



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

January 10, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Hood River Plan Amendment
DLCD File Number 017-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: January 18, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the 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). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Gary Fish, DLCD Regional Representative
Cindy Walbridge, City of Hood River

<paa> ya/

SR01 **2**

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: *City of Hood River*

Local file number: *2006-57*

Date of Adoption: *NOVEMBER 27, 2006*
**EFFECTIVE DECEMBER 27, 2006*

Date Mailed: *DECEMBER 28, 2006*

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date:

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

*Adding a Community Vision document to the
Background Report of the City's Comp. Plan.*

Does the Adoption differ from proposal? Please select one

New document, but same submitted on July 28, 2006.

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. *017-06 (15426)*

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Hood River County
Port of Hood River

Local Contact: Cindy Walbridge Phone: (541)387-5217 Extension:
Address: P.O. Box 27, Hood River, OR Fax Number: 541-387-5289
City: Hood River Zip: 97031 E-mail Address: cindy@ci.hood-river.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE 1919

(An ordinance adding the Community Vision documents to the Background Report of the City's Comprehensive Plan)

WHEREAS, pursuant to Goal 1 (Citizen Involvement) of the City's Comprehensive Plan, the City undertook a visioning process in the Spring and Summer of 1995 that involved a written survey and town hall meetings;

WHEREAS, the City Council adopted the Hood River Community Vision (1995-2015) as a "working document" only.

WHEREAS, over the past 10 years, the City of Hood River has experienced growth and development changes which have changed the face of Hood River;

WHEREAS, the City undertook an updated visioning process in the Fall of 2005 (Keeping Hood River on Track) to reexamine and update our 1995 statement; using a written survey and town hall meetings;

WHEREAS, the results of the questionnaire identified several main concerns relative to growth in Hood River: Lack of affordable housing, retention and acquisition of open space, and well defined development codes as the top three;

WHEREAS, the thoughts and concerns expressed by the citizens of Hood River were similar to those expressed in 1995, however, the 2005 document furthers the vision process by addressing "where do we go from here";

WHEREAS, because the 1995 Vision was not adopted, and the following amendments to the Background Report of the Comprehensive Plan are approved and hereby incorporated by reference;

NOW, THEREFORE, THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

The Background Report of the Comprehensive Plan under Goal 1- Citizen Involvement: is hereby adopted to include the following Exhibits:

1. 1995-2015 Hood River Community Vision
2. Hood River 2020 – Keeping Hood River on Tract (Public Feedback Report)
3. Hood River 2020 Final Report

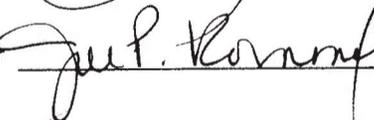
Read for the first time: November 13, 2006

Read for the second time and passed: November 27, 2006, to become effective thirty (30) days hence.

Signed November 28, 2006


Linda Streich, Mayor

ATTEST: Jill Rommel, City Recorder



MEMORANDUM

TO: Cindy Walbridge, Planning Director
Jennifer Donnelly, Senior Planner
FROM: Frank Angelo, Principal (updated by Cindy Walbridge 11/06)
DATE: April 17, 2006
RE: Hood River 2020 Final Report

The past few months have provided the City with quite a bit of information on community values, issues, opinions, and concerns. So what did we hear from the community?

- There is a great deal of concern about the pace and consequences of growth. These consequences are most apparent in rising housing costs and lack of availability of affordable housing.
- Housing affordability is a prevalent concern and a critical issue that residents believe should be addressed in the short-term.
- How things look is important – community design and the appearance of residential and commercial buildings are important to the community.
- Residents are very concerned about losing the small town atmosphere that they believe is one of Hood River's strongest assets.
- There is little support among existing residents for higher residential densities, even though higher residential density may be one tool to provide more affordable housing and a method of minimizing the need to expand the UGA.
- There is little support for expanding the UGA, even though expanding the UGA may be one way of reducing the need for higher residential densities in the city.
- The current economy is not an overriding issue, although concern was expressed about what is becoming a higher reliance on recreationally-based service jobs.
- Residents are generally pleased with City Services, with the exception of the Planning Department (which is likely perceived as the source of enabling new growth) and city services related to housing and employment.

It's apparent from the survey results that current residents don't necessarily believe that "bigger is better" – bigger being perceived as a negative outcome of growth and a threat to the "small town atmosphere." But smaller has its disadvantages as well, particularly when a community is "in demand" as the City of Hood River has been. As identified by residents the disadvantages mostly relate to housing issues in the community - affordability, design, density, rental units, and development standards.

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- April 17, 2006
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While an objective of this effort was to update the City's Vision Statement, it is clear that the existing, though not officially adopted Vision Statement is still valid.

Current Hood River Community Vision Statement (1995-2015)

Our Town

- *Hood River is Attractive, Livable and Viable*
- *Our Quality Environment is Preserved and Enhanced*
- *Our Community Identity is Not Limited by Political or Geographical Boundaries*
- *The Agricultural Land Base Continues to Be Significant*
- *All Aspects of Community Life are Ethnically Integrated*
- *A Diversity of Cultural Opportunities is Available*
- *We Live, Work and Play in a Safe Environment*
- *Housing is Affordable by All*

Our Economy

- *Clean, Light Industry Provides Family-Wage Jobs*

Community Issues

Beginning with the basic premise that Hood River will continue to attract new growth because of its location, proximity to natural resources, and recreational opportunities, it can be reasonably assumed that the City will likely be faced with the following planning issues:

1. Housing availability and affordability will continue to be a serious issue;
2. Community design will become more important as new housing types/styles enter the Hood River market;
3. Possible expansions to the UGA will need to be considered to accommodate new growth;
4. Preservation of open space, natural areas, and providing recreation opportunities for residents will be an important consideration as density increases;
5. Protecting existing neighborhoods from uses that are perceived as intruding or not compatible with existing uses will be a source of conflict;
6. While not identified during this recent survey as a major issue, as new growth continues, public facility issues will become a higher priority. This could include issues such as school capacity, transportation capacity and the need for new roads or road connections and parking in the downtown area; and
7. Continuing to involve residents and businesses in a meaningful way to discuss these issues, identify trade-offs and determine appropriate methods to address the issues will be critical if new planning concepts are to be successful.

Next Steps

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With this in mind, some next steps for you to consider as you prepare your work programs and determine short-term priorities:

1. Focus on **Key Issues** that will influence growth in Hood River:

- Population will continue to grow and new residents will need to be accommodated. Discuss and update population and employment forecasts with the Planning Commission and City Council so there is an appreciation of the short-term and long-term forecasts. Remember, Hood River is planning for a population of:
 - 2005 – 6,783
 - 2010 – 8,425
 - 2015 – 9,388
 - 2020 – 10,363
 - 2025 – 11,439
 or 4,656 new residents over the next 20 years (+70%).
- Housing supply and affordability concerns will increase as pressures rise to provide the housing supply for residents wishing to move to Hood River as a permanent or a part-time resident.
- How things look is important (appearance and density). Community design and the appearance of residential and commercial buildings is important to the community and will become increasingly more important as “infill” projects continue to take place.
- Economic factors, the availability of family-wage jobs versus service jobs, the availability of industrial sites for business expansion or location, and the economic climate will have a large influence on the rate of growth and the type of residents that are attracted to Hood River. The survey and Town Hall meetings drove home the point that the current economic conditions in the city are being driven by service-based, recreational-based jobs.
- Given the anticipated growth, does the UGA need to expand? Consideration of UGA will need to include opportunities to accommodate more growth inside the current UGA through more efficient use of land (more compact development), land supply (how much buildable land remains inside the UGA) if expansion is needed, and where should it occur and for what purposes.
- Are there opportunities to “focus” new development to centers (or nodes) thereby minimizing impacts to existing neighborhoods and, perhaps, reducing the need to expand the UGA? If these opportunities are present, work with the community to identify the appropriate location for these

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centers and identify implementation steps in the Zoning Code to make sure they develop in a manner that the community can accept.

- The ability to provide public facilities and new capacity (for schools, transportation, sewer, water, etc...) should be considered when making decisions regarding expansion of the UGA or when new areas are identified for additional infill development.

2. Update the **Planning Tools** that are available to the City to address these issues.

The City's Comprehensive Plan, Zoning Code, Design Standards, Transportation System Plan, and Capital Improvement Program all provide tools for making decisions on the Key Issues.

