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

April 12, 2021

AGENDA

6:00 p.m.

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

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

The City of Hood River is taking steps to limit exposure and spread of COVID-19 (novel coronavirus). In support of state and federal guidelines for social distancing, the City of Hood River will hold this meeting by using Zoom Conferencing.

Please use the following phone number or video link:

<https://us02web.zoom.us/j/87475696829>

(253) 215 8782

Meeting ID: 874 7569 6829

Members of City Council and City staff will participate by Zoom, they will not be on site at City Hall during the meeting. The audio recording of the meeting will be posted shortly after the meeting on the City's website. Please check the City's website for the most current status of planned public meetings.

<https://cityofhoodriver.gov/administration/meetings/>

I CALL TO ORDER

Land Acknowledgement Statement and Pledge of Allegiance

RECESS TO CONSIDER URBAN RENEWAL AGENDA

II BUSINESS FROM THE AUDIENCE

Hood River City Council encourages community members to talk about issues important to them. If you wish to speak during "Business from the Audience", there are two options to choose from:

1. Submit written comments to the City Recorder at j.gray@cityofhoodriver.gov by Monday, April 12, no later than 12 noon in order to distribute to the City Council in one packet for review by 3pm. All comments will be added to the record.
2. To address Council during Business for the Audience, email the request (name of speaker and topic) to j.gray@cityofhoodriver.gov by Monday, April 12, no later than 12 noon. Please specify the topic your testimony addresses. Testimony will go in order of requests received. Attendees that have registered will be unmuted by the IT Administrator for 3 minutes to address Council. Public comment will be by audio only. At the Mayors discretion, public comments may be received prior to a specific topic of relevance during the meeting.

III PRESENTATIONS

1. Update to Council from HRSS/Warming Shelter, Sarah Kellems (10 mins.)

IV PUBLIC HEARINGS

1. Transportation System Plan, K. Liburdy PAGES 4-12
** Entire Document for this item located at
<https://cityofhoodriver.gov/administration/meetings/> April 12, 2021 Packet # 2

WORK SESSION

V OPEN WORK SESSION

VI AGENDA ADDITIONS OR CORRECTIONS

VII DISCUSSION ITEMS

VIII 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. Council Meeting Minutes – March 1, 8, 15 and 29, 2021 PAGES 13-46
2. OLCC Permit Application Approval PAGES 47-49
– Freshies Bagel and Juice, 13 Oak Street
3. Stormwater Line Intergovernmental Loan Agreement, W, Norris PAGES 50-54

IV REGULAR BUSINESS ITEMS

1. Resolution 2021-04: Setting Utility Rates Effective July 1st, 2021 PAGES 55-58
2. Ordinance 2061 Middle Housing Code File:2020-37 PAGES 59-77

V CITY RECORDER

1. Reading of Ordinance 2061 Missing Middle Housing for the first time by title only

VI MAYOR

1. Budget Committee Appointment PAGES 78
2. Arbor Day Proclamation PAGES 79
3. Letter of Support PAGES 80
– Argonaut Investments, LLC. Taylor Housing Project

VII COUNCIL CALL

VIII EXECUTIVE SESSION

1. Oregon Revised Statute 192.660 1 (d) To conduct deliberations with persons designated by the governing body to carry on labor negotiations.

IX ADJOURN REGULAR MEETING

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: April 12, 2021
To: Honorable Mayor and City Council
From: Kevin Liburdy, Senior Planner
Subject: Transportation System Plan Amendments – File No. 2020-25

Purpose: The purpose of the project is to identify the most important transportation system projects for development in the City's growth areas and to determine whether additional revenue will be available for transportation projects. This project finalizes a narrow amendment to the City's transportation system plan that incorporates transportation system improvements on the westside of town.

Background: This is a project on the City's 2020 Work Plan to address the goal of promoting an efficient and safe multi-modal transportation system that alleviates traffic and parking congestion and encourages biking, pedestrian access and public transportation. The proposed Transportation System Plan (TSP) amendments are narrow in scope and focus on transportation system improvements on the west side of the city based on recommendations from the Westside Area Concept Plan process.

Amendments include new motor vehicle, pedestrian and bicycle projects including off-street paths and trails, as well as updated cost estimates for the proposed and existing projects described in the TSP. These projects are included in the TSP's *preferred plan* which consists of all improvements identified to meet the City's transportation needs through a planning horizon year of 2031, or 2040 for west Hood River (Attachment A).

In addition to defining the preferred plan, the TSP must identify a subset of projects that align with anticipated funding which is known as the *financially constrained plan*. Funding must be reasonably likely for these projects for them to be included in the finally constrained plan.

In 2019 the Planning Commission presented recommendations to the City Council for refinements to the Westside Area Concept Plan Report, including for transportation system improvements, after more than 20 public hearings. More recently a virtual "open house" with a bilingual survey was held to gather additional input from the community and nearly 100 responses were submitted. The Planning Commission held two public hearings to review the TSP amendments and received additional written and verbal testimony before making their recommendations to Council.

Staff has prepared a map and list of projects that could be funded with existing resources (Attachments B and C). To fund a broader list of projects and expand the financially constrained list, additional revenues would be required. Staff has prepared a map and list of projects that could be funded with an increase in funding (Attachments D and E).

Existing funding sources for capital projects include state match funds (i.e. STIP) and Transportation System Development Charges (SDCs). Hood River's Transportation SDC currently is \$2,059 for a single-family dwelling. Staff prepared a list of Transportation SDCs from over 20 other cities in Oregon for reference (Attachment F). The TSP also identifies

potential new sources for funding projects including State and Federal appropriations, developer exactions, Urban Renewal Districts, Local Improvement Districts (LIDs), street utility fee, General Fund revenue, special assessments, employment taxes and grants.

Recommendations: Staff recommends the TSP includes a financially constrained plan with a broader list of projects (Attachments D and E). The broader list includes projects that are already in progress and that are critical for growth, and it addresses the 2020 Work Plan strategy of emphasizing updates to the bicycle/pedestrian, and trails projects during the TSP update.

Based on analysis from staff and DKS Associates, a Transportation SDC increase to approximately \$4,900 for a single-family dwelling (and an equivalent increase for other uses) would provide sufficient funding for the recommended financially constrained plan.

Given Council's housing goals and concerns about housing affordability, staff recommends that a Transportation SDC methodology be evaluated along with other SDCs with these housing goals in mind. However, Council should understand that if the Council wants to make additional investments in transportation, it must be reasonably likely that additional funding will be available.

As an alternative, Council could direct staff to immediately increase Transportation SDCs to fund the broader list of projects.

Council could also evaluate feasibility of other funding sources (e.g. Tax Increment Financing, Bonds, Urban Renewal) for transportation system improvements to reduce impacts to new homes and businesses that pay Transportation SDCs.

Next steps: Prior to finalizing the proposed TSP amendments, the City must identify a financially constrained for the TSP. During this hearing the City Council will:

- 1) Take public testimony prior to deliberation.
- 2) When Council is ready to deliberate, the hearing should be closed. If the hearing is not closed on April 12, the hearing must be continued to a date and time certain.
- 3) Direct staff to prepare an ordinance for consideration at a subsequent Council meeting.

Suggested Motion: "I move to approve the TSP amendments including use of the broader project list for the financially-constrained plan, and direct staff to prepare an implementing ordinance."

Alternative Motions: "I move to approve the TSP amendments with a financially-constrained project list based on existing funding sources, and direct staff to prepare an implementing ordinance."

Or,

"I move to continue the hearing for File No. 2020-25 to April 26, 2021 beginning not earlier than 6 p.m."

Fiscal Impact: Providing transportation infrastructure is a part of the City’s core services in terms of planning, capital expenses and maintenance. Funding to provide and maintain infrastructure is generated through a variety of sources. There is no immediate fiscal impact to the City associated with adoption of the plan amendments, however, the City must identify revenue sources that are reasonably likely to be available to fund capital projects that are identified in the TSP’s financially constrained plan, as well as to maintain improvements.

Environmental Impact: No direct impact at this time. However, promotion of an efficient and safe multi-modal transportation system may have positive impacts.

Attachments: [A - “Preferred Plan” project descriptions and Figures](#)
[B - Map of recommended “financially constrained” projects **without** additional funding](#)
[C - List of recommended “financially constrained” projects **without** additional funding](#)
[D - Map of recommended “financially constrained” projects **with** additional funding](#)
[E - List of recommended “financially constrained” projects **with** additional funding](#)
[F - SDC examples in Oregon](#)

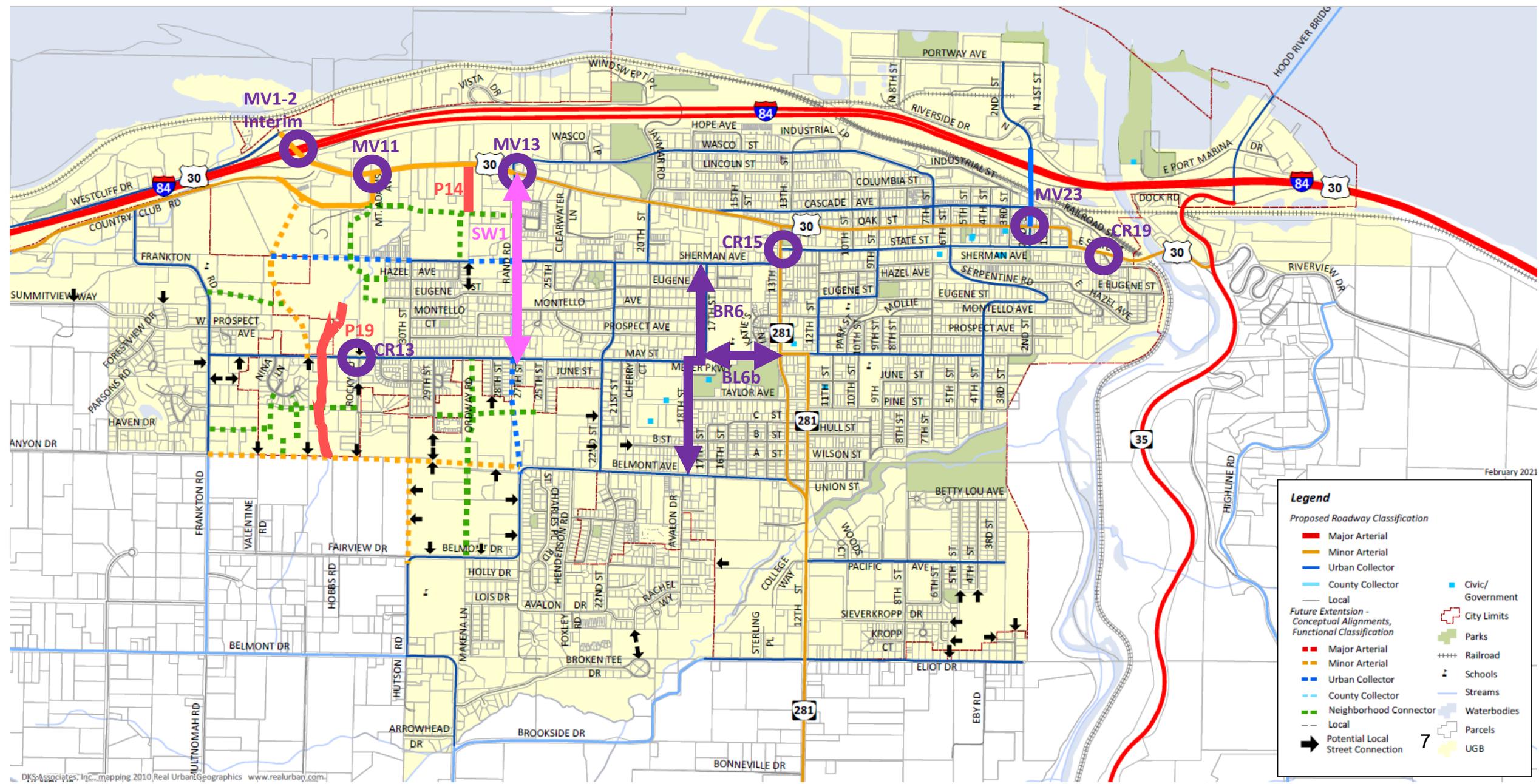
Hearing Packet Documents:

- 1) cover sheet with an explanation of staff recommendations for funding projects in the TSP;
- 2) memo from the planning commission dated March 15, 2021 explaining recommendations;
- 3) staff report with draft TSP amendments in “track changes” and associated materials;
- 4) written testimony received; and
- 5) a summary of public comments from a “virtual open house.”

TRANSPORTATION SYSTEM PLAN AMENDMENTS - File No. 2020-25

Recommended Financially Constrained Projects **Without** Additional Funding

ATTACHMENT B



February 2021

Legend

Proposed Roadway Classification

- Major Arterial
- Minor Arterial
- Urban Collector
- County Collector
- Local

Future Extension - Conceptual Alignments, Functional Classification

- - - Major Arterial
- - - Minor Arterial
- - - Urban Collector
- - - County Collector
- - - Neighborhood Connector
- - - Local
- ➔ Potential Local Street Connection

- Civic/ Government
- City Limits
- Parks
- + + + + Railroad
- ⌘ Schools
- Streams
- Waterbodies
- Parcels
- UGB

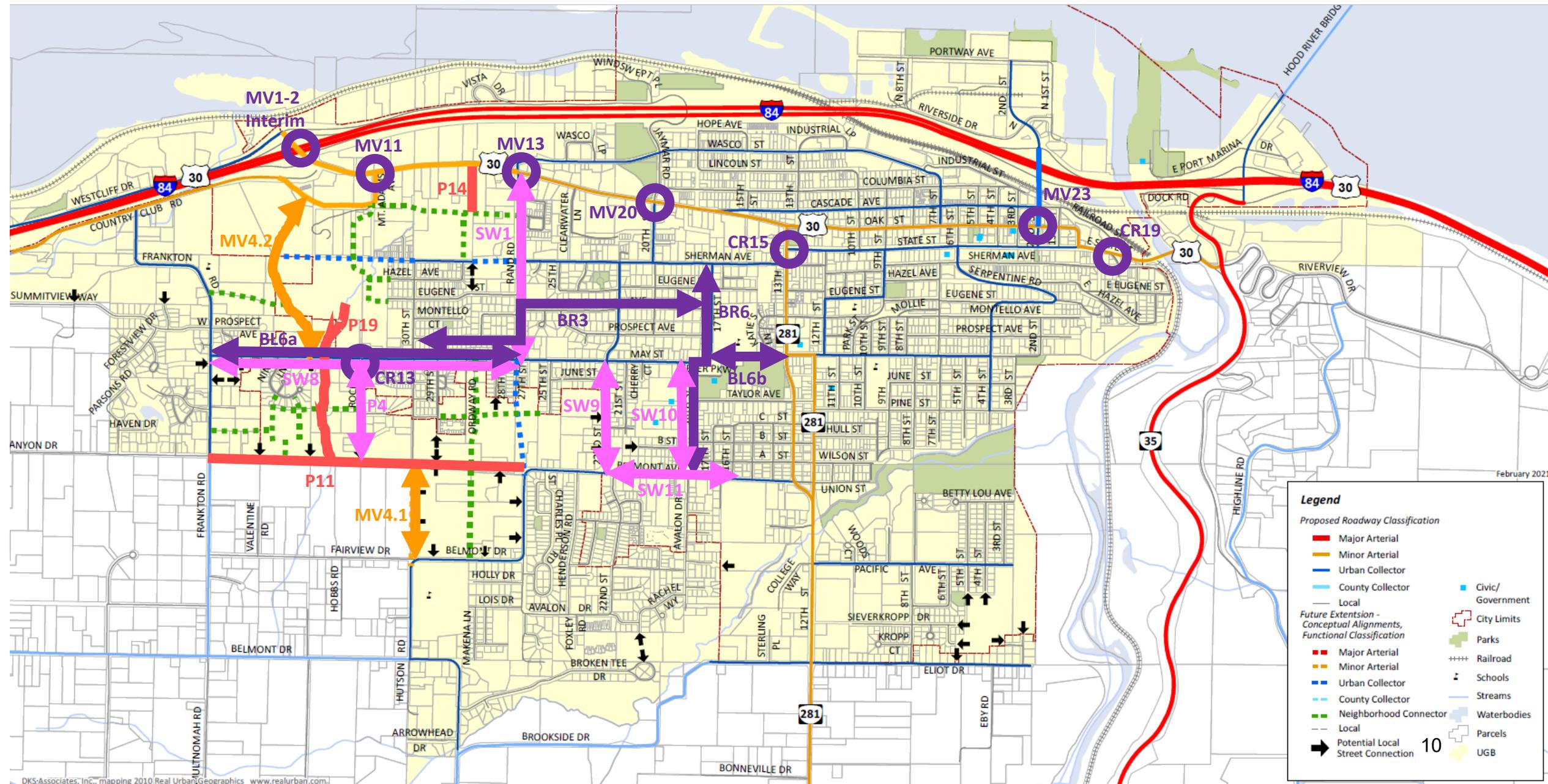
<i>Project ID</i>	<i>Cost Estimate (High)</i>	<i>Cost Estimate (Low)</i>	<i>Name/Location</i>	<i>Description</i>
SW1 <i>Sidewalk FC Plan</i>	\$1,630,000 \$1,630,000	\$745,000 \$745,000	Rand Rd.	Rand Rd. (Collector) sidewalk, low estimate assumes one side only
CR13	\$10,000	\$10,000	May St. at Rocky Rd. (or Henderson Creek trail)	Crossing
CR15	\$10,000	\$10,000	State St., east side of 13th St.	Crossing
CR19 <i>Crossing FC Plan</i>	\$10,000 \$30,000	\$10,000 \$30,000	State St. at E. 2nd St.	Crossing
P14	\$65,000	\$65,000	Westside Trail spur	Cascade Ave. to Wine Country Ave. extension. Trail. Low estimate: 14-foot-wide ROW only from south UGB to May St., crossing at May St., and tie into existing trail easement on School District property (complete trail connection from south UGB to Sherman Ave., approx. 2000 lineal feet).
P19 <i>Path FC Plan</i>	\$5,290,000 \$5,355,000	\$546,000 \$611,000	Henderson Creek	
BR6	\$130,000	\$130,000	17th & 18th St., Sherman Ave. to Belmont Ave.	Bike route
BL6b <i>Bike FC Plan</i>	\$140,000 \$270,000	\$140,000 \$270,000	May St (17th St to 12th St)	Bike lanes (described as "roadway expansion" in preferred project list)

				I-84 Westbound Ramp/Terminal - Construct traffic signal • I-84 Westbound Ramp/Terminal - Install queue detection devices on the off-ramp and ability to pre-empt signal timing to allow the off-ramp queues to be cleared during times when queue lengths become excessive • I-84 Eastbound Ramp/Terminal - Construct an eastbound shared through/left turn lane to create an exclusive lane for the heavier right turn movement • Cascade Avenue - Construct second eastbound lane from the I-84 eastbound ramp terminal to Mt. Adams Avenue (would tie into the existing eastbound right turn lane at Mt. Adams Avenue) • Westcliff Drive/Cascade Avenue - Install a stop sign on the eastbound approach - Remove the stop sign for the northbound right turn lane
MV1/MV2 Interim	\$6,915,000	\$6,915,000	I-84 Exit 62 Interchange Mt. Adams Ave./ Cascade Ave.(HCRH)	Roundabout (preferred alternative)
MV11	\$5,500,000	\$5,500,000	Rand Rd./ Cascade Ave.(HCRH)	Traffic signal
MV13	\$3,200,000	\$600,000	2nd St./ Oak St.(HCRH)	Traffic signal (URD funding)
MV23	\$1,000,000	\$1,000,000		
Motor Vehicle FC Plan	\$16,615,000	\$14,015,000		
Total FC Plan	\$23,900,000	\$15,671,000		
Total Revenue	\$15,665,000	\$15,665,000		
Funding Gap	\$8,235,000	\$6,000		

