

ORDINANCE NO. 2068

An ordinance proclaiming annexation of certain contiguous territory located within the City's Urban Growth Boundary and withdrawing the same territory from the Westside Rural Fire Protection District (K-2 Page, LLC / Carr Drive)

WHEREAS, K-2 Page, LLC (the "Applicant"), the owners of certain property (3N10E34AC Tax Lot 4400) which is contiguous to the City limits and located in the Urban Growth Area, applied for annexation to the City; and

WHEREAS, the City Council adopted policy in Resolution 2016-15 that requires annexation prior to receiving City sewer services; and

WHEREAS, as part of the annexation proposal, the Applicant included five additional privately-owned lots as well as public right-of-way for Carr Drive at the City's direction, and collectively all of the properties proposed for annexation (the "Annexation Territory") are legally described in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the City directed the applicant to include the five additional privately-owned lots as well as public right-of-way for Carr Drive in order to form a logical boundary and bring the entirety of Carr Drive into the city limits; and

WHEREAS, the Annexation Territory is located in Hood River County, Oregon within the acknowledged Urban Growth Area of the City of Hood River and is contiguous with the existing boundary of the City of Hood River; and

WHEREAS, pursuant to HRMC Chapter 12.09 and Resolution 2016-15, the City requires consent to annex in exchange for receiving City water or sewer service, which also requires that such properties be contiguous with the existing City boundary; and

WHEREAS, the Applicant seeks annexation of the Annexation Territory using the so-called Triple Majority method in ORS 222.170, including reliance on recorded consent-to-annexation agreements, to meet the requirements for annexation under this statute. The written consents associated with all parcels in the Annexation Territory were included in the applicant's Annexation application materials; and

WHEREAS, the Annexation Territory is located within the service territories of Westside Rural Fire Protection District, Farmers Irrigation District, and the Ice Fountain Water District, and ORS Chapter 222 provides for the withdrawal of land from these districts upon annexation to a city that provides the same services; and

WHEREAS, notice of a public hearing before the Planning Commission on the annexation request and withdrawal from the Westside Rural Fire Protection District was provided as required by HRMC 17.09 and ORS Chapter 222; and

WHEREAS, the Planning Commission convened its duly noticed public hearing on the annexation and withdrawal request on June 6, 2022, requested all manner of public

testimony and written comment on the proposal, and voted to recommend approval of the Annexation request to the City Council, subject to conditions of approval, in a written recommendation attached hereto as Exhibit B; and

WHEREAS, the Applicant shall execute a contractually binding annexation agreement detailing the Applicant's commitment to comply with the conditions of approval listed on pages 67-71 of Exhibit B of this Ordinance, and this Ordinance shall not become final or effective until the Applicant executes such an annexation agreement and it is recorded; and

WHEREAS, the City Council held a duly-noticed public hearing on the annexation and withdrawal request on June 27, 2022, reviewed the record compiled before the Planning Commission, and the Commission's recommendation, and accepted all manner of public testimony and written comment on the proposal, after which the Council voted that the Annexation Territory should be annexed and should be withdrawn only from the Westside Rural Fire Protection District; and

WHEREAS, the Council concluded that the Annexation Territory should remain within and be served by the Ice Fountain Water District and Farmers Irrigation District upon annexation until further notice and Council action; and

WHEREAS, the City has the authority, within constitutional and statutory limits, to set the property tax rates at which annexed territories shall be taxed and to apply City land use designations and regulations to all lands within its corporate boundaries.

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

Section 1. Incorporation of Recitals. The foregoing recitals are hereby adopted by the Council and incorporated herein in support of this Ordinance.

Section 2. Annexation of Territory Approved. The real property (the Annexation Territory) described in Exhibit A, attached hereto and incorporated herein by this reference, is hereby annexed into and shall become part of the City of Hood River, Hood River County, Oregon. Also specifically annexed into the City of Hood River is public right-of-way for Carr Drive. In support of this decision, the Council specifically adopts as its own the Planning Commission's recommended Findings of Fact and Conclusions of Law, signed June 23, 2022 and attached hereto as Exhibit B.

Section 3. Withdrawal of Territory. The real property (the Annexation Territory) described in Exhibit A is hereby withdrawn from the service territory of the Westside Rural Fire Protection District. The Annexation Territory shall remain within and served by the Ice Fountain Water District and Farmers Irrigation District upon annexation and shall not be withdrawn from these service districts until further notice and Council action.

Section 4. City Zoning. The Annexation Territory shall receive the Hood River zoning designation Urban Low Density Residential (R-1) pursuant to the City's acknowledged Comprehensive Plan and adopted land use regulations.

Section 5. Proportionate share of debt obligation. The Annexation Territory shall be subject to its proportionate share of debt for public obligations and shall be subject to real property tax assessment in the same manner as all other land within the City's corporate boundaries.

Section 6 – Severability. If any portion of this ordinance is found to be invalid or unenforceable for any reason, that finding shall not affect the validity or enforceability of any other provision of this ordinance.

Section 7 – Transmittal. Pursuant to ORS 222.177, the City Recorder shall:

1. File a certified true copy of this Ordinance with the Oregon Secretary of State and the Hood River County Assessor.
2. File with the Oregon Secretary of State a copy of all statements of landowner consent to this annexation.

Section 8 – Effective Date: This ordinance and the annexation it declares shall be effective upon filing with the Secretary of State's Office in accordance with ORS 222.180.

Read for the First Time: June 27, 2022.

Read for the Second Time and approved: July 11, 2022.


Kate McBride, Mayor

ATTEST:


Jennifer Gray, City Recorder

Legal Description for Annexation

A tract of land in Section 34, Township 3 North, Range 10 East of the Willamette Meridian, Hood River County, Oregon;

A portion of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34, laying 25 feet (25.00') East of the centerline of variable width Frankton Road, being more particularly described as follows:

Beginning at the initial point, which is monumented by a red plastic cap set on a 5/8" dia. Rebar, said point being the most North and East corner of Sunburst Valley Subdivision, filed as CS# 2016 041, Hood River County Records;

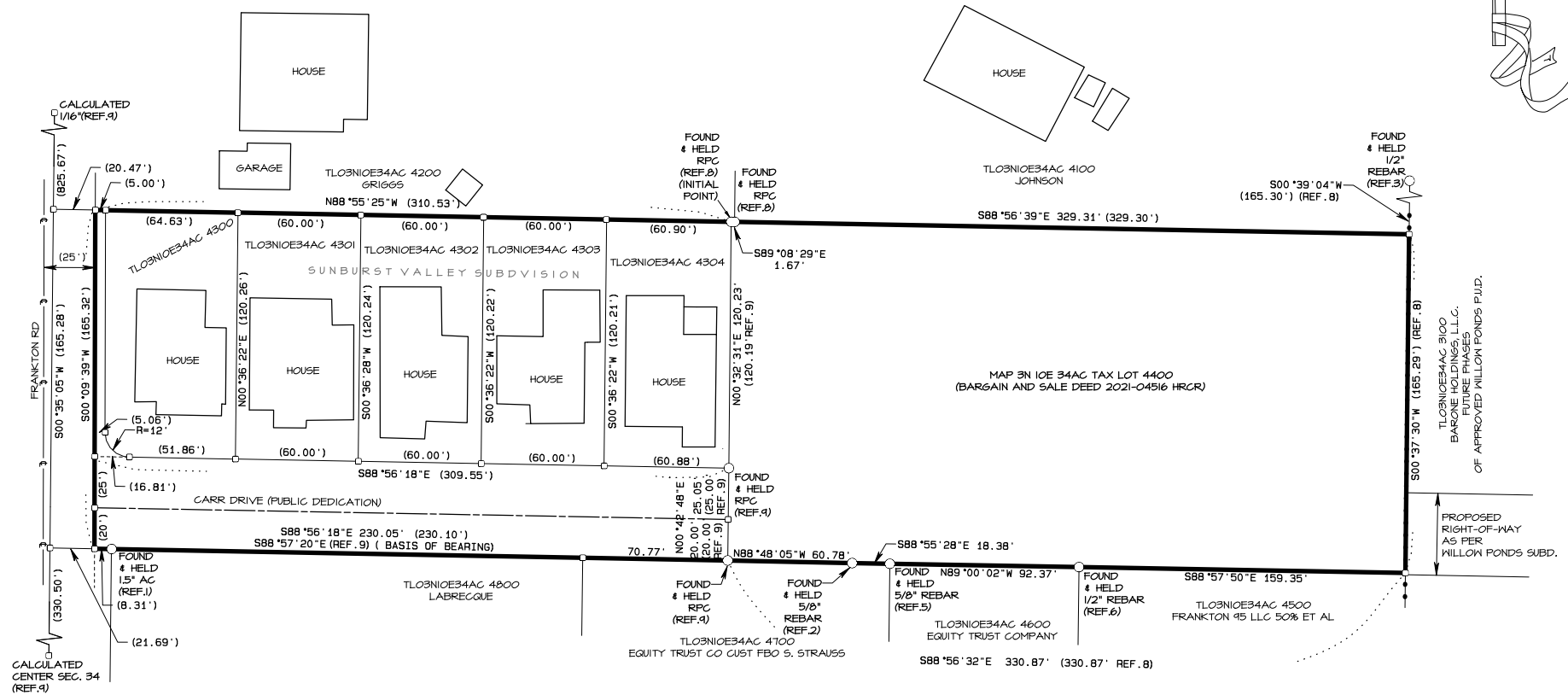
Thence along the North line of said Sunburst Valley Subdivision North 88°55'25" West, a distance of 310.53 feet to the Northwest corner thereof;
thence along the West line of said Sunburst Valley Subdivision South 00°09'39" West, a distance of 165.32 feet to the Southwest corner thereof;
thence along the South line of said Sunburst Valley Subdivision and the South line of Carr Drive South 88°56'18" East, a distance of 309.18 feet to a Red Plastic Cap;
thence South 88°48'05" East, a distance of 60.78 feet to a 5/8" Rebar;
thence South 88°55'28" East, a distance of 18.38 feet to a 5/8" Rebar;
thence South 89°00'02" East, a distance of 92.37 feet to a Yellow Plastic Cap;
thence South 88°57'50" East, a distance of 159.35 feet to a point;
thence North 00°37'30" East, a distance of 165.29 feet to a point;
thence North 88°56'39" West, a distance of 329.31 feet to a Red Plastic Cap;
thence North 89°08'29" West, a distance of 1.67 feet to the initial point.

Containing 2.43 Acres, more or less.

ORDINANCE NO. 2068
EXHIBIT A

ANNEXATION LEGAL DESCRIPTION EXHIBIT

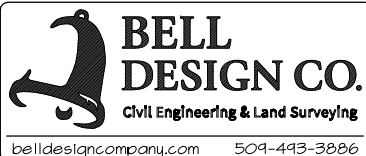
IN THE SOUTH 1/2 OF THE NORTH 1/2 OF
THE SW 1/4 OF THE NE 1/4
SEC. 34, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON



HORIZONTAL SCALE
1"=80'

LEGEND

- PROPOSED ANNEXATION
- CITY LIMITS OF HOOD RIVER





CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

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

ORDINANCE NO. 2068 EXHIBIT B

In the matter of Annexation and)
Subdivision by K-2 Page, LLC)
File No. 2022-09)

FINDINGS & DECISION

I. BACKGROUND INFORMATION:

- A. **REQUEST:** Annexation into the city of six lots plus the Carr Drive right-of-way, and concurrent review of a five-lot subdivision. Annexation is proposed to obtain sanitary sewer from the City to serve the subdivision, and to bring the entirety of Carr Drive into the city. The 2.43-acre annexation territory is proposed to retain the Urban Low Density Residential (R-1) zoning designation, and it is to be withdrawn from the Westside Rural Fire Protection District but remain in the Ice Fountain Water District and Farmers Irrigation District. The subdivision includes installation of public utilities, extension of Carr Drive, and associated site improvements. (*See Annexation Area Map, Attachment "A.1" A, and Preliminary Subdivision Plat, Attachment "A.2" A.*)
- B. **APPLICANT/OWNER:** K-2 Page, LLC
- C. **PROPERTY LOCATION:** Subdivision site: 3N10E34AC Tax Lot 4400 - 3940 Carr Dr. (formerly 629 Frankton Rd); Annexation area: 3N10E34AC Tax Lots 4300, 4301, 4302, 4303, 4304 & 4400, and the existing Carr Drive right-of-way. (*See Location Map, Attachment "B".*)
- D. **PROPERTY SIZE:** The subdivision site (Tax Lot 4400) is approximately 1.25 acres. The annexation area totals approximately 2.43 acres including the existing Carr Drive right-of-way.
- E. **SITE ZONING:** The subject properties currently are zoned Urban Low Density Residential (Urban Growth Area, U-R-1) and will remain Urban Low Density Residential (R-1) following annexation. The properties also are currently in and will remain in the Interchange Area Management Plan Overlay for I-84 Exit 62.
- F. **CURRENT LAND USE:** Single-family dwellings.
- G. **SURROUNDING ZONING AND LAND USE:**
 - North: U-R-1, single-family dwellings
 - South: U-R-1, single-family dwellings
 - East: U-R-1, future Willow Ponds Planned Unit Development phase for single-family dwellings
 - West: U-R-1, single-family dwellings
- H. **APPLICABLE HOOD RIVER MUNICIPAL CODE (HRMC) STANDARDS & CRITERIA:**

1. HRMC 17.03.010 – Urban Low Density Residential Zone (R-1)
2. HRMC 17.03.120 - Interchange Area Management Plan (IAMP) Overlay Zone
3. HRMC 17.09.040 Quasi-Judicial Actions
4. HRMC 17.15 – Annexation Policy
5. HRMC 17.20.060 Transportation Circulation and Access Management
6. HRMC Title 16 – Subdivisions including criteria specified in Section 16.08.020(C) and general design and improvement standards specified in Chapter 16.12

I. AGENCY COMMENTS: Agencies including the City Engineering and Fire Departments were notified of this request. The following responses were submitted:

