



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: May 13, 2015
Jurisdiction: City of Hood River
Local file no.: 2014-36
DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/05/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 40 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 001-15 {23631}

Received: 5/5/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Hood River

Local file no.: 2014-36

Date of adoption: April 27, 2015

Date sent: 5/5/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 2/25/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes ☒ No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Kevin Liburdy

Phone: 541-387-5224

E-mail: kevin@ci.hood-river.or.us

Street address: 211 2nd Street

City: Hood River

Zip: 97031-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from U-R-2	to R-2	1 acres.	A goal exception was ^{NOT} required for this change.
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 3N10E35BC Tax Lot 500 (364S May Street)

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from U-R-2	to R-2	Acres: 1
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

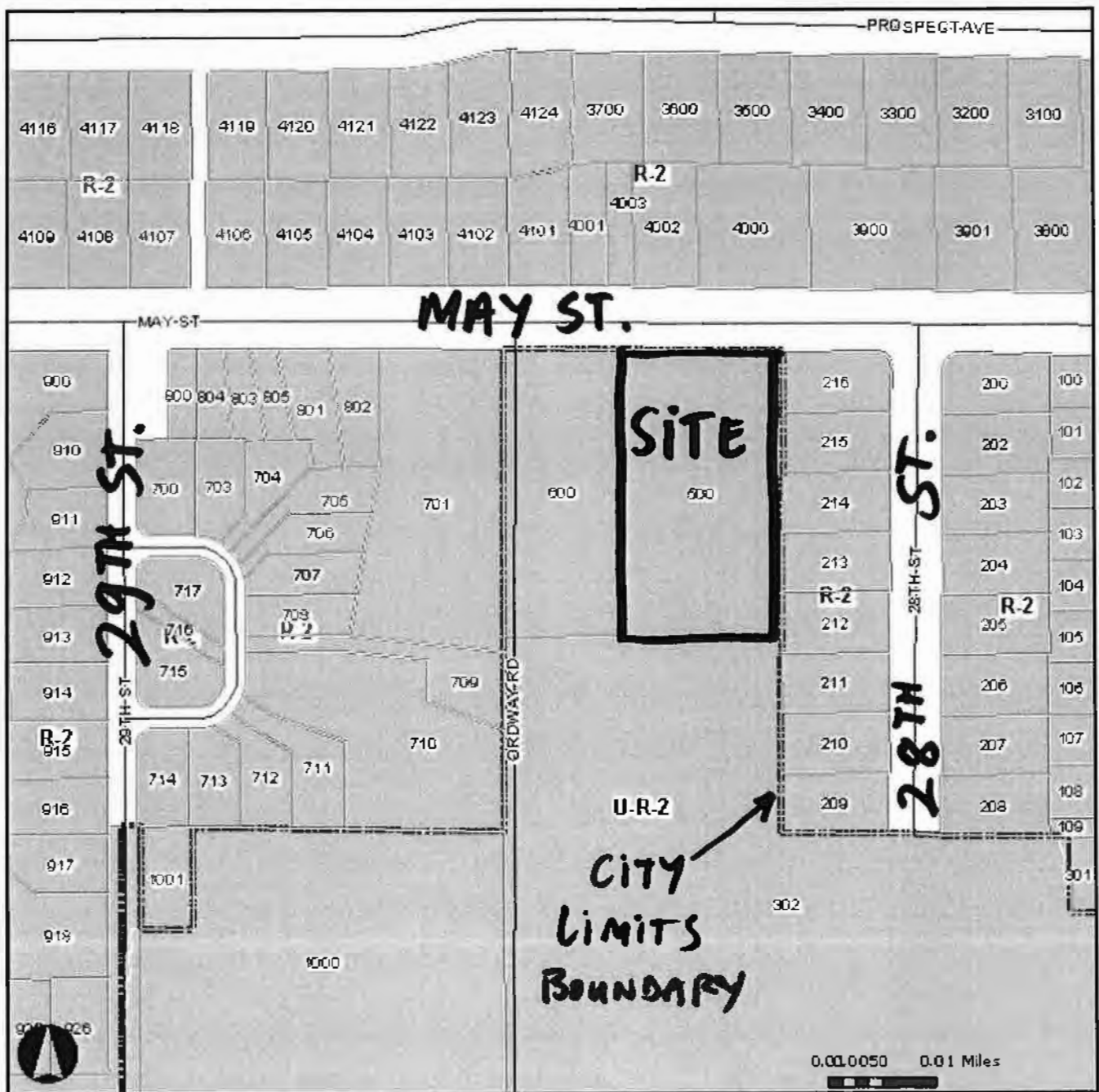
Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 3N10E35BC Tax Lot 500 (3645 May Street)

List affected state or federal agencies, local governments and special districts: Hood River County, West Side Rural Fire Protection District, Ice Fountain Water District, Farmers Irrigation District

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Ordinance No. 2017, attached.



NORTH ↑

LOCATION MAP

3N 10E 35BC TAX LOT 500

CURTIS HOMES, LLC

ANNEXATION & SUBDIVISION (2014-36)

ATTACHMENT "B"

FILE NO. 2014-36

ORDINANCE NO. 2017

(An ordinance proclaiming the annexation of certain contiguous territory located within the Urban Growth Boundary – Curtis Homes, LLC)

WHEREAS, the owner of certain property (3N 10E 35BC Tax Lot 500) contiguous to the City limits located in the Urban Growth Area, Cameron Curtis on behalf of Curtis Homes, LLC, has applied for connection to the City's sewer and water systems;

WHEREAS, the subject property (3N 10E 35BC Tax Lot 500) is a single parcel of land legally described as set forth in the annexation application and is located in Hood River County, State of Oregon;

WHEREAS, the subject property (3N 10E 35BC Tax Lot 500) is contiguous to the City Limits;

WHEREAS, the owner of the subject property requests concurrent approval of a subdivision application (City of Hood River Planning Dept. File No. 2014-36);

WHEREAS, pursuant to HRMC Chapter 12.09, a request for connection to City water and/or sewer service for property located contiguous to City limits is considered a written consent to annexation;

WHEREAS, the property owner provided written consent to this annexation. There are no electors registered to vote at the property. This annexation was processed pursuant to ORS 222.125;

WHEREAS, the property is located within the Westside Rural Fire Protection District, Farmers Irrigation District, and the Ice Fountain Water District and ORS Chapter 222 provides for the withdrawal of territories from such districts upon annexation;

WHEREAS, notice of the public hearing on the questions of annexation and withdrawal was published and posted as provided in ORS Chapter 222;

WHEREAS, the Council concluded that the territory sought to be annexed should be annexed and withdrawn only from the Westside Rural Fire Protection District and Ice Fountain Water District at this time;

WHEREAS, the Council concluded that the territory sought to be annexed should remain in the Farmers Irrigation District upon annexation;

WHEREAS, the City has the authority, within constitutional and statutory limits, to set the property tax rate at which annexed territories should be taxed;

WHEREAS, the Planning Commission and the City Council have, in accordance with the Quasi-Judicial procedures set forth in Chapters 17.09.040 and 17.15.040 of the Hood River Municipal Code, held public hearings (Planning Commission hearings held

April 6, 2015, and City Council hearing held April 27, 2015) to consider the annexation of the property into the City of Hood River and withdrawal of the property from the Westside Rural Fire Protection District and Ice Fountain Water District;

WHEREAS, the City Council considered the Planning Commission's record and recommendation, the Planning Department's Staff Report, and testimony presented, if any;

WHEREAS, the City Council adopts the Planning Commission's Findings of Fact and Conclusions of Law for annexation set forth in the decision signed April 10, 2015 attached to this Ordinance as Exhibit A and incorporated by reference as if fully set forth herein;

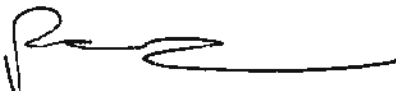
NOW, THEREFORE, the City of Hood River ordains as follows:

1. The property described above (3N 10E 35BC Tax Lot 500) is hereby proclaimed to be annexed to the City of Hood River, subject to the decision signed on April 10, 2015, adopted herein.
2. The property described above is hereby withdrawn from the Westside Rural Fire Protection District and from the Ice Fountain Water District.
3. The effective date of the annexation is the date of filing with the Secretary of State.
4. The effective date for the withdrawal of the territory from the Westside Rural Fire Protection District is the date the annexation is effective.
5. The effective date for the withdrawal of the territory from the Ice Fountain Water District will be July 1, 2016 (ORS 222.465).

Read for the first time: April 27, 2015.

Read for the second time and passed: April 27, 2015 to become effective thirty (30) days hence.

Signed on: 4/27, 2015.



Paul Blackburn, Mayor

ATTEST:



Jennifer Gray, City Recorder

**BEFORE THE CITY OF HOOD RIVER PLANNING COMMISSION
HOOD RIVER, OREGON**

In the matter of annexation by)
Curtis Homes, LLC of one)
parcel totaling approximately)
one acre, and a subdivision to)
establish four lots including)
associated site improvements,)
File No. 2014-36)

FINDINGS AND DECISION

EXHIBIT "A"
ORDINANCE NO. 2017

I. BACKGROUND:

- A. **REQUEST:** Annexation into the city limits of one parcel totaling approximately one acre, and a subdivision to establish four lots including associated site improvements. The property owner is initiating Annexation in order to obtain sanitary sewer, water and other services from the City of Hood River. *(See Attachments "A.1"-"A.7".)*
- B. **APPLICANT/OWNER:** Curtis Homes, LLC c/o Cameron Curtis
- C. **PROPERTY LOCATION:** The property is located at 3645 May St (south side of May St. between 28th St. and Ordway Rd.). Legal Description: 3N10E35BC Tax Lot 500. *(See Attachment "B", Location Map.)*
- D. **PROPERTY SIZE:** Approximately one acre.
- E. **SITE ZONING:** The parcel currently is zoned Urban Standard Density Residential (Urban Growth Area, U-R-2) and it will remain Urban Standard Density Residential (R-2) following annexation.
- F. **CURRENT LAND USE:** The subject property is vacant.
- G. **SURROUNDING ZONING AND LAND USES:**
 - North: R-2, single-family dwellings and townhouses
 - South: U-R-2, orchard
 - East: R-2, single-family dwellings
 - West: U-R-2, single-family dwelling
- H. **APPLICABLE STANDARDS & CRITERIA:**
 - 1. Hood River Municipal Code (HRMC) Section 17.09.040 – Quasi-Judicial Actions
 - 2. HRMC Chapter 17.15 – Annexation Policy
 - 3. Oregon Revised Statute (ORS) Sections 222.111 through 222.183 Annexation of Contiguous Territory
 - 4. HRMC 17.03.020 Urban Standard Density Residential (R-2) Zone
 - 5. HRMC 16.08 Procedural Requirements for Land Divisions
 - 6. HRMC 16.12 General Design and Improvement Standards
- I. **AGENCY COMMENTS:** Affected agencies were notified of this request. The following comments were submitted in response to the notice prior to the public hearing:
 - 1. Farmer's Irrigation District: See attached email dated March 8, 2015 (Attachment "C")
 - 2. Westside Fire Protection District: See attached email dated March 10, 2015 (Attachment "D")
 - 3. Ice Fountain Water District: See attached email dated March 10, 2015 (Attachment "E")

4. City Building Department: See attached email dated March 16, 2015 (Attachment "F")
5. City Engineering Department: See attached email dated March 17, 2015 (Attachment "G")

J. **ADJACENT PROPERTY OWNERS COMMENTS:** Property owners within 250 feet of the subject site were notified of this request. No comments were submitted prior to completion of the staff report or during the planning commission's hearing.

K. **HISTORY:**

1. IGA meeting invitation emailed July 17, 2014
2. Pre-application conference held July 30, 2014
3. Applications submitted November 6, 2014
4. Applications deemed incomplete December 4, 2014
5. Additional application materials submitted January 20 and February 18, 2015
6. Applications deemed complete February 19, 2015
7. DLCD Annexation Notice emailed February 25, 2015
8. Referrals to agencies mailed March 6, 2015
9. Notice of Planning Commission & City Council hearings mailed March 13, 2015
10. Notice of City Council hearing to be published in Hood River News April 15 and 22, 2015
11. Planning Commission hearing held April 6, 2015
12. City Council hearing to be held April 27, 2015

L. **ATTACHMENTS:**

- Attachment "A.1" – Application for sanitary sewer and water services
- Attachment "A.2" – Aerial photograph of site and surrounding properties
- Attachment "A.3" – City of Hood River Zoning Map and legend
- Attachment "A.4" – Preliminary Subdivision Plat
- Attachment "A.5" – Preliminary Utility and Grading Plans
- Attachment "A.6" – Applicant's written narrative
- Attachment "A.7" – Minutes and affidavit of mailing for applicant's neighborhood meeting
- Attachment "B" – Location Map
- Attachment "C" – Farmer's Irrigation District comments, 3/08/15
- Attachment "D" – Westside Rural Fire Protection District comments, 3/10/15
- Attachment "E" – Ice Fountain Water District comments, 3/10/15
- Attachment "F" – Building Department comments, 3/16/15
- Attachment "G" – Public Works/Engineering Department comments, 3/17/15
- Attachment "H" – Estimate for compensation to West Side Rural Fire Protection District

II. FINDINGS OF FACT AND CONCLUSIONS OF LAW:

A. CHAPTER 17.15 – ANNEXATION POLICY

17.15.010 Introduction. It is the policy of the City of Hood River to promote orderly, efficient, and fiscally responsible annexation of territories in conjunction with urban growth or expected or desired urban growth within the urban growth area. Accordingly, the City shall annex property where:

1. The proposed annexation represents the natural extension of the existing City boundary consistent with urban growth;
2. The proposed annexation would not, when developed or as developed, unreasonably limit the ability of the City to provide a level of services to City residents consistent with community needs and the financial capabilities of the City, as determined by the City;

3. The proposed annexation would not cause the City to pledge extension of services beyond its resources so as to result in a deficit operation of the service;
4. The proposed annexation would serve the interests of the entire community and not solely the interests or convenience of those within the territory proposed to be annexed.

FINDINGS: As depicted on the City of Hood River Zoning Map, the City Limits boundary abuts the eastern and northern property lines of the subject property (Attachment "A.3"). As such, the annexation is a natural extension of the City boundary consistent with urban growth.

The proposed annexation is associated with a proposal for a four-lot subdivision. The City will provide water, sanitary sewer, storm sewer, fire- and police services to the annexed property. The proposed annexation will not, when developed with a four-lot subdivision, unreasonably limit the ability of the City to provide levels of services to City residents consistent with community needs and the financial capabilities of the City. And, the proposed annexation will not cause the City to pledge extension of services beyond its resources so as to result in a deficit operation of the service.

Pursuant to the City's Intergovernmental Agreement (IGA) with affected special districts (i.e. West Side Rural Fire Protection District, Ice Fountain Water District, Farmer's Irrigation District), the districts were invited to the pre-application conference to discuss the annexation. Representatives of the districts determined that a meeting to discuss the annexation was not necessary and instead submitted written comments. Comments from the special districts (Attachments "C," "D," "E") are incorporated herein by reference.

The subject property will be withdrawn from both the Ice Fountain Water District (IFWD) and the West Side Rural Fire Protection District (WSFD) in association with this annexation, and the applicant will be responsible for compensation to the WSFD for five years of lost tax revenue. The site currently does not have water rights with the Farmer's Irrigation District.

The proposed annexation will serve the interests of the entire community and not solely the interests or convenience of those within the territory proposed to be annexed because it will generate property taxes that help pay for services already demanded such as fire protection (based on mutual aid agreements between the City and WSFD).

17.15.020 Application and Process. An annexation may be proposed by the City of Hood River, landowners, or a group of residents and shall include the following elements:

1. Preliminary plans and specifications, drawn to scale, showing the actual shape and dimensions of the property to be annexed and the existing and proposed land uses and residential density. City and County zoning in the proposed territory, as shown on a vicinity map, and contiguous lands must also be indicated.
2. Comprehensive statement of reasons in support of the annexation addressing the applicable annexation criteria.
3. Completed certifications of property ownership, registered voter status, map, and legal description.

FINDINGS: The annexation application generally includes the required information. City policies require property to be annexed into the City Limits in order to obtain sewer and water services (or to record a "consent-to-annexation" document if the property is not contiguous to the City Limits). As such, the owner of Tax Lot 500 applied for annexation in order to develop a four-lot subdivision and connect to the City's sewer and water systems. There are no registered voters residing on the subject property.

17.15.030 Filing Fees. Fees for filing for annexation requests shall be set by City Council resolution.

FINDINGS: The applicant submitted a filing fee as set by City Council resolution.

17.15.040 Planning Commission Review. The Planning Commission shall review the application in a public hearing and forward a recommendation with findings to the City Council who will conduct a public hearing according to the *Quasi-Judicial Hearing Procedures* or *Legislative Hearing Procedures* (Chapter 17.09), whichever is applicable.

FINDINGS: The Planning Commission is reviewing the request for annexation and will make a recommendation with findings to the City Council. The City Council will then conduct a Quasi-Judicial public hearing and will make a decision on the annexation application.

17.15.050 Evaluation Criteria – Developed Land. Prior to approving a proposed annexation of developed land, affirmative findings shall be made relative to the following criteria:

FINDINGS: The subject property is vacant. As such, these criteria are not applicable.

17.15.060 Evaluation Criteria – Undeveloped Land.

1. The territory is contiguous to the city limits and within the Urban Growth Area;

FINDINGS: The subject property is located within the Urban Growth Area. As depicted on the City of Hood River Zoning Map, the City Limits boundary abuts the eastern and northern property lines of the subject property (Attachment “A.3”). As such, the proposal is consistent with this criterion.

2. The annexation represents the natural extension of the existing City boundary to accommodate urban growth;

FINDINGS: The subject property was designated for location inside the Urban Growth Area in 1980 when the City-Westside Comprehensive Plan was adopted by the County Board of Commissioners (Ordinance #102). The City was required by the State of Oregon Land Conservation and Development Commission (LCDC) to designate sufficient amounts of urbanizable land to accommodate future expansion. The Urban Growth Boundary was adopted by the City Council and LCDC in 1983 and zoned for future urban uses. The subject site is adjacent to property that is inside the City limits. As such, the proposal is consistent with this criterion.

3. The annexation of the territory is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area;

FINDINGS: The subject property abuts May Street along the northern property line. A new public street, intersecting with May Street, is proposed to serve the site in association with the subdivision application. City sanitary sewer and water serves homes surrounding the subject property. As such, the proposal is consistent with this criterion.

4. The City is capable of providing and maintaining its full range of urban services to the territory without negatively impacting the City's ability to adequately serve all areas within the existing city limits;

FINDINGS: Annexation and connection to the City's sanitary sewer and water facilities will result in additional demand on City services including maintenance of sanitary sewer and water lines. The City Wastewater Treatment Plant is designed to accommodate the Urban Growth Area. The City Public Works Department determined that sanitary sewer and water facilities are adequate to serve the site (Attachment "G") without negatively impacting the City's ability to adequately serve all areas within the existing City Limits.

If the annexation and four-lot subdivision are approved, a new public street will be constructed on the subject property and frontage improvements will be completed on May Street. And, in association with development of each of the four lots, System Development Charges (SDCs) will be assessed for Transportation, Water, Sanitary Sewer and Storm Sewer. A Parks SDC also will be collected for the Hood River Valley Parks District.

