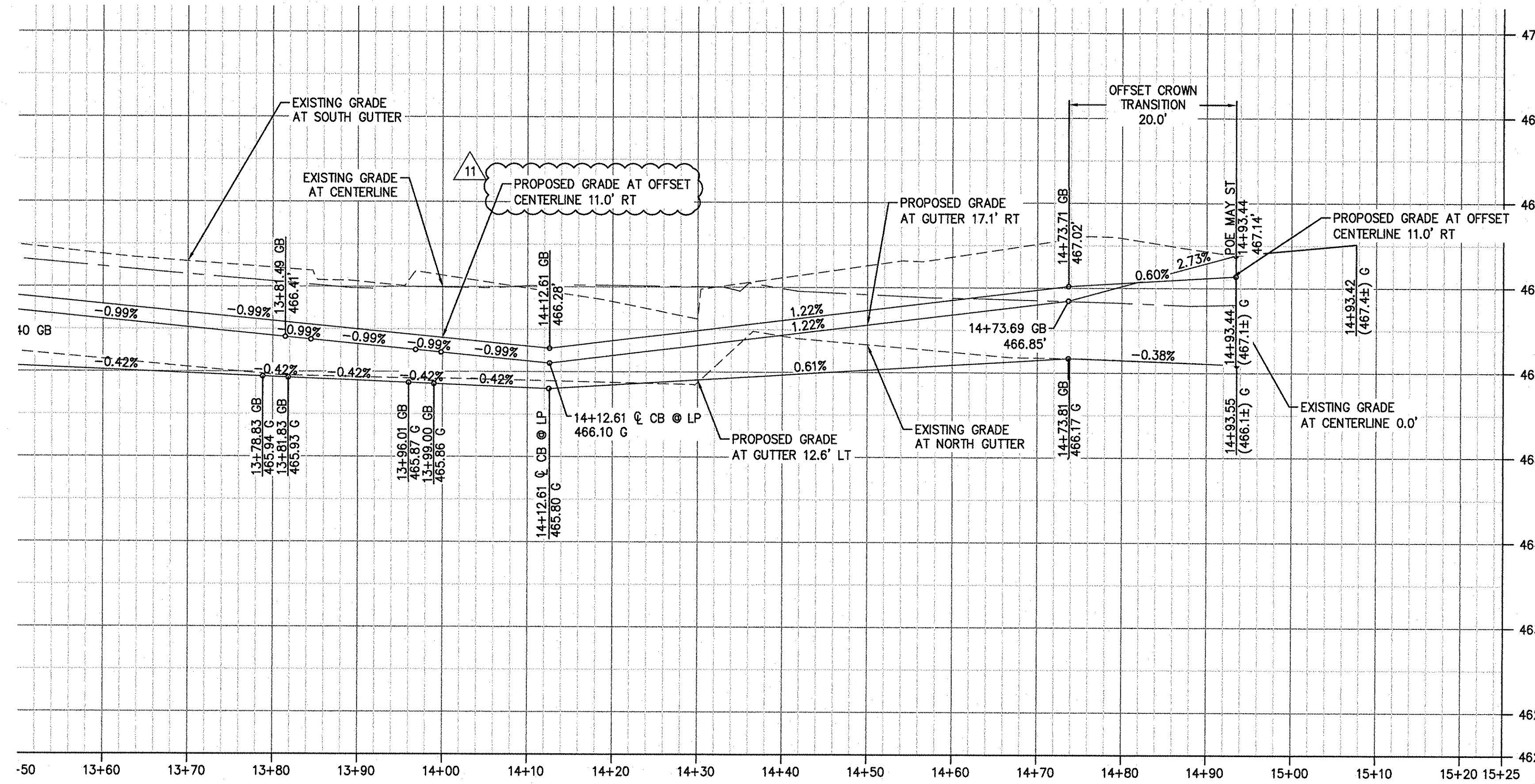




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Portland, OR 97204  
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F: 503.274.4681  
www.kpff.com



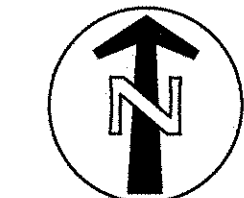
KEY NOTES

#	DESCRIPTION	DETAIL REF.	#	DESCRIPTION	DETAIL REF.
1	SAWCUT LINE	2/ST6.0	12	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS	
2	ASPHALT PAVEMENT	2/ST6.0	13	MIDBLOCK CURB RAMP	8/ST6.1
3	STANDARD CURB AND GUTTER	3/ST6.0	14	CURBSIDE SIDEWALK	1/ST6.0
4	DETECTABLE WARNING	3/ST6.1	15	PAINT YELLOW CURB, COORDINATE WITH CITY OF HOOD RIVER	
5	STANDARD CURB RAMP	3/ST6.1	16	SITE STORM CONNECTION TO PUBLIC SYSTEM. SEE ON SITE IMPROVEMENT DRAWINGS	
6	EXISTING SIDEWALK TO REMAIN		17	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE LOCATION WITH CITY	1/ST6.1
7	CONCRETE DRIVEWAY	7/ST6.1	18	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
8	CONNECT TO EXISTING SIDEWALK		19	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	
9	CONNECT TO EXISTING CURB		20	LOWER STORM CATCH BASIN TO PROPOSED GUTTER GRADE. PROTECT AND RECONNECT EX LATERALS.	
10	CONSTRUCT CURBSIDE SIDEWALK	1/ST6.0	21	INSTALL THERMOPLASTIC BICYCLE LANE SHARROW PAVEMENT MARKING	
11	INSTALL STREET TREE. SEE LANDSCAPE PLANS				

- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
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- POTHOLE EXISTING WATER LINES AND EXISTING GAS MAIN TO VERIFY LOCATION AND DEPTHS FOR PROPOSED SDMH-07. NOTIFY ENGINEER OF FIELD FINDINGS PRIOR TO CONSTRUCTION.

SHEET LEGEND

	PROPERTY LINE
	SAWCUT
	GRADE BREAK
	CURB
	CURB AND GUTTER
	ASPHALT PAVEMENT
	GRADING AND DIMENSIONING ENLARGEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
Hood River County  
School District



Project Name:  
May St Elementary  
School  
Project Address:  
May St, Hood River, OR  
97031

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Revisions to Sheet

No.	Revision	Date
11	PR-11	9.25.2016

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

**PUBLIC STREET PLAN AND PROFILE - MAY STREET EAST**

Sheet No.

ST4.1

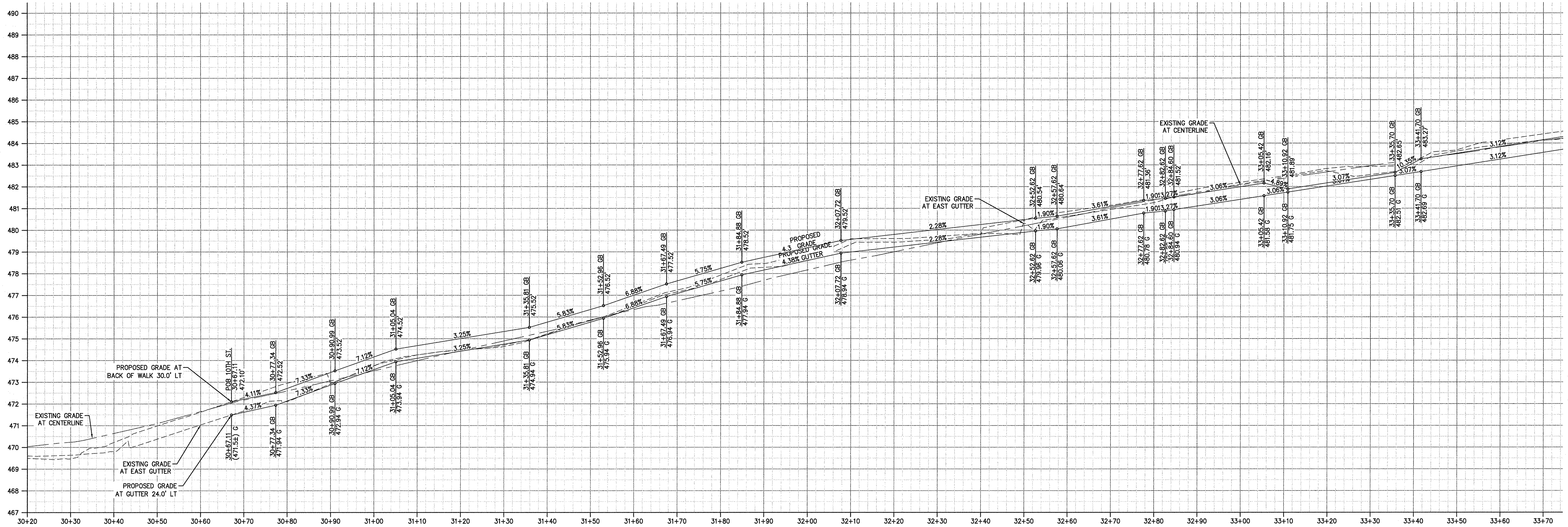
Job No.

4682-01



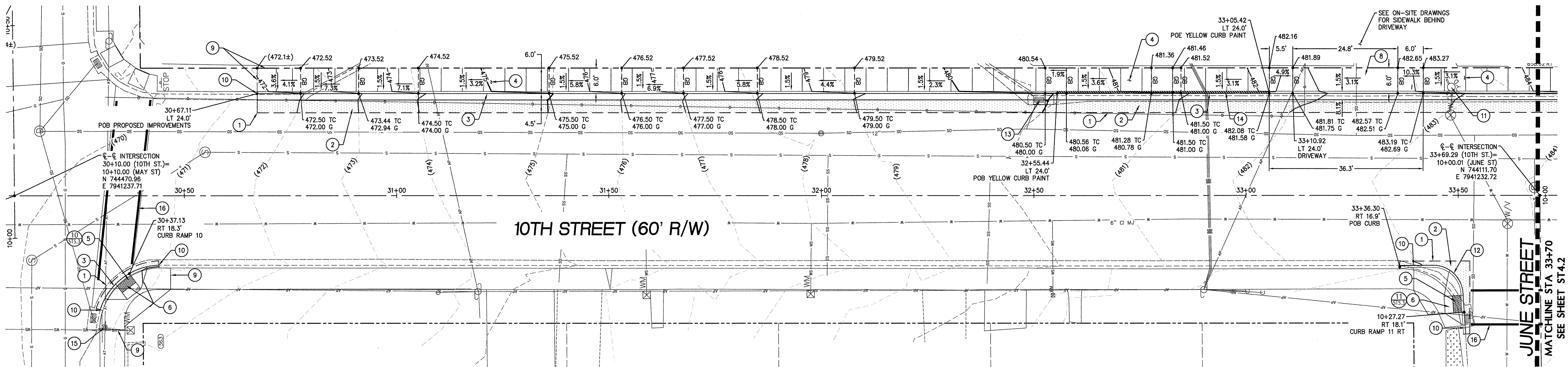


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10TH STREET PROFILE NORTH

SCALE: HORZ: 1" = 10'  
VERT: 1" = 2'



10TH STREET PLAN NORTH

SCALE: 1" = 10'

KEY NOTES

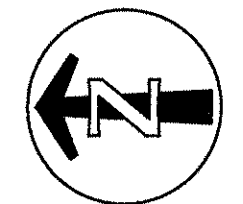
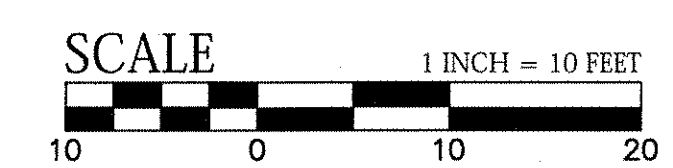
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1	SAWCUT LINE	2/ST6.0	9	CONNECT TO EXISTING SIDEWALK	
2	ASPHALT PAVEMENT REPAIR	2/ST6.0	10	CONNECT TO EXISTING CURB	
3	STANDARD CURB AND GUTTER	3/ST6.0	11	PROTECT EXISTING HYDRANT	
4	CURBSIDE SIDEWALK	1/ST6.0	12	STANDARD CURB AND GUTTER	3/ST6.0
5	DETECTABLE WARNING	6/ST6.1	13	ADJUST INLET RIM TO FINISH GRADE, PROTECT STORM LATERAL	
6	STANDARD CURB RAMP	6/ST6.1	14	STANDARD CURB PAINTED YELLOW. COORDINATE WITH CITY OF HOOD RIVER	
8	CONCRETE DRIVEWAY	7/ST6.1	15	INSTALL NEW ST-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
			16	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
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- FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST6.0 THROUGH ST6.4.
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- CONTRACTOR SHALL RESTORE LIKE KIND LANDSCAPING ON PRIVATE PROPERTY, IF DISTURBED, AFTER PUBLIC IMPROVEMENT WORK IS COMPLETED.

SHEET LEGEND

- PROPERTY LINE
- SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POB/POE
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
Hood River County  
School District



Project Name:  
May St Elementary  
School  
Project Address:  
May St, Hood River, OR  
97031

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No.	Revision	Date
11	PR-11	9.25.2018

Status: 100% CONSTRUCTION  
DOCUMENTS

Date: 11.17.2017

Sheet Title

**PUBLIC STREET  
PLAN AND PROFILE  
- 10TH STREET  
NORTH**

Sheet No.

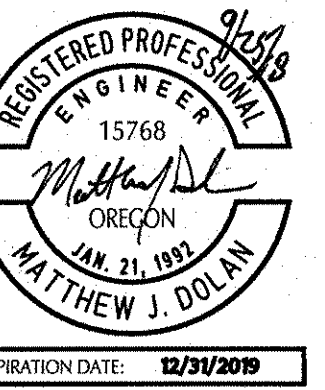
**ST4.2**

Job No.

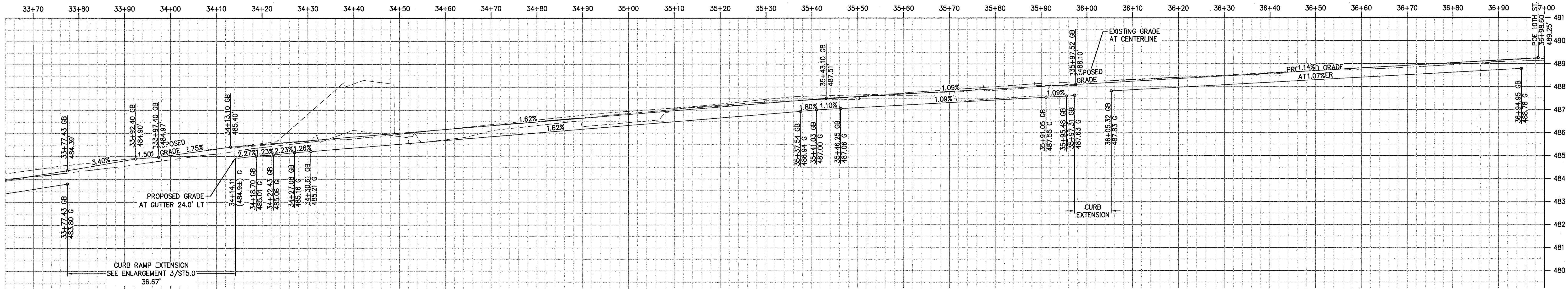
**4682-01**



Stamp

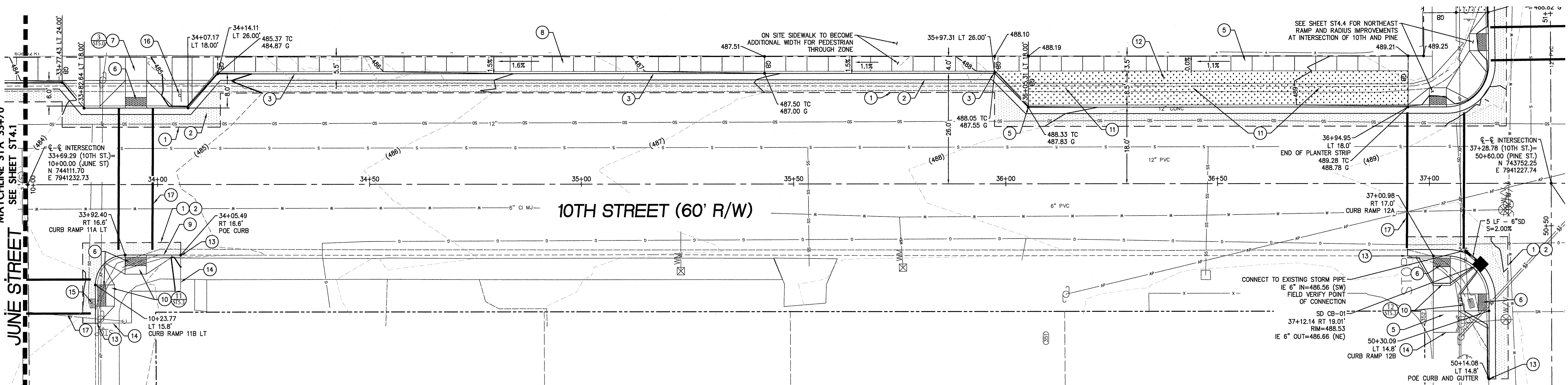


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10TH STREET PROFILE SOUTH

SCALE: HORZ: 1" = 10'  
VERT: 1" = 2'



10TH STREET PLAN SOUTH

SCALE: 1" = 10'

KEY NOTES

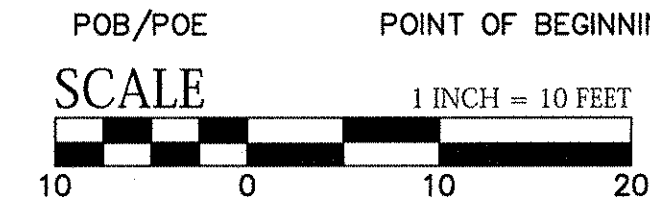
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1	SAWCUT LINE	2/ST6.0	9	STANDARD CONCRETE CURB	
2	ASPHALT PAVEMENT REPAIR	2/ST6.0	10	STANDARD CURB RAMP	6/ST6.1
3	STANDARD CURB AND GUTTER	3/ST6.0	11	INSTALL STREET TREES. SEE LANDSCAPE PLANS.	
4	STANDARD CURB PAINTED YELLOW, COORDINATE WITH CITY OF HOOD RIVER		12	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS	
5	SETBACK SIDEWALK	6/ST6.0	13	CONNECT TO EXISTING CURB	
6	DETECTABLE WARNING	6/ST6.1	14	CONNECT TO EXISTING SIDEWALK	
7	MIDBLOCK CURB EXTENSION AND RAMP	8/ST6.1	15	WELD PLATE TO EX INLET GRATE, COORDINATE WITH CITY OF HOOD RIVER.	
8	CURBSIDE SIDEWALK	1/ST6.0	16	INSTALL SALVAGED "DROP OFF" SIGN AND POST, COORDINATE WITH CITY	1/ST6.1
9	SETBACK SIDEWALK	6/ST6.0	17	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
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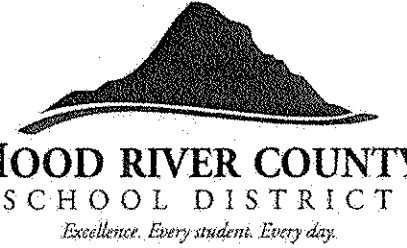
SHEET LEGEND

- PROPERTY LINE
- SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
Hood River County  
School District



Project Name:  
May St Elementary  
School

Project Address:  
May St, Hood River, OR  
97031

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Revisions to Sheet

No.	Revision	Date
11	PR-11	9.25.2016

Status: 100% CONSTRUCTION DOCUMENTS

Date: 11.17.2017

Sheet Title

**PUBLIC STREET PLAN AND PROFILE - 10TH STREET SOUTH**

Sheet No.

**ST4.3**

Job No.

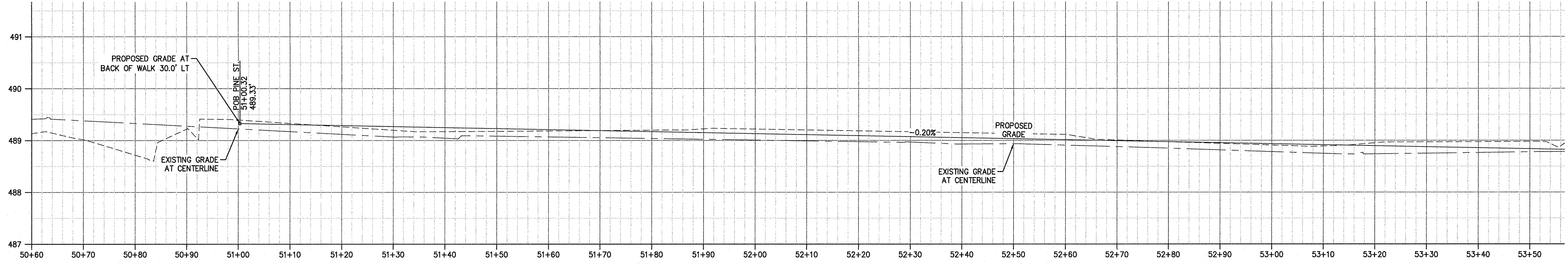
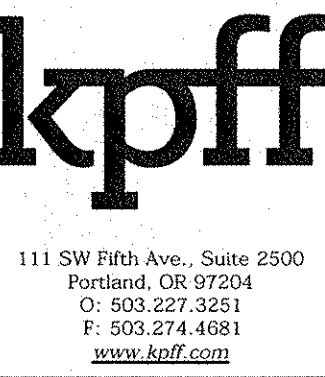
**4682-01**

70

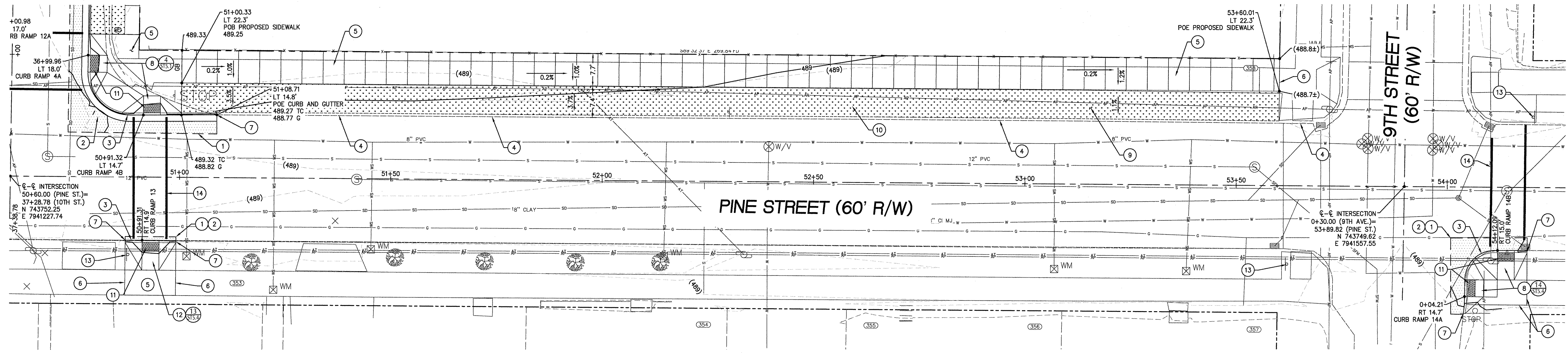




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**PINE STREET PROFILE**  
SCALE: HORZ: 1" = 10'  
VERT: 1" = 1'



**PINE STREET PLAN**  
SCALE: 1" = 10'

**KEY NOTES**

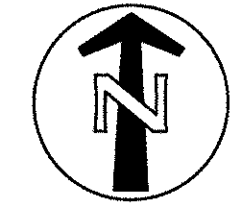
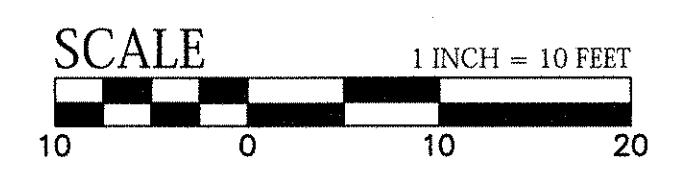
#	DESCRIPTION	DETAIL REF.
1	SAWCUT	2/ST6.0
2	ASPHALT PAVEMENT RESTORATION	2/ST6.0
3	STANDARD CURB	3/ST6.0
4	PROTECT EXISTING CURB	
5	SETBACK SIDEWALK	6/ST6.0
6	CONNECT TO EXISTING SIDEWALK	
7	CONNECT TO EXISTING CURB	
8	STANDARD CURB RAMP	6/ST6.1
9	INSTALL STREET TREES. SEE LANDSCAPE PLANS.	3/ST6.1
10	VEGETATED FURNISHING ZONE. SEE LANDSCAPE PLANS.	
11	DETECTABLE WARNING	
12	MIDBLOCK CURB RAMP	8/ST6.1
13	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE WITH CITY OF HOOD RIVER	1/ST6.1
14	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

**SHEET NOTES**

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**SHEET LEGEND**

- PROPERTY LINE
- SAWCUT
- GRADE BREAK
- CURB
- CURB AND GUTTER
- ASPHALT PAVEMENT
- GRADING AND DIMENSIONING ENLARGEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- POINT OF BEGINNING/ENDING



Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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No.	Revision	Date
11	PR-11	9.25.2018

Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title

**PUBLIC STREET PLAN AND PROFILE - PINE STREET**

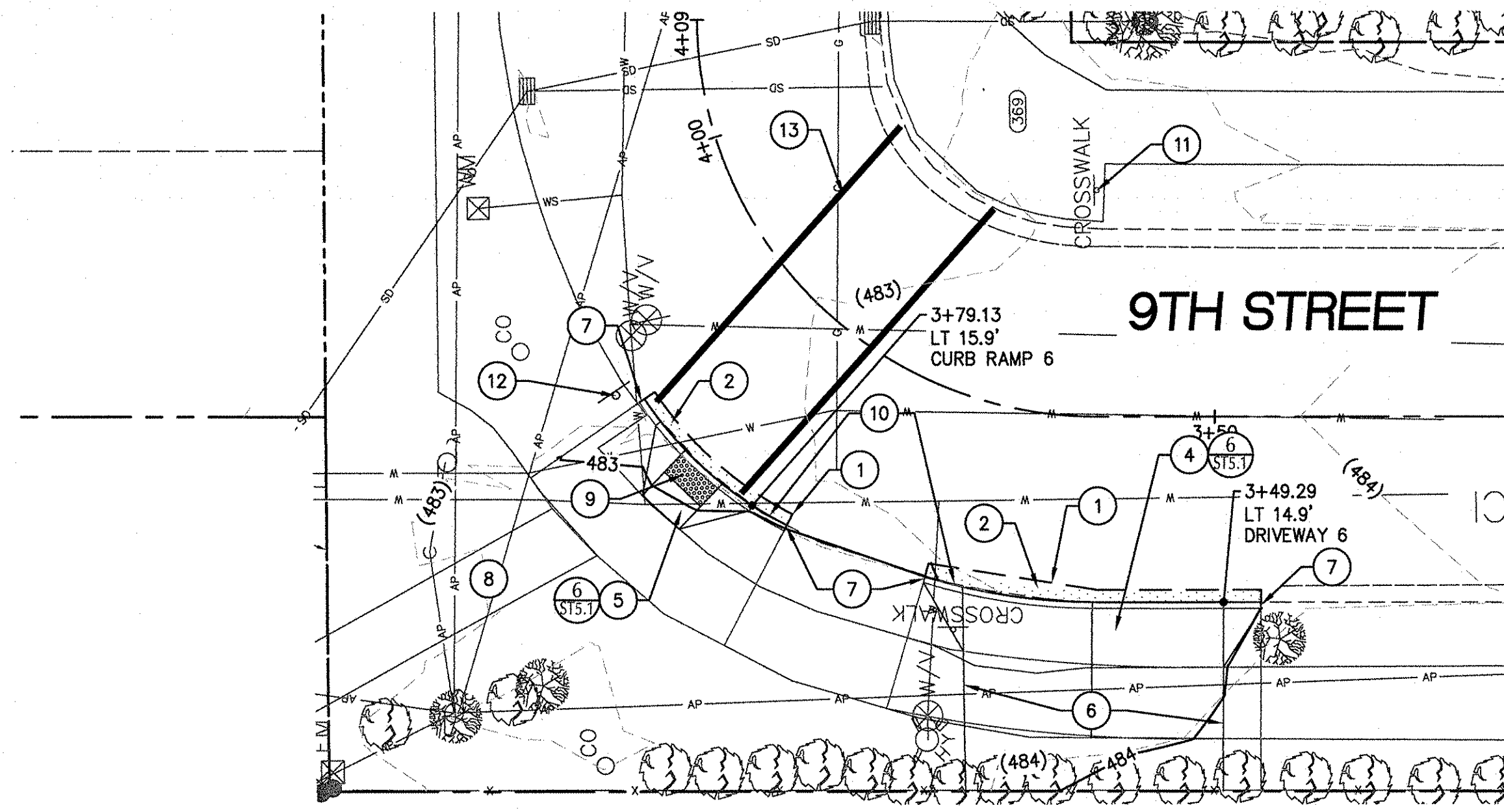
Sheet No.

**ST4.4**

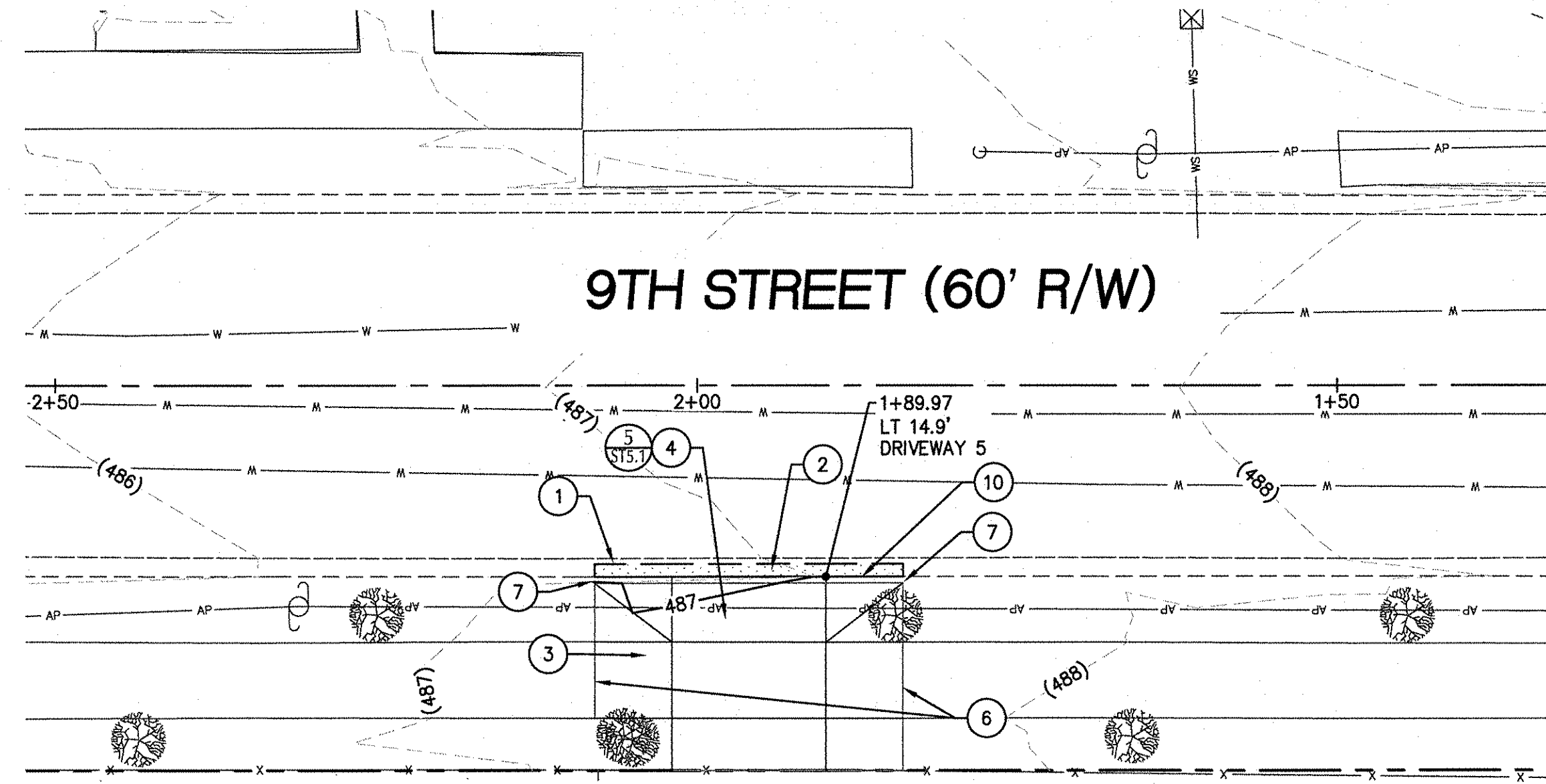
Job No.

**4682-01**

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Plotted: 9/24/18 at 4:35pm by: achung



9TH ST AND JUNE AVE RAMP AND DRIVEWAY  
SCALE: 1" = 10'



9TH STREET MIDBLOCK DRIVEWAY  
SCALE: 1" = 10'

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
3. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4
6. ALL WORK ON PRIVATE PROPERTY ASSOCIATED WITH THESE PUBLIC IMPROVEMENTS SHALL BE COORDINATED WITH THE CITY OF HOOD RIVER.
7. CONTRACTOR SHALL RESTORE LIKE KIND LANDSCAPING ON PRIVATE PROPERTY, IF DISTURBED, AFTER PUBLIC IMPROVEMENT WORK IS COMPLETED.

KEY NOTES

#	DESCRIPTION	DETAIL REF.
1	SAWCUT	2/ST6.0
2	ASPHALT PAVEMENT REPAIR	2/ST6.0
3	SETBACK SIDEWALK	6/ST6.0
4	CONCRETE DRIVEWAY	7/ST6.1
5	STANDARD CURB RAMP	8/ST6.1
6	CONNECT TO EXISTING SIDEWALK	
7	CONNECT TO EXISTING CURB	
8	SEE LANDSCAPE PLANS FOR PEDESTRIAN ACCESS DESIGN.	
9	DETECTABLE WARNING	
10	STANDARD CONCRETE CURB	3/ST6.0
11	INSTALL NEW S1-1 AND W16-7P SIGNS ON EX POST. COORDINATE WITH CITY	1/ST6.1
12	INSTALL NEW S1-1 AND W16-7P SIGNS ON NEW POST. COORDINATE WITH CITY	1/ST6.1
13	COORDINATE CROSSWALK STRIPING WITH CITY OF HOOD RIVER	

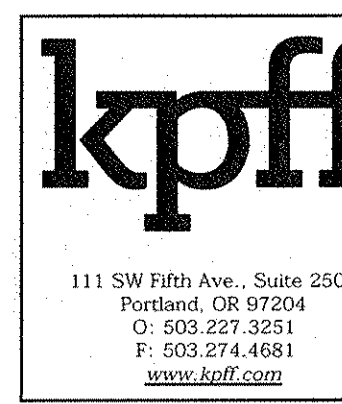
SHEET LEGEND

	PROPERTY LINE
	SAWCUT
	GRADE BREAK
	CURB
	CURB AND GUTTER
	ASPHALT PAVEMENT
	GRADING AND DIMENSIONING ENLARGEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	POB/POE POINT OF BEGINNING/ENDING

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Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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No.	Revision	Date
T1	PR-T1	9.25.2016

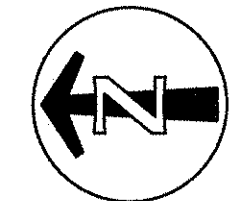
Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title  
**PUBLIC STREET PLAN - 9TH STREET**

Sheet No.  
**ST4.5**

Job No.  
**4682-01**





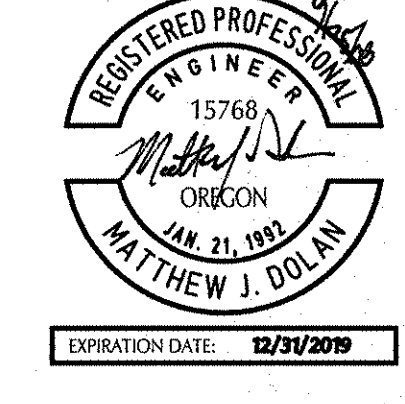
**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
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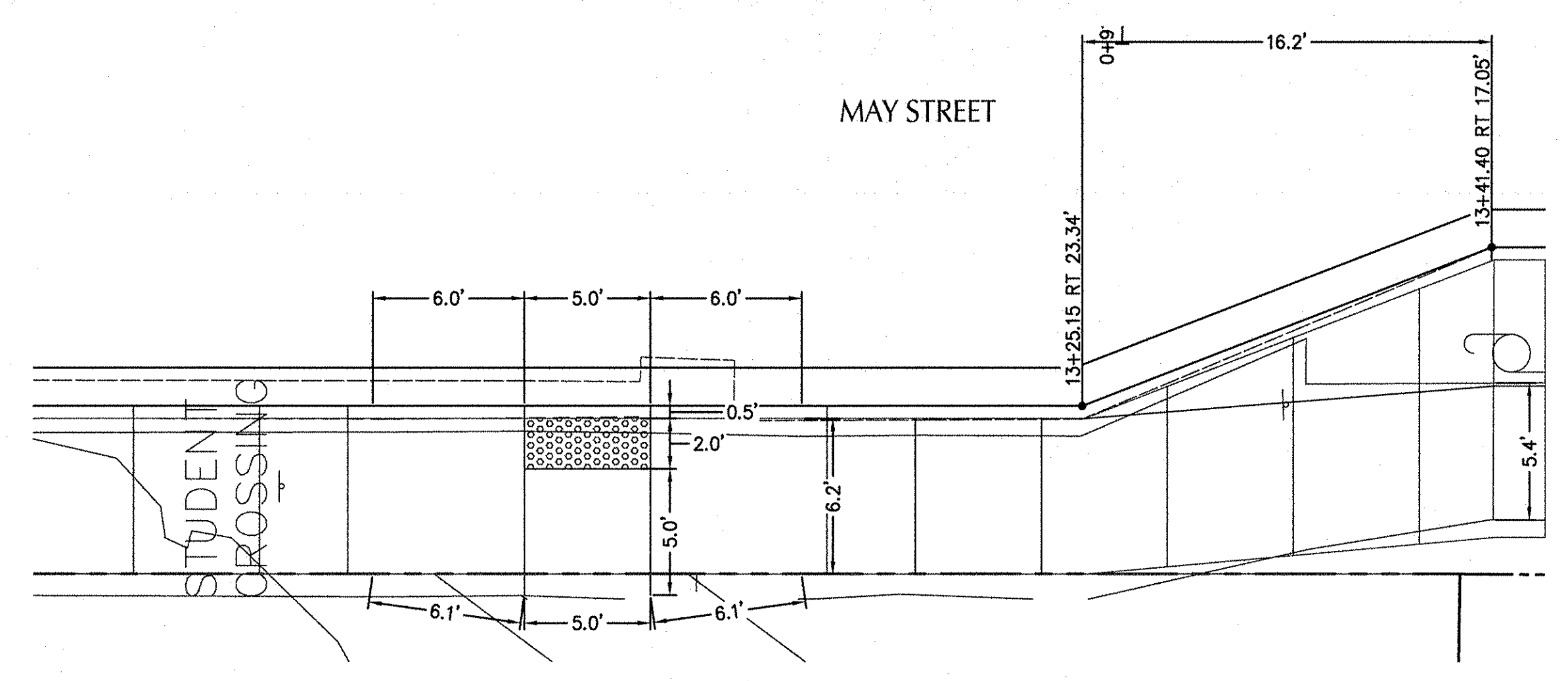
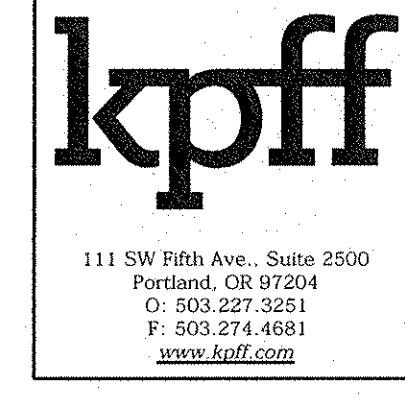
**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
X.XX	GRADING SLOPE AND DIRECTION (DOWNH)
XX.XX XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
EG	EXISTING GRADE
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
RM	RIM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

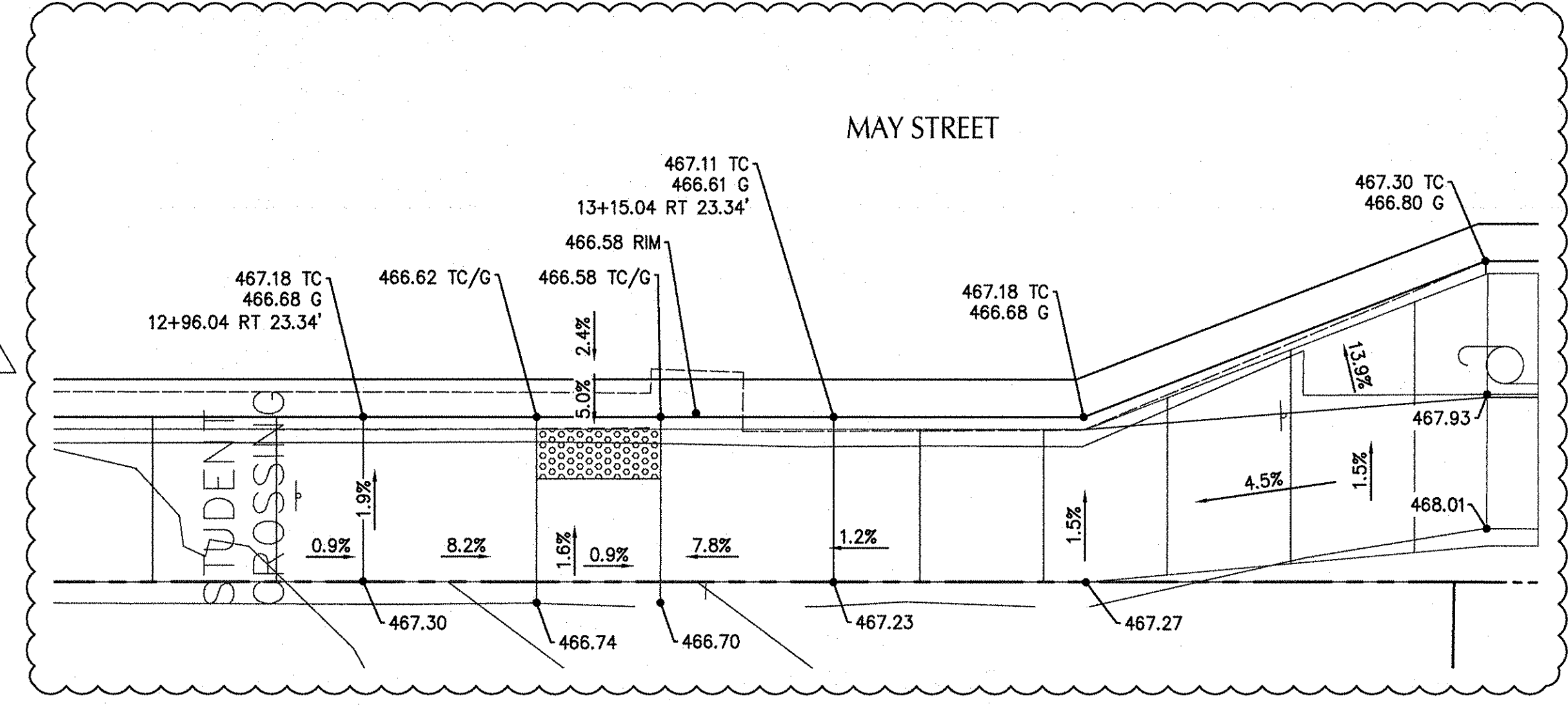
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503.525.9511  
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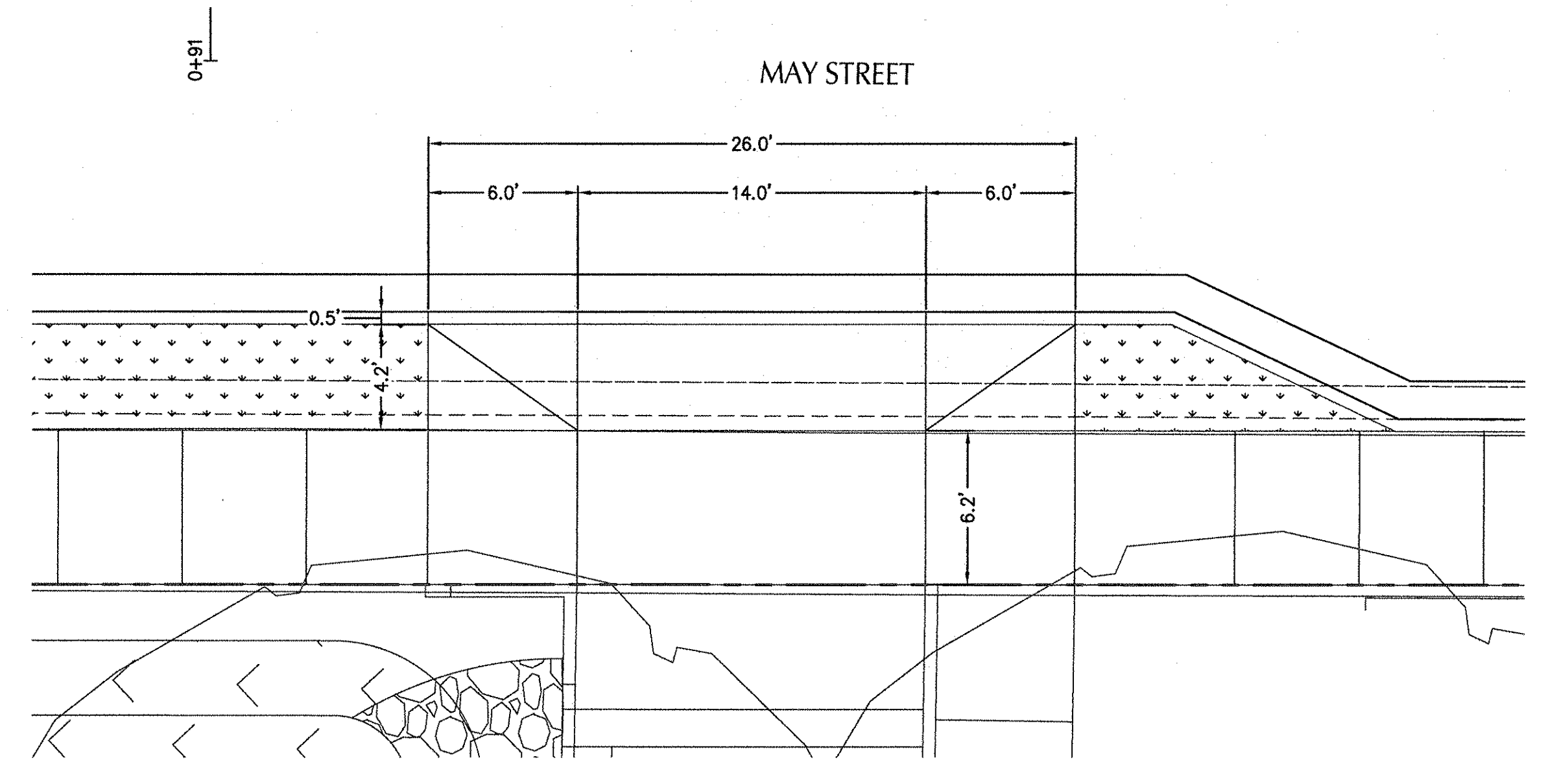
Consultant Logo