- In our presentation to the City Council, staff noted the following short-term items that the Planning Commission and Council could consider:

1. Adopt the 1995 **Vision Statement**.
2. Conduct an update of the Comprehensive Plan and Zoning Ordinance to consider the following items that have been identified through this visioning process:

- Establish maximum lot coverage in residential zones.
- Limit the # of townhouses in residential zones. Allow only through conditional use permits.
- Delete residential parking exemption in CBD/Heights area of the City. Consider adding a parking in-lieu-of fee to the ordinance.
- Require a conditional use for establishing a new bed and breakfast.
- Adopt a method to calculate density for new residential developments.
- Should density calculation for a PUD be changed?
- Should greater density require smaller footprints?
- Establish Design Guidelines for historic neighborhoods and/or for all neighborhoods?
- Adopt Residential neighborhood design guidelines and standards.
- Research validity of requiring affordable housing or other factors as part of an annexation approval.
- Conduct public hearings to adopt accessory dwelling units provisions and consider other measures to address affordable housing listed in the Affordable Housing Report 7/2006.
- Continue and enhance the street connectivity plan which includes connecting sidewalks, bike and walking paths

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- Work with Parks District to link the walking and bike paths to the Master Plan network
 - How to address future “teardowns” in historic/older neighborhoods
 - How to address negative effects of a 2nd home ownership town
 - Update Industrial lands inventory and perform the EOA analysis
 - Clear and objective design standards for strip commercial development
 - Address the “empty big box” syndrome
 - Address wireless
 - Work on an incentive based land use requirements
 - Conduct a buildable lands inventory and analysis for residential lands to determine where the City is in relation to the 20 year supply.
 - Become a Tree City USA.
- During the City’s consideration of these items, staff should consider the potential for unintended consequences that could result from implementation of some of these items. For instance, establishing maximum lot coverage in residential zones could have the unintended consequence of reducing the City’s residential land supply and, inadvertently, creating additional pressures to expand the UGA.
 - These amendments may also trigger amendments to other Hood River planning documents such as the Comprehensive Plan or Transportation System Plan to ensure that adopted City documents are consistent.
3. Continue **Community Participation** and discussions on land use issues, opportunities and trade-offs.
- It will be important to clearly communicate opportunities and trade-offs to the community. For instance the survey results indicated little support for increasing housing density in the city. At the same time, the survey results indicated little support for expanding the UGA to accommodate new growth. On the surface, it’s understandable how both would be preferences of current city residents. However, providing opportunities for increased density (or more compact growth) in the current city limits may reduce or defer the need to expand the UGA.
 - Would there be more support for higher density / compact development if it can be done in a manner that is attractive and minimizes impacts to existing neighborhoods? If so, can this be achieved without increasing housing costs and keeping this housing type more “affordable”?

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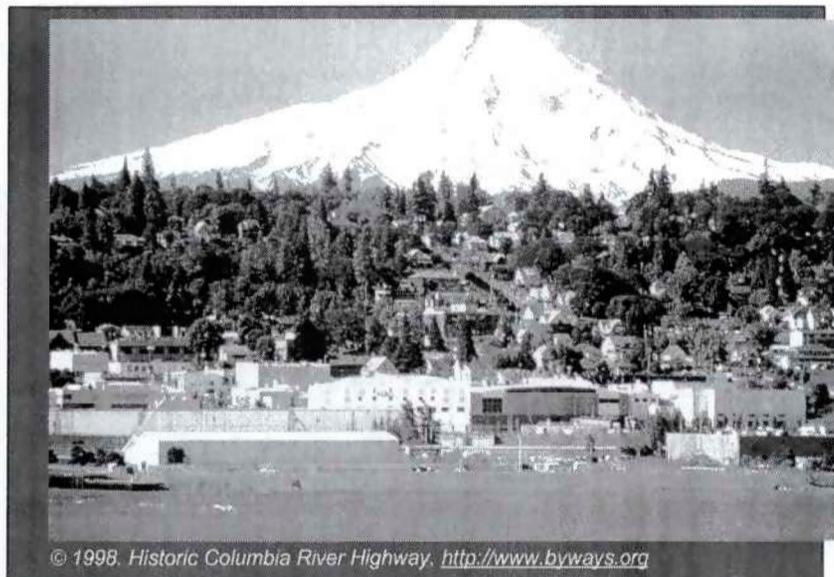


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- In order to provide affordable housing, is the community willing to accept regulations that require an affordable housing element of certain developments (i.e. over a certain size, in a particular location, etc. ...)?
 - Communication with residents and businesses provides the best opportunity to identify competing interests or objectives and to identify methods to balance these interests. Communication with these groups will also let you know when you've successfully achieved an objective.
 - The Keeping Hood River on Track survey provided an opportunity for feedback that residents and businesses don't normally have. As a method of keeping in touch with residents and businesses, many of whom took the survey on-line, the City could include a "Question of the Month" on the City's Home Page to tap into the pulse of the community on current issues. The question should be presented in a manner that lays out some of the trade-offs noted above or other key trade-offs on issues that face the city, rather than just asking a "how do you feel about..." question.

As a concluding comment, you may wish to visit the City of Bend's Home Page to examine the vision effort that the city is currently working on with its residents and businesses (http://www.bend2030.org/Vision_Summit_Results/.) I visited the site and was struck by the fact that the issues that are rising to the top in Bend's survey deal more with public facilities. Improving roads and providing transit services are very high on the issue list. With some responses to the Keeping Hood River on Track survey indicating that residents don't want Hood River to "become like Bend" this ongoing survey/vision statement effort by Bend may be instructive to Hood River's future planning program and may help identify future priorities.

Hood River 2020 Keeping Hood River on Track

Public Feedback Report



Financial Assistance provided by Department of Land and Conservation Development (DLCD)

Prepared for:

**The City of
HOOD RIVER**

Prepared by:

Angelo
planning group
June 2006

**620 SW Main Suite 201
Portland OR 97205**

Introduction

The City of Hood River has undergone rapid changes in the past few years and continues to experience the effects of major growth and development issues. The continued attraction of the area for tourists, both from the Portland-Vancouver Metro area and nationally, outdoor enthusiasts, businesses that support outdoor activities, and the second-home and rental property owners have contributed to a growing population. Visible signs of this growth have come in the form of new businesses and redevelopment in the downtown business district, large subdivisions at the edge of developed urban residential areas, and attached townhouse infill projects in the central portions of Hood River.

In order to respond to growth and development-related issues and to plan for the future of Hood River, the City began a process to reexamine the City's Vision Statement in 2005. The current Community Vision Statement was prepared in 1995. Since that time, 1,843 new residents have moved to Hood River and approximately 3,000 new jobs have been created in Hood River County. Hood River's population grew to approximately 6,450 residents by 2005. During this period Hood River continues to become an internationally recognized recreational destination, which increasingly attracts more sports enthusiasts and tourists to the City each year. Looking to the future, the City has to plan for population to increase to almost 11,500 residents by 2025.

In the face of this rapid change, the City Council and Planning Commission approved and supported a process that examined current demographic information, considered the Housing Market Analysis (July 2005) prepared for the County by the Oregon Downtown Development Association, and developed a questionnaire and the format for two Community Town Hall Meetings to garner feedback from the public on current conditions and desires for the future of Hood River. The results of these efforts will be used to update the Vision Statement so that it reflects current trends and future growth expectations and to identify steps the City should take to implement the vision.

Hood River is planning for 4,700 new residents over the next 20 years or almost a 70% increase in population over 2005 levels.

Public Involvement

A key element of the City's strategy to update the Vision Statement so that it better responds to current conditions and expected trends in Hood River is public involvement. The City solicited public feedback through the use of a questionnaire and two Community Town Hall Meetings. The format, content, and information gathered through these two public involvement techniques are summarized in this report.

Keeping Hood River on Track Questionnaire

In October 2005 the City posted the "Keeping Hood River on Track" questionnaire on the City's website. In addition, surveys were mailed to all property owners in Hood River and other public facilities. Additional hard copies were also available at City Hall. The public was encouraged to fill out the questionnaire on line, or deliver hard copies to the City offices. The majority of completed questionnaires were delivered by hand (74%).

The questionnaire distributed to city residents was intended to "gather... thoughts on the current state of Hood River and the major growth and development issues facing the City today."

The City advertised the questionnaire in the Hood River News and local radio stations. Questionnaires were mailed or distributed in the community. Close to twenty percent (18.4%) of the surveys were completed and returned. The survey included multiple-answer questions ("check all that apply"), single-answer questions ("check one"), ranking questions, and questions that required written responses. The questions were in the following categories:

- ◆ Demographics
- ◆ Quality of Life
- ◆ Economy
- ◆ Community services
- ◆ Housing
- ◆ Growth and Development

RESULTS

Demographics

The majority of the questionnaire participants (93.5%) identified themselves as year-round residents. Over fifty percent (61%) of the respondents indicated that they have lived in Hood River for over 10 years. The majority of the respondents (84%) live in the Westside, Downtown, or Heights sections of Hood River.

Given a variety of reasons to choose from to reply to why they moved to the City, or why they stay, respondents chose “small town atmosphere” most frequently (67% of responders), followed closely by “quality of life” (63%). However, respondents chose more than one of the reasons listed and most items were chosen by 30-50% of responders. Only “family” (27%) and “born here” (13%) were less frequently chosen as reasons to live or remain in Hood River.