Annexation and future development may result in increased demand for service by the City's Fire- and Police Departments, however, these departments already provide service to properties immediately east, west and north of the site. In addition, the City's Fire- and Police Departments have mutual aid agreements with the West Side Rural Fire Protection District and the Hood River County Sheriff to ensure adequate service in the Urban Growth Area. As such, the proposal is consistent with this criterion.

5. The fiscal impact of the annexation is favorable, as determined by the City of Hood River, either upon approval or because of a commitment to a proposed development, unless the City determines that a public need outweighs the increase;

FINDINGS: The permanent tax rate for the City of Hood River is \$2.8112 per thousand dollars of assessed valuation. As such, the City will receive approximately \$281.12 in annual general fund revenue for each \$100,000 of property valuation. If this annexation is approved, property taxes will not be payable to the City until November 15, 2016.

Pursuant to the City's IGA with West Side Rural Fire Protection District (WSFD), the City is required to compensate the District for five years of lost property tax revenue. Pursuant to the City's IGA with Ice Fountain Water District (IFWD), the City is required to compensate the District for three years of lost revenue, user fees, infrastructure and debt service when applicable. And, pursuant to resolution of the City Council (Resolutions 2005-12 and 2008-18), the applicant will be required to reimburse the City for these costs as a condition of approval. As such there will be no negative impact to the City associated with the costs of compensating the Districts.

The subject property is located in the Ice Fountain Water District but currently is not served by IFWD. As such no compensation is required for lost revenue, infrastructure or debt service in association with withdrawal of the subject property from IFWD (Attachment "E").

The subject property currently is served by WSFD. Costs associated with withdrawal from WSFD are estimated to be a total of approximately \$342.36 for five years of lost property tax revenue based on the subject property's 2015 assessed value (Attachment "H"). As such, **conditions of approval are recommended that the property owners and their heirs, successors and assigns shall compensate the City of Hood River for the costs associated with the withdrawal of the subject property from the West Side Rural Fire Protection District pursuant to the applicable intergovernmental agreement. The City of Hood River will send a bill to the applicant and payment shall be made to the City of Hood River by the due date specified by the bill.**

Annexing the property will result in City collection of franchise fees from Pacificorp, Northwest Natural Gas, Charter Cable, Hood River Electric Co-op, and/or Hood River Garbage Service. Franchise fees go into the City's general fund. If franchise fees for the property total approximately \$150 per month and if the City receives 4% of these fees, the City will collect approximately \$72 per year from franchise utilities ($[\$150 \times 12] \times 4\% = \72) for each dwelling unit constructed on the site.

The following comparison estimates the fiscal impact if the property is annexed and four duplexes are constructed on the subject property as is anticipated by the applicant with separate water and sanitary sewer services to each unit, versus remaining in the UGA under the County's jurisdiction and only obtaining city sewer service:

Estimated fiscal impact if <u>annexed</u>	Estimated fiscal impact if <u>not annexed</u>
Sanitary sewer SDCs ($\$1,508/\text{unit} \times 8$) = \$12,064.....	\$12,064
Annual sanitary sewer fees ($[\$41.75 \times 12] \times 8$) = \$4,008	($[\$59.12 \times 12] \times 8$) = \$5,675.52
Stormwater SDC ($\$650/\text{unit} \times 8$) = \$5,200.....	None
Annual storm sewer fees ($[\$8.75 \times 12] \times 8$) = \$840.....	None
Water SDCs ($\$3,883/\text{unit} \times 8$) = \$31,064.....	None
Annual water fees ($[\$28.74 \times 12] \times 8$) = \$2,759.04.....	None
Transportation SDCs ($\$1,802/\text{unit} \times 8$) = \$14,416.....	None
Annual franchise fee estimate ($\$72 \times 8$) = \$576.....	None
• Total one time SDCs collected by the City if annexed and developed as anticipated = \$62,744 • Total annual fees collected by the City if annexed and developed as anticipated = approximately \$8,183.04 • Excludes property tax collections. Estimated annual property tax for existing land only (based upon 2015 Assessed Value of \$47,600) = \$133.81	• Total one time SDCs collected by the City if not annexed but developed as anticipated = \$12,064 • Total annual fees collected by the City if annexed and developed as anticipated = approximately \$5,675.52 for sanitary sewer only.

As such, the fiscal impact of the annexation is favorable and the proposal is consistent with this criterion.

6. The annexation meets the City's urban growth needs, and it is to the City's advantage to control the growth and development plans for the territory; i.e., to be able to address the issues of traffic, density, land use, and the level and timing of necessary facilities and services;

FINDINGS: The proposed annexation was initiated by the owner who intends to develop a four-lot residential subdivision. As such the annexation is associated with meeting the City's urban growth needs. The Hood River County Community Development Department coordinates with the City of Hood River for development activity inside the Urban Growth Area and generally implements the City's development standards. However, the City has made updates to its Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance that are not yet codified in the County's UGA ordinance (Hood River County Zoning Ordinance Article 17). As such it remains to the City's advantage to control the growth and development of the subject property because it will have a direct impact on City sewer, water, stormwater and transportation infrastructure. In addition, it is to the City's fiscal advantage to control future development on the subject property because it will generate additional revenue through collection of System Development Charges and utility fees. As such, the proposal is consistent with this criterion.

7. If the criteria in 17.15.060 (6) does not apply, the annexation provides a solution for existing problems resulting from insufficient sanitation, water service, needed routes for utility or transportation networks, or other service-related problems;

FINDINGS: As addressed above, the criterion in HRMC 17.15.060(6) does apply. As such this criterion does not apply.

8. The proposed annexation does not negatively impact nearby properties, whether located within the city limits or the urban growth area; and

FINDINGS: The criteria detailed above address the growth of the City, extension of City services, financial impact, and ability to continue to provide services to existing residents. Other issues associated with annexation include potential future uses of the property and how those uses might affect nearby properties.

The subject property has been located inside the City's Urban Growth Area (UGA) since 1983 and has been zoned for future urban uses since that time. Annexation of property in the UGA is consistent with the City's Comprehensive Plan. The subject site is adjacent to property that is developed at standard density levels for residential uses in the City Limits and Urban Growth Area. Because the zoning designation of the property following annexation (R-2) will remain consistent with the existing County zoning designation (U-R-2), nearby properties are not expected to be negatively affected by the annexation. As such, the proposal is consistent with this criterion.

9. The annexation conforms to the Comprehensive Plan.

FINDINGS: Generally, the City's Comprehensive Plan does not contain approval standards. Therefore compliance with the Comprehensive Plan is achieved through compliance with the City's ordinances.

Goal 1: Citizen Involvement

This Goal is satisfied through provisions in the acknowledged Comprehensive Plan and Zoning Ordinance that provide for citizen participation including public hearings. This application has been processed pursuant to those provisions. Notices have been mailed to property owners and agencies, posted in appropriate locations and included in the legal notices of the Hood River News. Public hearings are held before the Planning Commission and City Council before a decision is reached.

Goal 2: Land Use Planning

The Comprehensive Plan and Zoning Ordinance provide a land use planning process and policy framework as the basis for all decision and actions relating to the use of land. This Goal is satisfied by following the Zoning Ordinance including applicable procedures for processing this application and conducting public hearing related to the application.

Goal 3: Agricultural Land

This goal is not applicable as the property is located within the City's Urban Growth Area and is not considered agricultural land.

Goal 4: Forest Land

This goal is not applicable as the property is located within the City's Urban Growth Area and has been "excepted" from the County's resource base.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

The County has adopted the City's ordinances for use in the UGA but has not adopted the City's Goal 5 Ordinance (Ords. 1863, 1874, 1913, 1938). According to the City's Local Wetland Inventory there are no known wetlands on the subject property. And, as depicted on the City's Zoning Map there are no known riparian corridors on the subject property.

Goal 6: Air, Water and Land Resources Quality

Annexation does not increase or decrease the air, water and land resource qualities of the area because it does not directly result in any additional development. Development of the subject property for use consistent with the R-2 zoning designation is not expected to result in degradation of air, water or land resources beyond what typically occurs with residential development in urban areas.

Goal 7: Natural Disasters

This site is not in a floodplain, does not include slopes greater than 25%, does not contain any environmental protection "EP" zones and has no designated geologic hazard "GH" combining zone within its boundaries.

Goal 8: Recreational Needs

Goal 8, Policy 6 states: "As parcels of land are annexed from the UGA into the City, some land will be designated Open Space/Public Land for the development of new parks and public facilities, including access ways, to serve the recreational needs of the community."

The following parks and open spaces are identified in the Hood River Valley Parks and Recreation District's Capital Facilities Master Plan:

Open space areas in the City:

Eliot Park	11.8 acres
Indian Creek Trail (HRVPRD)	3.3 miles
Indian Creek Park	12.38 acres
Morrison Park, north of I-84	5.5 acres
Sherman Triangle	0.06 acre
Waucoma Park	0.5 acre
Wells Island (portion)	18 acres

Parks in the City:

Aquatic Center (HRVPRD)	1.35 acres
Culbertson Park (HRVPRD)	0.73 acre
Hazelview (HRVPRD)	0.43 acre
Morrison Park South (HRVPRD)	5.33 acres
Rotary Skate Park & BMX (HRVPRD)	2.71 acres
Children's Park	1.24 acres
Coe Park	0.34 acre
Collins Field	2.6 acres
Friendship Park	0.9 acre
Georgiana Smith Park	0.5 acre
Jackson Park	2.5 acres
Mann Park	0.86 acre
Marina Park (Port)	12 acres
Memorial Overlook & Stratton Garden	0.2 acre
Montello Park	0.28 acre

Tsuruta Park	1.01 acres
Tsuruta Tennis Courts	1.1 acres
Wilson Park	1.05 acres
Waterfront Park	6.4 acres
Event Site (Port)	5.5 acres
The Hook (Port)	3.8 acres
The Spit (Port)	4.7 acres

Parks in the Urban Growth Area:

Ruthton Park	1.5 acres
Bowe Addition	0.4 acre
Total park lands – approximately 55 acres (does not include schools or UGA)	
Total open space lands = approximately 51.5 acres	
Total park and open space lands = approximately 106.5 acres	

The updated Hood River Valley Park and Recreation Master Plan (2012), not yet adopted by the City of Hood River, includes a needs analysis for provision of parks and open space based upon local demographic trends, a bilingual mail-in household survey, a community workshop, a Latino focus group and stakeholder surveys. The Park Master Plan includes goals for new or enhanced parks and recreation facilities within a 10-year time frame.

Montello Park (aka Adams View Park) is located approximately 800 feet north of the subject property and the Park Master Plan does not recommend development additional parks in the vicinity of the subject property. As such, development of a park or open space on the subject site is not recommended at this time.

Goal 9: Economy of State

This Goal requires the City to ensure that there is adequate land with public services provided to meet the needs for economic growth and development. The property is zoned for residential use. As such, this goal is not applicable.

Goal 10: Housing

The subject property was included within the buildable lands inventory for the City/UGA, and will remain zoned for housing.

Goal 11: Public Facilities

The proposal's effect on public facilities is addressed above in HRMC 17.15.060(4).

Goal 12: Transportation

Following annexation, any subsequent development will be required to comply with the City's Transportation System Plan.

Goal 13: Energy Conservation

Annexation and development of lands located close to existing services generally promotes energy conservation. Increased residential densities near collector streets such as May Street may facilitate additional transportation alternatives in the future such as mass transit.

Goal 14: Urbanization

The subject property is located within the Urban Growth Area, as such, and annexation of property is consistent with the City's Comprehensive Plan.

17.15.070 Evaluation Criteria – Fiscal Impact. The following factors are to be taken into consideration when determining fiscal impact for both developed and undeveloped land and may include, but are not be limited to:

1. The additional revenues, if any, available to the City as a result of the annexation;
2. Whether any unusual or excessive costs will be incurred as a result of the annexation; and
3. The impact on the City's tax base, if any, as a result of the annexation.

FINDINGS: The findings above in HRMC 17.15.060(5) address fiscal impacts. Costs associated with reimbursing special districts will be paid by the applicant. As such, no unusual or excessive cost will be incurred by the applicants as a result of the annexation. The impact on the City's tax base as a result of annexation is expected to be favorable. As such, the proposal is consistent with these evaluation criteria.

17.15.080 Evaluation Criteria – Urban Service Capabilities.

- A. The municipal service needs, if any, of the territory to be annexed, including those of police and fire protection, public sewer and water supply facilities, street improvement and/or construction, and such other municipal services as may reasonably be required. Both short term and long term plans for all services shall be addressed.
- B. The projected costs of supplying reasonably needed municipal services to the territory proposed to be annexed.

FINDINGS: The findings above in HRMC 17.15.060(4) address these criteria. In association with the proposed four-lot subdivision the developer will be required to construct improvements to the site's May Street frontage and construct a new street in conformance with City standards. Costs associated with provision of municipal services are expected to be paid by the property owners through a future development process, as well as property taxes and fees on services. As such, the proposal is consistent with these evaluation criteria.

B. OREGON REVISED STATUTES - ANNEXATION

ORS 222.111 Authority and procedure for annexation. (1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies. (2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed. (3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year. (4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510, the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of

the effective date of the annexation. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465. (5) The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.915 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose. (6) The proposal for annexation may be voted upon by the electors of the city and of the territory simultaneously or at different times not more than 12 months apart. (7) Two or more proposals for annexation of territory may be voted upon simultaneously; however, in the city each proposal shall be stated separately on the ballot and voted on separately, and in the territory proposed for annexation no proposal for annexing other territory shall appear on the ballot.

FINDINGS: The proposed annexation is for property that is contiguous to the City Limits boundary. The owners of the property are the petitioners for the annexation. The rate of taxation will be consistent with these requirements. The territory to be annexed is a part of districts named in ORS 22.510 including the West Side Rural Fire Protection District, Ice Fountain Water District, and Farmer's Irrigation District, and will be withdrawn from the West Side Fire District and Ice Fountain Water District as of the effective date of the annexation. As addressed below, the City is not obligated to submit the annexation request to the electors. As such, the proposal is consistent with these requirements.

ORS 222.120 - Procedure without election by city electors; hearing; ordinance subject to referendum. (1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection. (2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation. (3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period. (4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question: (a) Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation; (b) Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or (c) Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915. (5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510, the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465. (6) The ordinance referred to in subsection (4) of this section is subject to referendum. (7) For the purpose of this section, ORS 222.125 and 222.170, "owner" or "landowner" means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the

same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

FINDINGS: The City Charter does not require the City Council to submit a proposal for annexation to the voters. This annexation is not being submitted to the voters; instead, public hearings on the annexation are being held in accordance with the requirements of this statute. Notice of the public hearings is being published in accordance with ORS 222.120, including once each week in the Hood River News for two successive weeks prior to the date of the City Council hearing, as well as posting of notices of the hearing in four public places in the city for the same period of time.

This annexation request includes withdrawal of territory from districts named in ORS 222.465 (Ice Fountain Water District) and ORS 222.510 (West Side Rural Fire Protection District). Pursuant to ORS 222.111(4), the effective date of withdrawal from West Side Fire can be the effective date of the annexation. Pursuant to ORS 222.465, if the ordinance, annexation or incorporation that results in the withdrawal is enacted or approved after March 31 in any year, the effective date of the withdrawal of territory shall be July 1 in the following year; if the ordinance, annexation or incorporation that results in the withdrawal is enacted or approved before April 1 in any year, the effective date of the withdrawal of territory shall be July 1 in the same year. In this case, the ordinance withdrawing these Districts from the annexed territory is to be enacted after April 1, 2015. Therefore the effective date of the withdrawal of the territory from Ice Fountain Water District is to be July 1 of 2016. As such, **a condition of approval is recommended that the effective date of withdrawal from the West Side Rural Fire Protection District shall be the effective date of the annexation, and the effective date of withdrawal from the Ice Fountain Water District shall be July 1, 2016.**

ORS 222.125 Annexation by consent of all owners of land and majority of electors. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

FINDINGS: Written consent to the annexation must be provided by the owner and not less than 50% of the residents who are registered to vote at this address. Records of the Hood River County Elections office indicate that there are no voters registered at the subject properties. The property owner signed the application form (Attachment "A.1"). As such, the proposal is consistent with these requirements.

ORS 222.180 Effective date of annexation. (1) The annexation shall be complete from the date of filing with the Secretary of State of the annexation records as provided in ORS 222.177 and 222.900. Thereafter the annexed territory shall be and remain a part of the city to which it is annexed. The date of such filing shall be the effective date of annexation.

FINDINGS: The public hearing for this annexation will take place before the City Council. If approved, the City Council will read the ordinance approving the annexation and withdrawing the

territory from West Side Rural Fire Protection District and Ice Fountain Water District for the first time (and second time if a full Council is present) by title only. After the second reading, the ordinance will be transmitted to the Secretary of State for filing. Pursuant to ORS 222.180, the effective date of the annexation is the date it is filed with the Secretary of State.

222.183 Notice of annexation when effective date delayed for more than one year. (1) If the effective date of an annexation is more than one year after the date of a proclamation of annexation, the city, through its recorder or other city officer or agency performing the duties of recorder under this section, shall send notice to the county clerk of each county within which the city is located. The notice shall be sent not sooner than 120 days and not later than 90 days prior to the effective date of the annexation. (2) The notice described in subsection (1) of this section shall be in addition to any other notice or filing required under ORS 222.010 to 222.750.

FINDINGS: As addressed above, the effective date of annexation will be the date the annexation is filed with the Secretary of State. The annexation will be filed with the Secretary of State less than one year from the date of proclamation of annexation.

C. HRMC 17.03.020 – URBAN STANDARD DENSITY RESIDENTIAL (R-2) ZONE

A. Permitted Uses.

1. Single-family dwellings and accessory structures
2. Duplexes
3. Home occupations
4. Manufactured homes
5. Bed and breakfast facilities
6. Mobile home parks
7. Family day care
8. Residential care facilities
9. Group residential, if less than fifteen (15) persons
10. Transportation facilities pursuant to 17.20.050(A)
11. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
12. Accessory dwelling units

FINDINGS: The applicant anticipates development of one duplex on each proposed lot (Attachment "A.6"). However, the use of each proposed lot is not being approved at this time. Any use of the proposed lots will be reviewed for consistency with the requirements of the R-2 Zone prior to issuance of building permits.

B. Conditional Uses:

FINDINGS: A conditional use is not proposed.

C. Site Development Standards. The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:

1. Per dwelling unit or duplex, a minimum of 5,000 square feet.
2. Per townhouse building, a minimum of 2,100 square feet.
3. A minimum frontage of fifty (50) feet on a dedicated public street.
4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.
5. Lot Coverage: Pursuant to 17.04.120

FINDINGS: The subject property has a total of approximately 150 feet of frontage on May Street. As depicted on the Preliminary Subdivision Plat (Attachment "A.4") each proposed lot has approximately 70 feet of frontage on a new public street to and is approximately 7,700 square feet in area.

The subject property is currently vacant. The applicant anticipates the development of a duplex on each of the four proposed lots for a total of eight dwelling units. Prior to issuance of building permits the developer will be required to demonstrate conformance with site development requirements of the R-2 zone including maximum lot coverage.