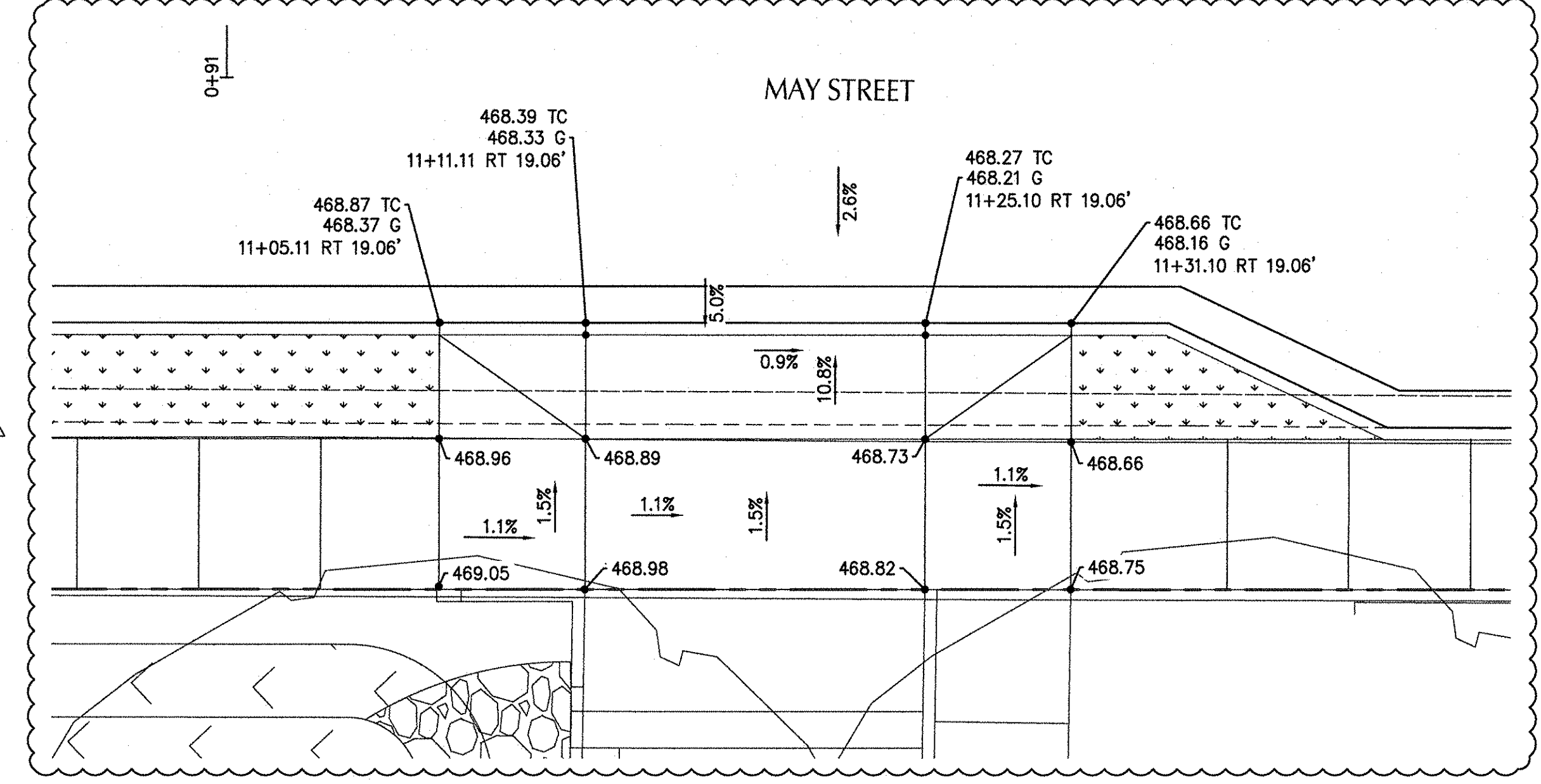
**1A** MIDBLOCK CURB RAMP AND SIDEWALK TRANSITION DIMENSIONS  
MAY ST AND 9TH ST  
SCALE: HORZ: 1" = 5'



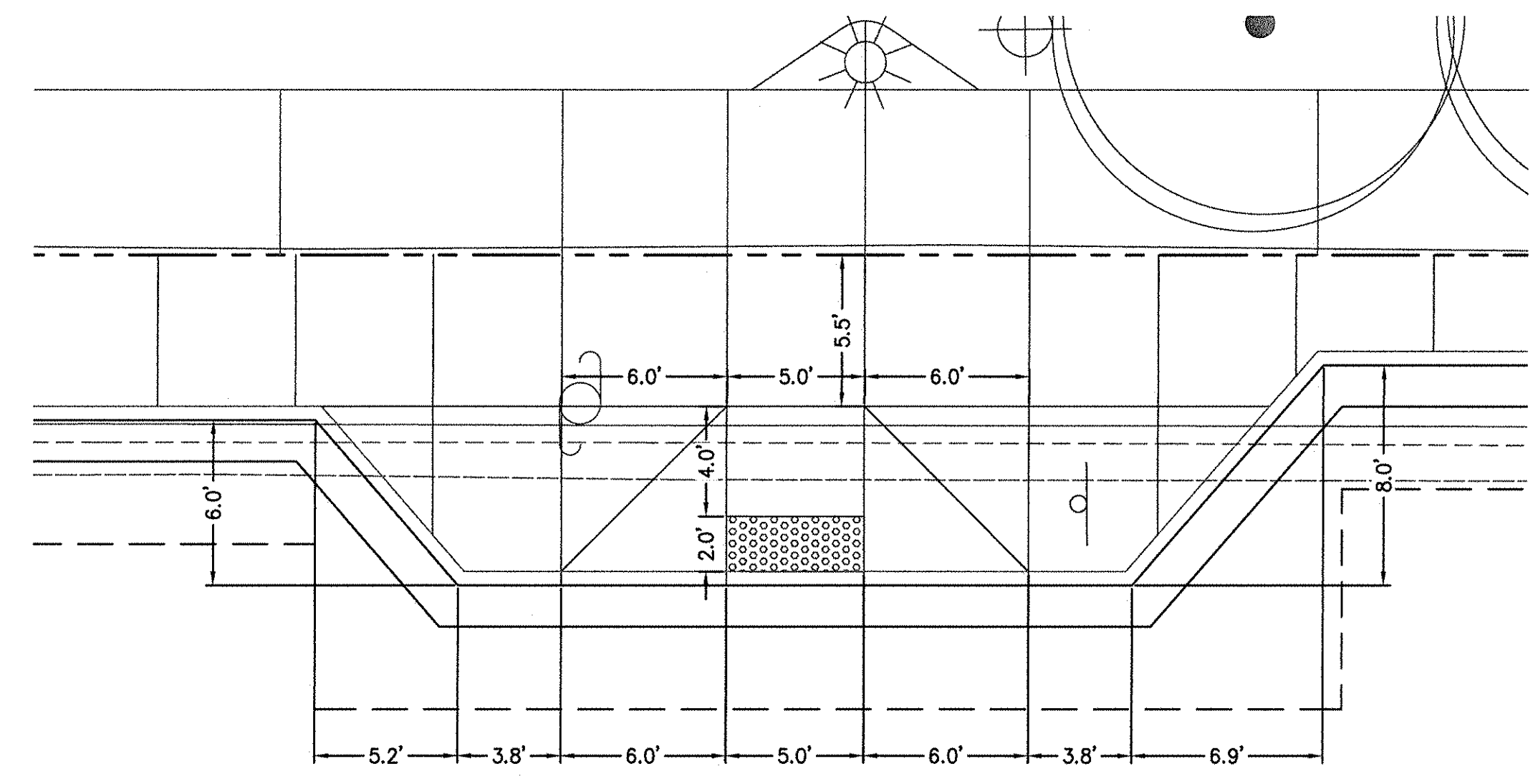
**1B** MIDBLOCK CURB RAMP AND SIDEWALK TRANSITION GRADING  
MAY ST AND 9TH ST  
SCALE: HORZ: 1" = 5'



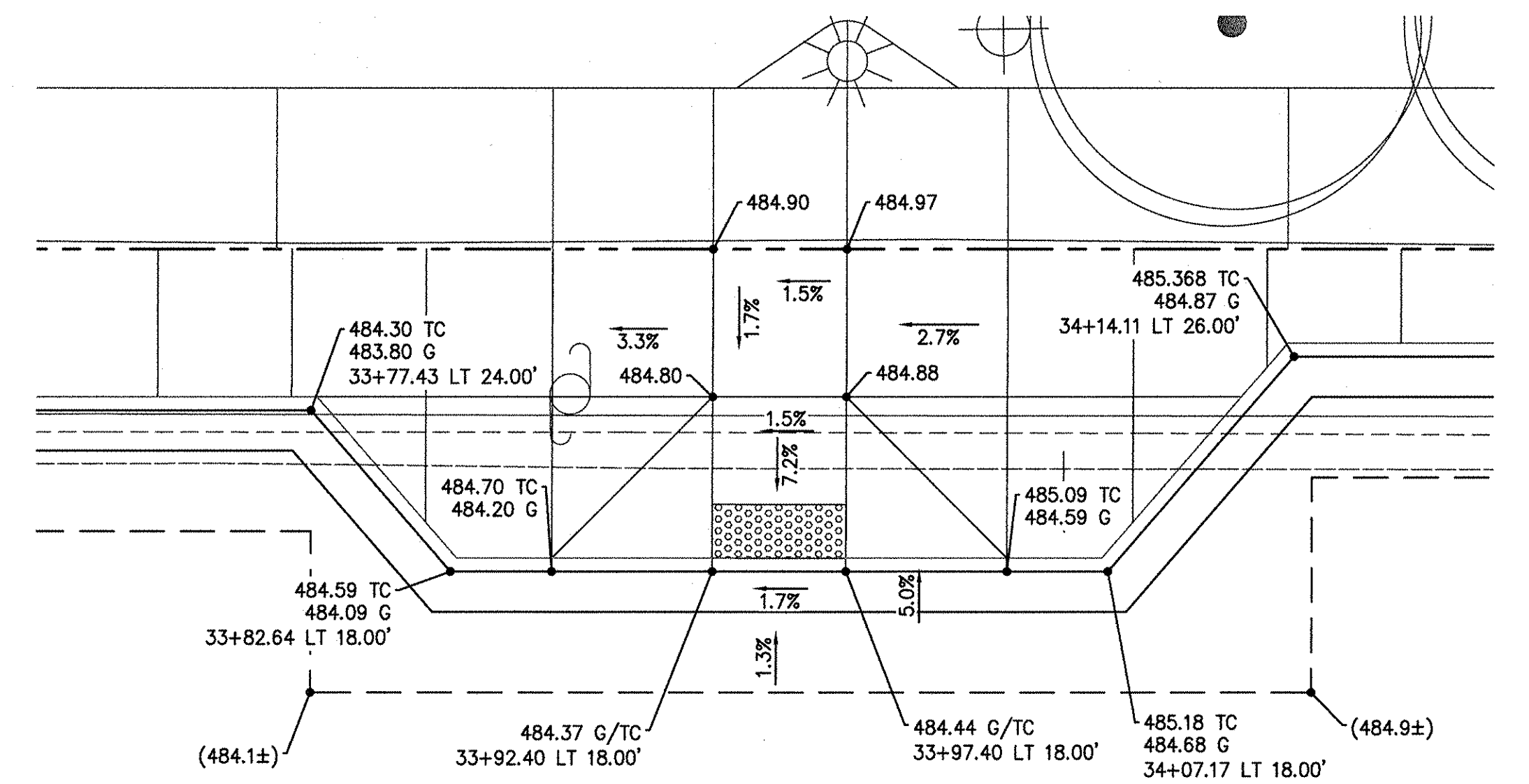
**2A** MIDBLOCK DRIVEWAY DIMENSIONS  
MAY ST AND 10TH ST  
SCALE: HORZ: 1" = 5'



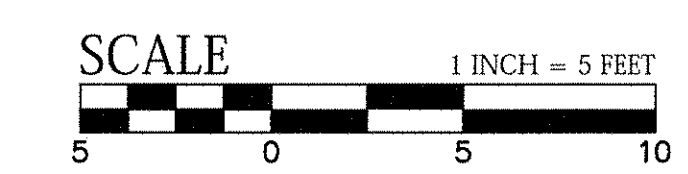
**2B** MIDBLOCK DRIVEWAY GRADING  
MAY ST AND 10TH ST  
SCALE: HORZ: 1" = 5'



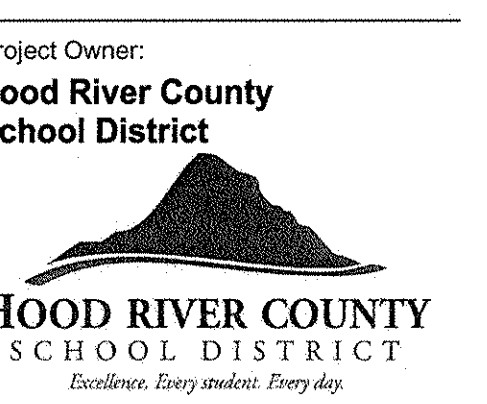
**3A** EASTERN MIDBLOCK CURB EXTENSION DIMENSIONS  
10TH ST AND JUNE AVE  
SCALE: HORZ: 1" = 5'



**3B** EASTERN MIDBLOCK CURB EXTENSION DIMENSIONS  
10TH ST AND JUNE AVE  
SCALE: HORZ: 1" = 5'



Key Plan



Project Name:  
**May St Elementary School**  
Project Address:  
**May St, Hood River, OR 97031**

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Revisions to Sheet

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Status: **100% CONSTRUCTION DOCUMENTS**

Date: **11.17.2017**

Sheet Title

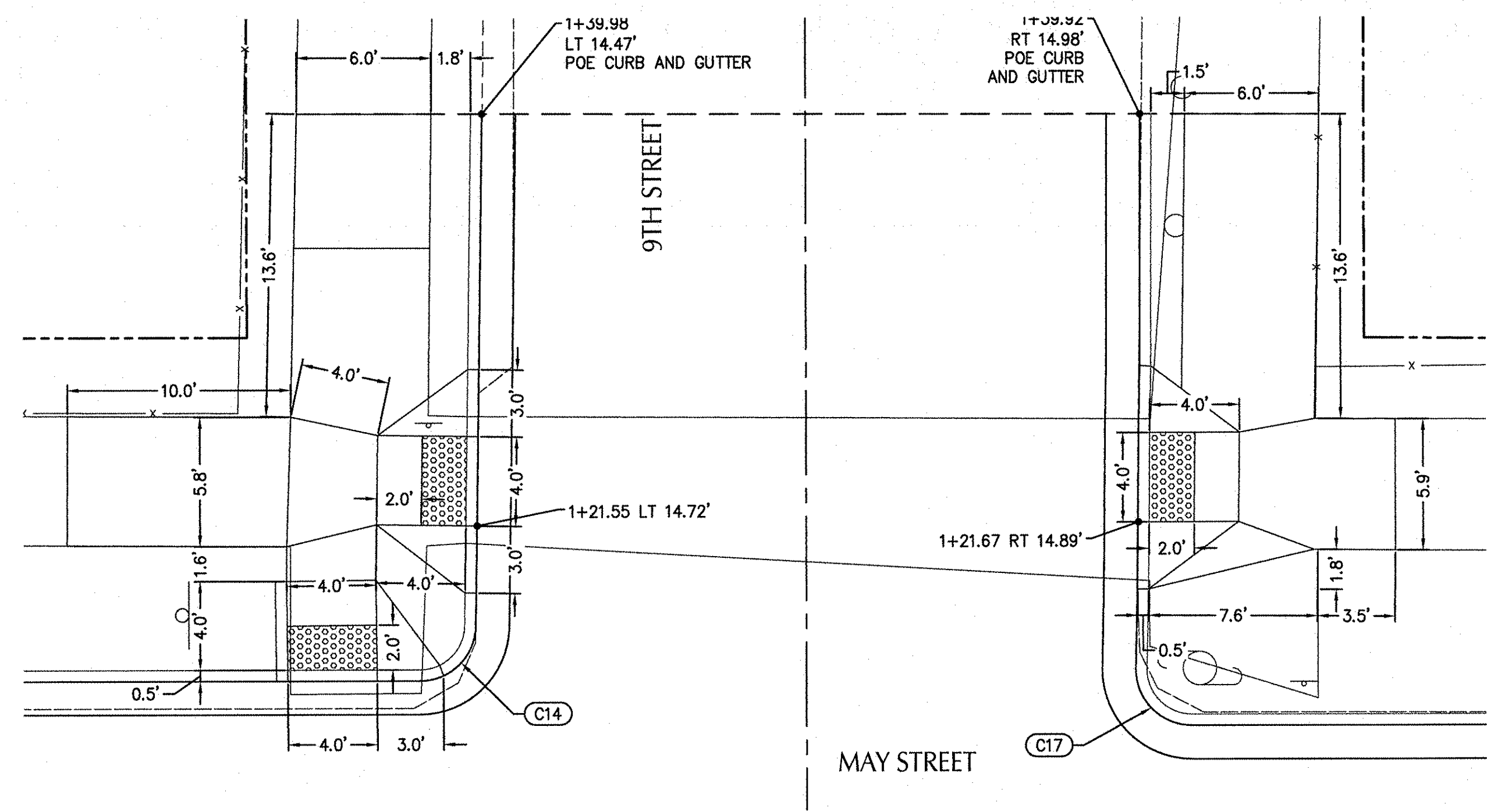
**RAMP AND DRIVEWAY ENLARGEMENTS**

Sheet No.

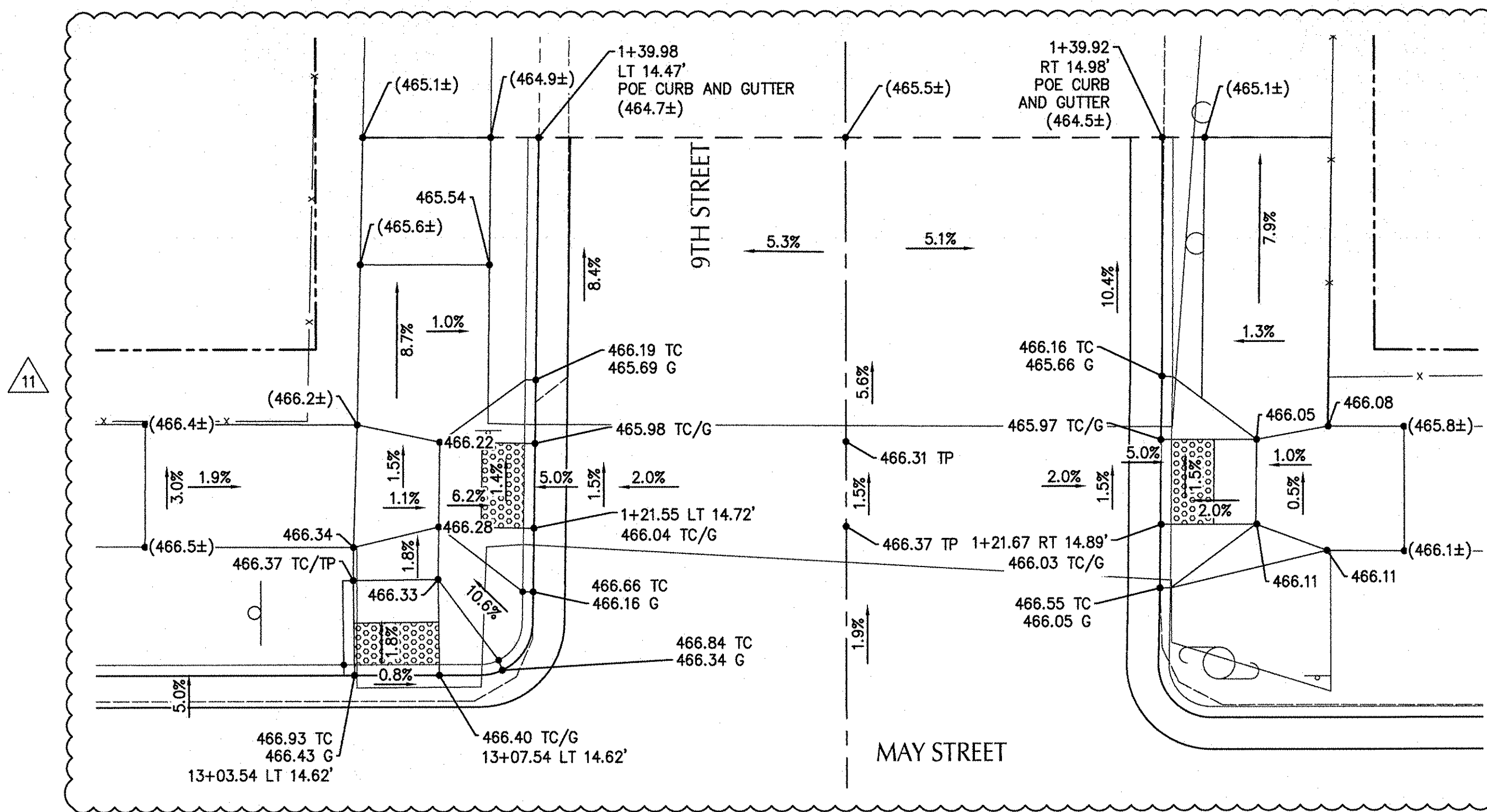
**ST5.0**

Job No.  
**4682-01**

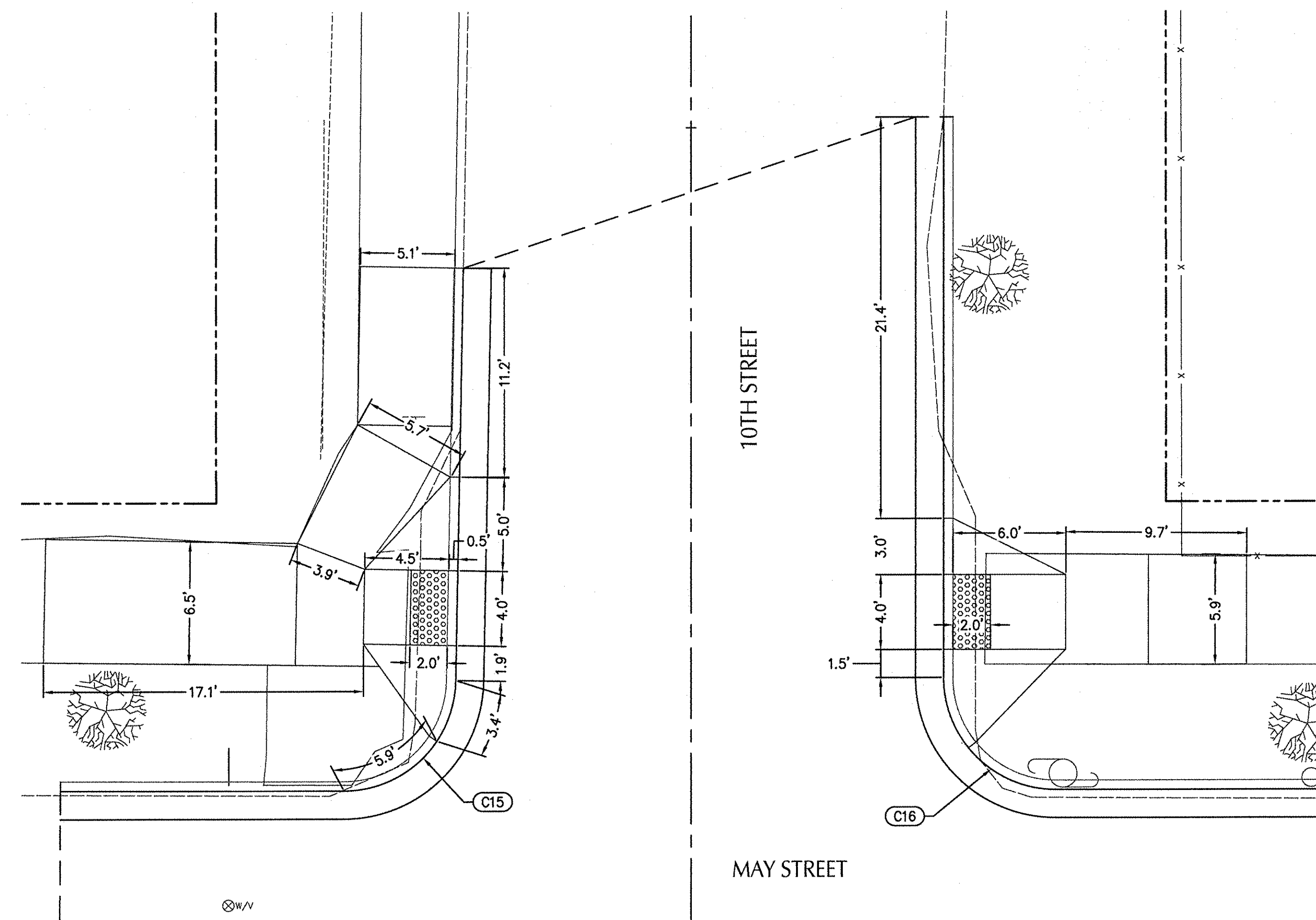
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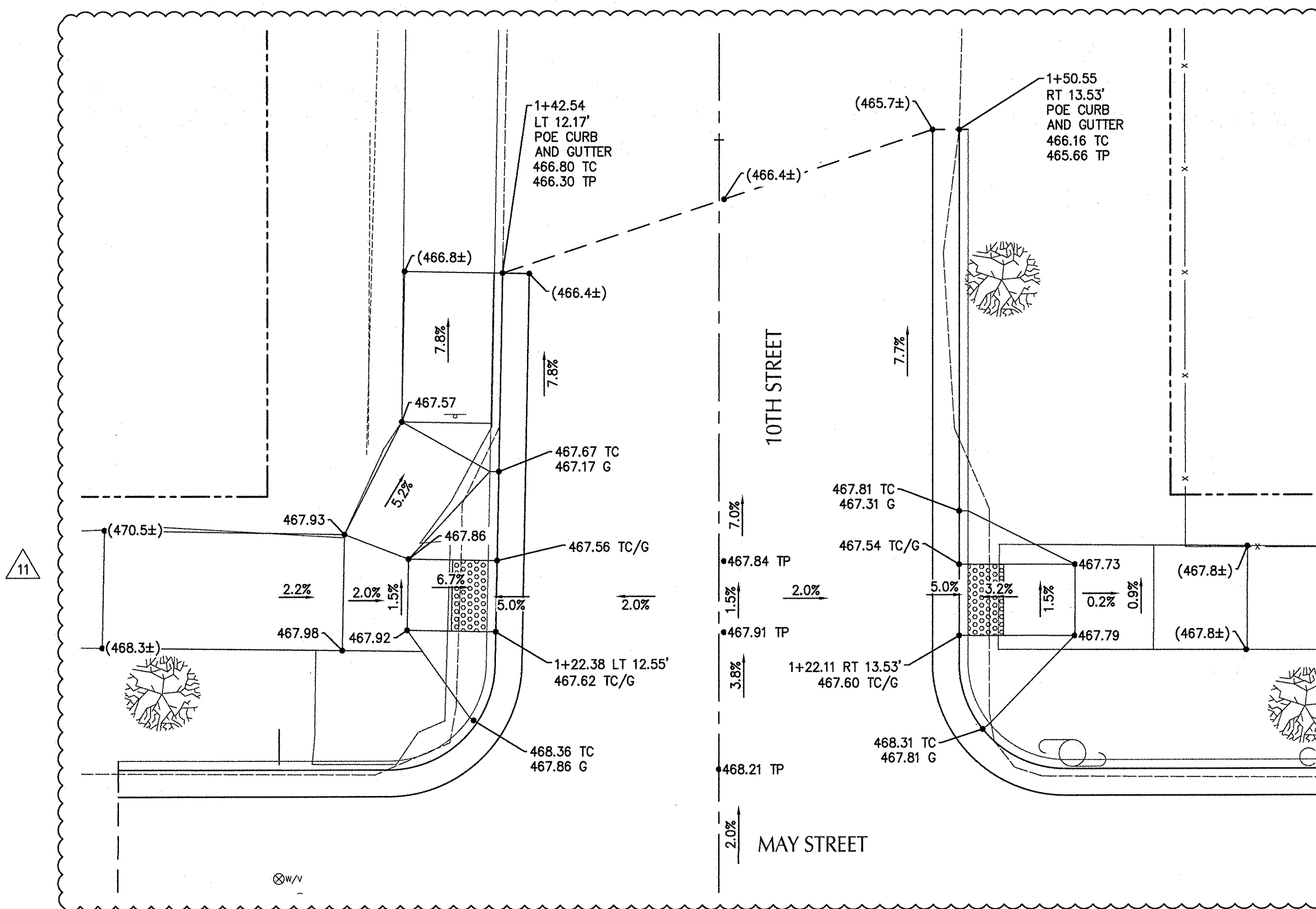
**7A** NORTH CORNER RAMP DIMENSIONS  
9TH ST AND MAY AVE  
SCALE: HORZ: 1" = 5'



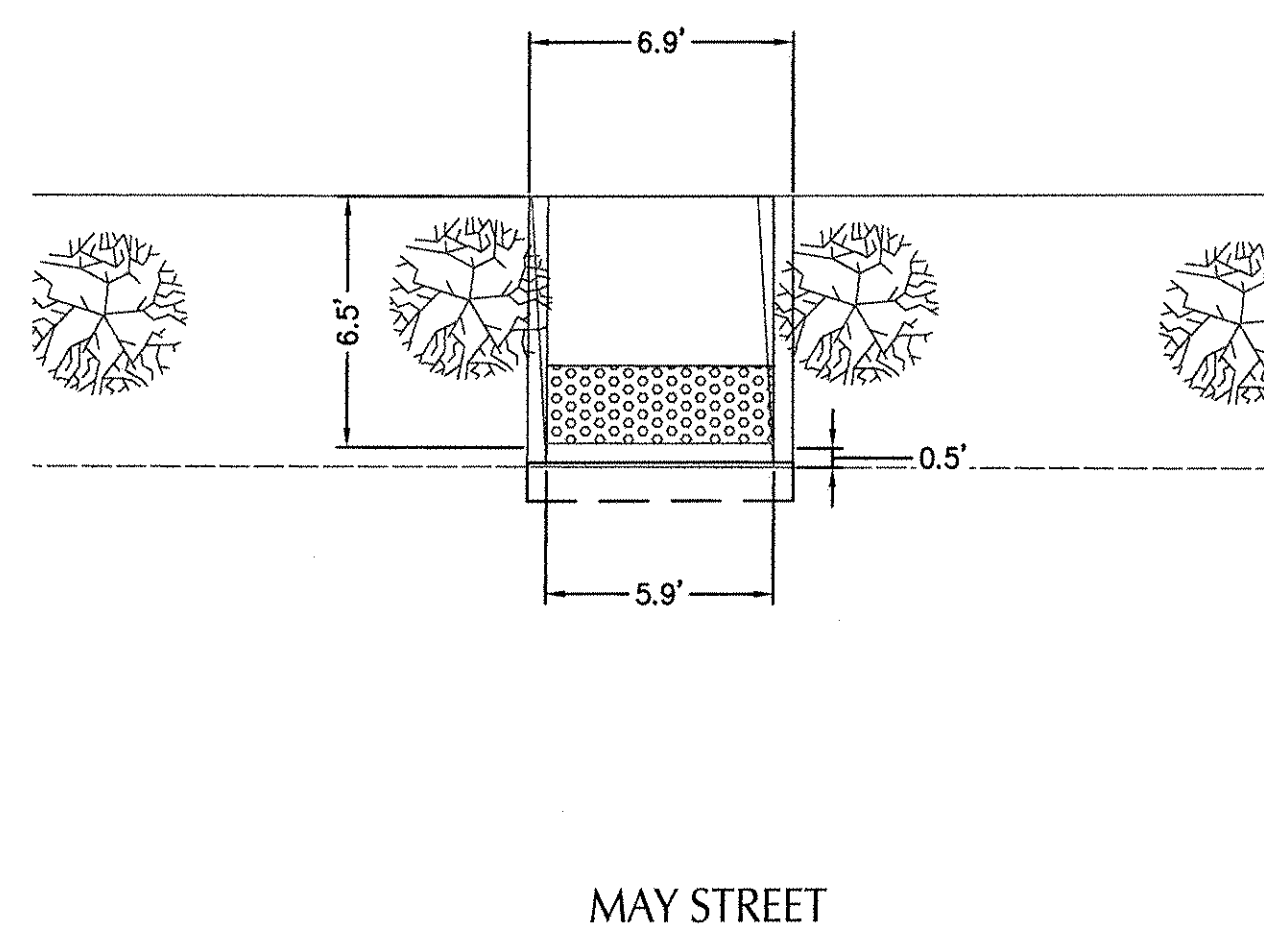
**7B** NORTH CORNER RAMP GRADING  
9TH AND MAY AVE  
SCALE: HORZ: 1" = 5'



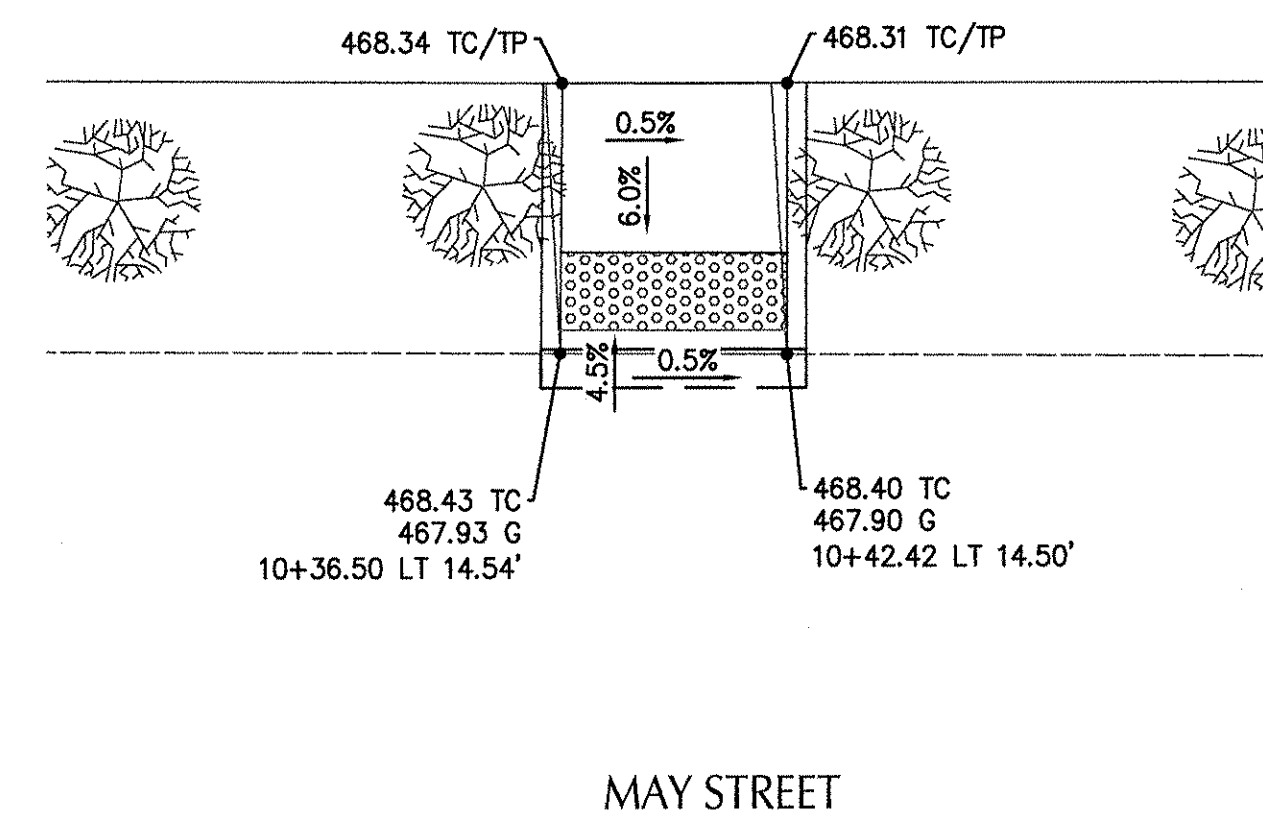
**8A** NORTH CORNER RAMP DIMENSIONS  
10TH ST AND MAY AVE  
SCALE: HORZ: 1" = 5'



**8B** NORTH CORNER RAMP GRADING  
10TH AND MAY AVE  
SCALE: HORZ: 1" = 5'



**9A** NORTHEAST RAMP DIMENSIONS  
10TH ST AND MAY AVE  
SCALE: HORZ: 1" = 5'



**9B** NORTHEAST MIDBLOCK RAMP GRADING  
10TH ST AND MAY AVE  
SCALE: HORZ: 1" = 5'

- CONSTRUCTED PER DETAILS 1 AND 6, SHT ST6.0.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
  - ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
  - FOR RAMP AND DRIVEWAY ENLARGEMENTS, SEE SHEETS ST5.0 THROUGH ST5.4
  - ALL WORK ON PRIVATE PROPERTY ASSOCIATED WITH THESE PUBLIC IMPROVEMENTS SHALL BE COORDINATED WITH THE CITY OF HOOD RIVER.

**GRADING LABEL LEGEND**

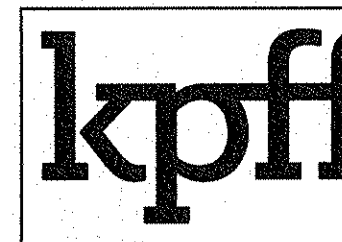
CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNH)
XX.XX	SPOT ELEVATION
	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
EG	EXISTING GRADE
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
RM	RM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C14	3.89	2.50	089.1922	3.5	N45° 25' 59.25"E
C15	5.87	6.00	056.0476	5.6	N82° 00' 19.61"E
C16	9.42	6.00	090.0011	8.5	S44° 58' 14.74"E
C17	3.98	2.50	091.1620	3.6	S44° 23' 23.19"E

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F: 503.274.4681  
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Key Plan

Project Owner:  
**Hood River County School District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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11	PR-11	9.25.2018

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Date: **11.17.2017**

Sheet Title

**RAMP AND DRIVEWAY ENLARGEMENTS**

Sheet No.

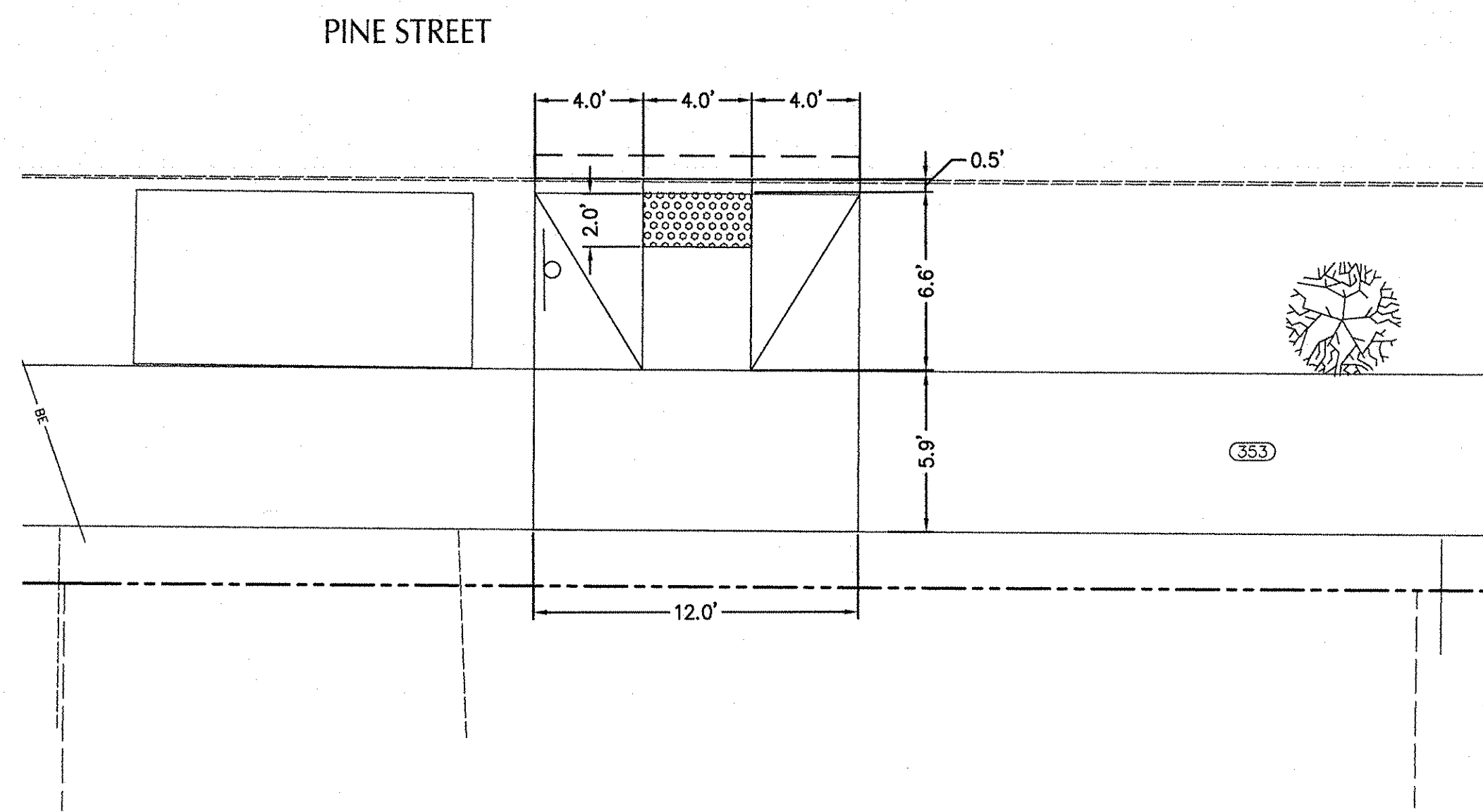
**ST5.2**

Job No.