Quality of Life

Participants were asked to rank quality of life issues. The results of the questionnaire indicate that the top ranked issue is protecting Hood River’s historic small town character with 96% of the responses indicating that this was moderately to critically important. A close second in importance was shown to be protecting and restoring natural resources and habitat. Ninety-three percent of responses ranked this issue as moderate to critically important. Less interest was shown for providing more public art and allowing growth as the market dictates; both issues received nearly evenly split responses between “important” and “not important.”

The highest ranked issue was “protect historic small town character”; the highest priority was “affordable housing.”

Economy

Respondents were asked to rank in importance encouraging more commercial development and creating more industrial land through rezoning. A small majority of the responses deemed these two issues important, with 60% indicating that boosting economic development is important and 57% indicating that creating more industrial land is important.

Community Services

All of the community services-related questions that required level of importance rankings – improving public transportation, providing commuter services to Portland, acquiring and

protecting open space, and connecting sidewalks and bike and walking paths – were shown to be important to respondents. With 88% percent of all responses for this issue categorized as “important,” acquiring and protecting open space was shown as the most important issue in this category, followed by connecting sidewalks and paths (81%).

A different section of the questionnaire asked participants to rate their level of satisfaction with a variety of City services, including Police, emergency response agencies, and City Administration. Unlike questions that asked for a ranking pertaining to perceived importance, this section specifically asked the responder to indicate their satisfaction with existing conditions and levels of services typically provided by governmental entities. Fire and Ambulance services ranked the highest, with 97% of responses indicating that people were “very satisfied” or “satisfied.” Results for most other services indicated that 80% or more of the responders were “very satisfied” or “satisfied.” For programs, the notable exceptions to this were the lower “very satisfied” or “satisfied” ratings for Hispanic Services (75%) and Youth Services (70%).

City agencies generally did not score well on the satisfaction scale, including Administration (68%), Building (56%), and Planning (45%). These ratings may be in part a reflection of dissatisfaction voiced in the Community Town Hall Meetings and in responses to open-ended questions (discussed later in this report) regarding new development and the impacts of growth.

The questions with the worst scores asked responders to rate their level of satisfaction with the housing and employment opportunities. Results show that 59% of responders indicated that they are “dissatisfied” or “very dissatisfied” with Employment Opportunities. The results show this dissatisfaction at 60% for Housing. While the housing question does not indicate what aspects people are most concerned about, other responses related to housing suggest that responders may be indicating their dissatisfaction with the amount of (lack of) affordable housing or the type of new housing being built in Hood River (see following Housing and Growth and Development sections).

Housing

While the questionnaire results clearly indicate that the housing issues identified are important to the community, most of the issues were close to a 70%-30% split between “important” and “not important.” These included limiting townhomes, limiting short-term rental homes, and requiring larger yards/more space between houses. There was less importance placed on allowing mixed uses in neighborhoods, where the responses were 57% “important” to 43% “not

important,” and allowing detached mother-in-law apartments (61% of responses indicated that this was an important issue). The housing issue that was shown to be the most important, with 78% of responses indicating it as such, was requiring developers to provide affordable housing in new projects.

Growth and Development

Questions related to growth and development were posed in three different formats in the questionnaire. Participants were asked to write out answers to open-ended questions, as well as indicate their top three priorities for growth and development from a list of issues. The last question related to growth and development required a “yes/no” answer. The clear priority related to growth and development was shown to be affordable housing, which received the most “first priority” responses of any of the issues, over a hundred more “first priority” responses than the second place issue, more open space/environmental protection. The issue ranked in least importance as a priority for respondents was more lodging facilities, with only 6% of the rankings for this issue placed in the first, second, or third priority category.

“I like the people and the small community feel, the natural beauty of the area, recreational opportunities, good local produce.”

The open-ended questions posed in the questionnaire asked what respondents liked about Hood River, what they disliked, what they would change, what things in the community should be preserved, and the biggest issues facing the City in the future. Many of the “likes” included “small town” in the descriptions of the City. Other adjectives used in conjunction with, or related to, the concept of Hood River as a small town include community, small-town “feel” and “atmosphere,” friendly people, small size, small businesses, and historic downtown. Community services, such as the library, arts center, and good schools, are also sprinkled in with the positive comments. Proximity to Portland was a plus, often being listed with “small town.” The City’s natural setting, climate, scenery, and natural beauty were also frequently cited as positive attributes. Access to the outdoors and outdoor recreational opportunities were listed frequently, often in conjunction with mention of the City’s unique and beautiful natural settings.

Most of the dislikes were directly related to growth. Many comments start with “too much development,” “too much growth,” or “too many people.” Frequently cited issues include traffic, housing costs, crowds/overcrowding, new development, tourists, and lack of parking. Many voiced concerns about Hood River becoming a tourist destination. The City Planning

Department, City Council, and Port Commission/Port of Hood River, as well as the general phrase “the politics,” were also listed as dislikes, often without further explanation.

Consistent with respondents dislikes, the things they would change include parking, housing affordability, city planning, and the Port Commission. The economy and the lack of jobs were typical comments listed under dislikes and “more industry/jobs” was mentioned even more frequently as something respondents would like to change. In keeping with what respondents liked, suggestions for change addressed ways to keep the

“Housing is far too expensive. Downtown is too congested in the Spring and Summer.”

small-town feel, provide more sidewalks, increase recreational opportunities, and slow down growth and development.

The City’s historic character, landmarks, sites, buildings, and downtown were most frequently cited as things respondents would like to preserve. Small town “atmosphere” or “feel” were also frequently cited. Comments related to parks and open spaces were almost as numerous as “small town” references. By far the most frequently identified “biggest issues facing Hood River” were affordable housing and growth. Related to these overarching issues, there were comments pertaining to parking, schools and other community services, infrastructure, and jobs.

Finally, the last question on the questionnaire required a “yes/no” answer. Participants were asked if they supported expanding the City’s UGB for more development. The majority (57%) replied “no, don’t expand,” with 35% marking “yes, expand” and 8% not responding to the question.

Community Town Hall Meetings

Approximately 50 participants at two Community Town Hall Meetings contributed to the dialogue regarding Hood River's future.

To provide another opportunity for citizens to be heard regarding planning for Hood River's future, the City organized two Community Town Hall Meetings in November 2005. Both Town Hall Meetings were open to the public, held in the evening, and attended by members of the general public, City staff, County representatives, Port Commission representatives, and City Council and Planning Commission members. The first of these two meetings was held on November 1, 2005 at the Public Library and the second was on November 2, 2005 at the Senior Center. Both meetings were facilitated by a consultant who led a group discussion on housing, community design, jobs and employment, protecting resources, and public facilities. Participants were given a brief presentation that provided some context to the growth pressures Hood River is experiencing and defined the role of the participants in providing feedback on what "track" the City should pursue in the future and the trade-offs of pursuing certain goals (see Appendix E, *Community Town Hall Agenda and Presentation*). While structured, these forums allowed for an open dialogue between citizens, their neighbors, and public officials. For each issue, the facilitator posed the topic area and kept the discussion going until ideas and opinions appeared to be exhausted. All comments were recorded.

RESULTS

Housing

Consistent with questionnaire results, housing was the issue that garnered the most discussion. Affordability was a major point of discussion at both Town Halls, but density issues and the relatively recent appearance of attached townhomes infill developments were clearly very important to participants. Most were disappointed with the new infill development. The scale and design of these new buildings were discussed and participants had concerns regarding neighborhood or small-town character being negatively impacted. Participants voiced concerns about the possibility of "teardowns" in the future, the lack of open and yard space when new developments maximized the size of a building on the lot, and the size and design of infill development. Many comments were also made about absentee landlords, both second-home owners and rental property owners.

There were also concerns about the new, large subdivisions being developed on the edge of town. Comments included the design and similarity of housing type and whether or not these subdivisions provided affordable housing types to ensure diversity in neighborhoods. Comments also were made that suggested that greater density was not synonymous with affordability in Hood River. Participants discussed the concept of affordability and ways of making housing more affordable in the City.

Community Design

The community design discussion opened up the issue of new housing to include ways development could be made more attractive and suitable to Hood River. Participants discussed conditional use permits, maximum lot coverage, and design review. Attendees also grappled with the seemingly conflicting interests of maintaining the character of existing neighborhoods, while at the same time accommodating more growth within the existing urban growth boundary (UGB).

Jobs and Employment

Discussing jobs and employment, a common theme was the fact that Hood River's job base is increasingly service sector and tourism related. Job diversification, participating and competing in a regional economy, and job training were all topics of discussion. Some participants felt it was unlikely that Hood River could attract industry and, for that reason, cottage industries and entrepreneurial pursuits should be encouraged and supported. Conversely, participants also discussed how the City could attract larger employers and higher-wage jobs.

Protecting Resources

When discussing protecting resources, both natural areas and urban parkland came to the fore. Participants wanted to preserve the natural amenities, such as trails, riverfront access, and other spaces used for recreational purposes. The rural agricultural land outside the City's UGB was also something that some participants wanted to preserve. Some were advocates of having a City tree protection ordinance.