Recognizing a minimum 10-foot setback will be required between any structure on Lot 1 and the May Street right-of-way, the applicant may want to consider increasing the width of Lot 1 and decreasing the width of Lots 2, 3 and/or 4 to make up the difference. Any such change must ensure that all lots maintain a minimum area of 5,000-square feet and a minimum of 50 feet of frontage on a dedicated public street.

The Planning Commission determined that the temporary turn-around for the fire department should not be included in the calculation of maximum lot coverage on Lots 3 and 4, and adopted a **condition of approval that the temporary fire department turn-around shall not be included in the calculation of maximum lot coverage.**

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

FINDINGS: The subject property is currently vacant. The applicant anticipates the development of a duplex on each of the four proposed lots for a total of eight dwelling units. Prior to issuance of building permits the developer will be required to demonstrate conformance with the setback requirements of the R-2 Zone. In order to ensure compliance with these requirements a **condition of approval is recommended that any existing structures on the site shall be depicted on the final plat.**

Recognizing a minimum 10-foot setback will be required between any structure on Lot 1 and the May Street right-of-way, the applicant may want to consider increasing the width of Lot 1 and decreasing the width of Lots 2, 3 and/or 4 to make up the difference.

- E. **Maximum Building Height.** Thirty-five (35) feet for all uses except residential uses; twenty-eight (28) feet for all residential uses.

FINDINGS: Compliance with the maximum height standard will be verified in association with review of building permit applications.

F. Parking Regulations.

1. Each dwelling unit shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be in the required front yard setback area.
2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.
3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New or expanded parking area
4. Bicycle parking as required by 17.20.040.

FINDINGS: The applicant anticipates the development of a duplex on each of the four proposed lots. A minimum of four off-street parking spaces are required for development of a duplex. Prior to issuance of building permits the developer will be required to demonstrate conformance with parking regulations.

G. Signs: All signs shall be in conformance with the sign regulations in this title.

FINDINGS: No signs are proposed.

D. HRMC 16.08 – GENERAL PROCEDURAL REQUIREMENTS FOR ALL LAND DIVISIONS

16.08.010 Approval Process for Subdivisions and Partitions

A. Subdivision and Partition Approval through Three-Step Process. Applications for subdivision or partition approval shall be processed through a three-step process.

1. **Pre-Application Conference:** A pre-application conference with City staff is required for all partitions and subdivisions prior to submittal of the preliminary plat application unless waived by the Planning Director. The applicant shall provide information and materials of a sufficient level of detail to clearly explain the proposed land division.
2. **Preliminary Plat:** The preliminary plat shall be approved before the final plat can be submitted for approval consideration.
 - a. Partitions. Review of a preliminary plat for a partition shall be processed by means of an Administrative action, as governed by Title 17 Administrative Actions in the Review Procedures chapter (Section 17.09.030).
 - b. Subdivisions. Review of a preliminary plat for a subdivision shall be processed by means of a Quasi-Judicial action, as governed by Title 17 Quasi-Judicial Actions in the Review Procedures chapter (Section 17.09.040). All preliminary plats shall be reviewed using approval criteria for preliminary plats contained in this Title. An application for subdivision may be reviewed concurrently with an application for a Planned Development under Title 17.
3. **Review of Final Plat:** The final plat shall include all conditions of approval of the preliminary plat. Review of a final plat for a subdivision or partition shall be processed by means of a Ministerial procedure under Title 17 Ministerial Actions in the Review Procedures chapter (Section 17.09.020), using the approval criteria for final plats in this

title. Filing and recording of the final plat shall be in compliance with the requirements of 16.08.050.

FINDINGS: The applicant attended a pre-application conference on July 30, 2014 to discuss annexation of the subject property and a three-parcel partition. The applicant submitted a Preliminary Subdivision Plat (Attachment "A.4"). Because four lots are proposed the application is considered a subdivision. This subdivision application is being reviewed as a Quasi Judicial Action in accordance with HRMC 17.09.040.

- B. Preliminary Plat Approval Period.** Preliminary plat approval shall be effective for a period of two (2) years from the date of approval.

FINDINGS: In order to ensure compliance with this requirement a condition of approval is recommended that the final plat shall be submitted within two years of the date of approval of the preliminary plat.

- B. Amendments and Extensions.** The applicant may request changes to the approved preliminary plat or conditions of approval following the procedures and criteria provided below.

1. Minor Amendments:

- a. Minor Amendment Defined. The Planning Director may determine that the proposed amendment(s) is minor if all of the following criteria are met by the proposed changes:
- (1) There will be no change in land use;
 - (2) There will be no increase in the number of dwelling units;
 - (3) There will be no change in the type and/or location of access ways, drives, or parking areas that affect off-site traffic;
 - (4) There will be a less than five percent (5%) reduction in the area reserved for common open space and/or usable open space; and
 - (5) There will be a less than five percent (5%) reduction to specified setback requirements, provided the minimum setback standards of the zone can still be met.
- b. Minor Amendment Request. An application for approval of a minor amendment is reviewed as an Administrative action under Title 17 (Section 17.09.030). A minor amendment shall be approved, approved with conditions, or denied based on written findings that the proposed development is in compliance with all applicable requirements of Title 17 – Zoning Ordinance.

2. Major Amendments:

- a. Major Amendment Defined. Any modification to a land use decision or approved development plan which is not within the description of a minor amendment as provided above, shall be considered a major amendment.
- b. Major Amendment Request. An applicant may request a major amendment as follows:
- (1) When the Planning Director determines that the proposed amendment is a major amendment, the applicant shall submit an application for the major amendment.
 - (2) The amendment request shall be subject to the same review procedure (Administrative or Quasi-Judicial) and approval criteria used for the initial project approval; however, the review shall be limited in scope to the amendment request. For example, a request to modify a parking lot shall require site design review only for the proposed parking lot and any changes to associated pathways, lighting and landscaping. Notice shall be provided in accordance with the applicable review procedure.

3. **Extensions:** The Planning Director shall, upon written request by the applicant and payment of the required fee, grant one (1) extension of the approval period not to exceed one (1) year; provided that
 - a. Any changes to the preliminary plat follow the procedures above;
 - b. The applicant has submitted written intent to file a final plat within the one-year extension period;
 - c. An extension of time will not prevent the lawful development of abutting properties; and
 - d. The extension request is made before expiration of the original approved plan.

FINDINGS: Any amendments or extensions must be consistent with these requirements.

- D. **Phase Development.** The City may approve a time schedule for developing a subdivision in phases, but in no case shall the actual construction time period (i.e., for required public improvements, utilities, streets) for any partition or subdivision phase be greater than five (5) years with one 1-year extension possible, without reapplying for a preliminary plat.

FINDINGS: Phased development is not proposed.

- E. **Appeals.** The administrative provisions of Chapter 17.09 of the Hood River County Municipal Code shall apply to the provisions of this chapter.

FINDINGS: The decision for this subdivision application may be appealed in accordance with the provisions of HIRC 17.09.

16.08.020 Preliminary Plat Submission Requirements and Approval Criteria

A. General Submission Requirements.

1. **Partitions:** For partitions, the applicant shall submit an application containing all of the information required for Administrative actions under Title 17 Administrative Actions in the Review Procedures chapter (Section 17.09.030).
2. **Subdivisions:** For subdivisions, the application shall contain all of the information required for Quasi-judicial actions under Title 17 Quasi-Judicial Actions in the Review Procedures chapter (Section 17.09.040).

- B. **Preliminary Plat Information.** In addition to the general information described in Subsection A above, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide the following information:

1. **General information:**
2. **Site analysis:**
3. **Proposed improvements:**

FINDINGS: The Preliminary Subdivision Plat (Attachment "A.4") and the Preliminary Utility and Grading Plan (Attachment "A.5") include information sufficient to review the application. If necessary, conditions of approval can be adopted to require submittal of additional information and to ensure compliance with applicable standards.

C. General Approval Criteria

1. **The proposed preliminary plat complies with all of the applicable Municipal Code sections and other applicable ordinances and regulations. At a minimum, the**

provisions of this Title, including Chapter 16.12, and the applicable sections of the Comprehensive Plan and Title 17 shall apply;

FINDINGS: The Preliminary Subdivision Plat (Attachment "A.4") depicts the four proposed lots meeting the development standards of the underlying zoning district. The policies of the Comprehensive Plan are implemented through the standards of the Hood River Municipal Code. The applicable provisions of Title 17 are addressed above, and the provisions of Chapter 16.12 are addressed below. Conditions of approval are recommended where necessary to ensure compliance with applicable standards and criteria. As conditioned the application is consistent with this criterion.

2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

FINDINGS: The proposal is for a subdivision. The proposed subdivision name does not appear to have been recorded in association with another subdivision. All requirements of ORS Chapter 92 will be verified by the County Surveyor during the platting process. As such the application will be consistent with this criterion.

3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction, and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;

FINDINGS: Properties to the north and east of the site are developed. There is one existing home on a 0.71-acre parcel located immediately west of the site, located in the Urban Growth Area. The 12-acre parcel to the south of the site is also in the Urban Growth Area and currently is used as an orchard. Vehicular access from May Street is proposed via a new public street through the subject property in a manner that will facilitate access to the parcels located immediately west and south of the site.

As depicted on the Preliminary Subdivision Plat (Attachment "A.4") "1/2-street" improvements to the Urban (Residential) Collector standard are proposed along the site's frontage on May Street. And, a 40-foot-wide right-of-way is proposed to be dedicated to the public along the site's western property line to facilitate construction of a "3/4-street" improvement to a Local Street standard. The remainder of the Local Street (i.e. approximately 10 feet of right-of-way for a five-foot-wide sidewalk and a planter strip with street trees) is expected to be dedicated and constructed in association with future redevelopment of the parcel located immediately west of the subject property.

As depicted on the Preliminary Utility Plan (Attachment "A.5") public water, sanitary sewer and storm sewer lines are proposed to be extend from May Street to the southern property line of the subject property in the right-of-way for the new Local Street.

In order to ensure conformance with these requirements a condition of approval is recommended that any public improvements and dedications shall be identified on the final subdivision plat. As conditioned the application complies with this criterion.

4. **The location, width, and grade of streets and pedestrian walkways have been considered in relation to existing and planned streets, walkways, topographical conditions, public convenience and safety, and the proposed use of the land to be served by the streets and walkways. The street and walkway system proposes an adequate traffic circulation system, which is consistent with the Transportation System Plan and any approved Future Street Plans pursuant to 16.12.020(K);**

FINDINGS: May Street, designated as an Urban (Residential) Collector street on Figure 5 of the Transportation System Plan, is located along the site's northern property line. Vehicular access is not proposed to any of the lots directly from May Street. As depicted on the Preliminary Utility and Grading Plan (Attachment "A.5") vehicular access to each of the four lots is proposed from a new Local Street.

Sidewalks are proposed along the site's frontage on both May Street and the new Local Street. A bicycle lane will be required to striped along the site's May Street frontage consistent with the requirements of the Transportation System Plan for a Residential Collector street.

As noted on the Preliminary Subdivision Plat (Attachment "A.4") the May Street right-of-way adjacent to the site's northern property line is believed to be 60-foot wide. Minimum design requirements for improvements to Urban Collector streets are designated in the Transportation System Plan Figure 6E as well as in HRMC 16.12.060(B.6) Figure 16.12-D (Commercial/Residential Collector). The Engineering Department is requiring the applicant to verify that a minimum of a 60-foot-wide right-of-way exists for May Street, or dedication of additional right-of-way for May Street will be required in association with the subdivision (Attachment "G"). There are no known Future Street Plans affecting the subject property.

A new public street intended to meet requirements for a Local Street is proposed along the site's western property line. **Conditions of approval are recommended in HRMC 16.12.060(B) below to ensure compliance with street and walkway requirements.** As conditioned the proposal is consistent with this criterion.

5. **All proposed private common areas and improvements (e.g., home owner association property) are identified on the preliminary plat;**

FINDINGS: No private common areas or improvements are proposed.

6. **Adequate capacity of public facilities for fire protection, streets, and sidewalks can be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use are consistent with the Comprehensive Plan and any adopted public facilities plan(s).**

FINDINGS: The City of Hood River currently provides water, sanitary sewer, storm sewer, streets, police and fire protection to properties immediately north and east of the subject site.

The applicant's proposed street improvements are described above. As addressed below in HRMC 16.12.060, **conditions of approval are recommended to ensure adequate capacity of all public facilities serving the site.**

City water, sanitary sewer and storm sewer facilities are available in the May Street right-of-way adjacent to the subject site. **The City Engineering Department recommends**

conditions of approval that the sizing of all sewer pipes must meet the City's Sanitary Sewer Capital Facilities Plan (CFP). As conditioned the application complies with this criterion.

- 7. All lots created shall have adequate public utilities and facilities such as sewer, gas, electrical, and water systems and these shall be located and constructed to prevent or minimize flood damage to the extent practicable;**

FINDINGS: The Preliminary Utility Plan (Attachment "A.5") depicts the location of proposed public utility lines. With the exception of existing overhead utility lines, no information was provided regarding the locations of franchise utilities to serve the proposed lots.

The City water, sanitary sewer and storm sewer systems are available for connection. As addressed below in HRMC 16.12.060, **conditions of approval are recommended to ensure the sizing of all pipes meets the City's capital facilities plans.** Other utilities such as electricity and natural gas are expected to be provided by franchise utility companies. The site is not located near a floodplain, stream or other water body. As conditioned the application complies with this criterion.

- 8. All subdivision and partition proposals shall have adequate surface water drainage provided to minimize exposure to flood damage. Water quality or quantity control improvements may be required;**

FINDINGS: Public stormwater facilities are addressed below in HRMC 16.12.060. **The City Engineering Department recommends conditions of approval to ensure compliance with city standards.** As conditioned the application complies with this criterion.

- 9. Underground utilities are provided;**

FINDINGS: As noted on the Preliminary Subdivision Plat (Attachment "A.4") overhead utilities are located in the May Street right-of-way. Requirements for underground utilities are addressed below in HRMC 16.12.060(F) and **conditions of approval are recommended in order to ensure utilities are installed underground.** As conditioned the application complies with this criterion.

- 10. Minimize flood damage. All subdivisions and partitions shall be designed based on the need to minimize the risk of flood damage. No new building lots shall be created entirely within a floodway. All new lots shall be buildable without requiring development within the floodway. Development in a 100-year flood plain shall comply with Federal Emergency Management Agency (FEMA) requirements, including filling to elevate structures above the base flood elevation. The applicant shall be responsible for obtaining such approvals from the appropriate agency before City approval of the final plat.**

FINDINGS: The proposed development is not located within a floodway or 100-year floodplain. As such the proposal is consistent with this criterion.

- 11. Determination of Base Flood Elevation. Where a development site is located in or near areas prone to inundation, and the base flood elevation has not been provided**

or is not available from another authoritative source, it shall be prepared by a qualified professional, as determined by the City Engineer.

FINDINGS: The proposed development is not located in or near an area that is prone to inundation. As such determination of the base flood elevation is not required.

- D. Future Re-Division Plan.** When subdividing or partitioning tracts into large lots (i.e., greater than two (2) times or two hundred percent (200%) the minimum lot size allowed by the underlying land use zone), the City shall require that the lots be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the zone and this Title.
1. A re-division plan shall be submitted which identifies
 - a. Potential future lot division(s) in conformance with the housing and density standards of Title 17;
 - b. A Future Street Plan consistent with the Local Street Connectivity standards of the Transportation System Plan and, for major partitions and subdivisions in compliance with Section 16.12.020(K) which identifies potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way.
 2. The re-division plan shall also include a disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owners, except as may be required through conditions of land division approval. For example, dedication and improvement of rights-of-way within the future plan area may be required to provide needed secondary access and circulation. Additionally, if the Planning Director deems it necessary for the purpose of future land division, any restriction of buildings within future street, bicycle path, and accessway locations shall be made a matter of record in the preliminary plan approval.

FINDINGS: The proposed lots exceed the minimum lot size of the R-2 Zone but are less than 200% of the minimum lot size (5,000-square feet). As such a Future Re-Division Plan is not required.

- E. Conditions of Approval.** The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties.

FINDINGS: Conditions of approval are recommended where necessary to ensure compliance with applicable standards and criteria.

16.08.030 – Final Plat Submittal Requirements and Approval Criteria

- A. Submission Requirements.** Final plats shall be reviewed and approved by the City prior to recording with the County. The applicant shall submit the final plat within two (2) years of the approval of the preliminary plat as provided by this chapter. Specific information about the format and size of the plat, number of copies, and other detailed information can be obtained from the Planning Director.
1. **Supplemental Data:** At the time of the submission of the final map, the applicant shall also submit the following:

- a. A preliminary title report issued by a recognized title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises;
 - b. All technical data as required by the designated City or County Surveyor.
2. **Certification:** The following certifications shall appear on the final map as submitted. The certificates may be combined where appropriate.
- a. A certificate signed and acknowledged by all parties having any record title interest in the land subdivided or partitioned, consenting to the preparation and recording of the map; provided, however, that the signatures of parties owning the following types of interests may be omitted if their names and the nature of their interests are set forth on the map:
 - (1.) Rights-of-way, easements, or other interest, none of which can ripen into a fee;
 - (2.) Rights-of-way, easements or reversions, which by reason of changed conditions, long disuse, or laches, appear to be no longer of practical use or value, where release thereof is impossible or impractical to obtain. Any subdivision or partition plat map, including land originally patented by the United States or the state of Oregon, under patent reserving interest to either or both of these entities, may be recorded under the provision of this title without the consent of the United States or the state or Oregon thereto, or to dedication made thereon if the interest reserved is not inconsistent with the use for which the land is being subdivided;
 - b. A certificate signed and acknowledged as above, offering for dedication all parcels of land shown on the final map and intended for any public use; except those parcels other than streets, which are intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants, and servants; and
 - c. The plat contains an affidavit, by the surveyor who surveyed the land, represented on the plat to the effect the land was correctly surveyed and marked with proper monuments as provided by ORS Chapter 92, and indicating the initial point of the survey, and giving the dimensions and kind of such monument, and its reference to some corner established by the U.S. Geological Survey or giving two (2) or more permanent objects for identifying its location.
 - d. Provision for additional certificates and acknowledgements required by law or conditions of approval.

FINDINGS: In order to ensure compliance with these requirements **conditions of approval are recommended that the final plat shall be submitted within two years of the date of approval of the preliminary plat, in accordance with the requirements of HRMC 16.08.030 including provision of a preliminary title report.**

16.08.040 – Filing and Recording

- A. **Filing Plat with County.** Within sixty (60) days of the City approval of the final plat, the applicant shall submit the final plat to the County for signatures of County officials as required by ORS Chapter 92.
- B. **Proof of Recording.** Upon final recording with the County, the applicant shall submit to the City two (2) paper copies of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly-created lots.
- C. **Prerequisites to Recording the Plat.**

1. No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS Chapter 92;
 2. No plat shall be recorded until it is approved by the County Surveyor in the manner provided by ORS Chapter 92.
- D. **Parcels in Excess of 80 Acres.** Parcels in excess of 80 acres do not need to be shown on a subdivision plat. However, the plat shall show all shared boundaries between the parcel in excess of 80 acres and the other parcel(s) on the plat and include a notation on the plat indicating which parcel(s) is not shown in its entirety pursuant to this provision.