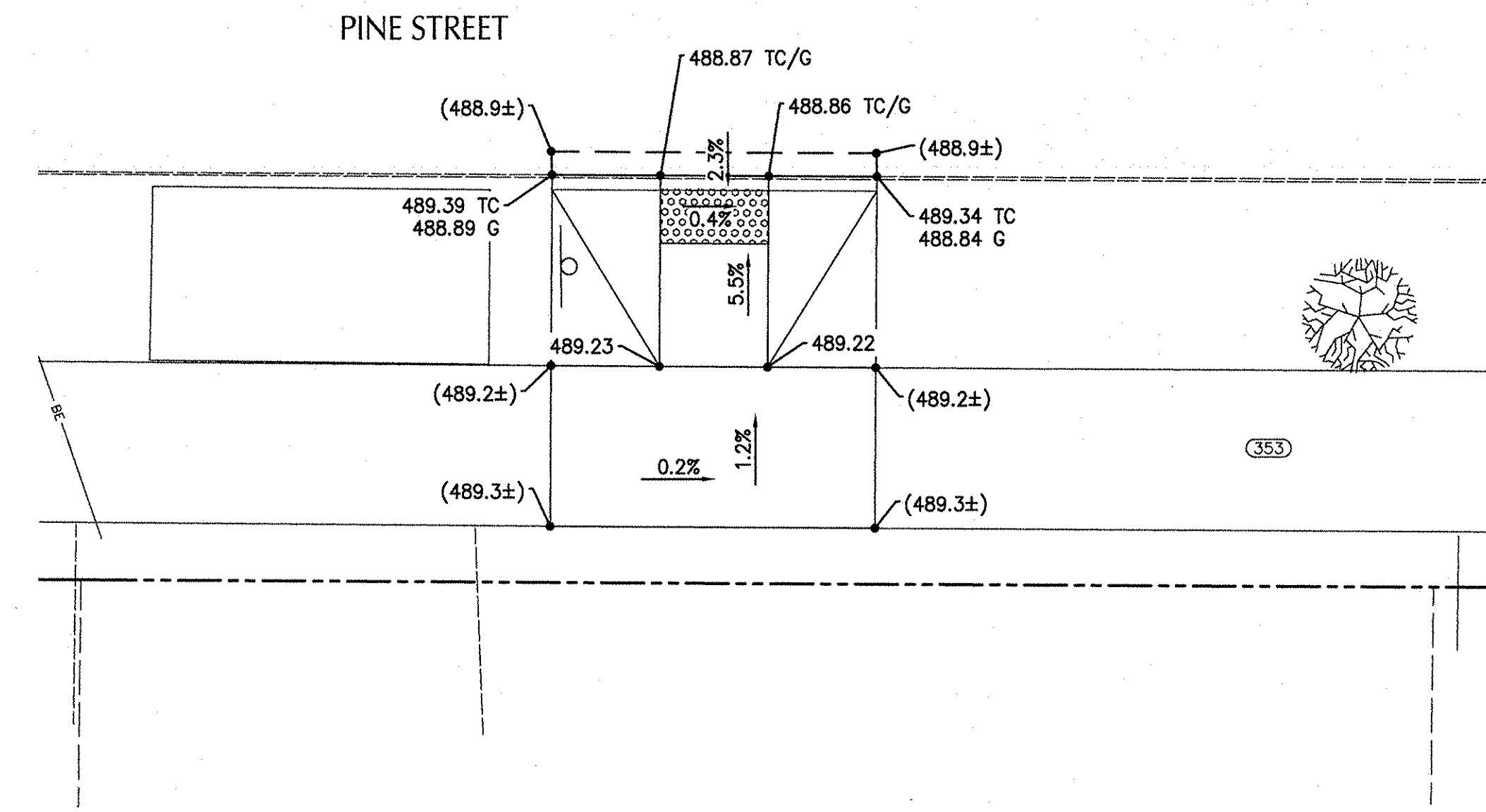
**4682-01**

74

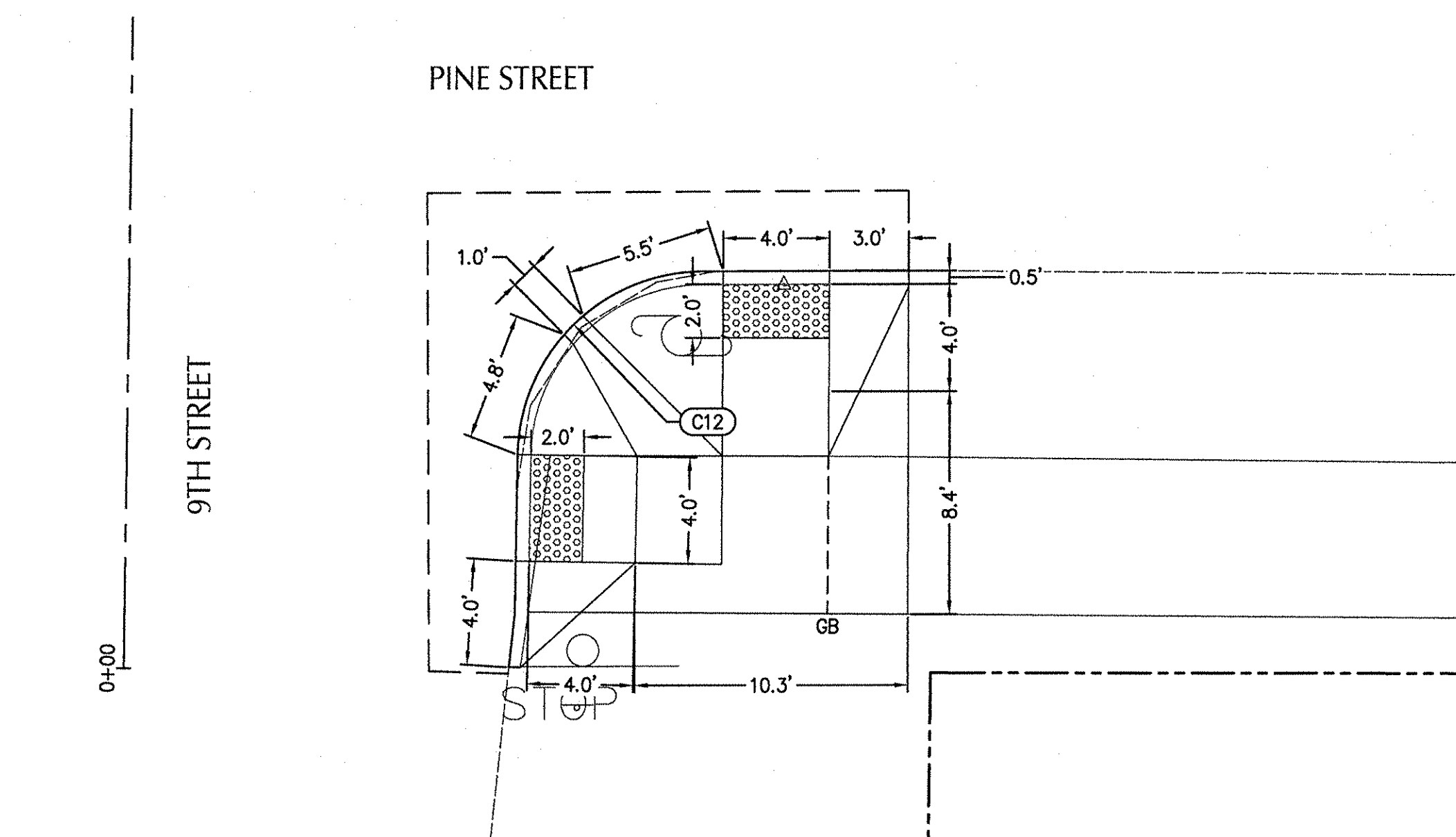




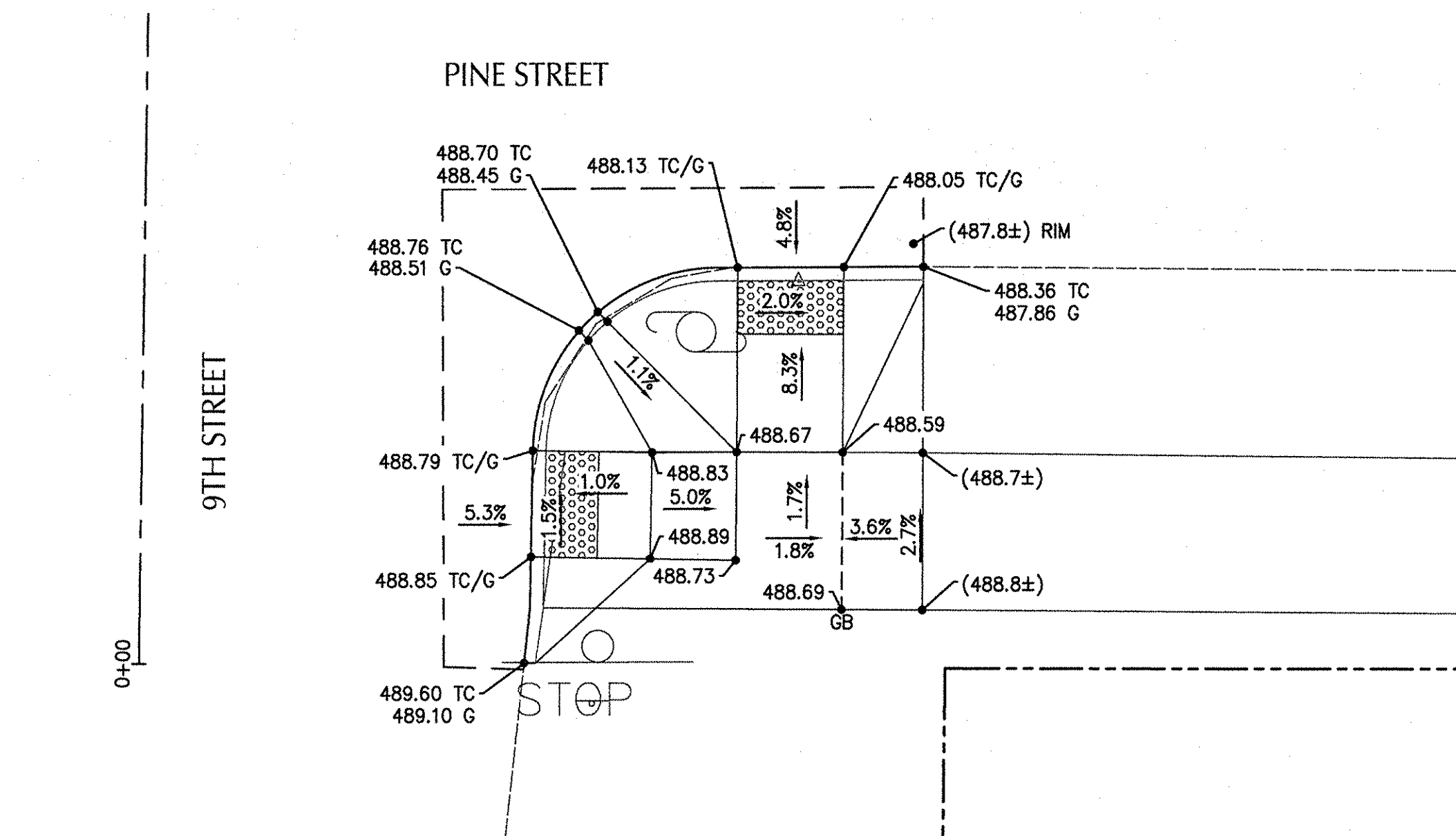
**13A** SE CORNER RAMP DIMENSIONS  
10TH ST AND PINE AVE  
SCALE: HORZ: 1" = 5'



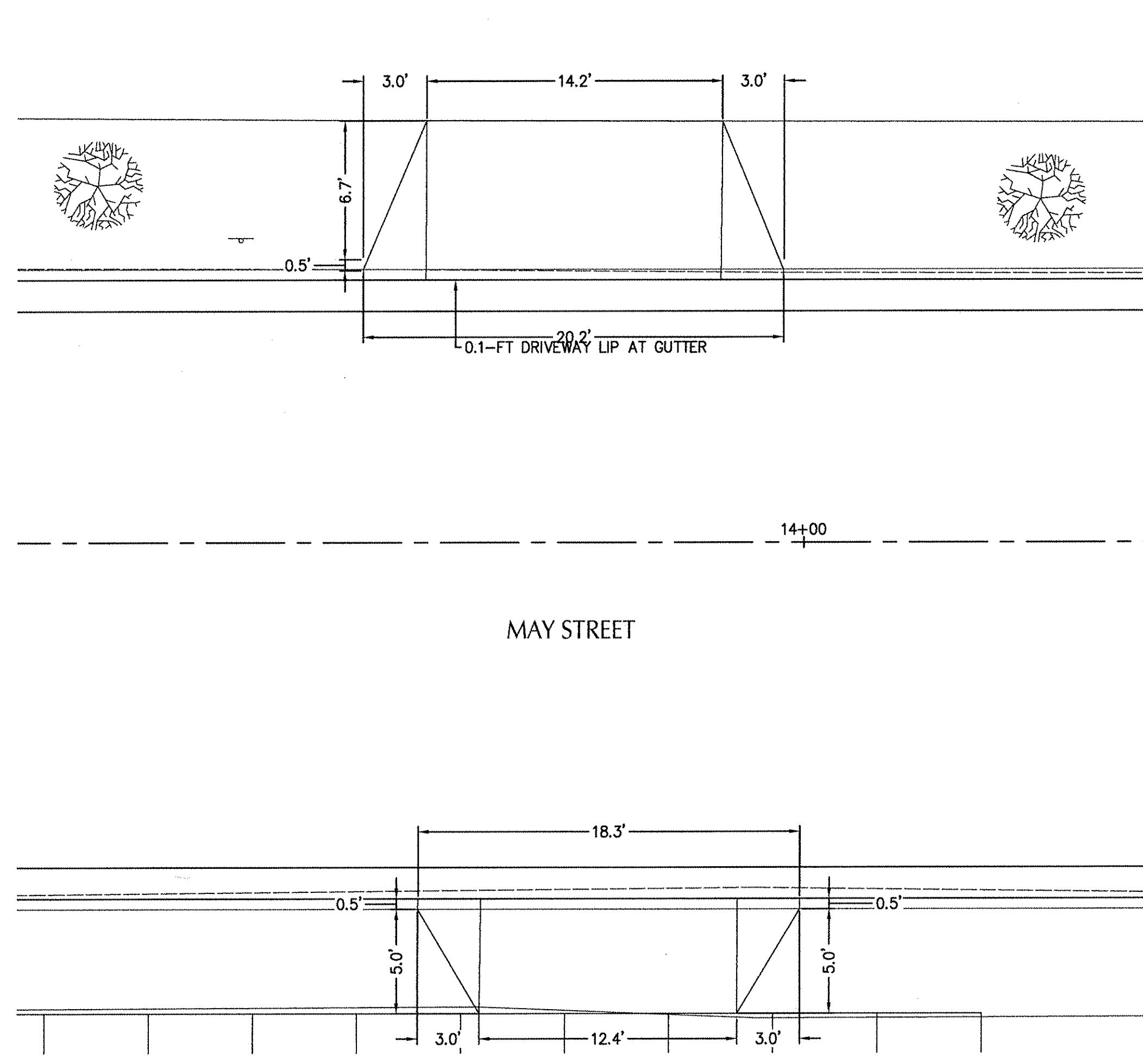
**13B** SE CORNER RAMP GRADING  
10TH AND PINE AVE  
SCALE: HORZ: 1" = 5'



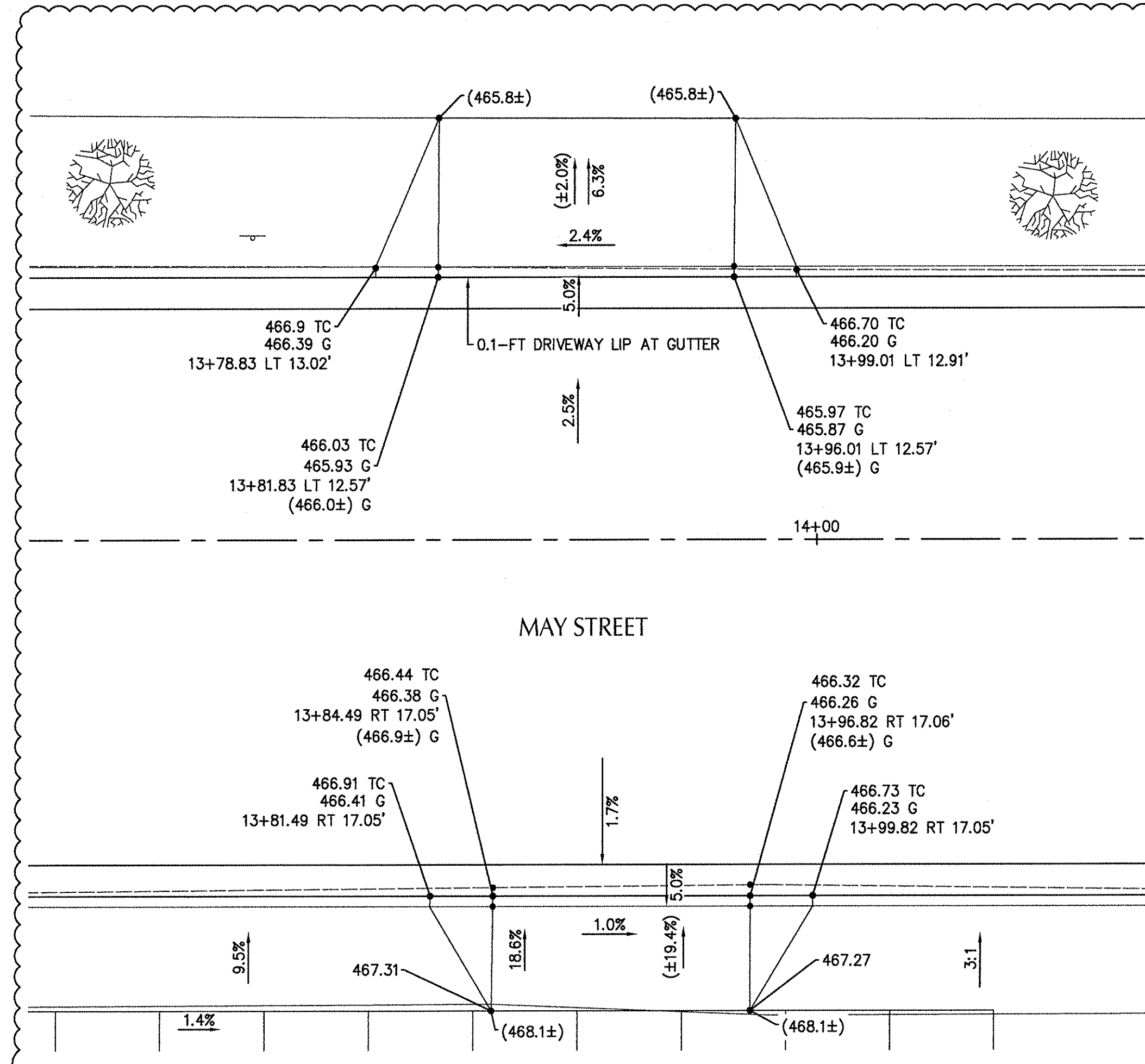
**14A** SE CORNER RAMP DIMENSIONS  
9TH ST AND PINE ST  
SCALE: HORZ: 1" = 5'



**14B** SE CORNER RAMP GRADING  
9TH AND PINE ST  
SCALE: HORZ: 1" = 5'



**15A** DRIVEWAY DIMENSIONS  
MAY AVE EAST OF 9TH ST  
SCALE: HORZ: 1" = 5'



**15B** DRIVEWAY GRADING  
MAY AVE EAST OF 9TH ST  
SCALE: HORZ: 1" = 5'

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- 7. CONTRACTOR SHALL RESTORE LIVE KIND LANDSCAPING

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
XX.XX	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX	SPOT ELEVATION
BOW	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
EG	BACK OF WALK
FG	EXISTING GRADE
HP	FINISHED GRADE
LP	HIGH POINT
RIM	LOW POINT
TC	RIM OF STRUCTURE
TP	TOP OF CURB
TP	TOP OF PAVEMENT
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

Curve Table

Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C12	10.88	7.00	089.0137	9.8	S45° 32' 17.13"W

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Stamp

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Key Plan

Project Owner:  
**Hood River County School District**

HOOD RIVER COUNTY SCHOOL DISTRICT  
Excellence. Every student. Every day.

Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR 97031**

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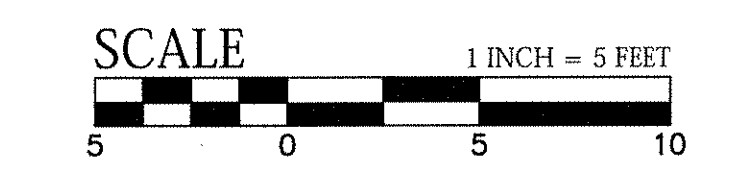
Date: **11.17.2017**

Sheet Title  
**RAMP AND DRIVEWAY ENLARGEMENTS**

Sheet No.  
**ST5.4**

Job No.  
**4682-01**

75



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Plotted: 9/24/18 at 4:42m By: ochung

**MAY STREET ELEMENTARY SCHOOL  
PHASE 2 CONSTRUCTION SCHEDULE**

2064		<b>Building Construction Phase 2</b>	<b>110 days</b>	<b>Thu 6/20/19</b>	<b>Fri 11/22/19</b>
2065		<b>Demo Existing School</b>	<b>51 days</b>	<b>Thu 6/20/19</b>	<b>Fri 8/30/19</b>
2066		Salavge Existing Items To Relocate	5 days	Thu 6/20/19	Wed 6/26/19
2067		Terminate Existing Utilities Feeding School	4 days	Tue 8/6/19	Fri 8/9/19
2068		Demo Existing School	25 days	Mon 7/29/19	Fri 8/30/19
2069		<b>Site Work Phase 2</b>	<b>46 days</b>	<b>Tue 9/3/19</b>	<b>Tue 11/5/19</b>
2070		Survey Site Grading Parking Lot And Field	2 days	Tue 9/3/19	Wed 9/4/19
2071		Mass Cut And Fill Parking Lot And Field	11 days	Tue 9/3/19	Tue 9/17/19
2072		Survey Lightpole Bases	1 day	Wed 9/18/19	Wed 9/18/19
2073		Survey Underground Storm	2 days	Wed 9/18/19	Thu 9/19/19
2074		Install Underground Storm Including Pit	9 days	Fri 9/20/19	Wed 10/2/19
2075		Install Site Lighting Runs And Bases	4 days	Thu 9/19/19	Tue 9/24/19
2076		Survey Curbs	2 days	Thu 10/3/19	Fri 10/4/19
2077		Install Irrigation Sleeves	2 days	Mon 10/7/19	Tue 10/8/19
2078		Cut Subgrade Parking Lot	6 days	Tue 10/8/19	Tue 10/15/19
2079		Pour Curbs	5 days	Wed 10/16/19	Tue 10/22/19
2080		Pour Mow Strips At Field	5 days	Mon 10/7/19	Fri 10/11/19
2081		Install Perimeter Fencing	10 days	Thu 10/10/19	Wed 10/23/19
2082		Install Backstops	10 days	Thu 10/10/19	Wed 10/23/19
2083		Backfill Curbs And Prep Sidewalks	5 days	Mon 10/21/19	Fri 10/25/19
2084		Pour Sidewalks	5 days	Tue 10/22/19	Mon 10/28/19
2085		Place Topsoil Parking Lot And Field	8 days	Mon 10/14/19	Wed 10/23/19
2086		Pave Parking Lot	1 day	Tue 10/29/19	Tue 10/29/19
2087		Install Landscaping Plants	5 days	Wed 10/30/19	Tue 11/5/19
2088		<b>Landscaping Field Phase 2</b>	<b>37 days</b>	<b>Wed 9/18/19</b>	<b>Thu 11/7/19</b>
2089		Install Irrigation Main Line	5 days	Wed 9/18/19	Tue 9/24/19
2090		Install Irrigation Control Valves And Laterals	5 days	Tue 9/24/19	Mon 9/30/19
2091		Install Irrigation Plants	5 days	Wed 10/30/19	Tue 11/5/19
2092		Install Bark Mulch At Walking Path	3 days	Wed 10/30/19	Fri 11/1/19
2093		Plant Lawn	4 days	Mon 11/4/19	Thu 11/7/19
2094		<b>Offsite May Street Improvments</b>	<b>37 days</b>	<b>Wed 9/18/19</b>	<b>Thu 11/7/19</b>
2095		Demo Existing Sidewalks May Street	4 days	Wed 9/18/19	Mon 9/23/19
2096		Form And Pour Sidewalks May Street	4 days	Tue 9/24/19	Fri 9/27/19
2097		Install ADA Ramps Off Site	6 days	Wed 9/25/19	Wed 10/2/19
2098		Demo AC May Street	3 days	Thu 10/3/19	Mon 10/7/19
2099		Cut Subgrade May Street	4 days	Tue 10/8/19	Fri 10/11/19
2100		Rock May Street	3 days	Thu 10/10/19	Mon 10/14/19
2101		Pave May Street	2 days	Wed 10/30/19	Thu 10/31/19
2102		Install New Signage	5 days	Fri 11/1/19	Thu 11/7/19
2103		Install New Striping	2 days	Wed 11/6/19	Thu 11/7/19
2104		<b>Punch List</b>	<b>10 days</b>	<b>Fri 11/8/19</b>	<b>Thu 11/21/19</b>
2105		Punch Walk Onsite Parking Lot	10 days	Fri 11/8/19	Thu 11/21/19
2106		Punch Walk Onsite Fields	10 days	Fri 11/8/19	Thu 11/21/19
2107		Punch Walk Off Site May Street Improvements	10 days	Fri 11/8/19	Thu 11/21/19
2108		<b>Closeout</b>	<b>46 days</b>	<b>Fri 9/20/19</b>	<b>Fri 11/22/19</b>
2109		Substantial Completion Phase 2	1 day	Fri 11/8/19	Fri 11/8/19
2110		Final Completion	1 day	Fri 11/22/19	Fri 11/22/19
2111		Owner Training	10 days	Fri 9/20/19	Thu 10/3/19
2112		O and M's	10 days	Fri 9/20/19	Thu 10/3/19
2113		As Built Drawing Review	5 days	Fri 9/20/19	Thu 9/26/19



# Reeve Kearns PC

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Portland, Oregon 97205  
Telephone: 503-225-1127

## MEMORANDUM

To: Mayor Blackburn and City Council  
From: Daniel Kearns, City Attorney  
Date: April 4, 2019  
Re: TL 700 zone change – adopting ordinance

This item is before the Council for adoption of a cover ordinance finalizing the zone change decision for TL 700 (Morrison Park). Attached are two alternate ordinances and their corresponding findings. This memo explains the two alternative ordinances, staff's recommendation, and the rationale for the recommendation.

At its March 25<sup>th</sup> meeting, the Council adopted findings approving the rezone of TL 700 from OS/PF to R-3, but limiting the rezone to 55% (maximum of 2.76 contiguous acres) of TL 700. This "split-zone" leaves the balance of TL 700 (~45%) as OS/PF. The decision, however, doesn't specify a dividing line between the OS/PF zone and the R-3 zoned area. Upon reflection staff asks that the City Council reconsider and revise its decision and rezone the entire parcel (TL 700) with the previously discussed conditions that restrict non-park development (the affordable housing project) to a maximum of 2.76 acres (~55%) of TL 700.

At its March 11 meeting, the Council initially considered a motion to rezone only part (~55%) of TL 700, and then amended the motion to rezone the entire parcel but limit development to a maximum of 2.76 acres or ~55% of TL 700. This motion passed, and following the March 11<sup>th</sup> meeting, staff prepared findings to rezone the entire parcel, which was presented at the Council's next meeting on March 25.

At the March 25<sup>th</sup> meeting, however, the Council reconsidered its decision again and voted to adopt findings that split-zoned TL 700, rezoning an undesignated but contiguous 2.76-acre portion to R-3 High Density Residential. Staff revised and adapted the findings to that effect, but upon reflection ask that the Council return to its original decision and approach and rezone the entire parcel with a condition that limits non-park development to a maximum of 2.76 acres (~55%) of TL 700.

The reason for staff's recommendation is the difficulty and regulatory uncertainty of administering an indefinite split-zoned parcel and zone change decision that does not specify exactly where the new zone line goes. A decision that rezones the entire parcel but limits development to a maximum of 2.76 contiguous acres and preserves the balance for park uses only can be administered and enforced with little difficulty. The development line (the 55/45 dividing line) can be established through the site plan process, and the absolute park use preservation requirement can be enforced once that development boundary is set through a site plan process. The Council's intent to limit non-park development was clearly stated and can be

carried forward and enforced through such a condition as originally anticipated by staff and the Council without the administrative difficulties of an indefinite split-zoned parcel.

If the Council is inclined to return to its initial (March 11) approach, such a decision can be reached by adopting the alternative ordinance, which would rezone the entire parcel (TL 700) with the following conditions:

1. A maximum of 2.76 contiguous acres (~55%) of Tax Lot 700 may be developed as affordable housing. The balance of Tax Lot 700 (~45%) shall be retained and used only for park uses, including recreational amenities, and related public facilities that support park use.
2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 2.76 acres (~55%) of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.



# Option A

## ORDINANCE NO. 2048

### **An Ordinance Approving a Quasi-judicial Zone Change from OS/PF to R-3 for Parcel (3N 10E 26DB, Tax Lot 700) – Morrison Park, with Conditions.**

The Hood River City Council adopts the following findings:

**WHEREAS**, on August 26, 2016 the City of Hood River as owner and applicant, initiated application for a quasi-judicial zone change for the Morrison Park property (Tax Lot 700, 3N 10E 26DB) from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3);

**WHEREAS**, City provided DLCD with 35-day pre-hearing notice on August 26, 2016 and mailed notice of the proposal and an October 17, 2016 Planning Commission hearing to owners of property within 250 feet of the subject site on September 23, 2016; and

**WHEREAS**, the initial evidentiary hearing was duly noticed and held before the planning commission on October 17, 2016 and continued to February 21 and then to April 17, 2017, after which the planning commission recommended approval of the rezone request, subject to three conditions; and

**WHEREAS**, the City Council considered the planning commission's recommendation at a duly noticed de novo public hearing on May 11, 2017, at which time the Council accepted written and verbal public testimony from anyone on any relevant topic, at the end of which the City Council left open the record and continued the matter to May 22, 2017; and

**WHEREAS**, at the May 22, 2017 continued hearing, the Council accepted the further opponent presentations, after which the applicant provided final rebuttal. At the conclusion of public testimony, the record closed, Council deliberated and voted 4:2 to approve the application subject to five conditions, and the City issued notice of its decision (Ordinance 2041) on June 30, 2017; and

**WHEREAS**, Susan Crowley appealed the City's decision to LUBA (LUBA No. 2017-071), which affirmed the Council's rezone approval (slip op. Jan 19, 2018); and

**WHEREAS**, Susan Crowley then appealed to the Court of Appeals (Case No. A166978), which reversed and remanded the City's decision on a single issue, affirming LUBA and the City on all other issues raised in the appeal (*Crowley v. City of Hood River*, 294 Or App 290, 430 P3d 1113 (2018)); and

**WHEREAS**, the Court of Appeals remanded the City's rezone decision with instruction to apply Goal 8, Policy 1 of the Hood River Comprehensive Plan (HRCP) to Tax Lot 700, as opposed to its prior interpretation that concluded Goal 8, Policy 1 applies only to land surrounding a city park; and

**WHEREAS**, the City duly issued notice of the limited remand hearing on February 15, 2019 that set the hearing before Council for March 11, 2019 allowing written argument based on

the existing evidentiary record, allowed oral argument but no new evidence, and described the scope of the remand hearing as follows:

“This is an on-the-record proceeding, but allows legal argument only on the issue of the meaning of Goal 8, Policy 1 as applied to the Morrison Park, Lot 700 property. No one may raise any issue other than the single issue on remand or present new evidence. The entire record from the prior proceeding is before the Council.

**WHEREAS**, at the March 11, 2019 hearing, Council accepted written and verbal public testimony from anyone on the meaning of Goal 8, Policy 1 as applied to the Morrison Park, Lot 700, at the end of which the City Council closed the record, deliberated, reached a tentative decision to approve the rezone request, and continued the matter to March 25, 2019 for consideration and adoption of written findings; and

**WHEREAS**, at the March 25, 2019 meeting, the Council considered draft proposed findings, conclusions and conditions, revised that document and voted to adopt written findings of fact, conclusions of law and conditions, attached hereto as Exhibit A.

**NOW THEREFORE**, the City Council for the City of Hood River ordains as follows:

**Section 1. Incorporation of Recitals**: The foregoing recitals are adopted and incorporated herein by this reference and made a part hereof in support of the City Council’s action taken herein.

**Section 2. Rezone Approval and Conditions**. The City Council hereby approves the rezone request for Tax Lot 700, 3N 10E 26DB from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3), subject to the following conditions of approval:

1. A maximum of 2.76 contiguous acres (~55%) of Tax Lot 700 may be developed as affordable housing. The balance of Tax Lot 700 (~45%) shall be retained and used only for park uses, including recreational amenities, and related public facilities that support park use.
2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 2.76 acres (~55%) of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.

**Section 3. Adoption of Findings**. In support of its decision, the City Council hereby adopts the Findings of Fact and Conclusions of Law attached hereto as Exhibit A and incorporated herein by this reference.



**Section 4. Notice of Decision.** The Planning Director shall issue a written Notice of this decision as required by state law and the Hood River Development Code.

**READ FOR THE FIRST TIME** on April 8, 2019.

**READ FOR THE SECOND TIME** and adopted on \_\_\_\_\_, 2019. This Ordinance shall take effect on the 31<sup>st</sup> day following the second reading.

\_\_\_\_\_  
Paul Blackburn, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jennifer Gray, City Recorder

\_\_\_\_\_  
Daniel Kearns, City Attorney

**BEFORE THE CITY COUNCIL  
FOR HOOD RIVER, OREGON**

In the matter of a quasi-judicial Zone Change from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) of a 5.33-acre parcel under public ownership.

**FINDINGS OF FACT AND  
CONCLUSIONS OF LAW**

**Morrison Park Rezone on Remand  
(City File No. 2016-13)**

**I. Summary:**

This is the City Council's final decision approving this application by the City of Hood River for a zone change from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) for Tax Lot 700 ("TL 700"), subject to the following conditions of approval:

- 1. A maximum of 2.76 contiguous acres (~55%) of Tax Lot 700 may be developed as affordable housing. The balance of Tax Lot 700 (~45%) shall be retained and used only for park uses, including recreational amenities, and related public facilities that support park use.
- 2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 2.76 acres (~55%) of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.

**II. Introduction to the Property and Application:**

Applicant/Owner ..... City of Hood River  
Attn: Rachael Fuller, City Manager  
211 Second Street  
Hood River, OR 97031

Property ..... 3N 10E 26DB, Tax Lot 700, located in the northwest corner of Wasco and Jaymar/20<sup>th</sup> Streets.

Applicable Local Criteria:

- 1. HRMC Section 17.08.040 – Quasi-Judicial Zone Change Criteria
- 2. HRMC Section 17.08.050 – Transportation Planning Rule (Quasi-Judicial)
- 3. HRMC Section 17.09.040 – Quasi-Judicial Review Procedures
- 4. Goal 1 – Citizen Involvement: Policy A and Implementation Strategy B
- 5. Goal 2 – Land Use Planning: Policy 1 and Implementation Strategies a-d
- 6. Goal 8 – Recreation Needs: All
- 7. Goal 10 – Housing: Policies 1, 6, 11, 12, 15 & 18; and Strategies 1 & 3

Summary of the Proposal:

The City of Hood River, as owner and applicant, applied to rezone the TL 700 (~5.33 acres) portion of Morrison Park from Open Space and Public Facilities (OS/PF) to Urban High Density Residential (R-3). The larger property, now known as Morrison Park, originally consist of TL 100 (2.71



ac), TL 200 (3.15 ac), TL 600 (2.35 ac) & TL 700 (5.33 ac), totaling ~13.54 acres, that have been owned in fee by the City since December 19, 1939. Since then, TL 100 was developed as a skate park and specially named Rotary Park. Today, the Morrison Park site consists of TLs 200, 600 & 700 (totaling ~10.83 ac), all of which are largely undeveloped, except that TL 700 has a disc golf course installed on it, which is managed and operated by the Hood River Valley Parks and Recreation District (HRVPRD) under an interlocal cooperative agreement.

Initially and until about 1976 Morrison Park was zoned multi-family residential. The property was rezoned to Open Space in 1976 and rezoned again to Open Space/Public Facility as part of a comprehensive planning process. Consequently, all of Morrison Park has been zoned Open Space/Public Facility since 1976 and a majority of the park is currently undeveloped except for the scattered disc golf facilities on TL 700. Morrison Park was also included on a list of then-existing park sites on a 1972 inventory that was included in the City's 1983 Background Report. TL 700, which is the subject of this application, has several clusters of mature trees, and portions have a well-developed understory, but no part of today's Morrison Park, including TL 700, is an inventoried Goal 5 natural resource, habitat, scenic or open space resource.

In cooperation with the Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation, the City plans to make this portion of Morrison Park (2.76 acres) available for the development of an affordable housing project, which is a use allowed in the City's R-3 zone. The Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation would provide funding for the design and construction of the project and be owners in the development. As such, this development plan and the City's ultimate objective of providing part of TL 700 for an affordable housing project, is a material component of the present zone change request. The first step in the process is to rezone TL 700 to a designation that allows multi-family residential development. Regardless of the zone designation, the City anticipates that only a portion of Morrison Park (no more than 2.76 acres or 55% of TL 700) will be developed as the affordable housing project, and ~2.57 acres of TL 700 and the balance of the Morrison Park site will be retained as an integrated park and open space amenity for the residents of this development, the greater surrounding neighborhood, and the general public, with on-site connections to the City's city-wide pedestrian/bike network.

### **III. Summary of the Proceeding and Scope of Remand Hearing:**

The City submitted a quasi-judicial application to rezone TL 700 from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) on August 26, 2016. Planning staff provided DLCD with 35-day pre-hearing notice on August 26, 2016 and mailed notice of the proposal on September 23, 2016 to owners of property within 250 feet in advance of the October 17, 2016 Planning Commission hearing. The initial evidentiary public hearing was duly noticed and held before the Planning Commission on October 17, 2016, February 21 and April 17, 2017, which approved the request with conditions. The City Council considered the Planning Commission's recommendations at a duly noticed *de novo* public hearing on May 11 and 22, 2017 and approved the proposal with conditions.

One opponent to the project (Susan Crowley) appealed the Council's decision to LUBA (LUBA No. 2017-071), which affirmed the Council's rezone approval (slip op. Jan 19, 2018). Petitioner then appealed to the Court of Appeals (Case No. A166978), which reversed and remanded the decision on a single issue, affirming LUBA and the City Council on all other issues raised by the petitioner. *Crowley v. City of Hood River*, 294 Or App 290, 430 P3d 1113 (2018). In particular, the Court of Appeals remanded the Council's rezone decision to apply Goal 8, Policy 1 of the Hood River Comprehensive Plan (HRCP) to Tax Lot 700, as opposed to its prior interpretation that concluded Goal 8, Policy 1 applies only to land surrounding a city park.

In response to the remand, the City issued notice for a March 11, 2019 Council hearing to respond to the Court of Appeals' remand order and render a new decision. The sole issue before the Council on

remand is a legal interpretation: to apply HRCP Goal 8, Policy 1 to TL 700 (as opposed to the land surrounding TL 700), and the Council's task is to then render a new decision on the rezone request in light of Goal 8, Policy 1. Because the sole issue before the Council is a question of law, no new evidence was allowed on remand, and the Council renders its decision based on the evidentiary record compiled during the prior proceeding. Accordingly, the entire record from below is incorporated herein. Only legal argument as to the proper meaning of Goal 8, Policy 1 as it applies to this rezone request was allowed or accepted at the March 11<sup>th</sup> remand hearing. At the conclusion of the March 11<sup>th</sup> hearing, the Council closed the public testimony portion of the hearing, deliberated and voted to approve the rezone request, with two conditions.

#### **IV. Findings:**

The sole legal issue in this remand is the proper meaning of Goal 8, Policy 1 as it applies to TL 700, which is just a portion of today's Morrison Park site and an even smaller portion of the original Morrison Park site. All other criteria addressed in the Council's original decision and findings adopted therein were either appealed and affirmed by LUBA or were not challenged. As such, all findings on all criteria other than HRCP Goal 8, Policy 1 are regarded as "law of the case" and are not at issue in this remand proceeding. In particular, we incorporate herein by reference our findings related to Goal 10 from our prior decision because it is our balancing of our Goal 10 affordable housing objectives against Goal 8 that compels our decision today.

**A. Procedural issues:** The following procedural issues arose at the start and during the Council's March 11<sup>th</sup> remand hearing, and we resolve them as follows:

1. Challenge to Councilor McBride's participation. One witness challenged Councilor McBride's impartiality by asserting that her husband was on the board of the Mid-Columbia Housing Authority. Councilor McBride responded by stating that her husband's board position was unpaid; therefore there was no conflict of interest. She also asserted that she was unbiased, impartial and had not prejudged this rezone application. While she supported increasing the availability of affordable housing in and around Hood River, she could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Councilor McBride's participation.
2. Challenge to Councilor Metta's participation. Councilor Metta disclosed that, while this rezone application was pending before the Planning Commission in 2017, she submitted a letter on behalf of her employer, the Columbia Gorge Tech Alliance, supporting an increase in affordable housing. One witness challenged Councilor Metta's impartiality because of this letter, to which Councilor Metta responded that the letter reflected her employer's views on the zone change and not her own and that she had not expressed a personal view on the zone change. Moreover, she stated that she had never previously been asked to decide the specific legal question at issue in this remand proceeding and had never previously expressed an opinion on it. The letter she submitted for her employer also did not address the legal question of the meaning of City Goal 8, Policy 1 as applied to TL 700. Councilor Metta stated that she could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria and the arguments presented at the hearing and in writing.

Another witness challenged Councilor Metta's impartiality to decide the matter because of statements she made during the recent (November 2018) election about affordable housing and rezoning TL 700. Councilor Metta responded that her statements during his reelection campaign did not reflect prejudgment on the legal question currently before the Council, but rather a general policy position that favored the creation of more affordable housing. Councilor Metta stated that she could and would render an impartial decision based on the evidence in the record, the



applicable rezone approval criteria, and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Councilor Metta's participation.