TRANSPORTATION SYSTEM PLAN AMENDMENTS - File No. 2020-25

Recommended Financially Constrained Projects With Additional Funding

ATTACHMENT D



<i>Project ID</i>	<i>Staff Cost Assumptions</i>	<i>Description</i>	<i>Cost</i>
		Rand Rd. (Collector) sidewalk, low estimate assumes one	
SW1	745,000	side only	
SW8	570,000	May St. (Collector) sidewalk, one side only	
SW9	510,000	22nd St. (Collector) sidewalk, one side only	
SW10	390,000	18th St. (Collector) sidewalk, one side only	
SW11	400,000	Belmont Ave. (Collector) east of 22nd and 18th, north side only	
Sidewalk FC Plan	2,615,000		
CR13	\$10,000	Henderson Creek trail crossing at May Street	
CR15	\$10,000	State St. crossing, east side of 13th St	
CR19	\$10,000	State St. crossing, at E. 2nd St.	
Crossing FC Plan	\$30,000		
		Westside trail segment: sidewalks and bike lanes on Rocky Rd. (UGB to May St.) including 11' of additional ROW. Cost estimate = \$1,365,000. Staff assumption is 50% of cost estimate for improvements on east side of street only as well as purchase of ~1110SF ROW along	
P4	682,500	west side immediately south of May St.	
P11	1,070,000	Post Canyon interim trail improvement: 10' ROW (see also MV7)	
P14	65,000	Westside Trail spur: Cascade Ave. to Wine Country Ave. extension.	
P19	980,000	Henderson Creek trail: 14' ROW and asphalt path, UGB to School District's parcel (approx. 2000 lineal feet) where it ties into existing path and easement	
Path FC Plan	2,797,500		
BR3	235,000	Bike route: Montello and Eugene, 17th to 30th	
BR6	\$130,000	Bike route, 17th & 18th St. between Sherman and Belmont. Intended to support SRTS funding application	
BL6a	\$715,000	Bike lanes, May St. Frankton to Rand Rd.	
BL6b	140,000	Bike Lanes, May St., 12th to 17th	
Bike FC Plan	1,220,000		
MV1/MV2 Interim	6,915,000	I-84 Exit 62 interim improvements (ODOT funding)	
MV4.1	3,033,000	30th St. from Belmont to Post Canyon. Discounted 55% of cost based on Local Street equivalent. DKS cost estimate is for ROW and improvements along UGB to minor arterial over and above Local Street ROW and improvements	

	Westside Dr. from May St. to Wine Country Ave.: cost estimate discounted 65% to remove Local Street equivalent.	
MV4.2	8,559,000	
MV11	5,500,000 Roundabout (preferred alt.): Cascade/Mt. Adams	\
MV13	600,000 Traffic signal: Cascade/Rand. Finance Dept. estimate	\
	Traffic signal: Cascade & 20th. Engineering Dept. estimate	
MV20	2,000,000 includes additional ROW	
MV23	1,000,000 Traffic signal: 2nd & Oak (URD funding)	\
Motor Vehicle FC Plan	27,607,000	:
Total FC Plan	34,269,500	
Total Revenue	15,665,000 Added downtown URD funding source \$1M for MV23	
Funding Gap	18,604,500	

**City of Hood River
City Council – Special Meeting
March 1, 2021**

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

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

Absent:

I CALL TO ORDER

Mayor McBride called the meeting to order at 6:00 p.m.

Land Acknowledgement Statement and Pledge of Allegiance

Note: Business from the audience was moved under Discussion Item No. 2 Missing Middle Housing Code Workshop.

III DISCUSSION ITEMS

1. 5-yr Utility Rate Plan, W. Norris

Norris stated this is the first out of three meetings on a new five-year utility rate study. First meeting tonight will be water and sewer rates, the second meeting will be on March 8 on stormwater rates and SDC's, and the third meeting will be on March 15 on affordability programs and how the City can better utilize them for low-income individuals.

The rate plan that will be discussed will be picking up where the City left the 5-year rate plan, that was adopted in 2015. From FY2014-15 to the current fiscal year the rates increased by 43%. This increase was necessary to start making substantial improvement progress on the backlog of capital projects and debt service on the waterline replacement project, that happened in 2013. During that period of time, rate increases were uniformly applied all across customer classes, residential, commercial and industrial without any regard to each user's proportional burden on the system. The rate plan that will be discussed tonight places much more emphasis on appropriately allocating the rate burden across user classes, rather than overall increase to revenue system wide. The plan only increases rates by 3% per year, but they are significant changes within user classes. Tonight, you will see in water and sewer, how rates are designed to slowly shift rate burden away residential, which are paying more than their fair share on to commercial and industrial. They have been paying less than their fair share. It is also done with an eye towards reasonableness and the amount of change that the system can assume. What you will see is significant progress towards increased rate proportionally, but not perfect rate equity. The purpose for that is to not see double digit increases on their commercial customers year over year, over the 5-year period. The second meeting a shift towards impervious surface as a measure of stormwater rates, away from just meter size. Which is a much more logical and direct correlated to payers' impact on the stormwater system. The third meeting will address ability to pay by bringing recommendations to Council on how to improve the affordability

programs. At the conclusion of the three meetings, City staff will bring back a resolution with the implementing rates, effective July 1, 2021 based on the work FCS does, as well as the direction given by Council over the next three meetings.

Doug Gabbard, Project Manager at FCS Group presented a PowerPoint presentation. It has been added to the record. John Ghilarducci, Project Principal and Wyatt Zimbelman were also in attendance to present.

Garboard reviewed the presentation overview. Recap of the rate study. Overview of rate setting process. Water and sewer rates results: Revenue requirement, cost of service and rate design. Questions and discussion. Wrap up with next steps.

A revenue requirement analysis which looks at the size of the revenue pie and how big does it need to be. A revenue requirement is the total dollar amount for any given year that you need to raise with rate revenue to give the utility the amount of cash it needs for spending. Cost of service allocation is looking at the slices of the pie. Are the individual classes paying their fair share? Once it is decided what each customer class should be paying, you would be amazed at the amount of flexibility and choices to determine how that revenue is going to be recovered in the different choices available for charging that rate.

Zimbelman presented information on the revenue requirement analysis. Key Assumptions; annual cost inflation, annual customer growth rates, operating forecast, and future debt issuance. See slide 6 for details. Capital fund forecast for water, slide 7 shows each year's capital obligations and the debt that is forecasted for each year. Once there is an idea of what type of debt service that is needed and how much capital will need to be paid for, the revenue forecast is done. Slide 8 reviews the revenue requirement forecast for water. In order to fund all the initial capital plan, the City will need an annual rate revenue overall increase of 3%, for the next 10 years. That is for all customer classes. Slide 9 reviews capital funding forecast for sewer. Sewer is a little more front loaded. They are going to borrow again in three issuances. Every other year, starting in FY20-21. It is in the current budget; \$1.5 million interfund loan from Equipment Fund budgeted and \$2.1 million revenue bond issuances in FY2022-23 and FY 2024-25. Slide 10, Revenue requirement forecast for sewer. More rate revenue is needed to support capital projects and debt service; \$3 overall annual rate increases recommended from FY2021-22 through FY2028-29.

Garboard stated Zimbelman described what the rate increases would need to be if they were going across the board, but a deeper look into individual classes is needed. They are here to help the City do this task. Garboard reviewed the two-step process that is used. Step #1: Allocate costs to functions of service, slide 12. Step #2: Allocate Costs among customer classes; slide 12. Water customer classes: single family, multi-family, commercial, industrial and irrigation. They take the cost from all those functions and put them into the individual classes based on the number of accounts in each class; slide 15. Slide 16 reviews allocation of FY2021-22 revenue requirement. The pie chart on the left shows how the City is recovering costs under the current rates. The pie chart on the right represents the way the cost should be recovered based upon the cost of service analysis. Some of the adjustments are significant. What they are showing are best practices and there is good reason to why the rates should be adjusted to cost of service, but the City is not legally obligated to make the changes. Setting rates at cost of service is a nice way to make sure they are equitably applying the rates to those customers in proportion to their burden to the utility system. Garboard reviewed a water cost of service (COS) implementation strategy to smooth the transition for rates. This would get close to

COS within five years. No rates would go down. The general approach to implement COS when some classes go up, the others are held constant until the other classes catch up. All classes except for multifamily reach their allocated cost of service by FY2025-26. Overall annual increases deviate slightly from 3% target, to facilitate logical progression of rate over time. Beyond FY2025-26, rate revenue adjustments would apply across the board.

Sewer COSA methodology works the same way as water. Recommended strategy to move towards COSA findings over five year. Septic and sludge hauling fully implement COS rates in first year. Rather than decreasing single family rates, they are increased at rates lower than the overall systemwide rate increases. Non-residential held flat in FY2021-22 as rate design is implemented. All classes make progress towards costs of service by FY2025-26. Overall annual increases deviate from 3% target, to facilitate logical progression of rates over time. Beyond FY2025-26, rate revenue adjustments would apply across the board.

Zimbelman reviewed the current rate structure a presented the new proposed rate structure. Whatever rate structure that is made, needs to basically collect the overall revenue requirement or whatever revenue requirement that is being targeted. That is the number one consideration. The next step it to target phase-in revenue level for each class of service. The third option within that, how do they want to structure the rates to meet the goals of the utility. That can be focused on encouraging conservation or try to keep revenue as stable as possible. They worked with the City on what would be appropriate. There was consensus the existing rate structure works well but there are some improvements they wanted to look at making. On the water side: maintain existing base fees, and one charge per meter size. Expand volume charges, individual rates for each customer class. For sewer, maintain existing base fee structure, one charger per meter size. Increase base fees with single family rate increases. The real changes are going to come with the volume charge. Expand volume charge: separate multifamily from non-residential and increase the number of non-residential strength classes. Zimbelman showed the rate structure on Slide 27 and comparison rates to other cities on Slide 28.

On the sewer side, the big change is going to be expanding the strength classes. Right now, there are three strength classes low, medium and high. The idea with the new structure is going to be expanding that and creating new classes on the high end. Move the high class up to be higher strength to help them better capture some of the higher strength customers, rather than having them grouped into three classes where there might have some very different types of customers. The benefits of expanding the structure, you can get better differentiation of customer types and make sure they are paying a rate that reflects their sewer strength. Slide 30 shows existing versus proposed rate. Slide 32 shows comparison rates with other surrounding cities.

Garboard stated next week they will be reviewing the stormwater analysis. That is both the revenue requirement, as applied to the impervious surface bases. They will also show Council how a stormwater credit policy could work and the rate implications of that. They will also discuss the stormwater SDC and how it should be adjusted. The follow week after that Todd Chase will speak about the affordability analysis.

2. Missing Middle Housing Code Workshop, D. Nilsen

BUSINESS FROM THE AUDIENCE

Becki Rawson, Hood River, OR – she is a nurse at Providence Hood River Memorial Hospital. She has worked there for 32 years. She has strong interest in housing availability in the area.

She attended the missing middle housing presentation a year ago. It struck her that it made sense for them to be thinking about this for the area. She has looked at what has happened in other regions that have had the same housing pressures as Hood River. It has been well utilized in Portland. She believes creative thinking needs to be done to solve this local and national housing crisis. She believes the missing middle housing is a great solution. In her work she has witnessed professionals and people who have moved to the area or who have grown up here and receive an incredible education at the community college. They became nurses or worked in other areas but cannot afford to stay here. It is tragic. If they cannot live where they work, they have to move.

Susan Crowley, Hood River OR – she wanted to start with a word of concern regarding a process difficulty. She believes Council is coming to pre-decisions before they have heard any public testimony. That has been an issue in other matters and can be a problem. She has a quality of life concern about the draft as far as she understands it now. She thinks it's great the City is moving away from the big box townhouses and moving towards limiting sizes of new dwellings. She has concerns about water run off impacts. She sent Council an email with an EPA graphic that indicates even through your increasing the lot coverage by 25%, that nearly doubles the runoff that occurs. It is a big deal and it needs more thinking. She also spoke about landscape requirements and suggested there is a way to ensure the planting comes to maturity or maintained.

Nancy Roach, Hood River, OR – she has been involved in this process for a while now and has spoken multiple times during Planning Commission and Council sessions. She and her husband have a long-standing interest in creating and supporting a diverse housing inventory. She read a letter on behalf of Dr. Christopher Swisher who is a local dentist. The statement was added to the record. He spoke about the difficulties his employees have finding affordable housing and the lack of housing. The loss of employees is a hardship on his businesses. It takes months to years to properly train a new hire. A housing solution is needed that continues to help small businesses provide for the community. Roach ended by stating the decision Council makes on this code will shape what the City will look like and who lives here in 20 years. This code has evolved dramatically in a good way. She applauds the Planning Commission and Planning Department for their thoughtful decisions and for the consideration of multiple audience feedback. These issues are hard and thank you for taking it on.

Katie Crafts, Hood River, OR – her family bought their family home in 1992. She moved back to the area after college to be near her family. She is living in a basement apartment in Hood River. She is a member of the local working class. She is pleased to see Council addressing the zoning laws and taking into consideration people like her. She is unsure on the process to know how to get her voice heard, so she is here tonight speaking on behalf of people like her. The Gorge is a hard place to build a life from scratch. After working around the world, she would have to say the working class of the Gorge is some of the most resourceful, adaptable, and creative people she has ever met and yet they are all barely hanging on. She is here today to encourage Council to take a stand on behalf of the work force and intentionally design zoning so that people who are building their lives here, can also afford to live here. To be clear, we are your kids, teachers, vets, nurses, non-profit employees, business owners, chefs and more. Housing for the missing middle impacts, the people who are the backbone of this community. We are the people who functionally operate this community. She has lost many friends that have moved out of town to areas where it is a more direct line to connect between local incomes and housing prices. Without housing for people of this demographic, what kind of future community are we designing. People in the workforce work a lot and do not have much time to spare for things like speaking up on our own behalf, at City Council meetings. This is a time to make decision on behalf of the voices that

we hear but also more importantly on behalf of the voices that we do not hear. Please consider the workforce voices when you are designing our community's future.

Ben Mitchell, Hood River, OR – he thanked Council for addressing the critical need for workforce housing in Hood River. He has lived in Hood River since 2010 and loves living here. He feels more and more this is not a welcoming place for him or anyone else in the working or middle class, in his generation. Owning a home here still seems like a pipe dream due to absurd rise in home prices. He hopes the City can make real progress on this issue and hope one day soon, to see the results.

John McGrory, Hood River, OR – he has owned his home in the City for 20 years. He started out as a second homeowner and lives in Portland. Overtime and this last year, more of his time has been spent here. At the end of this year when he retires, it will be his permanent house. He is concerned Council may not be giving proper consideration to the people who already live here and the effect it will have on current homeowners. He apologizes if that sounds rash. Everyone should be concerned about the parking situation brought by this ordinance. There will be a lot more cars in the street. People in Hood River own cars for recreation. More cars and parked cars will create more dangerous situations, not only for the people living there but for the people driving through. That should be considered. He asked that Council do a study on the economics, that is important. He does not believe this proposal is going to provide the type of affordable housing that some might think it will. The price of housing is not based on the cost of the housing but on supply and demand. He does not believe this will provide a better community for living, for the people in Hood River. He believes it will serve to increase traffic and increase problems with parking and generally decrease the standard of living in Hood River.

Mike Kelter, Hood River, OR – he is supportive of the City's proposal. Its impressive Council is giving up another Monday night to work on this important issue. It is what the town needs. Off street parking creates traffic calming. The lack of curb cuts creates better parking and safer streets. He stated McGrory made a good point, how do they make a tangible effect in today's market within the next 18 months at changing the missing middle. The only way to do that is to provide inventory. The only way to provide inventory is to increase density on the current buildable housing land. This is a beautiful step forward and it actually gives Hood River a realistic opportunity to do so. The things that really matter, if you create something on the zoning side, you need to make sure it can functionally work throughout the two areas that need to be taken into account. Can Planning code align with Public Works, Engineering, and the Building Department. If those three cannot consistently align, no builder, developer, homeowner will take on a project like this. It will die at concept phase. Their needs to be some type of accountability with the City to back check this will work. Infrastructure will kill a project like this. It is the reason you see larger homes get built in place of small townhouse or cottage building. If they cannot financially produce a project, the only way out of a land project like that is to do it with square footage and price per square foot. If the infrastructure is thought out with the City, there is an opportunity for developers to do projects like this. That needs to be taken into account; some type of offset if there is a commitment to doing this and sold as an affordable style project. He has been asked as a developer and a builder if he would entrain or do a project like this, if this was an opportunity. His answer is yes. But it needs to work from the beginning to the end. If you can do that and prove that, which the City has the opportunity to make it happen, he would be the first to put his money, land, time, and company resources to doing this. He would commit to selling these as workforce housing, that the City needs.

Nilsen presented a PowerPoint presentation. It has been added to the record. He provided an overview on the missing middle housing project. The code and purpose of tonight's meeting is to present Council with a draft of the missing middle housing legislation for next Monday nights public hearing. To ensure the draft meets and implements some of the Council's policy for the development of missing middle and to make any Council requested modifications or clarifications prior to the public hearing. The purpose of the project is to establish a clear process and regulatory framework to allow greater diversity, to meet these housing needs. This code would be implemented in a standalone code for uses that would be permitted outright, in some form in each of the residential zones. To be reviewed under clear and objective standards and permitted through expedited permitting reviews.

Nilsen gave a summary of the middle missing code and background information for those listening to the meeting, that are less familiar with the project. He explained the code is broken down into seven sections and reviewed each one. Within the development standards, it is composed of 14 sections that cover design and layouts. This is included in the meeting packet. He reviewed some of the policy issues and areas where there was not consensus among the Planning Commission. He would like to take input on anything included in the draft regulations before Council. Key areas included the required site area for dwelling units, parking, stormwater landscaping and tree preservation, dwelling size, building height, and highlighting the issue of short-term rentals and building conversions.

Council discussed building height. Mayor McBride stated Planning Commission wants to rely on the excising City's height measurement methodology, not provide a custom one that was unique to the middle housing code and leave it for a citywide discussion because it does not seem clear. Staff would like to put something in the middle missing code. There was a difference in opinion on how that should be done and if they did it through code. Are these the right numbers if they did it thought this code?

The current code is 28 feet across the board for any type of roof. If you can build a pitched roof, you still get the 28 feet but if you do not build a pitch roof, you are penalized compared to the current code. It will be an incentive to build a pitch roof. The intent is to limit these to two story dwellings.

After discussion, Councilors Metta, Haynie and Zanmiller are in favor of incorporating the new code. Councilor Saunders and Mayor McBride were not. Councilor Coughlin is trying to determine if this is an issue that really needs to be fixed. No response from Councilor Rivera. Fuller stated Council's conversation is helpful, staff will go back and see if there is more information that can be provided or additional options to propose.

Council discussed parking; how many and where. Significant part of site layout includes how many cars you are going to accommodate and require. The tension of putting those on site and impacting or consuming some of the developable area or not requirement them on site and having additional demands on street parking. Second issue is location. One of the key points on design standards was not allowing parking between dwelling units and the street. Along the side of the buildings, tucked under the buildings, beyond the buildings were going to be acceptable outcomes. It limits the impact of parking and the prominence of off-street parking in the front of the dwellings.