FINDINGS: In order to ensure compliance with these requirements a condition of approval is recommended that the final plat shall be filed and recorded in conformance with HRMC 16.08.040.

16.08.050 – Variances and Penalties

- A. **Variances.** Adjustments to the standards of this Chapter shall be processed in accordance with the procedures and findings prescribed in the City's zoning ordinance for variances. Applications for variances shall be submitted at the same time an application for land division or lot line adjustment is submitted.
- B. **Penalties.** An offer to sell, contract to sell, sale or deed of conveyance of a subdivision or partition or any part thereof, before a final plat thereof in full compliance with the provisions of this title has been duly recorded shall be considered an offense. Offenders who violate or cause violation of any provision of this title shall be deemed guilty of an offense and shall be subject to punishment as prescribed in Title 17 of the Municipal Code.
- C. **Compliance with Oregon Real Estate Regulations.** Prior to the sale of or contract to sell any lot within the subdivision, a final subdivision plat shall be recorded and the subdivider shall file a "Notice of Intent" with the Oregon State Board of Real Estate.
- D. **Certification Conflicts.** When any provision of Oregon state law or of this title requires the execution of any certificate or affidavit or the performance of any act by a person in his official capacity who is also a subdivider or any agent or employee thereof, such certificate or affidavit may be executed or such act may be performed by some other person duly qualified therefore and designated so to act by the Council.

FINDINGS: The subject application does not include a request for a variance.

E. HRMC 16.12 - GENERAL DESIGN AND IMPROVEMENT STANDARDS

16.12.010 General Applicability

All subdivisions and partitions must comply with the provisions of this chapter. Subdivisions and partitions that include the construction of a street may require detailed findings demonstrating compliance with each section. For partitions that do not include the construction of a street, fewer code provisions may apply.

FINDINGS: Standards of HRMC 16.12 that are not applicable to the proposed subdivision may be omitted from the following analysis.

16.12.020 Vehicular Access and Circulation

- A. **Intent and Purpose.** The intent of this section is to manage vehicle access to development through a connected street system, while preserving the flow of traffic in terms of safety, roadway capacity, and efficiency.
- B. **Applicability.** This section shall apply to all public streets within the City and to all properties that abut these streets.
- C. **Access Permit.** Access to a public street requires an access permit in accordance with the following procedures:
 - 1. Permits for access to City streets shall be subject to review and approval by the City Engineer based on the standards contained in this Section, and the provisions of Section 16.12.060 – Public Facilities Standards. An access permit may be in the form of a letter to the applicant, or it may be attached to a land use decision notice as a condition of approval.
 - 2. Permits for access to State highways shall be subject to review and approval by Oregon Department of Transportation (ODOT), except when ODOT has delegated this responsibility to the City or the County. In that case, the City or County shall determine whether access is granted based on its adopted standards.
- D. **Traffic Impact Analysis.** The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation, and other transportation requirements. The City requires either a Transportation Assessment Letter or a Traffic Impact Analysis pursuant to Section 17.20.060 for proposed land use actions unless waived by the City Engineer. (See also, Public Facilities Standards, Section 16.12.060.)
- E. **Conditions of Approval.** The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.
- F. **Access Options.** When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum of ten [10] feet per lane is required). These methods are “options” to the developer/subdivider, unless a method is specifically required by the City Engineer.
 - 1. **Option 1:** Access is from an existing or proposed alley or mid-block lane.
 - 2. **Option 2:** Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A private street may only be developed as part of a Planned Unit Development. A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.
 - 3. **Option 3:** Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in Section G, below.
 - 4. **Frontage on an Arterial Street:** New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two (2) or more lots (e.g., includes Planned Unit Developments and mid-block lanes).
 - 5. **Double-Frontage Lots:** When a lot has frontage onto two (2) or more streets, access shall be provided first from the street with the lowest classification. For example, access

shall be provided from a local street before a collector or arterial street. Except for corner lots, the creation of new double-frontage lots shall be prohibited in all residential zones, unless topographic or physical constraints require the formation of such lots. When double-frontage lots are permitted in all residential zones, a landscape buffer with trees and/or shrubs and ground cover not less than ten (10) feet wide shall be provided between the back yard fence/wall and the sidewalk or street; maintenance shall be assured by the owner (i.e., through homeowner's association, etc.).

FINDINGS: The four proposed residential lots are expected to generate fewer than 80 Average Daily Trips if duplexes are constructed. May Street, a designated Urban Collector street, and the proposed Local Street are adequate to serve the anticipated volume of traffic generated by future uses on the site. As such a traffic impact analysis was not required.

As depicted on the Preliminary Utility and Grading Plans (Attachment "A.5") vehicular access to each of the four lots is proposed from a new public Local Street. Lot 1 is a corner lot and access will be provided from the lower classification of street. As such the proposal is generally consistent with these requirements.

- G. **Access Spacing.** Driveway accesses shall be separated from other driveways and street intersections in accordance with the following standards and procedures:
1. **Local Streets:** A minimum of twenty-two (22) feet separation (as measured from the sides of the driveway/street) shall be required on local streets (i.e., streets not designated as collectors or arterials), except as provided in subsection 3, below.
 2. **Arterial and Collector Streets:** Access spacing on collector and arterial streets, and at controlled intersections (i.e., with four-way stop sign or traffic signal) shall be determined based on the policies and standards contained in the City's Transportation System Plan. Access to state highways shall be subject to the requirements of the Oregon Highway Plan and OAR Chapter 734, Division 51.

The standards for driveway and street spacing on local public streets are established in Table 8 of the Transportation System Plan and are included below as Table 16.12-A.

Table 16.12-A: City of Hood River Access Management Spacing Standards^{a, b, c}

Street Classification	Spacing Between Public Streets (Min.-Max.)	Minimum Spacing Between Driveways and Other Driveways or Public Streets ^d
Minor Arterial Street	660-1,000 feet	300 feet
Collector Street	220-440 feet	100 feet
Local Street	200 feet	22 feet

^a Exceptions may be made by the City Engineer

^b Measured centerline to centerline

^c Public streets within the IAMP Overlay Zone are subject to the standards in Section 17.20.030.D.

^d Private access to arterial roadways shall only be granted through a requested variance of access spacing standards when access to a lower classification facility is not feasible.

The standards for street spacing on state highways in the Hood River Urban Growth Boundary (UGB) are established in the Oregon Highway Plan and OAR Chapter 734, Division 51. Standards for District highways are presented below in Table 16.12-B.

Table 16.12-B Oregon Highway Plan Access Management Spacing Standards

Facility	Access Spacing Standard ^a per Posted Speed (Urban Area ^b)				
	>= 55 mph	50 mph	40 & 45 mph	30 & 35 mph	<= 25 mph
District Highway ^c	700 feet	550 feet	500 feet	350 feet	350 feet

^a Measurement of the approach road spacing is from center to center on the same side of the roadway.

^b The Urban standard applies within UGBs unless a management plan agreed to by ODOT and the local government(s) establishes a different standard.

^c OR 281 and US 30 are currently classified as District Highways

FINDINGS: May Street is designated as an Urban Collector Street, as such local street intersections on May Street are to be spaced a minimum of 220 feet and a maximum of 440 feet from one another. The centerline of the proposed Local Street is located approximately 260 feet from the centerline of 28th Street in conformance with these Access Management Spacing Standards.

Ordway Road, a private gravel road that provides access to an orchard operation and fewer than five homes, is located approximately 130 feet west of the proposed Local Street. And, there is an existing driveway located approximately 15 feet west of the proposed Local Street that provides one of two means of vehicular access to a single-family dwelling. This driveway and Ordway Road do not meet minimum spacing standards from the proposed Local Street. However, the City Engineer can make exceptions to the standards.

As addressed below the proposed Local Street is intended to improve connectivity as required by HRMC 16.12.020(I). Because uses accessing Ordway Road generate a limited amount of traffic, and because the single-family dwelling located immediately west of the subject site has two means of access to May Street, the new Local Street is recommended in the proposed location in order to facilitate connectivity. Upon redevelopment of the property located immediately west of the subject site (Tax Lot 3N10E35BC Tax Lot 600), one or both of its existing access points on May Street can be eliminated by taking access from the currently proposed Local Street. Further, the property located south of the site is likely to access May Street via the proposed Local Street when it is redeveloped from an orchard to residential use, thereby reducing vehicular traffic on Ordway Rd.

As depicted on the Preliminary Utility and Grading Plans (Attachment "A.5") the locations of the proposed driveways serving Lots 1-4 do not appear to meet the minimum spacing requirement of 22 feet from one another or from May Street. As such **a condition of approval is recommended that, prior to final plat approval, the applicant shall demonstrate conformance with access spacing requirements for driveways serving Lots 1-4 as determined by the City Engineer.** As conditioned the proposal is generally consistent with these requirements.

- H. **Shared Driveways.** The number of driveways and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review,

as applicable, for traffic safety and access management purposes in accordance with the following standards:

1. Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension.
2. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval.
3. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

FINDINGS: As depicted on the Preliminary Utility and Grading Plans (Attachment "A.5") shared driveways are proposed to serve duplexes on Lots 1-4.

- I. **Street Connectivity and Formation of Blocks Required.** In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. **Block Length and Perimeter:** The maximum block length and perimeter shall not exceed
 - a. Four Hundred (400) feet length and 1,200 feet perimeter in the in the Central Business District;
 - b. Six Hundred (600) feet length and 1,600 feet perimeter in residential zones (R-1, R-2, and R-3);
 - c. Not applicable to the Industrial zone (I); and
 - d. Eight Hundred (800) feet length and 2,000 feet perimeter in all other zones.
2. **Street Standards:** Public and private streets shall also conform to criteria in *Public Facilities Standards* (Section 16.12.060), *Pedestrian Access and Circulation* (Section 16.12.030), and applicable Americans with Disabilities Act (ADA) design standards.
3. **Exception:** Exceptions to the above standards may be granted when blocks are divided by one (1) or more pathway(s), in conformance with the provisions of Section 16.12.030. Pathways shall be located to minimize out-of-direction travel by pedestrians and may be designed to accommodate bicycles.

FINDINGS: The subject property is located in a residential zone with a maximum block length of 600 feet and a maximum perimeter length of 1,600 feet. The existing public street system surrounding the site includes May Street to the north, 28th Street to the east and 29th Street to the west. The distance between 28th and 29th Streets is approximately 770 feet. The existing segment of 28th Street is approximately 500-feet long. Existing development on 29th Street appears to preclude construction of a public street eastward from any point north of Talon Avenue, and 29th Street is approximately 760-feet long between May Street and Talon Avenue. As such, if the subject site is not developed with a public street in the proposed location, the resulting perimeter block length (28th Street, May Street, 29th Street between May Street and Talon Avenue, and a future extension of Talon Avenue from 29th Street to 28th Street) would be approximately 3,060 feet.

The proposed Local Street is approximately 280-feet long. The distance between the centerlines of the proposed Local Street and 28th Street is approximately 260 feet on May Street. The existing segment of 28th Street is approximately 500-feet long. In the future if a Local Street is developed from the current southern terminus of 28th Street westward to meet a southerly extension of the currently proposed Local Street, no block will exceed 600 feet

and the perimeter block length will be approximately 1,540 feet in conformance with these requirements.

Dedication of 40 feet of the typically required 50 feet of right-of-way for a Local Street through the subject site will facilitate a "3/4-street" improvement for a Local Street. The outstanding 10 feet of right-of-way for a sidewalk and planter strip on the west side of the Local Street can be dedicated in association with future redevelopment of the property located immediately west of the subject site (3N10E35BC Tax Lot 600). As such the proposal is consistent with these requirements.

- J. Future Street Plan (FSP) Required.** Future Street Plans provide a guide for transportation circulation to the developing site and in the immediate area. A future street plan demonstrates how access can be provided to parcels within 600 feet of the boundaries of the site, and is a conceptual plan in that its adoption does not establish a precise alignment.
1. **Applicability:** The provisions of section 16.12.020(k) apply to all tentative major partition and subdivision plans within the Urbanizing Area as shown on the Figure A-1, Local Street Connectivity Plan Study Area, in the Transportation System Plan. A FSP shall be filed in conjunction with all applications for subdivisions and major partitions. The FSP shall contain the information in Subsection (2) and shall be subject to review and approval under Subsection (4), below. The Planning Director may reduce the amount of off-site area to be considered below 600 feet in one (1) or more directions in the following situations:
 - a. Due to topography, the existing street pattern, or other constraints, the proposed future street plan does not need to consider access for adjacent parcels or continuation of an appropriate street system within 600 feet.
 - b. The proposed street layout is consistent with a street pattern of an existing approved FSP.
 2. **Submittal Requirements:** The Future Street Plan shall include sufficient dimensions and other data to verify conformance to the FSP criteria. The FSP shall incorporate the following details, both on-site and off-site:
 - a. The FSP shall be no larger than eleven (11) inches x seventeen (17) inches and may include several sheets;
 - b. The topography for slopes of fifteen percent (15%) or greater with contour intervals not more than ten (10) feet;
 - c. The name, classification, location, right-of-way width, centerline radius, grade of all existing and proposed streets, bike-ways, and pedestrian ways within the subject site;
 - d. Property lines and dimensions;
 - e. Existing and proposed streets and pedestrian/bicycle facilities and destinations, within 600 feet of the development;
 - f. Site access points for autos, pedestrians, bicycles; and
 - g. The conceptual future alignments of streets extending to allow for future traffic circulation and how access could be provided to adjacent parcels within 600 feet of the boundaries of the site.
 3. **Review Criteria:** A proposed FSP shall comply with the relevant portions of the Title 17, the Transportation System Plan, and the following:
 - a. A future street plan shall
 - (1) Adequately serve local traffic (i.e., traffic with an origin in, and destination to, the area of the plan);
 - (2) Provide for the logical extension, continuation, and interconnection of streets, to serve circulation and access needs;

- (3) Provide multi-directional access and circulation to the street system, avoiding maze-like and discontinuous street patterns;
 - (4) Balance traffic distribution within an area, rather than concentrating traffic on a few streets;
 - (5) Minimize the impact to natural resources and fit the landscape; and
 - (6) Provide pedestrian access and create neighborhoods.
- b. Wherever feasible, streets, alleys, and pedestrian-bicycle access-ways shall connect on both ends to other streets, within the development and to existing and planned streets outside the development. Pedestrian/ bicycle access-ways may connect on one (1) end to pedestrian and bicycle destinations. Exceptions for cul-de-sacs and dead-end streets are provided in 16.12.060(B)(13).
 - c. Pedestrian access-ways shall be provided as required under 16.12.030.
- 4. **Filing a Future Street Plan:** Upon approval by the review authority, a FSP shall be made a matter of record by being recorded by the Planning Director on a future street index to be maintained by the Planning Department.
 - 5. **Compliance with or Revision to Future Street Plans.** New developments shall be consistent with adopted FSP. Where proposed new development is not consistent with an existing plan, the applicant shall seek revision through a separate application or in conjunction with a land division or site plan review application. A revision to an approved future street plan shall be reviewed by the Planning Director as an administrative procedure. All revisions to future street plans must comply with review criteria for FSP.

FINDINGS: This proposal is for a subdivision of property that is to be annexed to the city. As such, a Future Street Plan is not required.

- K. **Fire Access and Parking Area Turn-Arounds.** A fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. Parking areas shall provide adequate aisles or turn-around areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner.

FINDINGS: As depicted on the Preliminary Subdivision Plat (Attachment "A.4") and the Preliminary Utility and Grading Plans (Attachment "A.5"), a temporary emergency vehicle turn-around is proposed on a portion of Lots 3 and 4. A temporary turn-around must meet the Fire Department's requirements for surfacing and load capacity, and "no parking" signs will need to be installed to prohibit use of the turn-around as an off-street parking area. As such a condition of approval is recommended that, prior to final plat approval, the applicant shall demonstrate the emergency vehicle turn-around meets the requirements of the Fire Chief.

In addition, the Planning Commission adopted a condition of approval that a note shall be included on the final plat designating the location of the temporary fire department turn-around easement. As conditioned the proposal is consistent with these requirements.

16.12.030 Pedestrian Access and Circulation

- A. **Pedestrian and Bicycle Access and Circulation.** To ensure safe, direct, and convenient pedestrian and bicycle circulation, all developments, except single family detached housing (i.e., on individual lots), shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate

pedestrians and bicycles.) The system of pathways shall be designed based on the standards below.

1. **Continuous Pathways:** A continuous pathway system, including sidewalks along streets, shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks, and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of Section 16.12.020 - Vehicular Access and Circulation, and Section 16.12.060 Public Facilities Standards.
2. **Street Connectivity:** Multi-use pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by Section 16.12.020(I). Multi-use pathways shall also be provided to connect cul-de-sacs or dead-end streets with other public streets, and/or to other developments where feasible. Multi-use pathways used to comply with these standards shall conform to all of the following criteria:
 - a. Multi-use pathways (i.e., for pedestrians and bicyclists) are no less than ten (10) feet wide and located within a fifteen (15) foot-wide right-of-way. The pathway shall generally be located within the center of the right-of-way or easement unless otherwise constrained by topography;
 - b. Stairs or switchback paths using a narrower right-of-way or easement may be required in lieu of a multi-use pathway where grades are steep;
 - c. The City may require landscaping within the pathway right-of-way;
 - d. The hearings body or Planning Director may determine, based upon facts in the record that a pathway is impracticable due to
 - (1) Physical or topographic conditions (e.g., freeways, railroads, extremely steep slopes, sensitive lands, and similar physical constraints);
 - (2) Buildings or other existing development on adjacent properties that physically prevent a connection now or in the future, considering the potential for redevelopment; and
 - (3) Sites where the provisions of recorded leases, easements, covenants, restrictions, or other agreements recorded as of the effective date of this Code prohibit the pathway connection.

FINDINGS: The proposed subdivision does not include any internal pathways or circulation and none are required for single-family dwellings. However, public sidewalks will be required along the site's frontage on May and along the new Local Street in association with issuance of building permits.

- B. Design and Construction.** Pathways shall conform to all of the standards below as follows. Sidewalks that are part of required public roadway right-of-way shall conform to the standards in Section 16.12.060 Public Facilities Standards.
1. **Vehicle/Pathway Separation:** Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised six (6) inches and curbed, or separated from the driveway/street by a five (5) foot minimum strip with bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps.
 2. **Housing/Pathway Separation:** Pathways shall be separated a minimum of five (5) feet from all residential living areas on the ground-floor, except at building entrances. Separation is measured from the pathway edge to the closest dwelling unit. No pathway/building separation is required for commercial, industrial, public, or institutional uses.

3. **Crosswalks:** Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermo-plastic striping or similar type of durable application.
4. **Pathway Surface:** Pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, at least six (6) feet wide, and shall conform to ADA requirements. Multi-use paths (i.e., for bicycles and pedestrians) shall be the same materials, at least eight (8) feet wide. (See also, Public Facilities Standards, Section 16.12.060 for public, multi-use pathway standard.)
5. **Accessible Routes:** Pathways and multi-use paths shall comply with the Americans with Disabilities Act, which requires accessible routes of travel.
6. **Fencing adjacent to pathway rights-of-way** shall not exceed four (4) feet in height in order to improve visibility and safety of path users.