3. Challenge to Mayor Blackburn's participation. One witness challenged Mayor Blackburn's impartiality to decide the matter because of statements he made during the recent (November 2018) election in support of increasing affordable housing and rezoning TL 700. Mayor Blackburn responded that his statements during his reelection campaign reflected the vote he had cast the first time the Council was asked to decide the rezone. His statement did not reflect prejudgment on the legal question currently before the Council, but rather a general policy position that favored the creation of more affordable housing and use of public lands, even park lands, to provide for that public need. Mayor Blackburn stated that he could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria, and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Mayor Blackburn's participation.
4. Challenge to Council Member Tim Counihan's participation. One witness challenged Councilor Counihan's impartiality to decide the matter because of statements he made during the recent (November 2018) election about affordable housing and rezoning TL 700. Councilor Counihan responded that his statements during his reelection campaign did not reflect prejudgment on the legal question currently before the Council, but rather a general policy position that favored the creation of more affordable housing. Councilor Counihan stated that he could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria, and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Councilor Counihan's participation.
5. Request for a continuance or to keep open the record for further argument. Several witnesses cited ORS 197.763 and requested that the hearing be continued to allow further public testimony and that the record remain open to admit more written argument. The Council declined this request because this remand hearing is not the initial evidentiary hearing, and in fact it is not an evidentiary hearing at all. The record was reopened for this remand proceeding to allow new legal argument only directed to the sole legal issue identified by the Court of Appeals and upon which it remanded the Council's earlier decision. Nothing in ORS 197.763 requires the Council to continue the hearing or keep open the record in this limited remand, and the Council declines to do so.
6. Request to open the record to new evidence. Several witnesses requested that the Council open the record to new evidence. The Council declines to allow new evidence because nothing in the Court of Appeals' remand order calls for or requires additional evidence. The single legal issue upon which the Court remanded the Council's decision can and shall be addressed based on the evidentiary record compiled during the first proceeding.
7. No new evidence and scope of the Record on remand. As stated in the City's notice of the March 11 hearing, the evidentiary record is closed, and all interested people were invited to submit argument only addressing City Goal 8, Policy 1 based on evidence in the record. While some witnesses introduced information that appears to be "new evidence," nearly all of it is already in the record in some form or another. Our decision in this matter, however, is limited strictly to evidence in the record and we do not take into account any new evidence that was inadvertently introduced through written submissions or oral testimony. To the extent that new factual evidence has been presented to us, we reject it, accord it no weight, and it does not influence our decision in this matter.

**B. Hood River Comprehensive Plan Goal 8.** ORS 197.175 requires findings of compliance with the City's Comprehensive Plan. In this remand proceeding, only Goal 8, Policy 1 is at issue, and Goal 8 provides as follows:

*Goal 8 – Recreational Needs: To satisfy the recreational needs of the citizens of the community and visitors to the area.*

**POLICIES:**

- 1. Existing park sites will be protected from incompatible uses and future expansion alternatives at some sites will be developed.*
- 2. When feasible, recreational opportunities and park sites will be located so as to be accessible to a maximum number of people.*
- 3. The development of parks which are accessible by means of walking or bicycling is encouraged.*
- 4. Participation by neighboring residents will be encouraged to contribute to park development and maintenance.*
- 5. Encourage low—maintenance park and recreation use of floodplains and drainage.*
- 6. As parcels of land are annexed from the UGA into the City, some land will be designated Open Space/Public Land for the development of new parks and public facilities, including access ways, to serve the recreational needs of the community.*
- 7. Because the growth of the windsurfing industry and other-recreational activities comprise a significant portion of Hood River's recreational and tourist industry, the establishment of recreational facilities may be allowed in appropriate locations in the City."*

First, in its original decision, the City Council concluded that Goal 8, Policy 1 was ambiguous because it was susceptible to more than one interpretation or meaning. We affirm that position in this decision. While the Court of Appeals provided guidance as to the scope of Policy 1, the fact remains that Goal 8, Policy 1 is ambiguous and in need of interpretation in the context of this application.

As a starting point, Morrison Park is an "existing park site" within the meaning of Policy 1 because it is listed on the 1972 Recreational Resource Inventory, attached to the 1983 Background Report to the Comprehensive Plan. We note that the Inventory does not indicate Morrison Park's size at the time or what tax lots comprise the park site. Evidence in the record, however, shows that Morrison Park as originally configured was ~13.54 acres; TL 100 was subsequently and separately developed as a skate park and named Rotary Park. Today, the Morrison Park site is composed of at least TLs 200, 600 & 700, which total 10.83 acres. This zone change application pertains only to the TL 700 (~5.33 acres) portion of today's Morrison Park site, and the affordable housing development that we anticipate will occupy only 2.76 acres of the Morrison Park site.

Second, the operational directive of Policy 1 is that such park sites "be protected from incompatible uses." For several reasons, we do not interpret the term "protected" to preclude approval of this rezone or the development of an affordable housing project on a portion of this park site. First, even though we limit our decision to developing the R-3 portion of the site with an affordable housing project, this rezone does not necessarily approve any particular use or development. A rezone is not a development approval or a "permit," which is the "discretionary approval of a proposed development of land." ORS 227.160(2). No such development is allowed in either the OS/PF or the R-3 zone without site plan approval. In support of our conclusion that a rezone is not a development, that it does not approve a particular development, and that R-3 zoning is compatible with TL 700's status as part of a park site, we note that city parks are conditionally allowed uses in all residential zones, including the R-3 zone. The city code and Comprehensive Plan do not prescribe a particular zone for any of the parks listed in



the Recreational Resource Inventory in the Background Report to the 1983 Comprehensive Plan. In fact, "Public parks, playgrounds, and related facilities" are conditionally allowed in the City's R-3 Zone, which suggests that an R-3 zoned park is consistent with the Comprehensive Plan, including Goal 8. See HRMC 17.03.030(B)(3). Thus, even under our interpretation, Policy 1 does not preclude a zone change of this portion of the Morrison Park site from OS/PF to R-3 because no particular use or development can be approved by this proposal – only a new zone is applied.

Third, the operative term "protect" is defined in the Comprehensive Plan to mean "Save or shield from loss, destruction, or injury or for future intended use." We do not interpret the term "protect" to mean the prohibition of non-park uses because the code clearly anticipates that certain non-park uses are appropriate for park sites and are even allowed in the City's primary park zone (OS/PF). This is why Policy 1 requires existing park sites to be "protected" from incompatible uses and does not simply prohibit all non-park uses. Also, the definition of "protect" anticipates the need to protect park sites for future intended uses, which we interpret to include future intended park as well as non-park uses. From this, we conclude that some non-park uses are appropriate "future intended uses" and can be made compatible with underlying park uses. As such, the focus of the protection requirement is on incompatible non-park uses and not on all non-park uses generally. Moreover, if the term "protected" meant to prevent or prohibit all non-park uses on existing park sites it would say so. Instead, Policy 1 specifies that park sites are to be protected only from incompatible uses. We construe this directive to call for measures that achieve the policy's protection objective, which we conclude allows the imposition of mitigating conditions designed to render a potentially incompatible non-park use compatible with the general park use of the site. Accordingly, we adopt limiting conditions as part of this rezone to provide the requisite measure of protection for Morrison Park and which make an affordable housing project compatible with this existing park site. These conditions limit the type of non-park use allowed on TL 700 to an affordable housing project only, and we limit the amount of land that can be devoted to such a non-park use to a maximum of 2.76 acres (55% of TL 700). Conditions also require the balance of TL 700 and the rest of the Morrison Park site to improve the park with the construction of pedestrian and bicycle connections through TL 700 to other city parks and pathways. We find that, through the imposition of these conditions, Morrison Park will be "protected" from incompatible uses as required by Goal 8, Policy 1. Further, the Comprehensive Plan defines "recreation" as "any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction." Based on this definition, the Council concludes that the remainder of Tax Lot 700 and balance of Morrison Park will be more accessible to people under this conditioned approval, helping to achieve Goal 8 and the protection sought under Policy 1.

Fourth, while the affordable housing project that is envisioned for a portion of Morrison Park is a non-park use, we find that it is not "incompatible" with use of TL 700 as a city park, especially when conditioned to ensure that it is compatible with park uses on the balance of TL 700. Several other Goal 8 policies provide important context and support this conclusion. In particular, Goal 8, Policy 2 requires that "recreational opportunities and park sites will be located so as to be accessible to a maximum number of people." Policy 3 calls for the "development of parks which are accessible by means of walking or bicycling." Our reliance on these Goal 8 policies as context for the application of Policy 1's protect principle are informed by the geographic reality that city parks, such as Morrison Park, are inherently urban in nature, located on urban land, in an urban context, where people live and work in relatively high urban densities. The fundamentally urban nature of parks within the city limits is a legal reality and requirement of Oregon's land use program that Hood River implements through its Comprehensive Plan and zoning regulations. It is critical, in our view, that urban density housing, such as the affordable housing project anticipated for part of this site, be located in close proximity to and integrated with city parks such as this one. City parks are supposed to be an amenity used by urban dwellers, and the population that city parks are supposed to serve includes low income residents, whose recreational opportunities are limited by an inability to afford other high cost options. As the Council aptly observes, the users of Morrison Park may change as a result of this decision, but overall more people with limited means will be served by this urban park if they live adjacent to the remaining park space that

will be integrated into the non-park use. Our decision today limits the extent of non-park development in the Morrison Park site to 2.76 acres (55%) of TL 700 and requires the balance of TL 700 to be retained for park use. By limiting the extent of non-park development to 2.76 acres, we achieve Goal 8, Policy 1's directive to protect today's 10.83-acre Morrison Park site from incompatible uses, and, consistent with Policies 2 and 3, this affordable housing project will be integrated with this existing park site to foster walking and bicycle use by the future residents, improving the park's accessibility to meet the recreational needs of Hood River's citizens and visitors. We also note that TL 100, the 2.71-acre portion of the original Morrison Park site remains developed today as the City's skate park. As conditioned below, we find that such a housing project will be compatible with use of the Morrison Park site, the adjacent skate park on TL 100, and the remainder of TL 700 as a park, along with other Hood River urban parks through the connected trail system consistent with Goal 8, Policy 1.

Fifth, our view of what are appropriate uses for city parks and the range of compatible uses that includes suitably conditioned urban density affordable housing projects, is consistent with the range of recreational opportunities surrounding (outside of) the city. Few cities in the country are blessed with the outdoor recreational opportunities that Hood River has. The City is surrounded by thousands of acres of public recreational land – the Mt. Hood National Forest, the Columbia River, and Columbia River Gorge National Scenic Area, Mt. Adams to the north, designated wilderness areas and Wild and Scenic Rivers associated with both mountains – all open and available for a broad range of outdoor recreation. It is unreasonable to suggest that outdoor recreational opportunities will be significantly diminished by an affordable housing development that might occupy a portion of this city park. In the context of the City's existing and remaining city parks, trails, rivers and streams, the substantial park resources managed by the Hood River Parks and Recreation District, the Port of Hood River, not-for-profit land trusts, and the vast area of undeveloped public land outside the city, all available for recreation, we reject the argument that Goal 8, Policy 1 prohibits all non-park development of city parks or that all city parks must be preserved solely and entirely for park uses. Goal 8, Policy 1 is not worded in such absolute or comprehensively proscriptive terms, and we decline to interpret it that way. In so concluding, we acknowledge that some non-park uses are so incompatible with a park site that they cannot be conditioned sufficiently to protect the park site for future intended uses, and thus cannot be allowed. An affordable housing project on no more than 2.76 acres of today's 10.83-acre Morrison Park site (55% of TL 700) and a much smaller proportion of the original 13.54-acre Morrison Park site, however, is sufficiently conditioned to render it compatible and to "protect" this park site to the extent required by Goal 8, Policy 1.

Finally, as a matter of general policy, we do not interpret any of the Goal 8 policies as prohibiting the Council from making the policy decision that a portion of particular park property is suited to a non-park use and rezoning it for a future non-park development, so long as that non-park use is suitably conditioned to render it compatible and protect the park. As a home rule charter City, Hood River has plenary authority to own and manage its own lands and devote them to specific and general purposes, consistent with state law, as competing policy interests dictate. In that vein, we interpret these Goal 8 policies as empowering the Council with tools for protecting its parks listed on the 1983 Background Report that the Council, as a matter of policy, desires to retain as parks. For those parks listed in the 1983 Background Report, such as this one, the Council has identified a different use and weighed its competing policies and goals (even mandatory ones like Goal 8, Policy 1) to allow a path forward for a future affordable housing development that is a compatible, non-park use. We do not interpret Goal 8 or any of its policies as precluding our rezoning at least a portion of an existing park site to allow a compatible non-park use. In short, these policies do not apply as an absolute bar to non-park uses in inventoried parks when properly conditioned and, as a matter of policy, the Council has decided to rezone TL 700 and allow 2.76 acres to be put to a non-park use if the contemplated development occurs, or remain as a park in a zone that allows parks. We interpret Policy 1, in particular, as allowing certain suitably conditioned non-park uses in existing park sites, so long as the conditions ensure that the non-park use is compatible with and protects park use on the balance of the larger park site.



As an argument related to Goal 8, several opponents assert that Morrison Park has a protected status as a park in the City's Comprehensive Plan, and therefore the zoning for TL 700 cannot be changed without a Comprehensive Plan amendment to change the Background Report. To the extent this argument informs how the Council is meant to interpret Goal 8, Policy 1, which the Council does not find to be the case, those arguments are misplaced as to the status of Morrison Park, the protections afforded it by the Comprehensive Plan, and the scope of the Council's authority to rezone publicly owned land such as this. The opponents' policy argument assumes that the status of Morrison Park as a city park is enshrined permanently in the Comprehensive Plan's Background Report that cannot be altered without a plan amendment. We disagree. Hood River has not adopted within the Comprehensive Plan or elsewhere, a Parks Master Plan or a Statewide Planning Goal 8 Parks Plan. The only mention of parks and recreational needs in the Comprehensive Plan are the Goal 8 policies and inclusion of a 1972 Recreational Resource Inventory in the Background Report for the 1983 Comprehensive Plan. This inventory represents only a list of parks that existed in 1983, and does not impart any sort of absolute prohibition of non-park uses in these park sites. Likewise, inclusion of Morrison Park on the 1972 inventory and 1983 Background Report does not preclude the City Council from making a policy decision to rezone a portion of it to allow a suitably conditioned non-park use as anticipated here.

Also, the opponents' argument about a Comprehensive Plan amendment assumes that rezoning Morrison Park to R-3 requires that it be removed from the 1983 Background Report's inventory of then-existing parks. As we found above, city parks can have any zone, and no particular zone is required for land to be a public park. Thus, Morrison Park shall remain a city park and may permissibly remain on the 1983 inventory list even if a portion is zoned R-3. There is no necessary or legal reason why the Morrison Park site must be removed from the 1983 park list before rezoning a portion of it to R-3. The 1972 Inventory does not include acreages, and we do not interpret our code or comprehensive plan to impose such a requirement.

In conclusion under Goal 8, we hereby make the policy decision to rezone a portion of Morrison Park to R-3 and eventually to entertain and allow a non-park use for this part of TL 700. We decline to interpret our Comprehensive Plan or Development Code to tie our hands or deny us the policy discretion to make that decision for non-park uses that can be made compatible with the balance of TL 700 as a park. The only regulations or protections for parks in Hood River are those listed in Goal 8, and we specifically interpret those protections as applying to properties that the City Council, as a matter of policy, has decided to retain as parks. That intention is shown through OS/PF and residential zoning. We hereby make the policy decision to rezone a portion of the larger Morrison Park site to accommodate an integrated affordable housing project limited to 2.76 acres. We find that an affordable housing development of that size is a compatible non-park use that protects the larger Morrison Park site for future intended uses. Such a decision is allowed by, and consistent with, Goal 8, Policy 1 as we have interpreted it.

Two additional points merit discussion. Many opponents to this rezone argued that it is bad policy to start a process that will eliminate a city park by rezoning it to a non-park designation, that the city's population is growing, that the demand for neighborhood and in-city parks will only increase, and it is very difficult and expensive for a city to replace any park that is lost to a non-park use. We understand and agree with these sentiments about the importance of city parks to the City's residents and visitors. We live here too and value all of our city parks, and there is no dispute on this point. If the only priority at issue were parks and how to obtain and retain more parks, the City would not have initiated the application to rezone TL 700 to R-3, and even after the testimony presented had we been convinced otherwise, we would deny this rezone request. However, we are tasked with balancing competing policy objectives, and in this case, we have a significant unmet need for affordable housing and an insufficient supply of adequately zoned land for multi-family housing competing with the need for urban parks. In this particular case and with this particular property, we find that the balance in this debate tips in favor of rezoning part of this park, TL 700, to a non-park designation for the specific purpose of promoting an integrated public-private affordable housing development. Rezoning a portion of Morrison Park as

conditioned to allow for this particular development strikes this balance. In this particular situation, we reluctantly reject these policy arguments to retain this 2.76 acres of Tax Lot 700 in favor of a rezone that will lead to an increase in the number of affordable housing units developed in close proximity to Morrison Park, while retaining the balance of this park site for park use.

Several opponents point to the City's Goal 8 objective to "satisfy the recreational needs of the citizens of the community and visitors to the area" and argue that a rezone of Morrison Park violates this goal. Again, we disagree. Hood River has an extremely active, outdoor and recreation-oriented population that attracts a large number of seasonal visitors in the summer and winter because of our outdoor recreational opportunities. As we emphasized above, the city is surrounded by an abundance of undeveloped public land generally available to a broad range of recreational uses. We find that this rezone to accommodate a reasonably conditioned future affordable housing development achieves the City's recreational goals and objectives by integrating the balance of Morrison Park with a segment of our population that needs and deserves access to city parks.

#### **V. Decision and Conditions:**

Based on the foregoing findings and except as conditioned below, this rezone application is approved in general conformance with the application and its supporting materials. This approval is subject to the requirements that the owner or subsequent developer shall comply with all of the City's applicable code provisions, laws and standards and the following conditions of approval, which shall be interpreted and implemented consistently with the foregoing findings:

1. A maximum of 2.76 contiguous acres (~55%) of Tax Lot 700 may be developed as affordable housing. The balance of Tax Lot 700 (~45%) shall be retained and used only for park uses, including recreational amenities, and related public facilities that support park use.
2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 2.76 acres (~55%) of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.



# Option B

## ORDINANCE NO. 2048

### **An Ordinance Approving a Quasi-judicial Zone Change from OS/PF to R-3 for Parcel (3N 10E 26DB, Tax Lot 700) – Morrison Park, with Conditions.**

The Hood River City Council adopts the following findings:

**WHEREAS**, on August 26, 2016 the City of Hood River as owner and applicant, initiated application for a quasi-judicial zone change for the Morrison Park property (Tax Lot 700, 3N 10E 26DB) from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3);

**WHEREAS**, City provided DLCD with 35-day pre-hearing notice on August 26, 2016 and mailed notice of the proposal and an October 17, 2016 Planning Commission hearing to owners of property within 250 feet of the subject site on September 23, 2016; and

**WHEREAS**, the initial evidentiary hearing was duly noticed and held before the planning commission on October 17, 2016 and continued to February 21 and then to April 17, 2017, after which the planning commission recommended approval of the rezone request, subject to three conditions; and

**WHEREAS**, the City Council considered the planning commission's recommendation at a duly noticed de novo public hearing on May 11, 2017, at which time the Council accepted written and verbal public testimony from anyone on any relevant topic, at the end of which the City Council left open the record and continued the matter to May 22, 2017; and

**WHEREAS**, at the May 22, 2017 continued hearing, the Council accepted the further opponent presentations, after which the applicant provided final rebuttal. At the conclusion of public testimony, the record closed, Council deliberated and voted 4:2 to approve the application subject to five conditions, and the City issued notice of its decision (Ordinance 2041) on June 30, 2017; and

**WHEREAS**, Susan Crowley appealed the City's decision to LUBA (LUBA No. 2017-071), which affirmed the Council's rezone approval (slip op. Jan 19, 2018); and

**WHEREAS**, Susan Crowley then appealed to the Court of Appeals (Case No. A166978), which reversed and remanded the City's decision on a single issue, affirming LUBA and the City on all other issues raised in the appeal (*Crowley v. City of Hood River*, 294 Or App 290, 430 P3d 1113 (2018)); and

**WHEREAS**, the Court of Appeals remanded the City's rezone decision with instruction to apply Goal 8, Policy 1 of the Hood River Comprehensive Plan (HRCP) to Tax Lot 700, as opposed to its prior interpretation that concluded Goal 8, Policy 1 applies only to land surrounding a city park; and

**WHEREAS**, the City duly issued notice of the limited remand hearing on February 15, 2019 that set the hearing before Council for March 11, 2019 allowing written argument based on

the existing evidentiary record, allowed oral argument but no new evidence, and described the scope of the remand hearing as follows:

“This is an on-the-record proceeding, but allows legal argument only on the issue of the meaning of Goal 8, Policy 1 as applied to the Morrison Park, Lot 700 property. No one may raise any issue other than the single issue on remand or present new evidence. The entire record from the prior proceeding is before the Council.

**WHEREAS**, at the March 11, 2019 hearing, Council accepted written and verbal public testimony from anyone on the meaning of Goal 8, Policy 1 as applied to the Morrison Park, Lot 700, at the end of which the City Council closed the record, deliberated, reached a tentative decision to approve the rezone request, and continued the matter to March 25, 2019 for consideration and adoption of written findings; and

**WHEREAS**, at the March 25, 2019 meeting, the Council considered draft proposed findings, conclusions and conditions, revised that document and voted to adopt written findings of fact, conclusions of law and conditions, attached hereto as Exhibit A.

**NOW THEREFORE**, the City Council for the City of Hood River ordains as follows:

**Section 1. Incorporation of Recitals:** The foregoing recitals are adopted and incorporated herein by this reference and made a part hereof in support of the City Council’s action taken herein.

**Section 2. Rezone Approval and Conditions.** The City Council hereby approves the rezone request for Tax Lot 700, 3N 10E 26DB from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3), subject to the following conditions of approval:

1. A maximum of 55% of Tax Lot 700 shall be rezoned to R-3 and may be developed as affordable housing (maximum of 2.76 contiguous acres). The balance of Tax Lot 700 (45%) shall be retained with OS/PF zoning to incorporate park, recreational amenities, and public facilities.
2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 55% of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.

**Section 3. Adoption of Findings.** In support of its decision, the City Council hereby adopts the Findings of Fact and Conclusions of Law attached hereto as Exhibit A and incorporated herein by this reference.



**Section 4. Notice of Decision.** The Planning Director shall issue a written Notice of this decision as required by state law and the Hood River Development Code.

**READ FOR THE FIRST TIME** on April 8, 2019.

**READ FOR THE SECOND TIME** and adopted on \_\_\_\_\_, 2019. This Ordinance shall take effect on the 31<sup>st</sup> day following the second reading.

\_\_\_\_\_  
Paul Blackburn, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jennifer Gray, City Recorder

\_\_\_\_\_  
Daniel Kearns, City Attorney

**BEFORE THE CITY COUNCIL  
FOR HOOD RIVER, OREGON**

In the matter of a quasi-judicial Zone Change from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) of a 5.33-acre parcel under public ownership.

**FINDINGS OF FACT AND  
CONCLUSIONS OF LAW**

**Morrison Park Rezone on Remand  
(City File No. 2016-13)**

**I. Summary:**

This is the City Council's final decision approving this application by the City of Hood River for a zone change from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) for Tax Lot 700 ("TL 700"), subject to the following conditions of approval:

1. A maximum of 55% of Tax Lot 700 shall be rezoned to R-3 and may be developed as affordable housing (maximum of 2.76 contiguous acres). The balance of Tax Lot 700 (45%) shall be retained with OS/PF zoning to incorporate park, recreational amenities, and public facilities.
2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 55% of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.

**II. Introduction to the Property and Application:**

Applicant/Owner ..... City of Hood River  
Attn: Rachael Fuller, City Manager  
211 Second Street  
Hood River, OR 97031

Property..... 3N 10E 26DB, Tax Lot 700, located in the northwest corner of Wasco and Jaymar/20<sup>th</sup> Streets.

Applicable Local Criteria:

1. HRMC Section 17.08.040 – Quasi-Judicial Zone Change Criteria
2. HRMC Section 17.08.050 – Transportation Planning Rule (Quasi-Judicial)
3. HRMC Section 17.09.040 – Quasi-Judicial Review Procedures
4. Goal 1 – Citizen Involvement: Policy A and Implementation Strategy B
5. Goal 2 – Land Use Planning: Policy 1 and Implementation Strategies a-d
6. Goal 8 – Recreation Needs: All
7. Goal 10 – Housing: Policies 1, 6, 11, 12, 15 & 18; and Strategies 1 & 3

Summary of the Proposal:

The City of Hood River, as owner and applicant, applied to rezone the TL 700 (~5.33 acres) portion of Morrison Park from Open Space and Public Facilities (OS/PF) to Urban High Density Residential (R-3). The larger property, now known as Morrison Park, originally consist of TL 100 (2.71 ac), TL 200 (3.15 ac), TL 600 (2.35 ac) & TL 700 (5.33 ac), totaling ~13.54 acres, that have been owned



in fee by the City since December 19, 1939. Since then, TL 100 was developed as a skate park and specially named Rotary Park. Today, the Morrison Park site consists of TLs 200, 600 & 700 (totaling ~10.83 ac), all of which are largely undeveloped, except that TL 700 has a disc golf course installed on it, which is managed and operated by the Hood River Valley Parks and Recreation District (HRVPRD) under an interlocal cooperative agreement.

Initially and until about 1976 Morrison Park was zoned multi-family residential. The property was rezoned to Open Space in 1976 and rezoned again to Open Space/Public Facility as part of a comprehensive planning process. Consequently, all of Morrison Park has been zoned Open Space/Public Facility since 1976 and a majority of the park is currently undeveloped except for the scattered disc golf facilities on TL 700. Morrison Park was also included on a list of then-existing park sites on a 1972 inventory that was included in the City's 1983 Background Report. TL 700, which is the subject of this application, has several clusters of mature trees, and portions have a well-developed understory, but no part of today's Morrison Park, including TL 700, is an inventoried Goal 5 natural resource, habitat, scenic or open space resource.

In cooperation with the Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation, the City plans to make this portion of Morrison Park (2.76 acres) available for the development of an affordable housing project, which is a use allowed in the City's R-3 zone. The Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation would provide funding for the design and construction of the project and be owners in the development. As such, this development plan and the City's ultimate objective of providing part of TL 700 for an affordable housing project, is a material component of the present zone change request. The first step in the process is to rezone TL 700 to a designation that allows multi-family residential development. Regardless of the zone designation, the City anticipates that only a portion of Morrison Park (no more than 2.76 acres or 55% of TL 700) will be developed as the affordable housing project, and ~2.57 acres of TL 700 and the balance of the Morrison Park site will be retained as an integrated park and open space amenity for the residents of this development, the greater surrounding neighborhood, and the general public, with on-site connections to the City's city-wide pedestrian/bike network.

### **III. Summary of the Proceeding and Scope of Remand Hearing:**

The City submitted a quasi-judicial application to rezone TL 700 from Open Space/Public Facilities (OS/PF) to Urban High Density Residential (R-3) on August 26, 2016. Planning staff provided DLCD with 35-day pre-hearing notice on August 26, 2016 and mailed notice of the proposal on September 23, 2016 to owners of property within 250 feet in advance of the October 17, 2016 Planning Commission hearing. The initial evidentiary public hearing was duly noticed and held before the Planning Commission on October 17, 2016, February 21 and April 17, 2017, which approved the request with conditions. The City Council considered the Planning Commission's recommendations at a duly noticed *de novo* public hearing on May 11 and 22, 2017 and approved the proposal with conditions.

One opponent to the project (Susan Crowley) appealed the Council's decision to LUBA (LUBA No. 2017-071), which affirmed the Council's rezone approval (slip op. Jan 19, 2018). Petitioner then appealed to the Court of Appeals (Case No. A166978), which reversed and remanded the decision on a single issue, affirming LUBA and the City Council on all other issues raised by the petitioner. *Crowley v. City of Hood River*, 294 Or App 290, 430 P3d 1113 (2018). In particular, the Court of Appeals remanded the Council's rezone decision to apply Goal 8, Policy 1 of the Hood River Comprehensive Plan (HRCP) to Tax Lot 700, as opposed to its prior interpretation that concluded Goal 8, Policy 1 applies only to land surrounding a city park.

In response to the remand, the City issued notice for a March 11, 2019 Council hearing to respond to the Court of Appeals' remand order and render a new decision. The sole issue before the Council on remand is a legal interpretation: to apply HRCP Goal 8, Policy 1 to TL 700 (as opposed to the land

surrounding TL 700), and the Council's task is to then render a new decision on the rezone request in light of Goal 8, Policy 1. Because the sole issue before the Council is a question of law, no new evidence was allowed on remand, and the Council renders its decision based on the evidentiary record compiled during the prior proceeding. Accordingly, the entire record from below is incorporated herein. Only legal argument as to the proper meaning of Goal 8, Policy 1 as it applies to this rezone request was allowed or accepted at the March 11<sup>th</sup> remand hearing. At the conclusion of the March 11<sup>th</sup> hearing, the Council closed the public testimony portion of the hearing, deliberated and voted to approve the rezone request, with two conditions.

#### **IV. Findings:**

The sole legal issue in this remand is the proper meaning of Goal 8, Policy 1 as it applies to TL 700, which is just a portion of today's Morrison Park site and an even smaller portion of the original Morrison Park site. All other criteria addressed in the Council's original decision and findings adopted therein were either appealed and affirmed by LUBA or were not challenged. As such, all findings on all criteria other than HRCP Goal 8, Policy 1 are regarded as "law of the case" and are not at issue in this remand proceeding. In particular, we incorporate herein by reference our findings related to Goal 10 from our prior decision because it is our balancing of our Goal 10 affordable housing objectives against Goal 8 that compels our decision today.

**A. Procedural issues:** The following procedural issues arose at the start and during the Council's March 11<sup>th</sup> remand hearing, and we resolve them as follows:

1. Challenge to Councilor McBride's participation. One witness challenged Councilor McBride's impartiality by asserting that her husband was on the board of the Mid-Columbia Housing Authority. Councilor McBride responded by stating that her husband's board position was unpaid; therefore there was no conflict of interest. She also asserted that she was unbiased, impartial and had not prejudged this rezone application. While she supported increasing the availability of affordable housing in and around Hood River, she could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Councilor McBride's participation.
2. Challenge to Councilor Metta's participation. Councilor Metta disclosed that, while this rezone application was pending before the Planning Commission in 2017, she submitted a letter on behalf of her employer, the Columbia Gorge Tech Alliance, supporting an increase in affordable housing. One witness challenged Councilor Metta's impartiality because of this letter, to which Councilor Metta responded that the letter reflected her employer's views on the zone change and not her own and that she had not expressed a personal view on the zone change. Moreover, she stated that she had never previously been asked to decide the specific legal question at issue in this remand proceeding and had never previously expressed an opinion on it. The letter she submitted for her employer also did not address the legal question of the meaning of City Goal 8, Policy 1 as applied to TL 700. Councilor Metta stated that she could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria and the arguments presented at the hearing and in writing.

Another witness challenged Councilor Metta's impartiality to decide the matter because of statements she made during the recent (November 2018) election about affordable housing and rezoning TL 700. Councilor Metta responded that her statements during his reelection campaign did not reflect prejudgment on the legal question currently before the Council, but rather a general policy position that favored the creation of more affordable housing. Councilor Metta stated that she could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria, and the arguments presented at the hearing and in writing.



After that statement, no one at the hearing persisted in challenging Councilor Metta's participation.

3. Challenge to Mayor Blackburn's participation. One witness challenged Mayor Blackburn's impartiality to decide the matter because of statements he made during the recent (November 2018) election in support of increasing affordable housing and rezoning TL 700. Mayor Blackburn responded that his statements during his reelection campaign reflected the vote he had cast the first time the Council was asked to decide the rezone. His statement did not reflect prejudgment on the legal question currently before the Council, but rather a general policy position that favored the creation of more affordable housing and use of public lands, even park lands, to provide for that public need. Mayor Blackburn stated that he could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria, and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Mayor Blackburn's participation.
4. Challenge to Council Member Tim Counihan's participation. One witness challenged Councilor Counihan's impartiality to decide the matter because of statements he made during the recent (November 2018) election about affordable housing and rezoning TL 700. Councilor Counihan responded that his statements during his reelection campaign did not reflect prejudgment on the legal question currently before the Council, but rather a general policy position that favored the creation of more affordable housing. Councilor Counihan stated that he could and would render an impartial decision based on the evidence in the record, the applicable rezone approval criteria, and the arguments presented at the hearing and in writing. After that statement, no one at the hearing persisted in challenging Councilor Counihan's participation.
5. Request for a continuance or to keep open the record for further argument. Several witnesses cited ORS 197.763 and requested that the hearing be continued to allow further public testimony and that the record remain open to admit more written argument. The Council declined this request because this remand hearing is not the initial evidentiary hearing, and in fact it is not an evidentiary hearing at all. The record was reopened for this remand proceeding to allow new legal argument only directed to the sole legal issue identified by the Court of Appeals and upon which it remanded the Council's earlier decision. Nothing in ORS 197.763 requires the Council to continue the hearing or keep open the record in this limited remand, and the Council declines to do so.
6. Request to open the record to new evidence. Several witnesses requested that the Council open the record to new evidence. The Council declines to allow new evidence because nothing in the Court of Appeals' remand order calls for or requires additional evidence. The single legal issue upon which the Court remanded the Council's decision can and shall be addressed based on the evidentiary record compiled during the first proceeding.
7. No new evidence and scope of the Record on remand. As stated in the City's notice of the March 11 hearing, the evidentiary record is closed, and all interested people were invited to submit argument only addressing City Goal 8, Policy 1 based on evidence in the record. While some witnesses introduced information that appears to be "new evidence," nearly all of it is already in the record in some form or another. Our decision in this matter, however, is limited strictly to evidence in the record and we do not take into account any new evidence that was inadvertently introduced through written submissions or oral testimony. To the extent that new factual evidence has been presented to us, we reject it, accord it no weight, and it does not influence our decision in this matter.

**B. Hood River Comprehensive Plan Goal 8.** ORS 197.175 requires findings of compliance with the City's Comprehensive Plan. In this remand proceeding, only Goal 8, Policy 1 is at issue, and Goal 8 provides as follows:

*Goal 8 – Recreational Needs: To satisfy the recreational needs of the citizens of the community and visitors to the area.*

**POLICIES:**

1. *Existing park sites will be protected from incompatible uses and future expansion alternatives at some sites will be developed.*
2. *When feasible, recreational opportunities and park sites will be located so as to be accessible to a maximum number of people.*
3. *The development of parks which are accessible by means of walking or bicycling is encouraged.*
4. *Participation by neighboring residents will be encouraged to contribute to park development and maintenance.*
5. *Encourage low—maintenance park and recreation use of floodplains and drainage.*
6. *As parcels of land are annexed from the UGA into the City, some land will be designated Open Space/Public Land for the development of new parks and public facilities, including access ways, to serve the recreational needs of the community.*
7. *Because the growth of the windsurfing industry and other-recreational activities comprise a significant portion of Hood River's recreational and tourist industry, the establishment of recreational facilities may be allowed in appropriate locations in the City."*

First, in its original decision, the City Council concluded that Goal 8, Policy 1 was ambiguous because it was susceptible to more than one interpretation or meaning. We affirm that position in this decision. While the Court of Appeals provided guidance as to the scope of Policy 1, the fact remains that Goal 8, Policy 1 is ambiguous and in need of interpretation in the context of this application.

As a starting point, Morrison Park is an "existing park site" within the meaning of Policy 1 because it is listed on the 1972 Recreational Resource Inventory, attached to the 1983 Background Report to the Comprehensive Plan. We note that the Inventory does not indicate Morrison Park's size at the time or what tax lots comprise the park site. Evidence in the record, however, shows that Morrison Park as originally configured was ~13.54 acres; TL 100 was subsequently and separately developed as a skate park and named Rotary Park. Today, the Morrison Park site is composed of at least TLs 200, 600 & 700, which total 10.83 acres. This zone change application pertains only to the TL 700 (~5.33 acres) portion of today's Morrison Park site, and the affordable housing development that we anticipate will occupy only 2.76 acres of the Morrison Park site.

Second, the operational directive of Policy 1 is that such park sites "be protected from incompatible uses." For several reasons, we do not interpret the term "protected" to preclude approval of this rezone or the development of an affordable housing project on a portion of this park site. First, even though we limit our decision to developing the R-3 portion of the site with an affordable housing project, this rezone does not necessarily approve any particular use or development. A rezone is not a development approval or a "permit," which is the "discretionary approval of a proposed development of land." ORS 227.160(2). No such development is allowed in either the OS/PF or the R-3 zone without site plan approval. In support of our conclusion that a rezone is not a development, that it does not approve a particular development, and that R-3 zoning is compatible with TL 700's status as part of a park site, we note that city parks are conditionally allowed uses in all residential zones, including the R-3 zone. The city code and Comprehensive Plan do not prescribe a particular zone for any of the parks listed in



the Recreational Resource Inventory in the Background Report to the 1983 Comprehensive Plan. In fact, “Public parks, playgrounds, and related facilities” are conditionally allowed in the City’s R-3 Zone, which suggests that an R-3 zoned park is consistent with the Comprehensive Plan, including Goal 8. See HRMC 17.03.030(B)(3). Thus, even under our interpretation, Policy 1 does not preclude a zone change of this portion of the Morrison Park site from OS/PF to R-3 because no particular use or development can be approved by this proposal – only a new zone is applied.

Third, the operative term “protect” is defined in the Comprehensive Plan to mean “Save or shield from loss, destruction, or injury or for future intended use.” We do not interpret the term “protect” to mean the prohibition of non-park uses because the code clearly anticipates that certain non-park uses are appropriate for park sites and are even allowed in the City’s primary park zone (OS/PF). This is why Policy 1 requires existing park sites to be “protected” from incompatible uses and does not simply prohibit all non-park uses. Also, the definition of “protect” anticipates the need to protect park sites for future intended uses, which we interpret to include future intended park as well as non-park uses. From this, we conclude that some non-park uses are appropriate “future intended uses” and can be made compatible with underlying park uses. As such, the focus of the protection requirement is on incompatible non-park uses and not on all non-park uses generally. Moreover, if the term “protected” meant to prevent or prohibit all non-park uses on existing park sites it would say so. Instead, Policy 1 specifies that park sites are to be protected only from incompatible uses. We construe this directive to call for measures that achieve the policy’s protection objective, which we conclude allows the imposition of mitigating conditions designed to render a potentially incompatible non-park use compatible with the general park use of the site. Accordingly, we adopt limiting conditions as part of this rezone to provide the requisite measure of protection for Morrison Park and which make an affordable housing project compatible with this existing park site. These conditions limit the type of non-park use allowed on TL 700 to an affordable housing project only, and we limit the amount of land that can be devoted to such a non-park use to a maximum of 2.76 acres (55% of TL 700). Conditions also require the balance of TL 700 and the rest of the Morrison Park site to improve the park with the construction of pedestrian and bicycle connections through TL 700 to other city parks and pathways. We find that, through the imposition of these conditions, Morrison Park will be “protected” from incompatible uses as required by Goal 8, Policy 1. Further, the Comprehensive Plan defines “recreation” as “any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction.” Based on this definition, the Council concludes that the remainder of Tax Lot 700 and balance of Morrison Park will be more accessible to people under this conditioned approval, helping to achieve Goal 8 and the protection sought under Policy 1.

Fourth, while the affordable housing project that is envisioned for a portion of Morrison Park is a non-park use, we find that it is not “incompatible” with use of TL 700 as a city park, especially when conditioned to ensure that it is compatible with park uses on the balance of TL 700. Several other Goal 8 policies provide important context and support this conclusion. In particular, Goal 8, Policy 2 requires that “recreational opportunities and park sites will be located so as to be accessible to a maximum number of people.” Policy 3 calls for the “development of parks which are accessible by means of walking or bicycling.” Our reliance on these Goal 8 policies as context for the application of Policy 1’s protect principle are informed by the geographic reality that city parks, such as Morrison Park, are inherently urban in nature, located on urban land, in an urban context, where people live and work in relatively high urban densities. The fundamentally urban nature of parks within the city limits is a legal reality and requirement of Oregon’s land use program that Hood River implements through its Comprehensive Plan and zoning regulations. It is critical, in our view, that urban density housing, such as the affordable housing project anticipated for part of this site, be located in close proximity to and integrated with city parks such as this one. City parks are supposed to be an amenity used by urban dwellers, and the population that city parks are supposed to serve includes low income residents, whose recreational opportunities are limited by an inability to afford other high cost options. As the Council aptly observes, the users of Morrison Park may change as a result of this decision, but overall more people with limited means will be served by this urban park if they live adjacent to the remaining park space that

will be integrated into the non-park use. Our decision today limits the extent of non-park development in the Morrison Park site to 2.76 acres (55%) of TL 700 and requires the balance of TL 700 to be retained for park use. By limiting the extent of non-park development to 2.76 acres, we achieve Goal 8, Policy 1's directive to protect today's 10.83-acre Morrison Park site from incompatible uses, and, consistent with Policies 2 and 3, this affordable housing project will be integrated with this existing park site to foster walking and bicycle use by the future residents, improving the park's accessibility to meet the recreational needs of Hood River's citizens and visitors. We also note that TL 100, the 2.71-acre portion of the original Morrison Park site remains developed today as the City's skate park. As conditioned below, we find that such a housing project will be compatible with use of the Morrison Park site, the adjacent skate park on TL 100, and the remainder of TL 700 as a park, along with other Hood River urban parks through the connected trail system consistent with Goal 8, Policy 1.

Fifth, our view of what are appropriate uses for city parks and the range of compatible uses that includes suitably conditioned urban density affordable housing projects, is consistent with the range of recreational opportunities surrounding (outside of) the city. Few cities in the country are blessed with the outdoor recreational opportunities that Hood River has. The City is surrounded by thousands of acres of public recreational land – the Mt. Hood National Forest, the Columbia River, and Columbia River Gorge National Scenic Area, Mt. Adams to the north, designated wilderness areas and Wild and Scenic Rivers associated with both mountains – all open and available for a broad range of outdoor recreation. It is unreasonable to suggest that outdoor recreational opportunities will be significantly diminished by an affordable housing development that might occupy a portion of this city park. In the context of the City's existing and remaining city parks, trails, rivers and streams, the substantial park resources managed by the Hood River Parks and Recreation District, the Port of Hood River, not-for-profit land trusts, and the vast area of undeveloped public land outside the city, all available for recreation, we reject the argument that Goal 8, Policy 1 prohibits all non-park development of city parks or that all city parks must be preserved solely and entirely for park uses. Goal 8, Policy 1 is not worded in such absolute or comprehensively proscriptive terms, and we decline to interpret it that way. In so concluding, we acknowledge that some non-park uses are so incompatible with a park site that they cannot be conditioned sufficiently to protect the park site for future intended uses, and thus cannot be allowed. An affordable housing project on no more than 2.76 acres of today's 10.83-acre Morrison Park site (55% of TL 700) and a much smaller proportion of the original 13.54-acre Morrison Park site, however, is sufficiently conditioned to render it compatible and to "protect" this park site to the extent required by Goal 8, Policy 1.

Finally, as a matter of general policy, we do not interpret any of the Goal 8 policies as prohibiting the Council from making the policy decision that a portion of particular park property is suited to a non-park use and rezoning it for a future non-park development, so long as that non-park use is suitably conditioned to render it compatible and protect the park. As a home rule charter City, Hood River has plenary authority to own and manage its own lands and devote them to specific and general purposes, consistent with state law, as competing policy interests dictate. In that vein, we interpret these Goal 8 policies as empowering the Council with tools for protecting its parks listed on the 1983 Background Report that the Council, as a matter of policy, desires to retain as parks. For those parks listed in the 1983 Background Report, such as this one, the Council has identified a different use and weighed its competing policies and goals (even mandatory ones like Goal 8, Policy 1) to allow a path forward for a future affordable housing development that is a compatible, non-park use. We do not interpret Goal 8 or any of its policies as precluding our rezoning at least a portion of an existing park site to allow a compatible non-park use. In short, these policies do not apply as an absolute bar to non-park uses in inventoried parks when properly conditioned and, as a matter of policy, the Council has decided to rezone TL 700 and allow 2.76 acres to be put to a non-park use if the contemplated development occurs, or remain as a park in a zone that allows parks. We interpret Policy 1, in particular, as allowing certain suitably conditioned non-park uses in existing park sites, so long as the conditions ensure that the non-park use is compatible with and protects park use on the balance of the larger park site.