Councilor Saunders believes it should be up to the developer to make the choice of what fits for the property they are developing. She also supports reduction in costs and provide incentives for this

type of housing. She is supportive of a 3/4 parking space per unit.

Councilor Metta stated she is in favor of 1 parking space per unit.

Councilor Zanmiller stated he is in favor of 1 parking space per unit but maybe there could be other things they can do make it easier to the developer.

Councilor Haynie is instated he is in favor of 1 parking space per unit but he would prefer more than 1 spot required.

Councilor Rivera and Counihan are both in favor of 3/4 parking space per unit.

Mayor McBride stated she is on the fence between 1 and 3/4. She is thinking about the fourth unit not having parking on a 50x100 lot. She understands the issues. She has heard from people about the parking issue, then any other issue in this middle housing discussion. She would have to go with 3/4 parking spaces per unit.

Fuller stated staff will bring back final language for Council to approve at the hearing.

Location of parking was discussed. The Planning Commission was split on this decision. Nilsen stated the provision that would prohibit parking between the dwelling units and on streets. The Planning Commission did not receive a consensus on this. It was a 3-3 vote. The current code states you can park one car in front of your house. The recommendation by staff and the split vote was for not allowing one car parked in front of your house.

Councilor Saunders stated she would be fine with one or two vehicles in the front set back but not one per unit. Something that gives flexibility and some type of option that is more in line with what current neighborhood have. She does not believe having one or two cars in front of a property is a large issue or visual problem. Balance what we currently have but not allowing it to be turned into a full parking lot of the entire frontage.

There was discussion regarding curb cut standards and requirements. Fuller suggested as Council goes into the public hearing, staff can make the curb cut a visual, so Council can see the impacts. That might help Council make a decision on how to move forward.

Mayor McBride opened the discussion for additional comments, questions, or ideas from Council.

Councilor Saunders asked about the density bonuses for units under 800 square feet in the R-2 and R-3 but it's not in the R-1 zone. She asked if there was a reason the Planning Commission did not include R-1. Nilsen responded it was based on the direction staff took from Council early on to entertain the idea of having a duplex in that area and not necessary taking it beyond that. The smaller unit bonuses came up during the hearing. It was not in the initial draft. That was something the Planning Commission added but R-1 was not recommended or suggested. Councilor Saunders would like Council to discuss it. The missing middle housing is housing that is needed, and it's not being built in town. When she talks to people in her demographic, the smaller units are what many people really want for both cost and size. She would like to see the City promote that in all the zones.

Council Zanmiller agrees with Councilor Saunders. He believes they need to make sure they write

a rule set, that pencils for the people that are going to be building these homes.

Councilor Metta stated she would like to keep R-1 as it is, without the density bonuses. Looking at the City, most of the City is R-2 and R-3. There is a very small area of the City that is R-1. This is going to impact most of the City anyway. She is in favor of less lot coverage versus what the Planning Commission was in favor of.

Councilor McBride stated the idea of one for one for tree retention, she thought that was a fantastic idea. She is hopeful that will help reattain additional trees on properties.

Councilor Haynie spoke about two points of concern he has. One, there is a quality-of-life issue here. They do not know how significant the actual densification may or may not actually play out in light of market forces and other factors. There is a possibility under this code change to see significant increase in impervious surfaces, loss of trees, loss of play space for children, more cars on the roads. Second, will this solve the problem; out priced the community for homes. He believes it is driven by the nationalization that Hood River is a beautiful place and it has a national interest. Its too bad for those who have grow up here, they want to enable the next generation to live here. He questioned will increasing supply, decrease demand. It seems to him that is an unspoken premise. He is unsure it will. He believes the other things they are doing, such as Rand Road will help. There are other ways to achieve their goals. He stated incase there are some unintended consequences if it were to be passed, he suggested having a 5 year relook or expiration. Just in case this spirals into something else. He also suggested excluding R-1 from this, as mentioned by Councilor Metta. With the thought of considering aligning the policies with consumers.

Councilor Saunders stated the available land in the Urban Growth Boundary at this point is R-1. That is a large area the City is going to be growing into and it needs to be used efficiently. She believes it is odd to say there is not a lot of R-1. It matters what is done with that zone. R-1 mean low density versus standard or high. She believes the code addresses some of that with lower lot coverage and higher landscape area. It has a higher square footage per unit requirement then R-2 and R-3. They have already built in that it is already lower density but the other side of that whether it is the House Bill 2001. They received multiple comments talking about the equity issues of R-1 being exclusive to single family. There has been a larger conversation nationally that R-1 excludes certain people from R-1, even if it is at a lower density. She is not comfortable with that. She would like to figure out if there are ways to not only do a duplex but also a triplex, or other things that allow small units that will be the same mass, as a large house on a large lot. Allow more people access that area of town.

Councilor Rivera agreed with Councilor Saunders.

Mayor McBride stated she is fine with R-1 as it is. She would consider changing it to the same as R-2 and R-3. She believes House Bill 2001 will affect the City sooner than later. The City will grow to 10,000, and it will be two units. The City already allows two units in the R-1, with ADU's. She does not believe it is going to be a large change.

Mayor McBride wanted to bring up the alley buffer yard. Having built two ADU's herself, she is not sure about having a landscaping buffer next to the parking. Nilsen explained the buffer yards also serve as a setback. This would require the building to be set back, from the alley right of way. This is what essentially provides that separation. There is no unique setback. This sets the setback from the alley for structures, and it allows parking to go in.

Next steps: Public Hearing scheduled for March 8, 2021.

IV ADJOURN – Adjourned by unanimous consent at 9:45p.m.

Kate McBride, Mayor

Jennifer Gray, City Recorder

Approved by City Council on _____

**City of Hood River
City Council Work Session
March 8, 2021**

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

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

Absent:

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

Land Acknowledgement Statement and Pledge of Allegiance

II BUSINESS FROM THE AUDIENCE

Susan Crowley, Hood River OR – she asked when the public speaks to Council on Zoom, if the person speaking can have their face shown, rather than having the screen blacked out. It is nice to have face to face contact. Seeing others who are testing would be nice.

III PRESENTATIONS

Fuller presented introductions for Alisa Fowler and Kelly LaPoint.

1. Hood River Homeless Outreach, Alisa Fowler

Fowler presented a PowerPoint presentation. It has been added to the record. She shared her project with Gorge Outreach. She began contracting with the City of Hood River at the beginning of the 2020 winter warming shelter season. She meets weekly with Fuller, Police Chief Holste and Fire Chief Damian. They do that for a check-in on needs that are identified from their end as a first responder and to give feedback that she is seeing in the houseless community. The Hood River County mobile outreach program is a street outreach and case management program. The focus of this work is to direct a linkage to existing services and gathering information from people experiencing houselessness on barriers and helping them navigate through the resources that are available, while collecting information on some community needs. It is both doing paperwork, coordination and loading up her car with basic items for people to be comfortable as possible. She works together with the staff at warmer shelter site. She goes there once a week to meet with their participants, as well as going out to meet with people by referral and to camps where people are staying. Hood River shelter services served about 94 individuals in 2019-2020 year. She believes that is a under count. It does not count people who are staying in a RV with no utilities on someone's property, people who are doubled up, or might have somewhere to stay for a little while, then move on. All the people she works with through this contract meet the federal definition of homelessness. The objectives she is

working on with this program were built from the recommendations of the Hood River Homeless task Force. She wanted to meet as many as possible through this contract. She felt it would be most useful assisting individuals and families, to identify and address barriers to housing placement. For a lot of people during COVID that is basic things, such as helping them get appointments scheduled at the DMV. The mobile outreach also served as a referral source to the first responders. She did a lot of outreach to meet with other providers and learn what resources they had. Social service networks are constantly shifting, especially during COVID. She also had an opportunity to partner with community volunteers, such as Riverside Church. The final part of this project, once she wraps everything up, includes gathering feedback and identifying a little bit about their narrative about what is happening for them as they are experiencing houselessness in the community. She partnered with agencies that are doing more of the culturally specific services, such as The Next Door. She was able to attend different coordination groups and visit different sites along with the groups that are community advocates and tribal health authorities. The main things that were spoke about by the people who are receiving services were the impacts specially during COVID; showers and laundry facilities. There is now a group of volunteers that provide laundry service once a week. There is still not a lot of places open in the community to take showers. That was not the case pre-COVID. It has been a public health and comfort issue. Public transportation is also an issue for them. A lot of housing placement assistance and outcomes are still in process. Everyone she has contacted has been offered the opportunity to apply for housing vouchers. Not all have agreed, and some are already in process. She is hoping to have more outcomes soon. The flexibility of this program has helped. She was able to give gas vouchers to one family to help the kids go to school and get minor car repairs. She coordinated with first responders and gave hotel vouchers during the surprise winter weather event. Next steps are to put together final demographics and participant feedback. All the information will be submitted to the City, as a deliverable. She has started working with LaPoint as the Mid-Columbia Community Action Housing Stabilization Manager. There are a lot of opportunities coming up through MCCAC around all of the goals that she outlined, to make sure they have robust street outreach, centralized access to available resources and getting better data on who is experiences homelessness and what the needs are.

2. Mid-Columbia Community Action Council, Kenny LaPoint
LaPoint presented a PowerPoint presentation. It has been added to the record.

Mid-Columbia Community Action Council (MCCAC) is the Community Action Agency serving Hood River, Wasco, and Sherman Counties. Their core program areas include shelter, housing, utility bill payment and weatherization assistance. These services are provided to vulnerable, houseless, and low-income community members. Core program areas: shelter, housing assistance, utility bill payment assistance and home weatherization. MCCAC's core programs are delivered directly and through subcontracts with community partners.

The Dalles - MCCAC owns and operates 18 non-congregate emergency shelter units serving up to 36 of our most vulnerable, houseless community members. Hood River - MCCAC provides financial support to Hood River Shelter Services (HRSS) for the operation of 13 non-congregate emergency shelter units located at the Hood River Valley Christian Church. The City of the Dalles has agreed to put in water and sewer on the site, which was important because they recently purchased a shower/restroom trailer that is ADA compliant. They plan to place the trailer once it is delivered in June. Having showers is very critical need, since a lot of facilities have been closed due to COVID. They would like to get a trailer for Hood River County.

Hotel/motel vouchers are used to supplement the need for additional shelter beds, particularly during severe weather events, and to serve households for whom traditional shelter units may not be

adequate (ex: families with young children, medically fragile and domestic violence survivors). Hotel/Motel vouchers are provided through MCCAC and its subcontractors, including Gorge Ecumenical Ministries and St. Vincent DePaul of The Dalles.

LaPoint shared the Chief of Police for the City of The Dalles stated there has been a significant reduction in police calls. They are having better interactions with those who are experiencing homelessness. They also have been able to place a number of people in the shelters into a more permeant housing situation. The city is evaluating the long-term and considering whether or not they will allow the shelters to be operated year-round. The Dalles City Council will be discussing this on March 22. The shelters are scheduled to close on March 31, so they are eagerly waiting to see what will happen.

MCCAC helps people get back into housing as quickly as possible to make sure their homelessness is very brief. They provide homeless prevention resources and help people that have financial setbacks, so they can stay in their homes. They also help with street outreach.

LaPoint reviewed the 2020 demographic numbers. See PowerPoint page 8 for details.

MCCAC assists with utility bill payment assistance through their Energy Assistance Program and Localized Utility Assistance Program. MCCAC and the City of Hood River are currently working on water and sewer discount program for households for whom utilities are included as a part of their monthly home rental costs. The program would provide qualifying households with a utility stipend, to help cover those costs. MCCAC will conduct client intake and complete eligibility screening for the program. Weatherization programming is designed to assist low-income households in reducing their energy burden through in-home energy related improvements. This includes insulation, windows, doors, roof repair and air sealing of the home. Clients are selected from a prioritized list including seniors, persons with disabilities, families with children under the age of 18, those with high residential energy usage, and those with no current home heat.

LaPoint reviewed MCCAC areas of opportunity and ways the City can help MCCAC.

IV PUBLIC HEARINGS

1. Missing Middle Code Public Hearing (LEG 2020-37), D. Nilsen

Mayor McBride opened the public hearing at 7:00 p.m. and read the script and read the rules regarding public hearing conduct.

Nilsen presented an overview of the draft code in its current status. The purpose of tonight's night's meeting is to initiate the public hearing and hear testimony from the public, as well as give the opportunity for Council to ask questions on the draft, prior to any legislative action. Nilsen's PowerPoint presentation was added to the record. From the last meeting, developing code language for missing middle housing, duplexes, triplexes, and cottages is a part of the Council 2021 Workplan. The purpose of the project: establish a clear process in a regulatory framework that allows greater diversity of these needed housing types, that would be implemented in a stand-alone code. For uses that were permitted outright in each of the residential zones to establish and to be reviewed under clear and objective standards through expedited review processes. Nilsen explained in the meeting packet, there is legislative findings related to HRMC 17.08, which outlines the criteria for legislative changes, which is a part of the record now. For the audience, Nilsen provided a summary

background regarding middle housing and how the City got to where it is, regarding this issue. He explained there have now been 11 Planning Commission and City Council public meeting, this one being number 12. As drafted, the code included in the packet outlines the expedited process, development standards, includes provisions for land divisions, building heights, parking, density, architecture, landscaping, pedestrian access, low impact development, stormwater management, tree preservation, building site orientations, site access, housing conversions and a certain number of development size restrictions.

Nilsen added due to notice requirements, staff is recommending after Council takes public testimony this evening, to leave the record open to allow further testimony on March 15, prior to taking any action.

Mayor McBride opened the public testimony portion of the hearing.

David Windsor, Plant Manager at Cardinal IG – he is responsible for 380 employees: their wellbeing and financial success. It is the goal of many employees to afford some type of living situation. 75% of his employee live in Hood River County and 25% live in Wasco County. The common theme he sees; people growing up, move out of the house and they do not have anywhere to go. That is a detriment to the community. It is a desirable place to live, and people want to stay here but they cannot afford it. He is in favor of any type of affordable housing activity. He believes middle housing make a lot of sense. There is a lot of available lots that can increase housing and allow people to create the lives they want to live, versus moving away. The cost of housing has also been a large detriment to recruit effective talent. If anything, it has chased people out of the community to move to other Cardinal facilities. where the cost of living is less.

Silvan Shawe – Thrive Hood River, she is speaking on behalf of Carlos Alvarez. He has another volunteer committee this evening. He is an essential working in town and is essential to the community. It is people like him that make this community, a community. Shawe read his statement and it will be added to the record. He has lives here over 21 years. He considers this town the so-called promise land because of its people and beauty. However, he has always through the cost of living and the opportunity to purchase an affordable home is almost impossible. He asked that Council take into consideration not everyone who lives in Hood River, can buy a large home. He asked that Council pass the code that will create housing for those who live here and are in a real need to stay in this beautiful town.

Ben Mitchell, Hood River, OR – he thanked Council for taking up this critical need. He has lived in Hood River nearly all his adult life. He loves his job and this area. He has made many connections here both personal and professional. More and more he does not feel like this is a welcoming place for him or any individual in the working or middle class, specifically his generation (millennials). With his combined income with his partner of \$100,000 a year, owning a home still seems like a pipe dream due to the absurd rise in prices of homes. The character of the City is not about the buildings, it's about the people and how they care for others. Hood River is a family and inclusive place, where people are nice, and neighbors look out for one another. Is this a marketing gimmick or is this an idea they truly want to live up to? If so, are they living up to it and pushing working families out? He would argue they are not. This change to the housing code is a significant step in the right direction, to addressing Hood River's housing crisis. He hopes the City can make real progress on this issue and see the results someday soon.

Brian Towey, Hood River, OR – he is disappointed in the public notice issue and he believes this meeting should have been rescheduled. He has been a proponent of cottage code for a long time.

This is long overdue. This covers this and more. Everyone understands housing here is not affordable and it should be addressed. He believes the code still needs some changes. The immediate concern is the effect of these radical changes on City Goal No. 3. This shows up and likely impacts the drastic reduction in parking requirements. He asked that Council require at least one parking space per dwelling. His second concern is this is not going to resolve in much housing for residence. There are good developers who want to do this, but we all know what has happened with their well intention developments in the past. He believes there are code provisions that are great but there are things that need to be considered, so they will not be getting more secondary homes. The code should be reserved for affordable attainable homes for local residences. This code is only appropriate where infrastructure can support it, that is not certainly everywhere. The Planning Commission acknowledged this code will not result in workforce housing, affordable housing, or housing for low-income seniors. The market rate housing should have parking. These types of homes should be preserved for developments like Rand Road and land trust programs, until they understand how this will work in a small town like ours and prioritize truly diverse housing for all locals and seniors.

Greg Crafts, Hood River, OR – he thanked Council for their work on this issue. It has been missing and needed in Hood River for years. He is commenting on this because he wants it to succeed and get used as often as possible, by the building community. Parking would look best if it were behind the homes but requiring this in all situations might make the ordinance a lot less used. It also has drawbacks of imperviable surface, while creating less open space for the habitants of the homes. He knows situations where it would make sense to have two parking spots in front of lot and two in the back from the valley, but the code as written would prevent this. He is concerned about the requirement of having buildings 10 feet apart. He believes the requirement for fire code is 6 feet. He is afraid this will push developers to create attached units which in turn will be bigger and bulkier buildings that will not look as good in the neighborhoods as detached cottages. He feels there needs to be a plan to make sure code will work with building, public works, and the fire department. He has been in situations when a plan was ok for the project, but the building department interpret a fire code for a lot line had to be three feet, from the exterior walls in detached housing situations. Unfortunately, this cost him not only time but a lot from the development which raised the prices for everyone else. Furthermore, with access from alleys there could be fire department problems, if the units are too far from the main street. He thanked Council for listening and working on this important project.

Jennifer Pauletto, Hood River, OR – she thanked Council for addressing one of many housing related issues that affect the Hood River community. The building code should reflect the needs of residence. Addressing the missing middle housing helps. She has worked most of her adult life in the Gorge. As a professional working in social services, she has never once thought she on her own, or with her partner could ever own a home. She knows others who have the same experience. She currently manages and directs service staff and programing for a local non-profit. For the last four years in this position, she has never been fully staffed. Most who work for the agency note housing in the Gorge is the primary reason they have to turn down a position or leave the area. The agency she works for losses talented staff because they know other communities will allow for building a family. Staff who have grown up here, committed to returning after college to bring their new knowledge and passion have given up doing so because living here is unattainable. She has thought of leaving the community frequently, but she has made her life here and she wants to be a part of positive change, even if she does not benefit from it. If they are addressing the character of the community, they need to note they continue to loss members of the community due to housing prices. Non-profits cannot hire and sustain staff and vital services cannot be provided to community members without those who do selfless work of social services. The community is losing people in

many different professions due to housing costs.

Tina McNerthney, Hood River OR – she thanked staff and Council for exploring policy changes to address the City's housing crisis. In the past year Hood River County homes have appreciated 25% given market conditions. Code changes alone will not result in workforce housing opportunities. Significant subsidy, creative strategies (limited appreciation), homeownership, land banking will likely be required or perhaps a prohibition on second homeowners. She addressed two elements of the proposed housing code, parking ration and fourplexes.