FINDINGS: As addressed above, pathways are not included in this subdivision and as such these design and construction standards do not apply.

16.12.040 Landscape Conservation

- A. **Applicability.** All subdivision and partition developments containing significant trees and shrubs, as defined below, shall comply with the standards of this section. The purpose of this section is to incorporate significant native vegetation into the landscapes of development. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature landscaping provides summer shade and wind breaks, and allows for water conservation due to larger plants having established root systems.
- B. **Significant Trees and Shrubs.** Individual native trees and shrubs with a trunk diameter of six (6) inches or greater, as measured four (4) feet above the ground (DBH – "diameter, breast, height"), and all plants within the drip line of such trees and shrubs, shall be protected. Except that protection shall not be required for plants listed as non-native, invasive plants by the Oregon State University Extension Service in the applicable OSU bulletins for the County.
- C. **Mapping and Protection Required.** Significant trees shall be mapped individually and identified by species and size (diameter at four (4) feet above grade, or DBH). A "protection" area shall be defined around the edge of all branches (drip-line) of each tree (drip lines may overlap between trees). The City also may require an inventory, survey, or assessment prepared by a qualified professional when necessary to determine vegetation boundaries, building setbacks, and other protection or mitigation requirements.
- D. **Protection Standards.** All of the following protection standards shall apply to significant trees and shrubs areas:
 1. **Protection of Significant Trees and Shrubs:** Significant trees and shrubs identified as meeting the criteria in Section B shall be retained whenever practicable. Preservation may become impracticable when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable zone.
 2. **Conservation Easements and Dedications:** When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect sensitive lands, including groves of significant trees.
- E. **Construction.** All areas of significant vegetation shall be protected prior to, during, and after construction. Grading and operation of vehicles and heavy equipment is prohibited within significant vegetation areas, except as approved by the City for installation of utilities or

streets. Such approval shall only be granted after finding that there is no other reasonable alternative to avoid the protected area.

F. **Exemptions.** The protection standards in Section D shall not apply in the following situations:

1. **Dead, Diseased, and/or Hazardous Vegetation:** Vegetation that is dead or diseased, or poses a hazard to personal safety, property, or the health of other trees, may be removed. Prior to tree removal, the applicant shall provide a report from a certified arborist or other qualified professional to determine whether the subject tree is diseased or poses a hazard, and any possible treatment to avoid removal, except as provided by subsection 2, below.
2. **Emergencies:** Significant vegetation may be removed in the event of an emergency without land use approval, when the vegetation poses an immediate threat to life or safety, as determined by the Planning Director. The Planning Director shall prepare a notice or letter of decision within fourteen (14) days of the tree(s) being removed. The decision letter or notice shall explain the nature of the emergency and be on file and available for public review at City Hall.

FINDINGS: The Preliminary Subdivision Plat (Attachment "A.4") depicts a total of 20 Oregon white oak, Douglas fir and Ponderosa pine trees on the subject parcel ranging in size from six- to 30 inches DBH. Two trees are expected to be removed by the applicant in association with construction of subdivision improvements including the new Local Street and improvements along May Street. Additional tree removal is likely to be necessary in association with development of Lot 1. It is *recommended* that mitigation trees are planted at a ratio of one tree for each Significant Tree that is removed.

As such conditions of approval are recommended that, prior to final plat approval, the applicant shall submit a plan designating trees that will be retained during construction of the subdivision and future development on Lots 1 and 2, as well as mitigation for Significant Trees (native, 6 inches and greater diameter) that must be removed. Significant Trees that are depicted on the Preliminary Subdivision Plat (Attachment "A.4") shall be retained where practicable prior to, during, and after construction. In addition:

- Grading and operation of vehicles and heavy equipment is to be avoided near Significant Trees that are to be retained.
- Significant Trees that must be removed are to be mitigated by planting native tree species in appropriate locations.
- Mitigation trees can be planted on each of the four proposed lots. . It is *recommended* that mitigation trees are planted at a ratio of one tree for each Significant Tree that is removed.
- Street trees are not intended to mitigate for removal of Significant Trees.

As conditioned the proposal is generally consistent with these requirements.

16.12.050 Street Trees

Requirements for street tree planting strips are provided in *Public Facilities Standards*, Section 16.12.060. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:

1. **Growth Characteristics:** Trees shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, drought tolerance exposure, and desired color and appearance. The following should guide tree selection:

- a. Provide a broad canopy where shade is desired.
 - b. Use low-growing trees for spaces under utility wires.
 - c. Select trees which can be "limbed-up" where vision clearance is a concern.
 - d. Use narrow or "columnar" trees where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street.
 - e. Use species with similar growth characteristics on the same block for design continuity.
 - f. Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit.
 - g. Select trees that are well-adapted to the environment, including soil, wind, sun exposure, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil or areas without irrigation.
 - h. Select trees for their seasonal color, as desired.
 - i. Use deciduous trees for summer shade and winter sun.
2. **Caliper Size:** The minimum caliper size at planting shall be (two) 2 inches, based on the American Association of Nurserymen Standards.
 3. **Spacing and Location:** Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity. In general, trees shall be spaced no more than thirty (30) feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities, and similar physical barriers.
 4. **Soil Preparation, Planting and Care:** The developer shall be responsible for planting street trees, including soil preparation, ground cover material, staking, and temporary irrigation after planting thereafter or until the lot has sold and the responsibility is transferred to the property owner. The developer shall also be responsible for tree care (pruning, watering, fertilization, and replacement as necessary) after planting.
 5. **Assurances:** The City shall require the developer to provide a performance and maintenance bond in an amount determined by the City Engineer, to ensure the planting of the tree(s) and care during the first two (2) years after planting.
 6. **Street Tree List:** A recommended street tree list is available at the Planning Office.

FINDINGS: There are no existing street trees along the site's frontage on May Street. Following development of the subdivision, in association with issuance of building permits, street trees will be required to be installed in conformance with city standards adjacent to each lot.

16.12.060 Public Facilities Standards

A. Purpose and Applicability.

1. **Purpose:** The purpose of this chapter is to provide planning, engineering and design standards for public and private transportation facilities and utilities. This Chapter is also intended to implement the City's Transportation System Plan.
2. **When Standards Apply:** Unless otherwise provided, the standard specifications for construction, reconstruction or repair of transportation facilities, utilities and other public improvements within the City shall occur in accordance with the standards of and adopted under this Chapter. No development may occur unless the public facilities related to development comply with the public facility requirements established and adopted under this Chapter.
3. **Standard Specifications:** The City Engineer shall establish engineering standards and construction specifications consistent with the design standards of this Chapter and application of engineering principles (the "Engineering Standards"). The Engineering

Standards are incorporated in this Chapter by reference and apply as if fully set forth in this Chapter.

4. **Conditions of Development Approval:** No development may occur unless required public facilities are in place or guaranteed, in conformance with the provisions of this Title and the Engineering Standards. Improvements required as a condition of development approval, when not voluntarily accepted by the applicant, shall be roughly proportional to the impact of development. Findings in the development approval shall indicate how the required improvements are roughly proportional to the impact.

FINDINGS: Pursuant to these requirements, adequate public facilities typically must be provided to the development site and public improvements must be completed or guaranteed prior to recording a subdivision plat. As depicted on the Preliminary Utility and Grading Plan (Attachment "A.5") the applicant proposes to construct "1/2-street" improvements to a Residential Collector standard along the site's frontage on May Street, construct a "3/4-street" improvement to a Local Street standard through the site, and install public water, sanitary sewer and storm sewer lines between May Street and the site's southern property line in the right-of-way for the new Local Street.

The City Engineering Department submitted the following comments (Attachment "G") and **recommends the following conditions of approval in bold:**

- These comments cover requirements under Titles 16 and 17 of the Hood River Municipal Code for providing adequate public facilities and do not include engineering specifications or other more specific requirements of the City. Other engineering and code specifications may be applicable at the time of engineered plan review or building permit application.
- The developer is responsible for providing adequate public facilities.
- **All utilities shall be placed underground including power, phone, cable television and other telecommunications lines.**
- **The Oregon Department of Environmental Quality requires a National Pollutant Discharge Elimination System (NPDES) 1200 – C permit for all projects that disturb one acre or more. Contact the Bend regional DEQ office at 541-388-6146 for permit application forms and more information.**
- **Design and construction of public facilities must meet the requirements of the City of Hood River Engineering Standards. A copy of the Engineering Standards is available at the City Public Works office or on line at www.ci.hood-river.or.us.**
- **Prior to any site work a Construction Site Permit is required.**
- **Prior to final plat approval an engineered set of improvement plans shall be provided for review and approval. The improvements shall be designed by an engineer licensed to practice in Oregon. The submittal shall include an itemized estimate for the improvements in order to establish the plan review fee.**
- A pre – submittal meeting is recommended prior to the engineered design of any public facilities.
- **All fees, bonds, and insurance must be provided as per the City of Hood River Engineering Standards.**
- As per Hood River Municipal Code, annexation will be required as a condition of connection to City water and sanitary sewer. With the upcoming extension of the City water system from Rocky Rd. to a connection with the new City water transmission main at the corner of Fairview and Belmont, all City services are expected to be adequate and available to serve the annexed property.

Any required improvements, such as "1/2-street" improvements along May Street and construction of a "3/4-street" improvement and extension of public utilities through the site, are

roughly proportional to the impact of development because this subdivision will facilitate development on four lots in a manner that is more intense than the existing use of the site. Any required improvements will ensure the safety of residents and/or users of the subject site. All required improvements are consistent with the policies of the Comprehensive Plan and the standards of the Zoning Ordinance and Land Division Ordinance. As such, the proposal complies with these requirements.

B. Transportation Standards.

1. **Development Standards:** No development shall occur unless the development has frontage or approved access to a public street, in conformance with the Access and Circulation standards of this chapter. The development shall comply with the Engineering Standards and the following standards:
 - a. Streets within or adjacent to a development shall be improved in accordance with Transportation System Plan and the provisions of this chapter.
 - b. Development of new streets, and additional street width or improvements planned as a portion of an existing street, shall be improved in accordance with this section, and public streets shall be dedicated to the applicable city, county, or state jurisdiction;
 - c. New streets and drives street shall be hard-surfaced; and
 - d. The City may accept a future improvement guarantee (e.g., owner agrees not to remonstrate [object] against the formation of a local improvement district in the future) in lieu of street improvements if one (1) or more of the following conditions exist:
 - (1.) A partial improvement may create a potential safety hazard to motorists or pedestrians;
 - (2.) Due to the developed condition of adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide increased street safety or capacity, or improved pedestrian circulation;
 - (3.) The improvement would be in conflict with an adopted capital improvement plan; or
 - (4.) The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets.
2. **Modifications:** A modification to the street design standards in this section and the Transportation System Plan may be granted by the City Engineer under this provision if a required improvement is not feasible due to topographic constraints or constraints posed by sensitive lands (e.g., wetlands, significant trees and shrubs) or if necessary for safety or improved function of the transportation facility.
4. **Creation of Access Easements:** The City may approve an access easement established by deed when the easement is necessary to provide for access and circulation in conformance with *Vehicular Access and Circulation*, Section 16.12.020 and/or *Pedestrian Access and Circulation*, Section 16.12.030. Access easements shall be created and maintained in accordance with the Uniform Fire Code Section 10.207.
5. **Street Location, Width, and Grade:** Except as noted below, the location, width, and grade of all streets shall conform to the Transportation System Plan, as applicable; and an approved street plan or subdivision plat. Street location, width and grade shall be determined in relation to existing and planned streets, topographic conditions, public convenience and safety, and in appropriate relation to the proposed use of the land to be served by such streets, including the following:
 - a. Street grades shall be approved by the City Engineer in accordance with the City's engineering standards; and

- b. Where the location of a street is not shown in an existing street plan, the location of streets in a development shall either:
 - (1) Provide for the continuation and connection of existing streets in the surrounding areas, conforming to the street standards of this chapter; or
 - (2) Conform to a street plan adopted by the City Council, if it is impractical to connect with existing street patterns because of particular topographical or other existing conditions of the land. Such a plan shall be based on the type of land use to be served, the volume of traffic, the capacity of adjoining streets, and the need for public convenience and safety.
- 6. **Minimum Rights-of-Way and Street Sections:** Street rights-of-way and improvements shall be the widths in Table 16.12-A and as shown in Figures 16.12-A through 16.12-E. A modification shall be required in conformance with Section 2 (above) to vary from these standards. Where a range of width is indicated, the width shall be determined by the decision-making authority based upon the following factors:
 - a. Street classification in the Transportation System Plan;
 - b. Anticipated traffic generation;
 - c. On-street parking needs;
 - d. Sidewalk and bikeway requirements based on anticipated level of use;
 - e. Requirements for placement of utilities;
 - f. Street lighting;
 - g. Minimize drainage, slope, and sensitive lands impacts;
 - h. Street tree location, as provided for in Section 16.12.050;
 - i. Protection of significant vegetation, as provided for in Section 16.12.040;
 - j. Safety and comfort for motorists, bicyclists, and pedestrians;
 - k. Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided;
 - l. Access needs for emergency vehicles; and
 - m. Transition between different street widths (i.e., existing streets and new streets), as applicable.
- 7. **Traffic Signals and Traffic Calming Features:**
 - a. Traffic-calming features, such as traffic circles, curb extensions, narrow residential streets, and special paving may be used to slow traffic in neighborhoods and areas with high pedestrian traffic.
 - b. Traffic signals shall be required with development when traffic signal warrants are met, in conformance with the Highway Capacity Manual. The location of traffic signals shall be noted on approved street plans. Where a proposed street intersection will result in an immediate need for a traffic signal, a signal meeting approved specifications shall be installed. The developer's cost and the timing of improvements shall be included as a condition of development approval.
- 8. **Future Street Plan and Extension of Streets:**
 - a. Where required by Section 16.12.020(K)(1) a Future Street Plan shall be filed by the applicant in conjunction with an application for a subdivision or partition in order to facilitate orderly development of the street system.
 - b. Streets shall be extended to the boundary lines of the parcel or tract to be developed, when the City Engineer determines that the extension is necessary to give street access to, or permit a satisfactory future division of, adjoining land. The point where the streets temporarily end shall conform to subsections (1)-(3), below:
 - (1) These extended streets or street stubs to adjoining properties are not considered to be cul-de-sacs since they are intended to continue as through streets when the adjoining property is developed.
 - (2) A barricade (e.g., fence, bollards, boulders, or similar vehicle barrier) shall be constructed at the end of the street by the subdivider and shall not be removed

until authorized by the City or other applicable agency with jurisdiction over the street. The cost of the barricade shall be included in the street construction cost.

- (3) Temporary turnarounds (e.g., hammerhead or bulb-shaped configuration) shall be constructed for stub streets over 150 feet in length.

9. Street Alignment and Connections:

- a. Staggering of streets making "T" intersections at collectors and arterials shall not be designed so that jogs of less than 300 feet on such streets are created, as measured from the centerline of the street.
- b. Spacing between local street intersections shall be regulated by the Transportation Systems Plan, except where more closely spaced intersections are designed to provide an open space, pocket park, common area, or similar neighborhood amenity. This standard applies to four-way and three-way (off-set) intersections.
- c. All local and collector streets that abut a development site shall be extended within the site to provide through circulation unless prevented by environmental or topographical constraints, existing development patterns or compliance with other standards in this code. This exception applies when it is not possible to redesign or reconfigure the street pattern to provide required extensions. Land is considered topographically constrained if the slope is greater than fifteen percent (15%) for a distance of 250 feet or more. In the case of environmental or topographical constraints, the mere presence of a constraint is not sufficient to show that a street connection is not possible. The applicant must show why the environmental or topographic constraint precludes some reasonable street connection.
- d. Proposed streets or street extensions shall be located to provide direct access to existing or planned commercial services and other neighborhood facilities, such as schools, shopping areas, and parks.
- e. In order to promote efficient vehicular and pedestrian circulation throughout the City, the design of subdivisions and alignment of new streets shall conform to the following standards in section 16.12.020 *Vehicular Access and Circulation*. The maximum block length shall not exceed:
 - (1) Four hundred (400) feet length and 1,200 feet perimeter in the Central Business District;
 - (2) Six hundred (600) feet length and 1,600 feet perimeter in residential zones (R-1, R-2, and R-3);
 - (3) Not applicable to the Industrial zone (I); and
 - (4) Eight hundred (800) feet length and 2,000 feet perimeter in all other zones.

Exceptions to the above standards may be granted by the City Engineer when a pedestrian access way is provided at or near mid-block, in conformance with the provisions of Section 16.12.040.

10. **Sidewalks, Planter Strips, Bicycle Lanes:** Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in Figures 16.12-A through 16.12-E, applicable provisions of the Transportation System Plan, the Comprehensive Plan, street connectivity plan, and adopted future street plans. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.
11. **Intersection Angles:** Streets shall be laid out so as to intersect at an angle as near to a right angle as practicable, except where topography requires a lesser angle or where a reduced angle is necessary to provide an open space, pocket park, common area, or similar neighborhood amenity.
12. **Existing Rights-of-Way:** Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be provided at the time of subdivision or development, subject to the provision of Section 16.12.050(A).

13. **Cul-de-sacs:** A dead-end street shall be no more than 200 feet long and shall only be used when environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation.
 - a. All cul-de-sacs shall terminate with a circular or hammer-head turnaround. Circular turnarounds shall have a minimum radius of forty-two (42) feet, (i.e., from center to edge of pavement); except that turnarounds may be larger when they contain a landscaped island or parking bay in their center. When an island or parking bay is provided, there shall be a fire apparatus lane of twenty (20) feet in width; and
 - b. The length of the cul-de-sac shall be measured along the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac.
15. **Curbs, Curb Cuts, Ramps, and Driveway approaches:** Concrete curbs, curb cuts, wheelchair, bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in Sections 16.12.020 and 16.12.030.
20. **Street Names:** No street name shall be used that will duplicate or be confused with the names of existing streets in the City or Urban Growth Area, except for extensions of existing streets. Street names, signs, and numbers shall conform to the established pattern in the surrounding area, except as requested by emergency service providers and the City Charter.
21. **Survey Monuments:** Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments shall be reestablished and protected.
22. **Street Signs:** The city, county, or state with jurisdiction shall install all signs for traffic control and street names. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.
23. **Mail Boxes:** Plans for mail boxes to be used shall be approved by the United States Postal Service.
24. **Street Light Standards:** Street lights shall be installed in accordance with City standards and shielded in a downward pattern.
25. **Street Cross-Sections:** The final lift of asphalt or concrete pavement shall be placed on all new constructed public roadways prior to final City acceptance of the roadway and within one (1) year of the conditional acceptance of the roadway unless otherwise approved by the City Engineer.

FINDINGS: The site abuts May Street which is designated as an Urban Collector street in the city's Transportation System Plan. Vehicular access to each of the four lots is proposed from a new Local Street. The proposed name of the new Local Street, Lucy Lane, is not consistent with the street naming provisions of HRMC 13.04.020 which requires throughways running north/south to be named as a "Street" using numbers. However, 28th Street (to the east of the site) and 29th Street (to the west of the site) are already in use.