Public Facilities

Questions and comments related to public facilities centered on how services are funded presently in Hood River and what other funding options exist. Participants were concerned about over-burdening public facilities and services and discussed capacity issues.

Summary and Next Steps

The questionnaire and the Community Town Hall Meetings were important tools for the City to record, and in some cases quantify, the issues and concerns Hood River citizens have regarding growth and the future of their community. While the questionnaire and each Town Hall Meeting resulted in different comments, ideas, and suggestions, the recorded public feedback clearly indicates that growth issues currently dominate civic discourse. There is a dominant theme of preserving elements that create the “small town atmosphere” that so many respondents identified as important to them. Responses to questions in the survey and community meetings were often reactions against negative aspects of recent growth – traffic, infill that doesn’t fit in with the community, lack of affordable housing, lack of parking, and too many tourists and crowds.

The questionnaire responses gave clear rankings of importance to issues and suggested approaches. The more open-ended format of the Town Hall Meetings revealed the nuances and trade-offs of preserving all the desirable elements of the community, particularly in the face of rapid growth, and gave neighbors a chance to have a dialogue about these issues. In a few cases, there were differing opinions between residents. Differences were most pronounced when discussions regarding growth ensued. Some residents voiced a position of limiting any further growth in the City. Most participants were struggling with how to accommodate what they saw as inevitable growth. There also appeared to be differences between long-time residents and relative new-comers to Hood River. As highlighted by the questionnaire responses and comments made at the Town Hall Meetings, all participants had concerns about rapid population and tourism growth and the resulting impacts to the City. However, at the Town Hall Meetings, there were indications that more recent residents were more open to allowing future new residents to enjoy the attractive attributes they had relatively recently discovered themselves.

Written responses addressing “dislikes” frequently mention high housing costs. Responses to specific housing-related issues show that a majority of responders favor limiting townhomes, a type of housing product that can be developed as a more affordable option for home buyers/owners.

Regarding jobs and employment, the questionnaire only had two questions related to the economy and 40% or more of the responses indicated that these issues were not important. The Town Hall Meetings allowed for detailed discussions about the jobs and employment situation

"Find a way to balance the needs of all folks living in this community."

in Hood River and it was apparent that participants were concerned about living-wage, or "good" jobs, the lack of diversity in the current job market, and the work force being able to afford housing in the City. There was some agreement that Hood River was a good place for small business owners, sole proprietors, and entrepreneurs, and that this employment base should be supported, but also a realization that the City should try to diversify the employment base and work with Hood River County to attract large employers. Participants questioned preserving farm land as an employment sector, but when discussing natural resource, many wished to preserve orchards and other agricultural lands.

Other contradictory comments pertained to how the City should plan for future growth. Comments made at the Town Hall Meetings indicated that residents do not want to expand the UGB, but were also reluctant to accommodate infill growth, in particular the type that Hood River has most recently experienced. Some felt that densification destroys what make small towns special. While many participants struggled with addressing housing affordability in a meaningful way, some believed that providing affordable housing would only entice more people to move to Hood River.

The results of the questionnaire and the feedback received at the Town Hall meetings will be used to inform discussions with the Planning Commission and City Council on a new City Vision Statement. City staff and City officials will be making preliminary decisions regarding the community's values and suggested direction for the future of the City from the input received from the public, while at the same time attempting to reconcile contradictory directives. City staff will be drafting Vision Statement and steps that need to be taken to implement the vision beginning in January 2006. Formal adoption of the Vision Statement is expected in 2006. The adoption of this document will assist the City Council with setting priorities and will lay the groundwork for subsequent comprehensive plan policy amendments and potential changes to the City's development code.

APPENDICES

Appendix A - Survey Demographics

Appendix B - Priorities

Appendix C - Summary of Written Comments

Appendix D - Community Services / Public Services Satisfaction

Appendix E - Community Town Hall Agenda and Presentation

Appendix A: Survey Demographics

Survey Distribution/Response	Number	Percent
Surveys Mailed	3280	
Surveys Distributed in Community	550	
TOTAL	3830	
Surveys Returned		
TOTAL	703	18.4%
Web	188	26.0%
Hand	515	74.0%

Location of Responses	Number	Percent
Heights	213	30.3%
Westside	208	29.6%
Downtown	170	24.2%
Eastside	47	6.7%
County	47	6.7%
No Response	18	2.6%

Residency	Number	Percent
Year-round Hood River Resident	657	93.5%
Seasonal Hood River resident	13	1.8%
Non-resident owner/Employee of Hood River business	5	0.7%
Visitor who intends to return	6	0.9%
Second homeowner	7	1.0%
No response	15	2.1%

Years of Residency	Number	Percent
> 1 year	23	3.3%
1+ year	114	16.2%
5+ years	123	17.5%
10+ years	180	25.6%
20+ years	165	23.5%
Multi-generational	80	11.4%
No response	18	2.6%

Appendix A: Survey Demographics cont'd

Reasons to Stay	Number	Percent
Small Town Atmosphere	471	67.0%
Quality of Life	442	62.9%
Natural Setting	392	55.8%
Outdoor Recreation	343	48.8%
Good Community for Families	302	43.0%
Job/Business Opportunity	240	34.1%
Family	190	27.0%
Born Here	92	13.1%

Appendix B: Priorities

	SUMMARIES					TOTAL ²	Percent
	First Priority	Second Priority	Third Priority	Not a Top Three Priority			
Top Priorities ¹							
Affordable Housing (need more)	229	97	94	283	420	61.9%	
More Open Space/Environmental Protection	124	129	106	344	359	52.9%	
Well Defined Development Codes	96	84	94	429	274	40.4%	
New Schools	75	68	42	518	185	27.3%	
Parks	65	77	40	521	182	26.8%	
Light Industrial Development	41	62	72	528	175	25.8%	
Greater Urban Residential Density to Protect Rural Areas	34	45	52	572	131	19.3%	
New Community Center	13	42	76	572	131	19.3%	
Large-lot Single Family Housing (in-favor)	30	57	33	583	120	17.7%	
Mixed Use Neighborhoods (promote)	23	35	44	601	102	15.0%	
More Shopping Centers	38	10	24	631	72	10.6%	
More Lodging	5	15	21	662	41	6.0%	
	Expand	Don't Expand	No Response				
Urban Growth Area (UGA)							
TOTALS	246	403	54				
Percent	35.0%	57.3%	7.7%				

Notes

1 = 678 Responses / 25 No Response

2 = Sum of First, Second, and Third Priority

Appendix C: Summary of Written Comments

Likes Based on Written Comments	
Small Town	328
Beauty of city, scenic views	226
Friendly People	178
Outdoor Recreation	132
Sense of Community	106
Historic Buildings/Downtown	69
Close to PDX/Metropolitan Area	51
Weather	50
Safe Community	30
Rural Environment & Agriculture	30
First Fridays/Families in the Park	24
Diversity	24
Art Community	23
Library	19
No Chain Stores	13
Not Much	10
Hospital	7
Pool	5

Dislikes Based on Written Comments	
Housing	274
Cost	(138)
Style	(109)
Vacation/2nd homes	(27)
Traffic/Parking	135
Becoming Aspen/Vail/Resort Town	67
No Jobs	49
Unchecked Growth	44
Port of Hood River	33
No or Poor City planning	31
Shopping (either too expensive or lack of family shopping)	29
	23 (no)
Big Box/Wal-Mart	6 (yes)
Windsurfers	11
Dog/Cat Control	6
Brown Lawns	4
Aggressive Drivers	3
	2 (no)
Fluoride	1 (yes)

Appendix C: Summary of Written Comments cont'd

Preserve Based on Written Comments	
Historic Homes & Historic downtown	199
Open Space, Green Space & Parks	175
Waterfront & River Access	125
Small Town Feel	120
Natural Beauty & Views	106
Trees	62
Rural Feel, Agriculture, Orchards	56
Small Local Businesses	16
Affordable Housing	11
Others - community education, library, concerts in the park, First Friday	

Issues Based on Written Comments	
Growth, Overdevelopment, Sprawl	284
Affordable Housing (lack of)	216
Job, Family Wages	98
Traffic & Parking	73
Gentrification (becoming Aspen)	69
Waterfront, Port of Hood River	64
Schools	61
Over Population	49
Wal-Mart & Big Boxes	27
Casino	20
Water Quality	18
Taxes	16
Air Quality	9
Illegal Aliens	5