Eddy Patricelli, Big Winds – this is an issue that is very dear to him and his employees. The biggest barrier at their business is attracting and retaining employees. Right now, no matter how generous they are with their salaries they cannot offer employees a path to homeownership. Offering salaries that cover rent in Hood River is challenging. Their hires need to be skilled, educated, and talented. They find it easy to attract people who want to come to Hood River, but housing drives them away. Watching housing rise and continue to rise is a big reason people leave. He moved here five years ago. He thought he would be able to buy a house here after selling his Florida home. He is still renting. It is difficult for employees who want to share this area but feel in some ways the people they are servicing, are the people who are displacing them.

Mandy Whaley, Hood River, OR – she and her family moved here a year ago. They have a commitment to the community. They are just planting their roots, but she would like to grow. Her concern is the sustainability. She wants to be a small business owner. She is a certified behavior analyst. We are all in a large crisis of behavioral services. There are so many kids and adults here that need behavioral support. It is not an industry that is without cost. It takes direct care staff that can only make \$22/hour. She cannot keep staff paying this amount. She worries about that and sustaining a business when people cannot afford to live here. She spoke about the difficulties of training and retaining staff and the costs associated with it. If she cannot retain staff, kids with autism will not have access to services. She is seeing talented people having to leave the area because they cannot afford to live here. It breaks her heart to know her kids will never be able their own independence here. This is generationally not a sustainable situation. If she cannot buy a home or give her kids a home. How are they going to enjoy this wonderful place they called home as they move into adulthood? She knows townhomes work. She lives in one. She is the only long-term resident on her block. She pays \$1000 less a month in rent than anyone. Her landlord appreciates she works with the autistic community. She is lucky but she is afraid it is luck that she cannot sustain. She asked Council to support the proposed draft.

Paula Chakowski, Hood River, OR – she has lived in Hood River since 2009 and works as a nurse at the emergency department. She was fortunate to buy a fixer upper home five years ago, which she cannot afford to live in and rents it long-term. She rents a less expensive apartment that is out of town. A lot of nurses she works with have been waiting for affordable homes for years. She knows a lot of people who live in homes built by Mike Kitts and Greg Crafts. She believes what the Planning staff has been working on is getting closer, but it is not enough of a cap. There is hard working educated people that are needed in Hood River, to keep this community rolling in the way we have all learned to love it. It is not going to happen, if we keep pricing everyone out.

Mayor McBride closed the public testimony portion of the public hearing for the evening. Public testimony it will continue March 15.

Nilsen answered clarifying questions by Council. There were no Council deliberations. Deliberations will happen during the March 15 public hearing.

Motion: I move to continue the public hearing at 7:00pm on March 15, keeping open the record for unlimited public comment on this proposal during that entire period and allow more public testimony at the hearing on March 15.

First: Saunders

Second: Rivera

Discussion: None

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

WORK SESSION

V OPEN WORK SESSION – 8:13 p.m.

VI AGENDA ADDITIONS OR CORRECTIONS

VII DISCUSSION ITEMS

1. Utility Rate Setting Meeting #2 – Stormwater Rates and SDC's, W. Norris

This second of three utility rate presentations focuses on stormwater rates and system development charges (SDCs). The City first set a stormwater SDC in 2007 through Resolution 2007-21. The City financially separated its stormwater operations costs from the Sewer Fund in FY2013-14. A standalone stormwater charge was adopted at this time that was based on water meter size.

FCS Group will present a stormwater analysis and recommendations to the City Council. Major topics of tonight's presentation include:

1. Charge Non-Residential accounts based on impervious surface area. The existing stormwater rate is based on water meter size. While there is a small positive correlation between meter size and building footprint, impervious surface area is a more accurate measure of a property's impact on the stormwater system. This change is only recommended for non-residential accounts because measuring the surface area for every home is impractical.

2. Calculating maximum allowable SDCs.

The City updated its stormwater capital facilities plan in 2018 after a multi-year evaluation. FCS has calculated the full-cost recovery SDCs based on this facilities plan. The City Council may, but is not required to, charge the maximum allowable SDCs. Staff will recommend a phased in approach prior to the required public notice of proposed Stormwater SDC change.

Gabbard presented a PowerPoint presentation. The PowerPoint was added to the record. Overview of the presentation; overview of SDC methodology, calculations of stormwater SDC, overview of rate setting process, stormwater rate study results (revenue requirement, rate design, credit analysis), next steps and questions/discussion.

Gabbard reviewed characteristic of SDC's. SDC's are a onetime charge. They are not ongoing rates. There are five services where you are allowed to charge SDC's: water, wastewater, stormwater, transportation, and parks. SDC's are for capital only, in both their calculation and in their use. They include both existing and future (planned) infrastructure cost components. SDC's are for system facilities, not local facilities. There are two main components of an SDC: Reimbursement Fee plus Improvement Fee equals the System Development Charge. Gabbard reviewed the growth in the denominator of calculating SDC's; slide 8 and 9. Reimbursement fee cost basis slide 10 and improvement fee cost basis slide 11. Improvement fee cost basis calculation shown on slide 12. There are 18 total projects with an aggregate cost of \$7.3 million. Staff went through the projects and assigned an edibility percentage to each project in aggregate, that comes to 34.86%. Total eligible projects \$2,535,000. See slide 13 for full calculation details. Total SDC per EDU \$2,607.52. Gabbard explained just because they calculated a maximum defensible SDC, the City is not obligated to charge the maximum defensible. This number should be viewed as a ceiling. The City is free to charge anything up to that amount.

Zimbelman reviewed revenue requirement information. Key assumptions on slide 16. Growth in customer accounts: 1.40%. Interfund loans from equipment fund and revenue bonds. Review of capital funding forecast on slide 17. Revenue requirement forecast on slide 18. They are assuming 14% annual rate increases recommended from FY's 2021-22 through 2024-25 and 3% annual rate increases recommended from FYs 2025-26 through 2028-29. Existing rate's structure. Imbalance between revenue and impervious area. Single family generates almost 80% of revenue; only 45% of impervious area. Recommended EDU rate approach. Rate expressed in \$ per equivalent dwelling unit. Single family development parcel = 1 EDU: uniform rate regardless of impervious area. Other developed parcels (multi family, commercial, industrial, etc.): total impervious area divided 2,490 impervious square feet = EDU's, minimum of 1 EDU. City staff measured impervious area of all single-family parcels. EDU set to average impervious area of single-family parcels: 2,490 i.s.f. EDU rate structure basics. Better aligned cost recovery with impervious area. Rate expressed in \$ per EDU. Single family parcels = 1 EDU regardless of impervious area. Other developed parcels = 1 EDU per 2,490 i.s.f. See slide 26 for sample graphics for single family and commercial calculations. Balance between revenue and impervious area. EDU rate structure aligns cost recovery with estimated impervious area. Calculating the rate per EDU: FY 2021-22 revenue requirement: \$657,562, FY2021-22 projected EDU's 7,144. Annual rate per EDU: \$92.05. Monthly rate per EDU: \$7.67.

Gabbard stated the larger commercial customers are going to get hit hard with the rate increase and the shift to an impervious surface base rate. One way to help that or make it go down is with a potential rate credit that can be offered to nonresidential customers, who mitigate their runoff above and beyond the city's minimum standards. See slide 31-33 for maximum credit methodology and calculations.

Next steps:

Presentation of affordability analysis next week, March 15. Schedule public hearing on stormwater SDC at least 90 days in advance. Issue notice to interested parties of possible change in stormwater SDC.

Council spent time asking questions to Gabbard for further clarification on information presented.

VIII ADJOURN WORK SESSION – 8:53 p.m.

REGULAR COUNCIL MEETING

I OPEN REGULAR COUNCIL MEETING – 8:53 p.m.

II AGENDA ADDITIONS OR CORRECTIONS

III CONSENT AGENDA

1. Council Meeting Minutes – February 22, 2021

Motion: To approve the Consent Agenda.

First: Saunders

Second: Metta

Discussion: None

Vote: Motion passed (roll called)

Ayes: McBride, Zanmiller, Saunders, Counihan, Metta, Haynie, Rivera

Nays: None

Abstentions: None

Excused: None

IV REGULAR BUSINESS ITEMS

V MAYOR

VI COUNCIL CALL

VII ADJOURN – Adjourned by unanimous consent at 8:58 p.m.

Kate McBride, Mayor

Jennifer Gray, City Recorder

Approved by City Council on _____

**City of Hood River
City Council – Special Meeting
March 15, 2021**

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

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

Absent:

I. CALL TO ORDER

Mayor McBride called the meeting to order at 6:00 p.m.

Land Acknowledgement Statement and Pledge of Allegiance

II. BUSINESS FROM THE AUDIENCE

III. DISCUSSION ITEMS

1. Utility Rate Setting Meeting #3 – Affordability and Final Deliberations, W. Norris

The City Council held two prior meetings on utility rates that discussed the water, sewer, and stormwater rate changes necessary to support the City’s capital improvement plan and utility operations. These two meetings focused on incrementally aligning utility charges to user impact. This 3rd and final meeting will focus on affordability programs to assist customers that are unable to pay the full cost of their utilities. The City’s existing low-income assistance program was enacted in 2008 and provides a 40% base water discount and 30% base sewer discount for households at 60% Area Median Income (AMI) and less.

City Council will deliberate and provide direction tonight on their desired water, sewer, and stormwater rates for FY2021-22 and any changes to the City’s low-income assistance programs. City staff will then return a formal resolution for City Council adoption at the subsequent meeting.

Discussion: Affordability Initiatives – The FCS memorandum and presentation details the City’s existing low-income rate assistance program and options to expand it. The memorandum uses an Environmental Protection Agency (EPA) measure of affordability to analyze the correct income levels in Hood River to target. Based on this measure, the City is correctly targeting its low-income rate assistance program to households at 60% AMI and less. The memorandum estimates the cost if the City wishes to expand participation to 80% AMI and less.

The memorandum also provides options to improve low-income program participation. The most impactful option is to apply water/sewer credits against electricity bills for low-income households for whom water/sewer costs are built into base rent. City Staff met with Pacific Power and Mid-

Columbia Community Action Council and both can administer this program if the City chooses to offer it. Low-income households are disproportionately tenants in multi-family developments. These living arrangements typically have shared water/sewer accounts that are included in rent while electricity is metered and billed individually.

The FCS analysis estimates that an affordability program for 60% AMI and below that includes low-income households without a water/sewer account in their name will require a city-wide rate increase of 2.41%. Allowing 80% AMI or below to participate will require a 3.34% rate increase. These rate increases assume a target ceiling of 50% of eligible customers in the program (4x current levels) and are applied one-time across all users (residential, non-residential, septic/sludge haulers, and industrial)

Water, Sewer, and Stormwater Rate Changes -

The prior two meetings outlined proposed changes to water, sewer, and stormwater rates. The key points from the prior meetings include:

- a) System-wide 3% annual rate increases.
- b) Incremental alignment of rate burden to user impacts, resulting in larger rate increases for non-residential and typically high sewer strength industries.
- c) Switch from meter size to square foot of impervious surface to calculate stormwater rates.

Staff recommendation: Based on EPA affordability measures, continue to target 60% AMI or less, but expand the low-income assistance program to include households for whom water and sewer charges are included in their base rent via electricity bill offsets. Direct staff to return a Utility Rate Resolution for FY2021-22 based on the FCS analysis and rate recommendations, including a rate credit program for parcels that mitigate their stormwater impacts.

Todd Chase, Doug Gabbard and Sam Ault from MIG were present.

Chase reviewed the Hood Rivers affordability utility rate assistance program. The Hood River City Council adopted Resolution 2008-32 utility rate assurance program in 2008. Currently, participating customers (households) equates to less than 15% of the qualifying households and only 17% of the customer goal.

There were three different measure of affordability they reviewed: USEPA Residential Indicator (RI), Affordability Ration (AR20) and Hours at minimum wage (HM). Industry best practices for measuring affordability and the ability to pay. Chase explained AR20 and HM are more accurate. See slides 5-7 for details.

Chase reviewed water and sewer revenue impacts. See pages 8-9.

Policy considerations. Consider ways to increase participation of low and moderate income households. 50% URAP participation target would expand the program from <111 household to 671 (at 80% of lower of median household income). Discuss expanding income threshold from 60% to 80% of Area Median Household Income. Consider working with Pacific Power to provide credits on customer power bills as a means of providing direct payment. Affordability Untie Rate Program funding options: general fund transfer, other external revenue sources, rate increase (monitor participation for 12 months before determining percentage), overtime, City can also scale all SDC's by home size. 19-56

Council discussion and questions to staff and FCS.

Mayor McBride asked questions to be answered by Council. Question 1: Council member that are in favor of at least continuing what they are doing now to help subsidize at 60% or below. All Councilors agreed. Question 2: Does Council want to help users with a credit on their electric bill, that is subsidized through their water and sewer bill. All Councilors agreed. Question 3: rate credits for non-residential for stormwater runoff, should they be figuring out a model to use? All Councilors agreed. Mayor McBride stated the only thing left for Council to decide on if they go with FCS's recommendations for everything, will they go up to 80% and how is that going to get paid for. Staff recommends using utility funds. Councilor Metta and Counihan voted to go from 60% to 80%. No others voted were in favor. All others want to keep it at 60%. All members of Council agreed paying the subsidy with utility rates, which is currently happening. Councilor Saunders suggested doing a review in one year, to check on usage. All Councilors agreed.

Motion: I move to direct staff to return an FY2021-22 Utility Rate Setting Resolution for City Council consideration based on the FCS Group's rate presentations that includes rate credits for non-residential stormwater runoff mitigation efforts offset by a broad-based rate increase across all stormwater rate payers; and includes low-income rate assistance for 60% Area Median Income and less, offset by a broad-based and phased in rate increase across all water and sewer rate payers and; includes a program to provide low-income households rate credits applied against electricity bills equal to the standard water/sewer discount for low-income households where water and sewer charges are included in their base rent and that holds septic hauls flat and adds inflation adjustments thereafter.

First: Metta

Second: Counihan

Discussion: None

Vote: Motion passed (roll called)

Ayes: McBride, Zanmiller, Saunders, Counihan, Metta, Haynie, Rivera

Nays: None

Abstentions: None

Excused: None

IV. PUBLIC HEARING

1. Continuation of Middle Housing Public Hearing File: 2020-37, D. Nilsen

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

At its March 1st workshop Council reviewed the draft code, recommendations, and revised test fit designs to ensure the regulations were drafted to adequately address the Council's policy regarding the regulation and approval of Middle Housing developments.

Based on Council feedback and recommendations, staff made several clarifications to the draft code and prepared a supporting ordinance for approval. Nilsen reviewed the changes made. During its discussion, Council was supportive of removing an outright short-term rental prohibition from the regulations and instead would rely on City's existing licensure regulations as applicable

City-wide.

Prior to the March 8th hearing, it was brought to staff's attention that the legal notice requirement did not accurately calculate the number of days between the legal notice and the hearing by not excluding the actual day of publication. To remedy the legal notice issue, Council continued its hearing to March 15th, where it would accept additional testimony and deliberate prior to taking final action on the proposed legislation.

Mayor McBride reopened the continued public hearing at 7:14 p.m. and read the script and the process regarding public hearing.

Nilsen presented the staff report and presented a PowerPoint presentation. The PowerPoint has been added to the record.

Tina McNerthney – she finds it concerning the very households the middle housing code is intended to benefit, are not likely as able to be at the table as much as they should be due to the pandemic and meetings being held by Zoom. She believes it is a lot to ask for people to attend a 6pm Monday night meeting by Zoom and the lack of resources to attend meetings by Zoom. It is harder to have conversations with neighbors and others during a pandemic, about important issues. The code is going to allow fourplexes as she understand it, in R-2 Zones or higher. She believes the R-1 zones has the largest lots and it is an equitable thing. It will exacerbate social economic division. The city should implement a citywide standard to avoid the ugly box homes. She believes they should encourage density in the R-1 zones. It will create a more socially economic diverse community.

Lenore Perconti – she rents an ADU but she is speaking on behalf of Mt Hood Meadows and Cooper Spur Report. Mt Hood Meadows is in support of the proposed middle housing code. As an employer, the lack of local affordable housing for middle income workers translates to challenges in retention, recruiting and threatens their ability to innovate and generate business. Data gathered by Meadows indicates most of the core group of staff who are seeking to purchase a home, cannot afford to buy in Hood River or the local area. In exit interviews, housing is one of the main reasons they choose to seek employment and move to a more affordable location outside of the Gorge. Meadows has and will continue to take steps to address housing security for their team. Advocating for the missing middle is one of many efforts they have made to address this issue. The lack of housing inventory in the Gorge is the “nail on the coffin” for employers trying to provide livable wages, retain viable talent and sustain business growth.

Mike Kitts – he sent Council an email and wanted to mention a few main points. He said if people are skeptical of some of the missing middle ideas, they should go by McKinley Court. It is a build he and Greg Crafts did 20 years ago. They built 6 standalone homes on a 15,000 sq ft infill lot. It worked very well and there are 14 off street parking spaces and the homes are around 1,100 sq ft. It fits the neighborhood. He also suggested looking at another project at the end of 30th Street, Tanner Ranch. If the missing middle housing code was in affect now, this area would have cottage style starter homes, instead of 30 large townhomes. The PUD process has become difficult to access in the last 20 years, to the point many developers will not consider it. It forces them to put the larges and tallest structures to offset land and development costs. He will support anything that helps create affordable housing in this town. He does not believe this ordinance goes far enough. It's disappointing to hear people be negative about this. He would like to know why the opponents would deny the opportunity for teachers, nurses, public employees and basically anyone working in this town to have hope of owning a home. Council should make decisions on the public good.

Susan Crowley – there are lots of good aspects to this proposal. She helped along with Heather Staten to organize the missing middle housing presentation that happened in 2016/17. She does have concerns about increased lot coverage and run off. She spoke about overloads on the streets. This town has very old and narrow streets and no continuous sidewalks. She hopes the City will tie middle housing development, to streets that can support them. There are some procedural errors she has mentioned that exist. At list point very few people know what is going on. She thinks the City needs to defer decision making on this, until more people can give good ideas to make this a better package.

Sarah Bellison – she volunteers at the warming shelter. Affordable housing is needed in Hood River. Well decent apartment buildings that are on public transit lines are a good way to use land, reduce homelessness and increase diversity in our town. What the community decides to do once it is done, will be difficult to reverse. They must take this slowly and carefully not giving in to the pressure to develop and grow quickly. Changing setback rules to make it easier for a homeowner to create more housing on the property with ADU's but with enough regulation to prevent full land coverage and overuse of a property is another possibility. She suggested requiring a number of years of reduced rent on an ADU, in exchange for leniency on setbacks to build, could result in more housing. Give tax deductions to local homeowners who build rental properties for long-term rentals, rather than vacation housing.

Matt Rutledge – he has lived in Hood River for 21 years. He has witnessed Hood River change dramatically. He has friends, neighbors and colleagues who are currently searching for affordable housing in Hood River. He agrees they are in a housing crisis that needs to be addressed. However, he must recommend that Council not approve the proposed zoning changes. While these changes may increase the quantity of developable land, it does not ensure these developments will fit the missing middle needs. There is no assurance developers will build housing that is pricing and accessible by middle income residence. It provides an opportunity for developers to cash in on more dense zoning and build dwellings that maximize profits in a demand driven economy. The quality of life of existing homeowners will be significantly impacted by the proposed changes. The zoning will impact those who already own modest homes, that are the backbone of the community.