As an argument related to Goal 8, several opponents assert that Morrison Park has a protected status as a park in the City's Comprehensive Plan, and therefore the zoning for TL 700 cannot be changed without a Comprehensive Plan amendment to change the Background Report. To the extent this argument informs how the Council is meant to interpret Goal 8, Policy 1, which the Council does not find to be the case, those arguments are misplaced as to the status of Morrison Park, the protections afforded it by the Comprehensive Plan, and the scope of the Council's authority to rezone publicly owned land such as this. The opponents' policy argument assumes that the status of Morrison Park as a city park is enshrined permanently in the Comprehensive Plan's Background Report that cannot be altered without a plan amendment. We disagree. Hood River has not adopted within the Comprehensive Plan or elsewhere, a Parks Master Plan or a Statewide Planning Goal 8 Parks Plan. The only mention of parks and recreational needs in the Comprehensive Plan are the Goal 8 policies and inclusion of a 1972 Recreational Resource Inventory in the Background Report for the 1983 Comprehensive Plan. This inventory represents only a list of parks that existed in 1983, and does not impart any sort of absolute prohibition of non-park uses in these park sites. Likewise, inclusion of Morrison Park on the 1972 inventory and 1983 Background Report does not preclude the City Council from making a policy decision to rezone a portion of it to allow a suitably conditioned non-park use as anticipated here.

Also, the opponents' argument about a Comprehensive Plan amendment assumes that rezoning Morrison Park to R-3 requires that it be removed from the 1983 Background Report's inventory of then-existing parks. As we found above, city parks can have any zone, and no particular zone is required for land to be a public park. Thus, Morrison Park shall remain a city park and may permissibly remain on the 1983 inventory list even if a portion is zoned R-3. There is no necessary or legal reason why the Morrison Park site must be removed from the 1983 park list before rezoning a portion of it to R-3. The 1972 Inventory does not include acreages, and we do not interpret our code or comprehensive plan to impose such a requirement.

In conclusion under Goal 8, we hereby make the policy decision to rezone a portion of Morrison Park to R-3 and eventually to entertain and allow a non-park use for this part of TL 700. We decline to interpret our Comprehensive Plan or Development Code to tie our hands or deny us the policy discretion to make that decision for non-park uses that can be made compatible with the balance of TL 700 as a park. The only regulations or protections for parks in Hood River are those listed in Goal 8, and we specifically interpret those protections as applying to properties that the City Council, as a matter of policy, has decided to retain as parks. That intention is shown through OS/PF and residential zoning. We hereby make the policy decision to rezone a portion of the larger Morrison Park site to accommodate an integrated affordable housing project limited to 2.76 acres. We find that an affordable housing development of that size is a compatible non-park use that protects the larger Morrison Park site for future intended uses. Such a decision is allowed by, and consistent with, Goal 8, Policy 1 as we have interpreted it.

Two additional points merit discussion. Many opponents to this rezone argued that it is bad policy to start a process that will eliminate a city park by rezoning it to a non-park designation, that the city's population is growing, that the demand for neighborhood and in-city parks will only increase, and it is very difficult and expensive for a city to replace any park that is lost to a non-park use. We understand and agree with these sentiments about the importance of city parks to the City's residents and visitors. We live here too and value all of our city parks, and there is no dispute on this point. If the only priority at issue were parks and how to obtain and retain more parks, the City would not have initiated the application to rezone TL 700 to R-3, and even after the testimony presented had we been convinced otherwise, we would deny this rezone request. However, we are tasked with balancing competing policy objectives, and in this case, we have a significant unmet need for affordable housing and an insufficient supply of adequately zoned land for multi-family housing competing with the need for urban parks. In this particular case and with this particular property, we find that the balance in this debate tips in favor of rezoning part of this park, TL 700, to a non-park designation for the specific purpose of promoting an integrated public-private affordable housing development. Rezoning a portion of Morrison Park as

conditioned to allow for this particular development strikes this balance. In this particular situation, we reluctantly reject these policy arguments to retain this 2.76 acres of Tax Lot 700 in favor of a rezone that will lead to an increase in the number of affordable housing units developed in close proximity to Morrison Park, while retaining the balance of this park site for park use.

Several opponents point to the City's Goal 8 objective to "satisfy the recreational needs of the citizens of the community and visitors to the area" and argue that a rezone of Morrison Park violates this goal. Again, we disagree. Hood River has an extremely active, outdoor and recreation-oriented population that attracts a large number of seasonal visitors in the summer and winter because of our outdoor recreational opportunities. As we emphasized above, the city is surrounded by an abundance of undeveloped public land generally available to a broad range of recreational uses. We find that this rezone to accommodate a reasonably conditioned future affordable housing development achieves the City's recreational goals and objectives by integrating the balance of Morrison Park with a segment or our population that needs and deserves access to city parks.

**V. Decision and Conditions:**

Based on the foregoing findings and except as conditioned below, this rezone application is approved in general conformance with the application and its supporting materials. This approval is subject to the requirements that the owner or subsequent developer shall comply with all of the City's applicable code provisions, laws and standards and the following conditions of approval, which shall be interpreted and implemented consistently with the foregoing findings:

1. A maximum of 55% of Tax Lot 700 shall be rezoned to R-3 and may be developed as affordable housing (maximum of 2.76 contiguous acres). The balance of Tax Lot 700 (45%) shall be retained with OS/PF zoning to incorporate park, recreational amenities, and public facilities.
2. The City shall work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, or a successor agency as a partner in developing a maximum of 55% of Tax Lot 700 for affordable housing. Any such development shall be integrated with and incorporate the undeveloped balance of Tax Lot 700 as an amenity usable by the residents of this development, the surrounding neighborhood, and general public. If such a project does not occur, the City shall retain ownership of the land.



# CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019  
**To:** Honorable Mayor and Members of the City Council  
**From:** Mark Lago, Director of Public Works  
**Subject:** Tree removal procedures in the right-of-way

## Background:

At the February 25, 2019 Council meeting, Council requested more information regarding tree removal procedures and enforcement in the right-of-way. Listed below is the path the City is following based on the interpretation of the HRMC 13.12.160 Enforcement.

- Via a public complaint or during routine duties, staff is made aware that a tree in the right-of-way has been removed or pruned without a permit
- The City's Right-of-Way Construction Inspector notifies the property owners
- If the tree was removed from the right-of-way without a permit, the City's code enforcement officer is notified
- City staff obtain an arborist report that includes a cost estimate for tree replacement, tree pruning, stump grinding, etc.
- A citation is issued (\$50 to \$200 depending on violation) with the additional fees of reimbursing the City for all costs incurred. Costs may include:

Arborist Report	\$150
Right of way Permit	\$91
Removing a 10 to 12" caliper tree	\$900
Grind out stump	\$150
<u>Tree replacement and amended soils</u>	<u>\$540</u>
Sub-Total	\$1,830
10% Administrative overhead	\$183
<u>Total cost-plus citation</u>	<u>\$2,064 to \$2,214</u>

- An arborist or landscaper is contacted to perform the recommended work.

The City has not been in the practice of requesting reimbursement for the actual cost of the tree. Replacement trees are usually of lower value than the tree that was removed. The Hood River Municipal Code does allow for reimbursement for the full replacement cost of the tree.

Hood River Municipal Code Chapter 13.12.160 Enforcement States:

- A. Any person or persons who violate any of the provisions of this chapter are guilty of a violation, and upon conviction thereof before the municipal court judge, are subject to a fine of not less than fifty dollars nor more than two hundred dollars, and shall, in addition, be required to reimburse the city for any costs incurred for treatment or removal and replacement of the tree or repair of the box or casing around the tree, including total personnel services, costs, materials and an additional charge of ten percent for administrative overhead.
  
- D. If, as the result of the violation of this chapter, the injury, mutilation, or death of a public tree or vegetation located in a right-of-way is caused, the cost of care, repair or replacement of a similar size tree or vegetation shall be borne by the party in violation. Replacement cost includes the cost of tree or vegetation and stump removal. The replacement value of trees and other vegetation is determined in accordance with the latest revision of Valuation of Landscape Trees, Shrubs and Other Plants, as published by the International Society of Arboriculture.

**Staff Recommendation:** This information is provided for Council information only.

**Suggested Motion:** None at this time

**Alternatives:**

- Direct staff to recover the full cost of the removed tree
- Keep citations limits the same
- Increase the citation limits bring a resolution back to Council

**Fiscal Impact:** None



# CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and Members of the City Council

**From:** Will Norris, Finance Dir. / Asst. City Manager

**Subject:** Police Space Needs Analysis – Project Update

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## Background

For at least the last 30 years, the Hood River Police Department has not been located in a purpose built facility. Building a police facility was explored in the mid-1990s and again when the Fire Station was built. Most recently the department has been located in minimally remodeled space in the lower level of City Hall.

The nearing expiration of the 2009 & 2010 fire station general obligation bonds create a rare opportunity to ask voters for a dedicated police facility without raising taxes from one year to the next. The City Council appropriated funds to conduct a Police Space Needs Analysis in the FY2018-19 Budget. Mackenzie Architecture, the firm that designed and constructed the City's Fire Station, was awarded the Police Space Needs Analysis in January of 2019 after a competitive selection process. The firm started work in February and recently completed project Task 2, which included initial data collection, workshop with police department staff, and produced a preliminary estimate of necessary space over the next 20-years. A copy of these space estimates, referred to as "programming", is attached to this staff report along with a full list of upcoming project tasks.

## Project Update

*Preliminary Space Needs Estimates* - Mackenzie Architecture calculates the Hood River Police Department will need 16,124 sq. ft. to accommodate operations over the next 20-years. This number is based on the most recent population projections from Portland State University, a one-day workshop observing department operations and interviewing officers, and Mackenzie Architecture's experience designing public safety facilities for other Northwest cities.

The 16,124 sq. ft. estimate is 2.4x larger than the existing 4,746 sq. ft. department offices in City Hall. The primary driver of the larger square footage is the addition of currently non-existent facilities, including:

- Soft interview room to accommodate crime victims and secure room to interview suspects
- Temporary holding cells
- Locker room with locker storage for employees, unisex toilets & shower facilities
- Ventilated evidence processing areas
- Onsite evidence storage for larger items, such as recovered bicycles that are currently kept in Public Works storage
- Community/training room that in turn requires public restrooms and larger lobby to accommodate public events

*Hood River County Coordination* – The desire to share public safety space with the Hood River County Sheriff is commonly expressed whenever a new City Police Facility is discussed. Chief Holste has met with Sheriff English and I have met with County Administrator Jeff Hecksel to discuss the project. Currently, the County is focused on revenue options to maintain existing services and does not have a timetable to pursue funding for new capital projects. Chief Holste and I will continue to brief county staff on the project's progress and invite their participation at every step.

### **Timing Considerations**

The existing Fire Station General Obligation Bonds become refundable in 2020 and expire in 2022. This creates natural opportunity in November of 2020 to forward a construction bond levy to city voters that will not result in a net tax increase.

### **Staff Recommendation:**

Receive the preliminary architecture programming report from Mackenzie Architecture. Ask questions, deliberate, and provide feedback.

Consider selecting up to two (2) City Councilors at the next regular City Council meeting to participate in the remaining Police Space Analysis project tasks. These include touring comparable facilities in neighboring communities, refining the preliminary space need estimates, and evaluating candidate building sites.

### **Fiscal Impact**

The continuation of the existing contract with Mackenzie is budgeted in FY2018-19 and included in the FY2019-20 Proposed Budget.

### **Suggested Motion:**

N/A

### **Alternatives:**

N/A

### **Attachment:**

- a) Mackenzie Architecture's Preliminary Space Needs Estimates
- b) Police Space Needs Project - Full Project Task List
- c) Police Space Needs Analysis Project Timeline



# PROGRAM VALIDATION

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# PROGRAMMING SUMMARY

SPACE USE	EXISTING	MOVE IN	10 YEAR	20 YEAR
Lobby & Public Spaces	297 SF	3,938 SF	4,198 SF	4,281 SF
Police Operations Divisions	1,497 SF	1,794 SF	2,740 SF	2,990 SF
Booking & Sally Port	693 SF	4,251 SF	4,251 SF	4,251 SF
Facility Support Functions	2,259 SF	4,485 SF	4,493 SF	4,602 SF
<b>Building Sub-Total</b>	4,746 SF	14,468 SF	15,682 SF	16,124 SF
Exterior	1,580 SF	15,504 SF	15,504 SF	15,504 SF
<b>TOTAL SITE REQUIREMENTS</b>	<b>6,326 SF</b>	<b>29,972 SF</b>	<b>31,186 SF</b>	<b>31,628 SF</b>

Space / Room Use	Staffing Requirements				Space / Room Requirements				Recommended Space Standards				Space Type	Total Future Square Footage		
	EXIST	MOVE IN	10 YEAR	20 YEAR	EXIST	MOVE IN	10 YEAR	20 YEAR	W	L	AREA	TOTAL		MOVE IN	10 YEAR	20 YEAR
<b>Police Department Requirements Summary</b>																
<b>Lobby &amp; Public Spaces</b>	0	0	0	1								4,224		3,938	4,198	4,281
Public Areas Records																
<b>Police Operations Divisions</b>	17	17	21	24								1,794		1,794	2,740	2,990
Administration Patrol Detectives																
<b>Booking &amp; Sally Port</b>	1	1	1	2								4,251		4,251	4,251	4,251
Sally Port Evidence Booking																
<b>Facility Support Functions</b>	-	-	-	-								4,485		4,485	4,493	4,602
Police Support Equipment and Inventory Shared Common Areas Building Support																
<b>Exterior Requirements</b>	-	-	-	-								-		-	-	-
Parking Requirements Site Requirements																
<b>Subtotal</b>	18	18	22	27								14,754		14,468	15,682	16,124
<b>Police Exterior Requirements</b>												15,504		15,504	15,504	15,504
<b>Total Site Requirements</b>												30,258		29,972	31,186	31,628



Lobby & Public Spaces	Staffing Requirements				Space / Room Requirements				Recommended Space Standards				Space Type	Total Future Square Footage		
	EXIST	MOVE IN	10 YEAR	20 YEAR	EXIST	MOVE IN	10 YEAR	20 YEAR	W	L	AREA	TOTAL		MOVE IN	10 YEAR	20 YEAR
<b>Lobby &amp; Public Areas</b>																
<b>Space / Room Requirements</b>																
Entry/Emergency Vestibule					1	1	1	1	8	10	80	80		80	80	80
Public Lobby					1	1	1	1	16	24	384	384		384	384	384
Public Restrooms					2	2	2	2	10	18	180	360		360	360	360
Public Information Area					1	1	1	1	5	10	50	50		50	50	50
Public Display					1	1	1	1	2	10	20	20		20	20	20
Meeting / Training / Kitchenette / Beverage service					1	1	1	1	35	45	1575	1575		1,575	1,575	1,575
Storage, Tables & Chairs					1	1	1	1	3	8	24	24		24	24	24
Storage, Training					1	1	1	1	10	18	180	180		180	180	180
AV Closet					1	1	1	1	10	10	100	100		100	100	100
Soft Interview					1	1	1	1	6	8	48	48		48	48	48
Finger Print / Evidence Release					1	1	1	1	10	12	120	120		120	120	120
					1	1	1	1	10	10	100	100		100	100	100
					-	-	-	-	-	-	-	-		-	-	-
<b>Group Total</b>												3,041		2,821	2,821	2,821
<b>Records</b>																
<b>Staff</b>																
Records Technician	0	0	0	1					8	8	64	0		0	0	64
	-	-	-	-					-	-	-	-		-	-	-
<b>Group Total</b>	0	0	0	1								-		0	0	64
<b>Space / Room</b>																
Reception / Records Counter					1	1	1	1	4	16	64	64		64	64	64
Work Room / Copy					1	1	1	1	10	12	120	120		120	120	120
Records Storage					0	0	1	1	10	20	200	0		0	200	200
Supply Storage					1	1	1	1	3	8	24	24		24	24	24
					-	-	-	-	-	-	-	-		-	-	-
<b>Group Total</b>												208		208	408	408
<b>DEPARTMENT SUBTOTAL</b>	0	0	0	1								3,249		3,029	3,229	3,293
<b>BUILDING LOAD FACTOR (30%)</b>												975		909	969	988
<b>TOTAL SQUARE FOOTAGE</b>												4,224		3,938	4,198	4,281

Booking & Sally Port	Staffing Requirements				Space / Room Requirements				Recommended Space Standards				Space Type	Total Future Square Footage		
	EXIST	MOVE IN	10 YEAR	20 YEAR	EXIST	MOVE IN	10 YEAR	20 YEAR	W	L	AREA	TOTAL		MOVE IN	10 YEAR	20 YEAR
<b>Sally Port</b>																
<b>Space / Room Requirements</b>																
Sally Port					1	1	1	1	20	36	720	720		720	720	720
Equipment Storage					1	1	1	1	12	16	192	192		192	192	192
					-	-	-	-	-	-	-	-		-	-	-
<b>Group Total</b>												912		912	912	912
<b>Evidence</b>																
<b>Staff Requirements</b>																
Evidence Technician <sup>1</sup>	1	1	1	2					8	8	64	64		64	64	64
	-	-	-	-					-	-	-	-		-	-	-
<b>Group Total</b>	1	1	1	2								64		64	64	64
<b>Space / Room Requirements</b>																
Evidence Processing (Evidence Tech)					1	1	1	1	12	15	180	180		180	180	180
Evidence Processing (Officers)					1	1	1	1	12	15	180	180		180	180	180
Evidence Lockers					1	1	1	1	2	15	30	30		30	30	30
Evidence Storage					1	1	1	1	20	30	600	600		600	600	600
Vehicle					1	1	1	1	16	30	480	480		480	480	480
Vault					1	1	1	1	8	8	64	64		64	64	64
Bicycles					1	1	1	1	14	24	336	336		336	336	336
Coin Drying					1	1	1	1	8	10	80	80		80	80	80
Soft Interview <sup>2</sup>					0	0	0	0	10	12	120	0		0	0	0
Finger Print / Evidence Release <sup>2</sup>					0	0	0	0	10	10	100	0		0	0	0
					-	-	-	-	-	-	-	-		-	-	-
<b>Group Total</b>												1,950		1,950	1,950	1,950
<b>Booking</b>																
<b>Space / Room Requirements</b>																
Hard Interview Room					1	1	1	1	10	10	100	100		100	100	100
Booking					1	1	1	1	10	18	180	180		180	180	180
Booking Toilet Room					1	1	1	1	8	8	64	64		64	64	64
					-	-	-	-	-	-	-	-		-	-	-
<b>Group Total</b>												344		344	344	344
<b>DEPARTMENT SUBTOTAL</b>	1	1	1	2								3,270		3,270	3,270	3,270
<b>BUILDING LOAD FACTOR (30%)</b>												981		981	981	981
<b>TOTAL SQUARE FOOTAGE</b>												4,251		4,251	4,251	4,251

<sup>1</sup> Shared workstation

<sup>2</sup> Space is located adjacent to Lobby / Reception (See Lobby and Public Spaces)



Police Operations Divisions	Staffing Requirements				Space / Room Requirements				Recommended Space Standards				Space Type	Total Future Square Footage		
	EXIST	MOVE IN	10 YEAR	20 YEAR	EXIST	MOVE IN	10 YEAR	20 YEAR	W	L	AREA	TOTAL		MOVE IN	10 YEAR	20 YEAR
<b>Administration</b>																
<b>Staff</b>																
Chief of Police <sup>1</sup>	1	1	1	1					14	16	224	224	224	224	224	
Captain <sup>1</sup>	0	0	1	1					12	14	168	0	0	168	168	
Lieutenant <sup>1</sup>	1	1	1	1					12	14	168	168	168	168	168	
Admin Assistant	1	1	2	2					8	8	64	64	64	128	128	
Clerical Support	0	0	1	2					8	8	64	0	0	64	128	
	-	-	-	-					-	-	-	-	-	-	-	
<b>Group Total</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>7</b>							<b>456</b>		<b>456</b>	<b>752</b>	<b>816</b>	
<b>Space / Room Requirements</b>																
Medium Conference Room					1	1	1	1	12	20	240	240	240	240	240	
					-	-	-	-	-	-	-	-	-	-	-	
<b>Group Total</b>											<b>240</b>		<b>240</b>	<b>240</b>	<b>240</b>	
<b>Detective</b>																
<b>Staff</b>																
Detective <sup>1</sup>	1	2	2	3					8	8	64	64	128	128	192	
	-	-	-	-					-	-	-	-	-	-	-	
<b>Group Total</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>							<b>64</b>		<b>128</b>	<b>128</b>	<b>192</b>	
<b>Patrol</b>																
<b>Staff Requirements</b>																
Sergeant <sup>1</sup>	2	2	2	3					8	8	64	128	128	128	192	
Patrol Officer <sup>1</sup>	9	9	10	10					0	0	0	0	0	0	0	
Parking Enforcement	2	1	1	1					8	8	64	128	64	64	64	
Reserve Program <sup>2</sup>	1	1	1	1					8	8	64	64	64	64	64	
	-	-	-	-					-	-	-	-	-	-	-	
<b>Group Total</b>	<b>13</b>	<b>12</b>	<b>13</b>	<b>14</b>							<b>320</b>		<b>256</b>	<b>256</b>	<b>320</b>	
<b>Space / Room Requirements</b>																
Patrol Report Writing Station					4	4	4	4	6	6	36	144	144	576	576	
Gear Station					1	1	1	1	6	6	36	36	36	36	36	
Work Room / Copy <sup>3</sup>					1	1	1	1	10	12	120	120	120	120	120	
					-	-	-	-	-	-	-	-	-	-	-	
<b>Group Total</b>											<b>300</b>		<b>300</b>	<b>732</b>	<b>732</b>	
<b>DEPARTMENT SUBTOTAL</b>	<b>17</b>	<b>17</b>	<b>21</b>	<b>24</b>							<b>1,380</b>		<b>1,380</b>	<b>2,108</b>	<b>2,300</b>	
<b>BUILDING LOAD FACTOR (30%)</b>											<b>414</b>		<b>414</b>	<b>632</b>	<b>690</b>	
<b>TOTAL SQUARE FOOTAGE</b>											<b>1,794</b>		<b>1,794</b>	<b>2,740</b>	<b>2,990</b>	

<sup>1</sup> (1.4) Sworn officers per 1,000 residents at a population count of 13,342 totals 19 officers  
<sup>2</sup> One dedicated space to accommodate reserve program at (5) existing, (5) move in (7) 10 year and (8) 20 year.  
<sup>3</sup> Reserve is not included in final count. Reserve space could also be utilized for OLCC  
 Only required if patrol is not adjacent to main Work Room / Copy area (see Records)

Facility Support Functions	Staffing Requirements				Space / Room Requirements				Recommended Space Standards				Space Type	Total Future Square Footage		
	EXIST	MOVE IN	10 YEAR	20 YEAR	EXIST	MOVE IN	10 YEAR	20 YEAR	W	L	AREA	TOTAL		MOVE IN	10 YEAR	20 YEAR
<b>Police Support</b>																
<b>Space Requirements</b>																
Unisex Toilet Room & Shower					4	4	4	4	10	12	120	480		480	480	480
Lockers, Sworn (full)					18	18	19	19	2	3	6	108		108	114	114
Lockers, Non-Sworn (half)								14	2	3	6	0		0	0	84
Bunk					2	2	2	2	8	10	80	160		160	160	160
Fitness Room					1	1	1	1	32	32	1024	1024		1024	1,024	1024
<i>Fitness Storage</i>					1	1	1	1	10	15	150	150		150	150	150
Boot Polish Station					1	1	1	1	3	6	18	18		18	18	18
Laundry					1	1	1	1	10	10	100	100		100	100	100
<i>Group Total</i>					-	-	-	-	-	-	-	-		-	-	-
												2,040		2,040	2,046	2,130
<b>Equipment and Inventory</b>																
<b>Space Requirements</b>																
Equipment Storage					1	1	1	1	10	18	180	180		180	180	180
<i>Weapons Cleaning &amp; Maintenance</i>					1	1	1	1	8	10	80	80		80	80	80
Armory / Ammunition Storage					1	1	1	1	10	12	120	120		120	120	120
<i>Group Total</i>					-	-	-	-	-	-	-	-		-	-	-
												-		380	380	380
<b>Shared Common Areas</b>																
<b>Space Requirements</b>																
Break Room					1	1	1	1	16	20	320	320		320	320	320
Kitchen/Vending					1	1	1	1	10	15	150	150		150	150	150
<i>Group Total</i>					-	-	-	-	-	-	-	-		-	-	-
												470		470	470	470
<b>Building Support</b>																
<b>Space / Room Requirements</b>																
Storage					1	1	1	1	12	15	180	180		180	180	180
Server Room + IT Equipment Storage					1	1	1	1	10	12	120	120		120	120	120
Electrical Room					1	1	1	1	12	14	168	168		168	168	168
Janitor/ Maintenance Closet					2	2	2	2	8	12	96	192		192	192	192
Sprinkler/Riser Room					1	1	1	1	8	10	80	80		80	80	80
Mechanical Room					1	1	1	1	10	20	200	200		200	200	200
<i>Group Total</i>					-	-	-	-	-	-	-	-		-	-	-
												940		940	940	940
<b>DEPARTMENT SUBTOTAL</b>												3,450		3,450	3,456	3,540
<b>BUILDING LOAD FACTOR (30%)</b>												1,035		1,035	1,037	1,062
<b>TOTAL SQUARE FOOTAGE</b>												4,485		4,485	4,493	4,602



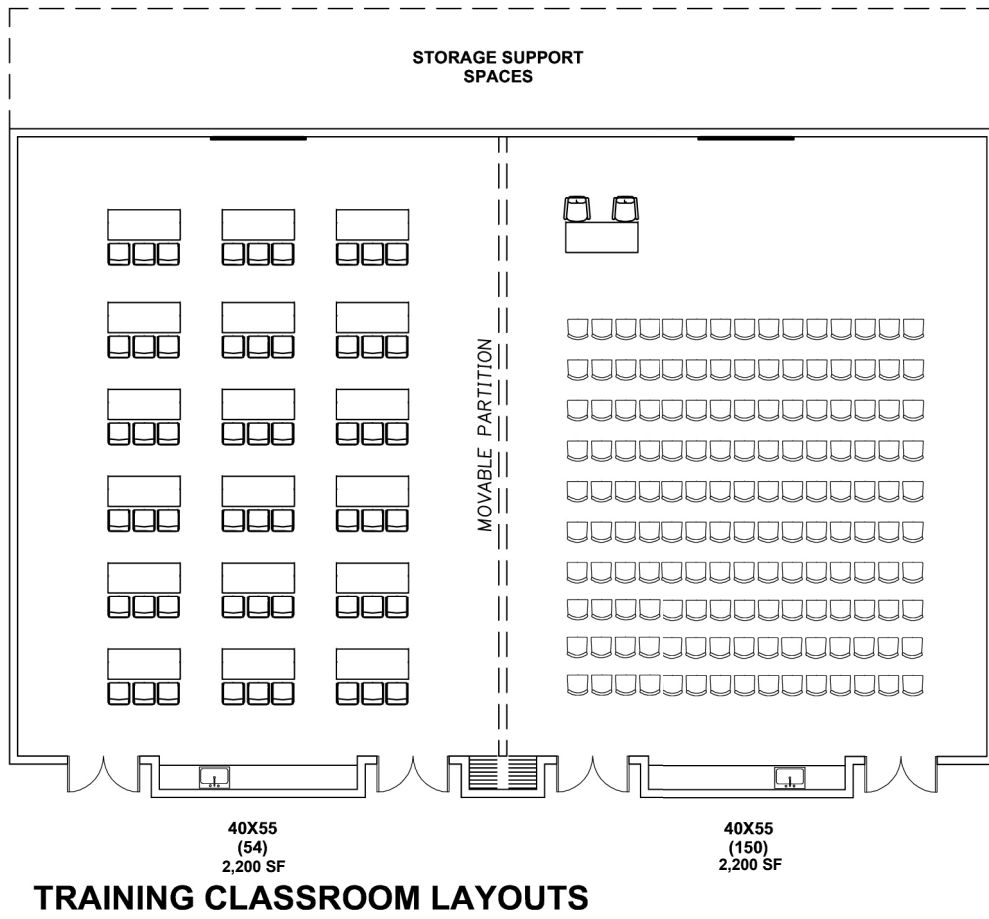
Exterior Requirements	Staffing Requirements				Space / Room Requirements				Recommended Space Standards				Space Type	Total Future Square Footage		
	EXIST	MOVE IN	10 YEAR	20 YEAR	EXIST	MOVE IN	10 YEAR	20 YEAR	W	L	AREA	TOTAL		MOVE IN	10 YEAR	20 YEAR
<b>Parking</b>																
<b>Space Requirements</b>																
Public Parking / Visitor					10	10	10	10	9	18	162	1620		1620	1,620	1620
Bicycle Parking					1	1	1	1	10	12	120	120		120	120	120
Personal Vehicle					10	10	10	10	9	18	162	1620		1620	1,620	1620
Squad Vehicle Stall - Covered					14	14	14	14	10	22	220	3080		3080	3,080	3080
					-	-	-	-	-	-	-	-		-	-	-
<i>Group Total</i>					35	35	35	35				6,440		6,440	6,440	6,440
<b>Site Requirements</b>																
<b>Space Requirements</b>																
Emergency Generator					1	1	1	1	16	30	480	480		480	480	480
Trash/Recycling					1	1	1	1	12	16	192	192		192	192	192
Exterior Patio/Secure Dining					1	1	1	1	20	32	640	640		640	640	640
					-	-	-	-	-	-	-	-		-	-	-
<i>Group Total</i>												1,312		1,312	1,312	1,312
<b>DEPARTMENT SUBTOTAL</b>												7,752		7,752	7,752	7,752
<b>GENERAL CIRCULATION (100%)</b>												7,752		7,752	7,752	7,752
<b>TOTAL SQUARE FOOTAGE</b>												15,504		15,504	15,504	15,504

# SPACE STANDARDS

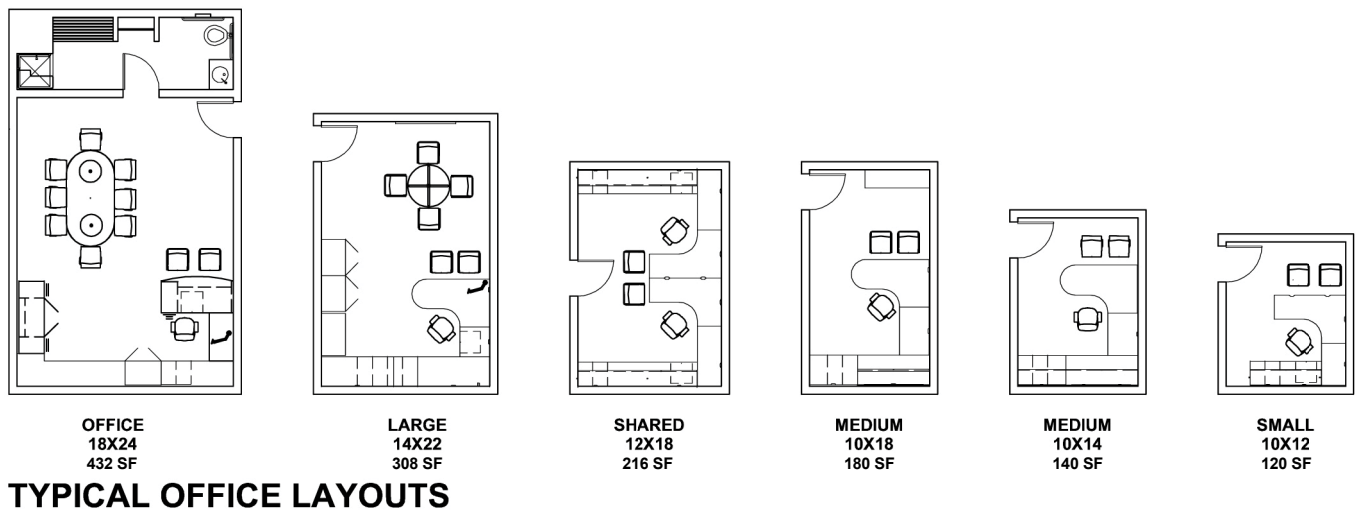
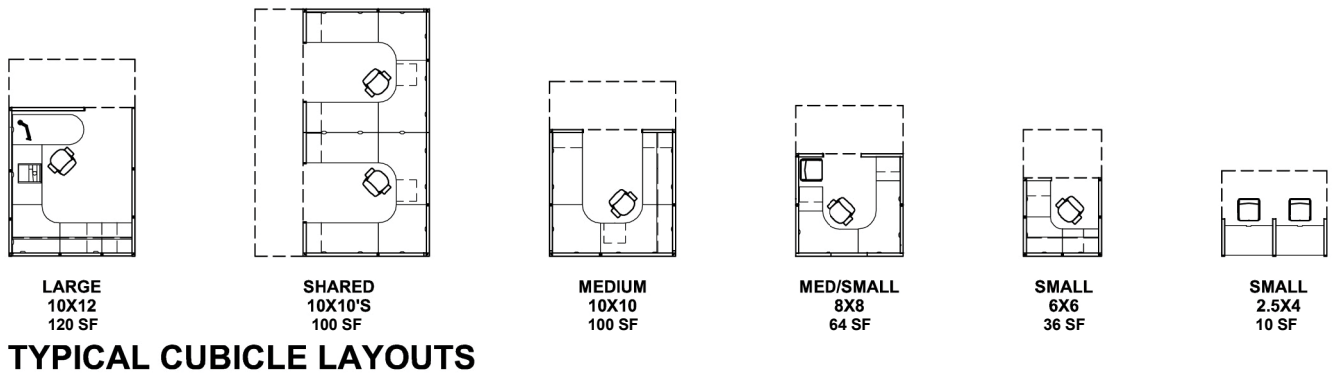
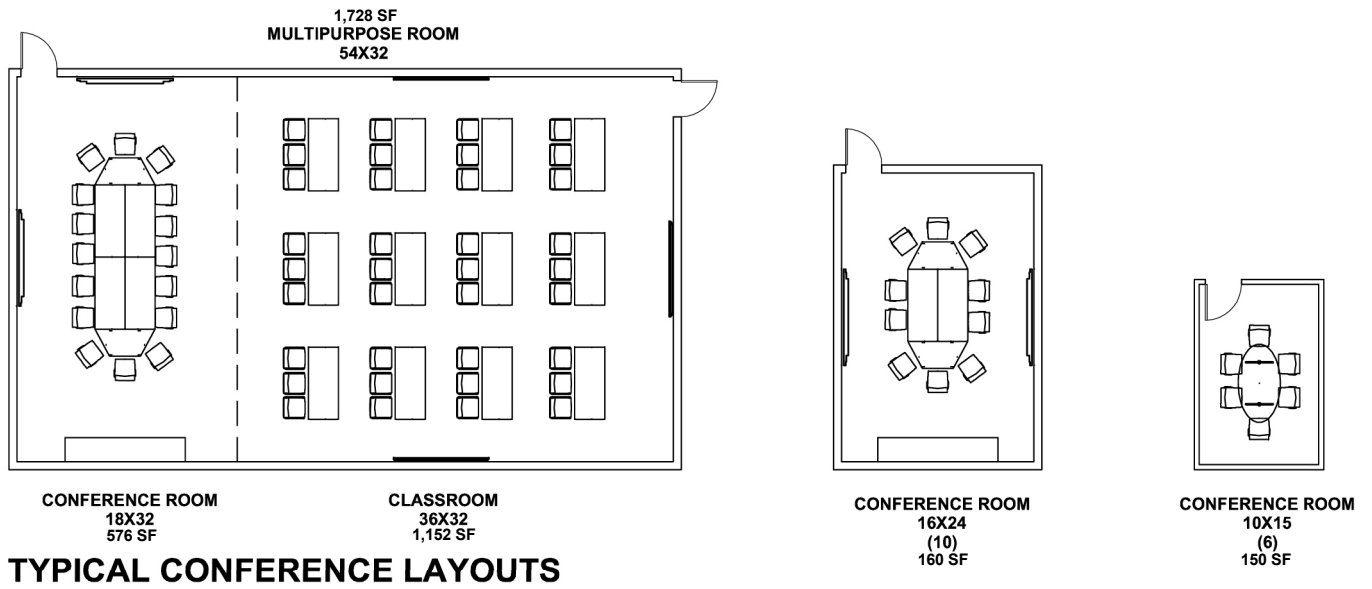
The following information has been developed based on Mackenzie's past experience with over 150 emergency response facilities, data we track on regional and national trends in police facilities as well as architectural standards and interaction with the Hood River police department stakeholders. The spaces developed and depicted are shown as a means to aid in efficiently comparing sizes for offices, support spaces and primary function spaces unique to law enforcement facilities.

These have been utilized as a visual aid to help stakeholders understand the general parameters associated with rooms and functions.

The following layouts are provided for reference, and to indicate baseline dimensions and room layouts for discussion during the programming process. Actual room dimensions often adjust during the plan development task to account for special adjacencies and other design parameters.

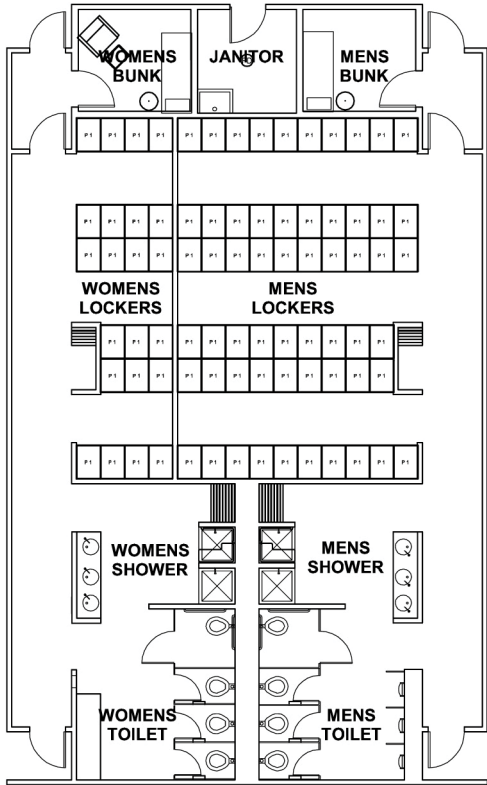




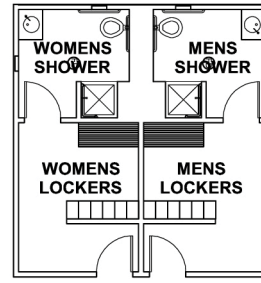


Scale 1/16" = 1'-0"

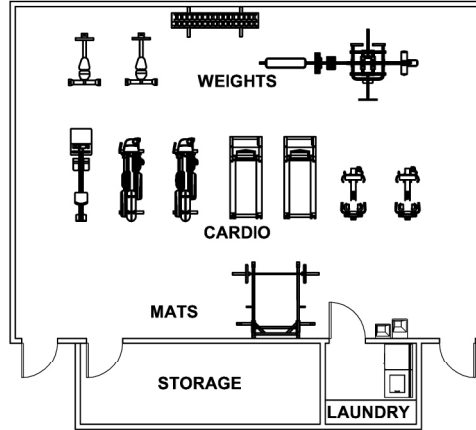
Space Standards



DUTY LOCKER ROOM / SHOWER ROOM

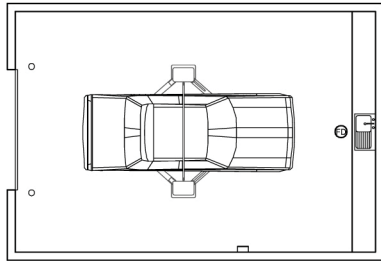


LOCKER ROOM / SHOWER ROOM

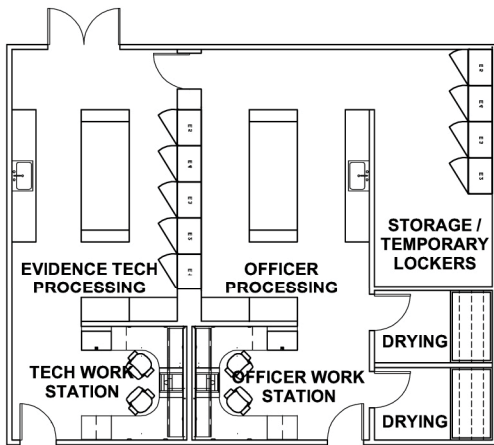


FITNESS

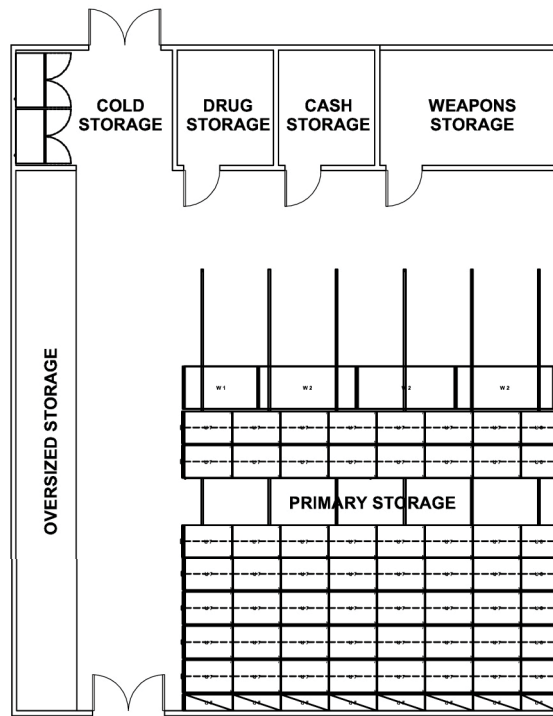
**LOCKER / FITNESS LAYOUTS**



EVIDENCE VEHICLE GARAGE  
20X30



EVIDENCE PROCESSING



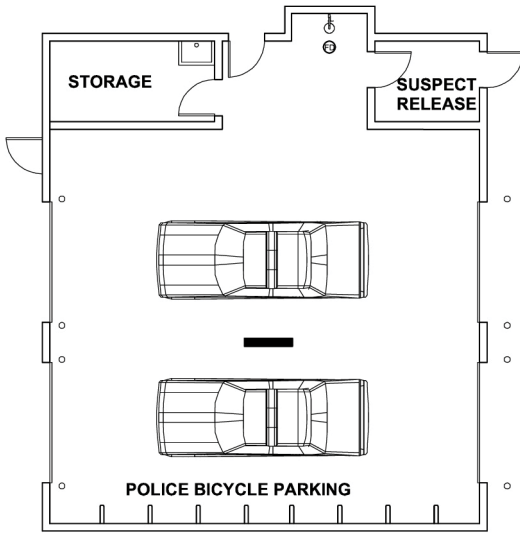
EVIDENCE STORAGE  
45X75  
3,375 SF

**PROPERTY / EVIDENCE SPACE LAYOUTS**

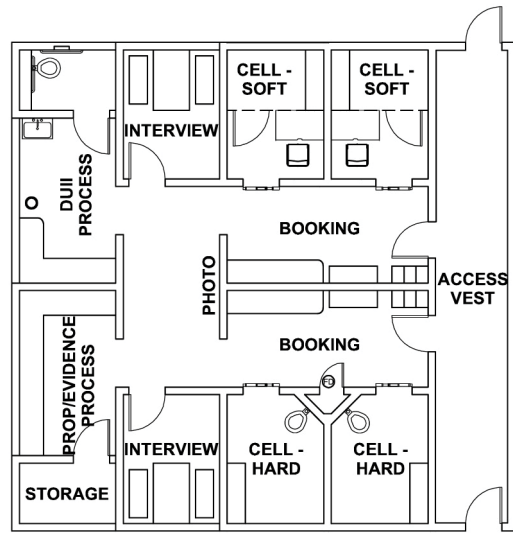
Space Standards

Scale 1/16" = 1'-0"

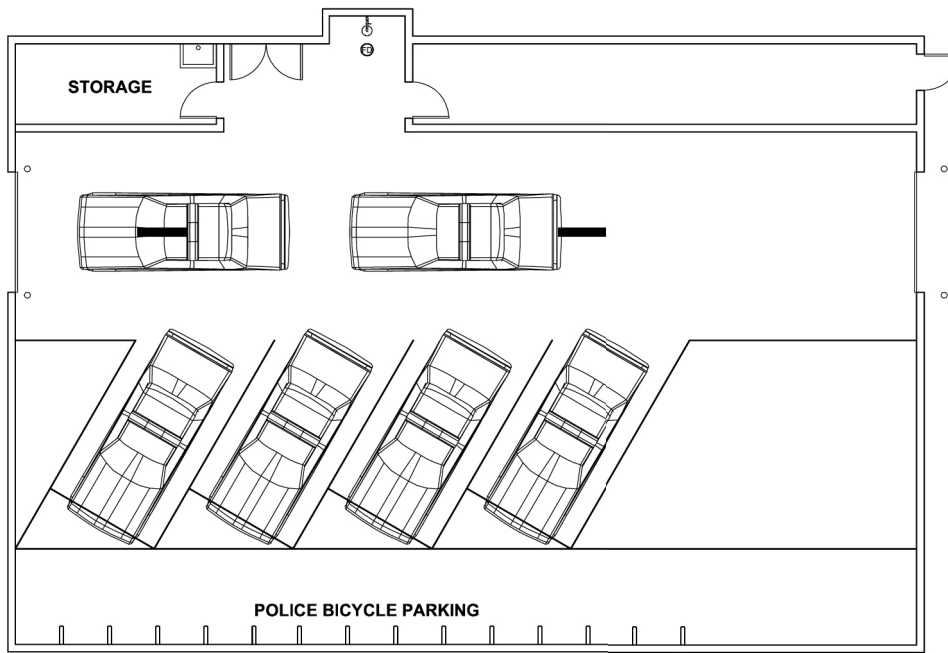




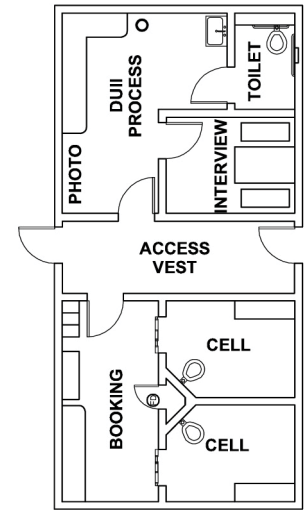
**TWO VEHICLE SALLYPORT**  
35X40  
1,400 SF



**SUSPECT PROCESSING - 4X HOLDING CELLS**



**MULTI VEHICLE SALLYPORT**  
50X75 (65X75 W/ TWO-WIDE DRIVE)  
3,750 SF 4,875 SF



**SUSPECT PROCESSING - 2X HOLDING CELLS**

**SALLY PORT / SUSPECT PROCESSING LAYOUTS**

Scale 1/16" = 1'-0"

Space Standards

January 7, 2019

City of Hood River  
Attention: Will Norris  
211 2nd Street  
Hood River, OR 97031

Re: **Police Station Replacement**  
*Needs Assessment*  
Project Number 2180331.00

Dear Will:

Thank you for meeting with Mackenzie to discuss development of a Needs Assessment for your Police Station in Hood River. We are very excited about the opportunity to work with you and your staff on this project.