The City Engineering Department submitted the following comments (Attachment "E") and **recommends the following conditions of approval in bold:**

- **Improvements meeting City standards are required along the site's May St frontage to match the improvements to the east of the existing parcel.**
- **The proposed Local Street shall be improved to the Local Option A standard as shown in the City's Transportation System Plan. The improvements shall include the installation of curb & gutter on both sides of the street, a 28' paved section including gutters, and an**

adequate drainage system. These improvements would require dedication of 40' of right of way along the west property edge.

- Prior to final plat, the western 40 feet of the parcel shall be dedicated as public right of way and recorded on a form provided by the City.
- Prior to final plat, the width of the May Street right of way shall be verified and any dedication required to provide the minimum 60 feet of required width shall be recorded on a form provided by the City.
- See City of Hood River Engineering Standards Section 4.4 Roadways for design and submittal criteria.

In addition, the following conditions of approval are recommended to ensure compliance with the standards listed above:

- The proposed Local Street shall be extended to the existing parcel's southern boundary line. The point where the streets temporarily ends shall conform to the following requirements:
 - A barricade (e.g., fence, bollards, boulders, or similar vehicle barrier) shall be constructed at the southern terminus of the street by the developer and shall not be removed until authorized by the City or other applicable agency with jurisdiction over the street. The cost of the barricade shall be included in the street construction cost.
- The proposed temporary turnaround on Lots 3 and 4 shall be constructed in conformance with the design requirements of the Hood River Fire Chief, and shall remain in place until the Local Street is extended south of the subject property and the City Engineer and Fire Chief approve removal of the temporary turnaround.
- Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in the Transportation System Plan.
- If the May Street right-of-way adjacent to the subject site is less than standard width (60 feet minimum), additional right-of-way shall be provided at the time of subdivision.
- Concrete curbs, curb cuts, wheelchair, bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in Sections 16.12.020 and 16.12.030.
- Prior to final plat approval, the name of the new Local Street shall be consistent with HRMC 13.04, Naming and Designation of Thoroughfares, as determined by the City Engineer. No street name shall be used that will duplicate or be confused with the names of existing streets in the City or Urban Growth Area, except for extensions of existing streets. Street names, signs, and numbers shall conform to the established pattern in the surrounding area, except as requested by emergency service providers and the City Charter.
- Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments shall be reestablished and protected.
- The city shall install all signs for traffic control and street names. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.
- Plans for mail boxes shall be approved by the United States Postal Service.
- Street lights shall be installed in accordance with City standards and shielded in a downward pattern.

- **The final lift of asphalt or concrete pavement shall be placed on all new constructed public roadways prior to final City acceptance of the roadway and within one (1) year of the conditional acceptance of the roadway unless otherwise approved by the City Engineer.**

As conditioned, the application is consistent with these requirements.

C. Public Use Areas.

1. Dedication Requirements:

- a. Where a proposed park, playground, or other public use shown in a plan adopted by the City or the Hood River Valley Parks and Recreation District is located in whole or in part in a subdivision, the City may require the dedication or reservation of this area on the final plat for the subdivision.
- b. Where an adopted plan of the City does not indicate proposed public use areas, the City may require the dedication or reservation of areas within the subdivision of a character, extent, and location suitable for the development of parks and other public uses if:
 - (1) Approved by the Hood River Valley Parks and Recreation District; and,
 - (2) Determined by the Planning Commission to be in the public interest in accordance with adopted Comprehensive Plan policies.
- c. All required dedications of public use areas shall conform to Section 16.12.060(A)(4) (Conditions of Approval).

2. **System Development Charge Credit:** If authorized by the Hood River Valley Parks and Recreation District, dedication of land to the City for public use areas shall be eligible as a credit toward any required system development charge for parks.

FINDINGS: No public dedication is proposed or required for park improvements.

D. Sanitary Sewer and Water Service Improvements.

1. **Sewers and Water Mains Required.** Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's construction specifications and the applicable Comprehensive Plan policies.
2. **Sewer and Water Plan Approval:** Development permits for sewer and water improvements shall not be issued until the City Engineer has approved all sanitary sewer and water plans in conformance with City standards.
3. **Over-sizing:** Proposed sewer and water systems shall be sized to accommodate additional development within the area as projected by the Comprehensive Plan. The developer shall be entitled to system development charge credits for the over-sizing.
4. **Permits Denied:** Development permits may be restricted by the City where a deficiency exists in the existing water or sewer system which cannot be rectified by the development, and which if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. Building moratoriums shall conform to the criteria and procedures contained in ORS 197.505.

FINDINGS: The Preliminary Utility Plan depicts the location of proposed public water and sanitary sewer lines (Attachment "A.5"). The City Engineering Department submitted the following comments (Attachment "G") and **recommends the following conditions of approval in bold:**

Water

- City water is available within the May St. right of way on the north side of the street.
- **Water pipe sizes must be consistent with the City's Water Master Plan.**
- See City of Hood River Engineering Standards Section 4.6 Potable Water Systems for design and submittal criteria.

Sanitary Sewer

- City sanitary sewer system is available within the May St. right of way on the south side of the street.
- **Sizing of sewer pipes must meet the City's Sanitary Sewer Capital Facilities Plan (CFP).**
- See City of Hood River Engineering Standards Section 4.7 Sanitary Sewer Systems for design and submittal criteria.

As conditioned the proposal is consistent with this criterion.

E. Storm Drainage.

1. **General Provisions:** The City shall issue a development permit only where adequate provisions for storm water and flood water runoff have been made in accordance with the requirements of the City Engineer.
2. **Accommodation of Upstream Drainage:** Culverts and other drainage facilities shall be large enough to accommodate potential runoff from the entire upstream drainage area, whether inside or outside the development. Such facilities shall be subject to review and approval by the City Engineer.
3. **Effect on Downstream Drainage:** Where it is anticipated by the City Engineer that the additional runoff resulting from the development will overload an existing drainage facility, the City shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with City standards.

FINDINGS: The Preliminary Utility Plan depicts the location of a proposed public storm sewer line (Attachment "A.5"). The City Engineering Department submitted the following comments (Attachment "G") and **recommends the following conditions of approval in bold:**

- **A Storm Water Management Plan is required as per City Engineering Standards.**
- **Sizing of all stormwater pipes must meet the City's Stormwater Utility Capital Facilities Plan (CFP).**
- See City of Hood River Engineering Standards Section 4.5 Stormwater Management for design and submittal criteria.

As conditioned the proposal is consistent with this criterion.

F. Utilities.

1. **Underground Utilities:** All utility lines including, but not limited to, those required for electric, communication, lighting and cable television services, and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above. The following additional standards apply to all new subdivisions, in order to facilitate underground placement of utilities:
 - a. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that all above ground

equipment does not obstruct vision clearance areas for vehicular traffic (See Section 17.04.090);

- b. The City reserves the right to approve the location of all surface mounted facilities;
 - c. All underground utilities, including sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets; and
 - d. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.
2. Easements: Easements shall be provided for all underground utility facilities.
 3. Exception to Under-Grounding Requirement: The standard applies only to proposed subdivisions. An exception to the under-grounding requirement may be granted due to physical constraints, such as steep topography, sensitive lands, or existing development conditions.

FINDINGS: As noted on the Preliminary Subdivision Plat (Attachment "A.4"), there are existing overhead utility lines in the May St. right-of-way. Details were not provided to verify that all utilities will be placed underground. As such a **condition of approval is recommended that all utility lines including, but not limited to, those required for electric, communication, lighting and cable television services, and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground, and temporary utility service facilities during construction. Further, easements shall be provided where necessary for underground utility facilities.**

- G. **Easements.** Easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be dedicated on a final plat, or provided for in the deed restrictions. The developer or applicant shall make arrangements with the City, the applicable district, and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City's standard width for public main line utility easements shall be fifteen (15) feet unless otherwise specified by the utility company, applicable district, or City Engineer.

FINDINGS: The Preliminary Subdivision Plat (Attachment "A.4") depicts an existing five-foot wide private utility easement east of the subject property on the south side of May Street. With the exception of a temporary turn-around easement depicting on Lots 3 and 4, utility easements are not proposed. In order to ensure compliance with these requirements, **conditions of approval are recommended that the final plat shall depict the location, width and purpose of all existing and proposed easements. Utility easements shall be depicted on the subdivision plat for any public and/or franchise utilities on the site including a minimum 5-foot-wide private utility easement along public street frontages.** As conditioned, the proposal is consistent with these requirements.

- H. **Construction Plan Approval and Assurances.** A construction site permit is required for all public and private improvements subject to this title. No public or private improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued. The permit fee is required to defray the cost and expenses incurred by the City for design reviews, construction observation and other services in connection with the improvement. The permit fee shall be set by City Council resolution. The City may require the developer or subdivider to provide bonding or other performance guarantees and warranties to ensure completion and performance of required public improvements.

FINDINGS: In order to ensure compliance with these requirements, **conditions of approval are recommended that a construction site permit shall be obtained. No public or private improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued.**

I. Installation.

1. **Conformance Required:** Improvements installed by the developer either as a requirement of these regulations or at their own option, shall conform to the requirements of this chapter, approved construction plans, and to improvement standards and specifications adopted by the City.
2. **Adopted Installation Standards:** The Oregon Standard Specifications for Construction, Oregon Department of Transportation and Oregon Chapter A.P.W.A., shall be a part of the City's adopted installation standard(s); other standards may also be required upon recommendation of the City Engineer.
3. **Commencement:** Work shall not begin until the City has been notified in advance.
4. **Resumption:** If work is discontinued for more than one (1) month, it shall not be resumed until the City is notified.
5. **Construction Observation:** Improvements shall be constructed under the observation and to the satisfaction of the City. The City may require minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. Modifications requested by the developer shall be subject to land use review under *Modifications and Extensions*, Section 16.08. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced by an Oregon Licensed Land Surveyor prior to final acceptance of the improvements.
6. **Engineer's Certification and As-Built Plans:** A civil engineer registered in the state of Oregon shall provide written certification in a form required by the City that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to City acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide two (2) sets of "as-built" drawings, in conformance with the City Engineer's specifications, for permanent filing with the City. One set shall be a hard copy plot or print and one set shall be in electronic AutoCad format compatible with the City's computer hardware and software.

FINDINGS: Any public improvements, or private improvements affecting public utilities, must be reviewed and approved by the City Engineer in accordance with applicable standards.

16.12.070 Performance Guarantee. All approvals in which the developer is required to install public improvements shall contain a condition of approval requiring a performance guarantee if the public improvements are not installed, inspected, and approved before final plat approval.

FINDINGS: The City Engineer will determine if a performance guarantee is required.

16.12.080 Warranty Guarantee. All approvals in which the developer is required to install public improvements shall contain a condition of approval requiring a warranty prior to acceptance of the public improvements by the City.

FINDINGS: The City Engineer will determine if a warranty guarantee is required.

III. CONCLUSION: The proposed annexation was initiated by the property owner. The subject property will be withdrawn from the Ice Fountain Water District and the West Side Rural Fire Protection District in association with annexation, and the owner will be responsible for compensating West Side Rural Fire Protection District for lost tax revenue as addressed in this report.

The proposed subdivision is generally consistent with applicable zoning and subdivision regulations, however, conditions of approval are recommended below to ensure compliance with all applicable standards.

IV. CONDITIONS OF APPROVAL: Based on the foregoing findings and except as conditioned below, this application is approved in general conformance with the applicant's proposal, the preliminary site plan and related plans and all representations and statements made by the applicant or any authorized representatives. This approval is granted subject to the requirements that the applicant, owners or subsequent developer (the "developer") shall comply with all applicable code provisions, laws and standards and the following conditions. These conditions shall be interpreted and implemented consistently with the foregoing findings:

ANNEXATION

1. Annexation and withdrawal from West Side Rural Fire Protection District and Ice Fountain Water District is required. All annexation and withdrawal fees are the responsibility of the applicant.
2. The effective date for the annexation shall be the date it is filed with the Secretary of State, except for purposes of ORS 308.225. The effective date of withdrawal from the West Side Rural Fire Protection District shall be the effective date of the annexation, and the effective date of withdrawal from the Ice Fountain Water District shall be July 1, 2016.
3. The property owners and their heirs, successors and assigns shall compensate the City of Hood River for the costs associated with the withdrawal of the subject property from the West Side Rural Fire Protection District pursuant to the applicable intergovernmental agreement. The City of Hood River will send a bill to the applicant and payment shall be made to the City of Hood River by the due date specified by the bill.

SUBDIVISION

Planning Department

4. The final plat shall be submitted within two years of the date of approval of the preliminary plat, in accordance with the requirements of HRMC 16.08.030 including provision of a preliminary title report and payment of a final plat review fee.
5. Any existing structures on the site shall be depicted on the final plat.
6. Any public improvements and dedications shall be identified on the final subdivision plat.
7. The final plat shall depict the location, width and purpose of all existing and proposed easements. Utility easements shall be depicted on the subdivision plat for any public and/or franchise utilities

on the site including a minimum 5-foot-wide private utility easement along public street frontages.

8. A note shall be included on the final plat designating the location of the temporary fire department turn-around easement.
9. Prior to final plat approval the applicant shall submit a plan designating trees that will be retained during construction of the subdivision and future development on Lots 1 and 2, as well as mitigation for Significant Trees (native, 6 inches and greater diameter) that must be removed. Significant Trees that are depicted on the Preliminary Subdivision Plat (Attachment "A.4") shall be retained where practicable prior to, during, and after construction. In addition:
 - Grading and operation of vehicles and heavy equipment is to be avoided near Significant Trees that are to be retained.
 - Significant Trees that must be removed are to be mitigated by planting native tree species in appropriate locations.
 - Mitigation trees can be planted on each of the four proposed lots. Mitigation trees shall be planted at a ratio of one tree for each Significant Tree that is removed.
 - Street trees are not intended to mitigate for removal of Significant Trees.
10. The final plat shall be filed and recorded in conformance with HRMC 16.08.040. The final subdivision plat shall be reviewed and approved by the City prior to recording with the County.
11. The temporary fire department turn-around shall not be included in the calculation of maximum lot coverage.

Public Works and Engineering Department

12. Prior to final plat approval, the applicant shall demonstrate conformance with access spacing requirements for driveways serving Lots 1-4 as determined by the City Engineer.
13. Prior to final plat approval an engineered set of improvement plans shall be provided for review and approval. The improvements shall be designed by an engineer licensed to practice in Oregon. The submittal shall include an itemized estimate for the improvements in order to establish the plan review fee. A pre-submittal meeting is recommended prior to the engineered design of any public facilities.
14. All utilities including, but not limited to, those required for electric, communication, lighting and cable television services, and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground, and temporary utility service facilities during construction. Further, easements shall be provided where necessary for underground utility facilities.
15. The Oregon Department of Environmental Quality requires a National Pollutant Discharge Elimination System (NPDES) 1200 – C permit for all projects that disturb one acre or more. Contact the Bend regional DEQ office at 541-388-6146 for permit application forms and more information.
16. Design and construction of public facilities must meet the requirements of the City of Hood River Engineering Standards. A copy of the Engineering Standards is available at the City Public Works office or on line at www.ci.hood-river.or.us.

17. Water pipe sizes must be consistent with the City's Water Master Plan. See City of Hood River Engineering Standards Section 4.6 Potable Water Systems for design and submittal criteria.
18. Sizing of sewer pipes must meet the City's Sanitary Sewer Capital Facilities Plan (CFP). See City of Hood River Engineering Standards Section 4.7 Sanitary Sewer Systems for design and submittal criteria.
19. A Storm Water Management Plan is required as per City Engineering Standards. Sizing of all stormwater pipes must meet the City's Stormwater Utility Capital Facilities Plan (CFP). See City of Hood River Engineering Standards Section 4.5 Stormwater Management for design and submittal criteria.
20. Prior to any site work a Construction Site Permit is required. No public or private improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued.
21. All fees, bonds, and insurance must be provided as per the City of Hood River Engineering Standards.
22. Improvements meeting City standards are required along the site's May St. frontage to match the improvements to the east of the existing parcel. See City of Hood River Engineering Standards Section 4.4 Roadways for design and submittal criteria.
23. The proposed Local Street shall be improved to the Local Option A standard as shown in the City's Transportation System Plan. The improvements shall include the installation of curb & gutter on both sides of the street, a 28-foot-wide paved section including gutters, and an adequate drainage system. These improvements require dedication of 40 feet of right of way along the west property edge. See City of Hood River Engineering Standards Section 4.4 Roadways for design and submittal criteria.
24. Prior to final plat, the western 40 feet of the parcel shall be dedicated as public right of way and recorded on a form provided by the City.
25. If the May Street right-of-way adjacent to the subject site is less than standard width (60 feet minimum), additional right-of-way shall be provided at the time of subdivision.
26. Prior to final plat, the width of the May Street right of way shall be verified and any right-of-way dedication that is necessary to provide the minimum 60 feet of required width shall be recorded on a form provided by the City.
27. The proposed Local Street shall be extended to the existing parcel's southern boundary line. The point where the streets temporarily ends shall conform to the following requirements:
 - A barricade (e.g., fence, bollards, boulders, or similar vehicle barrier) shall be constructed at the southern terminus of the street by the developer and shall not be removed until authorized by the City or other applicable agency with jurisdiction over the street. The cost of the barricade shall be included in the street construction cost.
28. The proposed temporary turnaround on Lots 3 and 4 shall be constructed in conformance with the design requirements of the Hood River Fire Chief, and shall remain in place until the Local Street

is extended south of the subject property and the City Engineer and Fire Chief approve removal of the temporary turnaround.

29. Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in the Transportation System Plan.
30. Concrete curbs, curb cuts, wheelchair, bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in Sections 16.12.020 and 16.12.030.
31. Prior to final plat approval, the name of the new Local Street shall be consistent with HRMC 13.04, Naming and Designation of Thoroughfares, as determined by the City Engineer. No street name shall be used that will duplicate or be confused with the names of existing streets in the City or Urban Growth Area, except for extensions of existing streets. Street names, signs, and numbers shall conform to the established pattern in the surrounding area, except as requested by emergency service providers and the City Charter.
32. Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments shall be reestablished and protected.
33. The city shall install all signs for traffic control and street names. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.
34. Street lights shall be installed in accordance with City standards and shielded in a downward pattern.
35. The final lift of asphalt or concrete pavement shall be placed on all new constructed public roadways prior to final City acceptance of the roadway and within one (1) year of the conditional acceptance of the roadway unless otherwise approved by the City Engineer.

Fire Departments

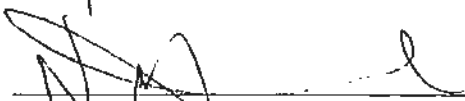
36. Prior to final plat approval, the applicant shall demonstrate the emergency vehicle turn-around meets the requirements of the Fire Chief

General

37. Plans for mail boxes shall be approved by the United States Postal Service.
38. The applicant/property owner is responsible for knowledge of existing easements and property lines. This approval does not condone nor require interference with existing easements, covenants, deeds or restrictions of record which affect this or adjacent properties.
39. Failure to comply with these conditions will nullify this permit.