Justine van Houte – she moved to Hood River in 2003 and feels very lucky to have be able to buy a home at that time. She agrees the affordable housing issue needs to be addressed. Since 2003 she has seen the city grow immensely. Congestion in the Heights has got worse and traffic flows are difficult. Over the years, she has watched development on smaller size parcels with multiple dwellings. She has friends who cannot buy homes here because of the availability of homes and the high costs. She used to live in another resort town in Colorado which has many similar challenges. She believes they have done a good job of building affordable housing for essential workers. They are much like the Mike Kitts developments. She asked Council to think of sustainable long-term solutions for Hood River; subsidized, deed restricted, primary homeowner, purposely built developments are the answer. There are good examples of this in many resort towns.

Brian Towey – there is a lot that he likes about this code, but he is concerned about the effect it would have on roads, parking, and safe routes to school. He hopes they find a way to make parking available. It is important that this code be consistent with the needs and desires of the community. The proposed code delivers unintended consequences while falling short of meeting the community's expectations. The community has stated clearly there is a need for affordable and

workforce housing. This proposal does not deliver that. It would be nice if changes to the code would align with the original stated intent from comments received in surveys.

Kim Lubin – she is new to the community and affordable housing is important to her. She is moved to speak because of some personal experience she has had in Hood River. She sees people who are not housed. They have jobs in the medical field, and they have to stay with friends, family or in their car because they cannot find housing. When she heard about this meeting and thought of the people she knows, it occurred to her that something is off. She wanted to share her experience and supports the City's work on this issue.

Brian Robb – he has lived in Hood River for over 34 years, coming from Bend. Bend is a prime example of how a massive increase in population can have many adverse effects and work to destroy the quality of life in a small town. He is in contact with many longtime Bend residents and they are almost unanimously appalled by what has happened to their community. If Ordinance 2061 were to become law, Hood River may very well head down the unfortunate path of Bend. While Zoom is necessary to avoid spreading the deadly virus, it utterly fails in providing the in person public input needed for Council to conclude that the citizens of this town truly want. Developers and special interest use the Zoom system to their advantage, and they are comfortable with its operation. Whereas the public is left out. He reviewed reasons why he believes the ordinance is deeply flawed. He asked the City to put the brakes on this development approach and wait for in person public hearing to occur. Allow all segments of the community to be given equitable access to information and the fair opportunity to provide input.

Linda Maddox – the changes to the current zoning code will change the look, feel and livability of the City. It is a large change in public policy regarding what is allowed to be built in all residential zones. It is developer driven and the City will lose control over zoning. Ruining the City and the place we call home for grown at all cost. This new ordinance allows too much development in this small City. If the new code becomes law, there is no assurance for any landowner or homeowner what type or kind of very dense development will be adjacent or across the street from their own property. It is unnerving and no security in homeownership under this scenario. Please reject this ordinance. She believes they can do better. She asked Council to read her submitted written testimony.

Lara Dunn – she voiced her support. The changes that will promote the building of smaller and less expensive housing types to help alleviate affordability crisis. Her only concern is there is very little they can do to stop investors buying up homes to use as second homes and driving up the prices out of range for local families to purchase. She believes it important for all members of the community to be able to afford comfortable housing, but she does not believe homeownership needs to be upheld as an important goal. Renting opportunities are also very important. She would like the City to invest in rental property, that would target middle income groups.

Adam Smith – he moved to Hood River 10 years ago when he was hired to teach at Hood River Middle School. He asked Council to commit to fostering diverse housing options for those working in the community. Council members have elected to represent a broad array of interest in the community. This is no easy task. As Council continues to approach issues around housing, he asks that they be visionary and do all that you can to support the community which you serve. When you make decisions consider whether you are doing so because it is the least disruptive or the right path that allows people to afford living here, that are a part of this community.

Ben Mitchell – this is the third time he has spoken about this. It is important to him. It is

discouraging to hear people who already own homes in this town speaking against this proposal. He understands some are acting in good faith and want to see this plan even better than it is now. He is not sure if everyone is. He hears the same complaints repeatedly, that come up in other cities regarding affordable housing. He feels they are used as excuses to do away with this housing as opposed to things that people care about. He does not believe it's the homes that make this town beautiful, it's the people that live here. He wants to live with people that live and work in this community and build a life here. There has been a lot of talk about character and to him that is far more important character to judge, not about what a house looks like.

John McGrory – he is proud to see so many people in the community voicing their concerns. He does not believe the City has given sufficient notice to the community about this. In the past few weeks more people have found out about this by word of mouth. Without giving people the opportunity to know what is going on and listening, we do not have democracy or fairness. He asked Council not to close public testimony tonight and do not take action. He supports with ordinance with respect to some parts of the City. He thinks it needs a targeted approach. It cannot be imposed City wide. He spoke about his concerns regarding the changes that would be imposed on R-1 lots.

Heather Staten, Thrive Hood River – she wanted to remind Council how unradical this proposal is by comparing what is allowed under the draft code to what is allowed under the current load. The incentive this code provides developers is they can build more doors, if they build smaller homes. You have heard testimony this code allows too much development on a lot and these projects will dwarf their neighbors. The truth is this code allows considerably less mass than the current code because there is a very strict limit on square footage. She gave examples. The current PUD ordinance allows much smaller lots in all the zones right now that's in existing code. While this code would allow more dwelling units per lot, there is actual more danger that the financial incentives will favor for the wealthiest people. Middle housing is not supposed to be a silver bullet that solves all of Hood River's housing problems. As the expert at EcoNorthwest said, they need many incentives and strategies to successfully address Hood River's housing issues. Approve this code and move on to the other strategies.

Polly Wood, Hood River – she generally supports middle housing. Incorporating a number of different housing will go a long way to address the City's lack of available housing. The missing middle or smaller housing options is an old housing concept that has stood the test of time and can revitalize and create great mix neighborhoods. She sees remanence of a form in the older neighborhoods, and it is part of what has made them work. Adding to community authenticity, it is high time they bring back a compatible form with the existing neighborhoods. She wanted to bring up a point that has not been brought up tonight, the importance of preserving older trees as we step into creating middle housing and the towns urban canopy. She is happy to see large trees preserved. It makes all the difference in the esthetics and the livability of having more dense housing. She spoke about the concern about parks. Parks and Rec took big step by entering into a two-year option agreement, to buy the Blackman and Skakel property near Westside Elementary School. She wanted everyone to know there are prospects for a park.

Aaron Baumhackl – signed up but did not speak.

Doug Archbald, Hood River – he has been a resident and a realtor since 2004. In the past 5 years, housing affordability has become an increasing acute concern for himself, clients, local residences, and City Council. They are right to be concerned. The ability for local people to live in the town which they work is crucial to everyone's quality of life. Unfortunately, Hood River has been trending

steadily away from that reality for decades. While today's home values seem astronomical, they are only a data point on the upward growth curve in prices in our town. The desirability of the area combined with geographic and regulatory constraints to grow, suggest the real-estate prices are headed to some of the notorious expensive zip codes in the country. Working remotely becoming the new normal, this trend will drive values of homes up in the area more aggressively in the coming years. Now is the time to take dramatic action to create affordable housing options for the future. The middle housing ordinance has the potential to achieve it; increasing the variety of housing types and providing for small homes and increasing opportunities for infill projects. The ordinance does not provide any mechanisms by which these new projects will create affordable homes. Increasing supply alone has not and will not drive prices down. The only thing that will achieve affordability is for homes to be sold below market value and to be deed restricted to remain below market value in perpetuity. This is a strategy other resort towns have done successfully. Allowing residents to live and own in the communities where they work. This is a massive undertaking. He asked Council to pause the passage of the ordinance and instead undertake hard work necessary to create an affordable housing ownership program.

Council took procedure questions from:

Paula – asked if the hearing could be postponed allowing more testimony. Kearns responded. It is Council's direction.

Brian Carlstrom – he does not believe the Zoom format is the way to make decisions. Kearns noted the options are limited due to the pandemic. Council could choose to hold off until the pandemic is over, and the governor lifts the orders that restrict public gatherings. This provides public participation.

Susan Crowley – she has not waived the earlier procedural objections she had to lack of public notice. Its not just the 20-day notice rule that was violated, there is also a comp plan provision on Goal 2 that states by any possible means the City is supposed to alert the public on a hearing date. That is something she does not believe has been addressed and that Council complied with. Kearns responded this is the third public hearing on this package proposal. The City has provided abundant and on going notice to the public regarding the schedule and the substance before Council. He hears a lot of people objecting to how the proposal has wharfed over time. That is the nature of legislative proposals. He thinks the City Council would acting irresponsible if it schedules a hearing on a legislative package and it did not change over time. It has changed in response to the abundant of public testimony and participation that is still going on in this matter. That is the nature of legislative packages as they move through the process. It is not pretty but it has to change in response to what the Planning Commission and Council hears, and he believes it has.

Marty – she stated there was a question for Nilsen regarding whether the changes had anything to do with R-1 zoning. She has not heard his response. Mayor McBride stated he will answer the question during deliberations.

Susan Frolick – she submitted something in writing and hopes Council reads it.

Break 8:45p.m. – 8:51p.m.

Motion: I move to close the public hearing and move into deliberations.
First: Counihan
Second: Saunders

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

Nilsen answered the question regarding changes to the R-1 zone. The ordinance as drafted does have changes to the R-1 zone. Currently what is permitted today is a single-family home. The addition to an ADU was allowed as an added dwelling. As drafted the middle housing code would allow a duplex, either in an attached or detached configuration limited to the house size. It would not allow a quad; four unit attached unit. It does introduce the idea of duplex into R-1 which has not been permitted in the past.

Mayor McBride asked Nilsen to clarify what can and cannot happen on some of the lot's density wise. She feels there is still confusion in the public from what she heard in some of the testimony this evening.

Nilsen reiterated what he stated at the being of the hearing. He purposes of the middle code, there is an area per dwelling unit that is set in each of the zones. For R-2 and R-3 at the upper reaches, there is a 1 unit per 1,500 sq ft area or density rate. On a single family or typical lot, that would allow three dwelling units on a 5,000 sq ft lot which is the typical minimum lot size. They do provide a bonus for units under 800 sq ft, which would allow four dwelling units. At the upper reaches and the maximum dwelling, you would need an upwards of 15,000 sq ft to start realizing some of the maximum dwelling. In R-2 you would need a 15,000 sq ft lot in order to develop eight dwelling units, which is the maximum project size as set by this code. In R-3, the same requirement would be allowed a little larger project but no more than 12 units for that project. Nilsen showed the graphic from his PowerPoint presentation.

Council spent time asking questions to Nilsen for further clarification on the proposed code.

There was discussion regarding landscaping requirements. Councilor Saunders asked Nilsen would everyone interrupt "planted landscape" to mean natural or does planted imply some active work? They can make sure it is clarified; a natural area could be included in language if Council feels that is necessary. Councilor Saunders would like it clarified if other members of Council agree. Council agreed to add language for clarification.

Councilor Saunders stated the max unit be 1,200 sq ft unless you have a garage, it can be 1,500 sq ft. Is that true for all the unit types or just particular ones? Nilsen answered all unit types. She stated there are three different places in the code where it is confusing about the 1,200 sq ft versus the 1,500 sq ft. She suggested some clean up. Nilsen will make cross reference for clarification.

Mayor McBride stated Council in general but not 100% have been getting closer to what they want and most have been in favor of what is being proposed. She would like to discuss some of the issues they have not make final decision on. She listed the items to still be discussed and decided: alley access being only from an alley, distance between the interior of the units, the number of cars per unit, parking in front of the units, and height requirements. She asked Council if they are good with all other items besides the ones she just listed. All Council members had their hands up except Councilor Haynie and Councilor Saunders.

Councilor Haynie would like to speak about his proposed amendment to process.

Councilor Saunders has two items to add to the list related to R-1 zone. The maximum for development currently says six cottages. She would like to clarify given cottages are now the same size as other units. Is that just for cottages or if it would apply for other housing unit types under the middle housing code? She would still like to see the City incentivizing smaller units under 800 sq ft in the R-1 zone, like R-2, R-3, and C-1.

Councilor Zanmiller suggested talking about STR's in the C-1 column as mentioned by Councilor Haynie.

Mayor McBride stated it is 9:30p.m. There are 10 items to discuss. Council agreed to continue the discussion until 10:00p.m. Council would then schedule a special meeting to continue the discussion for a later date.

Councilor Haynie spoke about his proposal. The idea is to create a reporting mechanism, so if they find themselves in a situation where there are unintended consequences, they will have some type of structure in place within this code to facilitate an annual review. He put a proposal together this afternoon and send out by email. This suggests the Planning Director once a year in January, after confirming with the City Manager, Fire Chief, Public Works Director and Police Chief, provide an annual report during a public meeting on what has been the product of this code. Is this code achieving its stated purposes? He is trying to bridge what he sees as a gap in public support for this, between those who are in favor of it and those who are concerned about unintended consequences.

Mayor McBride selected height on the list to discuss first. This was discussed during the last meeting. Council has received comments from the public. The Planning Commission vote was 6-0 stating to tackle this city-wide, not just for middle housing. Councilor Zanmiller agrees with the code as presented. Councilor Counihan stated he would defer to the Planning Commission recommendation; he is not sure if it is fully vetted yet. Councilor Saunders agreed with Councilor Counihan. She is taking the Planning Commissions recommendation seriously. She would like to address height as a larger City issue. Councilor Metta agreed with Councilor Zanmiller. Councilor Haynie is aligned with Councilor Zanmiller and Metta. Councilor Rivera agreed with Councilor Zanmiller, Metta and Haynie. Mayor McBride agrees with Councilor Counihan and Saunders. Vote 4-3; in favor of keeping the code as written in the missing middle.

Discussion on cars per unit. The recommendation has been somewhere between .75 or 1 unit. Council has heard a lot of testimony about parking. Councilor Zanmiller, Metta, Haynie and Mayor McBride voted for 1 parking spots per unit. Councilor Haynie voted for 1 parking spot per unit but would say more than one if it was a choice. Councilor Sanders, Counihan, Rivera voted for .75 parking spots per unit. 4-3 vote for one car per unit.

Discussion on distance between interior units. Council had discussed this and agreed to the distances on the setbacks for the exterior but there is talk about potentially making the distances inside smaller. Nilsen spoke about the discussion he had with builders. Councilor Saunders, Counihan, Zanmiller and Mayor McBride voted for six feet. Councilor Haynie and Metta voted for 10 feet. Councilor Rivera was unsure. 6-2 vote for six feet.

Mayor McBride stated its 10:00p.m. and suggested continuing the hearing and discussion for another date. Council agreed to schedule a special meeting on March 29 to continue the

discussion.

Motion: I move to continue the hearing no earlier than 6:00p.m. March 29.
First: Haynie
Second: Rivera
Discussion: None
Vote: Motion passed (roll called)
Ayes: McBride, Zanmiller, Saunders, Counihan, Metta, Haynie, Rivera
Nays: None
Abstentions: None
Excused: None

Mayor McBride announced with the resignation of Fuller, Council needs to think about starting the process for recruitment. Mayor McBride, Councilor Zanmiller and Councilor Haynie will help in the RFP selection for a firm for the recruitment process.

V. ADJOURN – Adjourned by unanimous consent at 10:09 p.m.

Kate McBride, Mayor

Jennifer Gray, City Recorder

Approved by City Council on _____

**City of Hood River
City Council – Special Meeting
March 29, 2021**

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

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

Absent:

I CALL TO ORDER

Mayor McBride called the meeting to order at 6:00 p.m.

Land Acknowledgement Statement and Pledge of Allegiance

II PUBLIC HEARING

1. Continuation of Deliberation of Middle Housing Public Hearing File: 2020-37, D. Nilsen

Councilor McBride reopened the continued hearing at 6:03p.m. She read the legislative script regarding reopening the hearing. Mayor McBride stated she is reopening the public hearing on the legislative amendments to the Hood River zoning code related middle housing file number 2020-37 and Ordinance 2061. This is a continuation of the public hearing first opened on March 8 and continued to March 15. At the March 15 hearing, public comment was closed, and the hearing was continued for Council deliberations on the draft regulations. There will be no public testimony tonight. For tonight's hearing, they will first hear from City staff and Council will deliberate the proposed regulations. Council may choose to continue the hearing prior to rendering a decision. Councils' decision is not final until it is reduced to writing and officially issued. All the decisions are final when the written decision is issues. It may be appealed to the Land Use Board of Appeals.

Nilsen presented staff report and PowerPoint presentation. PowerPoint was added to the record. The purpose of tonight's meeting is to allow for Council deliberation on the draft regulations. The attached code works is a part of the City Council 2020 Work Plan. The purpose of the legislative amendment is to establish a clear process and regulatory framework, to allow a greater diversity of needed housing types, that would be implemented in a stand-alone code under unified regulations for uses permitted outright, such as duplexes, single family homes or townhouses. In each of the residential zones that would be reviewed under clear and objective standards through an expedited review process. Tonight, is the 14th public meeting since this project was initiated through the Work Plan.

Nilsen followed up with some issues that were reraised during the last meeting. As updated since the last meeting in the code, they now have the following changes incorporated in the

draft legislation.

Landscape area now includes the term “naturally preserved” to address in credit natural areas that are incorporated into the site designs. The interior building separation was changed from 10 feet to 6 feet, between exterior walls. Required parking is now a minimum of one space per dwelling unit and the rounding provision that was initially in the code has been eliminated. The outright prohibition of short-term regulations has been removed from the regulations and the regulations will rely on the current licensing requirements. Another issue that was raised not in the code but in response to some public commentary was in regard to water and sewer capacity. Based on the City water management plan and conservation plan, the City not only has the ability to meet the current daily peak demands with the existing system, but the system has significant excess capacity, well in excess to the 20-year planning horizon. Similar are the water and sewer capacity for wastewater treatment in excess of the peak wastewater demands, with no treatment capacity issue identified for the foreseeable future. In the packet there were a number of issues related to regulations that Council wished to continue to deliberate on. These include the clarification that regulations in allowances for short-term rentals and middle housing to be developed in the C-1 zone, subject to license regulations. There is no real change indicated in the code. The discussion of an added regulation to allow the reduction of site area requirements for dwellings under 800 square feet within the R-1 zoning designation, similar to regulations that are now included in the other residential zones. The clarification of the six-unit development cap in the R-1 zone can be comprised of two-unit duplexes and/or single dwelling cottages. Discussion regarding the restriction of parking between dwellings and street frontages. Clarification that developments are required to take access from an alley may be allowed a second access point. Clarification that smaller dwelling units 800 square feet or less as indicated in the code would be allowed to 300 sq ft bonus to accommodate a garage, similar to the larger units. Clarification sites that add dwelling units while maintaining the existing dwelling would be allowed to maintain their preexisting driveways and access points. Discussion regarding the amendment related to the periodic review and reporting of middle housing construction and development, which is currently not in the code.

Council asked Nilsen clarification questions before entering into deliberations.

Mayor McBride stated during Council deliberation, the list of issues will be discussed and addressed. At the end of the hearing, she will be looking for a motion to close the public hearing and direct staff to prepare the final regulation and ordinance for reading at the April 12 City Council meeting, if Council gets through the items and come to a conclusion.

Short Term Rentals in R-1 Zone

Council discussed short-term rentals in the in the R-1 and C-1. There was a majority of Council members that were in favor of keeping the code as written regarding short-term rentals in the R-1 zone. The R zone does not need to be written into the proposed code changes. C-1 Zone will be discussed later in the meeting.

Site area requirement for dwelling units 800 square in R-1

Council discussed. A majority of Council agreed to keep it as drafted.

6-unit development cap in the R-1 zone can be comprised of duplex and/or detached single dwelling cottages

Council discussed and all members of Council agreed to remove the word cottage and allow

a 6-unit cap.