Mackenzie separates itself from other architecture/engineering firms through our multi-disciplined approach. Our professional staff of in-house architects, landscape architects, land use planners and interior designers all have specialized expertise in needs assessments for public projects, having completed projects for over 50 public agencies in the Northwest. Our specialized multi-disciplinary team is uniquely suited to provide a comprehensive service to our clients.

Mackenzie's integrated team of design professionals will provide architecture services for the above project. In addition, Mackenzie will hire Construction Focus, Inc. (CFI), our cost consultant, to complete the team. See attached proposal from CFI. Our design team will consist of the following:

- Jeff Humphreys, Principal in Charge at Mackenzie
- Adam Olsen, Project Manager at Mackenzie
- Alexis Bauer, Interior Designer at Mackenzie
- Steven Tuttle, Landscape Architect at Mackenzie
- Steve Gunn, Cost Estimator at Construction Focus, Inc.

Our Basis of Design along with our detailed scope of services by task is as follows:

## **BASIS OF DESIGN**

The following describes in detail the Basis of Design for this proposal.

- The City of Hood River has selected Mackenzie through a qualification-based request for proposal for the Police Station Replacement Needs Assessment. The existing Police Station is located on the lower level of the Hood River City Hall at 211 2nd Street in Hood River, Oregon.
- It has become apparent in recent years that the existing space dedicated to the Police Department is not sufficient to meet current and future operational needs. It is anticipated that a new facility would be located on a new site to be determined through the needs assessment process.





- The objectives of this effort will be to:
  1. Define the space needs for the Police Department.
  2. Aid the City in selecting a site for development.
  3. Develop a conceptual design.
  4. Forecast probable costs.

## SCOPE OF SERVICES

### Task 1 – Project Startup

*Time Duration: 2 weeks*

- Mackenzie will meet with key staff at Mackenzie’s office to kick off project services and review tasks, define overall project goals, objectives, team roles/responsibilities, schedule, project milestones and identify key stakeholders.
- Ongoing project management will be provided throughout the duration of the professional services as defined herein. This includes email coordination or telephone phone conversations with team members and the Client to discuss current activities, ongoing action items, and next steps or upcoming action items for the Task.
- Submit kick-off meeting minutes and project schedule to Client project team and the design team for review and approval.

*Participants: Mackenzie and Client*

*Deliverable: Meeting agenda, meeting minutes and refined project schedule.*

### Task 2 – Programming and Workshop

*Time Duration: 5 weeks*

Upon review and written approval of meeting minutes from Kick-off meeting and project schedule from Task 1 above, Mackenzie will perform the following services.

- Mackenzie (Architect and Interior Designer) will meet once with the Police Chief and his key staff in a single, one-day workshop at City Hall to gather information on space and program needs. A questionnaire will be distributed to the Chief to review before the workshop. Directly before or after the workshop, Mackenzie will visit the six (6) identified subject sites to be evaluated in subsequent Task 4. The site visits will be for casual observation and photography.
- Develop a draft program based on input gathered from completion of workshop questionnaire with Police Department staff. The program will include information on facility space needs and staffing, and project these for growth over 5-, 10- and 20-year periods. Mackenzie will email the draft program to the Chief to review with his staff and provide comments. Mackenzie will review the draft program with the Chief and his key staff via conference call.
- Mackenzie will refine draft program based on collective review comments received from the Chief and issue a final draft program to the Chief and City Manager to review. Mackenzie, if needed, will review the final draft program with the Chief and his key staff via conference call.

- Incorporate final draft comments from the Chief into final program for final review/approval by Client. Mackenzie to email final program to Chief for approval. Mackenzie, if needed, will review the final program with the Chief and his key staff via conference call.

*Participants: Mackenzie and Client Staff*

*Deliverable: Approved Space Needs Program.*

### **Task 3 – Facility Tours**

*Time Duration: 2 weeks*

- While the programming and workshop efforts are occurring in Task 2, Mackenzie (Architect), with the client, will identify up to two (2) recently completed local Police Facilities that contain similar programmatic requirements to tour with the client team.
- During each tour, Mackenzie (Architect) will photo document the project to identify aspects related to the proposed project that may inform decisions related to the operational needs and program of the project. The tours are estimated to occur over the course of one day.

*Participants: Mackenzie and Client Staff*

*Deliverable: Photo documentation of tours.*

### **Task 4 – Site Selection/Evaluation**

*Time Duration: 5 weeks*

Before this task begins, the City of Hood River staff will complete a development feasibility report for each of the proposed 6 sites in the City of Hood River. This report will include the following:

- Location/Address
- Tax lot identification number
- Site ownership(s)
- Zone/Jurisdiction
- Allowable Use and land use approval process(es) in the City of Hood River
- Requirements of overlay zones or comprehensive corridor plans which may impact the project
- Maximum lot coverage
- Minimum landscape percentage
- Required frontage improvements
- Required offsite improvements
- Slopes/Trees
- Minimum/maximum parking ratio
- Maximum building height/FAR
- Building setbacks
- Wetlands/Sensitive areas
- Traffic impact review as it pertains to access
- Property availability
- Anticipated permit fees
- Anticipated System Development Charges (SDCs)

Upon receiving the development feasibility report from the City of Hood River and written approval of program and photo documentation from Tasks 2 and 3 above, Mackenzie will perform the following services.



- Create individual site test fit/block diagram sketches for each of the 6 sites to evaluate existing site conditions as identified in the design feasibility report. Mackenzie will provide an International Association of Chiefs of Police (IACP) comparison matrix for each of the 6 sites under consideration to measure a combination of site selection factors and criteria identified.
- Mackenzie (Architect) will meet with the Chief and his key staff via conference call to present and review each of the 6 site test fits and IACP comparison matrix. At this meeting, the Chief and City Manager will choose 2 out of the 6 sites for Mackenzie to further study.
- Mackenzie will create a preliminary site plan for each of the 2 chosen sites. Mackenzie (Architect) will meet with the Chief and his key staff via conference call to present and review each of the 2 preliminary site plans. At this meeting, the Chief will choose 1 preferred site for Mackenzie to further develop.
- Mackenzie will create a block diagram floor plan depicting adjacencies for the single preferred site. Mackenzie will also create a massing perspective of the exterior of the building.
- Mackenzie (Architect) will meet with the Chief and his key staff via conference call to present 1 block diagram floor plan and 1 massing perspective. At this meeting, the Chief and his key staff will provide any feedback to Mackenzie to update on the final deliverables for this task.
- Mackenzie to email final deliverables to Chief and City Manager for final approval. Mackenzie, if needed, will review the final deliverables with the Chief and his key staff via conference call.

Note: This task does not include any additional site visits. Mackenzie will rely on photos taken during initial site visit (before or after workshops) as indicated in Task 2, Google Street View imagery and/or site photos taken by City of Hood River staff.

*Participants: Mackenzie and Client Staff*

*Deliverable: 6 site test fit sketches with IACP comparison matrix, 2 preliminary site plans, 1 preliminary site plan with block diagram floor plan, and 1 massing perspective for the preferred site. The City of Hood River will provide the final version of the development feasibility report.*

## **Task 5 – Design Refinement**

*Time Duration: 4 weeks*

Upon review and written approval of deliverables from Task 4 above, Mackenzie will perform the following services.

- Mackenzie will further develop the site plan with additional detail and refinement that includes site ingress, egress, parking and site circulation to optimize operational flow with consideration for building and overall site needs.
- Mackenzie will further develop the floor plan with additional detail and refinement that includes general building organization, layout and footprint based on the approved program.
- Mackenzie will further develop the perspective with additional detail and refinement that includes exterior character, materials and context.
- Mackenzie will generate a conceptual design narrative describing building systems and materials for the final conceptual design site plan, floor plan and perspective.
- Mackenzie Architect will meet with the Chief and his key staff via conference call to present conceptual items listed above. At this meeting, the Chief and his key staff will provide any feedback to Mackenzie to update on the final deliverables.

- Mackenzie to email final deliverables to Chief for final review and approval.

*Participants: Mackenzie and Client Staff*

*Deliverable: Conceptual site plan, conceptual floor plan, conceptual perspective and narrative.*

#### **Task 6 – Project Cost Estimate**

*Time Duration: 4 weeks*

Upon review and written approval of deliverables from Task 5 above, Mackenzie will perform the following services.

- Mackenzie will send approved deliverables from Task 5 above to the Cost Estimator for developing a construction cost estimate. Mackenzie will validate cost estimate.
- Mackenzie to work with Cost Estimator to forecast construction costs, including contingencies and escalation factors.
- Mackenzie will facilitate the forecasting of soft costs to include furniture, fixtures, and equipment (FF&E), permit fees, system development charges (SDC) and consultant fees, including contingencies and escalation factors to develop an anticipated overall project cost summary. The City of Hood River will provide information related to permit fees and SDCs.
- Mackenzie to email final deliverables to Chief for final review and approval.

*Participants: Mackenzie, Cost Estimator and Client Staff*

*Deliverable: Construction cost estimate and supporting detail.*

#### **Task 7 – Final Report and Presentation of Findings**

*Time Duration: 4 weeks*

Upon review and written approval of deliverables from Task 6 above, Mackenzie will perform the following services.

- Format documents from tasks into a final draft report. The final draft report will include the following sections.
  - Overview/Scope/Executive Summary
  - Programming and Workshops
  - Facility Tours
  - Site Selection/Evaluation
  - Conceptual Design
  - Project Cost Estimate
  - Final Report and Presentation of Findings
  - Next Steps
- Issue final draft report to the Chief for review and comment. Receive one copy of consolidated comments from the Chief and his key staff.
- Incorporate comments from one review copy of final draft received from Client into final report.
- Issue final report in PDF format.
- Mackenzie (Architect) to present final report findings to City Council and be available for questions.

*Participants: Mackenzie and Client Staff*

*Deliverable: 8.5x11 bound report with major deliverables from each task noted above and supplemental text and graphics to summarize scope and efforts of this study.*

## FEE SUMMARY

Our fixed fees for the disciplines and related design services described above are indicated in the attached Cost Schedule dated January 7, 2019 (Attachment A). Reimbursable expenses (printing, copying deliveries, mileage, etc.) are included in the fee outlined in Attachment A. Fees are to be billed on a percent complete basis.

## ASSUMPTIONS

Please review and notify Mackenzie if Client believes that any of the Assumptions listed here are either inaccurate or unreasonable prior to project commencement. Please also notify Mackenzie if any additional clarity is needed for the Client to fully understand these Assumptions. In addition to the scope of services outlined above, we have assumed the following:

- The Client will approve the documents at the end of each task prior to proceeding with the next task, unless noted otherwise.
- All meetings will occur at Mackenzie's office or via conference call, unless noted otherwise.
- Client is responsible for all fees paid to public bodies having jurisdiction over the project.
- Mackenzie will utilize Geographic Information System (GIS) systems, Google Maps/street views, aerial photos and other publicly available information for site analysis unless additional information becomes available, such as electronic files of existing building(s), land survey (ALTA/Boundary/Topographic), wetlands delineation, geotechnical report, environmental report and/or any other reports and/or surveys that are available, and other studies and/or reports as may be necessary for completion of the project.
- Client-provided information such as topographic/boundary surveys, geotechnical reports, hazardous materials testing, and traffic studies should be obtained for the project site to better inform the design team for planned improvements. This work can be deferred to occur in a future project phase if desired. Mackenzie can assist in defining scope and provide recommendations for surveyors and engineers for the Client to hire directly either now or in a future phase of the project.
- Both on and off-site land use entitlements processes, such as Design Review and related services, meetings with Authorities Having Jurisdiction (AHJ), neighborhood/community meetings, public hearings, and other related processes, are assumed to be completed in future tasks or phases.
- Conditions not depicted on available existing building documents, provided by the Client, or readily visible on project walkthroughs, are excluded. Unforeseen impacts will be evaluated at the time of discovery and addressed via additional services as necessary.
- Seismic upgrades of existing facilities may be triggered by Code or other jurisdictional requirements, including, but not limited to, change of use/occupancy classification or modification of existing structural systems. Evaluation of existing structural systems are not included in our scope of services and fees.
- Square footage calculations will be provided as required to confirm compliance with building and zoning code requirements only.



## EXCLUSIONS

Please review and notify Mackenzie if Client believes that any of the Exclusions listed here are to be included in Mackenzie's scope of services prior to project commencement. Please also notify Mackenzie if any clarity is needed for the Client to fully understand these Exclusions. In addition to any Exclusions outlined within the proposal above, we have also excluded the following from our proposed scope of services.

- Building permit fees, design review fees, or any other fees paid to public bodies having jurisdiction over the project.
- Land survey, topographic survey, tree survey, or metes and bounds descriptions and related specifications.
- Soils investigations/testing and related specifications as noted in assumptions.
- Appeals, variances, public hearings, land use approvals.
- Meetings with public agencies or other meetings other than those specifically identified above.
- Environmental review.
- Sensitive lands and/or wetlands delineation and/or mitigation design/approvals.
- Hazardous materials investigation or mitigation.
- Traffic analysis.
- Marketing materials other than those specifically identified above.
- Permitting and related coordination.

It is our understanding the project will start immediately. If the proposal is agreeable to you, this can be used as an attachment to the City contract. Please note that this proposal is valid for 30 days from the date of this proposal.

We look forward to working with the City of Hood River on this project. If you need additional information or have any questions, please do not hesitate to call.

Sincerely,



Jeff Humphreys  
Principal



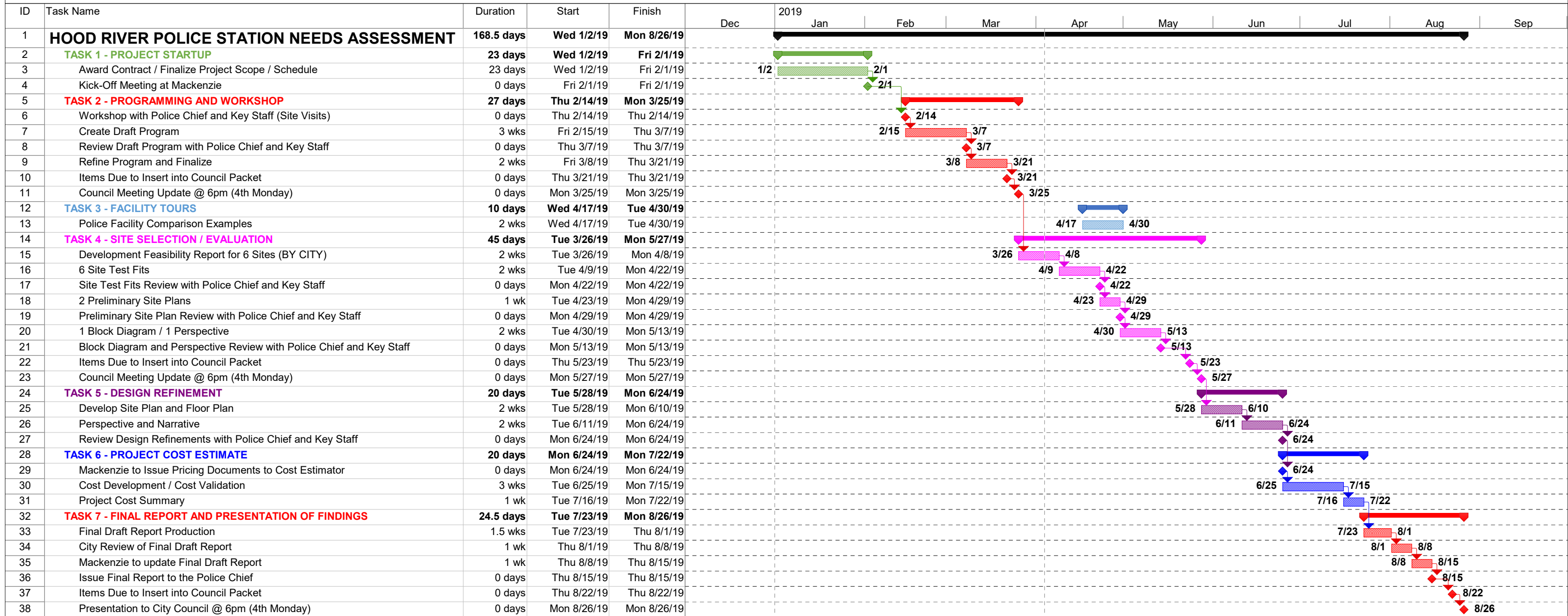
Adam Olsen  
Project Manager

Enclosures: Attachment A: Cost Schedule dated January 7, 2019  
Attachment B: Schedule dated January 7, 2019

c: Alexis Bauer, Steven Tuttle – Mackenzie

# HOOD RIVER NEEDS ASSESSMENT SCHEDULE

## APRIL 4, 2019



## CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and City Council

**From:** Mark Lago, Directors of Public Works

**Subject:** Park Usage at the Waterfront Park

**Background:**

At the March 25 City Council meeting staff reported to Council on the increased usage of the Waterfront Park, both private and public rentals and the impacts it has on the park grounds. There was discussion on the pFrem concern series that is being requested this summer at the park. Last year three concerts were held at the Waterfront Park. This year they are requesting 8 events.

Council's direction was to look at the current usage on the great lawn for the summer of 2019 and determine if pFrem's summer concerts should be held at the great lawn or the amphitheater, with the intent to help manage the turf maintenance with other scheduled events.

Staff has looked at the summer schedule for the Waterfront Park and it has been recommended that pFrem will be allowed to hold their first concert on the great lawn on June 21. All other concerts would be held at the amphitheater. Staff is also recommending to not allow the July 5 concert. With 4<sup>th</sup> of July the day prior, the park will have had high use and parks crew will be working on grounds recovery.

As park usage agreements are received, staff will work together and review the events calendar to determine if the request can be approved, keeping the parks health

**Staff Recommendation:** Staff will work to accommodate received park usage agreements while ensuring the park is open to the public and the grounds are maintained.

**Suggested Motion:** None at this time

**Alternatives:**

**Fiscal Impact:** Parks maintenance is included in the annual budget.

**Environmental Impact:** None

**Attachments:** None





# LIQUOR LICENSE APPLICATION

1. Application. **Do not include** any OLCC fees with your application packet (the license fee will be collected at a later time). Application is being made for:

License Applied For:	CITY AND COUNTY USE ONLY
<input type="checkbox"/> Brewery 1 <sup>st</sup> Location	Date application received:
<input type="checkbox"/> Brewery 2 <sup>nd</sup> Location	_____
<input type="checkbox"/> Brewery 3 <sup>rd</sup> Location	Name of City or County:
<input type="checkbox"/> Brewery-Public House 1 <sup>st</sup> location	_____
<input type="checkbox"/> Brewery-Public House 2 <sup>nd</sup> location	Recommends this license be:
<input type="checkbox"/> Brewery-Public House 3 <sup>rd</sup> location	<input type="checkbox"/> Granted <input type="checkbox"/> Denied
<input type="checkbox"/> Distillery	By: _____
<input checked="" type="checkbox"/> Full On-Premises, Commercial	Date: _____
<input type="checkbox"/> Full On-Premises, Caterer	
<input type="checkbox"/> Full On-Premises, Passenger Carrier	
<input type="checkbox"/> Full On-Premises, Other Public Location	
<input type="checkbox"/> Full On-Premises, For Profit Private Club	
<input type="checkbox"/> Full On-Premises, Nonprofit Private Club	
<input type="checkbox"/> Grower Sales Privilege 1 <sup>st</sup> location	
<input type="checkbox"/> Grower Sales Privilege 2 <sup>nd</sup> location	
<input type="checkbox"/> Grower Sales Privilege 3 <sup>rd</sup> location	
<input type="checkbox"/> Limited On-Premises	
<input type="checkbox"/> Off-Premises	
<input type="checkbox"/> Off-Premises with Fuel Pumps	
<input type="checkbox"/> Warehouse	
<input type="checkbox"/> Wholesale Malt Beverage & Wine	
<input type="checkbox"/> Winery 1 <sup>st</sup> Location	
<input type="checkbox"/> Winery 2 <sup>nd</sup> Location	
<input type="checkbox"/> Winery 3 <sup>rd</sup> Location	
	<b>OLCC USE ONLY</b>
	Date application received:
	3/22/19
	By: <u>Jan Z.</u>
	Date application accepted as initially complete:
	3/25/19
	By: <u>Jan Z.</u>
	License Action(s): <u>C/O + C/TN</u>

2. Identify the applicant(s) applying for the license(s). ENTITY (example: corporation or LLC) or INDIVIDUAL(S) applying for the license(s):

LUCAS Z. WARD / TILLY JANE'S, LLC

(Applicant #1)

(Applicant #2)

(Applicant #3)

(Applicant #4)

OLCC USE ONLY	OLCC FINANCIAL SERVICES USE ONLY



# LIQUOR LICENSE APPLICATION


3. Applicant #1 LUCAS Z. WARD / TILLY JANE'S, LLC		Applicant #2	
Applicant #3		Applicant #4	
4. Trade Name of the Business (Name Customers Will See) TILLY JANE'S			
5. Business Address (Number and Street Address of the Location that will have the liquor license) 1803 12TH ST			
City HOOD RIVER	County HOOD RIVER	Zip Code 97031	
6. Does the business address currently have an OLCC liquor license? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
7. Does the business address currently have an OLCC marijuana license? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
8. Mailing Address/PO Box, Number, Street, Rural Route (where the OLCC will send your mail) 270 SNOWDEN RD			
City WHITE SALMON	State WA	Zip Code 98672	
9. Phone Number of the Business Location 541-399-2996		Email Contact for this Application LUCASZWARD@GMAIL.COM	
Contact Person for this Application LUCAS Z. WARD		Phone Number 541-399-2996	
Mailing Address 270 SNOWDEN RD	City WHITE SALMON	State WA	Zip Code 98672

I understand that marijuana (such as use, consumption, ingestion, inhalation, samples, give-away, sale, etc.) is **prohibited** on the licensed premises.

I attest that all answers on all forms, documents, and information provided to the OLCC are true and complete.

### Applicant Signature(s)

- Each individual person listed as an applicant must sign the application.
- If an applicant is an entity, such as a corporation or LLC, at least one person who is authorized to sign for the entity must sign the application.
- A person with the authority to sign on behalf of the applicant (such as the applicant's attorney or a person with power of attorney) may sign the application. If a person other than an applicant signs the application, please provide proof of signature authority.

(Applicant#1) 

(Applicant #2)

(Applicant#3)

(Applicant #4)



OREGON LIQUOR CONTROL COMMISSION  
LIMITED LIABILITY COMPANY QUESTIONNAIRE

SOS: 151784V-97

Please Print or Type

LLC Name: TILLY JANE'S, LLC Year Filed: 2019

Trade Name (dba): TILLY JANE'S

Business Location Address: 1803 12TH ST

City: HOOD RIVER ZIP Code: 97031

List Members of LLC:

Percentage of Membership Interest:

1. <u>LUCAS Z. WARD</u> (managing member)	<u>100</u>
2. _____ (members)	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: LUCAS Z. WARD DOB: 06/22/1987

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature:  MEMBER Date: 01/28/2019  
(name) (title)





OREGON LIQUOR CONTROL COMMISSION  
BUSINESS INFORMATION

Please Print or Type

Applicant Name: TILLY JANE'S, LLC Phone: 541-399-2996

Trade Name (dba): TILLY JANE'S

Business Location Address: 1803 E 12<sup>TH</sup> ST

City: HOOD RIVER ZIP Code: 97031

**DAYS AND HOURS OF OPERATION**

Business Hours:

Sunday 7am to 10pm  
Monday 7am to 10pm  
Tuesday 7am to 10pm  
Wednesday 7am to 10pm  
Thursday 7am to 10pm  
Friday 7am to 11pm  
Saturday 7am to 11pm

Outdoor Area Hours: N/A

Sunday \_\_\_\_\_ to \_\_\_\_\_  
Monday \_\_\_\_\_ to \_\_\_\_\_  
Tuesday \_\_\_\_\_ to \_\_\_\_\_  
Wednesday \_\_\_\_\_ to \_\_\_\_\_  
Thursday \_\_\_\_\_ to \_\_\_\_\_  
Friday \_\_\_\_\_ to \_\_\_\_\_  
Saturday \_\_\_\_\_ to \_\_\_\_\_

The outdoor area is used for:

- Food service Hours: \_\_\_\_\_ to \_\_\_\_\_
- Alcohol service Hours: \_\_\_\_\_ to \_\_\_\_\_
- Enclosed, how \_\_\_\_\_

The exterior area is adequately viewed and/or supervised by Service Permittees.

\_\_\_\_\_  
(Investigator's Initials)

Seasonal Variations:  Yes  No If yes, explain: \_\_\_\_\_

**ENTERTAINMENT**

Check all that apply:

- Live Music
- Recorded Music
- DJ Music
- Dancing
- Nude Entertainers
- Karaoke
- Coin-operated Games
- Video Lottery Machines
- Social Gaming
- Pool Tables
- Other: TVs FOR SPORTING EVENTS

**DAYS & HOURS OF LIVE OR DJ MUSIC**

Sunday \_\_\_\_\_ to \_\_\_\_\_  
Monday \_\_\_\_\_ to \_\_\_\_\_  
Tuesday \_\_\_\_\_ to \_\_\_\_\_  
Wednesday \_\_\_\_\_ to \_\_\_\_\_  
Thursday \_\_\_\_\_ to \_\_\_\_\_  
Friday \_\_\_\_\_ to \_\_\_\_\_  
Saturday \_\_\_\_\_ to \_\_\_\_\_

**SEATING COUNT**

Restaurant: ~100 Outdoor: \_\_\_\_\_  
Lounge: \_\_\_\_\_ Other (explain): \_\_\_\_\_  
Banquet: \_\_\_\_\_ Total Seating: ~100

OLCC USE ONLY  
Investigator Verified Seating: \_\_\_(Y)\_\_\_(N)  
Investigator Initials: \_\_\_\_\_  
Date: \_\_\_\_\_

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: [Signature] Date: 3/15/19

1-800-452-OLCC (6522)

www.oregon.gov/olcc

# CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and City Council

**From:** Rachael Fuller, City Manager & Jennifer Gray, City Recorder

**Subject:** Stipend Resolution for Committee Members

**Background:**

At the March 25 meeting, Council discussed the first draft of Resolution 2019-03 for a stipend program to assist committee members pay for child care while they attend meetings. Council's goal with the stipend program is to reduced barriers while members attend City meetings.

Council directed staff to include the childcare stipend information when advertising a vacancy, include some type of self-verification on the reimbursement form and a dollar amount per hour in the resolution.

The stipend program would apply to City Council, Planning Commission, Urban Renewal Agency, Urban Renewal Advisory Committee and Budget Committee (City and URA). Members would submit a stipend request to the City Clerk each month with required documentation.

**Staff Recommendation:** Adopt Resolution 2019-03, to authorize payment of a stipend to reimburse for child care costs (up to a maximum of \$12 per hour) incurred by volunteer members for the above mentioned City Public bodies to attend public meetings.

**Suggested Motion:** "I move that on tonight's consent agenda the City Council approve Resolution 2019-03."

**Alternatives:**

- Do not approve Resolution 2019-03.
- Do not approve Resolution 2019-03 and request additional information from staff.
- Request modifications to the resolution for staff to incorporate and bring back for approval.

**Fiscal Impact:**

**Environmental Impact:**

**Attachments:**

Resolution 2019-03

City of Hood River, Oregon  
Resolution No. 2019-03

**A RESOLUTION AUTHORIZING PAYMENT OF A STIPEND TO REIMBURSE ACTUAL CHILD CARE COSTS INCURRED BY VOLUNTEER MEMBERS OF CITY PUBLIC BODIES TO ATTEND PUBLIC MEETINGS**

The Hood River City Council makes the following findings:

**WHEREAS**, the City of Hood River relies heavily upon the volunteer time, efforts and energy of hundreds of its citizens to serve on various volunteer boards, commissions and committees, such as City Council, Planning Commission, City Budget Committee, Urban Renewal Agency, Urban Renewal Advisory Committee, and Urban Renewal Budget Committee; and

**WHEREAS**, while the City does not typically pay compensation or a stipend for the time devoted to such volunteer service, the City Council wants to reduce barriers to participation for this work in terms of paying for child care while these volunteers attend meetings related to city business; and

**WHEREAS**, ORS 221.905 authorizes the Council to set by ordinance the amount and terms of compensation to people for volunteer public service, but does not prescribe any requirements for reimbursement of expenses; and

**WHEREAS**, the Council convened a duly-noticed public hearing on March 25, 2019 to consider whether and how much to reimburse council, commission and various volunteer committee members for the cost of obtaining child care services members while attending public meetings of these volunteer bodies, after which the Council directed staff to prepare a draft resolution that includes the following:

- Include the childcare stipend information when advertising a vacancy
- Include some type of self-verification on the reimbursement form
- Determine an appropriate dollar amount per hour

**WHEREAS**, staff brought the reimbursement proposal back to the Council for further consideration and possible adoption at its April 8, 2019 regular meeting.

**NOW THEREFORE, BE IT RESOLVED** by the Hood River City Council that, based upon the foregoing findings and consistent with ORS 221.905, that the City hereby authorizes the reimbursement of members of the following public bodies to obtain child care for any dependent minor child of the member for any time during which members of these bodies are attending public meetings associated with their committee/ commission/council duties:

- City Council,
- Planning Commission,
- City Budget Committee,
- Urban Renewal Agency,
- Urban Renewal Advisory Committee, and
- Urban Renewal Budget Committee

**BE IT FURTHER RESOLVED** that any member of any of these public bodies that desires reimbursement under this Resolution shall submit to the City Clerk each month documentation of



child care costs incurred in the previous month while attending public meetings associated with their committee/commission/council duties. Any such reimbursement request shall be submitted on forms prescribed by the City. The City Clerk shall issue a check for those amounts, payable to the member, within 30 days of presentment up to a maximum of \$12 per hour of qualifying child care.

**BE IT FURTHER RESOLVED** that this Resolution shall not apply to the currently seated members of the City Council but shall apply to any subsequently elected or appointed Council members.

**IT IS SO RESOLVED**, passed and effective this 8<sup>th</sup> day of April 2019, by the Hood River City Council.

\_\_\_\_\_  
Paul Blackburn, Mayor of Hood River

Attest:

Approved as to form:

\_\_\_\_\_  
Jennifer Gray, City Recorder

\_\_\_\_\_  
Daniel Kearns, City of Attorney

# CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and City Council

**From:** Rachael Fuller, City Manager

**Subject:** Oregon Business Development Department Grant Agreement and Indemnification Agreement with Mid-Columbia Housing

## **Background:**

Creating opportunities for inclusive and diverse housing inventory has been a goal of the City Council for many years. The City has been collaborating on affordable housing with Mid-Columbia/Columbia Cascade Housing and with the North Central Regional Solutions Team of the State of Oregon, as represented by Nate Stice. In 2015, the North Central Regional (Hood River, Wasco, and Sherman Counties) was allocated \$1.64 million for priority projects through Regional Solutions. The Advisory Committee split that funding between the counties for priority projects with \$1.23 million going to broadband projects in Wasco and Sherman Counties, and \$410,000 directed to Hood River for attainable housing. The money was originally intended to be allocated to an affordable housing project on a parcel, which the county was investigating but never purchased. Regional Solutions directed the money to the Morrison Park/Lot 700 project. The money has been available for several years, and Regional Solutions has requested that we formalize the grant agreement. The North Central Regional Solutions Advisory Committee approved a plan to allocate \$410,000 for attainable housing in Hood River and the attached grant agreement formalizes this relationship.

This project specifically supports the Mid-Columbia/Columbia Cascade Housing project on Morrison Park/Lot 700, which will create units in the affordable (80 percent AMI and below) and workforce housing (60-120 percent AMI) range. The \$410,000 of state funds will be used for predevelopment activities, including transportation mitigation, as a small part of the overall project budget.

If Council approves the attached grant agreement, the City will serve as the fiscal agent for the funds and disburse funds to Mid-Columbia/Columbia Cascade Housing Corporation. Funds from the North Central Regional Solutions Grant will be made available to Mid-Columbia/Columbia Cascade Housing Corporation for pre-development planning and design in support of the affordable housing project.

To alleviate the City's concern about the liability for repayment of funds to the Oregon Business Development Department (OBDD), Mid-Columbia Columbia-Cascade Housing Corporation has agreed to indemnify the City for the repayment of any funds if the housing project is not developed as outlined in the grant agreement.

There are two separate, but related, recommendations and motions related to this item. 136

**Staff Recommendation:**

1. Staff recommends that Council authorize the City Manager to sign the attached grant agreement between the City of Hood River and the Oregon Business Development Department (OBDD) to support the affordable housing project as described.
2. dffddf Staff recommends that Council authorize the City Manager to sign the Indemnification Agreement between the City of Hood River and Columbia Cascade Housing Corporation.

**Suggested Motion:**

1. I move to authorize the City Manager to sign the attached grant agreement between the City of Hood River and the Oregon Business Development Department to support the affordable housing project as described.
2. I move to authorize the City Manager to sign the attached Indemnification Agreement between the City of Hood River and Columbia Cascade Housing Corporation.

**Alternatives:**

Alternatives to the recommendation include:

1. City Council could request modifications to either agreement(s) and request that staff bring back an agreement for further review/approval.
2. City Council could decline to act as the fiscal agent for this grant award.

**Fiscal Impact:**

There is no fiscal impact to the City if the indemnification agreement is executed.

**Environmental Impact:**

There is no direct environmental impact.

**Attachments:**

1. Oregon Business Development Department Grant Agreement Indemnification Agreement with Mid-Columbia/Columbia Cascade Housing Corporation
2. Intergovernmental Grant Agreement



CITY OF HOOD RIVER  
INDEMNITY AGREEMENT

DATE: \_\_\_\_\_

PARTIES: City of Hood River  
211 2<sup>nd</sup> Street  
Hood River, Oregon 97031 (“City”)

Columbia-Cascade Housing Corporation  
500 E Second  
The Dalles, Oregon 97058 (“Columbia-Cascade”)

**RECITALS**

1. The City is a contracting party with the Oregon Business Development Department (“OBDD”) under Intergovernmental Grant Agreement Number RS1615 (City of Hood River Attainable Housing), entered into between the City and OBDD on \_\_\_\_\_ for purposes of awarding the City a grant in the amount of \$410,000 for the development of an affordable housing project within the City (“Grant Agreement RS1615”).

2. The scope of Grant Agreement RS1615 is more specifically described as follows”

The Recipient shall complete the development of 50 rental homes rental homes affordable to households earning at or below 80% Area Median Income in the City of Hood River, affordable to households earning at or below 80% of the Area Median Income. These units will be located near transit, walking distance to employment, groceries, medical, and other services. These funds will pay for a variety of pre-development and development activities, including:

- a variety of studies and reports that need to be completed before construction;
- further architectural design;
- and additional related services;

3. If the City defaults under the terms of Grant Agreement RS1615 and fails to actually develop a qualifying affordable housing project, the City will be liable to OBDD for the repayment of all funds the City had received under Grant Agreement RS1615 prior to that default.

4. Columbia-Cascade has proposed to plan, design and construct an affordable housing project on City-owned property, as described in Grant Agreement RS1615, so long as the City devotes the proceeds from Grant Agreement RS1615 to Columbia-Cascade’s pre-development planning and design work.

5. The City agrees that the proceeds it will receive from Grant Agreement RS1615 can and should be used to pay for Columbia-Cascade’s pre-development planning and design work in furtherance of its affordable housing project on City-owned land, so long as Columbia-Cascade will indemnify the City for any amounts the City may be liable to repay under Grant Agreement RS1615 in the event of a default.

6. To alleviate the City’s concerns about possible liability for repayment of funds to OBDD, Columbia-Cascade has agreed to indemnify the City for the repayment to OBDD of any funds the City obtains from Grant Agreement RS1615 in the event of a default. In other words, in the event that a qualifying affordable housing project is not developed as anticipated by Grant Agreement RS1615, Columbia-Cascade shall indemnify the City if it is obligated to repay any funds obtained by the City under Grant Agreement RS1615.

**NOW THEREFORE**, based upon the foregoing recitals, which are incorporated herein by this reference, and based upon the mutual commitments stated herein, the Parties Agree as follows:

1. The City will execute (or already has executed) Grant Agreement RS1615 with OBDD and (or soon will be) is eligible to receive grant funds from OBDD for pre-construction planning and design work associated with an affordable housing project.
2. Columbia-Cascade shall perform any pre-construction design and planning work it deems necessary for an affordable housing project that is qualified to receive funding under Grant Agreement RS1615 and then Columbia-Cascade shall obtain financing for and construct such a project in accordance with its designs and plans.
3. The City will obtain funds through Grant Agreement RS1615 to pay Columbia-Cascade's incurred pre-construction planning and design work associated with an affordable housing project up to a maximum of \$410,000 so long as Columbia-Cascade's design and planning work qualify for payment from these grant funds.
4. In the event that a qualifying affordable housing project is not actually constructed and the City is deemed by OBDD to be in default under Grant Agreement RS1615, Columbia-Cascade shall indemnify the City and pay to OBDD on the City's behalf, any and all sums that the City may be required to repay under the terms of Grant Agreement RS1615 for such a City default.

**IT IS SO AGREED:**

For the City of Hood River:

For Columbia-Cascade Housing Corporation:

\_\_\_\_\_  
Rachael Fuller, City Manager

\_\_\_\_\_  
By:

Title:

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**INTERGOVERNMENTAL GRANT AGREEMENT Number RS1615**

**Title: City of Hood River Attainable Housing**

As authorized by ORS 190.110, this Grant Agreement (“Agreement”) is between the State of Oregon acting by and through its Oregon Business Development Department (“OBDD”) and the City of Hood River (“Recipient”). OBDD and Recipient (each a “party” and together the “parties”) may be contacted at the address(es) or number(s) below:

<b>OBDD Contact</b>	<b>Project Contact</b>
Project Contact: Carolyn Meece	Project Contact: Rachael Fuller
Title: Regional Development Officer	Title: City Manager
Address: Business Oregon 775 Summer Street NE Suite 200 Salem OR 97301-1280	Address: City of Hood River 211 2nd Street Hood River OR 97031
Phone: 503-704-1311	Phone: 541-387-5289
Email: <a href="mailto:carolyn.meece@oregon.gov">carolyn.meece@oregon.gov</a>	Email: <a href="mailto:r.fuller@ci.hood-river.or.us">r.fuller@ci.hood-river.or.us</a>

- 1. Effective Date and Duration.** This Agreement becomes effective on the date every party has signed it, and in the case of OBDD, OBDD has obtained the approval of the Oregon Department of Justice (“Effective Date”). The availability of Grant funds under this Agreement terminates on the earlier of completion of the Project (as defined below) or 30 December 2019, unless otherwise allowed by OBDD in writing.
- 2. Statement of Obligations.** OBDD and Recipient agree to perform their respective obligations in accordance with the terms and conditions of this Agreement, and as more fully described in Exhibit A.
- 3. Consideration, Payment Terms.** OBDD will provide Recipient with up to \$410,000 (the “Grant”) in funding for capital improvements described in Exhibit A (the “Project”). OBDD will disburse the Grant funds to Recipient following execution of this Agreement in accord with the requirements in Exhibit A.
- 4. Assignments.** Recipient shall not assign or transfer any of its interest in this Agreement, without OBDD’s prior written consent. An assignment or transfer of an interest in this Agreement will not relieve Recipient of any of its duties or obligations under this Agreement.
- 5. Amendments.** Unless otherwise expressly provided in this Agreement, the terms of this Agreement may only be amended by written instrument signed by both parties.
- 6. Representations, Warranties.** Recipient represents and warrants to OBDD that:
  - (a) Recipient is a Municipality, duly organized and validly existing under Oregon law. Recipient has the power and authority to enter into and perform this Agreement.
  - (b) The making and performance by Recipient of this Agreement (1) has been duly authorized by all necessary action of Recipient, (2) does not and will not violate any provision of any applicable law, rule, regulation, or order of any court, regulatory commission, board, or other administrative agency or any provision of Recipient’s charter or other organizational document and (3) does not and will not result in the breach of, or constitute a default of, or require any consent under, any other agreement or instrument to which Recipient is party or by which Recipient may be bound or affected. No further authorization, consent, license,



approval of, or filing or registration with or notification to any governmental body or regulatory or supervisory authority is required for the execution, delivery or performance by Recipient of this Agreement.

(c) This Agreement has been duly executed and delivered by Recipient and constitutes a legal, valid and binding obligation of Recipient enforceable in accordance with its terms.

- 7. Records Maintenance; Access.** Recipient will maintain all fiscal records relating to this Agreement in accordance with generally accepted accounting principles. In addition, Recipient will maintain any other records pertinent to this Agreement in such a manner as to clearly document Recipient's performance. Recipient acknowledges and agrees that OBDD and the Oregon Secretary of State's Office and their duly authorized representatives have access to such fiscal records and other books, documents, papers, plans and writings of Recipient that are pertinent to this Agreement to perform examinations and audits and make excerpts, transcripts or copies. Recipient will retain and keep accessible all such fiscal records, books, documents, papers, plans, and writings for a minimum of six (6) years, or such longer period as may be required by applicable law, following final payment of this Agreement, or until the conclusion of any audit, controversy or litigation arising out of or related to this Agreement, whichever date is later. This Section 7 survives termination of this Agreement.
- 8. Termination.** In addition to any other termination rights hereunder, this Agreement may be terminated upon mutual written consent of both parties. All duties and obligations of the parties under this Agreement cease upon termination of this Agreement other than (a) the rights and obligations arising from a party's default hereunder, (b) Recipient's obligation to return to OBDD, within 30 days of Agreement termination, any Grant funds disbursed to Recipient that were not or are not expended on or obligated for the Project prior to termination of this Agreement ("Overpayments"), (c) Recipient's reporting obligations, (d) any rights or obligations accrued to a party under this Agreement prior to termination, and (e) any other provision of this Agreement that, by its express terms, survives termination of this Agreement.
- 9. Recipient Defaults and OBDD Remedies.** Recipient will be in default upon the occurrence of any of the following events:
- (a) Recipient fails to perform, observe or discharge any of its covenants, agreements or obligations under this Agreement other than as provided in subsections (b) and (c) below, and that failure continues for a period of 30 calendar days (or such longer period as OBDD may determine in writing if it determines Recipient instituted and has diligently pursued corrective action) after written notice specifying such failure is given to Recipient by OBDD.
  - (b) Any representation, warranty or statement made by Recipient in this Agreement or in any documents or reports relied upon by OBDD to measure progress on the Project, the expenditure of funds or the performance by Recipient is untrue in any material respect when made.
  - (c) Recipient (1) applies for or consents to the appointment of, or taking of possession by, a receiver, custodian, trustee, or liquidator of itself or all of its property, (2) is adjudicated bankrupt or insolvent, or liquidated or dissolved.