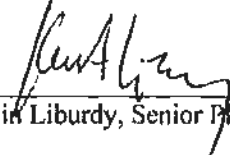
V. DECISION: Commissioner Hollatz moved and Commissioner Pavlenko seconded a motion to forward a recommendation of approval of the annexation to the City Council based upon the above Findings of Fact and subject to the Conditions of Approval of this Final Order, and to approve the subdivision contingent upon City Council approval of the annexation, based upon the above Findings of Fact and subject to the Conditions of Approval of this Final Order. The motion passed with a 5-0 vote.

APPROVED BY THE CITY OF HOOD RIVER PLANNING COMMISSION the 10th day
of April, 2015.



Nathan DeVol, Chair

ATTEST:



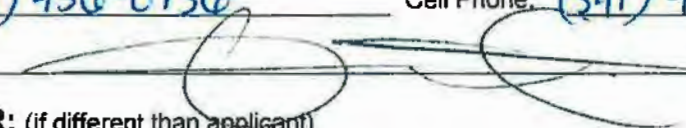
Kevin Liburdy, Senior Planner

File No.: 2014-36
Fee: \$2,311
Date Rec'd: 11/6/14

**CITY OF HOOD RIVER APPLICATION
ANNEXATION REQUEST and REQUEST for CONNECTION to
CITY of HOOD RIVER SEWER and/or WATER SERVICE**

Submit the completed application **WITH TWELVE (12) ADDITIONAL COMPLETE COPIES** and appropriate fees to the City of Hood River Planning Department, 211 2nd St., Hood River, OR 97031. Please note the review criteria attached to this application. If you have any questions, please contact the Planning Department at (541) 387-5210.

APPLICANT: (attach a copy of title or purchase contract if applicable*)

Name: Curtis Homes LLC
Address: 403 Hwy 35
(physical) Hood River, OR 97031
(mailing) PO Box 1435
Hood River OR 97031
(email) Cameron@curtishomesllc.com
Telephone: (541) 436-0736 Cell Phone: (541) 490-6339
Signature: 

PARCEL OWNER: (if different than applicant)

Name: _____
Address: _____
(mailing) _____
Telephone: _____ Cell Phone: _____
Signature: _____

**Authorization of parcel owner required.*

PARCEL INFORMATION: 03N10E35BC 500

Township 03N Range 10E Section 35 BC Tax Lot(s) 500
Current Zoning: R-2 (URA) Parcel Size: .99
Property Location (cross streets or address): 36415 May St, Hood River
Existing Water Service, if any: _____
Farmers Irrigation: ☒ YES ☐ NO Existing Septic: ☐ YES ☒ NO
Is this a health hazard request for sewer connection? ☐ YES ☒ NO
If yes, Explain: _____

ATTACHMENT "A.1"
FILE NO. 2014-36

ADDITIONAL PARCEL INFORMATION

Please submit the following information with your completed application:

1. Assessor map (tax lot map) showing the location of your parcel.
2. For contiguous parcels, a copy of the most recent deed to your property with complete legal description.
- n/a* 3. Addresses of all dwellings and/or businesses located on the parcel and names, addresses, and ages of all residents and whether they are registered voters.

REQUEST

Sewer Service X

Water Service X

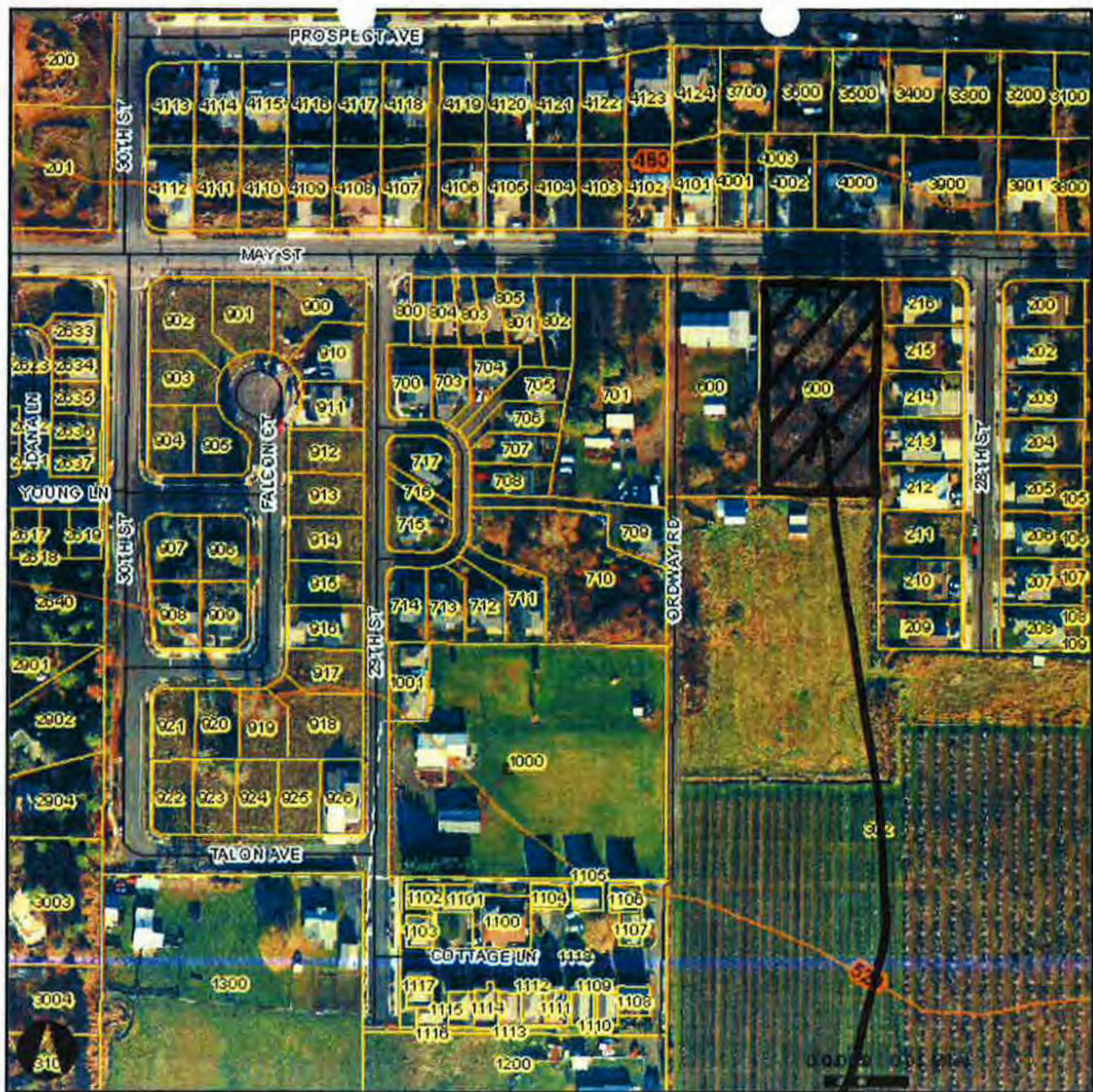
In connection with this request to hook up to and receive water and/or sewer service from the City of Hood River, I/we hereby petition the Honorable Mayor and City Council of Hood River for annexation of the above-described property. I/we further desire that by this petition, the above-described property be annexed to and included within the corporate limits of the city of Hood river, Oregon, a municipal corporation, and I/we do hereby consent to such annexation without the necessity of any election being called within the area above described or a public hearing being held pursuant to ORS 222.125, and I/we do hereby consent to the City of Hood River taking such steps a necessary to determine whether or not the above-described property shall be annexed.

If the City determines that the above-described property is to be annexed, at least 51% of the electors residing on the property will be required to sign a Consent to Annexation in order to complete the annexation process.

If the City determines that the above-described property will not be annexed at this time, the property owner(s) will be required to execute and record a Consent to Annexation prior to connection to city water and/or sewer.

Signature _____



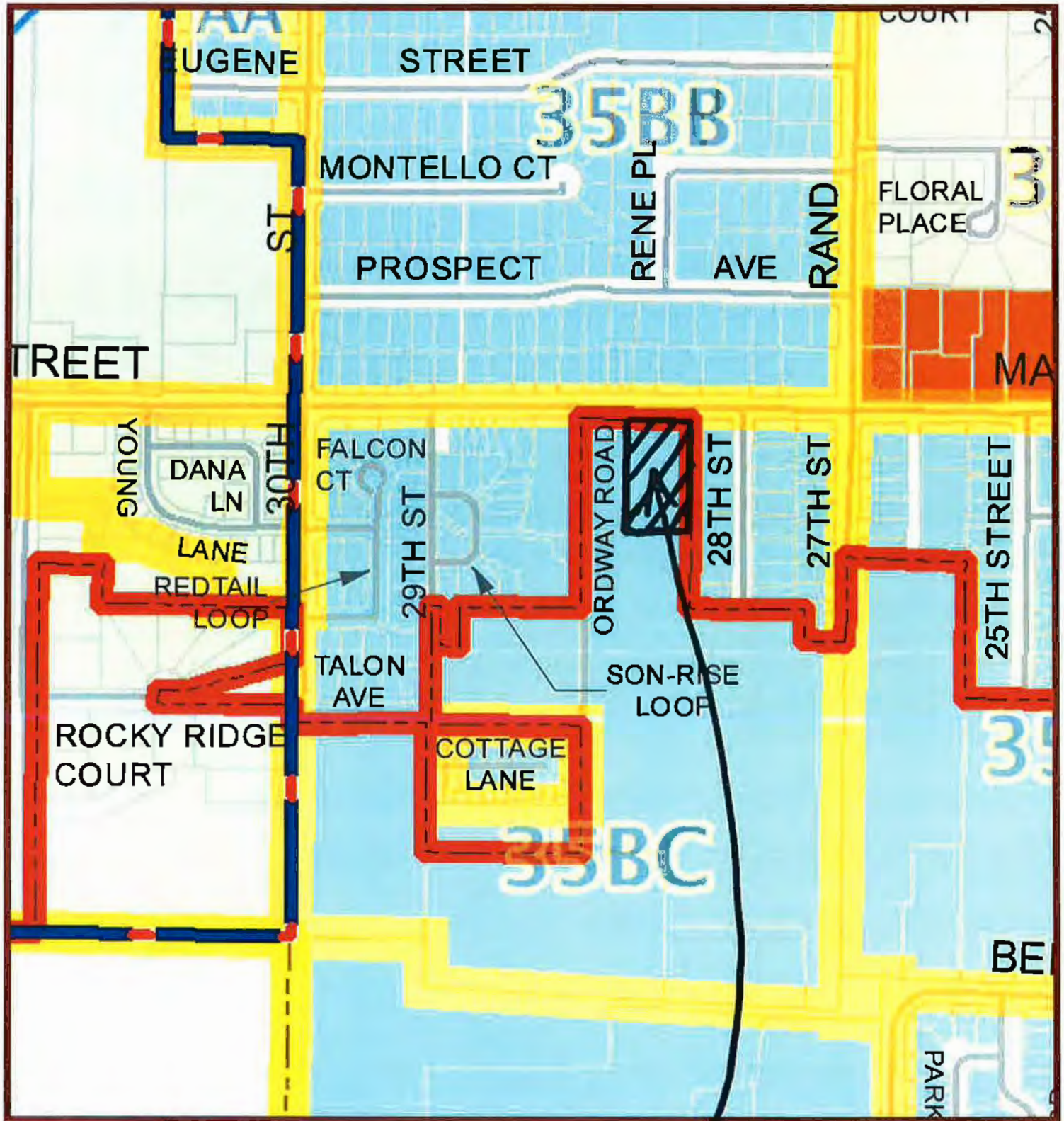


NORTH ↑

3N 10E 35 BC # 500

ATTACHMENT "A.2"
FILE NO. 2014-36

ZONING MAP



NORTH ↑

3N 10E 35BC # 500

ATTACHMENT "A.3"
FILE NO. 2014-36

HOOD RIVER

CITY LIMITS and URBAN GROWTH BOUNDARY ZONING MAP

Legend

Zoning:

-  R-1 Urban Low Density Residential
-  R-2 Urban Standard Density Residential
-  R-3 Urban High Density Residential
-  C-1 Office Residential
-  C-2 General Commercial
-  I Industrial
-  LI Light Industrial
-  OS Open Space/Public Facility
-  RC Columbia River Recreational/Commercial

Overlay Zones:

-  Interchange A
-  IAMP-Access
-  Floodplain
-  Geologic Haz

Boundaries:

-  City Limits
-  Urban Growth
-  Assessor Map

Zone boundaries are approximate

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

NORTHEAST CORNER
OF GOVT LOT 6.
ALSO WILLIAM
JENNENS D.O. AND
CORNER. GRASS CAP
IN MONUMENT BOX

9:00 0

TAX LOT 800

2000-18107

LUP 1

TAX LBF 302

SCALE: 1" = 20'
BASIS OF BEARING:
HOOD RIVER COUNTY SURVEY No.

HOOD RIVER COUNTY SURVEY No. 2004006

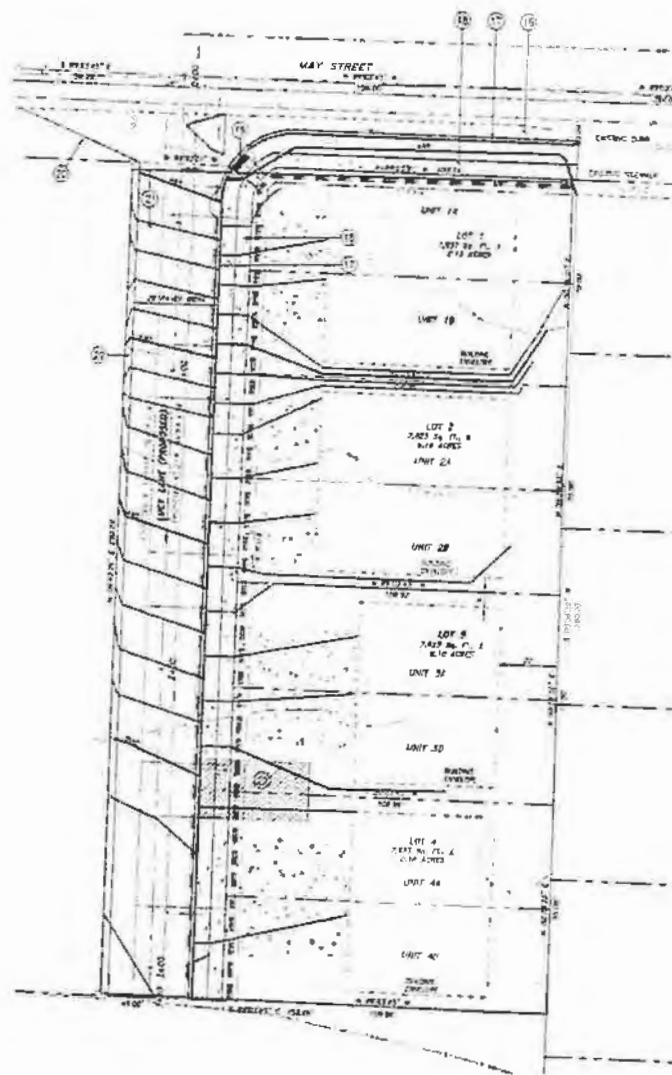
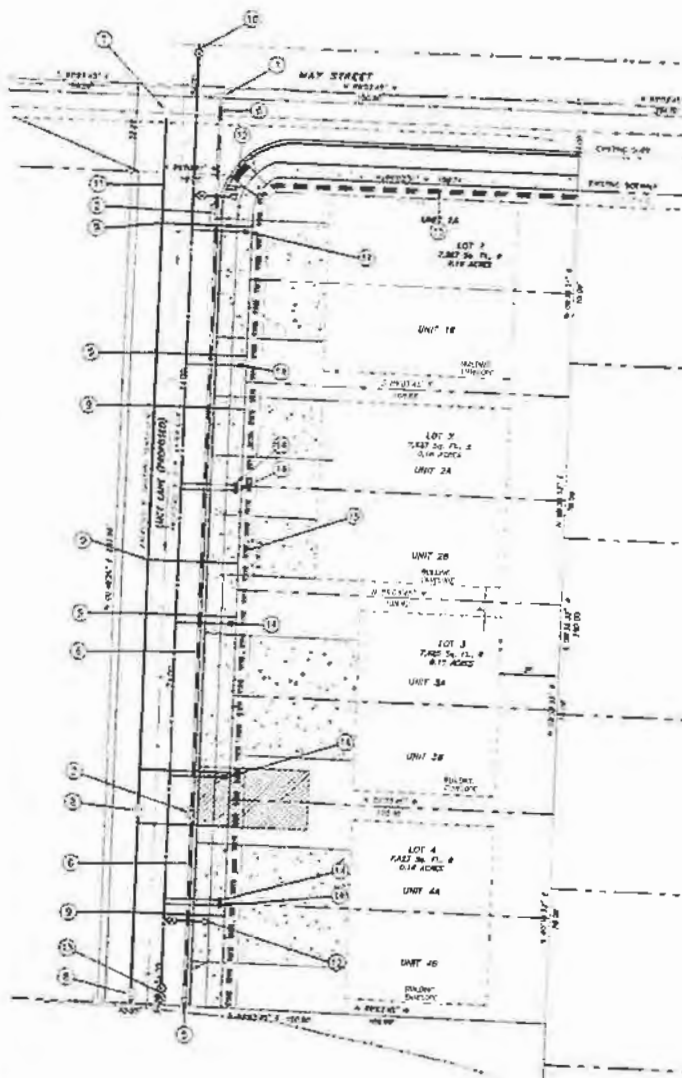
OREGON
December 30, 1909
ERIK M. CARLSON
72304

Explosive December, 2015

P.O. Box 617
Nogo River, Oregon 97031
PHONE: (341) 386-4531
E-Mail: lard@porcn.net

DATE: SEPTEMBER 30, 2014
PROJECT: 14088
SCALE: 1" = 20'
PLAY REVIEW: PAUL LANDAU, PLS
ASSESSOR'S MAP: 34-10C-188C PL 500

ATTACHMENT "A.4"
FILE NO. 2014-36



CONSTRUCTION NOTES

- 1) POINTS TO EXISTING STORM LINE
- 2) MEASURE SPACING FROM EXISTING POINT
- 3) INSTALL STORM CLEANOUT
- 4) INSTALL 12" STORM PIPE
- 5) INSTALL SANITARY MANHOLE OVER EXISTING SANITARY CLEANOUT
- 6) INSTALL SANITARY CLEANOUT MANHOLE
- 7) INSTALL SANITARY SEWER (3" LATERAL TO CLEANOUT POINT)
- 8) INSTALL 6" TRUNKING SEWER AND MANHOLE
- 9) INSTALL 4" D.P. UNDERPASS
- 10) INSTALL STORMSEAL FOR UNDERPASS
- 11) INSTALL UNDERPASS TO EXISTING MANHOLE
- 12) INSTALL STORMSEAL WATER TIGHT
- 13) INSTALL 4" D.P. MANHOLE LID WITH TYPICAL
- 14) BACKFILL WITH 3/4" CRUSHED GRANULAR
- 15) INSTALL CURB AND GUTTER
- 16) CONSTRUCT 12" STORMSEAL MANHOLE LID
- 17) FINISH WITH GRASS
- 18) REINFORCED SURF OF ASPHALT
- 19) CONSTRUCT LOCAL DRAIN
- 20) FINISH WITH 12" STORMSEAL

LEGEND

EXISTING

- [illegible]

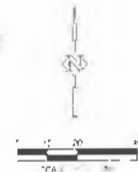
PROPOSED

-
- Figure 1: Schematic representation of the experimental design. The figure shows a timeline of events for three groups: Control, Low-dose, and High-dose. The timeline starts with a baseline period (0-10 days), followed by a treatment period (10-20 days), and ends with a post-treatment period (20-30 days). The Control group receives no treatment. The Low-dose group receives a low dose of the treatment. The High-dose group receives a high dose of the treatment. The timeline is divided into three phases: Baseline, Treatment, and Post-treatment. The Control group is represented by a single line. The Low-dose group is represented by a line with a shaded area. The High-dose group is represented by a line with a shaded area and a dashed line. The timeline is labeled with 'Baseline', 'Treatment', and 'Post-treatment'.