Short Term Rentals in C-1 Zone

Nilsen confirmed the current C-1 zone regulations does not have the 90-day ceiling. It has the required parking, but it does not have the primary residency requirement or a 90-day limit for new license. Council members agreed the middle housing code should state units-built pursuit of this code may not be used for short-term rentals. This should not lead to a path for short-term rentals in the C zones.

There was discussion regarding Councilor Counihan question allowing short-term rental in the in the C-1 zone, but they must be used as described in the R zone (primary residences and 90-day limit).

Nilsen stated there would need to be a special provision and something special in the administering of STR's to flag these as unique, since there is not land use associated with them. It would possibly add a logistical licensing twist to it.

Fuller stated it would be the ongoing monitoring that will be the most difficult. If this is something that is a barrier to individuals; developing housing in the C-1 zone that would be something Council can come back and discuss. There is also a broader question of how much housing and what type of housing should be built in the C-1 zone. It raises more questions than they can answer tonight.

Parking between dwelling and street frontages

A majority of Council was in favor of allowing parking between dwelling and street frontages, and not in favor of putting more restrictions that would make it more difficult for development. There were three Councilors that were not in favor without conditions.

Secondary access for sites which are required to use an alley

All members of Council agreed to allow alley access and allow access off the street; existing or new.

Smaller dwellings (800 square feet less) would be allowed the additional 300 feet to accommodate a garage similar to larger units

A majority of Council agreed to allow the additional 300 feet to accommodate a garage.

Conversions and sites that add dwellings will be allowed to maintain preexisting driveways and access

Mayor McBride stated this has been covered, being able to have access both from an alley and from the street. Nilsen stated if Council is okay with it being for new dwellings. He thinks the idea is specific to existing dwellings that remain in place and that some of these access points may not be compliant but allowing them to stay. It relates to lots that are converting and places that have preexisting driveway. Will those driveways be allowed to remain and not removed?

All members agreed to leave preexisting driveways and access.

An amendment relating to the periodic reporting of middle housing

Discussion regarding an amendment proposed by City Councilor Haynie relating to the periodic reporting of middle housing construction and development. Not current section of the draft code.

Fuller stated Council already has the authority to request information about policy decisions. If Council wants a report on how many permits have been issued for the middle housing code, that is something staff could easily provide to Council at any time.

Council discussed. All members of Council agreed they want a report from staff regarding housing development, but a majority of Council felt it does not need to be placed in the code.

There was discussion regarding if there is a separate garage. Does Council want to reduce it to 6 feet like the other dwelling on the interior spaces, if it is allowed by fire code. A majority of Council members agreed with 6 feet to keep it consistent.

Mayor McBride spoke about the covered porch language in the draft code. Each dwelling unit shall have a covered porch, to be at least 60 feet square (5 feet by 12 feet). 50% of the total front facing façade length. She spoke about what she has seen built by developers that have been done well, that do not go 50% across the dwelling but it is an entrance that is covered. The draft code in her opinion is a certain style. She thinks it is a good idea to have some type of welcoming covered entrance but requiring it to be 60 square feet and be half the distance of the front house, feels too prescribed. A majority of Council agreed with Mayor McBride to have less restricted language; eliminating Front Porches: 4. (b) and 4. (d).

Motion: I move to close the hearing and consider the first reading of Ordinance 2061 at the April 12 City Council meeting, with the suggested amendments discussed tonight.
First: Counihan
Second: Rivera
Discussion: None
Vote: Motion passed (roll called)
Ayes: McBride, Zanmiller, Saunders, Counihan, Metta, Rivera
Nays: Haynie
Abstentions: None
Excused: None

Each member of Council and Mayor McBride made brief statements regarding the decisions that have been made to address the housing issues in Hood River. They all agreed this Ordinance will not solve all of the housing issues but it is a start, and continued reporting to Council on development is important.

III CONSENT AGENDA

1. OLCC Permit Application Approval – Downwinder, 107 First Street #2
2. OLCC permit Application Approval – Tolago, 506 Columbia Street
3. Forth Mobility Electric Carshare – Amendment #1, W. Norris

Motion: I move to approve the consent agenda.
First:
Second:
Discussion: None
Vote: Motion passed (roll called)
Ayes: McBride, Zanmiller, Saunders, Counihan, Metta, Haynie, Rivera

Nays: None
Abstentions: None
Excused: None

IV MAYORS CALL

1. Public Art Donation to City, Mayor McBride

Council agreed to write a letter of support for Chas Martin for a grant he is apply for. He would gift the sculpture to the City.

V COUNCIL CALL

Councilor Saunders stated there is a current bill going through the Oregon Legislator, Senate Bill 852. It would end the mortgage interest deduction for second homes and homeowners making over \$250,000 a year. It would take the savings and create an Oregon housing opportunity account, that would fund affordable housing. There is a hearing this week. She asked if Council would like to submit an opinion.

Council agreed to make a brief statement supporting anything the Legislation does to reduce incentives for buying a second home. Councilor Zanmiller suggested stating the City Council is generically supportive of things that reduce the competition from second home buyers in the community, as opposed to stating they like one tax over another tax. Fuller will create a statement based on Councils stated goals around affordable housing.

VI ADJOURN – Adjourned by unanimous consent at 9:10p.m.

Kate McBride, Mayor

Jennifer Gray, City Recorder

Approved by City Council on _____



LIQUOR LICENSE APPLICATION

PRINT FORM

RESET FORM

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 st Location	Date application received and/or date stamp:
Brewery Additional location (2 nd) <input type="checkbox"/> (3 rd) <input type="checkbox"/>	
<input type="checkbox"/> Brewery-Public House (BPH) 1 st location	Name of City or County:
BPH Additional location (2 nd) <input type="checkbox"/> (3 rd) <input type="checkbox"/>	
<input type="checkbox"/> Distillery	Recommends this license be:
<input type="checkbox"/> Full On-Premises, Commercial	
<input type="checkbox"/> Full On-Premises, Caterer	<input type="checkbox"/> Granted <input type="checkbox"/> Denied
<input type="checkbox"/> Full On-Premises, Passenger Carrier	By: _____
<input type="checkbox"/> Full On-Premises, Other Public Location	Date: _____
<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 (GSP) 1 st location	
GSP Additional location (2 nd) <input type="checkbox"/> (3 rd) <input type="checkbox"/>	
<input checked="" type="checkbox"/> Limited On-Premises	OLCC USE ONLY
<input type="checkbox"/> Off-Premises	Date application received: <u>3-12-2021</u>
<input type="checkbox"/> Warehouse	Date application accepted: <u>3/12/21</u>
<input type="checkbox"/> Wholesale Malt Beverage & Wine	
<input type="checkbox"/> Winery 1 st Location	License Action(s): <u>n/o</u>
Winery Additional location (2 nd) <input type="checkbox"/> (3 rd) <input type="checkbox"/>	
(4 th) <input type="checkbox"/> (5 th) <input type="checkbox"/>	

2. Identify the applicant(s) applying for the license(s). **ENTITY** (example: corporation or LLC) or **INDIVIDUAL(S)**¹ applying for the license(s):

Matthew Joyce

App #1: NAME OF ENTITY OR INDIVIDUAL APPLICANT

App #2: NAME OF ENTITY OR INDIVIDUAL APPLICANT

App #3: NAME OF ENTITY OR INDIVIDUAL APPLICANT

App #4: NAME OF ENTITY OR INDIVIDUAL APPLICANT

3. Trade Name of the Business (Name Customers Will See)

Freshies Bagels and Juice

4. Business Address (Number and Street Address of the Location that will have the liquor license)

13 Oak St Suite C

City	County	Zip Code
<u>Hood River</u>	<u>Hood River</u>	<u>97031</u>

¹ Read the instructions on page 1 carefully. If an entity is applying for the license, list the name of the entity as an applicant. If an individual is applying as a sole proprietor (no entity), list the individual as an applicant.



LIQUOR LICENSE APPLICATION

5. Trade Name of the Business (Name Customers Will See) <i>Freshies Bagels and Juice</i>			
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 license certificate, renewal application and other mailings as described in OAR 845-004-0065[1].) <i>13 Oak St Suite C</i>			
City <i>Hood River</i>		State <i>OR</i>	Zip Code <i>97031</i>
9. Phone Number of the Business Location <i>509-541-386-2123</i>		10. Email Contact for this Application and for the Business <i>Freshiesbagelsandjuice@gmail.com</i>	
11. Contact Person for this Application <i>Matthew Joyce</i>		Phone Number <i>509-860-5934</i>	
Contact Person's Mailing Address (if different)	City	State	Zip Code

Please note that liquor license applications are public records. A copy of the application will be posted on the OLCC website for a period of several weeks.

ATTESTATION: **READ CAREFULLY AND MAKE SURE YOU UNDERSTAND BEFORE SIGNING THIS FORM**

I understand that marijuana is prohibited on the licensed premises. This includes marijuana use, consumption, ingestion, inhalation, samples, give-away, sale, etc. I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application are true and complete.

I affirm that I have read OAR 845-005-0311 and all individuals (sole proprietors) or entities with an ownership interest (other than waivable ownership interest per OAR 845-005-0311[6]) are listed as license applicants in #2 above. I understand that failure to list an individual or entity who has an unwaivable ownership interest in the business may result in denial of my license or the OLCC taking action against my license in the event that an undisclosed ownership interest is discovered after license issuance.

Applicant(s) Signature

- Each individual (sole proprietor) listed as an applicant must sign the application below.
- If an applicant is an entity, such as a corporation or LLC, at least one **INDIVIDUAL who is authorized to sign for the entity** must sign the application.
- An individual with the authority to sign on behalf of the applicant (such as the applicant's attorney or an individual with power of attorney) may sign the application. If an individual other than an applicant signs the application, please provide written proof of signature authority. Attorneys signing on behalf of applicants may list the state of bar licensure and bar number in lieu of written proof of authority from an applicant. **Applicants are still responsible for all information on this form.**

Matthew Joyce
App. #1: (PRINT NAME)

[Signature]
App #1: (SIGNATURE)

3/4/21
App #1: Signature Date

Atty. Bar Information (if applicable)

App. #2: (PRINT NAME)

App #2: (SIGNATURE)

App #2: Signature Date

Atty. Bar Information (if applicable)

App. #3: (PRINT NAME)

App #3: (SIGNATURE)

App #3: Signature Date

Atty. Bar Information (if applicable)

App. #4: (PRINT NAME)

App #4: (SIGNATURE)

App #4: Signature Date

Atty. Bar Information (if applicable)



OREGON LIQUOR CONTROL COMMISSION
BUSINESS INFORMATION

Please Print or Type

Applicant Name: Matthew Joyce Phone: 509-860-5934

Trade Name (dba): Freshies Bagels and Juice

Business Location Address: 13 Dak St Suite C

City: Hood River ZIP Code: 97031

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday 6:30 to 4:00 pm
Monday 6:30 to 4:00 pm
Tuesday 6:30 to 4:00 pm
Wednesday 6:30 to 4:00 pm
Thursday 6:30 to 4:00 pm
Friday 6:30 to 10:00 pm
Saturday 6:30 to 10:00 pm

Outdoor Area Hours:

Sunday 6:30 to 4:00 pm
Monday 6:30 to 4:00 pm
Tuesday 6:30 to 4:00 pm
Wednesday 6:30 to 4:00 pm
Thursday 6:30 to 4:00 pm
Friday 6:30 to 10:00 pm
Saturday 6:30 to 10:00 pm

The outdoor area is used for:

Food service Hours: 6:30 to close
Alcohol service Hours: 7:00 to close
Enclosed, how: Fence
The exterior area is adequately viewed and/or supervised by Service Permittees.
(Investigator's Initials)

Seasonal Variations: Yes No If yes, explain: June - Sept Fri, Sat open to 10:00 pm

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.

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday to
Monday to
Tuesday to
Wednesday to
Thursday to
Friday to
Saturday to

SEATING COUNT

Restaurant: 24 Outdoor: 25
Lounge: Other (explain):
Banquet: Total Seating: 49

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: Date: 3/4/21

1-800-452-OLCC (6522)

www.oregon.gov/olcc

(rev. 12/07)

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: April 12, 2021

To: Honorable Mayor and Members of the City Council

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

Subject: Stormwater Line Intergovernmental Loan Agreement

Background:

A seasonal sinkhole developed in 2018 over a collapsed section of stormwater pipeline in the City's Waterfront District. The collapsed corrugated metal pipeline was installed by the Army Corps of Engineers in the early 1960s. The City Council received a report detailing the least cost replacement plan among several alternatives at their August 12, 2019 meeting. The least cost plan raises and relocates the failing line from underneath several buildings and into the public right-of-way. The least cost solution also diverts stormwater runoff from the south away from the Waterfront District via an enhanced wetland that drains to the Waucoma Basin.

The stormwater line replacement has progressed before all necessary funding as been secured due to its emergency nature. The City Council authorized Phase I Construction at a special meeting on August 31st. This initial phase was necessary to immediately stabilize the sinkhole ahead of winter. This work was completed in the first week of November, 2020. In December 2020, the Urban Renewal Agency adopted Resolution URA-2020-04 dedicating up to the remaining amount of the Waterfront District's maximum indebtedness to the project on an as-needed basis.

The following phases of the construction will occur over the next two to three years and are still undergoing final design and permitting. The City continues to pursue state and federal funding.

Discussion:

The Waterfront District requires \$750,000 in financing to pay the entirety of the \$1,135,200 incurred in Phase I construction of the Waterfront District Stormwater Replacement project. The Waterfront District can repay this amount in Fiscal Year (FY) 2021-22 after November 2021 property tax receipts are collected. The City's Equipment Replacement Fund carries a large balance saved for future large vehicle purchases that may be loaned out on a near-term basis.

An intergovernmental loan agreement is attached with this staff report that makes a one-year loan from the City to the Urban Renewal Agency in the amount of \$750,000. The interest rate is set at 1.00% simple interest or \$7,500. This rate is reasonable given the current Local Government Investment Pool yield of 0.60% which is the Equipment Replacement Fund's only alternative investment option.

Staff Recommendation:

Staff recommends approval of the attached interfund loan agreement. Using internal sources of financing is the Agency's cheapest source of capital. Obtaining external financing from a bank or other private source will incur a higher interest rate, include fees, and require staff time to complete applications and develop financing resolutions.

Alternatives

The City may choose to not lend funds to the Agency.

Proposed Motion:

"I move that the City Council authorize the City Manager to enter into an intergovernmental agreement with the Urban Renewal Agency to lend \$750,000, over a term of one-year, at an interest rate of 1.00%"

Attachments

Intergovernmental Repayment Agreement

INTERGOVERNMENTAL AGREEMENT
(Waterfront District Stormwater Line Loan)

DATED: April 12, 2021

PARTIES: CITY OF HOOD RIVER ("City")
211 2nd Street
Hood River, OR 97031

HOOD RIVER URBAN RENEWAL AGENCY ("Agency")
c/o City of Hood River
211 2nd Street
Hood River, OR 97031

RECITALS

Whereas the Waterfront Urban Renewal Plan Goal 6B is to develop water, sanitary sewer, and storm drainage improvements to support industrial uses, and;

Whereas the failure of the Waterfront District Stormwater Line has endangered existing industrial uses and prohibited development of future industrial uses where connection to a viable stormwater line is required, and;

Whereas the Urban Renewal Agency adopted Resolution URA-2020-04 dedicating the balance of available waterfront district maximum indebtedness to the waterfront stormwater line replacement project, and;

Whereas the City of Hood River moved forward on an emergency basis with Phase I design and construction on the Waterfront District Stormwater Line project, completing work in the winter of 2020; and

Whereas the Waterfront District Urban Renewal District does not have the available cash on hand to pay the \$750,000 of the \$1,132,500 incurred for the Phase I construction work; and

Whereas the City of Hood River has available capital to lend to the Waterfront Urban Renewal District in anticipation of future tax increment revenues.

Now, therefore, the City hereby agrees to loan the Agency \$750,000 to pay the Phase I construction costs.

AGREEMENT TERMS

1. Loan Amount. \$750,000 from the City of Hood River to the Hood River Urban Renewal Agency.
2. Project Title. Waterfront District Stormwater Line Replacement.
3. Effective Date: Effective retroactively to January 1st, 2021.

4. Interest Rate. One and 0/100 percent (1.00%) simple interest per annum.
5. Repayment. Principle and simple interest (\$7,500) shall be paid in full December 31st, 2021.
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. Notwithstanding, the Agency does not intend to issue bonds to repay the loan to the City, but instead intends to pay the City from tax increment financing proceeds, as received. The City and Agency hereby agree that the Agency has no obligation to issue bonds to fund reimbursement of this loan to the City.
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.

IT IS SO AGREED by the parties, dated on the year and day set forth above.

AGENCY:

Administrator

Approved as to form:

Agency Attorney

CITY:

City Manager

Approved as to form:

City Attorney

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: April 12th, 2021

To: Honorable Mayor and Members of the City Council

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

Subject: Resolution 2021-04: Setting Utility Rates Effective July 1st,

Background 2021

The City Council held a series of three meetings in March to establish a new five-year rate plan and set specific rates for Fiscal Year (FY) 2021-22, effective July 1st. The rate analysis was completed and presented by the City’s utility rate consultants FCS Group. The billing impacts for several example customer types is summarized in the table below.

		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Typical Residential Home	Water	578.12	581.93	586.60	591.31	596.07	600.87
	Sewer	748.68	762.15	777.39	792.94	792.94	792.94
	Storm	117.60	94.32	107.52	122.58	139.74	144.07
	TOTAL	1,444.40	1,438.40	1,471.51	1,506.83	1,528.75	1,537.88
Medium Sized Brewery	Water	20,320.88	22,219.29	23,990.19	25,911.62	27,996.37	30,258.32
	Sewer	39,663.12	44,716.13	52,663.78	63,642.01	77,215.21	92,657.86
	Storm	1,875.60	1,980.72	2,258.02	2,574.14	2,934.52	3,025.49
	TOTAL	61,859.60	68,916.14	78,911.99	92,127.77	108,146.10	125,941.68
Large Shopping Center	Water	9,770.80	10,240.42	10,726.48	11,229.55	11,750.23	12,289.14
	Sewer	11,512.64	12,352.05	13,104.32	14,279.54	15,636.46	17,056.15
	Storm	1,076.40	11,790.00	13,440.60	15,322.28	17,467.40	18,008.89
	TOTAL	22,359.84	34,382.48	37,271.40	40,831.38	44,854.10	47,354.18
Downtown Restaurant	Water	2,796.76	2,925.84	3,059.44	3,197.71	3,340.82	3,488.94
	Sewer	5,390.04	3,781.68	4,395.07	4,926.53	5,557.23	6,247.13
	Storm	567.96	376.52	429.24	489.33	557.83	575.13
	TOTAL	8,754.76	7,084.04	7,883.74	8,613.56	9,455.88	10,311.20

At the third utility rate meeting on March 15th the City Council directed staff to return a fee resolution implementing the first year of the five-year plan.

Discussion

The attached Resolution 2020-14 implements the first year of the five-year rate plan presented by FCS Group. The rate plan is constructed to achieve the following goals:

1. *Support prudent utility infrastructure maintenance, repair, and replacement*
The proposed rates are constructed to increase city-wide water and sewer revenues by 3% and stormwater revenues by 14%. This revenue will fund ongoing maintenance and continue progress on the City’s water, sewer, and stormwater capital plans.