In the event Recipient is in default, OBDD may, at its option, pursue any or all of the remedies available to it under this Agreement and at law or in equity, including, but not limited to: (a) immediate termination of this Agreement, (b) requiring repayment of the Grant funds disbursed to Recipient and all interest earned by Recipient on those Grant funds, (c) reducing or withholding payment future disbursements of Grant funds, (d) requiring Recipient to perform, at Recipient's expense, additional work necessary to satisfy its performance obligations or meet performance

standards under this Agreement, (e) initiation of an action or proceeding for damages, specific performance, or declaratory or injunctive relief, or (f) exercise of its right of recovery of Overpayments under this Agreement or setoff, or both. These remedies are cumulative to the extent the remedies are not inconsistent, and OBDD may pursue any remedy or remedies singly, collectively, successively or in any order whatsoever.

10. **OBDD Default and Recipient Remedy.** Recipient may terminate this Agreement upon 30 days' notice to OBDD if OBDD fails to pay Recipient pursuant to the terms of this Agreement and OBDD fails to cure within 30 business days after receipt of Recipient's notice, or such longer period of cure as Recipient may specify in such notice. Recipient's exclusive remedy for OBDD's default under this Agreement is limited to payment of any amount that remains unpaid and is due and owing under Section 3.
11. **Funds Available and Authorized.** OBDD has sufficient funds currently available and authorized for expenditure to finance the costs of this Agreement within OBDD's biennial appropriation or limitation. Notwithstanding the preceding sentence, payment of funds by OBDD is contingent on OBDD receiving appropriations, limitations, allotments or other expenditure authority sufficient to allow OBDD, in the exercise of its reasonable administrative discretion, to continue to make payments in accordance with the terms of this Agreement, and notwithstanding anything in the Agreement, occurrence of such contingency does not constitute an event of default. Upon occurrence of such contingency, OBDD has no further obligation to disburse funds to Recipient.
12. **Notices.** Except where otherwise expressly provided in this Agreement, any notices to be given hereunder shall be given in writing by personal delivery, mail (postage prepaid) or email, to OBDD at the address set forth on page 1 of this Agreement and to Recipient at the address in this section below, or to such other addresses either party may hereafter indicate. Any notice so addressed and mailed will be deemed to be given five (5) days after mailing. Any notice by personal delivery shall be deemed to be given when actually delivered. Any such notice delivered by email will be effective on the day the transmitting machine generates a receipt of successful transmission, if transmission was during the normal business hours of the recipient, or on the next business day, if transmission was outside the normal business hours of the recipient. To be effective against a party, any such notice transmitted by email must be confirmed by telephone notice to that party.

City Manager  
City of Hood River  
211 2nd Street  
Hood River OR 97031

13. **Indemnification of OBDD.** To the extent authorized by law, Recipient shall defend (subject to ORS chapter 180), indemnify, save and hold harmless OBDD and its officers, employees and agents from and against any and all claims, suits, actions, proceedings, losses, damages, liability, expenses of any nature whatsoever and court awards, including costs, expenses, and attorneys' fees, arising from any actual or alleged act or omission by Recipient, or its officers, employees, agents or contractors, under this Agreement or related to Project; however, the provisions of this section are not to be construed as a waiver of any defense or limitation on damages provided for under Chapter 30 of the Oregon Revised Statutes or under the laws of the United States or other laws of the State of Oregon. This Section 13 survives termination of this Agreement.

- 14. Disclaimer of Warranties; Limitation of Liability.** Recipient agrees that:
- (1) OBDD makes no warranty or representation, either express or implied, related to the Project.
  - (2) In no event are OBDD or its agents liable or responsible for any direct, indirect, incidental, special, consequential or punitive damages in connection with or arising out of this Agreement, the Project, or Recipient's use of these grant funds.
- 15. Successors in Interest.** The provisions of this Agreement are binding upon and inure to the benefit of the parties, and their authorized successors and assigns.
- 16. Third-party Beneficiaries.** OBDD and Recipient are the only parties to this Agreement and entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or may be construed to give any direct or indirect benefit or right to third persons unless such third persons are individually identified by name and expressly described as intended beneficiaries of this Agreement.
- 17. Choice of Law; Designation of Forum; Federal Forum.** The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Agreement, including, without limitation, its validity, interpretation, construction, performance, and enforcement. Any party bringing a legal action or proceeding against any other party arising out of or relating to this Agreement shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.
- Notwithstanding the paragraph above, if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This paragraph applies to a claim brought against the State of Oregon only to the extent Congress has appropriately abrogated the State of Oregon's sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This paragraph is not a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.
- 18. Merger Clause.** This Agreement (including Exhibits that are by this reference incorporated herein) constitutes the entire agreement between the parties on the subject matter hereof. No waiver or consent regarding any of the terms of this Agreement will bind either party unless in writing and signed by the party against whom such waiver or consent is sought to be enforced. Such waiver or consent will be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. All parties, by the signature below of their authorized representatives, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.
- 19. Severability.** The parties agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions will not be affected, and the rights and obligations of the parties are to be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.
- 20. Survival.** All rights and obligations of the parties under this Agreement cease upon termination of this Agreement, except as described in Section 8.



21. **Time of the Essence; Force Majeure.** Time is of the essence in the performance of each and every obligation and duty under this Agreement. Neither Party is responsible for any failure to perform or any delay in performance of any obligations under this Agreement caused by fire, civil unrest, labor unrest, natural causes, or war which is beyond that Party's reasonable control.
22. **Compliance with Applicable Law.** Recipient shall comply with all federal, state and local laws, regulations, and ordinances applicable to the Project or the performance of its obligations under this Agreement, as those laws, regulations and ordinances may be adopted or amended from time to time.
23. **Neutral Construction.** This Agreement has been negotiated with each party having the opportunity to consult with legal counsel and will be construed without regard to which party drafted all or part of this Agreement.
24. **Counterparts.** This Agreement may be executed in several counterparts, all of which when taken together constitute one agreement binding on all parties, notwithstanding that all parties are not signatories to the same counterpart. Each copy of the Agreement so executed constitutes an original.



**STATE OF OREGON**  
acting by and through its  
Business Development Department



**CITY OF HOOD RIVER**

By: \_\_\_\_\_  
Chris Cummings, Assistant Director  
Economic Development

By: \_\_\_\_\_  
Rachael Fuller, City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:**

\_\_\_\_\_  
/s/ Sam Zeigler as per email dated 1 October 2018  
Sam Zeigler, Sr. Assistant Attorney General

## EXHIBIT A - PROJECT DESCRIPTION

### I. Background, Purpose

Housing remains the top priority for the City of Hood River and Hood River County. A recent housing needs analysis found that the city needs to produce 2000 units over the next 20 years, with over half of those falling in the affordable and attainable range. Yet production in these market segments remains sluggish, particularly in the affordable segment. Indeed, a recent report by the Oregon Economist ranks Hood River County in the 99<sup>th</sup> percentile for least affordable counties in the nation.

Attainable housing and rural infrastructure constitute the top priorities for the North Central Regional Solutions Advisory Committee, and in line with this priority, the North Central Regional Solutions Advisory Committee put forward and the legislature approved a plan to allocate \$1.23 million to broadband projects in Sherman and Wasco Counties and \$410,000 for attainable housing in Hood River. The housing project in Hood River envisioned using Regional Infrastructure Funds to develop infrastructure to unlock housing development. This village within a village concept would create a pedestrian, affordable community within walking distance of downtown, vital services, and employment opportunities. Through a partnership with the city, the Mid-Columbia Housing Authority has identified a parcel for development. This project will create units in the affordable (80 percent AMI and below) and workforce housing (60-120 percent AMI) range. The \$410,000 of state funds will be used for predevelopment activities, including transportation mitigation, as a small part of the overall project budget of \$23 million. The actual building of the homes will be started in 2019 and people will be moving in in 2020. The City will receive the funds and Columbia Cascade Housing Corporation (CCHC) or an entity of which CCHC or a wholly owned subsidiary of CCHC is the general partner or managing member will ultimately own and operate the affordable housing development.

### II. Project Description

The Recipient shall complete the development of 50 rental homes affordable to households earning at or below 80% Area Median Income in the City of Hood River, affordable to households earning at or below 80% of the Area Median Income. These units will be located near transit, walking distance to employment, groceries, medical, and other services. These funds will pay for a variety of pre-development and development activities, including

- a variety of studies and reports that need to be completed before construction;
- further architectural design;
- and additional related services;

all in accordance with the Project Work Plan and Project Budget set forth below.

Recipient shall use the Grant funds to pay for the following specific activities:

Arborist - Full certified arborist survey of the 5-acre site for the housing complex, recording of tree inventory and recommendations.

Environmental Report - Phase I environmental report for the site, required by OHCS.

Wetland Review - Certified wetland specialist wetland delineation report of the site.

Soils Report (Geotechnical) - Geotechnical soils report required to inform building placement and stormwater management on the site.

Survey - Preliminary ALTA survey documenting the site area and topography, records tree inventory.

Architectural Contract - Architectural services prior to contract included documentation for the OHCS 9% application of a 65-unit complex over 3 buildings on 5 acres, as well as extensive community outreach including 2 community meetings and 3 steering committee meetings. This fee also covers needed preparation and documentation required for the Site Review, the first step in the local permitting process.

Traffic Study / Civil Engineer - Traffic impact analysis of impacts caused by development of the site, conducted by professional engineer. Report must meet all requirements by City of Hood River prior to Site Review Application and will inform the development team of on- and off-site improvements.

Sponsor Legal - Legal counsel (land use and transactional).

Community Engagement - Fees (space rent) and supplies for community engagement meetings.

Green Building Consultants - A report from consultant that informs and models green building criteria for the project that can qualify for incentives.

Acoustic - Location along I-84 triggers HUD-required acoustic analysis and noise reduction strategies for the project.

OHCS Application Fees - Fee to Oregon Housing and Community Services for application submittal.

OHCS Recipient Fee - Fee to Oregon Housing and Community Services for application submittal and review.

Pre-Development Activities Contingency (\$10,000)

Developer Fee (Consultant Fee) - A portion of total fee owed to full service development consultant for this project (e.g., financial modeling and other project coordination).

### III. Project Work Plan

Activity	Estimated Date	
	Start	Completion
Arborist	Mar 2019	Aug 2019
Environmental Report	Aug 2018	Jun 2019
Wetland Review	Aug 2018	Jun 2019
Soils Report (Geotechnical)	Aug 2018	Jun 2019
Survey	Aug 2018	Jun 2019
Architectural Contract	Aug 2018	Oct 2019
Traffic Mitigation Study / Civil Engineer	Jul 2018	Sep 2018
Sponsor Legal	Sep 2018	Sep 2019
Community Engagement	Sep 2018	Jul 2019
Green Building Consultants	Aug 2018	Jun 2019
Acoustic	Aug 2018	Jun 2019
OHCS Application Fee	Aug 2018	Nov 2018
OHCS Recipient Fee	Aug 2018	Nov 2018
Contingency Fee: Developer Consultant Fee	Aug 2018	Sep 2019



IV. **Project Budget**

Budget Line Items	RS Funds	Matching Funds	Total
Arborist	\$5,150	\$0	\$5,150
Environmental Report	10,000	0	10,000
Wetland Review	1,000	0	1,000
Soils Report (Geotechnical)	6,387	0	6,387
Survey	14,000	0	14,000
Architectural Contract	280,559	0	280,559
Traffic Mitigation Study / Civil Engineer	16,500	0	16,500
Sponsor Legal	3,500	0	3,500
Community Engagement	279	0	279
Green Building Consultants	7,000	0	7,000
Acoustic	6,500	0	6,500
OHCS Application Fees	1,625	0	1,625
OHCS Recipient Fee	2,500	0	2,500
Contingency Fee: Developer Consultant Fee	55,000	0	55,000
<b>TOTAL</b>	<b>\$410,000</b>	<b>\$0</b>	<b>\$410,000</b>

V. **Use of Funds; Disbursements**

The Recipient will use the Grant funds solely for Project costs and expenses that are approved by OBDD as reasonable and are not otherwise paid by a third party. The Recipient may not transfer Financing Proceeds among line items in the budget without the prior written consent of OBDD.

The Grant funds will be disbursed to Recipient on an expense reimbursement or costs-incurred basis. The Recipient may submit to OBDD requests for such disbursements not more frequently than once per calendar month, and they must be on an OBDD-provided or OBDD-approved disbursement request form and be accompanied by invoices and/or other documentation evidencing the costs and expenses paid or incurred.

VI. **Prevailing Wage Requirements**

The Recipient shall determine whether the Project is exempt from Oregon prevailing wage requirements under ORS 279C.800 through 279C.870 and the administrative rules promulgated thereunder (the “Prevailing Wage Rate Law”). If not exempt, Recipient shall comply with the Prevailing Wage Rate Law, including A) requiring contractors and subcontractors to pay the applicable prevailing wage rate, B) requiring contractors to comply with all other Oregon Bureau of Labor and Industries (“BOLI”) requirements, including filing separate public works bonds with the Construction Contractors Board unless exempt under ORS 279C.836 and OAR 839-025-0015, and C) prohibiting contracting with any contractor on the BOLI current *List of Contractors Ineligible to Receive Public Works Contracts*.

**VII. Reporting, Lottery Acknowledgement**

Progress Report - Recipient shall provide OBDD with monthly progress reports on the Project.

Final Report - No later than 90 days after completion of the Project, Recipient shall provide OBDD with a final project completion report on a form provided by OBDD, including Recipient's certification that the Project is complete, all payments are made, and no further disbursements are needed.

Recipient shall ensure compliance with ORS 280.518 requiring public display of information on lottery funding of the project. At a minimum, a sign, provided by OBDD, must be posted at construction sites visible to the general public, stating that the project is being funded by proceeds from the Oregon Lottery.

## CITY COUNCIL AGENDA ITEM COVER SHEET

**Meeting Date:** April 8, 2019

**To:** Honorable Mayor and Members of the City Council

**From:** Will Norris, Finance Dir. / Asst. City Manager

**Subject:** Riverside Storm Line Remediation Intergovernmental Agreement

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### **Discussion**

The attached intergovernmental agreement is being considered by the Urban Renewal Agency at tonight's meeting. The action below is the City's counter signature to the same item. Additional information is included in Urban Renewal portion of tonight's packet.

### **Suggested Motion:**

"I move that as part of tonight's consent agenda, the City Council authorize the City Manager to enter into an intergovernmental agreement with the Hood River Urban Renewal Agency for immediate stabilization of the failing storm system adjacent to Riverside Drive and north to the Columbia River and for design of a permanent solution."

### **Attachment:**

a) Intergovernmental Agreement



**INTERGOVERNMENTAL AGREEMENT**  
(Waterfront Area Storm System Stabilization and Remediation Engineering Contract)

DATED: April 8, 2019

PARTIES: CITY OF HOOD RIVER ("City")  
211 2<sup>nd</sup> Street  
Hood River, OR 97031

HOOD RIVER URBAN RENEWAL AGENCY ("Agency")  
c/o City of Hood River  
211 2<sup>nd</sup> Street  
Hood River, OR 97031

**RECITALS**

**Whereas** the Waterfront Urban Renewal Plan (The Plan) identifies development of water, sanitary sewer and storm drainage improvements to support industrial sites as the Plan Objective 6B under the Plan Goal 6 of Public Utilities, and;

**Whereas** the Plan "Project A" of the Waterfront Urban Renewal Plan titled, "Infrastructure Improvements" specifically identifies utility upgrades, and;

**Whereas** the storm system extending under industrial sites to the north of Riverside Drive (the Pipe) and north to the Columbia River is deemed to be endangering the long-term viability and development of the industrial sites above the Pipe due to the Pipe's failing condition, and;

**Whereas** timely action is necessary to preserve the structural integrity of the Pipe in order to protect potentially impacted industrial sites while a permanent replacement for the Pipe is properly engineered, and;

**Whereas** the Waterfront Urban Renewal District has funds immediately available to stabilize the failing Pipe while reimbursement is pursued from potentially responsible third-parties or outside funding sources, and;

**Whereas** the City has the resources and staff necessary to enter into a public improvement contract to preserve the structural integrity of the Pipe (the Work), which Work the Agency has the authority to accomplish pursuant to the Waterfront Urban Renewal Plan, and;

**Whereas** ORS 190.010 authorizes a unit of local government to enter into a written agreement with any other unit of local government for the performance of any or all functions and activities that a party to the agreement has the authority to perform. The Agency desires to enter into this Intergovernmental Agreement (IGA) with the City and the City desires to enter into this IGA with the Agency so that the City may execute a public improvement contract to accomplish the Work on the Agency's behalf.

**Now, therefore,** the Agency hereby delegates to the City the authority and the City hereby accepts responsibility to enter into a public improvement contract to accomplish the Work at the Agency's expense at a cost to the Agency not to exceed two hundred and fifty thousand dollars (\$250,000). Agency agrees to reimburse the City for expenditures made by the City pursuant to a public improvement contract for the Work subject to the terms of this IGA.

### SUMMARY OF AGREEMENTS

1. Amount  
Not to exceed \$250,000, paid to the City of Hood River for qualified expenses incurred.
2. Project Title  
Waterfront Area Storm System Stabilization and Remediation Engineering.
3. Effective Date  
Effective upon authorized signature of both the City and Agency.
4. Enhanced Description of the Work
  - A. Construction and related costs, such as diversion, necessary to stabilize the failing pipe.
  - B. Engineering a permanent replacement of the Pipe or other alternative solutions to remediate the failing condition of the Pipe.
5. Payment  
The Agency will reimburse the City on a quarterly basis for expenditures made by the City to accomplish the Work beginning on April 1<sup>st</sup>, 2019 for Work related project expenditures, not to exceed \$250,000.
6. Subordination  
City agrees to subordinate its rights under this agreement to any bonded indebtedness incurred by Agency subsequent to the date of this repayment obligation, if subordination is required for the issuance of bonded indebtedness. City agrees to execute any documents consistent with this requirement at Agency's request.
7. Default  
Time is of the essence hereunder. Except for late payments due to insufficient Tax Increment Financing Proceeds paid to the Agency, Agency will be in default if any payment is not made within 30 days after the due date thereof.
8. Remedies  
Upon default City may exercise any remedy allowed by law.
9. Binding Effect  
This agreement will be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. Assignment

None of the rights, interests, or obligations under this agreement will be assigned by any party without the prior written consent of the other parties.

11. Third Party Beneficiaries

Nothing in this agreement is intended or will be construed to confer on any person, other than the parties to this agreement, any right, remedy, or claim under or with respect to this agreement.

12. Amendment

This agreement may be amended only by an instrument in writing executed by both parties, which writing must refer to this agreement.

13. Equitable Relief

The parties agree that the remedy at law for any breach or threatened breach by a party may be inadequate, and each party will be entitled, in addition to damages, to a restraining order, temporary and permanent injunctive relief, specific performance, appointment of a receiver, and other equitable relief, without showing or proving that any monetary damage has been sustained.

14. Attorney Fees

The prevailing party in any legal action will be entitled to recover reasonable attorney fees from the unsuccessful party as decided by a court of competent jurisdiction after trial or appeal.

15. Notice

Any notices under this agreement will be in writing and effective upon personal delivery to the signatories below or two days after mailing, first class postage prepaid, to a party at the addresses given at the beginning of this agreement, unless changed by written notice to the other parties.

Dated on the year and day set forth above.

AGENCY:

CITY:

\_\_\_\_\_  
Rachael Fuller, Administrator

\_\_\_\_\_  
Rachael Fuller, City Manager

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Deborah M. Phillips  
Agency Attorney

\_\_\_\_\_  
Daniel Kearns  
City Attorney





# Permits Issued

3/1/2019 through 3/31/2019

Includes all valuations

ci.hood-river.or.us

building@cityofhoodriver.com

**Record Types Selected:** -All-

## Commercial Mechanical

**413-18-000390-MECH** Issued: 3/22/19 Fees: \$303.75 Valuation: \$38,880.00

**Address:** 420 INDUSTRIAL ST, HOOD RIVER, OR 97031

**Parcel:** 03N10E25CD11200

**Owner:** UNION BUILDING, LLC

**Licensed Prof:** A & E HEATING & AIR INC

**Category of Construction:** Commercial

**Type of Work:** Alteration

**Work Description:** 2 5-TON ELECTRIC HEAT PUMP SYSTEMS WITH ECONOMIZERS AND DUCT WORK. 1 4-TON ELECTRIC HEAT PUMP SYSTEM WITH FRESH AIR DAMPER AND DUCT WORK

**413-19-000057-MECH** Issued: 3/14/19 Fees: \$282.45 Valuation: \$12,400.00

**Address:** 211 2ND ST, HOOD RIVER, OR 97031

**Parcel:** 03N10E25DC03800

**Owner:** CITY OF HOOD RIVER

**Licensed Prof:** A & E HEATING & AIR INC

**Category of Construction:** Commercial

**Type of Work:** Replacement

**Work Description:** REMOVE EXISTING PACKAGE UNIT AND REPLACE WITH TRANE 4-TON PACKAGE UNIT

**413-19-000058-MECH** Issued: 3/13/19 Fees: \$267.30 Valuation: \$30,000.00

**Address:** 33 NICHOLS PKWY, HOOD RIVER, OR 97031

**Parcel:** 03N10E25DB00101

**Owner:** NICHOLS OFFICE LLC

**Licensed Prof:** BULLDOG MECHANICAL & REMODELING INC

**Category of Construction:** Commercial

**Type of Work:** Tenant Improvement

**Work Description:** Kobe Hibachi - Type 1 Kitchen Hood & walk-in cooler

**413-19-000077-MECH** Issued: 3/20/19 Fees: \$105.30 Valuation: \$1,600.00

**Address:** 601 INDUSTRIAL ST, HOOD RIVER, OR 97031

**Parcel:** 03N10E25CD00600

**Owner:** TURTLE ISLAND FOODS, INC

**Licensed Prof:** A & E HEATING & AIR INC

**Category of Construction:** Commercial

**Type of Work:** Addition

**Work Description:** GAS PIPING - Moving gas line from inside to outside. It is a 5lb. system.

**413-19-000096-MECH** Issued: 3/29/19 Fees: \$409.05 Valuation: \$65,000.00

**Address:** 2827 CASCADE AVE, HOOD RIVER, OR 97031

**Parcel:** 03N10E26CC00800

**Commercial Mechanical**

<b>413-19-00096-MECH</b>	<b>Issued:</b> 3/29/19	<b>Fees:</b>	\$409.05	<b>Valuation:</b>	\$65,000.00
<b>Owner:</b> BARAJAS, JUAN CARLOS 66.6% ET AL					
<b>Licensed Prof:</b> HALE CONSTRUCTION NW INC					
<b>Category of Construction:</b> Commercial		<b>Type of Work:</b> New			
<b>Work Description:</b> Kitchen hoods H-1, H-2, H-3					

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<b>Commercial Mechanical</b>	<b>5 permits issued</b>	<b>\$1,367.85</b>	<b>\$147,880.00</b>
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**Commercial Structural**

<b>413-18-000385-STR</b>	<b>Issued:</b> 3/4/19	<b>Fees:</b> \$10,479.56	<b>Valuation:</b> \$160,000.00
<b>Address:</b> 33 NICHOLS PKWY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DB00101	
<b>Owner:</b> NICHOLS OFFICE LLC			
<b>Licensed Prof:</b> MALIBU PACIFIC GENERAL CONTRACTORS INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Tenant Improvement		
<b>Work Description:</b> Overwatch 3rd Floor TI - 2500 Sqft. TI			
<b>413-18-000406-STR</b>	<b>Issued:</b> 3/21/19	<b>Fees:</b> \$1,149.71	<b>Valuation:</b> \$15,000.00
<b>Address:</b> 2700 WASCO ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E26CA01200	
<b>Owner:</b> WAL-MART REAL ESTATE BUSINESS TRUST			
<b>Licensed Prof:</b> SUMMIT SOLUTIONS GROUP LLC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Construct a 8-foot composite fence around a new electric vehicle charging station (Electrify America)			
<b>413-19-000007-STR</b>	<b>Issued:</b> 3/12/19	<b>Fees:</b> \$243.63	<b>Valuation:</b> \$3,260.00
<b>Address:</b> 33 NICHOLS PKWY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DB00101	
<b>Owner:</b> NICHOLS OFFICE LLC			
<b>Licensed Prof:</b> COSCO FIRE PROTECTION INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Kobe Hibachi TI - Installation of pendant fire sprinklers to protect under new ceilings.			
<b>413-19-000039-STR</b>	<b>Issued:</b> 3/7/19	<b>Fees:</b> \$987.61	<b>Valuation:</b> \$20,000.00
<b>Address:</b> 601 STATE ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25CD10900	
<b>Owner:</b> HOOD RIVER COUNTY			
<b>Licensed Prof:</b> MASTEC NETWORK SOLUTIONS LLC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Install new (1) one 2' microwave antenna on rooftop, with (1) one ODU radio and (1) one Cat5e Ethernet cable bundle			
<b>413-19-000043-STR</b>	<b>Issued:</b> 3/4/19	<b>Fees:</b> \$4,989.69	<b>Valuation:</b> \$75,000.00
<b>Address:</b> 33 NICHOLS PKWY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DB00101	
<b>Owner:</b> NICHOLS OFFICE LLC			
<b>Licensed Prof:</b> MALIBU PACIFIC GENERAL CONTRACTORS INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Tenant Improvement		
<b>Work Description:</b> Overwatch Annex - T.I. at Nichols Landing - Over watch Annex			



**Commercial Structural**

<b>413-19-000049-STR</b>	<b>Issued:</b> 3/11/19	<b>Fees:</b> \$110.58	<b>Valuation:</b> \$1,500.00
<b>Address:</b> 1784 MAY ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35AB05101	
<b>Owner:</b> MABRAHA, LLC			
<b>Licensed Prof:</b> SEE PROPERTY OWNER INFORMATION			
<b>Category of Construction:</b> Sign	<b>Type of Work:</b> New		
<b>Work Description:</b> New sign			
<b>413-19-000055-STR</b>	<b>Issued:</b> 3/7/19	<b>Fees:</b> \$78.59	<b>Valuation:</b> \$1,000.00
<b>Address:</b> 14 OAK ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DC02600	
<b>Owner:</b> BMP, L.L.C.			
<b>Licensed Prof:</b> LESLIE EDMUND LIVELY			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Tenant Improvement		
<b>Work Description:</b> New wall and pony wall			
<b>413-19-000060-STR</b>	<b>Issued:</b> 3/11/19	<b>Fees:</b> \$17,935.25	<b>Valuation:</b> \$150,000.00
<b>Address:</b> 407 PORTWAY AVE, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E2500129	
<b>Owner:</b> KEY DEVELOPMENT & ASSET MANAGEMENT			
<b>Licensed Prof:</b> CELILO CONTRACTING INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Tenant Improvement		
<b>Work Description:</b> Camp 1805 Distillery - Level 2 only for TI Tasting Room			
<b>413-19-000063-STR</b>	<b>Issued:</b> 3/13/19	<b>Fees:</b> \$4,646.76	<b>Valuation:</b> \$194,618.00
<b>Address:</b> 911 MAY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E36BC02100	
<b>Owner:</b> HOOD RIVER COUNTY SCHOOL DIST			
<b>Licensed Prof:</b> COMPETITIVE COMMERCIAL ROOFING INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Other		
<b>Work Description:</b> Design/build roof-mounted PV system for the new May Street Elementary School			
<b>413-19-000064-STR</b>	<b>Issued:</b> 3/11/19	<b>Fees:</b> \$1,216.28	<b>Valuation:</b> \$34,500.00
<b>Address:</b> 2101 W CASCADE AVE, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E26DC03804	
<b>Owner:</b> CASCADE COMMONS, LLC			
<b>Licensed Prof:</b> JAMES F STEIN			
<b>Category of Construction:</b> Sign	<b>Type of Work:</b> Replacement		
<b>Work Description:</b> Installing (2) menu boards and (2) pre-menu boards in the drive thru (one for each lane), digging new foundations and running 15' of new conduit per lane.			

**Commercial Structural**

<b>413-19-000067-STR</b>	<b>Issued:</b> 3/27/19	<b>Fees:</b> \$208.63	<b>Valuation:</b> \$3,650.00
<b>Address:</b> 33 NICHOLS PKWY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DB00101	
<b>Owner:</b> NICHOLS OFFICE LLC			
<b>Licensed Prof:</b> UNIVERSAL FIRE EQUIPMENT INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Kobe Hibachi - Install an Ansul R102 6-gallon fire suppression into the exhaust hood			
<b>413-19-000071-STR</b>	<b>Issued:</b> 3/27/19	<b>Fees:</b> \$250.93	<b>Valuation:</b> \$3,990.00
<b>Address:</b> 33 NICHOLS PKWY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DB00101	
<b>Owner:</b> NICHOLS OFFICE LLC			
<b>Licensed Prof:</b> VIKING AUTOMATIC SPRINKLER COMPANY			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Tenant Improvement		
<b>Work Description:</b> Overwatch TI - Add ten (10) uprights for new tenant			
<b>413-19-000072-STR</b>	<b>Issued:</b> 3/27/19	<b>Fees:</b> \$139.45	<b>Valuation:</b> \$1,565.00
<b>Address:</b> 33 NICHOLS PKWY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25DB00101	
<b>Owner:</b> NICHOLS OFFICE LLC			
<b>Licensed Prof:</b> VIKING AUTOMATIC SPRINKLER COMPANY			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Tenant Improvement		
<b>Work Description:</b> Overwatch Annex TI - Add four (4) uprights for new tenant			
<b>413-19-000075-STR</b>	<b>Issued:</b> 3/22/19	<b>Fees:</b> \$1,018.77	<b>Valuation:</b> \$30,100.00
<b>Address:</b> 1313 MAY ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35AD02400	
<b>Owner:</b> CITY OF HOOD RIVER			
<b>Licensed Prof:</b> SCHUEPBACH CUSTOM BUILDERS INC			
<b>Category of Construction:</b> Commercial	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Remove and replace stage wall surface at Jackson Park			

<b>Commercial Structural</b>	<b>14 permits issued</b>	<b>\$43,455.44</b>	<b>\$694,183.00</b>
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**Residential Mechanical**

<b>413-19-000050-MECH</b>	<b>Issued:</b> 3/11/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$0.00
<b>Address:</b> 576 ROCKY RD, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E34A02202	
<b>Owner:</b> KOPECKY, JEFFREY F & REBECCA L			
<b>Licensed Prof:</b> SANTOYO CONSTRUCTION INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Replacing gas stove and range hood			
<b>413-19-000056-MECH</b>	<b>Issued:</b> 3/6/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$5,911.00
<b>Address:</b> 921 OAK, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E25CC10600	
<b>Owner:</b> WEYL, LARA & ANDREA U-2 TRS			
<b>Licensed Prof:</b> FIRESIDE CONTRACTING SERVICES LLC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> extend gas line and install gas insert			
<b>413-19-000059-MECH</b>	<b>Issued:</b> 3/6/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$9,124.00
<b>Address:</b> 2324 MAY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35BA02509	
<b>Owner:</b> ANDERSON, LEIGH C & LEANNE P			
<b>Licensed Prof:</b> SKY HEATING & AIR CONDITIONING INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> INSTALL GAS FURNACE & RUN GAS LINE TO FURNACE - L19-025RF ANDERSON			
<b>413-19-000069-MECH</b>	<b>Issued:</b> 3/14/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$0.00
<b>Address:</b> 1203 STATE ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35AA00700	
<b>Owner:</b> SIMPSON, AMELIA MCTYEIRE			
<b>Licensed Prof:</b> OREGON FINISH CARPENTRY INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> Replace 2 bath fans & 1 kitchen hood			
<b>413-19-000070-MECH</b>	<b>Issued:</b> 3/13/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$4,000.00
<b>Address:</b> 1150 21ST ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35AC03600	
<b>Owner:</b> UNGAR, BRUCE & ARWEN			
<b>Licensed Prof:</b> HONKE HEATING & AIR CONDITIONING INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> install gas piping, gas furnace			



**Residential Mechanical**

<b>413-19-000074-MECH</b>	<b>Issued:</b> 3/19/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$14,500.00
<b>Address:</b> 2000 MAY, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35AB05801	
<b>Owner:</b> MARROQUIN, KATHRYN S			
<b>Licensed Prof:</b> A & E HEATING & AIR INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Replacement		
<b>Work Description:</b> Dual zone hyper heat mini split system			
<b>413-19-000079-MECH</b>	<b>Issued:</b> 3/22/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$11,706.00
<b>Address:</b> 406 MAX'S PL, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35BB07601	
<b>Owner:</b> MORRISSEY, WILLIAM D ET AL			
<b>Licensed Prof:</b> SKY HEATING & AIR CONDITIONING INC			
<b>Category of Construction:</b> Townhouses	<b>Type of Work:</b> Replacement		
<b>Work Description:</b> INSTALL AIR HANDLER & HEAT PUMP			
<b>413-19-000080-MECH</b>	<b>Issued:</b> 3/26/19	<b>Fees:</b> \$54.88	<b>Valuation:</b> \$0.00
<b>Address:</b> 1812 LINCOLN ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E26DB01700	
<b>Owner:</b> LINCOLN STREET CABINS LLC			
<b>Licensed Prof:</b> ROBERT WILLIAM STEWART			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			
<b>413-19-000081-MECH</b>	<b>Issued:</b> 3/25/19	<b>Fees:</b> \$44.80	<b>Valuation:</b> \$0.00
<b>Address:</b> 300 20TH ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E26DC03802	
<b>Owner:</b> ABEL, TODD & LISA			
<b>Licensed Prof:</b> PACHECO CONSTRUCTION INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> Alteration		
<b>Work Description:</b> New bath fan, extend HVAC ducting, gas piping			
<b>413-19-000082-MECH</b>	<b>Issued:</b> 3/26/19	<b>Fees:</b> \$175.84	<b>Valuation:</b> \$0.00
<b>Address:</b> 2935 TALON AVE, HOOD RIVER, OR 97031		<b>Parcel:</b> 3N10E35BC01300	
<b>Owner:</b> MICHAEL KITTS HOMES, INC.			
<b>Licensed Prof:</b> MICHAEL KITTS HOMES INC			
<b>Category of Construction:</b> Two Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New Duplex			

**Residential Mechanical**

<b>413-19-000084-MECH</b>	<b>Issued:</b> 3/27/19	<b>Fees:</b> \$183.68	<b>Valuation:</b> \$0.00
<b>Address:</b> 27 SHERMAN AVE, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E36AB02600	
<b>Owner:</b> DEVELOPING SIGHTS, LLC			
<b>Licensed Prof:</b> HARRISON BUILDERS LLC			
<b>Category of Construction:</b> Two Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New duplex			
<b>413-19-000092-MECH</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$97.44	<b>Valuation:</b> \$0.00
<b>Address:</b> 2730 LILLY DR, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35CB00410	
<b>Owner:</b> CONSOLIDATED LAND & CATTLE, LLC			
<b>Licensed Prof:</b> DEVELOPMENT NORTHWEST INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			
<b>413-19-000093-MECH</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$97.44	<b>Valuation:</b> \$0.00
<b>Address:</b> 2734 LILLY DR, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35CB00409	
<b>Owner:</b> CONSOLIDATED LAND & CATTLE, LLC			
<b>Licensed Prof:</b> DEVELOPMENT NORTHWEST INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			
<b>413-19-000094-MECH</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$97.44	<b>Valuation:</b> \$0.00
<b>Address:</b> 2735 LILLY DR, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35CB00404	
<b>Owner:</b> CONSOLIDATED LAND & CATTLE, LLC			
<b>Licensed Prof:</b> DEVELOPMENT NORTHWEST INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			
<b>413-19-000095-MECH</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$97.44	<b>Valuation:</b> \$0.00
<b>Address:</b> 2738 LILLY DR, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35CB00408	
<b>Owner:</b> CONSOLIDATED LAND & CATTLE, LLC			
<b>Licensed Prof:</b> DEVELOPMENT NORTHWEST INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			

**Permits Issued:**

**Residential Mechanical**

**15 permits issued**

**\$1,162.56**

**\$45,241.00**



**Residential Structural**

<b>413-18-000415-STR</b>	<b>Issued:</b> 3/26/19	<b>Fees:</b> \$19,243.94	<b>Valuation:</b> \$350,000.00
<b>Address:</b> 1812 LINCOLN ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E26DB01700	
<b>Owner:</b> LINCOLN STREET CABINS LLC			
<b>Licensed Prof:</b> ROBERT WILLIAM STEWART			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New 2-story, 2 bath, 1 bedroom home with 2 car garage			
<b>413-18-000418-STR</b>	<b>Issued:</b> 3/1/19	<b>Fees:</b> \$20,673.81	<b>Valuation:</b> \$193,814.00
<b>Address:</b> 1013 7TH ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E36BD04901	
<b>Owner:</b> PETERSON, LISA C & KNUTSON, JOEL M			
<b>Licensed Prof:</b> TOM MODRICH CONSTRUCTION INC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New construction of over/under duplex and garage			
<b>413-19-000006-STR</b>	<b>Issued:</b> 3/26/19	<b>Fees:</b> \$30,390.88	<b>Valuation:</b> \$368,361.00
<b>Address:</b> 2933 TALON AVE, HOOD RIVER, OR 97031		<b>Parcel:</b> 3N10E35BC01300	
<b>Owner:</b> MICHAEL KITTS HOMES, INC.			
<b>Licensed Prof:</b> MICHAEL KITTS HOMES INC			
<b>Category of Construction:</b> Two Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New duplex			
<b>413-19-000021-STR</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$11,853.66	<b>Valuation:</b> \$298,722.65
<b>Address:</b> 2730 LILLY DR, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35CB00410	
<b>Owner:</b> CONSOLIDATED LAND & CATTLE, LLC			
<b>Licensed Prof:</b> KEN RANDALL HOMES LLC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			
<b>413-19-000022-STR</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$11,853.66	<b>Valuation:</b> \$298,722.65
<b>Address:</b> 2738 LILLY DR, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E35CB00408	
<b>Owner:</b> CONSOLIDATED LAND & CATTLE, LLC			
<b>Licensed Prof:</b> KEN RANDALL HOMES LLC			
<b>Category of Construction:</b> Single Family Dwelling	<b>Type of Work:</b> New		
<b>Work Description:</b> New SFD			

**Residential Structural**

<b>413-19-00023-STR</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$11,792.79	<b>Valuation:</b> \$295,609.60
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**Address:** 2734 LILLY DR, HOOD RIVER, OR 97031

**Parcel:** 03N10E35CB00409

**Owner:** CONSOLIDATED LAND & CATTLE, LLC

**Licensed Prof:** KEN RANDALL HOMES LLC

**Category of Construction:** Single Family Dwelling

**Type of Work:** New

**Work Description:** New SFD

<b>413-19-00024-STR</b>	<b>Issued:</b> 3/28/19	<b>Fees:</b> \$11,792.79	<b>Valuation:</b> \$295,609.60
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**Address:** 2735 LILLY DR, HOOD RIVER, OR 97031

**Parcel:** 03N10E35CB00404

**Owner:** CONSOLIDATED LAND & CATTLE, LLC

**Licensed Prof:** KEN RANDALL HOMES LLC

**Category of Construction:** Single Family Dwelling

**Type of Work:** New

**Work Description:** New SFD

<b>413-19-00047-STR</b>	<b>Issued:</b> 3/15/19	<b>Fees:</b> \$1,850.78	<b>Valuation:</b> \$56,000.00
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**Address:** 576 ROCKY RD, HOOD RIVER, OR 97031

**Parcel:** 03N10E34A02202

**Owner:** KOPECKY, JEFFREY F & REBECCA L

**Licensed Prof:** SANTOYO CONSTRUCTION INC

**Category of Construction:** Single Family Dwelling

**Type of Work:** Alteration

**Work Description:** Kitchen remodel and installing a beam to support top floor, adding a nook - 6ft by 8ft.

<b>413-19-00052-STR</b>	<b>Issued:</b> 3/8/19	<b>Fees:</b> \$187.58	<b>Valuation:</b> \$1,500.00
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**Address:** 2162 CLEARWATER LN, HOOD RIVER, OR 97031

**Parcel:** 03N10E26DC03806

**Owner:** GARRETT, ROBERT T

**Licensed Prof:** PACHECO CONSTRUCTION INC

**Category of Construction:** Townhouses

**Type of Work:** Other

**Work Description:** Build stairs and deck 8x8

<b>413-19-00068-STR</b>	<b>Issued:</b> 3/14/19	<b>Fees:</b> \$177.35	<b>Valuation:</b> \$3,000.00
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**Address:** 1203 STATE ST, HOOD RIVER, OR 97031

**Parcel:** 03N10E35AA00700

**Owner:** SIMPSON, AMELIA MCTYEIRE

**Licensed Prof:** OREGON FINISH CARPENTRY INC

**Category of Construction:** Single Family Dwelling

**Type of Work:** Alteration

**Work Description:** Replace & enlarge kitchen window

**Residential Structural**

<b>413-19-000078-STR</b>	<b>Issued:</b> 3/29/19	<b>Fees:</b> \$597.15	<b>Valuation:</b> \$12,500.00
<b>Address:</b> 1544 LINCOLN ST, HOOD RIVER, OR 97031		<b>Parcel:</b> 03N10E26DA02900	
<b>Owner:</b> URZA, GABRIEL & BUSHNELL, RAIJA			
<b>Licensed Prof:</b> TIMOTHY ANDREW BERG			
<b>Category of Construction:</b> Single Family Dwelling		<b>Type of Work:</b> Other	
<b>Work Description:</b> Construction of deck: 30'x12' on North side, wrapping around to West section of 23'x4'			

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<b>Residential Structural</b>	<b>11 permits issued</b>	<b>\$120,414.39</b>	<b>\$2,173,839.50</b>
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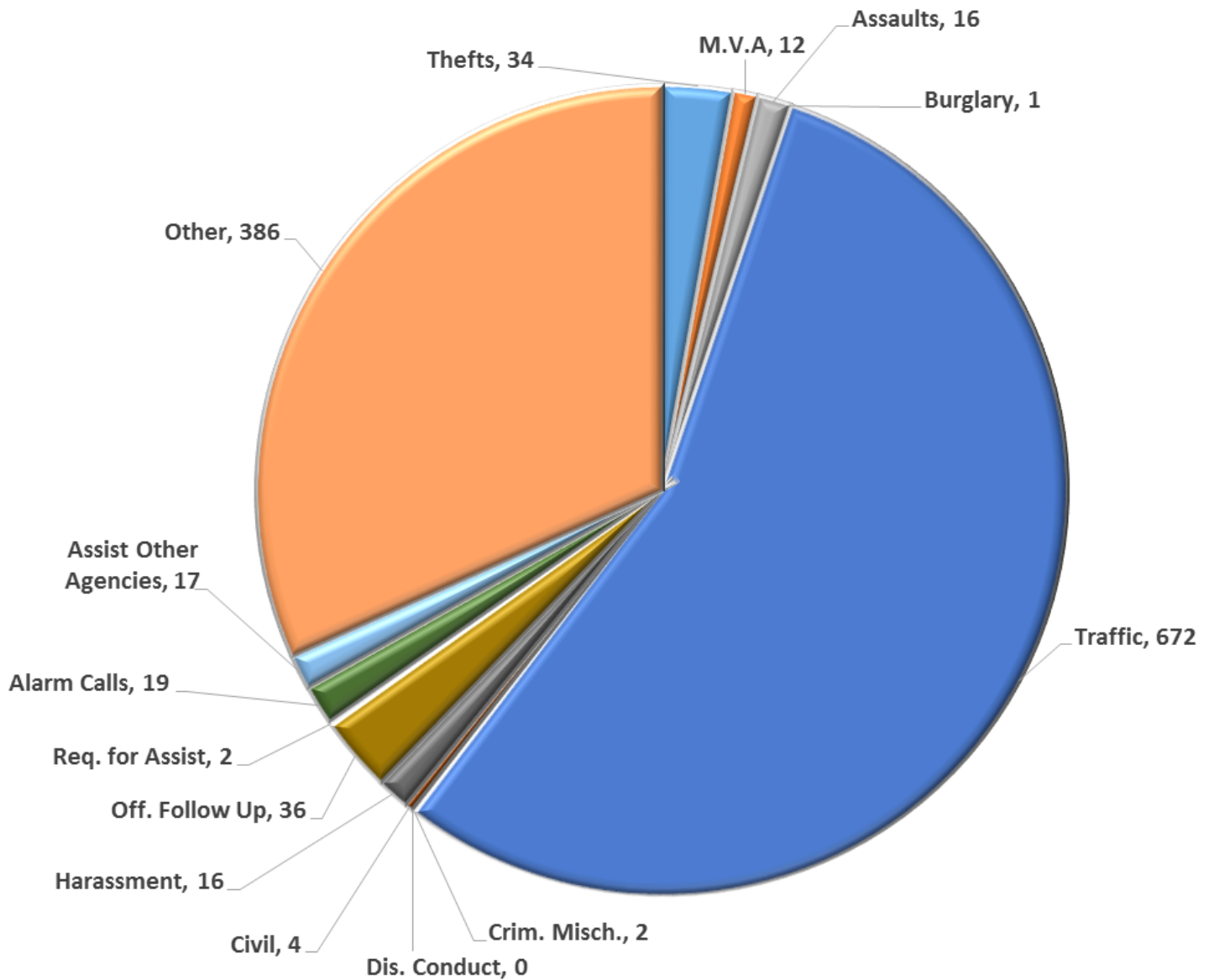
<b>45 permits issued</b>		<b>\$166,400.24</b>	<b>\$3,061,143.50</b>
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# Hood River Police Department