RECEIVED

JAN 20 2015

CITY PLANNING DEPT.



ATTACHMENT "A.5"
FILE NO. 2014-36

**Harper
Wouf Peterso
Righellis Inc.**

[illegible]

CURTIS HOMES LLC

"Building a legacy you can live in."

RECEIVED

JAN 20 2015

Proposed 4 lot subdividing of tax lot 500 on May St

CITY PLANNING DEPT.

To Whom It May Concern:

Curtis Homes LLC is proposing the annexation and subdividing of the property located at tax lot 500 on May St. It is our desire to develop this land into 4 beautiful building sites with a duplex on each site offering 8 total residences. In this proposal we are seeking the annexation into the city as well as the ability to subdivide and provide adequate utilities to each property.

We propose to annex the property into the city as three sides of the property are already in the city limits. There are adequate city utilities available at the front of our property and would serve our project well.

We also propose to subdivide the property and put in a public street to access our four lots. We believe by dividing the property and building four units this will help serve the community by not only offering 8 residence for citizens but it will fit with the community and the neighborhood feel with the surrounding properties. The homes will have a nice craftsman feel to them and fit right in. We plan on putting in city sidewalks and nice planter strips with beautiful street trees to help replace the trees that are being removed from the property on lot 1.

We are not planning on changing the existing grade or topographical contours on the property. There is a fairly large incline right off of May Street for the first 20-30 feet. After that the property flattens off and is fairly flat. Our plan is to stick with the existing grade and put in a street that has a gentle grade back to May Street and leave the lots grading as natural as possible.

Thank you for reviewing our application and helping us through the land development process. It is our desire as a company to build and develop a legacy people can live in.

Sincerely,



Cameron Curtis
Curtis Homes LLC

ATTACHMENT "A.6"
FILE NO. 2014-36

CURTIS HOMES LLC

Building a legacy you can live in.

NEIGHBORHOOD MEETING MINUTES

Applicant: Curtis Homes LLC
Phone Number: 541.436.0736
Project Name: Lucy Lane Subdivision
Property Address: 3645 May Street
Date: December 18, 2014
Time: 5:30 p.m.
Location: 403 Hwy 35, Hood River, Oregon 97031

RECEIVED

FEB 18 2015

CITY PLANNING DEPT.

Pursuant to HRMC 17.09.130, a Neighborhood Meeting Notice was mailed to the City of Hood River Planning Department and all adjacent property owners within 250 feet of the proposed project property, commonly known as 3645 May Street ("Property"). Written notice of the Neighborhood Meeting was given 12 calendar days prior to the date of the meeting. See attached Affidavit of Mailing.

The meeting was attended by 5 of the Property's adjacent property owners ("Attendees"). See attached Attendance Roster. Refreshments were available. Each Attendee received a copy of the attached Agenda. Proposed development maps and renderings of the proposed homes were displayed on a table for reference by the Attendees.

Cameron Curtis, owner of Curtis Homes LLC, gave a brief description of the proposed project. The Attendees asked various questions, which Cameron responded to each question. The Attendees expressed the following concerns:

- Parking and neighbor frustrations with respect to proposed duplexes/townhomes
- Existing rocks and landscaping
- Storm water drainage
- Timing for completion

Cameron acknowledged the concerns expressed. As the meeting concluded the Attendees appeared to have been satisfied that their questions and concerns were addressed accordingly by Cameron. The meeting concluded at approximately 6:40 p.m.

ATTACHMENT "A.7"
FILE NO. 2014-36

CURTIS HOMES LLC

Building a legacy you can live in.

RECEIVED

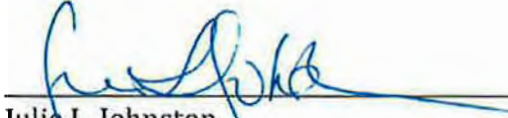
JAN 20 2015

NEIGHBORHOOD MEETING

CITY PLANNING DEPT.

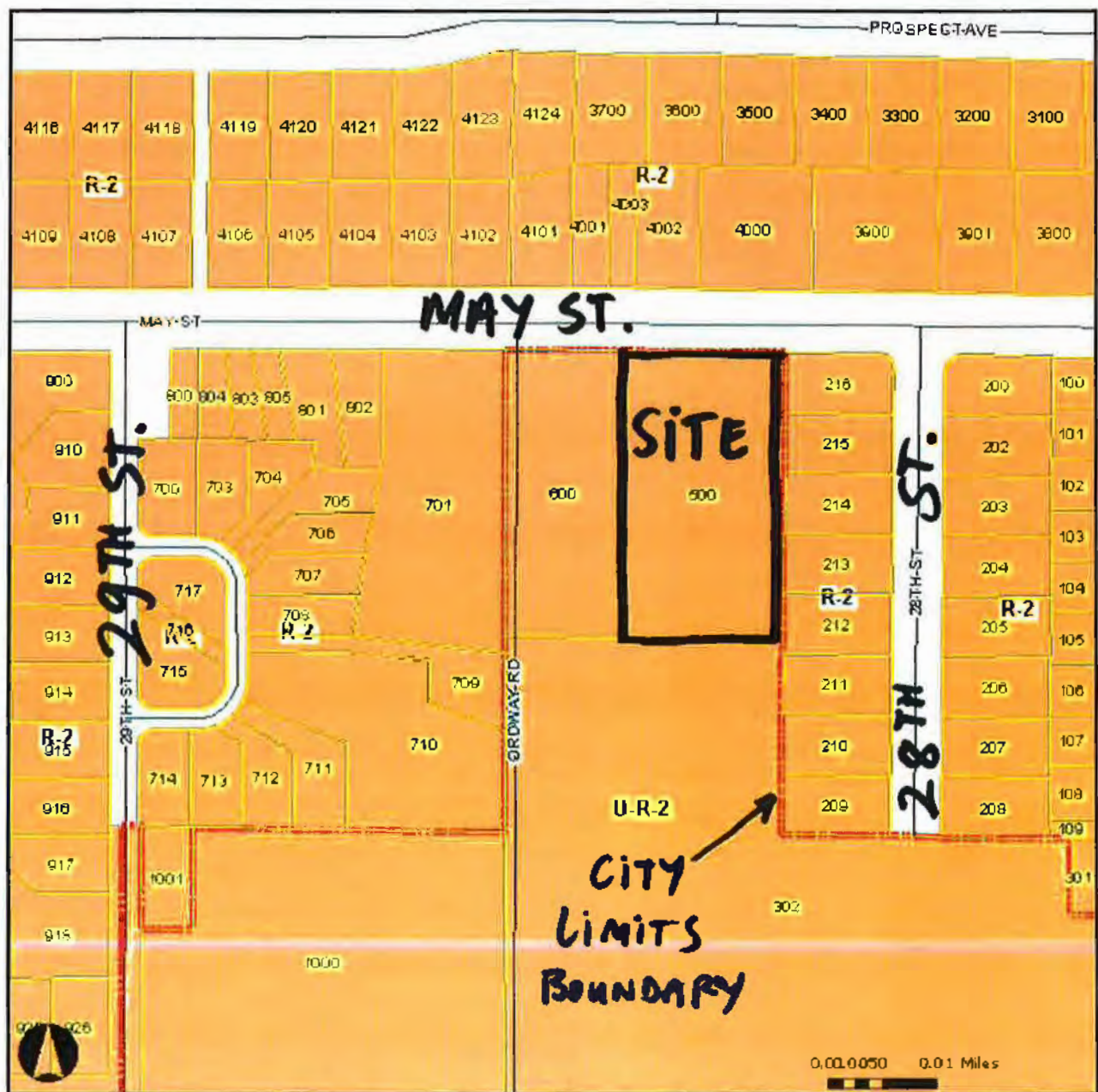
AFFIDAVIT OF MAILING

The undersigned certified that on December 5, 2014, a Neighborhood Meeting notice was sent via first class mail to all persons listed on the attached adjacent property owner list and to the City of Hood River Planning Department.



Julie L. Johnston,
Administrative Assistant to Cameron Curtis
Curtis Homes LLC

APPLICANT NAME: Curtis Homes LLC
PROJECT NAME: Lucy Lane Subdivision
PHONE NUMBER: 541.436.0736



NORTH ↑

LOCATION MAP

3N 10E 35BL TAX LOT 500

CURTIS HOMES, LLC

ANNEXATION & SUBDIVISION (2014-36)

ATTACHMENT "B"
FILE NO. 2014-36

Kevin Liburdy

From: Rick Brock <rick@fidhr.org>
Sent: Sunday, March 08, 2015 3:08 PM
To: Kevin Liburdy
Subject: Re: Request for Comments - Curtis Homes Annexation and Subdivision (File No. 2014-36) - 3N10E35BC Tax Lot 500

Kevin,

There are no Farmers Irrigation District water rights on parcel 3N-10E-35BC-0500. There is a FID irrigation Line on the north side of parcel near May Street which can be located upon request. FID has no other comments.

Thank you for notification of this matter.

Rick Brock
Farmers Irrigation District
Water Rights Specialist
541-387-5263
rick@fidhr.org

On Fri, Mar 6, 2015 at 1:04 PM, Kevin Liburdy <Kevin@ci.hood-river.or.us> wrote:

Please find attached request for comments for the above-referenced Annexation and 4-lot Subdivision application.

Please let me know if you need any additional information.

Best regards,

Kevin Liburdy

Senior Planner

City of Hood River

541-387-5224

211 2nd Street

Hood River, OR 97031

Kevin Liburdy

From: Jim Trammell <wsfd502@gorge.net>
Sent: Tuesday, March 10, 2015 8:03 AM
To: Kevin Liburdy
Subject: RE: Request for Comments - Curtis Homes Annexation and Subdivision (File No. 2014-36) - 3N10E35BC Tax Lot 500

Kevin,
I have no comment on this application its standard is consistent with our IGA.
Thanks
JT

Jim Trammell
Fire Marshal/Fire Administrator
Westside RFPD
1185 Tucker Road
Hood River, OR 97031
W 541 386 1550
F 541 386 7228
wsfd502@gorge.net
www.westsidefire.com

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From: Kevin Liburdy [<mailto:Kevin@ci.hood-river.or.us>]
Sent: Friday, March 06, 2015 1:05 PM
To: Devon Wells; Gary Lindemyer; Rick Peargin; Jesse Birge; Julie Harvey; Neal Holste; S.Wheeler@ci.hood-river.or.us; Summer Sears; Randy Johnston; kim.paulk@co.hood-river.or.us; Don Wiley; mike.matthews@co.hood-river.or.us; Mike Schrankel; Erica Stolhand; Jim Trammell; ifwater@hrecn.net; rick@fidhr.org
Cc: Cindy Walbridge; Jennifer Gray
Subject: Request for Comments - Curtis Homes Annexation and Subdivision (File No. 2014-36) - 3N10E35BC Tax Lot 500

Please find attached request for comments for the above-referenced Annexation and 4-lot Subdivision application.

Please let me know if you need any additional information.

Best regards,

Kevin Liburdy
Senior Planner
City of Hood River
541-387-5224
211 2nd Street
Hood River, OR 97031

Kevin Liburdy

From: ifwater@hrecn.net
Sent: Tuesday, March 10, 2015 8:20 AM
To: Kevin Liburdy
Subject: RE: Request for Comments - Curtis Homes Annexation and Subdivision (File No. 2014-36) - 3N10E35BC Tax Lot 500

Kevin,

This annexation meets all criteria for the IGA, and there is no payback to Ice Fountain for this annexation. Thank you and have a good day.

Mark Beam

District Manager

Ice Fountain Water District

----- Original Message -----

From : Kevin Liburdy[mailto:Kevin@ci.hood-river.or.us]

Sent : 3/6/2015 2:04:32 PM

To : Devon@hoodriverfire.com; glind@ci.hood-river.or.us; rick@ci.hood-river.or.us; Jesse@ci.hood-river.or.us; jmh@ci.hood-river.or.us; Neal_Holste@ci.hood-river.or.us; S.Wheeler@ci.hood-river.or.us; S.Sears@ci.hood-river.or.us; Randy.Johnston@co.hood-river.or.us; kim.paulk@co.hood-river.or.us; Don.Wiley@co.hood-river.or.us; mike.matthews@co.hood-river.or.us; mike.schrinkel@co.hood-river.or.us; erica.stolhand@co.hood-river.or.us; wsfd502@gorge.net; ifwater@hrecn.net; rick@fidhr.org

Cc : cindy@ci.hood-river.or.us; jennifer@ci.hood-river.or.us

Subject : RE: Request for Comments - Curtis Homes Annexation and Subdivision (File No. 2014-36) - 3N10E35BC Tax Lot 500

Please find attached request for comments for the above-referenced Annexation and 4-lot Subdivision application.

Please let me know if you need any additional information.

Best regards,

Kevin Liburdy

Senior Planner



1200 18th Street
Hood River, OR 97031
ft. 541.387.5202 fax 41.387.5222

Project Reference: Curtis Homes

Property Reference: May Street

File Reference: 2014-36

Clair Project: 1300-2388

Code of Reference: 2014 Oregon Residential Specialty Code

Date: March 16, 2015

Comments:

- Construction Permits will be required for the proposed construction. 2014 Oregon Residential Specialty Code (ORSC), Section 105.1.
- Separate permits & construction documents will be required for each duplex.
- Demolition permit required for removal of any existing structures on this property.
- Energy efficiency per Chapter 11 ORSC
- Mechanical per Chapter 13 ORSC
- Gas appliances per Chapter 24 ORSC
- Radon removal required per App. "F" ORSC.
- Gutters required on each structure as per Section 801.4 ORSC

CITY OF HOOD RIVER
PUBLIC WORKS / ENGINEERING DEPARTMENT

Date: March 17, 2015

Engineering Department comments for: 35BC # 500 Curtis Annexation and Subdivision

These comments are based on the City's review of preliminary plans for annexation of a 4 parcel subdivision submitted by Cameron Curtis. They are intended to identify improvements that may be needed to provide adequate public facilities to the property for the proposed use.

General

These comments cover requirements under Titles 16 and 17 of the Hood River Municipal Code for providing adequate public facilities and do not include engineering specifications or other more specific requirements of the City. Other engineering and code specifications may be applicable at the time of engineered plan review or building permit application.

The developer is responsible for providing adequate public facilities.

All utilities shall be placed underground including power, phone, cable television and other telecommunications lines.

The Oregon Department of Environmental Quality requires a National Pollutant Discharge Elimination System (NPDES) 1200 – C permit for all projects that disturb one acre or more. Contact the Bend regional DEQ office at 541-388-6146 for permit application forms and more information.

Design and construction of public facilities must meet the requirements of the City of Hood River Engineering Standards. A copy of the Engineering Standards is available at the City Public Works office or on line at www.ci.hood-river.or.us.

Prior to any site work a Construction Site Permit is required.

Prior to final plat approval an engineered set of improvement plans shall be provided for review and approval. The improvements shall be designed by an engineer licensed to practice in Oregon. The submittal shall include an itemized estimate for the improvements in order to establish the plan review fee.

A pre – submittal meeting is recommended prior to the engineered design of any public facilities.

All fees, bonds, and insurance must be provided as per the City of Hood River Engineering Standards.

As per Hood River Municipal Code, annexation will be required as a condition of connection to City water and sanitary sewer. With the upcoming extension of the City water system from Rocky Rd. to a connection with the new City water transmission main at the corner of Fairview and Belmont, all City services are adequate and available to serve the annexed property.

Water

City water is available within the May St. right of way on the north side of the street.

See City of Hood River Engineering Standards Section 4.6 Potable Water Systems for design and submittal criteria.

Sanitary Sewer

City sanitary sewer system is available within the May St. right of way on the south side of the street.

See City of Hood River Engineering Standards Section 4.7 Sanitary Sewer Systems for design and submittal criteria.

Streets

Improvements to City standard along the May St frontage will be required to match the improvements to the east of the existing parcel.

The proposed street shall be improved to the Local Option A standard as shown in the City's Transportation System Plan. The improvements shall include the installation of curb & gutter on both sides of the street, a 28' paved section including gutters, and an adequate drainage system. These improvements would require dedication of 40' of right of way along the west property edge.

Prior to final plat, the western 40' of the parcel shall be dedicated as public right of way and recorded on a form provided by the City.

Prior to final plat, verification of the May Street right of way width and any dedication required to provide the 60' required width shall be recorded on a form provided by the City.

See City of Hood River Engineering Standards Section 4.4 Roadways for design and submittal criteria.

Storm Sewer

A Storm Water Management Plan is required as per City Engineering Standards.

Sizing of all pipes must meet the City's Stormwater Utility Capital Facilities Plan (CFP)

See City of Hood River Engineering Standards Section 4.5 Stormwater Management for design and submittal criteria.

Westside Rural Fire Protection District Compensation

Curtis Homes, LLC – 3N10E35BC#500

2015 Assessed Value = \$47,600

Year 1	\$47.60 x 1.281*	\$60.98
Year 2	\$60.98 plus 5.8%	\$64.51
Year 3	\$64.51 plus 5.8%	\$68.25
Year 4	\$68.25 plus 5.8%	\$72.21
Year 5	\$72.21 plus 5.8%	\$76.40
Total		\$342.36

* reflects \$0.50/\$1,000 local option levy implemented on July 1, 2015 lasting to Jun 30, 2020

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

March 20, 2015 10:20:42 am

Account # 3620
 Map # 3N10E35-BC-00500
 Code - Tax # 0005-3620
 Legal Descr See Record
 Mailing Name CURTIS HOMES, LLC
 Agent
 In Care Of
 Mailing Address PO BOX 1935
 HOOD RIVER, OR 97031

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2014-2498
 Sales Date/Price 09-04-2014 / \$260,000.00
 Appraiser HANSEN, HOBY

Prop Class 490 MA SA NH Unit
 RMV Class 400 06 05 000 4179-1

Situs Address(s)	Situs City
ID# 1 3645 MAY	HOOD RIVER

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0005 Land		285,000		Land	0
Impr.		0		Impr.	0
Code Area Total	47,600	285,000	47,600		0
Grand Total	47,600	285,000	47,600		0

Land Breakdown									
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Trended RMV
0005	1	R		UR2	Residential Site	100	A	1.00 HS	285,000
Grand Total								1.00	285,000

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
Grand Total								0	0