2. *Gradually improve alignment of user charges to proportional system impact*
The FCS group calculated the relative impact that various rate payers place on the utility system. The proposed rates are tailored to incrementally align charges to each rate payer's proportional impact. This is achieved by more finely tailoring non-residential wastewater strength categories, using a model implemented in Bend, and by transitioning from meter size to square footage of impervious service for calculation of stormwater charges. This will mean high-strength wastewater businesses, such as breweries, and properties with large parking areas will experience larger percentage rate increases than the typical residential home.
3. *Expand low-income utility assistance for rate burdened households*
The proposed rate program is sensitive to low-income households' ability to pay. The proposed rates will fund an expanded low-income discount program administered through the Mid-Columbia Community Action Council. Utility revenues will support increased marketing and outreach to inform qualifying households of this available discount. The value of the discount will also be applied against electricity bills if a qualifying household receives City utilities through a shared meter (most typically as part of a multi-family development or mobile home park).

Staff Recommendation:

Adopt Resolution 2020-04, setting utility rates for the City of Hood River effective July 1st, 2021.

Timing Considerations

Rates need to be adopted for July 1st, 2021 to maintain utility funding. Additional time for marketing and education will be useful as well.

Fiscal Impact

The proposed rates are constructed to increase city-wide water and sewer revenue by 3% and stormwater revenues by 14% in FY2021-22.

Suggested Motion:

"I move to adopt Resolution 2020-04 establishing utility rates effective July 1st, 2021"

Alternatives:

Request specific revisions to the proposed Resolution 2020-04

Attachment:

Resolution 2020-04

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

Resolution No. 2021-04

A Resolution adopting a new monthly rate schedule for Water, Sewer, and Stormwater utility customers and repealing all prior water rate schedules and resolutions

The Hood River City Council finds as follows:

WHEREAS, ORS Chapter 225 authorizes cities to establish and set rates for water service for the costs of operating, constructing, repairing, and replacing water sources, treatment, transmission, storage, and distribution; and

WHEREAS, FCS Group has completed a comprehensive utility rate analysis and made rate recommendations; and

WHEREAS, the City Council reviewed the FCS Group analysis and recommendations over the course of three City Council meetings; and

WHEREAS, at the March 15th, 2021 Special City Council meeting the City Council deliberated on the analysis and directed City staff to return a resolution implementing the study's recommendations.

NOW, THEREFORE, based on the foregoing findings, the Hood River City Council resolves that all prior water, sewer, and stormwater rate resolutions are hereby repealed and rescinded.

BE IT FURTHER RESOLVED that after due consideration, it resolves to set water, sewer, and stormwater rates as shown in Exhibit A attached to and made a part of this resolution.

Approved this 12th day of April 2021 by a majority of the Hood River City Council and to become effective the 1st day of July 2021.

Kate McBride, Mayor

ATTEST:

Approved as to form:

Jennifer Gray, City Recorder

Daniel Kearns, City Attorney

Exhibit A

			Current	Effective July 1 st , 2021
3/4" Meter	Water	Base	\$ 41.35	\$ 41.68
	Sewer	Base	62.39	63.86
	Storm	Base	9.80	
1" Meter	Water	Base	70.29	70.84
	Sewer	Base	105.82	108.31
	Storm	Base	47.33	
2" Meter	Water	Base	222.02	223.77
	Sewer	Base	330.16	337.94
	Storm	Base	89.70	
3" Meter	Water	Base	442.42	445.90
	Sewer	Base	666.46	682.17
	Storm	Base	156.30	
4" Meter	Water	Base	690.47	695.90
	Sewer	Base	1,040.39	1,064.92
	Storm	Base	156.30	
6" Meter	Water	Base	1,376.89	1,387.73
	Sewer	Base	2,074.34	2,123.24
	Storm	Base	489.25	
Water Commodity	Residential	>5k gal., per 1k gal.	2.56	2.70
	Multi-Family	per 1k gal.		2.58
	Commercial	per 1k gal.	2.56	2.75
	Industrial	per 1k gal.		2.86
	Irrigation	per 1k gal.		3.26
Commercial Sewer Commodity Per 1k Gal.		Multi-Family		2.96
		Standard		3.01
		Low	2.72	3.28
		Medium	4.06	4.55
		High	5.40	5.55
		Super High		6.16
Stormwater (EDU= 2,490 Impervious Square Feet)		EDU Charge		7.86
Industrial Permit Users		Flow	0.00143	0.00167
	Sewer	BOD	0.18	0.21
		TSS	0.29	0.34
Septage Receiving Fee		Gal.	0.20	0.20
Sludge Hauling		per dry pound	0.12	0.34
Low-Income Discount for Households at 60% of Area Median Income or less Discount value applied to electricity bills when qualifying households are on a shared meter				
Base Water Charge Discount			40%	
Base Sewer Charge Discount			30%	

CITY COUNCIL WORKSHOP COVER SHEET

Meeting Date: April 12th, 2021
To: City Council
From: Dustin Nilsen, Director of Planning
Subject: Ordinance 2061 Middle Housing Code File:2020-37

Background:

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

At its March 29th hearing Council reviewed the draft code and deliberated the draft and closed the hearing relating to the Middle Housing code.

Based on Council direction, staff made additional clarifications to the code and ordinance. The following issues modifications appear in the code.

- The rewording and clarification of definition of FLOOR AREA;
- The removal of a specified floor area of a “cottage”;
- An added regulation to allow the reduction of site area requirements to 2,300 square feet for dwelling units 800 square and less within the R-1 zoning; (Section A of the Code);
- A reformat of the Table for Section A;
- Clarification that the 6-unit development cap in the R-1 zone can be comprised of two-unit duplexes and/or detached single dwelling cottages (Section A of the Code);
- Use of the City’s base zone parking regulations that allows parking between dwellings and street frontages (Section E and L of the Code);
- An additional access allowance for developments which are required to use an alley access may be allowed a second access point to/from a public street (Section F of the Code);
- Clarification that all middle dwellings (both under 1200 and 800 square feet and less in floor area) would be allowed the additional 300 feet to accommodate a garage (Section H of the Code);
- Update of height graphics to match the code language (Section J);
- Elimination of porch size and front porch façade standard (Section K);
- Clarification that conversions and sites that add dwellings while maintaining an existing dwelling would be allowed to maintain preexisting driveways and access points (Section N of the Draft Code);
- Short term rentals for middle housing developed in the C-1 Zone may be allowed but only when the dwelling is the owners primary residence (Section N of the Draft Code);
- A reporting acknowledgement of middle housing construction and development (Included in Ordinance 2061 Recitals)

Ordinance 2061 is included in the packet, has been posted for public view for 7 days at City Hall, and is prepared for its first reading.

Suggestion Motion

I move to approve the first reading of Ordinance 2061 on tonight's agenda.

Alternative Motion

I move to amend Ordinance 2061 File Number 2020-37 and schedule the reading of on April 26th.

Attachments

Ordinance 2061

Exhibit A Draft Middle Housing Regulation (Chapter 17.25 of the Hood River Municipal Code)

IN THE CITY COUNCIL
FOR THE CITY OF HOOD RIVER, OREGON

ORDINANCE NO. 2061

An Ordinance amending Hood River Municipal Code Title 17, Chapter 03; LAND USE ZONES and Chapter 25; MIDDLE HOUSING DEVELOPMENT STANDARDS

The Hood River City Council finds as follows:

WHEREAS, the Hood River Zoning Code is organized to implement provisions of the Comprehensive Plan and which periodically require amendments to address changes in statewide legislation, policy updates, and other clarifications for readability and clear administration; and

WHEREAS, in 2020 the City of Hood River initiated the development of a middle housing code with an applicable set of regulations and standards; and

WHEREAS, the code is intended to: support the City's Housing goal of more efficient use of urban residential land; support development of diverse housing types in accordance with the Comprehensive Plan Housing Needs Analysis; increase the variety of housing types available for households; provide opportunities for small, dwelling units within existing neighborhoods; increase opportunities for home ownership; and provide opportunities for creative and high-quality infill development that is compatible with existing neighborhoods; and

WHEREAS, the standards within this code are intended to cover the zoning development standards for middle housing under one unified chapter; and

WHEREAS, a draft of these regulations presented to the Council for review, and then Planning Commission for public hearing; became the basis for code amendments in accordance with HRMC 17.08.010 (Legislative Zone Changes and Plan Amendments); and

WHEREAS, the Department of Land Conservation and Development (DLCD) was notified of the proposed amendments on prior to public hearings before the Planning Commission. The Planning Commission hearing culminated on February 16th, 2021 with a recommendation to approve the proposed changes to Title 17 to the City Council; and

WHEREAS, at its March 08th, 2021 meeting City Council initiated public hearing at which time the Council heard the Planning Commission recommendation, accepted written and oral testimony and continued its hearing to March 15th to accept additional testimony, and again continued the hearing to March 29th where Council deliberated and voted to approve amendments to HRMC Title 17, Chapter 3 Land Use Zones, Chapter 25 Middle Housing Development Standards as set forth in Exhibit A; and

WHEREAS, Council has expressed interest in understanding the outcomes and impacts of the new regulations, and may periodically request reports relating to the production and development of middle housing units.

NOW, THEREFORE, based on the foregoing findings, which are incorporated herein by this reference, the Hood River City Council Ordains as follows:

Section 1 – Amendment. The Hood River Municipal Code Title 17 (Zoning) Chapter 3 Land Use Zones shall be amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2 – Amendment. The Hood River Municipal Code Title 17 (Zoning) Chapter 25 Middle Housing shall be amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3 – Savings Clause. In the event that a court of competent jurisdiction determines that any provision, clause, section, subsection or part thereof is unconstitutional or unlawful in any respect, that determination shall not affect the validity of all remaining provisions, clauses, sections, subsections or parts thereof, which shall remain in full force and effect.

Read for the First Time this April 12th, 2021.

Read for the Second Time and approved this ___ day of (date to be determined) 2021.

This Ordinance shall take effect on the 31st day following the second reading.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Kate McBride, Mayor

ATTEST:

Approved as to form:

Jennifer Gray, City Recorder

Daniel Kearns, City Attorney

MIDDLE HOUSING



Updates to the Hood
River Municipal Zoning
Code Title 17
April 5th, 2021 Hood
River City Council

Amendments: Chapter 17.03 Section A. Permitted Use in R-1, R-2, R-3, and C-1 to amend the list of permitted uses to include, *Middle Housing Subject to Chapter 17.25*.

New: Chapter 17.25 -Middle Housing Development Standards

Legislative History: Ord. 2061 (2021);

Sections

17.25.010 Definitions

17.25.020 Purpose

17.25.030 Applicability

17.25.040 Relationship to Other Regulations

17.25.050 Exceptions and Variances

17.25.060 Land Division and Procedures

17.25.070 Development Standards

A. Required Site Area Per Unit by Zone

B. Allowed Building Types

C. Setback/Site Perimeter Buffer Yards

D. Frontage and Utilities

E. Parking

F. Access, Circulation, Driveways, and Approaches

G. Stormwater, Low Impact Development, Landscaping and Tree Preservation

H. Dwelling Unit Size Restrictions

I. Building Orientation and Separation

J. Building Height

K. Architecture Features

L. Permitted obstructions

M. Fences

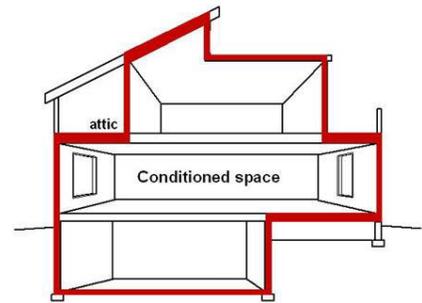
N. Accessory Buildings, Common Buildings, Existing Nonconforming Structures, Building Conversions

17.25.010 **Definitions** The following words and phrases shall have the meanings given them in this section and chapter.

BUILDING HEIGHT: Building height shall be measured from average finished grade to the ridge or upper limits of the roof structure as shown the approved the building and site development drawings using measurement calculations and methodology described in Section J below.

BUILDING SITE means one or more lots or parcels grouped together to form a tract of land to be used for building one or more structures. It may also be known as the development site. The building or development site shall be measured to the exterior property lines which bound the total tract, exclusive of any public dedicated street or right of way.

FLOOR AREA: Means the calculated area of all floors of the occupiable space measured from the exterior walls of the structure. Occupiable Space includes any conditioned space intended for human activities, including (but not limited to) all habitable spaces, toilets, halls, laundry areas, closets, and other storage and utility areas. Exterior stairs, porches, decks, and patios that are exposed to exterior elements and not conditioned are excluded from floor area calculations. A basement or attic space that is occupiable, regardless of finish, with a ceiling height of more than 6' 8" shall be calculated into floor area.



LANDSCAPE AREA. Means the naturally-preserved or planted and permeable surface area that remains after the surface area of buildings, structures, parking areas, driveways, walkways, and decorative pavement are subtracted. The landscape area is calculated from within property lines and shall be planted to comply with the regulations listed under Section H.

MIDDLE HOUSING. Means Duplexes, Triplexes, Quadplexes, and Cottages that comply with the standards of this chapter as described below. Similar housing configurations that do not comply with the regulations of this chapter shall not be considered middle housing types and not subject to these regulations.

Cottage Configuration (Middle Housing Cottage). Means a single detached dwelling unit on a building site. Depending on the resulting land division, cottages may not be required to be located on the same lot or parcel.

Two Dwelling Unit Configuration (Middle Housing Duplex). Means a grouping of two dwelling units on a building site configured in an attached or detached arrangement. Depending on the resulting land division, the units are not required to be located on the same lot or parcel.

Three dwelling Unit Configurations (Middle Housing Triplex). Means a grouping three dwelling units configured in an attached or detached arrangement. Depending on the resulting land division, the units are not required to be located on the same lot or parcel.

Four dwelling Unit Configurations (Middle Housing Quadplex). Means a grouping four dwelling units configured in an attached arrangement on a building site. Depending on the resulting land division, the units are not required to be located on the same lot or parcel.

MULCH AND NON LIVING GROUND COVER – Means. Nonliving plant materials that are applied to paths, plant beds, the base of trees, and shrubs. Mulches include organic materials such as wood chips and shredded bark, and inert organic materials such as decomposed granite, crushed rock, river rock, and cobble.

XERISCAPE. Means a Waterwise landscaping method that utilizes individual site conditions to maximize efficient water usage. The principals of xeriscape are:

1. Minimize cool season turf grasses.
2. Reduce turf areas with mulched planting beds.
3. Amend soil with organic matter.
4. Zone or group plants by water, soil, and sun needs.
5. Zone irrigation by plant water needs.
6. Maintain landscape to reduce water usage by weeds and promote healthy plant growth

ZEROSCAPE. Means a site design approach that consists of natural or manmade materials such as rock that are not landscaped with turf grasses, shrubs, perennials, annuals, trees or living groundcovers. Zeroscapes, mulch, and nonliving ground cover that are not planted do not qualify as landscape coverage.

17.25.020 Purpose:

A. These standards are intended to: support the City’s Housing goal of more efficient use of urban residential land; support development of diverse housing types in accordance with the Comprehensive Plan Housing Needs Analysis; increase the variety of housing types available for households; provide opportunities for small, dwelling units within existing neighborhoods; increase opportunities for home ownership; and provide opportunities for creative and high-quality infill development that is compatible with existing neighborhoods.

B. Standards within this code are intended to cover the zoning development standards for middle housing under one unified chapter. Code graphics are included to supplement and provide clarity to written standards.

17.25.030 Applicability

A. Where middle housing developments are allowed, they shall be permitted by right subject to the standards listed below. Developments that do not meet site, layout, or size restrictions, shall be subject to applicable use and zone regulations and review procedures of Title 16 and 17.

B. Developers may choose to have application requests for the development of middle housing developments processed as administrative actions subject to the procedures found in HRMC 17.09.

17.25.040 Relationship to Other Regulations

A. Conflicts. In the event of a conflict between this chapter and other zoning or land division standards, the standards of this code shall control. The standards listed below are the applicable development and design standards for middle housing. The base zone development standards for lot size, height, setbacks, yards, lot coverage, parking, and design standards in Title 17 are not applicable to middle housing subject to these standards.

B. Other Applicable Standards. Developments and buildings designed and constructed under this code shall comply with restrictions established on Goal Protected Lands including environmental hazard, wildland, riparian, wetland and floodplain regulations, Hood River Engineering Standards (HRES) and Oregon Building Codes. This code is not written nor intended to grant Goal or design exceptions or waiver from local, county, state or federal regulations. Where goal protected regulations apply, development shall follow the regulations and notification processes that apply to ensure regulatory compliance.

17.25.050 Exceptions and Variances

A. Requests for variances from the requirements of this chapter are subject to the approval criteria under subsection 17.18. Exceptions to public works standards shall be processes according to HRMC, Engineering standards, and City Engineering.

17.25.060 Land Division Options and Procedures

A. Middle housing developments may be created as a subdivision or partition; as a condominium (pursuant to ORS Chapter 100 and HRMC 17.16); or as rental units or sold as undivided interest in development.

B. A subdivision, partition, or replat shall be reviewed and approved concurrently with the development of middle housing, to create the easements, lots, and tracts that will comprise the site development. Applicants shall submit engineering and subdivision plans as part of the application. The subdivision or partition may be reviewed as an Expedited Land Division. As an alternative, an applicant may request that its land division and site development plans be reviewed in accordance with standards in Title 16 and processed in accordance with HRMC 17.09.

C. Middle Housing developments meeting the standards of 17.25 are exempt from individual lot size, frontage width requirements, and dimensional standards as outlined in HRMC 17.03, but shall comply with building site standards listed within this chapter.

D. Access and utility easements shall be provided to ensure utility and access rights for all units of land within the development (alt that do not have frontage on a public street), and to provide vehicle, utility, and pedestrian circulation through the site.

E. Covenants, Conditions and Restrictions. Where common utilities, tracts, and facilities are included in a development, Middle Housing and Cottage developments shall require a set of conditions, covenants, and restrictions (CC&Rs) to address maintenance of common open space and other issues. Prior to final plat approval and issuance of a site development or building permit for any structure CC&Rs shall be reviewed and, if approved by the City, recorded with Hood River County. The CC&Rs must include the following provisions:

1. The creation of a homeowner's association or other maintenance agreement that will provide for maintenance of all common areas in the housing development.
2. The total square foot area of each middle dwelling unit may not be increased for the life of the dwelling unit or duration of Middle Housing regulations if it cannot demonstrate compliance with the existing standards or site development approvals.

17.25.070 Development Standards

A. Required Site Area Per Dwelling Unit by Zone

Zone	R-1	R-2	R-3	C-1
Maximum Unit/Area Ratio				
Dwellings 800 square feet or less	1 dwelling per 2,300 feet of building site area	1 dwelling per 1,250 square feet of building site area	1 dwelling per 1,250 square feet of building site area	1 dwelling per 1,250 square feet of building site area
Dwellings 800 square feet or more	1 dwelling per 2,500 square feet of building site area	1 dwelling per 1,500 square feet of building site area	1 dwelling per 1,500 square feet of building site area	1 dwelling per 1,500 square feet of building site area
Minimum Lot or Parcel Size* Site	4,600 SF Site N/A on individual lots	2,500 SF Site N/A on individual lots	2,500 SF Site N/A on individual lots	2,500 SF Site N/A on individual lots
Minimum Units Per Development	2	2	2	2
Max Units Per Development	6	8	12	12
Max Units Per Building	2	4	4	4
Max Units Allowed for Existing Building Conversion	4	4	4	4

B. Building Types Allowable Under the Middle Housing Code

- 1). Two Dwelling Unit Configurations (attached and detached configurations)
- 2). Three Dwelling Unit Configurations (attached and detached configurations)
- 3). Four Dwelling Unit Configurations (attached configurations)
- 4). Cottage Cluster Configuration. (detached configuration)
- 5). Single Family Conversion

C. Setback/Site Perimeter Buffer Yard

Unless otherwise noted* Setbacks/Site Perimeter Buffer Yard areas shall be measured from the exterior perimeter of the building site. Setback/Site perimeter buffer yard areas shall be landscaped in accordance Section (G) to this chapter, no structures shall be permitted in the yard areas unless allowed under Section (M) Permitted Obstructions.