1. City Engineering Department: Comments attached (Attachment “C”)
2. City Fire Department: Comments attached (Attachment “D”)
3. Farmers Irrigation District: Comments attached (Attachment “E”)
4. Ice Fountain Water District: Comments attached from pre-application conference (Attachment “F”)
5. Hood River County Public Works: Comments attached (Attachment “G”)

J. ADJACENT PROPERTY OWNER COMMENTS: Property owners within 250 feet of the subject parcels were notified of this request and associated public hearings by the Planning Commission and City Council. No testimony was presented during the Planning Commission’s public hearing by neighboring property owners. Comments were submitted by the following neighboring property owners in response to the notice prior to completion of this staff report:

1. David Lavitt comments submitted May 3, 2022 (Attachment “H”)

K. HISTORY:

1. Application for Annexation and Subdivision submitted February 14, 2022
2. Applications deemed complete March 16, 2022
3. Referrals mailed/emailed April 22, 2022
4. Notice of public hearing mailed to affected and adjacent property owners April 22, 2022
5. Planning Commission hearing held for June 6, 2022
6. City Council hearing scheduled June 27, 2022

L. ATTACHMENTS:

- Attachment “A.1” – Annexation Application Materials including written analysis and:
 - A) Annexation Area Map
 - B) Triple Majority Worksheet
 - C) Assessor Values
 - D) Consent-to-Annex Forms
 - E) Traffic Assessment Letter
 - F) Annexation Parcel Deeds
 - G) Annexation Area Legal Description excluding Carr Drive right-of-way
 - H) Annexation Area (Carr Drive) legal description
- Attachment “A.2” – Subdivision Application Materials including written analysis and:
 - A) Preliminary Plat
 - B) Preliminary Plan Set
 - C) Neighborhood Meeting Packet
 - D) Traffic Assessment Letter
 - E) Farmer’s Irrigation District Comments
 - F) Ice Fountain Water District Comments

- G) Title Report
- H) Legal Description for Development Parcel
- I) Wetland Notice response from City of Hood River
- Attachment “B” – Location Map
- Attachment “C” – City Engineering Department comments
- Attachment “D” – City Fire Department comments
- Attachment “E” – Farmers Irrigation District comments
- Attachment “F” – Ice Fountain Water District comments
- Attachment “G” – Hood River County Public Works comments
- Attachment “H” – Neighboring property owner comments

M. RATIONALE FOR TYPE OF APPLICATION:

The lands to be annexed currently have a Hood River County zoning designation of “Urban Low Density Residential (U-R-1). The territory is currently designated as “R-1” on the City's Zoning Map. *Id.* *Morsman v. City of Madras*, 47 Or LUBA 80 (2004) (A city does not err in failing to follow comprehensive plan amendment procedures in approving an annexation, where the annexation decision does not amend the city's comprehensive plan.). For this reason, this application only seeks annexation and subdivision.

Approximately half of the territory to be annexed is already developed. The preliminary subdivision plat included with this application for the applicants’ property shows how it is proposed to be developed upon annexation. As discussed below, public facilities and services are in fact available to serve the subject properties. The applicant seeks to use the “Triple Majority” method of consent annexation because it is based exclusively on landowner consent, as opposed to consent of electors. ORS 222.170(1) allows the use of the Triple Majority method to avoid the election requirement if more than one half of the landowners collectively own more than 50% of the land representing more than 50% of the assessed property values in the territory consent to the annexation. The statute provides:

222.170 Annexation by consent before public hearing or order for election; proclamation of annexation. (1) *The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:*

(a) *The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or*

(b) *The city legislative body orders the annexation election in the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.*

There was a period of time between 1986 and 2000 when it was generally believed that the triple majority annexation method was unconstitutional. This was because the Oregon Court of Appeals had declared the triple majority provisions of ORS 199.490(2) unconstitutional in *Mid-County Future Alternatives Committee v. Metro. Area Local Gov. Boundary Comm'n*, 82 Or App 193, 728 P2d 63 (1986), modified 83 Or App 552, 733 P2d 451, rev dismissed 304 Or 89, 742 P2d 47 (1987), at least to the extent that this method was being used to avoid holding an election in the territory to be annexed. See also *Storey v. City of Stayton*, 15 Or LUBA 165, 1756 (1986) (applying *Mid-County*, which invalidated the triple majority provisions of ORS

199.490(2), to a proposed annexation under ORS 222, 170(1)); Mid-County Future Alternatives Committee v. Portland Metro, Area Local Gov. Boundary Comm'n, 83 Or App 552, 733 P2d 451 (1987), rev dismissed, 304 Or 89, 742 P2d 47 (1987).

However, in Sherwood School Dist. 88J v. Washington Cty. Ed., 167 Or. App. 372, 386-87, 6 P.3d 518 (2000), the court of appeals overruled its previous decision in Mid-County Future Alternatives Committee and found the triple majority method to be a permissible way to avoid an election in the territory under consideration for annexation. See also Morsman v. City of Madras, 203 Or. App. 546; 126 P.3d 6 (2006), rev. den., 340 Or. 483, 135 P.3d 318 (2006); Kane v. City of Beaverton, 49 Or LUBA512 (2005).

II. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. PETITION FOR ANNEXATION TO CITY OF HOOD RIVER

FINDINGS: The applicant petitions for the annexation to the City of Hood River of a 1.25-acre parcel of land (primary parcel) along with five other lots and public right-of-way for Carr Drive as described in Attachment "A.1" below. The five existing lots to be annexed were platted through the Sunburst Valley Subdivision whose prior owners consented to annexation. Together all property subject to the annexation totals approximately 2.43 acres of land contiguous with the current City of Hood River boundary. The proposed annexation is accompanied by an application for a five-lot subdivision.

This petition is submitted for property within the city's Urban Growth Boundary under the Triple Majority method allowed by ORS 222.170(1). The property to be annexed is adjacent to and located west of that current city boundary. The land in the territory to be annexed exhibits a downward slope towards the north. The primary parcel is anticipated for single family residential development on five lots. Utilities to serve the primary parcel are currently available in Carr Drive.

The applicant submitted an analysis of applicable approval criteria (Attachment "A.1") and the following information in support of this annexation:

- A) Annexation Area Map
- B) Triple Majority
- C) Assessor Values
- D) Consent to Annex Forms
- E) Traffic Assessment Letter
- F) Annexation Parcel Deeds
- G) Annexation Area Legal Description
- H) Dedication of Existing Carr Drive Legal Description

B. STATE STATUTES AND COMMON LAW

FINDINGS: State law establishes some basic substantive standards for all annexations. These are addressed below.

1. The "Reasonableness" Requirement.

The Oregon Supreme Court imposed a "reasonableness" requirement applicable to all annexations in 1952, prior to modern zoning codes and comprehensive planning requirements.

See Portland Gen. Elec. Co. v. City of Estacada, 194 Or 145, 291 P2d 1129 (1952); *Marion County Fire Dist. #1 v. Marion-Polk County Boundary Comm 'n*, 19 Or App 108, 526 P2d 1031 (1974); *Kane v. Paulus*, 41 Or App 455, 459, 599 P2d 1154 (1979), *rev den*, 288 Or 113 (1979); *Rivergate Residents Ass 'n v. PMALGBC*, 70 Or App 205, 689 P2d 326 (1985), *rev den*, 298 Or 553 (1985); *DLCD v. City of St. Helens*, 138 Or App 222, 907 P2d 259 (1995); *Westside Rural Fire Protection Dist. v. City of Hood River*, 43 Or LUBA 546 (2003). The modern adoption of significant statewide land use and annexation laws has not superseded the judicially-imposed reasonableness standard. However, the court of appeals has stated that "[t]he reasonableness question is no longer one that depends solely or mainly on unguided judicial determinations, but is now largely controlled by specific legislative and regulatory criteria." *Department of Land Conservation and Development v. City of St. Helens*, 138 Or App 222, 227, 907 P2d 259 (1995). As it turns out, all of the above-cited cases and their progeny deal with the "reasonableness" concept in the context of so-called "cherrystem" or "pan handle" annexations, an issue not presented by this application. Further, LUBA has more recently held that annexation of property having an "irregular shape" or a "cherry stem" is not per se unreasonable, in any event. *Altamont Homeowners Assoc., Inc. v. City of Happy Valley*, 73 Or LUBA 126, 137 (2016).

2. Applicable Oregon Revised Statutes ("ORS").

ORS Chapter 222 establishes procedures and requirements for annexations by cities. These standards are addressed below.

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 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.

FINDINGS: ORS 222.111 (1) requires that the territory to be annexed must be located either "contiguous" to the city or "separated from it only by a public right of way or by a stream, bay, lake or other body of water." In this case the territory to be annexed is contiguous to the existing City boundary.

(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.

FINDINGS: This application is initiated by the petition of one property owner in the territory. Moreover, all of the remaining property owners (or their predecessors in interest) residing in the territory to be annexed have previously given their written consent to be annexed. See Attachment "A.1" D, Consent to Annex Forms. Specifically, the attached annexation consents cover a majority of the property 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.

FINDINGS: This section is not applicable.

(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.

FINDINGS: The area to be annexed is currently in the Ice Fountain Water District, Farmers Irrigation District and the West Side Fire District. Per ORS 222.510(2), the applicant proposes to continue to be served by the Ice Fountain Water District. However, the area is proposed to be withdrawn from the West Side Fire District and instead served by the City of Hood River Fire Department after annexation.

(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.

FINDINGS: This section is not applicable.

(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.

FINDINGS: This proposal is not required to be voted upon by the electors of the City or of the annexation territory.

(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: This annexation proposal will not be voted upon simultaneously with any other annexation proposal.

222.120 Procedure for annexation without election; 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 alike 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: This section is not applicable.

222.125 Annexation by consent of all owners of land and majority of electors; proclamation of annexation. 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: This annexation application is not being pursued under this provision, but rather it is pursued under ORS 222.170 because the applicant has consents from a majority of the owners of land in the territory or their predecessors.

222.170 Annexation by consent before public hearing or order for election; proclamation of annexation.

(1) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or

(b) The city legislative body orders the annexation election in the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.

(2) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if a majority of the electors registered in the territory proposed to be annexed consent in writing to annexation and the owners of more than half of the land in that territory consent in writing to the annexation of their land and those owners and electors file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or (b) The city legislative body orders the

annexation election In the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.

(3) If the city legislative body has not dispensed with submitting the question to the electors of the city and a majority of the votes cast on the proposition within the city favor annexation, or if the city legislative body has previously dispensed with submitting the question to the electors of the city as provided in ORS 222.120, the legislative body, by resolution or ordinance, shall set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

(4) Real property that is publicly owned, is the right of way for a public utility, telecommunications carrier as defined in ORS 133.721 or railroad or is exempt from ad valorem taxation shall not be considered when determining the number of owners, the area of land or the assessed valuation required to grant consent to annexation under this section unless the owner of such property files a statement consenting to or opposing annexation with the legislative body of the city on or before a day described in subsection (1) of this section.

FINDINGS: This section is applicable. Because of the way ORS Ch 222 is organized and written, the "general" or "default" annexation process is an "annexation by vote" of the electors in the territory to be annexed. All other annexation methods being considered "exceptions" to this general method. A City Council may elect to dispose of the election in the territory to be annexed (otherwise required under 222.111(5), ORS 222. 120(4)(a) and ORS 222.160) by instead utilizing one of the three "consent" methods. Of the three consent methods, the "triple majority" method is typically the most favored because it is based exclusively on landowner consent, as opposed to consent of electors.

In this case, the "triple majority" annexation method is proposed. This method provides an exemption from the election requirement if more than one-half of the landowners collectively owning more than 50% of the land representing more than 50% of the assessed property values in the territory consent to the annexation.

As demonstrated in the application materials (Attachment "A.1" B and D), a majority of landowners in the territory have consented to annexation. The applicant and other consenting landowners comprise more than the 50% of the land and more than the required 50% of the total assessed value. In this case, the annexation territory includes five lots and public right-of-way for Carr Drive platted

through the Sunburst Valley Subdivision. The owners of the Sunburst Valley Subdivision signed consents to annexation, which are recorded against the lots to be annexed. The key documents include:

- Integrity Building and Construction, LLC signed:
 - a “Consent to Annexation” on June 18, 2015. Instrument number 2015-02215
 - separately and expressly waiving the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.
- Integrity Building and Construction, LLC signed:
 - a “Consent to Annexation” on October 12, 2016. Instrument number 2016-03541
 - separately and expressly waiving the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.
- James Haun and Lynette Zuidema signed:
 - a “Consent to Annexation” on June 29, 2016. Instrument number 2016-02355
 - separately and expressly waiving the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.
- Integrity Building and Construction, LLC signed:
 - a “Consent to Annexation” on July 22, 2016. Instrument number 2016-02565
 - separately and expressly waiving the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.
- Integrity Building and Construction, LLC signed:
 - a “Consent to Annexation” on July 22, 2016. Instrument number 2016-02566
 - separately and expressly waiving the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.

222.173 Time limit for filing statements of consent; public records.

(1) For the purpose of authorizing an annexation under ORS 222.170 or under a proceeding initiated as provided by ORS 199.490 (2), only statements of consent to annexation which are filed within any one-year period shall be effective, unless a separate written agreement waiving the one-year period or prescribing some other period of time has been entered into between an owner of land or an elector and the city.

(2) Statements of consent to annexation filed with the legislative body of the city by electors and owners of land under ORS 222.170 are public records under ORS 192.410 to 192.505.

FINDINGS: This section is applicable. The recorded consents contain a separate written agreement waiving the one-year period (Attachment “A.1”, D).

222.177 Transmittal of annexation records to Secretary of State. When a city legislative body proclaims an annexation under ORS 222.125, 222.150, 222.160 or 222.170, the recorder of the city or any other city officer or agency designated by the city legislative body to perform the duties of the recorder under this section shall transmit to the Secretary of State:

(1) A copy of the resolution or ordinance proclaiming the annexation.

(2) An abstract of the vote within the city, if votes were cast in the city, and an abstract of the vote within the annexed territory, if votes were cast in the territory. The abstract of the vote for each

election shall show the whole number of electors voting on the annexation, the number of votes cast for annexation and the number of votes cast against annexation.