**Appendix D:
Community Services / Public Services Satisfaction**

REPORT CARD	0=No response	1=very satisfied	2= satisfied	3= dis-satisfied	4=very dis-satisfied	5=don't know	# of ratings (minus 0&5)	# satisfied (1+2)	Percent satisfied	# dis-satisfied (3+4)	Percent dis-satisfied	AVERAGE (minus 0s & 5s)
Police	43	194	337	49	24	55	604	531	87.91%	73	12.09%	1.8
Fire/Ambulance	42	281	257	11	3	109	552	538	97.46%	14	2.54%	1.5
Street maintenance	37	112	370	129	44	11	655	482	73.59%	173	26.41%	2.2
Administration	53	56	304	112	54	124	526	360	68.44%	166	31.56%	2.3
Building Dept	53	44	220	122	87	177	473	264	55.81%	209	44.19%	2.5
Planning Dept	46	53	182	164	125	133	524	235	44.85%	289	55.15%	2.7
Town Cleanliness	44	189	411	49	6	4	655	600	91.60%	55	8.40%	1.8
Recycling	41	207	362	57	22	14	648	569	87.81%	79	12.19%	1.8
Water Quality	46	293	285	52	13	14	643	578	89.89%	65	10.11%	1.7
Air Quality	48	243	313	55	24	20	635	556	87.56%	79	12.44%	1.8
Youth	59	91	219	88	46	200	444	310	69.82%	134	30.18%	2.2

Appendix D: Community Services / Public Services Satisfaction cont'd

Programs	0=No response	1=very satisfied	2=satisfied	3=dis-satisfied	4=very dis-satisfied	5=don't know	# of ratings (minus 0&5)	# satisfied (1+2)	Percent satisfied	# dis-satisfied (3+4)	Percent dis-satisfied	AVERAGE (minus 0s & 5s)
Housing	56	25	212	201	158	51	596	237	39.77%	359	60.23%	3.8
Community/N eighborhood Safety	49	50	408	42	9	45	509	458	89.98%	51	10.02%	1.7
Hispanic Services	61	48	180	45	32	337	305	228	74.75%	77	25.25%	2.2
Recreation opportunities	52	332	265	21	11	22	629	597	94.91%	32	5.09%	1.5
Employment opportunities	59	28	198	206	123	89	555	226	40.72%	329	59.28%	2.8
Special needs services	60	36	209	43	16	339	304	245	80.59%	59	19.41%	2.1
Number of Parks/ maintenance	44	115	372	111	36	25	634	487	76.81%	147	23.19%	2.1
	0=No response	1=critical	2=very important	3=moderately important	4=mildly important	5=not important	AVERAGE (minus 0)					

Appendix E: Community Town Hall Agenda and Presentation

The following is the agenda and power point presentation that was used at the two Community Town Hall Meetings in November 2005.

Keeping Hood River on Track
Community Town Hall Meetings
November 1st and 2nd, 2005
6:00pm - 9:00pm

Agenda

- | | | |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| I. | Welcome | 6:00pm |
| II. | Overview of Issues | 6:10pm - 6:30pm |
| III. | Topic Tables | 6:45pm - 8:00pm |
| | <ul style="list-style-type: none">• Housing• Community Design• Public Facilities• Jobs/Employment• Resource Protection | |
| IV. | Review Key Issues | 8:10pm - 8:40pm |
| V. | Next Steps | 8:45pm - 9:00pm |

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

Welcome

Meeting Purpose

- Share Initial Community Survey Results
- Gather Additional Community Comments
- Provide Direction for City Vision Statement

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

Our Town

- Hood River is Attractive, Livable and Viable
- Our Quality Environment is Preserved and Enhanced
- Our Community Identity is Not Limited by Political or Geographical Boundaries
- The Agricultural Land Base Continues to Be Significant
- All Aspects of Community Life are Ethnically Integrated
- A Diversity of Cultural Opportunities is Available
- We Live, Work and Play in a Safe Environment
- Housing is Affordable by All

Our Economy

- Clean, Light Industry Provides Family-Wage Jobs

Hood River Community Vision (1995-2015)

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

Since 1995:

- 1,843 new residents call Hood River home
- ~3,000 new jobs have been created in Hood River County
- Hood River has become an internationally recognized recreational destination (sailboarding, Columbia River Scenic Area, etc)
- Improvements to buildings Downtown have enhanced business opportunities and improved the aesthetic character of Downtown
- New housing types and choices (e.g. town homes) are being offered
- Short-term rental properties have grown in number

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

*"The future ain't what it used to be."
- Yogi Berra*

Now and into the Future

Hood River is planning for a population of

- 2005 - 6,783
- 2010 - 8,425
- 2015 - 9,388
- 2020 - 10,363
- 2025 - 11,439

4,656 New Residents over the next 20 years

*Keeping Hood River on Track
Community Town Hall Meetings*

Comments from Survey

Likes:

- Protect small town atmosphere, natural beauty and historic buildings and homes
- Acquire and provide more parks
- Protect views and trees

Concerns:

- Growth, overdevelopment and fear of becoming Aspen/Vail/Bend
- Housing costs
- Limit town homes and short-term rentals

*Keeping Hood River on Track
Community Town Hall Meetings*

"When you come to a fork in the road, take it."

- Yogi Berra

- How should Hood River accommodate its new residents?
- What opportunities are available to preserve Hood River's qualities and features?
- What does "Keeping Hood River on Track" mean to you?

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

What trade-offs need to be discussed and agreed upon? For example:

- Compact development can impact existing residential areas but provide more affordable housing and limit the need to expand the Urban Growth Boundary.
- Recreational activities/economy create new economic development opportunities for current residents and businesses while at the same time increase the demand for short-term rental housing and more convenience services that can impact the "small-town" atmosphere.
- More open space/resource protection inside Hood River can enhance livability but put additional pressures on existing neighborhoods and expanding the Urban Growth Boundary to accommodate new residents and businesses.
- Expanding the Urban Growth Boundary to accommodate growth can impact agricultural uses and orchards.

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

"This is like de ja vu all over again."
-Yogi Berra

Tonight, let's discuss these topics and how Hood River should take advantage of opportunities to balance community concerns with everyday issues related to each topic.

- Housing
- Community Design
- Public Facilities
- Jobs/Employment
- Resource Protection

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

How does this work?

- 6:45pm to 8:00pm - Visit each of the Topic Tables. Share your thoughts, comments, concerns and issues.
- 8:00pm to 8:45pm - Reconvene and a representative from each Topic Table will note top 3 to 5 issues/concerns to the audience. All issues will be included in final report.
- Meeting will conclude with short discussion of Next Steps

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

And Remember:

"It ain't over till it's over."

Yogi Berra

US baseball player, coach, & manager (1925 -)

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

Next Steps

- Two Community Town Hall Meetings
- Compile Comments from Town Hall Meetings and Survey
- Prepare Draft Vision Statement and Identify Necessary Implementation Steps
- Present to City Council and Planning Commission in January/February

THANK YOU FOR ATTENDING TONIGHT'S COMMUNITY
TOWN HALL MEETING!

The City of
HOOD RIVER

*Keeping Hood River on Track
Community Town Hall Meetings*

Table #1 Topic: Housing

"Housing is affordable and available to all"

Is this still our vision and how do we accomplish this?

- Encourage more Housing Types/Choices (Town homes, apartments).
- Limit Short-term Rentals and Avoid Dark Neighborhoods
- Increase Density or Expand the UGB to provide more land supply.
- Allow smaller lot sizes throughout the city or only in targeted locations.
- Require new development to provide affordable housing.

Table #2 Topic: Community Design

"Hood River is Attractive, Livable and Viable"

Is this still our vision and how do we accomplish this?

- Require higher design standards for all new development.
- Allow a mix of uses in neighborhoods.
- Protect existing neighborhoods from incompatible design.
- Expand the Urban Growth Boundary to create new neighborhoods.
- Retain the small town atmosphere.

Table #3 Topic: Public Facilities

"We Live, Work and Play in a Safe Environment"

Is this still our vision and how do we accomplish this?

- Which public facilities, services or actions contribute the most to achieving this statement?
- What additional services (schools, police, fire, sewer, water, parks, etc...) will be needed?
- Where will future services be needed?
- How should new facilities be paid for?

Table #4 Topic : Jobs/Employment

"Clean, Light Industry Provides Family-Wage Jobs"

Is this still our vision and how do we accomplish this?

- Focus on recreation-oriented jobs for future job growth.
- Protect agricultural jobs.
- Promote Commercial/Industrial/Office opportunities throughout the city or focus these jobs to specific areas.
- Diversify job opportunities and expand industrial land supply.