## Calls for Service

March 2019

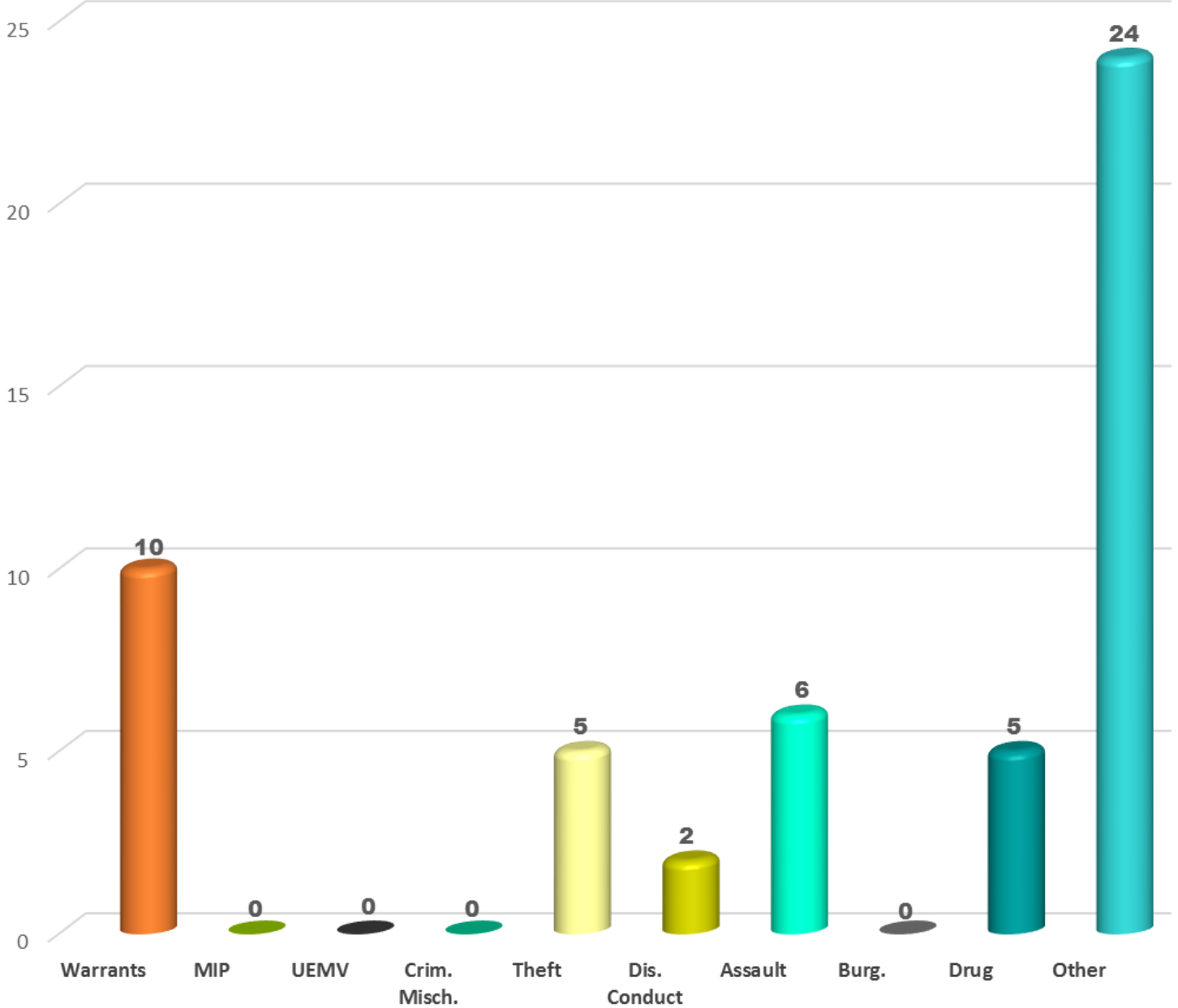


CALLS FOR SERVICE	# Calls	% of Total
<i>Theft</i>	34	2.8%
<i>Motor Vehicle Accident</i>	12	1.0%
<i>Assault</i>	16	1.3%
<i>Burglary</i>	1	0.1%
<i>Traffic</i>	672	55.2%
<i>Criminal Mischief</i>	2	0.2%
<i>Disorderly Conduct</i>	0	0.0%
<i>Civil</i>	4	0.3%
<i>Harassment</i>	16	1.3%
<i>Officer Follow-up</i>	36	3.0%
<i>Request for Assistance</i>	2	0.2%
<i>Alarm Calls</i>	19	1.6%
<i>Assist Other Agencies</i>	17	1.4%
<i>Other</i>	386	31.7%
<b>TOTAL</b>	<b>1217</b>	<b>100.0%</b>

# Hood River Police Department

Reports Written

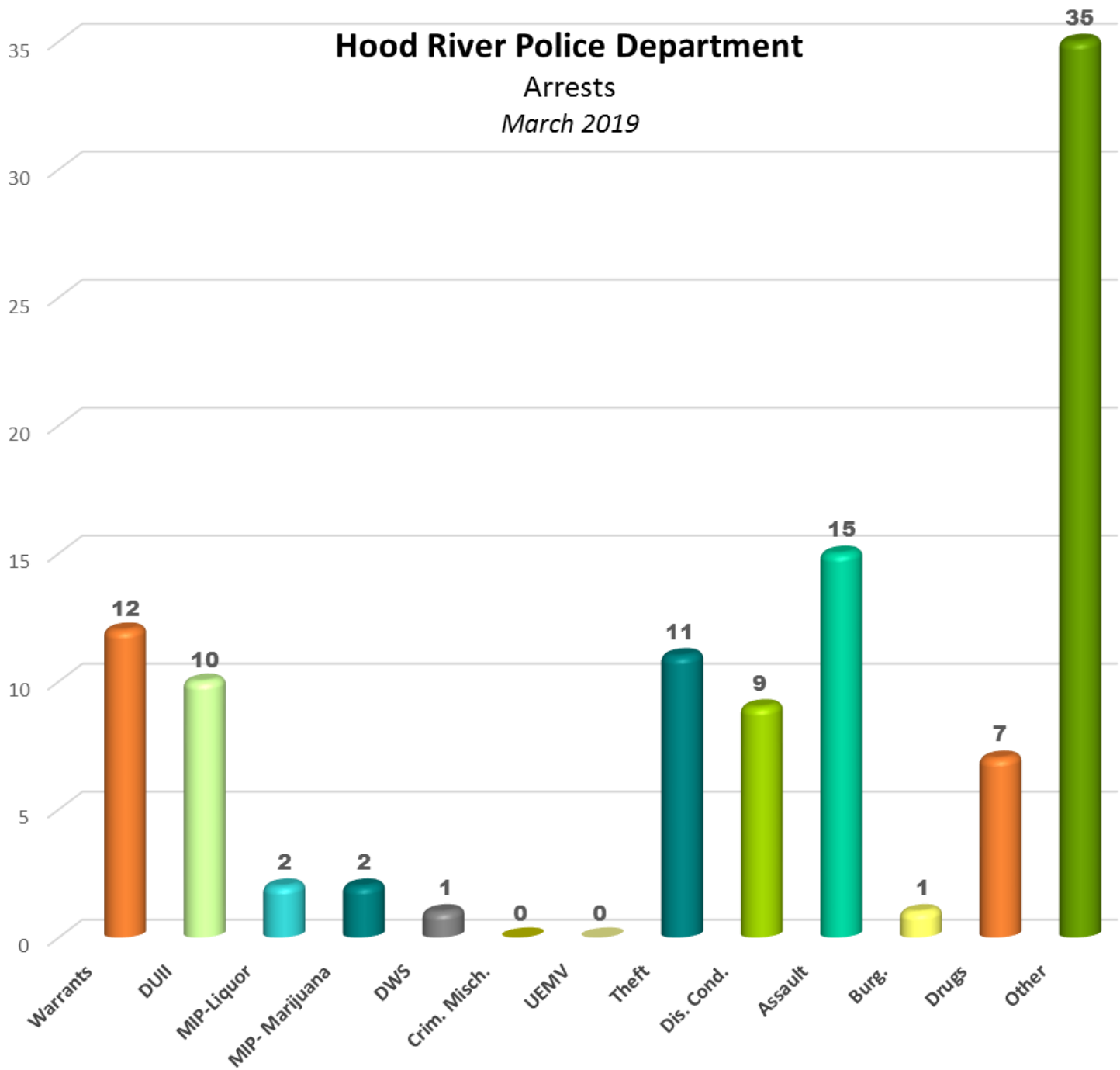
March 2019



REPORTS WRITTEN	# Written	% of Total
<i>Warrants</i>	10	19%
<i>MIP</i>	0	0%
<i>UEMV</i>	0	0%
<i>Criminal Mischief</i>	0	0%
<i>Theft</i>	5	10%
<i>Disorderly Conduct</i>	2	4%
<i>Assault</i>	6	12%
<i>Burglary</i>	0	0%
<i>Drug Law Violation</i>	5	10%
<i>Other</i>	24	46%
<b>TOTAL</b>	<b>52</b>	<b>100%</b>

# Hood River Police Department

Arrests  
March 2019



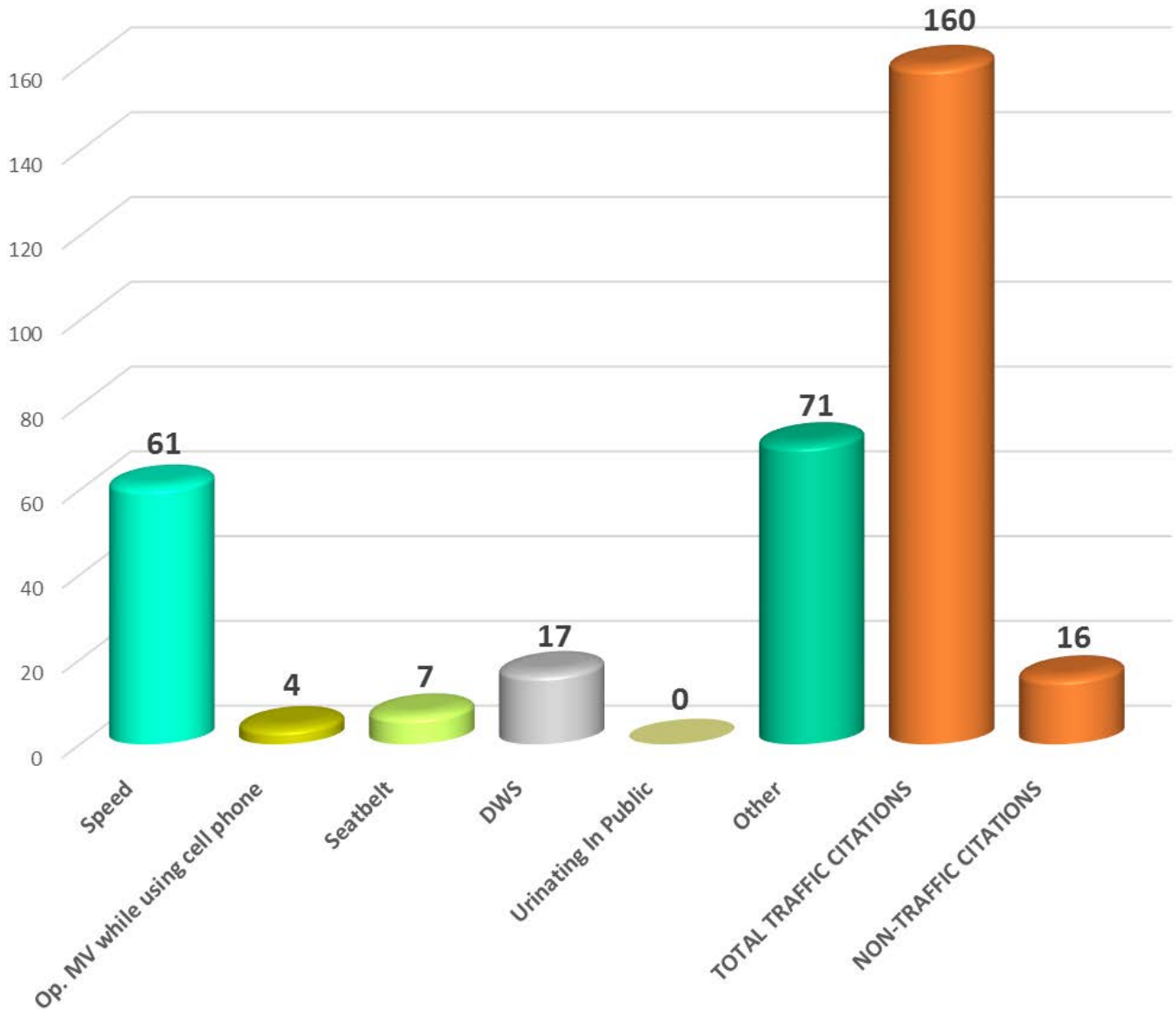
ARRESTS	Count	% of Total
Warrants	12	11%
DUII	10	10%
MIP-Liquor	2	2%
MIP- Marijuana	2	2%
DWS	1	1%
Criminal Mischief	0	0%
Unlawful Entry into a Motor Vehicle	0	0%
Theft	11	10%
Disorderly Conduct	9	9%
Assault	15	14%
Burglary	1	1%
Drug Law Violation	7	7%
Other	35	33%
<b>TOTAL</b>	<b>105</b>	<b>100%</b>



# Hood River Police Department

## Traffic Citations

March 2019

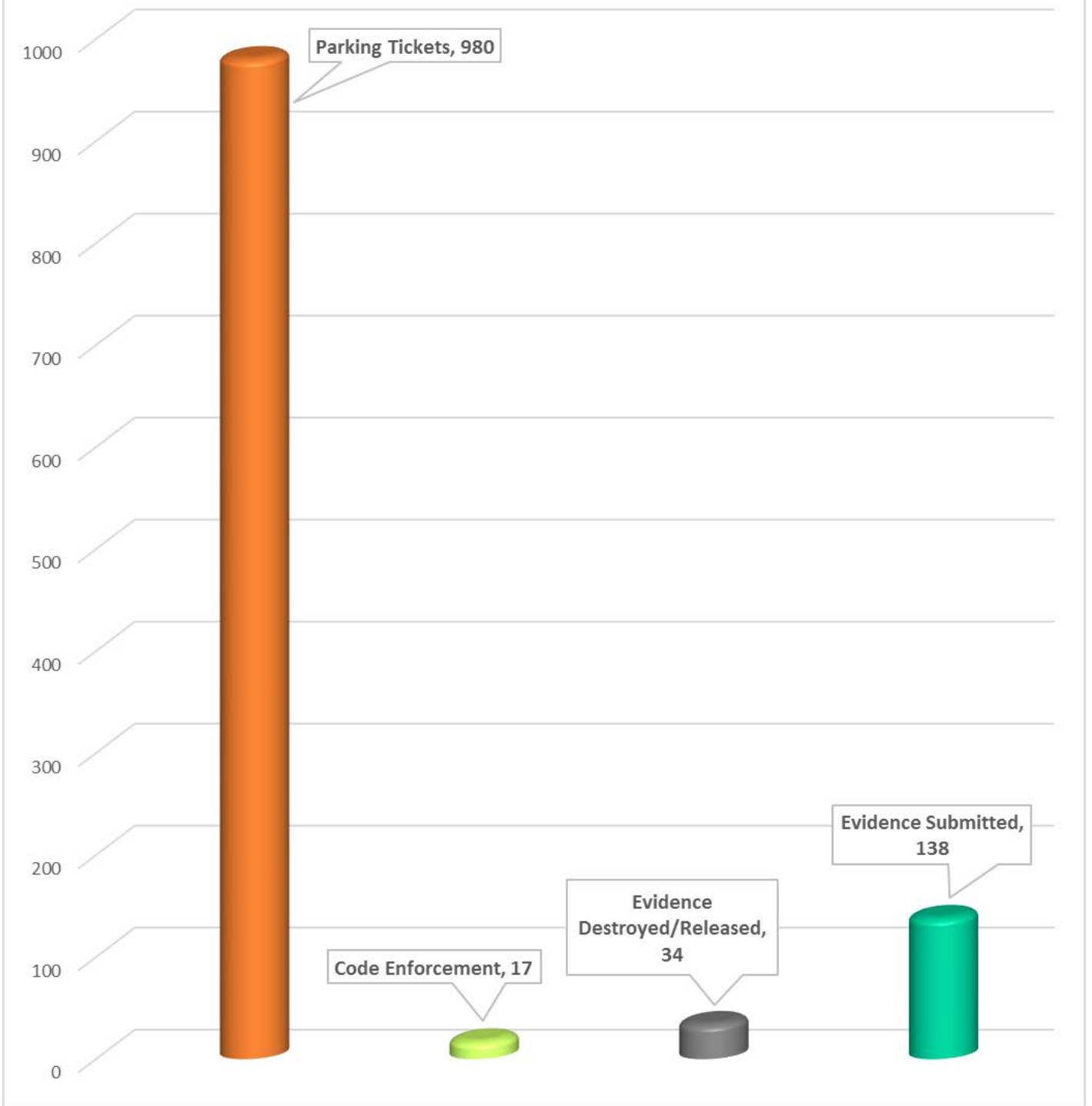


TRAFFIC CITATIONS	CITATIONS	% of TOTAL
<i>Speed</i>	61	38%
<i>Operating Motor Vehicle While Using Cell Phone</i>	4	3%
<i>Seatbelt</i>	7	4%
<i>Driving While Suspended</i>	17	11%
<i>Urinating in Public</i>	0	0%
<i>Other</i>	71	44%
<b>TOTAL</b>	<b>160</b>	<b>100%</b>

# Hood River Police Department

## Code Enforcement/Parking

March 2019



# Hood River Police Department

March 2019

Monthly Parking Ticket Detail	Mar-19
VIOLATION	COUNT
Parking Over Time Limit/Failure to Properly Display	437
Parking By Permit Only	4
Expired Meter	468
Parked Over/Across Lines	9
Parked in Loading Zone	1
Pkd Against the Flow of Traffic	12
Wrong Way	4
Pkd In Front of /Blocking Pub/Priv Driveway	1
Unlawful Parking in Disabled Zone	3
Illegal Stopping/Standing/Parking	12
Abandoned/Disabled/Unlicensed	14
Obstructing Public Street	1
Veh. Pkd Displayed for Sale	1
Pkd w/in 10 feet of Fire Hydrant	6
Parked on Sidewalk	0
Parked in Crosswalk	6
Parked in Intersection	0
Veh. Pkd for Routine Repair	1
RV/Trl Pkd Over 72HRS	0
Snow Emergency	0
Driving On Sidewalk	0

Total Parking Citations Issued **980**

Total Code Enforcement Case	17
Total Property Items Submitted	138
Total Property Items Released	2
Total Property Items Destroyed	32

Closed: **14** Pending/Open: **3**

(Conducting Inventory and correcting EIS issues)

**\*911 DISPATCH:** There were a total of **8** calls for Code Enforcement assistance for the month of March.\*

\*There were **6** Nuisance calls and **2** Code Enforcement calls requiring police patrolman response.\*

**\*\*NOTE: I was out of the office for training from 03/11/2019 to 03/15/2019.\*\***



<b>Project</b>	<b>Date Added</b>	<b>Problem/Issue</b>	<b>PIC</b>	<b>Next Proposed action</b>
<b><u>Pre-application conferences:</u></b>	On-going			17-59 HRB Investments SUB Pre-App (prep summary); 18-09 Columbia Cascade Housing SPR Pre-App (prep summary); 18-19 Tanner Ranch Ph. 2 Pre-App (prep summary); 18-21 VonFlotow Pre-App (prep summary); 18-45 Olmstead SUB (prep summary); 19-03 Ryan Holdings ANX/PUD (staff meeting 4/10 @ 10am and pre-app 4/17 @ 10am); 19-06 Van Haverbeke Dev ANX/PUD (staff meeting 4/10 @ 10am and pre-app 4/17 @ 10am); 19-08 Senior Ctr (KL to prep summary); 19-12 CoHousing (tentative 4/26 @ 10:30am)
<b><u>Active land use applications:</u></b>	On-going			18-30 SPR/COU Camp 1805 Distillery (pending/incomplete); 18-35 VAC Moles (4/8 CC hearing); 18-44 SUB AMD Tanner Ranch (send notice of decision); 18-47 SUB Tanner Ranch Phase II (comments due by ___); 18-48 SPR Mid-Columbia Housing (incomplete); 19-02 Gott Home Occ (comments by 4/17); 19-04 Hood River Inn SPR (comments by ___); 19-07 Gimbal VAR (mail APOs & referrals); 19-09 Schmitz mP Replat (comments by 3/20); 19-11 Gimbal/Olberding mP Replat (completeness by 4/14); Apple Development PUD (no fee submitted - completeness by 4/18/19?).
<b><u>Active planning projects:</u></b>	On-going			PC hearings to discuss code amendments (18-05 & 18-06) continued to 4/15/19. Zoning map amendments and comp plan amendments based on 2015 Housing Strategy and Westside Area Concept Plan Report (18-07) continued to 4/15/19. Heights Urban Renewal. Downtown Parking. FEMA coordination, floodplain mapping. DEQ, TMDL reporting. Gorge Commission Urban Area Boundaries. HR Valley Parks District Master Plan update.
<b><u>Engineering Dept. pre-submittal meetings:</u></b>	On-going			18-01 PUD Willow Ponds pre-submittal meeting scheduled? 18-44 SUB Tanner Ranch 1.5 pre-submittal to be scheduled (RN)
<b><u>Current building permits:</u></b>				
<b>Pita Pit</b>	4/2/19	Tenant improvements without permits	DM	Rovianek Construction notified permits required for for already peformed.

Project	Date Added	Problem/Issue	PIC	Next Proposed action
Shari's	4/2/19	Tenant improvements without permits	DM	Hale Construction notified of stop work order.
1750 3rd St. - Curtis Homes	3/22/19	Constructed stairs in setback	DN/DM	Revise plans, remove stairs from setback
13th & Lincoln townhouses - Gearhart			DM	
One Community Health - BP 1300-3961	3/12/19	Engineered improvements	DN/AC	Discuss architect's 3/11 email
Ramey garage - BP 1300-2747	11/6/18	Unfinished driveway improvements	DN/RP/JBK	JBK spoke with owner (& sent email) - Planning Dept. cannot sign off on occupancy until driveway is paved; Engineering requires concrete driveway apron; Bldg dept. rescinding final permit - DM sent ltr 1/11/19. 4/30/19 deadline to comply.
Camp 1805 Distillery	8/1/18	Consistency of commercial space with Waterfront Overlay Zone	DN	City to initiate land use review (File No. 2018-30). Ground floor TI issued. 2nd Floor TI process TBD by DN.
33 Nichols Pkwy	6/20/18	Rooftop screen missing on south side	DN/DM	SW received call from Bob Naito. Bldg department talked to owner. Screening requirement tied to a TI permit.
Electrical and plumbing permits	7/31/18	Coordination between City and County	DN/RF	Improve communication to ensure plumbing and electrical permits don't result in ADU installation.
<b>Enforcement:</b>				
Construction debris, Mountain Vistas Sub	4/2/19	Complaint by Col. Land Trust of blowing trash from construction sites	MM	Complainant trying to verify specific problem sites to assist with enforcement.
310 Prospect - Phillip Allen		Garage dwelling conversion without permits	JBK/DM	Contact owner to complete correction.

<b>Project</b>	<b>Date Added</b>	<b>Problem/Issue</b>	<b>PIC</b>	<b>Next Proposed action</b>
<b>1215 A &amp; B June Street - Dana Sweek</b>	3/12/19	STR advertised without license, resulting in violation letter. Separate zoning violation (unpermitted apartment) to be addressed prior to approval of STR license. Also, expansion of Lake Take never received	KL/DM	City never issued a building permit for addition of an upper story apartment in a single-family dwelling. KL spoke with Mr. Sweek, recommended obtaining ADU permit after new ADU regs become effective and, in the meantime, work with DM to verify building code requirements. DM also following up on expired permit for Lake Taco expansion.
<b>301 Oak Street</b>	1/30/19	Exterior signs installed without permits	MM	MM will contact owner and direct to RP for sign permit(s).
<b>1109 Wilson St.</b>	1/15/19	Security of the property has been an ongoing concern following a fire	MM	MM took photos 5/8/18. Follow up with Nuisance Letter allowing time to clean up property, or fine?
<b>1635 5th St.</b>	12/19/18	Tree topped in ROW	MM	MM will contact owner. May need to obtain permit and replace tree.
<b>1407 16th St.</b>	Revisited 12/12/18	Complaint re: RV in alley; occupancy of home without building code compliance	MM	Building permit for dwelling obtained, abandoned. Work permitted through rough mechanical and drywall. MM followed up re: RV. DM sent letter re: expiration of bldg permit with 1/25/19 deadline to contact Building Dept. No progress as of 2/20/19, DM followed up with another letter to owners. Owner picked up permit for interior stairs 4/2/19.
<b>1005 Hull Street</b>	11/7/18	Complain re: overgrown vegetation	MM	MM will seek volunteers to assist with cleanup
<b>von Flotow Sherman property</b>	10/15/18	Reports of pipes being laid & dirt road constructed	RP	10/16/18, land cleared, gravel fill and pipes stockpiled on Tax Lot 1002. RP contacted owner's representative and issued stop work order week of 10/22/18. Planning dept. to review construction site permit prior to issuance to verify if land use review process is required. 11/2/18 pipes removed from site or buried. 11/5/18 AvF requests withdrawal of mP File No. 2016-36 and 2017-15 - both will expire if not filed and recorded.



<b>Project</b>	<b>Date Added</b>	<b>Problem/Issue</b>	<b>PIC</b>	<b>Next Proposed action</b>
<b>von Flotow grading, clearing &amp; stockpiling at 3N10E26CC Tax Lots 1000, 1001 and 1002</b>	7/1/17	Complaint from neighbor, initiated work without permits, dust	ML	Carlos Garrido and AvF met with planning and engineering staff 7/14/17. Will coordinate on 1200-C permit and LUCs before any further stockpiling. May have up to a 5,000 cubic yard stockpile on each separate parcel. Mr. von Flotow intends to submit SPR app. for larger project. As of 9/27/17, stockpiling to occur on 3N10E27D#1200 and/or 1202. 7/25/18, RA to discuss with SB. 11/1/18, Carlos requests meeting with staff after issuance of stop work order (see above).
<b>2508 May Street - installation of HR Antiques sign. Change of Use?</b>	10/3/18	Sign permit not obtained. Commercial retail not permitted in C-1 Zone	MM	Jensens proceeding with conversion of an existing commercial building to SFD and removing kitchen from lower level. MM to contact re: sign permit. Planning dept. addressed sign permit and COU review for any proposed commercial use in comments for SFD permit.
<b>20 Hazel Ave</b>	8/7/18	Complaint re: new apartment constructed without permits, and with pellet stove	KL/DF	Draft letter to owner explaining complaint, requesting confirmation. KL checking with NG and DM on template letter and whether letter should come from Planning Dept. or Building Dept.
<b>1009 Oak St, Russell Gibbs</b>	8/7/18	Complaint re: basement apartment established without permits	KL/DF	Draft letter to owner explaining complaint, requesting confirmation. KL checking with NG and DM on template letter and whether letter should come from Planning Dept. or Building Dept.
<b>2770 May St</b>	7/25/18	Permit inspection revealed two offices in lower level of home		Letter of zoning violation? Include provisions and process for Home Occ.
<b>Elliott Park</b>	7/25/18	Construction of swing set and other private improvements by adjacent homeowners	MM	MM documented improvements, will contact owners to remove improvements from public property
<b>818 June St.</b>	5/16/18	Nuisance, yard	MM	Sent letter to owner 5/23/18 to act or go to court in June, 2018. Owner failed to appear; Court deadline of 7/3 to comply to avoid abatement proceeding. Fined. Slow cleanup in progress.

<b>Project</b>	<b>Date Added</b>	<b>Problem/Issue</b>	<b>PIC</b>	<b>Next Proposed action</b>
<b>803 9th Street</b>	2/14/18	Junk accumulation, nuisance	MM	Served property owner 2/20/18. Cyprexx Services, LLC contacted DN 5/4/18 to verify "any violations currently attached to this property." MM followed up with Cyprexx 5/7/18 and 7/18/18. Cyprexx responded 7/19, waiting for permission from lender to "move forward."
<b>1823 Cascade Ave. - Zeman's mobile home park</b>	1/24/18	School nurse complaint re: non-functioning bathrooms in multiple homes Also, Public Works Dept. reports high water usage, likely due to leaks.	WN	Need confirmation of unit numbers where there is a problem. May need administrative search warrant. Coordinate with DEQ, Couty Env. Health, DHS. Document to owner that complaint was filed, owner needs to respond. DF reviewed state building code which allows action to be taken to address maintenance. Are leaks a backflow concern? Are grants/loans available for repairs? WN to coordinate comprehensive remedy. City PW investigated water leak week of 2/12/18. NB emailed summary of actions to SW.
<b>210 &amp; 212 2nd Street, Masons</b>	1/17/18	Request for three new addresses, installation of new windows without permits	DF/JBK	Danielle and Patrick met with building owner on 1/25/18. Permit needed by 2/09/18, no response from owner. Stop work order posted 2/15/18. Ensure window replacement is consistent with Historic Preservation requirements (may require separate process). Vince LaGrander came into Planning 3/21/18 -says he has paperwork that says the bldg is not on City landmark list & will provide; JBK sent email to Masons 3/22 & to attorney 4/9 w/info re: landmark listing & options to request delisting or comply. Grant Polson and Rich Phaneuf visited KL 5/23/18 to verify next steps; KL forwarded JBK's previous email. Polson & Phaneuf responded they will be in touch. JBK sent email 7/10 clarifying Landmarks process. New Stop Work Order needs posting. LMR application submitted 8/1; incomplete. JBK sent ltr 1/2 re: 180 day deadline. Application expired 1/28/19 but applicant working with architect to get additional information submitted.
<b>1311 13th St. - lock shoppe</b>		Complaint re: trash, vehicles, junk accumulation	MM	MM working with owner who was directed to planning dept. (October, 2018) to discuss potential new use, retail sales of accumulated materials; most recent Bldg permit for 2nd bath for SFD in 1988 (Permit #88-5696) - no record of change of use to commercial.

Project	Date Added	Problem/Issue	PIC	Next Proposed action
3186 Elliot Dr.		Debris collection	MM	MM working with city attorney, property owners and renters on cleanup. Nobu Akiyama called MM and will work with renters. MM sending letter to owner and renters late May, 2018 explaining violations and enforcement.
<b>Active Issues:</b>				
CAT/CGE bus hub	4/2/19		DN	Patty Fink at CAT will coord. With DN on installation of landscaping and art.
706 Sherman (3N10E36BB Tax Lot 200) retaining wall in need of repair?	3/1/19	Property owner concerned about cracks in retaining wall in public ROW	RP	Karen Dove contacted RP and KL. Her survey found wall to be in State St. ROW. Will City repair wall? RP will respond.
Street Tree Maintenance	1/3/2019	HRMC 16.12.050(5) not used	RP	Discuss: Implement assurance/2 year maintenance provision? Who? How? When/Where?
TL 903/Wasco St access	1/15/2019	Owner wants access on Wasco; not permitted per code	SB/ML	SB to bring ML up to speed; ML told owner to submit permit application for review.
Tree removal and site disturbance at 3N10E26CC Tax Lots 1000, 1001, 1100 (von Flotow)	10/1/15	Site development without Construction Site Permit. Henderson Creek, potential wetlands.	RP/ML	KL met logger, ODF and property owner's engineer on site 10/27/15. Property owner's engineer to submit Construction Site Permit to Engineering Dept. addressing truck staging and erosion control prior to operation. DEQ 1200C permit required. KL contacted ODF 12/8/16 to verify status of operation. As of 12/14/16 owner was allowing tree cutting for firewood. December 2018 complaint by neighbors that perf pipe being installed, fill placed for access off of Sherman Ave., and all trees on site cut down. Stop work order implemented by City Engineering Dept. Development activity continued including removal of stumps. Construction site permit application submitted 1/15/19 but incomplete. ML and RP met Carlos Garrido on site 1/16/19 and explained no further work without permit. LD reviewing request for burn piles (1/30/19), likely need to chip as a commercial project.



Project	Date Added	Problem/Issue	PIC	Next Proposed action
<b>Grading and stockpiles at 3N10E27D Tax Lots 2201, 2400 and 2&amp;DD Tax Lot 4000 (von Flotow)</b>	8/8/18	Site Plan Review required	RP/ML	Owner to obtain Construction Site Permit for any fill greater than 50 cubic yards, and Site Plan Review permit fo stockpile over 5,000 cubic yards on any parcel. December 2018, stockpiles estimated at 5,300 cubic feet so stop work order implemented by City Engineering Dept. Stormwater plan comments issued by Stoner Bell 2/13/19, revisions to plan needed.
<b>ODOT yard</b>	11/29/18	Applicable zoning stds for ROW east of Jaymar Rd/Westcliff Dr; extension of utilities	ML/DN	ML re: utility extension; DN re: zoning standards
<b>Log Cabin PUD</b>	9/11/19	Developer interested in platting subdivision, and submitting building permit application for one unit prior to recording final plat	KL/RP	Paving and landscaping of common open space to be completed. KL met with Cameron Curtis 11/27/18 and discussed outstanding issues to be addressed prior to final plat. Cameron expects to complete site improvements mid-December (and bonding landscaping plan), and requests getting on the first Council agenda in January for plat signing - also anticipates waiting to pull building permit until after plat is recorded. Cameron Curtis visited KL 12/19/18 to ask about changing access to Lot 4 - KL suggested providing written proposal with plan for review and verification of consistency with PUD approval. Curtis submitted request for bond for public improvements plus private street improvements. Staff recommends installation of private street, loop driveway and ped path prior to final plat, but can accept a guarantee for landscaping and irrigation.
<b>PW Projects:</b>				

<b>Project</b>	<b>Date Added</b>	<b>Problem/Issue</b>	<b>PIC</b>	<b>Next Proposed action</b>
<b>Street Trees</b>	2/26/19	Tree Committee proposes amendments to City street tree list. Also, implementation of code requirements (HRMC 13.12), "minor" maintenance, public works dept. duties, budget, etc.	RP	RP, AC & DN reviewing draft list. Committee meeting 3/18. Discuss whether city or third party should plant req'd street trees during appropriate seasons by collecting funds with building permits; determine whether code changes are needed to implement such a process for collecting money and guarantee. Schedule meeting with city manager, ML, RP, KL, Andy Jackson, etc. re: street tree code standards, implementation problems, Tree City USA requirements, etc. Consider requiring builders to pay for trees to be planted by third party during certain seasons to ensure health, rather than requiring prior to occupancy in all cases. Verify if code changes are necessary. Discuss enforcement. Request to add Mt. Ash 'Cardinal Royal' (Sorbus a.) to street tree list.
<b>Street trees and maintenance including planting strips</b>		How to enforce	RP	Specific areas for maintenance - Rocky Road adjacent to Hope Terrace; ROW adjacent to SFDs; Rand Rd. Some improvements will be completed on Rand Rd. with Log Cabin PUD.
<b>Best Western/ HR Inn</b>	1/2/2019	No grease trap	SB	SB working on ltr.
<b>IFWD service to new development</b>	11/14/18	City needs confirmation that lines and hydrants are tested	RF	Develop SOP with IFWD for future development projects?
<b>Cascade Ave./Mt. Adams proportionate share study</b>	5/30/18	Failing intersection. Update and adopt proportionate share study per HRMC 3.20 to allow Col Gorge Hotel and Westcliff Lodge expansions.	ML	Following staff discussion 5/30, KL called Scott Mansur at DKS associates re: updating 2007 cost share study. KL spoke with Scott and John Bosket 6/4 about incorporating TSP projects including adding travel lanes around intersection. KL to update list of approved and anticipated dev. projects (Figure 4) for DKS. Verify if construction plans for Country Club Rd. realignment defined "footprint" of intersection. Improvement must include center turn lane in Cascade east of intersection. DKS asks for previous engineering, confirmation of needed ROW. NB to send Country Club realignment plans to KL. KL to coordinate with DKS on cost estimate - DKS waiting for KL to verify recent development activity in vicinity of intersection.

<b>Project</b>	<b>Date Added</b>	<b>Problem/Issue</b>	<b>PIC</b>	<b>Next Proposed action</b>
<b>Cascade Ave. intersection planning</b>	6/4/18	left turns across traffic	SB	SB suggests modeling shared driveway approaches along Cascade Ave., verifying where “intersections” will fail for left turn out movements, and confirm how to accommodate access to traffic in both directions. Roundabouts at Rand and Mt. Adams?
<b>Engineering standards update</b>			SB/RA	Add retaining wall design standards for walls that are not reviewed by the Building Dept., comparable to the Building Code. Distinguish between walls in right-of-way vs. walls on private property. Consider review fees. Consider planning/zoning standards for walls greater than a certain height. Address end treatments. The same engineer should be required to design and stamp plans and details. Verify if resolution is required. Draft comments provided to staff for initial review 3/7/19.
<b>Update HRMC 13.28</b>		Max. driveway width standards inconsistent (throat vs. with wings), and process to increase width (for review by city engineer rather than city council)	ML/SB	Stoner Bell to draft proposed language for review by City. Consider updating width for shared driveways serving townhouses. NB suggests: 16 ft minimum width, not including wings, for access to multiple units or where there is no garage; 12 ft minimum width for for all other SFR’s; 20 ft minimum width for all cases where portions of a buildings are more than 150 ft from street
<b>Storm CFP update</b>		Quantitative vs. qualitative aspects, review process, implementation, etc.	ML/SB	Target completion date for the CFP report June 2018 and financials sometime in 2019. Ensure ERU/EDU consistent with SDC Chapter 12.07. Discuss FOG regs/program with OMI. Share Storm CFP recs. with Riverkeeper, Salmon-Safe. KL contacted DLCD - does not appear PAPA is necessary. PW working on financial report July 2018, coordinated with review of other SDCs.



Project	Date Added	Problem/Issue	PIC	Next Proposed action
<b>Stormwater Management Plan</b>		Plan to be developed prior to completion of Stormwater CFP update.	SB/ML	Stormwater management plan advisory committee began meeting autumn 2015 to develop stormwater management plan that will help inform the Stormwater CFP. SB drafted engineering standard updates for consideration immediately, and continues working on more complicated issues. Modify proposed interim standards per direction at advisory committee mtg 6/15. ML distributed draft changes to local engineers for review and presented engineering standards changes to city council 7/11/16. Stormwater Advisory Committee work is ongoing. Target completion date for manual's first draft: August, 2018. SB to schedule meeting in Oct. 2018 with Engineering, PW/Maintenance and Planning re: street cross sections for stormwater infrastructure, maintenance, etc. Comments to Jody B.
<b>2nd &amp; Oak signalization</b>		Need to refine cost estimate. Need to perform additional traffic monitoring ("14 hour counts") to demonstrate warrants are met to State Traffic Engineer.	ML	Verify prioritization/timing of signalization project. Initiate traffic monitoring to demonstrate warrants are met. Determine appropriate month to monitor (June or July?). Verify SDCs can be used, and verify proportionate share collections.
<b>2nd &amp; Oak Proportionate Share District</b>		Estimate for signalization project	ML	Port and City coordinating. Berger Abam asked for scoping info to prep 20-30% design level or at least a better cost estimate. CW contacted Michael McElwee to verify who is paying (possibly enter into agreement to split cost, obtain ODOT input). DKS estimated \$10-12K for study. As of March 27, 2018, PER is complete and working on 30% plans.
<b>Cascade &amp; Rand proportionate share district</b>		Estimate for signalization project	ML	Consider updating proportionate share study to reflect updated cost estimate. Original study adopted by resolution. Determine if ODOT corridor study is feasible, consider integrating.

Project	Date Added	Problem/Issue	PIC	Next Proposed action
<b>Cascade &amp; Rand Signal</b>		ROW and design issues.	ML	IGA passed by CC 10/11. Ken Valentine provided contract docs and draft bid documents. 100% plans prepared 6/5/2012 subject to comments by Mike Keyes - permit typically valid only 90 days so application was not submitted. Project in 2018-2021 ODOT STIP (\$750K ODOT, \$1M City). ODOT is working with an engineering firm to update the design and construction is scheduled for 2020. Patty Fink of Col. Area Transit asks if possible to expedite signalization, or install temp. 4-way stop (5/1/18).
<b>Permitting associated with repaving parking lots, excavation, etc.</b>	5/1/18	Rosauers' parking lot replacement, stormwater facilities	SB	Prior to digging, contractors are to obtain "locates." City PW staff should communicate when locate requests are submitted to verify if other permits may be required, conformance with stormwater regs, etc. Owners' rep. contacted ML on stormwater improvements and is coordinating with Engineering Dept. on scope of req'd improvements. Excavation in progress 10/3/18, RP will check to verify if associated with install of stormwater filters.
<b>PW plan review:</b>				
<b>PW projects</b>			ML/SB	Draft criteria for use in reviewing requests to delay installation of improvements (when appropriate to allow ag for imp, waiver of remonstrance). Determine if fees can be charged in association with review of projects in UGA.

**PROCLAMATION**

**WHEREAS**, sexual assault is widespread and impacts every person in the community;  
**WHEREAS**, rape, sexual assault and sexual harassment harm our community;  
**WHEREAS**, child sexual abuse prevention must be a priority to confront the reality that 1 in 6 boys and 1 in 4 girls will experience a sexual assault before age 18;  
**WHEREAS**, youth ages 12-17 are 2.5 times as likely to be victims of rape or sexual assault;  
**WHEREAS**, community wide awareness is the first step toward preventing sexual assault;  
**THEREFORE** WE, THE HOOD RIVER CITY COUNCIL, as part of the nationally recognized Sexual Assault Awareness Month (April) PROCLAIM THE WEEK OF APRIL 22<sup>nd</sup>-28<sup>th</sup>, 2019, Sexual Assault Awareness Week, (SAAW), knowing each day of the year is an opportunity to create change for the future. We join advocates and communities across the country in taking action to prevent sexual assault.

**SEXUAL ASSAULT AWARENESS WEEK (SAAW)**

Approved this 8th day of April, 2019  
City of Hood River  
City Council

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Paul Blackburn, Mayor

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Kate McBride, Council President

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Mark Zanmiller, Council Member

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Erick Haynie, Council Member

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Jessica Metta, Council Member

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Tim Counihan, Council Member

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Megan Saunders, Council Member