(3) If electors or landowners in the territory annexed consented to the annexation under ORS 222.125 or 222.170, a copy of the statement of consent.

(4) A copy of the ordinance issued under ORS 222.120 (4).

(5) An abstract of the vote upon the referendum if a referendum petition was filed with respect to the ordinance adopted under ORS 222.120 (4).

FINDINGS: The City can comply with this section.

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.

(2) For annexation proceedings initiated by a city, the city may specify an effective date that is later than the date specified in subsection (1) of this section. If a later date is specified under this subsection, that effective date shall not be later than 10 years after the date of a proclamation of annexation described In ORS 222.177.

FINDINGS: The City can comply with this section.

C. STATEWIDE PLANNING GOALS

FINDINGS: Annexation is a planning responsibility under ORS 197.175(1) and is subject to compliance with the statewide planning goals. *Petersen v. City of Klamath Falls*, 279 Or 249, 566 P2d 1193 (1977). However, in situations where the city has annexation criteria in its comprehensive plan and/or land use regulations, and the proposal does not involve a plan amendment, the statewide planning goals do not apply. *Morsman v. City of Madras*, 45 Or LUBA 16 (2003), reversed on other grounds, 196 Or App 67 (2004) (so stating); see *Oregon Coast Alliance v. City of Brookings* 71 Or LUBA 14 (2015) (requiring goals be applied because annexation was accompanied by a plan amendment.). Nonetheless, as a precaution, the applicant demonstrates the proposed annexation's compliance with the Goals as follows:

Goal 1 -Citizen Involvement. Statewide Planning Goal 1 is met via the implementation of the provisions in the acknowledged City of Hood River Zoning Ordinance (HRZO) that relate to citizen participation. This application will be reviewed by staff, the Planning Commission, and the City Council. At least two public hearings will be conducted with notice and opportunity to be heard presented as required by the HRZO. Notices of public hearings for the annexation and subdivision were mailed to surrounding property owners and affected governmental agencies. At the public hearings anyone wishing to present relevant testimony or documentary evidence will be allowed to do so. The proposal complies with Goal 1.

Goal 2 -Land Use Planning. The HRCP and HRZO are acknowledged to be in compliance with statewide planning goals and guidelines. Goal 2's coordination obligation will be met because the applicant and City shall seek public comment from any affected unit of government, including the County and any special district whose boundaries overlap with the site. The application does not trigger Goal 2 exception standards, because no exceptions to any goals are sought or required.

Goals 3 & 4 -Farm and Forest. The subject property has been deemed to be urbanizable because it is inside an urban growth boundary (UGB). Therefore, neither Goal 3 nor Goal 4 applies to this land.

Goal 5 -Open Spaces, Scenic and Historic areas, and Natural Resources -A city is not required to apply Goal 5 to a decision to annex property, where the annexation decision does not change the county planning and zoning designations of the property and does not make any of the changes specified in OAR 660-023-0250(3)(a)-(c) that would require application of goals. *Roads End Wafer District v. City of Lincoln City*, 67 Or LUBA 452 (2013). The subject property is not designated as an open space, scenic, or historic area and has no natural resources to protect. There are no identified natural resources located on the subject property. There are no identified wetlands or floodplains in the territory. There are no identified landslide hazard areas. There are no identified historic resources or cultural areas located or identified on the site. There are no identified mineral or aggregate resources on the site. The site is not located downtown or in a neighborhood conservation district. Therefore this goal does not apply.

Goal 6 -Air, Water and Land Resources Quality -The end use of this property will be for residential use. This development will not create any industrial emissions. Storm water will be detained on-site and through a storm drainage system and future on-site drainage. There are no significant water demands, and no potential for pollution. This annexation application will not affect in any way the air, water or land resources. Therefore, this goal is met.

Goal 7 -Areas Subject to Natural Disasters and Hazards -The subject property 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. There are no identified landslide areas on the subject property. There are no identified wetlands on the subject property. The property is relatively flat and ready for development to occur. Goal 7 is complied with by this application.

Goal 8 -Recreational Needs -The applicant's property is proposed to support five new houses, which creates a limited need for park land. In total, the proposed annexation is approximately 2.43 acres, approximately half of which is already developed with residences. New housing units under the proposal can feasibly be served by existing park amenities in the city.

The major park service providers within the boundary are the City of Hood River, Hood River Valley Parks and Recreation District, Hood River County, the Port of Hood River, the Hood River Valley School District, Oregon State Parks, and the U.S. Forest Service. These numerous and varied agencies offer a wide range of parks and recreational facilities for the community and visitors.

The Hood River Valley Parks and Recreation District Multi-Jurisdictional Master Plan (2020) does not identify the site as a target acquisition area (Map 8).

The City of Hood River maintains numerous parks within the City limits, providing a number of venues for recreation, family gatherings and larger group gatherings and events.

The following list provides an overview of the larger parks within the City along with a brief description of the available facilities at the park.

Children's Park (9th Street & Eugene Street)

- Restroom facilities

- Wood structure playground
- Covered basketball court
- Lawn area

Collins Baseball Field (May Street west of 13th Street)

- Baseball / softball field and dugouts
- Refreshment stand
- Outfield available for soccer practice
- Restrooms available in the adjacent Jackson Park

Friendship Park (18th Street & Taylor Street)

- Open lawn space

Jackson Park (May Street & 13th Street)

- Largest of the City parks
- Picnic tables
- Restroom facilities
- Playground structures
- Stage for music and movie events.

Mann Park (Eugene Street at 22nd Street)

- Open lawn space

Montello Court (30th Street & Montello Street)

- Neighborhood park

Morrison Park

- Open space

Overlook Memorial Park (2nd Street & State Street)

- Hood River Veterans Memorial
- Memorial brick seat wall
- Flags

Rotary (Skateboard) Park (20th Street & Wasco Avenue)

- Skateboard structures
- BMX bicycle course
- Restroom facilities

Stratton Rose Garden (2nd Street south of State Street)

- May be accessed from Sherman Street or from Memorial Overlook Park at 2nd and State
- Roses, fountain and benches
- Weddings

Tsuruta Park (13th Street & State Street)

- Park dedicated to our Sister City, Tsuruta, Japan
- Picnic table
- Open stream
- Sister City monument donated by citizens of Tsuruta, Japan

Tsuruta Tennis Courts (May Street between 13th Street & 17th Street)

- Four tennis courts, daytime and nighttime play until 10 PM

Waterfront Park (On the Columbia River -Portway Avenue between 2nd Street and 8th Street)

- Waterfront access and walkways
- Restroom and playground
- Amphitheatre

Wilson Park (2nd Street & May Street)

- Playground structure

These parks are adequate to meet the residential needs of the area to be annexed. This goal is satisfied.

Goal 9 -Economic Development. The applicant proposes to annex the territory to meet housing needs. Goal 9 is therefore inapplicable.

Goal 10 -Housing. An annexation decision that leaves existing county comprehensive plan and land use regulations in place, including county residential comprehensive plan and zoning map designations, does not implicate Goal 10. *Roads End Water District v. City of Lincoln City*, 67 Or LUBA 452 (2013). Here, the City has already applied R-1 zoning to the property. There is no need for any plan or zone change decisions to be made as a part of the proposed annexation. Under *GMK Developments et al v. City of Madras*, 57 Or LUBA 81 (2008), *aff'd*, 225 Or App 1, 199 P3d 882 (2008) a city with a population less than 25,000 is not required to contemporaneously remedy an identified housing shortfall with annexation decisions which deficiencies it may have identified over its 20-year planning period. Since the city can defer fixing any identified Goal 10 problem until a later proceeding, such as periodic review, no annexation could possibly violate Goal 10. In fact, it appears that post-*GMK Developments*, Goal 10's only remaining direct applicability is at periodic review.

In this case, to the extent a Goal 10 deficiency is anticipated, this annexation provides modest assistance to remedy that shortfall. This annexation application will allow the landowners to apply for development permits for additional housing to the City of Hood River. The proposal is wholly consistent with Goal 10.

Goal 11 -Public Facilities and Services. Goal 11 policies and implementation strategies emphasize the coordination of urban development with provision of public facilities including water, sewer, and transportation. In this case, all of the key public facilities and services are available to serve the territory to be annexed, as detailed elsewhere in this application. Therefore, the effect of this proposal on the City's continued Goal 11 compliance is neutral.

Goal 12 -Transportation. Arguments that application of a city zoning district to an annexed area will conflict with Goal 12 are misdirected, where the challenged decision merely annexes the area but does not rezone it. *Cutsforth v. City of Albany*, 49 Or LUBA 559 (2005). Accordingly, Goal 12 does not apply to this annexation petition. Regardless, Carr Drive is an Urban Local Residential Street, which is a county road, improved during construction of the Sunburst Valley Subdivision, and not maintained by the county. The necessary right-of-way dedication occurred when the Sunburst Valley Subdivision was platted. No undeveloped property will have any frontage or direct access to

Frankton Rd. Goal 12 policies and strategies emphasize a creating and maintaining a safe, accessible, and efficient transportation system. There is nothing to suggest that the modest amount of new development that the annexation would allow under the proposal would be contrary to these aspirations.

Goal 13 -Energy. LUBA and the Courts have never given any regulatory affect to this Goal. The proposed annexation is neutral from an energy consumption standpoint.

Goal 14 -Urbanization. The land is considered "urbanizable" because it is in a UGB. Goal 14 discusses urbanizable land as follows:

Urbanizable Land. Land within urban growth boundaries shall be considered available for urban development consistent with plans for the provision of urban facilities and services. Comprehensive plans and implementing measures shall manage the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned.

This policy is fully implemented by the HRCP and HRZO. Other applicable Goal 14 policies include:

2. The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.
3. Plans providing for the transition from rural to urban land use should take into consideration as to a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.
4. Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.

These policies are fully implemented by the HRCP and HRZO, as reflected in the fact that the City zoning for this property is Urban Standard Density Residential (UR1), and that urban services are required for the land can develop.

D. HRMC 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.

Applicant's Response: 1. The proposed annexation represents the natural extension of the existing City boundary consistent with urban growth, as it is adjacent the existing City Boundary. Attached are existing Consent to Annexation documents for parcels Sunburst Subdivision. The City has demonstrated this area is already part of its annexation plan.

2. The proposed annexation will not 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 due to the proposed roadway connection between the approved Willow Ponds Subdivision and the existing Sunburst Valley Subdivision of Carr Drive, promoting connectivity and serviceability for all services.

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 because of the proposed roadway connection between the approved Willow Ponds Subdivision and the existing Sunburst Valley Subdivision of Carr Drive. Sunburst Valley is already receiving sewer services from the City, and Willow Ponds is already fully annexed into the City. This proposed annexation will connect already existing utility and services provided by the City.

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. This annexation will provide opportunity for additional homes to be constructed and add a thoroughfare to be constructed on Carr Drive, which connects Willow Ponds Subdivision to Sunburst Valley Subdivision and Frankton Road, allowing more paths for community members to travel between destinations while also encouraging construction of new homes.

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.

Applicant's Response: See Attachment "A.1".

2. Comprehensive statement of reasons in support of the annexation addressing the applicable annexation criteria.

Applicant's Response: See attached application for all statements of reason.

3. Completed certifications of property ownership, registered voter status, map, and legal description.

Applicant's Response: See attached application.

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

Applicant's Response: All fees for filing for annexation request have been submitted with the request.

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.

Applicant's Response: As per code.

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:

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

Applicant's Response: The territory is contiguous to the city limits because of its collective location with the neighboring undeveloped land which is included in this annexation request. This territory is also within the Urban Growth Area.

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

Applicant's Response: The annexation represents the natural extension of the existing City boundary to accommodate urban growth limits because of its collective location with the neighboring undeveloped land which is included in this annexation request. The location of this collective annexation request is located next to Willow Ponds Subdivision, which is in the existing City Boundary.

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

Applicant's Response: The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area because it is next to the existing Willow Ponds Subdivision which is serviced by the City. The annexation of this property will connect Willow Ponds Subdivision to Frankton Road via Carr Drive.

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;

Applicant's Response: 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 as it will be providing a thoroughfare between Willow Ponds Subdivision and Frankton Road via Carr Drive.

5. The fiscal impact of the annexation is favorable, as determined by the City of Hood River because of existing development;

Applicant's Response: The fiscal impact of the annexation is favorable, as the total taxable value for 5 developed parcels within Sunburst Subdivision is assessed at approximately \$1,970,490.

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

Applicant's Response: The proposed annexation does not negatively impact nearby properties because there is no change to the zoning of these parcels, no change in housing density, and no change in land use.

7. The annexation conforms to the Comprehensive Plan.

Applicant's Response: The annexation conforms to all goals of the Comprehensive Plan, most relevant to Goal 10: Housing, as it will provide additional opportunity to meet single family housing needs to the residents of Hood River.

FINDINGS: The “developed land” is the annexation area excluding the applicant’s parcel where a five-lot subdivision is proposed. The application generally is consistent with the evaluation criteria for developed land based on the applicant’s response.

17.15.060 Evaluation Criteria -Undeveloped Land. Prior to approving a proposed annexation of undeveloped land, affirmative findings shall be made relative to the following criteria:

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

Applicant's Response: The territory is contiguous to the city limits because of its collective location with the neighboring undeveloped land which is included in this annexation request. This territory is also within the Urban Growth Area.

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

Applicant's Response: The annexation represents the natural extension of the existing City boundary to accommodate urban growth limits the location of this collective annexation request is located next to Willow Ponds Subdivision, which is in the existing City Boundary.

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

Applicant's Response: The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area because it is next to the existing Willow Ponds Subdivision which is serviced by the City. The annexation of this property will connect Willow Ponds Subdivision to Frankton Road via Carr Drive.

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

Applicant's Response: 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 as it will be providing a thoroughfare between Willow Ponds Subdivision and Frankton Road via Carr Drive.