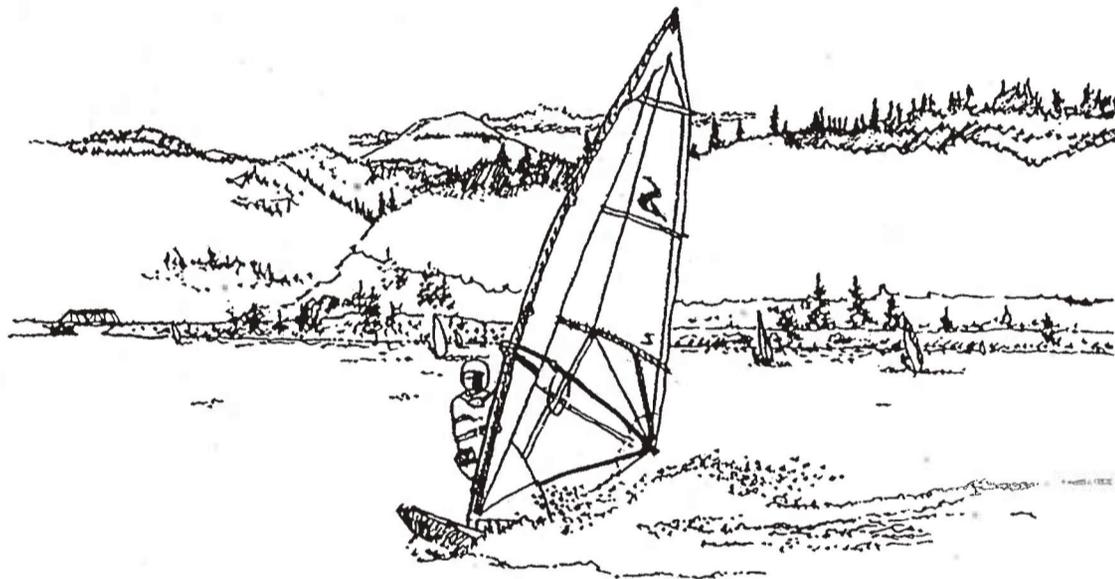
Table #5 Topic: Resource Protection

"Our Quality Environment is Preserved and Enhanced"

Is this still our vision and how do we accomplish this?

- Protect Resources such as Views, Natural Areas, and Open Space through regulation of heights, building location, lighting, etc...
- Preserve existing agricultural lands - no expansion of UGB or targeted expansion of UGB.
- Identify new locations for public parks and open space.
- Quality environment includes small town atmosphere.

HOOD RIVER COMMUNITY VISION



1995 - 2015

City of Hood River

Hood River is a city of unique beauty with fine views and access to the Columbia River and Mount Hood. It is friendly, fun and livable... a small, ethnically diverse community that is a good place to raise a family. Just an hour's drive from the amenities of the Portland metropolitan area, Hood River has its own identity and sense of community. In the words of one citizen, "it is an incredibly comfortable place to live."

1

"I like the landscaping... so green and beautiful. Everyone knows everyone and we all get along." Crystal Swyers

"I do not think that we should change a thing. The town is just fine the way it is."
David Larsen

What will Hood River be like through the early years of the next century?

In spring and summer 1995 citizens pondered this question and its implications. Through thoughtful discussion by the Citizens Task Force, a community open house attended by a broad cross-section of interested people, a kids vision project in the schools, written questionnaires and other means of giving and receiving information, the following Community Vision has been developed. It expresses the values and priorities of Hood River citizens now and into the future. (All quotes in this report are from students in Hood River schools.)

2

"I'd like to see changes in Hood River but not many...." Shadow Diessner

"I like Hood River for its clean water and fresh air and low crime." Josh Van De Vanter

Our Vision...Today and into the Future

Hood River is Attractive, Livable and Viable

*Our Quality Environment is Preserved and
Enhanced*

*Our Community Identity is Not Limited by
Political or Geographical Boundaries*

*The Agricultural Land Base Continues to be
Significant*

*All Aspects of Community Life are Ethnically
Integrated*

*A Diversity of Cultural Opportunities is
Available*

*We Live, Work and Play in a Safe
Environment*

Housing is Affordable by All

*Clean, Light Industry Provides Family-Wage
Jobs*

3

This document focuses on land use policies
the city should consider to realize this vision.



4

"I do not want the parks turned into gas stations. I want the Columbia River to be cleaned and not polluted!" Sarah Sheppard

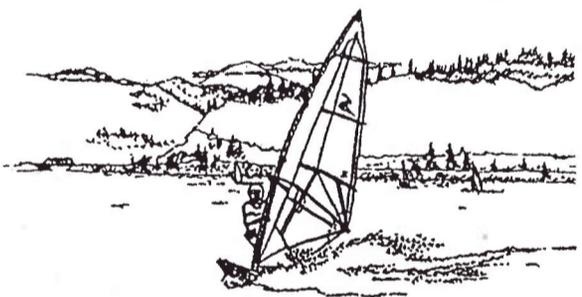
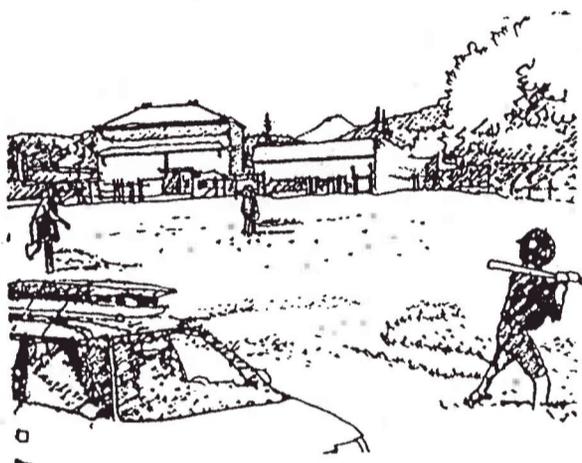
"I like Hood River because of the historical look and feel and also because it's small.... I want to have more things to do but not a lot of traffic and have it be a big bossy place." Nicole Tinkler

Hood River is Attractive, Livable and Viable

The features people most appreciate about Hood River are the city's small town atmosphere, scenic beauty, natural environment, friendly people, diversity and good schools.

To keep and enhance these features, the city should:

- ◆ Initiate design review so that proposals for changes to the exterior of historical buildings and downtown in general are compatible.
- ◆ Maintain the urban growth boundary and encourage more intense development within the city.
- ◆ Evaluate current land uses with the goal of possible rezoning in selected areas.
- ◆ Balance policies for visual quality with market realities.



"I want more baseball fields for the kids because Hood River is growing and so is baseball." Sam Balth

"I want more trees planted and land put aside for endangered animals." Kati Selfridge

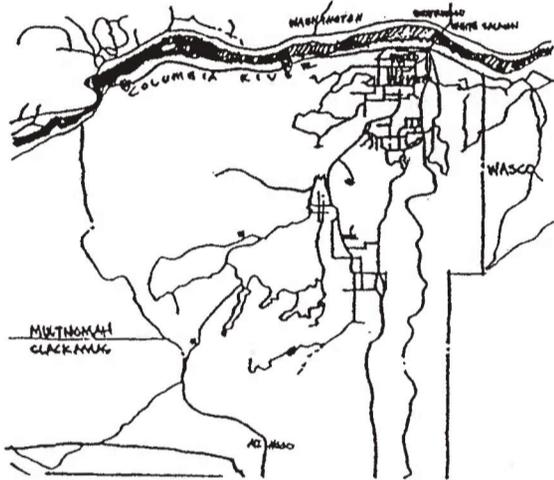
Our Quality Environment is Preserved and Enhanced

The most important aspects are parks and natural areas, historic features, downtown and the waterfront. Proposed actions:

- ◆ Identify current and future park resources and needs.
- ◆ Cooperate with the School District to enhance community use of playgrounds and other facilities.
- ◆ Recognize historic structures with plaques or markers.
- ◆ Develop a biking/hiking/walking trail system.
- ◆ Create and protect view corridors.
- ◆ Limit strip development.

5

"I like to go swimming at the marina and at the public pool. I also like bike trails, hiking trails and good places to have picnics." Anna-Grace Johnson-Himes

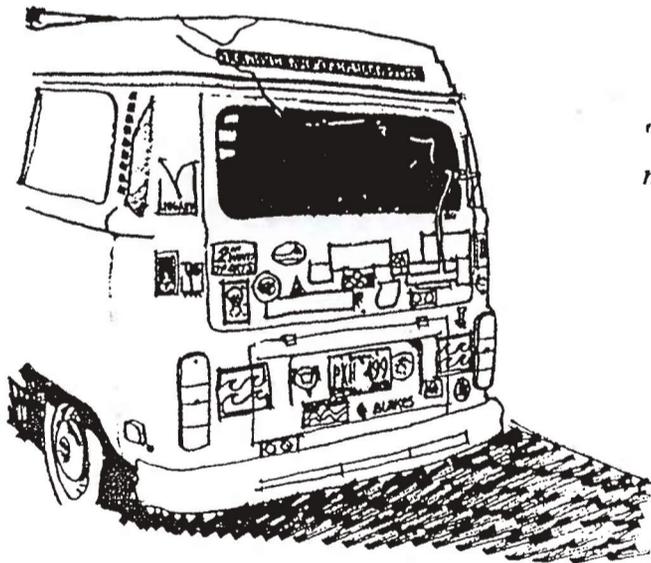


Our Community Identity is Not Limited by Political or Geographical Boundaries

Most people agree that the Hood River community extends at least throughout the county. Although it is the acknowledged service center for areas in the State of Washington across the Columbia River, identifying with all of Hood River County is the first priority.

