

City of Hood River
Planning Commission
Public Hearing
September 16, 2019

Hood River City Hall
City Council Chambers
211 Second St
5:30 p.m.

MINUTES

I. CALL TO ORDER: Chair Arthur Babitz called the meeting to order at 5:33

PRESENT: Commissioners Arthur Babitz (Chair), Mark Frost, Bill Irving, Sue Powers, Tina Lassen, Megan Ramey, Erika Price

ABSENT: None.

STAFF: Planning Director Dustin Nilsen, Associate Planner Jennifer Kaden, Senior Planner Kevin Liburdy, Assistant Planner Annika Cardwell

II. PLANNING DIRECTOR'S UPDATE:

Planning Director Dustin Nilsen presented new Planning Commissioner Erika Price. Planning Commissioner Erika Price introduced herself and her background in architecture and engineering.

Nilsen reminded the Commissioners about a Planning Commission training the following week.

Chair Arthur Babitz said if people can't make it to the next City Council meeting, he will take notes and report back on next steps for the Land Use Framework.

Nilsen summarized the City Council meeting on September 9, 2019 specifically the Transportation System Plan (TSP).

III. PUBLIC HEARING:

A. FILE NO.: 2018-07 – Westside Area Concept Plan Report, Zoning, and Comprehensive Plan Amendments – *continuation of hearing from September 3, 2019*

PROPOSAL: Amendments to the Hood River Comprehensive Plan and the Hood River Municipal Code (HRMC) based on the Westside Area Concept Plan Report, Housing Needs Analysis and Housing Strategy. Amendments may apply outside the Westside Area Concept Plan study area and may include updates to various sections of the Comprehensive Plan including the Transportation System Plan, Zoning Maps, Zoning Ordinance, and Subdivision Ordinance.

The commission will take testimony and deliberate over the Westside Area Concept Plan Report's Park & Open Space Framework.

APPLICANT: City of Hood River

Babitz read the procedural script and asked the Commissioners to disclose any ex-parte contacts, conflicts of interest or bias in this matter. There were none. There were no questions on the process from the audience.

STAFF REPORT:

Nilsen introduced Mark Hickok from the Hood River Valley Parks and Recreation District.

Parks and Recreation District Director Mark Hickok began his PowerPoint presentation on the Parks and Recreation Master Plan.

Commissioner Tina Lassen asked if the 'walk shed' map took park size into account. Hickok replied that there is not really a size requirement.

Babitz asked if there is a chart anywhere that shows how much each park is used. Hickok responded that it's difficult, but how many times the trash is emptied is a decent measure. The skate park and waterfront park are big ones in Hood River.

Commissioner Bill Irving asked about the integration of trails to actual parks. Hickok stated that it is addressed in the Master Plan.

Commissioner Megan Ramey stated that she hopes to see a multi-jurisdictional master trail plan in the near future.

Irving asked how the Parks Master Plan is going to connect with the TSP etc. Nilsen responded that the relating plans will be put under Goal 8 of the Comprehensive Plan. Irving would like to see Planning Commission related changes reflected in the Parks Master Plan.

Ramey asked about Historic Columbia River Hwy Trail and the potential Railway Trail from Hood River to Parkdale. Hickok responded that they support the Historic Hwy Trail, but it is a state project and out of their jurisdiction. As for the 'rails to trails' question, it is outside of their scope but they are a willing partner. Right now, the pool is the big project.

Irving asked how funding breaks down for Parks and Recreation. Hickok responded that there is one million dollars for operation and half goes toward the pool and they recoup about half of that. One quarter comes in in fees, and SDCs are about 300,000 a year or so but a lot of it is already marked for a certain project.

Commissioner Mark Frost asked how the pocket parks fare compared to larger parks. Hickok responded that they mostly serve adjacent properties. They could be better managed by an HOA, but both are addressed in the Master Plan.

Frost asked if a school can count as a park. Hickok responded that that is still up for discussion. It was the belief of the previous super intendent but not necessarily the current.

Lassen asked when we can start buying park land. Hickok responded that it really depends on cost and available grants.

PUBLIC TESTIMONY:

- 1) Heather Staten, PO box 1544 (Thrive HR) – Staten believed the Master Plan lacked specificity. She struggled to see how Parks Master Plan and West Side Plan work together.
- 2) Susan Crowley, 411 12th St (submitted document for the record) – Crowley saw the complexity with making these parks happen. She believed trails and parks need specific tax lots assigned to them. She saw the Parks document as challengeable if it does not address those specifics. Crowley added that Morrison Park is not special use park and doesn't know why it's designated that way.