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;

Applicant's Response: The fiscal impact of the annexation is favorable, as the taxable value of land will substantially increase upon development. Using Sunburst Valley Subdivision for comparable market value, the potential taxable value for 5 new developed lots is approximately \$1,862,450 vs. the current, non-developed assessed value at \$108,040.

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;

Applicant's Response: The annexation meets the City's urban growth needs, as the proposed development would generate a total of 3 additional trips during the morning peak hour and 4 additional trips during the evening peak hour, which would not create a significant impact on the surrounding transportation system. See the attached Traffic Assessment Letter for more details. The land use for this parcel will not change.

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;

Applicant's Response: Not applicable.

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

Applicant's Response: The proposed annexation does not negatively impact nearby properties because there is no change to the zoning of these parcels, no change in housing density compared to Sunburst Valley Subdivision or Willow Ponds Subdivision, and no change in land use.

9. The annexation conforms to the Comprehensive Plan.

Applicant's Response: The annexation conforms to all goals of the Comprehensive Plan, most relevant to Goal 10: Housing, as it will provide additional opportunity to meet single family housing needs to the residents of Hood River.

FINDINGS: The “undeveloped land” is the applicant’s parcel where a five-lot subdivision is proposed. The application generally is consistent with the evaluation criteria for undeveloped land based on the applicant’s response.

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.

Applicant's Response: 1. The additional revenues, that will be available to the City as a result of the annexation is not only the additional assessed taxable value for these proposed parcels upon development, but this development will also stimulate the local economy in the realm of construction, real estate, grocers, retail, restaurants and more.

2. No unusual or excessive costs will be incurred as a result of the annexation because the developer is incurring all costs related to annexation and development.

3. This annexation will impact on the City's tax base in a positive way, as the City will be adding an additional assessed taxable value of approximately \$1,970,490 and over \$3,000,000 upon total build out.

FINDINGS: Withdrawal of the properties known as 3N10E34AC Tax Lots 4300, 4301, 4302, 4303, 4304 & 4400 from the Westside Rural Fire District will require payment to Westside Fire for five years of lost property tax revenue based on an intergovernmental agreement between the City and the District. The cost is estimated to be approximately \$14,172.43 based on 2021 Assessed Values (2022 values have not yet been published by the County Assessor).

A condition of approval is recommended that the applicant shall be responsible for compensation due to Westside Fire District for withdrawal of the applicant's 1.25-acre parcel (Tax Lot 4400) from the District. The estimated amount is approximately \$777.06 based on the parcel's 2021 valuation. The final amount due to the District will be affected by timing of annexation and assessed value of the property.

The City will pay for the District's lost property tax revenue consistent with the IGA for the 5 lots in the Sunburst Valley Subdivision. After payment for the lost property tax revenue, the City will collect property taxes and, over time, the impact of this payment on the City's property tax revenue is considered negligible.

Conditions of approval are recommended to ensure the applicant provides adequate public facilities to the development site. An annexation agreement will detail requirements for right-of-way dedication and public and private improvements that are the responsibility of the applicant so that the City incurs no unusual or excessive costs as a result of the annexation.

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.

Applicant's Response: The municipal service needs of the territory to be annexed will be pavement and sidewalk maintenance, snow removal, law enforcement patrol, fire response, and sewer force main maintenance for residential homes. City of Hood River staff is to calculate value of these services based off City data.

City staff instructed the applicant to demonstrate evidence demonstrating consistency with the Triple Majority method of annexation per ORS 222.170(1).

The requested annexation meets the triple majority consent due to the following:

(Please refer to the Triple Majority Worksheet on the following page)

Majority Number of Land Owners Consent: 71%

More than half of the owners of land in the territory,

Majority of Area Consent: 64%

Who also own more than half of the land in the contiguous territory

Majority of the Property Value Consent: 86%

Representing more than half of the assessed value of all real property in the contiguous territory

FINDINGS: The City Engineering Department submitted comments regarding urban service capabilities (Attachment "C"). Conditions of approval are recommended to ensure the applicant provides adequate public facilities to the development site. An annexation agreement will detail requirements for right-of-way dedication and public and private improvements that are the responsibility of the applicant.

In order to ensure consistency with City annexation policy and City development standards, **conditions of approval are recommended that the applicant shall execute a contractually binding annexation agreement before the City Council approves the ordinance annexing the land that is the subject of this annexation application (i.e., prior to second reading of the ordinance). The annexation agreement will be prepared by the City and will detail requirements for right-of-way dedication and public and private improvements consistent with the findings and conditions of approval detailed below. Further, approval of the proposed five-lot subdivision is contingent upon completion of annexation of the properties currently known as 3N10E34AC Tax Lots 4300, 4301, 4302, 4303, 4304 & 4400.**

17.15.090 Staff analysis.

In order to assure that the Planning Commission and the City Council, prior to action upon a proposal for annexation, are fully informed as to the potential impacts of the annexation on both the City and the territory proposed to be annexed, the City Planning Department shall provide a staff report addressing the above criteria.

FINDINGS: Staff provided the findings and recommended conditions of approval detailed herein.

- E. HRMC 17.02.040 Zoning of Annexed Areas. Any land annexed to the City shall be zoned a City zone and consistent with the Comprehensive Plan, which corresponds to the following**

COUNTY DESIGNATION	CITY DESIGNATION
Medium Density Residential (R-1 7000)	Urban Low Density (R-1 7000)
Medium Density Residential (R-1 5000)	Urban Standard Density (R-2 5000)
Multi-Family Residential (R-2 5000)	Urban High Density (R-3 5000)
General Commercial (C-1)	General Commercial (C-2)
Light Industrial (M-2)	Light Industrial (L-I)
Industrial (M-1)	Industrial (I)

FINDINGS: The City has already zoned this property R-1, conditioned upon annexation.

A city cannot pass zoning ordinances or approve land use permits in areas beyond its jurisdictional boundaries. *State v. Port of Astoria*, 79 Or 1, 154 P 39 (1916); *See also* ORS 221. 720(2). As relevant here, ORS 215.130(2) provides:

An ordinance designed to carry out a county comprehensive plan shall apply to:
*(a) The area within the county also within the boundaries of a city as a result of extending the boundaries of the city or creating a new city, unless, or until the city has by ordinance or other provision provided otherwise ****

In *Allen v. City of Banks*, 9 Or LUBA 218,236 (1983), LUBA held that the use of the words "unless or until" in ORS 215.130(2)(a) is "a recognition of the authority of a city to plan and zone for property outside of its jurisdictional limits in anticipation of annexation." On that basis, LUBA held that it was permissible for the city to adopt plan and zone amendments with a condition that these new designations were contingent upon annexation of the subject property by the city.

LUBA upheld *Allen's* core holding in *Recht v. City of Newport*, 26 Or LUBA 316 (1993) and *Lodge v. City of West Linn*, 35 Or LUBA 42 (1998). In *Recht*, the city annexed and rezoned certain property and soon thereafter approved permit applications for that property. However, the decision to annex and rezone the property was later overturned by LUBA, which remanded that decision for further proceedings. LUBA proceeded to find that since the city relied on the newly adopted (and now void) city zoning for the property, that the permits were not affirmable. Thus, although LUBA held that ORS 215.130(2)(a) did not provide the city authority to grant a permit, it reiterated the *Allen* holding that ORS 215.130(2)(a) "grants the city authority to apply its plan and zoning map designations in advance of annexation" *Id.* at 320.

Similarly, in *Lodge*, the city conditionally approved a zone change, conditional use permit, and design review for a parcel of land located outside of city limits. The condition stated that their decision was "subject to obtaining annexation approval." LUBA held that ORS 215.130(2) did not foreclose the city's actions. Further, LUBA distinguished *Recht* because it applied to permit decisions, and unlike in situation in *Recht*, the city's actions were authorized by an intergovernmental agreement.

City of Hood River Comprehensive Plan.

The following comprehensive plan policies are applicable to this annexation request and are therefore addressed below:

GOAL 10, HOUSING.

Policy 2. The City will ensure the orderly development of public utilities and services to serve buildable lands within the City and Urban Growth Boundary to meet the residential development needs of the community.

FINDINGS: The territory to be annexed is currently partially served with public utilities and services, and it is feasible to serve the vacant land in territory, as discussed elsewhere in this application.

Policy 3. Development in the Urban Growth Area will occur in accordance with the land use designations established in the Plan Map and as further defined in the Urban Growth Management Agreement with Hood River County.

FINDINGS: The land within the territory to be annexed already has an R-1 designation. No further rezoning is required.

Policy 13. A residential lot within the City shall be capable of being served by the City sewer system before a building permit is issued. A residential lot within the UGA shall be capable of being served by either the City sanitary sewer system or an approved sanitary sewer system before a building permit is issued. If the builder elects to build within the UGA prior to the availability of the City sanitary sewer system, the lot area will be determined by the County Sanitarian for a septic tank system.

FINDINGS: The vacant land in the territory will be served by City Sewer. Ice Fountain will provide water service until such mutually agreed upon time as the City takes over these facilities.

Policy 14. The City will annex parcels that are contiguous to city limits or separated from the City by a public right of way or body of water to provide water, wastewater, or storm water service.

FINDINGS: This plan policy is implemented by HRMC 17.15.050(1) and 17.15.060(1) as addressed in above findings. Where the text of the comprehensive plan supports a conclusion that a city's land use regulations fully implement the comprehensive plan and displace the comprehensive plan entirely as a potential source of approval criteria, demonstrating that a permit application complies with the city's land use regulations is sufficient to establish consistency/compliance with the comprehensive plan. *Save Our Skyline v. City of Bend*, 48 Or LUBA 192, 211-12 (2004); *Murphy v.*

City of Ashland, 19 Or LUBA 182, 199 (1990); *Miller v. City of Ashland*, 17 Or LUBA 147, 169 (1988).

Goal 14, URBANIZATION.

Implementation Strategy 3. City sewer and water services will be provided to property only after the area has been annexed to the City, or a "consent to annex" has been put forth.

FINDINGS: Valid, recorded, consents to annexation have been signed for the majority of the property owners subject to this annexation request.

4. Only areas contiguous to the City will be considered for annexation. All annexations will be done in accordance with the Annexation Policy adopted by City Council in May, 1982.

FINDINGS: The proposed annexation territory is contiguous to the City. Key portions of the 1982 Annexation Policy are addressed as follows:

3. Size of Annexation. The City prefers to consider large area annexations of the developmental or post-developmental type. Annexation of small, single lot properties for the convenience of the property owner are usually not in the best interest of the City as they can result in administrative and financial encumbrances for the City. Small area annexations will, however, be considered where special circumstances warrant. Such circumstances would include:

A. Where such annexation would assist in carrying out growth and development in the Comprehensive Plan.

B. Where it is in the best interest of the public, according to the criteria set forth in section 5 below.

FINDINGS: This policy is intended to encourage groups of property owners to work together to submit annexation applications which propose to bring in larger assemblages of properties, as opposed to each property owner filing a separate annexation application. Obviously, there is a large degree of administrative inefficiency in processing smaller, single parcel annexation requests, and this policy seeks to discourage such practices. In this case, the application proposes annexation of a group of properties and so meets the policy of efficiency in annexation proposals. The entirety of the territory to be annexed is zoned R-1 by the city and approximately half is already developed.

4. City Participation In Annexation Proposal. Residents or property owners of an area desiring to annex to the City are required to initiate and assume the task of promoting the annexation proposal. The City administrative staff shall cooperate by meeting with the property owners of the area for the purpose of answering questions, furnishing documents, forms, and provide an impact analysis and other information necessary to process the proposed annexation. In consultation with the proponents of an annexation, the City staff shall help establish reasonable boundaries for annexations.

In addition, the City will occasionally review the annexation agreements on file and determine if an agreement could be initiated which would be In the best interest of the City.

FINDINGS: This policy is directed at staff and is not an approval standard, other than it makes clear that the general policy is to favor landowner-initiated applications, as is the case here.

5. Annexations Shall Be in the Best Interests of the Entire City.

Each annexation must be advantageous to the City as a whole and should not have an adverse impact on the citizens of Hood River, either financially or in relation to the livability of the City or particular neighborhoods.

FINDINGS: Note that the use of the word "OR," as used in the policy. The territory to be annexed is already receiving city services. The proposal will not impose any further drain on city services. Instead, the proposal will deliver a modest amount of additional housing to the city and will provide tax revenues providing a net benefit to the city and its residents.

It shall be City's policy to encourage annexation where:

A. The annexation must be advantageous to the City as a whole and provide a clearer identification for the City UGB, OR

FINDINGS: This annexation is advantageous to the City as a whole in that it will bring in more tax revenue to the City to pay for services. It also creates a path for the development of some additional needed housing. The City's long-term goal is to urbanize the entire area inside the UGB. This annexation provides an incremental step towards meeting that goal.

B. It would be clearly up to the City's advantage to control the growth and development plans for the area; i.e., to be able to address the issues of traffic, density, land use and the level of timing of necessary facilities and services, OR

FINDINGS: It is in the City's best interest to allow property in the UGB to annexed and developed consistent with the City's comprehensive plan and zoning code.

C. The annexation would provide land for development to meet urban needs, OR

FINDINGS: This annexation will provide a modest amount of additional land for development to meet housing needs. It is anticipated this annexation will result in five new housing units, possibly with Accessory Dwelling Units, to help meet housing needs.

D. The annexation would provide a solution for existing problems resulting from insufficient sanitation, water services, or other service related problems, OR

FINDINGS: The City currently provides Police and Fire services to this territory through mutual aid agreements. This annexation request will provide tax revenue to cover those services.

E. The annexation would provide needed routes for utility and transportation networks, OR

FINDINGS: Annexation will facilitate a five-lot subdivision including extension of Carr Drive consistent with the City's Transportation System Plan.

F. The annexation will favorably increase the City's tax base because of existing development, OR

FINDINGS: Both the developed portion of the territory to be annexed and the undeveloped property will begin to pay city taxes thus increasing the city tax base.

G. An impact analysis, as specified in Section 8 below, indicates that an annexation would be in the best interest of the City.

FINDINGS: See Section 8 of the 1982 Annexation Policy below.