6

- ◆ Local land use policies and practices should recognize Hood River's central role in the county and beyond.



"I like that there is easy access to the mountain." Jonathan Nuckles

The Agricultural Land Base Continues to be Significant

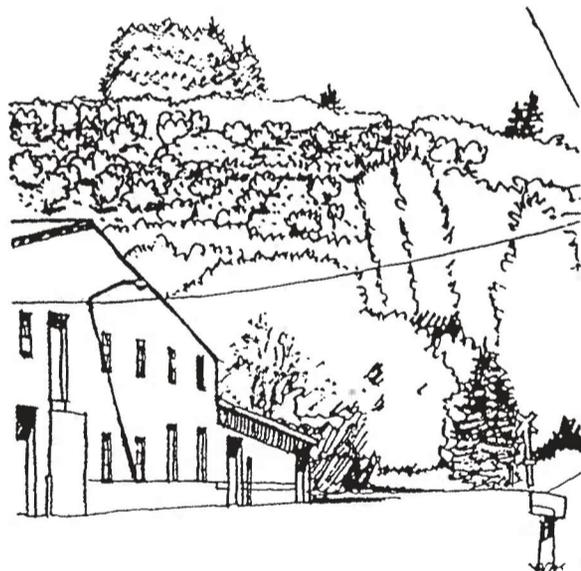
Agricultural land is "open land." This is the only category of land use more important than preserving the agricultural land base.

- ◆ Preserving agricultural lands outside the urban area is important to the city of Hood River.
- ◆ The City Council should consider the impact of land use decisions within the city on agricultural land outside the urban growth boundary.
- ◆ Encouraging more intense development in the city will help preserve farm and forest land beyond the urban growth boundary.

"If we put factories in place of orchards, Hood River would change in many ways. The air could be polluted along with the water." Katie Hergenrather



"I would not like to see parks, forests and hillsides taken away or cut down." Michael Broschart



All Aspects of Community Life are Ethnically Integrated

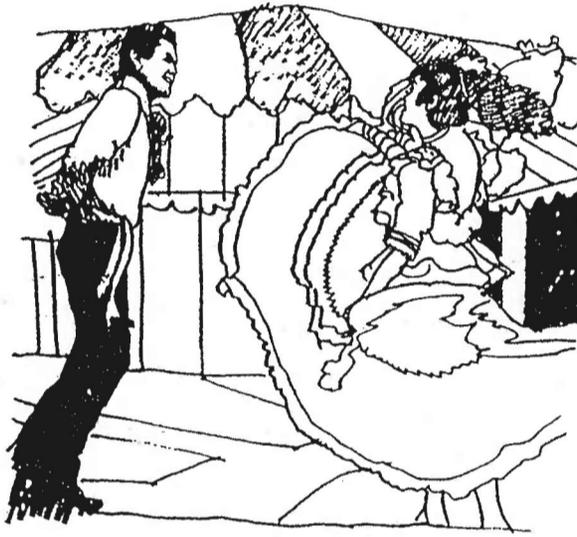
While education, communication, openness and acceptance are among the factors that most contribute to Hood River's ethnically integrated community, there are barriers such as lack of communication, understanding and economic differences. The entire community will benefit from policies that:

8

"I would not like to see racial discrimination or any more crimes and I would like to help the homeless." Tara Olsen

- ◆ Diversify high density land uses to encourage ethnic integration.
- ◆ Encourage geographical dispersion.
- ◆ Zone land to meet various economic needs.
- ◆ Extend planning commission meetings to locations outside City Hall.





10

A Diversity of Cultural Opportunities is Available

Libraries, music and theater top the list of favored activities, followed by international fairs and festivals, film and art. It is important that the city:

- ◆ Provide areas for affordable theater and other events.
- ◆ Develop a downtown plaza/town square.
- ◆ Consider a performing arts center on the waterfront.

"I'd like to see a teen center... that will keep kids busy and out of trouble." Nichole Imperial

"We should have a skating rink or dance hall for minors." Jessica Johnson

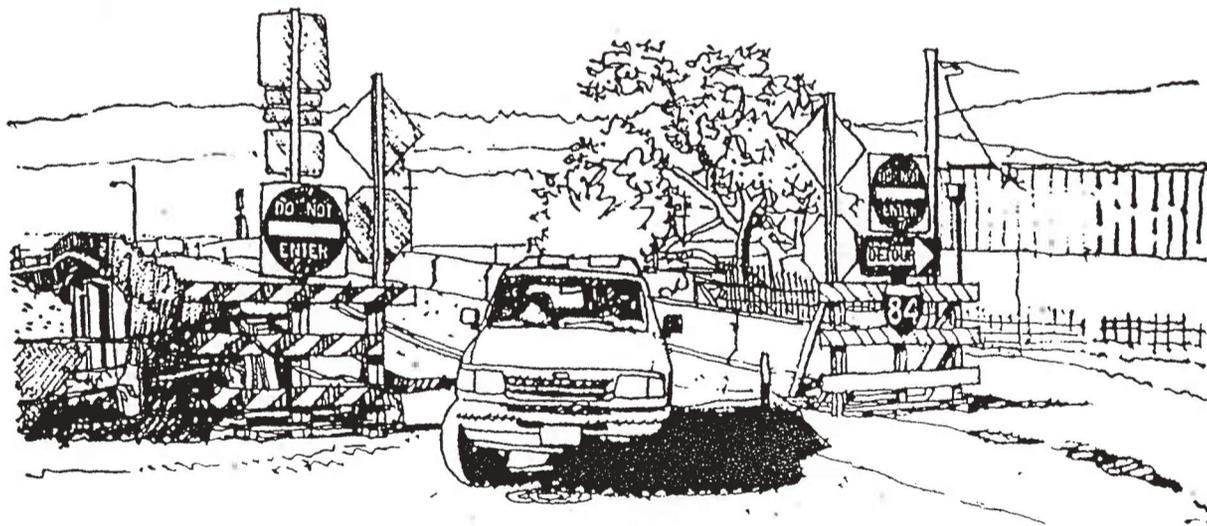
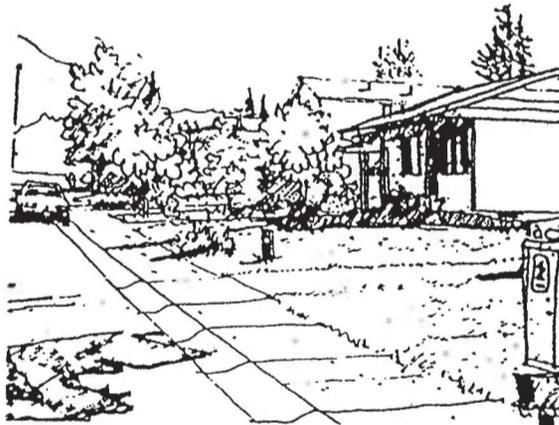
We Live, Work and Play in a Safe Environment

One way to define a "safe environment" is through infrastructure – roads, sewers, water and other basic services. Hood River will benefit by:

- ◆ Pedestrian crossings at key intersections.
- ◆ Placing utilities underground where feasible.
- ◆ Studies of how auto accidents can be reduced by street design.

"I've lived here most of my life and I don't want Hood River to turn into a dump." Jason Roark

"People always complain about pollution. Well, why don't we stop it?" Jackie Lyddon

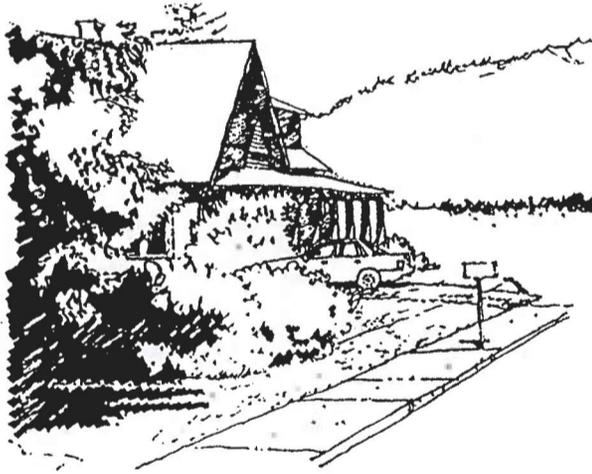


Housing is Affordable by All

It is important to encourage ethnically diverse neighborhoods with housing at various price levels. We can do this by:

- ◆ Increasing densities in the city core.
- ◆ Working with developers to provide appropriate incentives for low and moderate income homes.