Hickok agreed with the Morrison Park statement and added that that will probably be changed in the draft plan.

Crowley had an issue with only using 'walk shed' analysis. She believed it did not give the growing population enough acreage. Crowley stated that we need land for parks, and parklets aren't enough. Hood River does not have as much park acreage as the document stated, and the numbers are finagled to reflect that it does.

Babitz asked Staff about the methodology used to determine the adequacy of parks. Nilsen responded that the acre/thousand people is not in any City code. You need to respond to Goal 8 – with adequate public facilities. Nilsen added that Council has consented to methodology of the 'walk shed.' The questions on that methodology should be set up in the Parks Master Plan.

*Planning Assistant Annika Cardwell left at 7:30

- 3) Linda Maddox, 3018 Dana Ln – Maddox stated that in the past it's been 10 acres per 1000 people. The most unusual park to count is Wells Island. She continued that we need to figure out how much land we want to protect and how do we want to do it.

REBUTTAL: None.

STAFF RECAP: None.

DELIBERATIONS:

Planning Commissioners discussed methodology; walkshed vs acres/thousand people.

Price thought a walkshed was really important, but we also need a criteria for minimum park size.

Lassen was interested in a blended criteria. She struggled with the walkshed because of Westside density. She didn't want too much energy going to pocket parks.

Babitz added that we need to think of park function and facilities not just size. He believed acres/thousand people was inadequate.

Commissioner Susan Powers believed we needed a distance measurement in conjunction with acreage/thousand including amenities.

Ramey stated that the walkshed resonates with her, but it needs a walkscore for park type.

Lassen wanted to blend concepts with hard numbers attached to the formula.

Commissioners discussed map specificity.

Price stated that there are risks to being too specific, and there should be a range. It's easier to be specific with trails.

Nilsen stated that the current plan puts one park in each of the three neighborhoods at three acres/thousand people.

Lassen stated that 11 acres seems insufficient for westside placeholder.

Megan saw three neighborhoods parks as uninspiring, but is excited by the emerald necklace/linear parks.

MOTION: Irving motioned to continue File No. 2018-05 & 06 to October 7, 2019. Lassen seconded. Motion passed unanimously.

**B. FILE NO.: 2018-05 and 2018-06 – Amendments to the Hood River Municipal Code –
*continuation of hearing from September 3, 2019***

PROPOSAL: Amendments to the Hood River Municipal Code (HRMC) as follows: 1). Amend the Subdivision Ordinance Chapter 16.08.010 to include the approval process for Expedited Land Divisions pursuant to 197.360 of the Oregon Revised Statutes, 2). Amend HRMC Chapter 17.01.060 Definitions for Dwelling Unit, Kitchen, Lawfully Established Unit of Land, Multifamily Dwelling, Non-Transient Rental, and Transient Rental, 3). Amend Chapter 17.03.040 (G) Parking Regulations Office Residential Zone (C-1), Chapter 17.03.050 (H) Parking Regulations General Commercial Zone (C-2), Chapter 17.03.060 (G) Parking Regulations Light Industrial Zone (LI) to eliminate parking exemptions. 4). Amend Chapter 17.04.040 General Exceptions to Building Height, to allow and limit parapet and mechanical screen heights as permitted exemptions; 5). Amend Chapter 17.04.070 General Exceptions to Lot Area Requirements Limitations to allow legally established lots to be used for permitted uses, 6). Amend Chapter 17.04.120 Maximum Lot Coverage to clarify reductions in area calculations for pervious surfaces and rear and side loaded garages; 7). Amend Chapter 17.16.10 Site Plan Review and Applicability to include subdivisions and exclude minor site modifications and single lot partitions for townhomes, 8). Amend Chapter 17.23 Accessory Dwelling Units to eliminate principal occupancy requirement, and 9). Amend Chapter 17.24 In Lieu Parking Fee to create a single calculation to determine required parking.

APPLICANT: City of Hood River

MOTION: Lassen motioned to continue File No. 2018-05 & 06 to October 7, 2019. Price seconded. Motion passed unanimously.

IV. APPROVAL OF MINUTES

None.

V. ADJOURN

Babitz adjourned the hearing at **8:00 p.m.**



10/28/2021

Arthur Babitz, Chair (acting Chair Mark Frost)

Date



11/22/2021

Dustin Nilsen, Planning Director

Date (Approved)