6. Unfavorable Annexations.

It shall be the City's policy to discourage annexation where:

A. The annexation would cause an unreasonable disruption of the current city boundary, such as permanent protuberances, peninsulas, islands, or other unusual extensions; or

FINDINGS: All of the land surrounding the territory to be annexed is located in the current UGB. The long-term goal of the City is to urbanize all land inside the UGB. This annexation provides an incremental step towards achieving that long term goal. For this reason, the boundary shape created by this annexation is merely temporary, and will not create any "permanent" protuberances, peninsulas, islands, or other unusual extensions.

B. The annexed area, when fully developed, would severely decrease the ability of the City to provide urban services to the area or the rest of the City.

FINDINGS: There will be no decrease in the ability of the City of provide urban services to the territory or the rest of the City. The annexation will result in increased tax revenue that will help fund key service providers.

C. An economic analysis of the proposed annexation indicates a deficit operation for city services to the area.

FINDINGS: While the applicant has not prepared an economic analysis (and the policy does not require the applicant to do so), there are no facts in the record that would indicate that the proposed annexation would lead to "a deficit operation for city services to the area."

D. The annexation would be solely for the benefit of one or a few property owners.

FINDINGS: Hood River benefits from a policy that seeks to have urban density residential growth occur inside the City's boundary, as opposed to continuing to allow urban growth to occur in the County pursuant to consents to annexation.

7. Conformance with the Comprehensive Plan.

The Comprehensive Plan provides a plan for the future growth of the City of Hood River. Annexations are a major means of Implementing the Comprehensive Plan Therefore, each annexation must be in agreement with the plan. Annexation will occur within the Urban Growth Area.

FINDINGS: The territory to be annexed is located in the Urban Growth Area. Compliance with the applicable portions of the comprehensive plan has been established via these findings.

8. Impact Analysis.

FINDINGS: Section 8 of the 1982 Annexation Policy contains guidance to staff, and is not an applicable approval criterion. However, these findings and conditions of approval adopted herein describe municipal services required to serve the proposed five-lot subdivision including extension of Carr Drive, sanitary sewer, water and stormwater facilities consistent with City standards. Further, an annexation agreement will be prepared by the City and will detail requirements of the applicant for right-of-way dedication and public and private improvements consistent with the findings and conditions of approval.

9. Zoning of Annexed Land.

Upon annexation to the City of Hood River, land shall automatically be designated the City zone which most closely resembles the County zone applicable to the land at the time of annexation.

FINDINGS: The City has already zoned this property R-1, conditioned upon annexation. See also HRMC 17.02.040 (Zoning of Annexed Areas).

F. HRMC 17.03.010 – URBAN LOW DENSITY RESIDENTIAL (R-1) ZONE

17.03.010 Urban Low Density Residential Zone (R-1)

A. Permitted Uses.

1. Detached single family dwellings for residential use and accessory structures
2. Manufactured homes for residential use
3. Mobile home parks
4. Residential care facilities
5. Transportation facilities pursuant to 17.20.050(A)
6. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review
7. Accessory uses permitted when accessory to residential use:
 - a. Accessory dwelling units subject to HRMC 17.23
 - b. Family day care subject to HRMC 17.04.100
 - c. Home Occupations subject to HRMC 17.04.100
 - d. Hosted homeshares and vacation home rentals subject to HRMC 17.04.115

FINDING: Single-family dwellings are anticipated on the five proposed lots. Any future uses or buildings proposed on the subject parcels will be reviewed for consistency with the R-1 Zone prior to issuance of a building permit.

B. Conditional Uses. In the R-1 zone the following uses are allowed subject to the provisions of Chapter 17.06:

1. Planned unit developments
2. Schools and child care centers
3. Public parks, playgrounds, and related facilities
4. Utility or pumping substations
5. Religious Institutions

FINDING: A conditional use is not proposed.

C. Site Development Requirements.

1. Minimum Lot Size: The minimum lot or parcel size shall be 7,000 square feet.
2. The minimum requirements for building sites are as follows:
 - a. Per dwelling, unit a minimum of 7,000 square feet.
 - b. A minimum frontage of fifty (50) feet on a dedicated public street.
 - c. A minimum frontage of thirty (30) feet on a public dedicated cul-de-sac.
3. Lot Coverage: Pursuant to 17.04.120

FINDINGS: As depicted on the Preliminary Subdivision Plat (Attachment “A.2”, A), each proposed parcel will be greater than 7000 square feet in size and have greater than 50 feet of frontage on a public street. Approximate proposed parcel sizes include: Lot 1, 7,222-square feet; Lot 2, 7,215-square feet; Lot 3, 7,215-square feet; Lot 4, 7,216-square feet; and Lot 5, 10,924-square feet. Lot coverage will be reviewed for consistency with HRMC 17.04.120 prior to issuance of any building permits. As such the proposed parcels comply with the site development requirements of the R-1 Zone.

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 six (6) 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: There are existing structures on the site. **As such conditions of approval are recommended that, prior to final plat approval, existing structures that would encroach upon new property lines shall be removed. Further, any retained structure on the site shall be in a location that complies with zoning setback requirements as measured from any new property line.** Conformance with setback requirements on new parcels will be verified in association with any future building permit applications. As conditioned the proposal is consistent with these requirements.

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

FINDINGS: Conformance with the building height standards will be verified in association with any future building permit applications.

F. Parking Regulations.

1. Individual dwelling units shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be within 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

FINDINGS: Conformance with parking requirements will be verified in association with any future building permit applications.

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

FINDINGS: No new signs are proposed in association with this partition. Conformance with sign regulations will be verified in association with future sign permit applications.

D. HRMC 17.03.120 – INTERCHANGE AREA MANAGEMENT PLAN OVERLAY ZONE

17.03.120. Interchange Area Management Plan (IAMP) Overlay Zone. The purpose of the IAMP Overlay Zone is the long-range preservation of operational efficiency and safety of the highway interchanges within the City of Hood River, which provides access from and to Interstate 84 for residents and businesses throughout the city. The interchanges are a vital transportation link for regional travel and freight movement and provide connectivity between the east and west side of the community and to employment and recreational opportunities at the waterfront. Preserving capacity and ensuring the safety of these interchanges and the local transportation systems in their vicinity is essential to visitors, residences, and existing businesses as well as to the continued economic vitality along the Columbia River and to community growth and development in the vicinity of the interchanges.

- A. **Boundary.** The boundary of the IAMP Overlay Zone is shown on the City of Hood River Zoning Map and also is depicted in the respective IAMP documents. The zone's boundary generally corresponds with a 1/2-mile buffer area around the interstate highway interchanges. The Overlay Zone is applied to two boundary areas - one centered at Exit 62 and the other encompassing both Exit 63 and Exit 64.
- B. **Applicability.** The provisions of this section shall apply to any Administrative, Quasi-judicial, or Legislative land use application pursuant to Section 17.09 that is for a parcel wholly or partially within the IAMP Overlay Zone, as defined by Section 17.03.120.A. Any conflict between the standards of the IAMP Overlay Zone and those contained within other chapters of the Zoning Ordinance shall be resolved in favor of this chapter and the applicable requirements in Chapter 17.20, Transportation Circulation and Access Management.
- C. **Permitted Land Uses.** Uses allowed in the underlying zoning district are allowed subject to other applicable provisions in the Zoning Ordinance and in Title 16, Subdivision Ordinance.
- D. **Comprehensive Plan and Zoning Map and Text Amendments.** This Section applies to all Comprehensive Plan Map and Zoning Map amendments to parcels wholly or partially within the IAMP Overlay Zone and code amendments that affect development within the IAMP Overlay Zone.

In addition to meeting the requirements of Section 17.08.020, applications for Comprehensive Plan amendments, Zoning Map amendments, or development regulation amendments shall meet the requirements of the Transportation Planning Rule, Oregon Administrative Rule (OAR) 660-012-0060, including making a determination whether or not the proposed change will significantly affect an existing or planned transportation facility.

E. IAMP Review and Update. The IAMP document must be reviewed and possibly updated in association with a proposed change to the Hood River Comprehensive Plan, Plan Map, or implementing zoning ordinances that will have a “significant affect” on one or more I-84 Interchanges pursuant to OAR 660-12-0060.

1. An IAMP update is required when the findings and conclusions from an IAMP review demonstrate the need for an update to the plan in order to mitigate identified impacts to interchange facilities. The agency or person(s) proposing the change shall be responsible for reviewing and initiating an update to the applicable IAMP(s), consistent with the procedures outlined in the IAMP.
2. An updated IAMP that results from a City-initiated review process pursuant to Section 17.03.120.E, shall be legislatively adopted, requiring a City Council public hearing, as an amendment to the City of Hood River Transportation System Plan and also will be adopted by the Oregon Transportation Commission as an update to the Oregon Highway Plan.

FINDINGS: The subject property is in the IAMP Overlay Zone but is not located in a designated access management block. ODOT was provided notice of the proposed annexation and partition. Applicable provisions of HRMC 17.20 are addressed below.

E. HRMC 17.20 – TRANSPORTATION CIRCULATION AND ACCESS MANAGEMENT

17.20.010 Applicability.

This chapter implements the City’s adopted Transportation System Plan and the requirements of the Transportation Planning Rule (OAR 660-12). The standards of this chapter are applicable to all proposed improvements to the public transportation system and to all development on the public transportation system.

17.20.020 Definitions.

This section incorporated into Section 17.01.060 – Definitions.

17.20.030 Access management standards.

This section shall apply to all development on arterials and collectors within the City and UGA and to all properties that abut these roadways as part of site plan review process (Chapter 17.16). Within the Interchange Area Management Plan Overlay Zone’s “Access Management Blocks,” this section also applies to local streets and roads and abutting properties.

A. Site Plan Review Procedures. All site plans are required to be submitted for review pursuant to the provisions of this title and shall show:

1. Location of existing and proposed access point(s) on both sides of the road where applicable;
2. Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
3. Number and direction of lanes to be constructed on the driveway plus striping plans;

4. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.);
 5. Parking and internal circulation plans including walkways and bikeways; and
 6. A detailed description of any requested variance and the reason the variance is requested.
- B. *Criteria.* All site plans shall comply with the following access criteria:
1. All proposed roads shall follow the natural topography and preserve natural features of the site as much as possible. Alignments shall be planned to minimize grading.
 2. Access shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access.
 3. The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection.
 4. An internal pedestrian system of sidewalks or paths shall provide connections to parking areas; entrances to the development; and open space, recreational, and other community facilities associated with the development. Streets shall have sidewalks on both sides. Pedestrian linkages shall also be provided to the peripheral street system.
 5. The access shall be consistent with the access management standards adopted in the Transportation System Plan.
 6. Any application that involves access to the State Highway System shall be reviewed by the Oregon Department of Transportation for conformance with state access management standards.
- C. *Standards.*
1. Access Spacing: Driveway accesses shall be separated from other driveways and street intersections in accordance with the standards and procedures of Chapter 13.28.
 2. Joint and Cross Access:
 - a. Adjacent commercial or office properties classified as major traffic generators (e.g. shopping plazas, office parks), shall provide a cross access drive and pedestrian access to allow circulation between sites.
 - b. A system of joint use driveways and cross access easements shall be established wherever feasible and shall incorporate the following:
 1. A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.
 2. A design speed of ten (10) mph and a maximum width of twenty (20) feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;
 3. Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive; and
 4. A unified access and circulation system plan for coordinated or shared parking areas is encouraged.
 - c. Shared parking areas shall be permitted a reduction in required parking spaces if peak demands do not occur at the same time periods.
 - d. Pursuant to this section, property owners shall
 1. Record an easement allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;
 2. Record an agreement that remaining access rights along the roadway will be dedicated to the City and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;
 3. Record a joint maintenance agreement defining maintenance responsibilities of property owners.

- e. The City may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:
 1. Joint access driveways and cross access easements are provided in accordance with this section.
 2. The site plan incorporates a unified access and circulation system in accordance with this section.
 3. The property owner enters into a written agreement with the city, which shall be recorded with respect to the subject property, agreeing that pre-existing connections on the site will be closed and eliminated after construction of each side of the joint use driveway; and
 4. The City Engineer may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make a development of a unified or shared access and circulation system impractical.
3. Driveway Design: Driveways shall be designed pursuant to the requirements of Chapter 13.28.
4. Requirements for Phased Development Plans:
 - a. In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one (1) building site shall be reviewed as single properties in relation to the access standards of this ordinance. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations shall be met. This shall also apply to phased development plans. The owner and all lessees within the affected area are responsible for compliance with the requirements of this ordinance and both may be cited for any violation.
 - b. All access must be internalized using the shared circulation system of the principal development or retail center. Driveways shall be designed to avoid queuing across surrounding parking and driving aisles.
5. Nonconforming Access Features: Legal access connections in place as of November 2001 that do not conform with the standards herein are considered nonconforming features and shall be brought into compliance with applicable standards pursuant to the requirements of 13.28.
6. Reverse Frontage: Lots that front on more than one (1) street shall be required to locate motor vehicle accesses on the street with the lower functional classification.
- D. Access within Interchange Area Management Plan (IAMP) Overlay Zone. In addition to the standards and requirements of the Transportation Circulation and Access Management section of this ordinance (Section 16.12 and Section 17.20), parcels wholly or partially within an adopted IAMP Overlay Zone are subject to the Access Management Plan in the applicable IAMP (Exit 62 or Exit 63/64). The following applies to land use and development applications for parcels within an adopted IAMP Overlay Zone that are subject to Chapter 17.16 Site Plan Review or Title 16 Subdivisions and, that are shown as part of an "Access Management Block" subject to the recommendations of the Access Management Plan (see Figure 9, Access Management Blocks, in the Exit 62 IAMP and Figures 10 and 11, Access Management Blocks, in the Exit 63 and 64 IAMP).
 1. *Access Approval.*
 - a. Access to streets and roads within the IAMP Overlay Zone shall be subject to joint review by the City and the Oregon Department of Transportation (ODOT) and, where applicable, by Hood River County. Coordination of this review will occur pursuant to Section 17.03.120(D). and consistent with requirements of Title 16.12, when applicable.