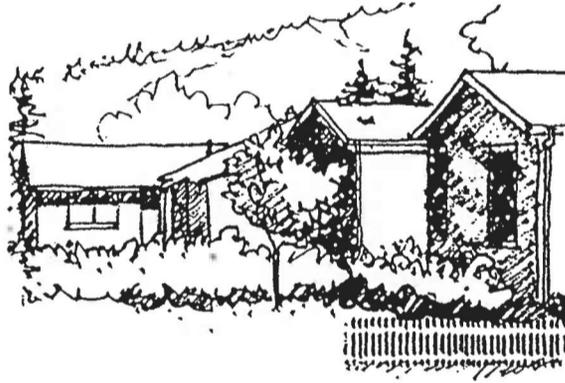
12



"No more people with no more homes."
Bryan Matthews

"I would like you to make a plaza." Maria Jaimes

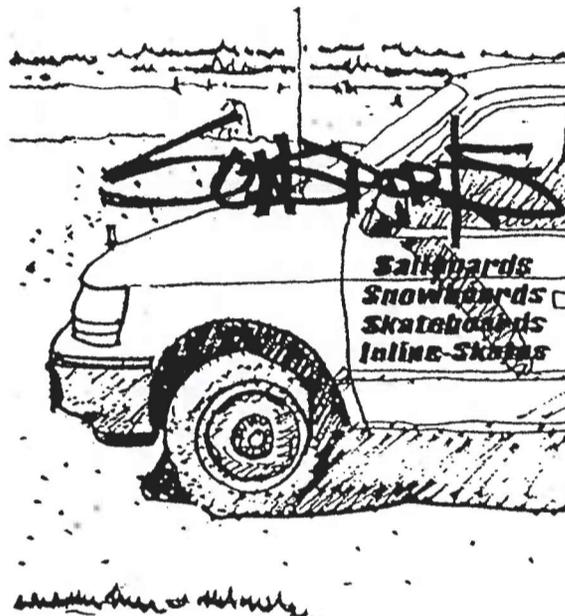
"I don't want to see people living and working in huge buildings." Dan Hinrich



Clean, Light Industry Provides Family-Wage Jobs

Hood River will thrive with many types of industry, including service and tourism. All contribute to the healthy economic diversity of the community. We need policies that:

- ◆ Encourage year-round use of facilities.
- ◆ Promote tourism as well as other business and commercial activities.
- ◆ Provide incentives for family-wage jobs.



"The only thing they shouldn't develop is the mountain because it's beautiful the way it is."
Ryan Smith

"I would like to see more stores and more places to work and have jobs." Nora Trejo

What's Next?

This vision is the first step in an ongoing process that will allow Hood River to meet the challenges of the future with confidence. The path Hood River takes must be a joint effort of the citizens and their civic leaders. The Citizens Task Force will meet periodically to monitor the progress. Residents are strongly encouraged to attend all meetings and to make suggestions directly to the city planning department. Working together, our community can grow and still preserve its uniqueness.

Citizens Task Force

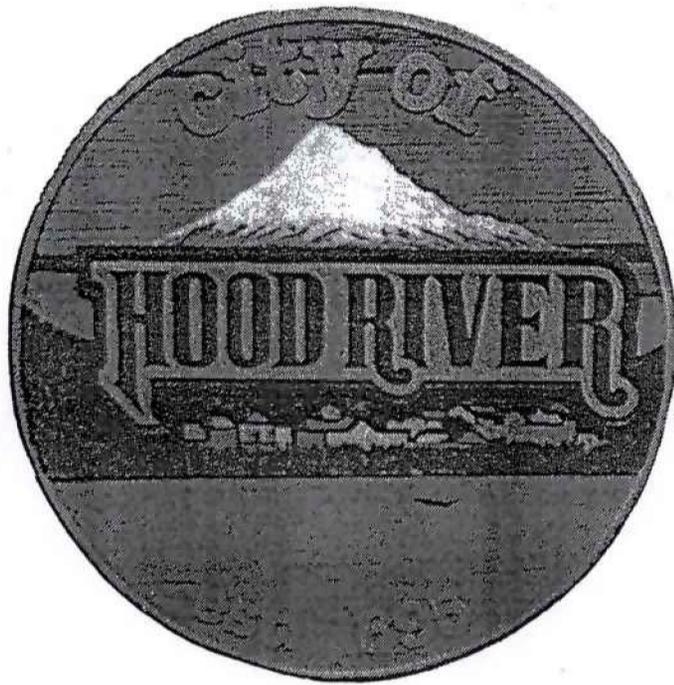
Greg Baker
Phil Bourquin
Dan Bubb
Chuck Bugge
Ron Cohen
Sally Donovan
Irene Fields
Steve Gates
Glen Haack
Jurgen Hess
Renie Kelly
Dana Lance
Linda Maddox
Tina O'Banion
Bev Rowland

15

Bob Palmer, Mayor
Lynn Guenther, City Manager
Cindy Walbridge, Planning Director

Consultants

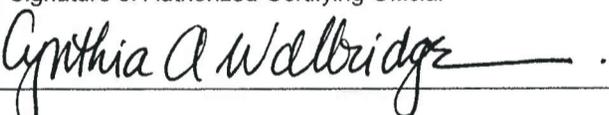
Cogan Owens Cogan
Lloyd D. Lindley II, ASLA



More information? Call the City Planning
Department, 387-5217.

**Department of Land Conservation and Development
Request for Reimbursement**

Attachment C

Grantee (Name and remittance address, including ZIP code) City of Hood River P.O. Box 27, Hood River, OR 97031		Grant No. assigned by DLCD TA-U-07-012	Final Report <u>Yes</u> No
Funding/Grant period From: 1/05/06	To: 6/02/06	Period covered by this report From: same	To: same
Transactions	Previously reported	This period	Cumulative
DLCD Grant Expenditures	Do Not Write in this Space	Do Not Write in this Space	Do Not Write in this Space
1. Salaries and Benefits (not provided by contract)			
2. Supplies and services			
3. Contracts Frank Angelo, Angelo Planning Group 628 SW Main Suite 201 Portland, OR 97205		\$6655.79	\$6655.79
4. Other (provide detailed list & explanation)			
5. Total (add lines 1,2,3,4)			
Local Contributions (if applicable)	Previously reported	This period	Cumulative
6. Salaries and Benefits			
7. Supplies and services			
8. Contracts			
9. Other			
10. Total (add lines 6,7,8,9,)			\$6655.79
11. Payment requested (from line 5)	DO NOT WRITE IN THIS SPACE		DO NOT WRITE IN THIS SPACE
Certification: I certify to the best of my knowledge and belief that this report is correct and complete and that all expenditures are for the purposes set forth in the award document. I further certify that all records are available upon request.			
Typed or Printed Name and Title Cynthia A. Walbridge, Planning Director		Address where payment is to be sent City of Hood River, P.O. Box 27, Hood River, OR 97031	
Signature of Authorized Certifying Official 		Date Report Submitted December 28, 2006	

FOR DLCD USE ONLY:

DLCD CERTIFICATION		
I certify, as a representative of the Department of Land Conservation and Development, that the grantee:		
___ has met the terms and conditions of the grant and that payment in the amount of \$ _____ should be issued.		
___ has not met the terms and conditions of the grant for the reasons stated on the attached sheet, and payment in the amount of \$ _____ should be issued.		
Signature of DLCD Grant Manager	Date	
Signature of DLCD Program Manager	Date	
BATCH #/DATE _____	VOUCHER#/DATE _____	PCA _____
OBJ. CODE _____	VENDOR NO. _____	AMOUNT _____

CITY OF HOOD RIVER

6104

VENDOR: 2147 ANGELO EATON & ASSOCIATES
620 SW MAIN SUITE 201
PORTLAND OR 97205

DATE	INVOICE #	DESCRIPTION	AMOUNT	GL ACCOUNT #
1/06/2006	1725	CITY OF HOOD RIVER VISIONING	1,853.72	100-135-42010-00000-00

PRODUCT LM102 USE WITH 9380 ENVELOPE

Total Amount: PRINTED IN U.S.A.
\$1,853.72
B

CITY OF HOOD RIVER

6714

VENDOR: 2147 ANGELO EATON & ASSOCIATES
620 SW MAIN SUITE 201
PORTLAND OR 97205

DATE	INVOICE #	DESCRIPTION	AMOUNT	GL ACCOUNT #
3/06/2006	1786	CITY OF HOOD RIVER VISIONING	1,020.00	100-135-42010-00000-00

PRODUCT LM102 USE WITH 9380 ENVELOPE

Total Amount: PRINTED IN U.S.A.
\$1,020.00
B

CITY OF HOOD RIVER

680:

VENDOR: 2147 ANGELO EATON & ASSOCIATES
620 SW MAIN SUITE 201
PORTLAND OR 97205

DATE	INVOICE #	DESCRIPTION	AMOUNT	GL ACCOUNT #
4/07/2006	1824	CITY OF HOOD RIVER VISIONING	2,765.26	100-135-42010-00000-00
6/02/2006	1864	CITY OF HOOD RIVER VISIONING	1,016.81	100-135-42010-00000-00

PRODUCT LM102 USE WITH 9380 ENVELOPE

Total Amount: PRINTED IN U.S.A.
\$3,782.07
B