Required Site Perimeter Yards Buffer	Min. Distance	Notes
Public Street Buffer Yard	10 feet	Shall be measured from the Right of Way unless a public sidewalk easement is required to accommodate frontage improvements. In that case the 10' buffer yard shall be provided from the outer edge of the sidewalk from the street.
Rear Yard Buffer Yard	10 feet	The rear yard is the yard on the opposite of the street frontage. On corner lots the rear yard may be opposite either street frontage.

Rear Yard Buffer Yard*	5/0	*A project that takes access from a single driveway approach on the side of the corner lot may reduce it buffer to 5 feet. If the driveway is a shared access with adjacent property it may reduce it buffer to 0. (See Figure 2 below)
Interior Side Buffer Yard**	5 feet	**6 feet in R-1
Alley Buffer Yard	5 feet	
Garage Buffer Yard from a Public or Private Street	20 feet	Garages shall maintain a 20-foot setback from a public or private street.
Garage Buffer Yard from an Alley	5 feet	Garages shall maintain a five-foot alley setback.

D. Frontage and Utilities

1). Public Street Dedications. Middle Housing Development shall comply with City Standards for frontage improvements, dedications, and the undergrounding of utilities.

2). Street Connectivity and Formation of Blocks Required. To promote efficient vehicular and pedestrian circulation throughout the City, middle housing land divisions and site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

- a. Block Length and Perimeter: The maximum block length and perimeter shall not exceed Six Hundred (600) feet length and 1,600 feet perimeter
- b. Exception: Exceptions to the above standards may be granted when blocks are divided by one (1) or more pedestrian or bike pathway at least five feet in width located in a dedicated right of way or within a public access easement.

3). Street Frontage Improvements: Shall be designed and established as part of the Plat and building site development approval. Unless waived by the City Engineer, public sidewalks and street trees shall be installed to meet Hood Rivers Street and Engineering Standards. Where insufficient right of way exists, sidewalk and landscape improvements may be installed in public easements to satisfy frontage improvement requirements.

4). Frontage Requirements. Individual lots created as part of a middle development subdivision are not required to have frontage on a public or private street. However, the development site shall have frontage or lawful access from a public or private street.

5). Public Utilities. All lots shall be served by individual services from a private or public distribution main. Any deviations from City standards may be approved by the City Engineer. All individual service lines that cross property shall be placed in an easement.

E. Parking:

1). Each dwelling unit shall be provided with at least one (1) parking space on the building site which may be located within the required front yard setback and buffer yard area. Parking for middle housing developments shall be located on the building site, on individual lots, or in shared common areas, and

G. Stormwater, Low Impact Development, Landscaping, and Tree Preservation

1). Storm Water and Low-Impact Development.

- a. It is recommended, but not required, that Developments include open space and landscaped features as a component of the project’s storm water low-impact development techniques including natural filtration and on-site infiltration of storm water.
- b. Low-impact development techniques for storm water management are encouraged wherever possible. Low Impact Development techniques may include the use of porous solid surfaces in parking areas and walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and rain barrels.
- c. Impervious surfaces should be located to maximize the infiltration of storm water runoff. Developers are encouraged to group dwellings and located parking areas to preserve as much contiguous, permanently undeveloped open space and native vegetation.
- d. When vegetated, low Impact stormwater features may be permitted as required landscape area.

2). Landscape: Middle Housing Development Site shall meet the following Landscape standards:

- a. All Middle Housing Project Site shall provide a minimum amount of landscape area and coverage as outlined below.

Zone	R-1	R-2	R-3	C-1
Percent Landscape Area	40%	35%	30%	30%

- b. All Middle Housing Project Site shall provide a minimum amount of landscape plantings as outlined below

Required Site Perimeter Buffer Yard	Distance	Planting Requirements
Public Street Buffer Yard	10 feet	1, 2-inch caliper# single stem street tree and 5 shrubs for every 30 feet of frontage. Required street tree frontage plants may be counted to satisfy this provision
Notes		* If no sidewalk and tree parkway are developed in the right of way the required trees may be planted in the front street buffer yard within a public easement.
Rear Buffer Yard *(where rear access is used and buffer eliminated no planting shall be required)	10 feet	*1, 2-inch caliper# tree and 5, 5-gallon shrubs for every 30 feet
Interior Side Buffer Yard**	5 feet **6 feet R1	1, 2-inch caliper# tree and 5, 5-gallon shrubs for every 50 feet
Alley Buffer Yard	5 feet	None
Notes		*Landscape Buffer may be located adjacent to the alley right of way or as a minimum five-foot yard between alley loaded parking and the site # Caliper shall be measured at 12 inches above the root ball
Tree Preservation		Existing trees preserved as part of the development will be credited inch for inch toward the perimeter (not street frontage) tree planting requirement.

3. Internal Pedestrian Circulation

a. Development shall include pedestrian walkways for internal circulation on-site. The minimum width for pedestrian paths shall be 4 ft. Paths must provide a connection between each unit to adjoining rights-of-way. These walkways must be shown on the subdivision plan or site plan and be part of the common areas/tracts. Public sidewalks and internal pedestrian walkways may be counted toward landscape requirements.

H. Dwelling Unit Size Restrictions (method of measurements)

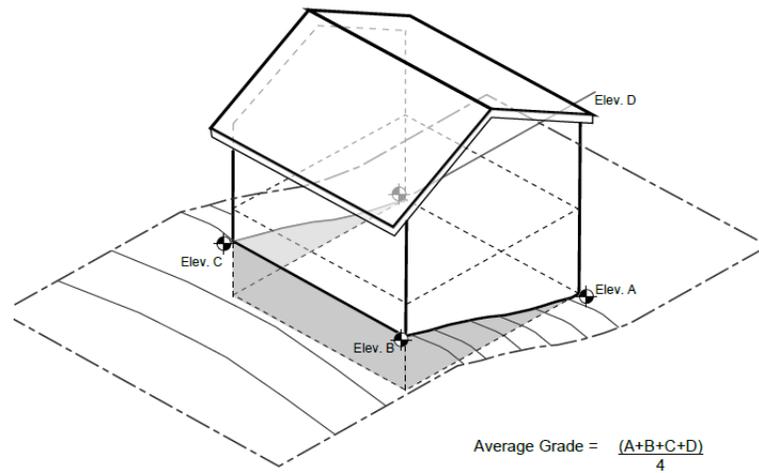
- 1). Maximum Floor Area. The maximum floor area per dwelling unit is 1,200 square feet. An additional area not to exceed 300 square feet, shall be allowed to accommodate an attached garage.
- 2). The size of a dwelling may not be increased beyond the maximum floor area unless the building site plan and subdivision plat can be amended and meet all applicable landscape and building site standards. A deed restriction shall be placed on the property notifying future property owners of the size restriction.

I. Building Orientation and Separation

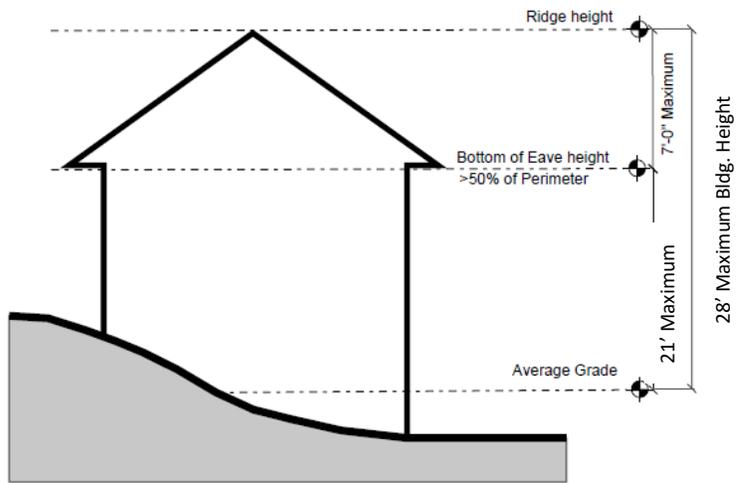
- 1). Interior Building Separation. A middle housing development may include attached, as well as detached, units. With the exception of attached units, there shall be a minimum separation of six feet between the exterior walls of the dwelling units. All units including accessory buildings (e.g., carport, garage, shed, common house, multipurpose room) shall comply with building and fire code requirements for separation from residential structures.
- 2). The front of a dwelling is the façade with the main entry door and front porch. This front façade shall be oriented toward a public street. If a unit is not adjacent to a public street, it shall be oriented toward an open space or an internal pedestrian circulation path.

J. Height (Method of measurements) and limit and slope impacts

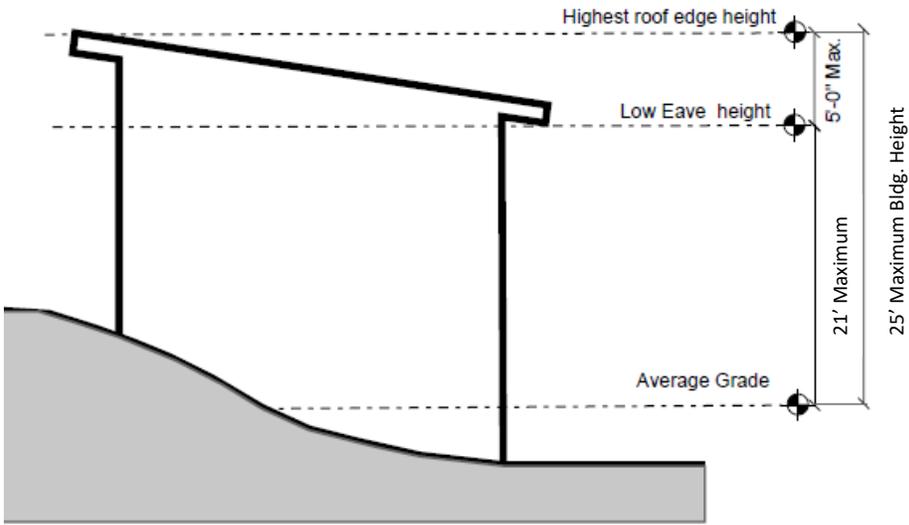
- 1). Height. Building height of all dwellings shall comply with following restrictions and limits.
 - a. Building Height. Dwelling units with a pitched roof shall be no more than 28 feet in height as measured from the average grade of the building perimeter as shown below.
 - b. Building Height. Dwelling units with a shed roof shall be no more than 25 feet in height as measured from the average grade of the building perimeter as shown below.
 - c. Building Height. Dwelling units with a flat roof shall be no more than 21 feet in height as measured from the average grade of the building perimeter as shown below.



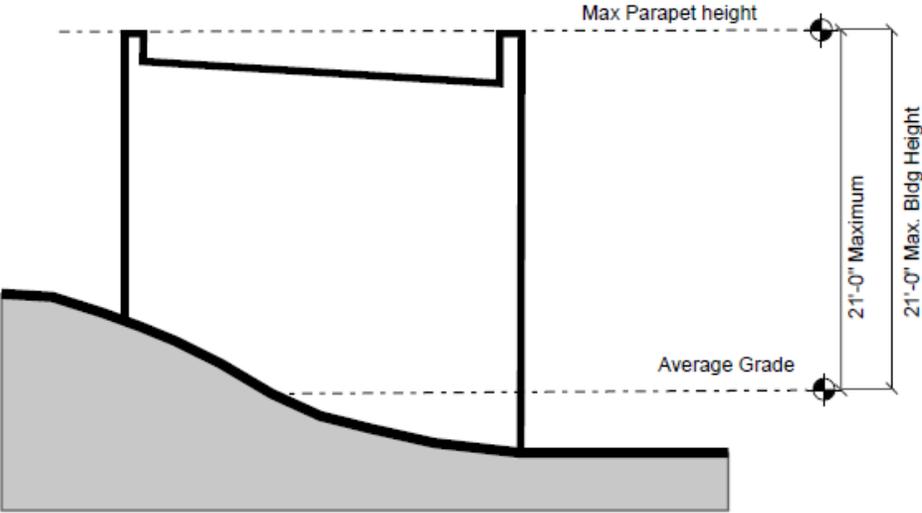
AVERAGE GRADE CALCULATION METHOD - BUILDING PERIMETER



BUILDING HEIGHT CALCULATION: PITCHED ROOF



BUILDING HEIGHT CALCULATION: SHED ROOF



BUILDING HEIGHT CALCULATION: FLAT ROOF

K. Required architecture

- 1). Units shall avoid blank walls by including at least one of the following:
 - (a) Changes in exterior siding material.
 - (b) Bay windows with a minimum depth of 2 ft and minimum width of 5 ft.
 - (c) Eaves of 15 inches or greater

2). Windows and doors shall account for at least 15% of the façade area for façades oriented toward a public street or common open space. Facades separated from the street property line by a separate dwelling are exempt from meeting this standard. (Figure 3)



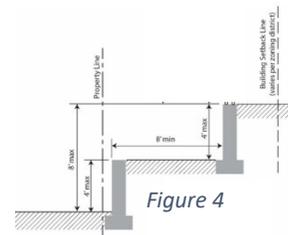
3). Wall Elevations that exceed 20 feet in height at any point shall include a wall or plane break of at least two feet in depth and 6 feet in width for every twenty feet of elevation length.

4). Front Porches. Each dwelling unit shall have a porch and if adjacent to a public street shall have a porch facing the public street. The porch is intended to function as an outdoor room that extends the living space of the units into the semipublic area between the unit and the open space or right of way. Front Porches shall include the following

- (a) The minimum porch depth shall be 5 feet.
- (b) The front door of the dwelling must open onto the porch.

L. Permitted obstructions. The following may be permitted in setback yard buffer areas.

- 1). Air Conditioning Equipment under 4 feet in height.
- 2). Driveways approaches 14' in width and under shall be permitted to cross perpendicular to the front yard setback.
- 3). Eaves, chimneys, and gutters may project into buffer yards and building separation areas by 15 inches.
- 4). Fences 4 feet and under in height as measured from grade.
- 5). Flagpoles and lights under 15'.
- 6). Public Access Facilities and Easements.
- 7). Public and Private Utilities.
- 8). Retaining walls less than four (4) feet in height. If more than one retaining wall is located within the setback, the distance between each wall must be equal to the height of both walls, and the area between the walls must be landscaped (Figure 4).



9). Sidewalks 4' or less in width. The encroachment limit shall be 15" into encroachment a side buffer yard.

10). Trash Enclosures. (Rear Yard Only)

11). Parking spaces in the front yard per section E.1.

M. Fences

1). Fence shall be shown on middle housing site plans. Fence height is limited to four feet along interior areas adjacent to open space, in front and side yards setbacks abutting a public street, and between units. Perimeter Fences that outside the interior side and rear site perimeter buffer yards of the development and not adjacent to a street frontage may be up to 6 ft high, except as restricted by HRMC 17.04 Clear Vision at Intersection.

2). Chain-link fences are prohibited.

N. Accessory Buildings, Common Buildings, Existing Nonconforming Structures and Accessory Dwelling Units.

1). Accessory and Common Buildings. An accessory community building for the use of the housing development residents may be permitted as part of a middle housing development. Accessory or Common buildings shall not be attached to dwellings, shall comply with building code separations, and shall not be interfere with required landscaping amounts.

2). Existing Dwelling Units. An existing single-family residential structure built prior to the effective date of this code, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain as part of a middle house development. Existing nonconforming dwelling units shall be included in the maximum permitted unit density and parking standards. Existing access points for exiting dwellings shall be allowed to remain when included as part of a middle housing development.

3). Existing Dwelling Units. An existing single-family residential structure built prior to the effective date of this code, which may be nonconforming with respect to the standards of this chapter, may be converted to permit the allowed density or 4 units, whichever is less, so long as the dwelling can comply with building, fire code, and parking requirements. An existing structure may not be converted or altered in way that increases non-conformity with this chapter. Existing driveways and parking may remain.

4). Accessory Dwelling Units. New accessory dwelling units (ADUs) are not permitted in middle housing developments, except that an existing ADU that is accessory to an existing nonconforming single- family structure may be counted as a unit if the property is developed subject to the provisions of this chapter.

5). Middle Housing dwellings developed under the provisions of this Chapter which are located in the C-1 zone shall not be licensed as short-term rentals, unless the dwelling complies with all licensing provisions and is the owner's primary residence.

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: April 12, 2021
To: Honorable Mayor and Members of the City Council
From: Will Norris, Finance Dir. / Asst. City Manager
Subject: Budget Committee Appointment

Background: The Budget Committee is a local government's fiscal planning advisory body. The governing body of each local government must establish a budget committee (ORS 294.414) in order to enact a budget. The Budget Committee is composed of the governing body (City Council) and an equal number of electors appointed by the governing body. Appointive members of the budget committee are appointed for three-year terms. An elector is a qualified voter who, for example, has the right to vote for a ballot measure submitted by the local government.

The City of Hood River Budget Committee currently has three vacancies from seats held by Dave Bick, Becky Brun, and Tim Decker. The City advertised the vacancies in the following ways:

1. Columbia Gorge News notices published on 2/3, 2/17, 3/3, 3/17, and 3/26.
2. Advertisement posted on the City website from January through the application deadline.
3. Social media posts on 1/27, 3/2, 3/16, and 3/26 .
4. Email to city email list on 1/27

The City did not receive any Budget Committee applications. However, Dave Bick has communicated that he is willing to serve for one additional year.

Staff Recommendation: Reappoint Dave Bick to the City's Budget Committee.

Suggested Motion: "I move to reappoint Dave Bick to the City's Budget Committee"

Alternatives: Decline to reappoint Dave Bick to the City's Budget Committee

**PROCLAMATION
ARBOR DAY**

Whereas: In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas: this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas: trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, absorb carbon dioxide, and provide habitat for wildlife, and

Whereas: trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas: trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas: trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, I, Kate McBride, Mayor of the City of Hood River, Oregon, do hereby proclaim April 30, 2021 as

ARBOR DAY

In the City of Hood River, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Adopted this 14th day of April 2021.

Kate McBride, Mayor

Jennifer Gray, City Recorder



CITY OF HOOD RIVER

211 2nd Street, Hood River, OR 97031 Phone: (541) 386-1488

April 12, 2021

Argonaut Investments, LLC,
Maui Meyer, Benjamin Stenn
Box 22
Hood River, Oregon 97031

Dear Mr. Stenn and Mr. Meyer,

Please use this letter, wherever and however needed, as an indication of support from the City of Hood River for the 30 unit mixed-use/apartment housing project located at 1306 Taylor Street in Hood River.

It is my understanding that Argonaut Investments, LLC. will soon be applying to MCEDD for funds from the Attainable Housing Loan Fund. Established under the auspices of the State of Oregon Regional Solutions Program, this is a source of funding for housing projects in the Columbia River Gorge area.

Argonaut Investments, LLC., as represented by Mr. Stenn and Mr. Meyer, is a longstanding and well-known developer in the City of Hood River. They have a lengthy and successful track record of constructing and selling homes. It is our understanding that the project will rent at or below market values. The Hood River City Council fully supports their application for funds from the Attainable Housing Loan Fund.

Sincerely,

Kate McBride, Mayor