- b. Approval of an access permit is an Administrative Action and is based on the standards contained in this Section, the provisions of Sections 17.20.030(B) and (C), and the Access Management Plan in the applicable IAMP. Where the recommendations of the Access Management Plan conflict with other access management and spacing requirements in Section 17.20.030 of the Zoning Ordinance, the applicable IAMP Access Management Plan shall govern.
2. *Cross Access Agreement.*
 - a. Prior to approving access for tax lots that are identified in the Access Management Plan of the applicable IAMP, the City shall require that:
 1. The applicant demonstrate how cross access can be accomplished for sites contiguous to the subject property or properties, consistent with the circulation and planned local street network shown in the IAMP;
 2. If access across an adjacent parcel or parcels is necessary for the development of the subject site, a signed cross access agreement is submitted with the application; and,
 3. For applications reviewed as part of a subdivision approval process, necessary cross access easements are shown and recorded on the final plat. Access widths shall be consistent with City Public Works standards unless based on a Transportation Impact Study, developed pursuant to Section 17.20.060.C.2 and approved by the City Engineer or his/her designee.
 3. *Frontage Improvements to Public Streets.* Development application approval will require public street frontage improvements pursuant to the Access Management Plan in the applicable IAMP and City requirements for constructing public improvements, including those in Subdivision Ordinance Section 16.12.060, Public Facilities Standards.

FINDINGS: The property to be subdivided is adjacent to Carr Drive which is classified as a Neighborhood Connector Street in the City’s Transportation System Plan. Because the application is not a Site Plan Review, the criteria and standards of HRMC 17.20.030 (B) and (C) are not applicable. However, the driveway design standards of HRMC 13.28 remain applicable and the requirements of the City Engineering Department for driveway construction and easements are addressed below in HRMC 16.08.020(C).

A phased development plan is not proposed. Vehicular access to the proposed lots is from Carr Drive. The City Engineering Department submitted comments (Attachment “C”) and conditions of approval are recommended below in HRMC 16.08.020(C) to ensure conformance with City standards.

The site is in the Interchange Area Management Plan (IAMP) Overlay Zone for Exit 62 but is not located in a designated access management block. ODOT received notice of the proposed application. Requirements for street improvements are addressed below in HRMC 16.08.020(C) and HRMC 16.12.

17.20.040 Bicycle parking.

All uses that are subject to Site Design Review shall provide bicycle parking, in conformance with the standards in Table 17.20-40-A, and subsections A-H.

- B. *Exemptions.* Section 17.20.040 does not apply to single-family and two-family housing (attached, detached, or manufactured housing) or home occupations.

FINDINGS: Single-family housing is exempt from bicycle parking requirements.

17.20.060 Traffic impact analysis.

- A. *Purpose.* The purpose of this section of the code is to implement Section 660-012-0045(2)(e) of the State Transportation Planning Rule that requires the city to adopt a process to apply conditions to development proposals in order to protect and minimize adverse impacts to transportation facilities. This section establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis (TIA) must be submitted with an application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a TIA; and who is qualified to prepare the analysis.
- B. *Typical Average Daily Trips and Peak Hour Trips.* The latest edition of the Trip Generation manual, published by the Institute of Transportation Engineers (ITE) shall be used as standards by which to gauge average daily and peak hour (weekday and/or weekend) vehicle trips, unless a specific trip generation study that is approved by the City Engineer indicates an alternative trip generation rate is appropriate. A trip generation study may be used to determine trip generation for a specific land use which is not well represented in the ITE Trip Generation Manual and for which a similar facility is available to count.
- C. *Applicability and Consultation.* A Traffic Impact Analysis shall be required to be submitted to the city with a land use application when (1) a change in zoning or plan amendment is proposed or (2) a proposed development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis, field measurements, crash history, Institute of Transportation Engineers Trip Generation; and information and studies provided by the local reviewing jurisdiction and/or ODOT:
- a. The proposed action is estimated to generate 250 Average Daily Trips (ADT) or more, or 25 or more weekday AM or PM peak hour trips (or as required by the City Engineer);
 - b. An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day
 - c. The location of the access driveway does not meet minimum intersection sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate, creating a safety hazard; or
 - d. The location of the access driveway does not meet the access spacing standard of the roadway on which the driveway is located; or
 - e. A change in internal traffic patterns that may cause safety problems, such as back up onto public streets or traffic crashes in the approach area.
- The applicant shall consult with the City Engineer or his/her designee at the time of a pre-application conference (see Section 17.09.120 Pre-Application Conferences) about whether a TIA is required and, if required, the details of what must be included in the TIA.
- D. *Traffic Assessment Letter.* If a TIA is not required as determined by Section 17.20.060.C, the applicant shall submit a Transportation Assessment Letter (TAL) to the City indicating that TIA requirements do not apply to the proposed action. This letter shall present the trip generation estimates and distribution assumptions for the proposed action and verify that driveways and roadways accessing the site meet the sight distance, spacing, and roadway design standards of the agency with jurisdiction of those roadways. Other information or analysis may be required as determined by the City Engineer. The TAL shall be prepared by an Oregon Registered Professional Engineer who is qualified to perform traffic engineering analysis. The requirement for a TAL may be waived if the City Engineer determines that the proposed action will not have a significant impact on existing traffic conditions.
- E. *Traffic Impact Analysis Requirements.*

1. *Preparation.* A Traffic Impact Analysis shall be prepared by an Oregon Registered Professional Engineer who is qualified to perform traffic engineering analysis and will be paid for by the applicant.
 2. *Transportation Planning Rule Compliance.* See Chapter 17.08.050 Transportation Planning Rule Compliance.
 3. *Pre-application Conference.* The applicant will meet with the City Engineer prior to submitting an application that requires a Traffic Impact Analysis. The City has the discretion to determine the required elements of the TIA and the level of analysis expected.
- F. *Study Area.* The following facilities shall be included in the study area for all Traffic Impact Analyses (unless modified by the City Engineer):
1. All site-access points and intersections (signalized and unsignalized) adjacent to the proposed site. If the proposed site fronts an arterial or collector street, the analysis shall address all intersections and driveways along the site frontage and within the access spacing distances extending out from the boundary of the site frontage.
 2. Roads through and adjacent to the site.
 3. All intersections that receive site-generated trips that comprise at least 10% or more of the total intersection volume.
 4. All intersections needed for signal progression analysis.
 5. In addition to these requirements, the City Engineer may determine any additional intersections or roadway links that may be adversely affected as a result of the proposed development.
 6. Those identified in the IAMP Overlay Zone (see Subsection I).
- G. When a Traffic Impact Analysis (TIA) is required, the TIA shall address the following minimum requirements:
1. The TIA was prepared by an Oregon Registered Professional Engineer; and
 2. If the proposed development shall cause one or more of the effects in Section 17.20.060(C), above, or other traffic hazard or negative impact to a transportation facility, the TIA shall include mitigation measures that are attributable and are proportional to those impacts, meet the City's adopted Level-of-Service standards, and are satisfactory to the City Engineer and ODOT, when applicable; and
 3. The proposed site design and traffic and circulation design and facilities, for all transportation modes, including any mitigation measures, are designed to:
 - a. Minimize the negative impacts on all applicable transportation facilities; and
 - b. Accommodate and encourage non-motor vehicular modes of transportation to the extent practicable; and
 - c. Make the most efficient use of land and public facilities as practicable; and
 - d. Provide the most direct, safe and convenient routes practicable between on-site destinations, and between on-site and off-site destinations; and
 - e. Otherwise comply with applicable requirements of the Hood River Municipal Code.
 4. If the proposed development will increase through traffic volumes on a residential local street by 20 or more vehicles during the weekday p.m. peak hour or 200 or more vehicles per day, the impacts on neighborhood livability shall be assessed and mitigation for negative impacts shall be identified. A negative impact to neighborhood livability will occur where:
 - a. Residential local street volumes increase above 1,200 average daily trips; or
 - b. The existing 85th percentile speed on residential local streets exceed 28 miles per hour.
- H. *Conditions of Approval.* The city may deny, approve, or approve a development proposal with appropriate conditions needed to meet transportation operations and safety standards and provide the necessary right-of-way and improvements to develop the future planned

transportation system. Factors that should be evaluated as part of land division and site development reviews, and which may result in conditions of approval, include:

1. Crossover or reciprocal easement agreements for all adjoining parcels to facilitate future access between parcels.
2. Access for new developments that have proposed access points that do not meet the designated access spacing policy and/or have the ability to align with opposing access driveways.
3. Right-of-way dedications for planned roadway improvements.
4. Street improvements along site frontages that do not have improvements to current standards in place at the time of development.
5. Construction or proportionate contribution toward roadway improvements necessary to address site generated traffic impacts, i.e. construction or modification of turns lanes or traffic signals.

I. *Traffic Analysis within an IAMP Overlay Zone.* All development applications located within an IAMP Overlay Zone that are subject to the provisions of Chapter 17.16 (Site Plan Review) or Chapter 16.08 (Land Divisions) may be required to prepare a Traffic Impact Analysis. City of Hood River Transportation System Plan policies call for the City, in coordination with Hood River County and ODOT, to monitor and evaluate vehicle trip generation impacts at Hood River interchanges and on street systems in interchange areas from development. This requirement will not preclude Oregon Department of Transportation, City of Hood River, or Hood River County from requiring analysis of IAMP study intersections under other conditions. Development approved under this article shall be subject to the following additional requirements.

1. The Traffic Impact Analysis must include an account of weekday p.m. peak hour site generated trips through IAMP study intersections. Intersections impacted by 25 or more weekday p.m. peak hour site generated trips, or weekend peak hour site generated trips, shall be analyzed for level of service and volume to capacity ratio during day of opening conditions.
2. The City shall provide written notification to ODOT and Hood River County when an application concerning property in the IAMP Overlay Zone and subject to Site Plan Review or Title 16 is received. This notice shall include an invitation to ODOT and the County to participate in the City's pre-application conference with the applicant, pursuant to Section 17.09.120.
3. The City shall not deem the land use application complete unless it includes a Traffic Impact Analysis prepared in accordance with the applicable requirements of Section 17.20.060.
4. Pursuant to Section 17.09.030(F), ODOT shall have 14 calendar days from the date a completion notice is mailed to provide written comments to the City. If ODOT does not provide written comments during this 14-day period, the City staff report may be issued without consideration of ODOT comments.
5. *Monitoring Responsibilities.* The details of monitoring responsibilities will be outlined in the adopted IAMP.

FINDINGS: The applicant submitted a Traffic Assessment Letter (Attachment "A.2", D). The City Engineering Department confirmed that the City will assess System Development Charges for transportation and other adopted capital facilities projects.

F. HRMC 16.08 – GENERAL PROCEDURAL REQUIREMENTS FOR ALL LAND DIVISIONS, REPLATS, PLAT VACATIONS AND LOT LINE ADJUSTMENTS

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 October 27, 2021. The applicant submitted a Preliminary Subdivision Plat and related application materials associated with the proposed subdivision (Attachment “A.2”, A-I). Because the proposal features five lots it is considered a subdivision. This subdivision application is being reviewed as a Quasi-Judicial Action in accordance with HRMC 17.09.040 and it is being reviewed concurrently with an Annexation application.

- 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.**

- C. Amendments and Extensions.** The applicant may request changes to the approved preliminary plat or conditions of approval following the procedures and criteria provided below.
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 HRMC 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 and related application materials (Attachment “A.2”, A-I) include information sufficient to review the application. Conditions of approval are recommended where necessary to ensure submittal of additional information and compliance with applicable standards and criteria.

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: As described in the application narrative for the subdivision (Attachment “A.2”), the Preliminary Subdivision Plat (Attachment “A.2”, A) depicts the proposed lots. This plat will provide vehicular access by extending Car Drive as a Neighborhood Connector Street. There are 25’ wide driveways spaced at 60’ on center (Attachment “A.2” B Fig. 3 Overall Site Plan, & D Traffic Assessment Letter).

The policies of the Comprehensive Plan are implemented through the standards of the Hood River Municipal Code. The applicable provisions of Titles 16 and 17 are addressed in this document. 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 County Surveyor had no comments on the proposed subdivision at this stage. However, the proposed name of the subdivision, Bronco Meadow, and conformance with other requirements will be reviewed by the County Surveyor prior to final plat. 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: As described in the application narrative for the subdivision (Attachment “A.2”), the proposed improvements of Carr Drive will be as per the Neighborhood Connector Street section. See Attachment “A.2” A Preliminary Plat, and B Fig. 3 Overall Site Plan.

The City’s Transportation System Plan (TSP) classifies Carr Drive as a Neighborhood Connector street. The TSP states that Neighborhood Connector streets are to have a standard 60-foot right-of-way width and 34-foot-wide paved width. However, the existing right-of-way for Carr Drive to the west of this site is only 45-feet wide, and additional right-of-way width is anticipated from property owners to the south in association with future development proposals. East of this site in Phase 5 of the Willow Ponds Planned Unit Development, a 24-foot-wide private road tract will be platted and a 20-foot-wide paved road will be constructed, with a separated 5-foot-wide sidewalk on the north side of the road. The City Engineering Department confirmed a 45-foot-wide right-of-way dedication as proposed will be sufficient for the proposed five-lot subdivision (Attachment “C”).

The TSP, Table 3, identifies Path Improvement project PL17, for West Community Trail extension to Frankton Road. In lieu of a separate path, the City will accept a 5-foot-wide

sidewalk separated from the curb by a planter strip that transitions to the sidewalks in the developments to the east and west of this site.

Carr Drive is currently in the County's jurisdiction. Hood River County Public Works submitted comments explaining that, since Carr Drive is Local Access Public Road, upon annexation of the Carr Drive right-of-way, the jurisdiction of Carr Drive will subsequently transfer to the City of Hood River also (Attachment "G").

The preliminary plan set (Attachment "A.2", B) includes an Existing Conditions map, Street Connectivity diagram, Typical Roadway Section, Grading Plan, Utilities Plan and Stormwater Plan. There are mild slopes, boulders and significant trees on the site as depicted on the Existing Conditions map. There is an existing Ice Fountain water main and a public sanitary sewer force main in Carr Drive that will be extended to serve the new lots. Stormwater treatment facilities are proposed on each lot. Power and other private utilities will be installed underground.

The preliminary subdivision plat depicts a 10-foot-wide public/private utility easement along the Carr Drive frontage of all five lots as required by the City's standards for Neighborhood Connector Streets.

Per the Hood River Engineering Standards (HRES), street lighting is required at intersections, mid-block, and at a maximum spacing of 300 feet. The applicant proposes a street light near the boundary of Lots 2 and 3 in the Carr Drive right-of-way. Street lighting standards and requirements are addressed below in HRMC 16.12.060.

In order to comply with Americans with Disabilities Act (ADA) regulations, the City has adopted a policy dictating that sidewalks, including intervening driveway approaches, must be completed in full by the developer. Federal law prohibits partially completed sidewalks. Damage incurred during the course of construction must be repaired prior to final acceptance. As such, **conditions of approval are recommended that sidewalks, including intervening driveway approaches, shall be completed in full by the developer to comply with Americans with Disabilities Act (ADA) regulations. Damage incurred to sidewalks during the course of construction must be repaired prior to final acceptance. Further, driveway approaches shall be designed per the HRES and the design of the approach wings shall be detailed with grades and elevations. The approach shall meet ADA compliance. One (1) curb cut, maximum approach width per HRMC 13.28.030 will be allowed per lot.**

As addressed below, the City Engineering Department identified an open channel centered along the site's eastern property line, which flows north. The site is adding more than 3,000-square feet of impervious area and, as such, a stormwater management plan is required for this development. **Conditions of approval are recommended to ensure conformance with the City's stormwater management requirements.**

As conditioned the application is consistent 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: As described in the application narrative for the subdivision (Attachment “A.2”), Carr Drive will be extended east and has taken into consideration the location and grade of the approved Willow Ponds Planned Unit Development Phase 4 & 5 road connectivity. A pedestrian access easement will be provided along the east side of the development in order to allow for connectivity to the north as Frankton Road is 660 feet the west. See Attachment “A.2” A, Preliminary Plat, and B Fig. 3, Overall Site Plan.

There is an existing curb-tight sidewalk along the north side of Carr Drive, west of the proposed subdivision. Consistent with the City’s Transportation System Plan, the applicant proposes to install a planter strip between the new curb and sidewalk where Carr Drive is extended to serve the proposed lots.

The City Engineering Department confirmed (Attachment “C”) the applicant is to provide street improvements to serve the proposed subdivision including a 25-foot-wide paved width, 2-foot-wide concrete curb and gutter on both sides of the road, planter strip (7.5’ minimum typical) with street trees/stormwater swale, and 5’ separated sidewalk along the property frontage, which results in 28’ from curb to curb to match the existing Carr Dr to the west. Street improvements typically must be extended a minimum of 25 feet beyond the limits of the project when transitions to existing conditions are necessary. In this case, frontage improvements will need to be designed to transition to existing public street and sidewalk to the west of the site, and to the future private street and sidewalks to the east of the site. Further, in response to comments from a neighboring property owner who requests retention of mature Oregon white oak trees along the site’s southern property line, it is recommended that the applicant discuss alignment alternatives with the City Engineer to avoid or mitigate the removal of the oak trees. A possible solution would be to provide a curb tight sidewalk north of the road and 20’ wide paved road, similar to the proposed Carr Dr extension to the east. The applicant shall provide a report from a certified arborist on the possibility of saving as many oak trees as possible with the future Carr Dr ROW. If a road design cannot be agreed upon with the City Engineer which saves as many oak trees as possible, the full road section from curb to curb will be required as described above.

The existing segment of Carr Drive, west of the subject property, is approximately 320-feet long. The subject property will have approximately 329 feet of frontage on Carr Drive upon its extension through the site. The applicant proposes a 28-foot-wide street to match the existing segment of Carr Drive to the west, narrowing at its eastern end where it will transition to a private street in the Willow Ponds Planned Unit Development. Based upon the proposed street design, the applicant proposes approximately 9,220-square feet of paving which is approximately 50.6% of the total pavement area in Carr Drive. According to the application materials, the proposal will result in five new single-family dwellings. Single-family dwellings generate approximately 9.44 Average Daily Trips according to the Institute of Transportation Engineers (ITE), Code 210. There are five existing single-family dwellings that take direct access to Carr Drive generating approximately 47 Average Daily Trips (ITE Code 210, 9.44 Average Daily Trips x 5). With respect to these existing dwelling units, the

proposal will result in an increase in Average Daily Trips on this road segment of approximately 100%, and generate approximately 50% of the Average Daily Trips on the road until it is connected to a private street in association with development of Phase 5 of the Willow Ponds Planned Unit Development. As such the proposed street improvements for Carr Drive are roughly proportional to the impact of development. **Conditions of approval are recommended that, prior to final plat, the applicant shall provide right-of-way and improvements meeting City standards, as determined by the City Engineer, for Carr Drive to serve the subdivision. The applicant shall discuss alignment alternatives with the City Engineer to avoid or mitigate the removal of significant oak trees along the southern property line.**

Vehicular access to all proposed lots will be via individual driveways along Carr Drive. And, a temporary fire apparatus turn-around is proposed between Lots 4 and 5. In order to ensure conformance with this criterion, **a condition of approval is recommended that, prior to final plat approval, the applicant shall demonstrate the fire apparatus turn-around meets the requirements of the Fire Chief.**

The code citation in this criterion regarding Future Street Plans is incorrect. Section 16.12.020(J) of the Hood River Municipal Code addresses Future Street Plan requirements. As addressed below in HRMC 16.12.020(I), a pedestrian access easement will be provided along the east side of the development in order to allow for connectivity between Carr Drive and property to the north of the site. Extension of Carr Drive as proposed is consistent with the City's Transportation System Plan, and no additional future street plan is necessary for this site.

As conditioned the application 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: As confirmed in the application narrative for the subdivision (Attachment "A.2"), no private common areas are proposed. A storm water management easement for Carr Drive will be placed on proposed Lot 5. See Attachment "A.2" A, Preliminary Plat, and B Fig. 3.

It is *recommended* that maintenance of any shared private improvements such as stormwater facilities should be addressed in a recorded agreement between affected property owners, and that the final plat includes space(s) for references to any such recorded documents. As such the application is consistent with this criterion.

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: As described in the application narrative for the subdivision (Attachment "A.2"), there is adequate water in the adjacent Sunburst Valley Subdivision provided by Ice Fountain Water District. Carr Drive will extend both water, street and sidewalk

access. The development will meet all City requirements for fire, access and pedestrian access. See Attachment "A.2" B Fig. 3-6.

The City of Hood River currently provides police protection, fire protection to the subject property through mutual aid agreements with the Hood River County Sheriff and Westside Rural Fire District.

The subject property will be withdrawn from the Westside Fire District in association with annexation. The City Fire Chief submitted comments (Attachment "D") and **conditions of approval are recommended that, prior to final plat approval, the applicant shall demonstrate conformance with the requirements of the Fire Chief for fire flow including as needed to support any required fire protection systems. Prior to building permit issuance, conformance with the requirements of the Building Official and Fire Chief, including for the Wildland-Urban Interface (WUI) area, will be required.**

Water is available from the Ice Fountain Water District and irrigation is available from Farmers Irrigation District to serve the proposed subdivision. As addressed below **conditions of approval are recommended that the applicant shall provide adequate water to serve the proposed development.**

As conditioned the application is consistent 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: Locations of existing and proposed public utilities are depicted on the Utilities Plan. The City Engineering Department submitted comments (Attachment "C") and notes an 8" Ice Fountain water line and public force main sanitary sewer are available in Carr Drive to serve the proposed lots. **Conditions of approval are recommended that the applicant shall provide public utilities as outline in the Hood River Engineering Standards (HRES) sufficient for this development and as required by the City Engineer.** Existing public utilities are mapped in the City's GIS system.

Fire hydrants are to be spaced such that they are no more than 250 feet from the proposed structures and shall meet the HRES. The City Engineering Department notes that, per the submitted proposed utility plan, it appears the fire hydrant does not meet this requirement.

Conditions of approval are recommended that the applicant shall extend the water main to serve the new lots and be designed and constructed to comply with the Hood River Engineering Standards (HRES) and the requirements of Ice Fountain Water District. The applicant shall perform a hydrant fire flow test and obtain a signed statement from Ice Fountain Water District confirming adequate fire flow and duration exists (1500 gpm two hours 20 psi at hydrant) prior to issuance of the Construction Site/ROW permit. Fire hydrants shall be spaced such that they are no more than 250 feet from the proposed structures and shall meet the HRES.

The applicant shall verify the existing 2” pressure main in Carr Drive has sufficient capacity for this proposed development based on the proposed uses, and the applicant shall extend the pressure main approximately 300’ east to serve the easternmost lot.

A future 8” gravity sanitary sewer main will be constructed to the east of the site in the Carr Drive alignment as part of the Willow Ponds Phase 5 development. Coordination with surrounding property owners and potential developers is highly encouraged. Cost sharing for improvements to the downstream Country Club wastewater pump station will not be required.

The City Engineering Department notes that Farmers Irrigation also has water line serving the development to the west of the site for irrigation purposes. Farmers Irrigation District submitted comments confirming the District is willing to provide irrigation service to the site subject to meeting requirements (Attachment “E”). **A condition of approval is recommended that, prior to final plat, the applicant shall submit evidence confirming the requirements of Farmers Irrigation District have been met.**

As addressed below, the City Engineering Department recommends additional conditions of approval to ensure conformance with applicable standards for stormwater. As conditioned the application is consistent 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: As explained in the application narrative for the subdivision (Attachment “A.2”), private storm water management systems will be provided for each lot and a storm water management system will be provided for Carr Drive. See Attachment “A.2” B Fig. 6.

As depicted on the applicant’s Utilities Plan (Attachment “A.2” B Fig. 5), a ditch is proposed on the south side of the Carr Drive extension with an inlet near the eastern property line, and a bioretention swale is proposed on the north side of the street. Both of these stormwater facilities flow east and then drain north along the site’s eastern property line in an existing drainageway where a stormwater treatment area easement is proposed.

The City Engineering Department submitted comments (Attachment “C”) noting the presence of an open channel along the eastern property line, which flows north. **Conditions of approval are recommended that a public stormwater and access easement shall be provided along the open stormwater channel on the east side of the site, with a minimum width of 10’ and a final width to be determined by the City Engineer when engineered plans are submitted. A culvert shall be provided beneath Carr Drive to convey the existing open channel flow. The site is adding more than 3,000 SF of impervious area, as such a stormwater management plan as described in the Hood River Engineering Standards (HRES) is required for this**

development. The applicant shall provide water quality and quantity treatment for new and reconstructed impervious areas. Pre-development conditions for redevelopment will be fair, forest ground cover type per HRES 8.5.A. See HRES Chapter 8 for stormwater standards. Public stormwater treatment in Carr Drive shall be in the form of stormwater planter(s) in the planter strip or as allowed by the City Engineer; public mechanical treatment will not be allowed. Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. If a retaining wall is needed for this development, it shall be located outside of public rights-of-way unless approved by the City Engineer. 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.

As conditioned the application is consistent with this criterion.

9. Underground utilities are provided;

FINDINGS: As explained in the application narrative for the subdivision (Attachment “A.2”), a 10’ public and private utility easement will be adjacent to the dedicated Carr Drive right of way for power, phone, gas and irrigation (see Attachment “A.2” B Fig. 4-6). The new lots will be served exclusively by underground utilities.

The City Engineering Department reviewed the application and provided comments (Attachment “C”). **Conditions of approval are recommended that all onsite overhead 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.**

As conditioned the application is consistent 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: A floodway has not been identified on the subject property. However, neighboring property owners have alerted staff to a potential flooding problem along an existing drainageway on the east side of the site. As such **a condition of approval is**

recommended that stormwater management facilities shall be located and constructed to prevent or minimize the risk of flood damage.

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: As explained in the applicant's narrative (Attachment "A.2"), FEMA floodmaps do not show flood hazard areas on this property.

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: None of the proposed lots exceed 200% of the minimum lot size allowed in the R-1 zone, as such as future re-division plan is not required.

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 of 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 require that the final plat shall be submitted within two years of the date of approval of the annexation, 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.**

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 partition 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 from the standards in Chapter 16.08. The applicant is made aware of provisions B-D listed above.

G. 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: The standards detailed below apply to the proposed subdivision. The standards of HRMC 16.12.020 that are not applicable generally are not included in this 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 subject property has frontage on Carr Drive which is designated as a Neighborhood Connector Street in the City's Transportation System Plan. Access to the proposed lots is provided via individual private driveways consistent with Option 3. No additional access points to Frankton Road are proposed or permitted.

- 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,}

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
Neighborhood Connector	200 feet	22 feet
Local Street	200 feet	22 feet

^a Exceptions may be made by the City Engineer

^b Measured by straight curb between access points

^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

FINDING: Existing and proposed driveways are depicted on the Utilities Plan (Attachment “A.2” B Fig. 5). The City Engineering Department will review driveways for consistency with ADA requirements in association with engineered plan review, and will confirm if driveways meet the 22-foot minimum straight curb standard and if design exceptions can be granted.

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.

FINDING: Shared driveways are not proposed or required. A fire apparatus turn around is proposed between Lots 4 and 5, separate from driveways that provide access to these lots.

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: As explained in the application narrative for the subdivision (Attachment “A.2”), Frankton Road is approximately 660 feet the west of the site’s eastern property line. Property north of the site is accessed via a series of private access easements known as Blackberry Drive. As such it is unlikely a typical block can be developed.

Carr Drive is proposed to be extended east from its current terminus to the site’s eastern property line. In designing the street extension, the applicant took into consideration the location and grade of the approved Willow Ponds Planned Unit Development Phase 4 & 5 to facilitate road connectivity. At the time of the pre-application conference, staff recommended provide a pathway on the eastern portion of the site to connect to property to the north, in order to qualify for an exception to block perimeter standards.

As depicted on the preliminary plat, a seven-foot-wide pedestrian path is proposed on Lot 5, located within in a stormwater easement. The applicant’s written narrative explains that a pedestrian access easement will be provided along the east side of the development in order to allow for pedestrian connectivity to the north. See Attachment “A.2” A, Preliminary Plat, and B, Fig. 3.

In order to ensure conformance with these requirements, **a condition of approval is recommended that, prior to final plat, the pedestrian path and easement on Lot 5 shall be installed in conformance with the provisions of HRMC 16.12.030(A.2) and (B). Further, prior to issuance of a building permit on Lot 5, the applicant shall demonstrate conformance with the pathway design standards of HRMC 16.12.030(B(1) (2) and (6).**

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.

FINDINGS: Extension of Carr Drive as proposed is consistent with the City's Transportation System Plan, and no additional future street plan is necessary for this site.

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: A temporary fire apparatus turn-around is proposed on Lots 4 and 5, as depicted on the preliminary subdivision plat. The turn-around will be removed after Carr Drive is connected to a street in the Willow Ponds Planned Unit Development (anticipated in Willow Ponds Phase 5).

The applicant is responsible for all costs associated with engineering design and construction of the temporary fire apparatus turn-around, as well as removal of the portion of the turn-around that is located in the public right-of-way. Removal of the turn-around will include demolishing the driveway approach to the temporary fire apparatus turn-around, and construction of the curb, gutter, pavement, planter strip, sidewalk (if damaged) and street trees that will replace the portion of the turn-around that is in the public right-of-way. As such, **conditions of approval are recommended that the annexation agreement shall address the applicant's responsibilities for replacing the driveway approach to the temporary fire apparatus turn-around with curb, gutter, pavement, planter strip, sidewalk (if damaged), street trees and any related public improvements.** Replacement of turn-around improvements on individual lots with landscaping or other private improvements will not be the responsibility of the applicant, and is expected to be completed by the affected private property owners.

The final plat shall reference a recorded document that explains the terms and conditions of the temporary fire apparatus turn-around easement. Prior to final plat, the applicant shall provide a performance guarantee to the City Engineering Department, or other payment deemed acceptable by the City Engineer, for all costs of replacing the temporary fire apparatus turn-around. The amount of the performance guarantee or payment shall be based upon an engineer's estimate for the cost of completing the public street improvements that is acceptable to the City Engineer.

Replacement of the driveway approach to the fire apparatus turn-around with curb and related street improvements is expected to be completed by the applicant after Carr Drive is connected to streets in the Willow Ponds Planned Unit Development (i.e., Willow Ponds Phase 5). If the applicant does not replace the driveway approach to the temporary fire apparatus turn-around and complete the street improvements, the City may use the applicant's performance guarantee to complete the public improvements. The timing of replacing the driveway approach will be determined by the City Engineer at their sole discretion.

Prior to final plat, the applicant shall submit evidence that the City Engineer accepts the applicant's performance guarantee or acceptable payment that will cover costs of removal of the temporary fire apparatus turn-around in the public right-of-way, and replacement of the driveway approach with curb, gutter, pavement, planter strip, street trees and any related public improvements.

The Fire Chief submitted comments (Attachment "D"). The design of the turn-around must meet the requirements of the Fire Chief including provision of 25' radii at the intersection of the turn around and Carr Drive, and the turn-around must be marked with "no parking" signage. As such **conditions of approval are recommended that, prior to final plat approval, the applicant shall demonstrate conformance with the requirements of the Fire Chief for fire access and turnarounds including provision of 25' radii at the intersection of the temporary turn around and Carr Drive, and the temporary turn around must be marked with "no parking" signage and/or any other method deemed acceptable by the Fire Chief to keep the turn-around free of obstacles. The temporary turn around shall remain in place until Carr Drive is extended east to connect with streets in the Willow Ponds Planned Unit Development. Required terms and conditions shall be addressed in a recorded document for the temporary fire apparatus turn-around easement that is referenced on the final plat.** 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.

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 in HRMC 16.12.020(I), a pathway is proposed on Lot 5 to provide connectivity to property north of the site. **Conditions of approval are recommended that, prior to final plat approval, a connectivity pathway and easement shall be provided on Lot 5 to meet the standards of HRMC 16.12.020(I). The path shall be installed in conformance with the provisions of HRMC 16.12.030(A.2) and (B) including no less than 10-foot wide and located within a 15-foot-wide right-of-way or public access easement.**

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 applicant's Existing Conditions Map (Attachment "A.2" B Fig. 2) depicts the location of Significant Trees on the site including size and species. Numerous trees are anticipated to be removed in association with installation of utilities, construction of street improvements and the fire apparatus turn-around, as well as for constructions of stormwater treatment areas and homes.

A neighboring property owner submitted comments requesting retention of existing Oregon white oak trees along the site's southern property line, suggesting that a minimal relocation of Carr Drive northward would allow the trees to survive (Attachment "H").

Prior to issuance of the staff report, staff requested the applicant obtain an opinion from a certified arborist of whether impacts to critical roots zones of these Oregon white oak trees due to street construction will prevent their retention. The applicant's engineering team and arborist may need to provide additional information to justify design exceptions to the design of Carr Drive, classified as a Neighborhood Connector street, to for example reduce pavement width, eliminate the planter strip (including associated modifications to stormwater facilities on the site), and/or otherwise move the street further north if one or more such actions can effectively avoid adversely impacting significant oak trees while still providing adequate access and public facilities to and through the site.

Feasibility of retention of the trees in conjunction with extension of Carr Drive through the site will be determined by the City Engineer during review of final engineering plans. The street will be extended eastward from its current terminus to a specific location and topographical elevation based on engineered plans for the Willow Ponds Planned Unit Development. As such, staff does not recommend a condition of approval requiring retention of Oregon white oak trees along the site's southern property line. Instead, **staff recommends a condition of approval that the applicant and the applicant's certified arborist shall coordinate with the City Engineer during final engineering of street and utility improvements, and grading plans, to retain native trees on the site where practicable during construction of the subdivision improvements, as determined by the City Engineer.**

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: As addressed above in HRMC 16.12.040, retention of existing trees on the site may affect the design of the planter strip along Carr Drive. If so, and to avoid utilities located in the public/private utility easements, street trees may be planted on lots rather than in the public right-of-way. Street tree locations will be determined in association with building permit applications for each lot. **Conditions of approval are recommended that street trees must be selected from the City's approved list and the minimum street tree spacing is approximately 30 feet on center. Existing significant trees in the right-of-way can be used to fulfil requirements for street trees.**

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 must be provided to a development site and public improvements must be completed or guaranteed prior to recording a subdivision plat.

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:

- (3) Four hundred (400) feet length and 1,200 feet perimeter in the Central Business District;
 - (4) Six hundred (600) feet length and 1,600 feet perimeter in residential zones (R-1, R-2, and R-3);
 - (5) Not applicable to the Industrial zone (I); and
 - (6) 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.
 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.
 16. **Streets Adjacent to Railroad Right-of-Way:** Wherever the proposed development contains or is adjacent to a railroad right-of-way, a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land shall be created. New railroad crossings and modifications to existing crossings are subject to review and approval by Oregon Department of Transportation.
 17. **Development Adjoining Arterial Streets:** Where a development adjoins or is crossed by an existing or proposed arterial street, the development design shall separate residential access and through traffic, and shall minimize traffic conflicts. The design shall include one (1) or more of the following:
 - a. A parallel access street along the arterial with a landscape buffer separating the two (2) streets;
 - b. Deep lots abutting the arterial or major collector to provide adequate buffering with frontage along another street. Double-frontage lots shall conform to the buffering standards in Chapter 16.12.020;

- c. Screen planting at the rear or side property line to be contained in a non-access reservation (e.g., public easement or tract) along the arterial; or
 - d. Other treatment suitable to meet the objectives of this subsection;
 - e. If a lot has access to two (2) streets with different classifications, primary access shall be from the lower classification street, in conformance with Section 16.12.020.
18. **Alleys, Public or Private.** Alleys shall conform to the standards in the Transportation System Plan. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have a radius of not less than twelve (12) feet.
19. **Private Streets:** Private streets shall not be used to avoid connections with public streets. Gated communities shall be prohibited when they block street connections that are outlined in the Transportation Systems Plan street connectivity plan. Design standards for private streets shall conform to the provisions of Table 16.12-A.
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: Carr Drive, currently in the County's jurisdiction, will be transferred to the City in the annexation process (see Attachment "G"). The City's Transportation System Plan (TSP) classifies Carr Drive as a Neighborhood Connector. The preliminary subdivision plat depicts public/private utility easements along the street frontage as required by the City's standards for Neighborhood Connector streets. The five lots will take access with individual driveways to Carr Drive.

As addressed above in HRMC 16.12.040, the applicant will coordinate with the City Engineer to determine feasibility of retaining Significant Trees on the site, and the City Engineer will determine if modification to the street design standards in this section and the Transportation System Plan is appropriate through the design exception process as outlined in the City Engineering Standards.

Sidewalks, including intervening driveway approaches, must comply with Americans with Disabilities Act (ADA) regulations. The sidewalk along Carr Drive must maintain a minimum width of five feet consistent with project P17 in the Transportation System Plan, Westside Community Trail extension. Any damage incurred to sidewalks during the course of construction must be repaired prior to final acceptance.

Per the Hood River Engineering Standards (HRES), street lighting is required at intersections, mid-block, and at a maximum spacing of 300 feet. As depicted on the Utilities Plan (Attachment “A.2” B Fig. 5), a street light is proposed near the boundary between Lots 2 and 3. The City Engineering Department notes that, per the submitted site plan, it appears that requirements for street lighting are not satisfied as only one streetlight is provided for the 330 LF of frontage. **Conditions of approval are recommended that street light spacing, shielding, and intensity shall comply the City of Hood River Standards. The applicant shall coordinate purchase and installation of street light with the Public Works Department and Pacific Power.**

Findings and conditions of approval addressing conformance with transportation standards are detailed above in HRMC 16.08.020(C). In addition, **conditions of approval are recommended that the cost of any new signs (e.g. traffic) required for the proposed development shall be the responsibility of the developer. Plans for mailboxes shall be approved by the United States Postal Service prior to issuance of a building permit.** As conditioned the proposal 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: As addressed above in HRMC 16.08.020(C), public sanitary sewer and water lines can serve future residential development of the proposed lots, and conditions of approval are recommended to ensure compliance with City standards.

The City Engineering Department will review the location and sizing of sanitary sewer and water services in association with any future building permit application.

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: As addressed above in HRMC 16.08.020(C), the applicant is required to provide a stormwater plan and conditions of approval are recommended to ensure compliance with City standards.

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 addressed above in HRMC 16.08.020(C), conditions of approval are recommended to ensure compliance with City standards for underground utilities.

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: As addressed above in HRMC 16.08.020(C), conditions of approval are recommended to ensure compliance with City standards for access and utility easements. In order to ensure compliance with these requirements, **conditions of approval require that the final plat shall depict the location, width and purpose of all existing and proposed easements including a reference to the recorded easement. Utility easements shall be depicted on the partition plat in conformance with city standards for any public or franchise utilities located on the site.** 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: A construction site permit will be required in association with any future building permits. **A condition of approval requires that no public or private improvements 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. CONCLUSIONS: The proposed annexation and subdivision is being processed in accordance with the procedures for a Quasi-Judicial Action per HRMC 17.09.040. The planning commission is

forwarding a recommendation on the annexation application to the city council, and the commission is making a decision on the subdivision application. The city council will make the final decision on the annexation. Approval of the subdivision is contingent upon approval and completion of the annexation.

The applicant seeks to use the “Triple Majority” method of consent annexation because it is based exclusively on landowner consent, as opposed to consent of electors. ORS 222.170(1) allows the use of the Triple Majority method to avoid the election requirement if more than one half of the landowners collectively own more than 50% of the land representing more than 50% of the assessed property values in the territory consent to the annexation. The applicant submitted a triple-majority worksheet and consent-to-annexation documentation (Attachment “A.1” B and D) to justify the annexation consistent with the Triple Majority method.

As addressed above in HRMC 17.15.080, in order to ensure consistency with City annexation policy and City development standards, conditions of approval are recommended that the applicant shall execute a contractually binding annexation agreement before the City Council approves the ordinance annexing the land that is the subject of this annexation application (i.e., prior to second reading of the ordinance). The annexation agreement will be prepared by the City and will detail requirements for right-of-way dedication and public and private improvements consistent with the findings and conditions of approval detailed below. Further, approval of the five-lot subdivision is contingent upon completion of annexation of the properties currently known as 3N10E34AC Tax Lots 4300, 4301, 4302, 4303, 4304 & 4400.

The Planning Commission held a public hearing on June 6, 2022, to review the applications for Annexation and Subdivision. The Commission received oral testimony from only the applicant and its engineer. With the exception of Attachment “H”, no other oral or written testimony was presented by other proponents, opponents or neutral parties to the Commission. After closing the hearing and deliberating, the Commission recommended that this decision address the process, financial responsibility and timing for removal of the temporary fire apparatus turn-around and replacement of the driveway approach with curb and gutter, street trees and any related public improvements in the findings and conditions of approval of this decision, as addressed above in HRMC 16.12.020(K). The Commission approved the Subdivision and forwarded a recommendation of approval of the Annexation to the City Council subject to findings detailed above and the conditions of approval detailed below.

IV. CONDITIONS OF APPROVAL: Based on the foregoing findings, the applicant’s proposal, the preliminary subdivision plat and related plans and all representations and statements made by the applicant or any authorized representatives, this application is **approved subject to the following conditions of approval**. This approval is granted subject to the requirements that the applicant, owner or subsequent developer (the “developer”) shall comply with all applicable code provisions, laws and standards and the following conditions. **The following conditions shall be interpreted and implemented consistently with the foregoing findings:**

Annexation

1. The applicant shall execute a contractually binding annexation agreement before the City Council approves the ordinance annexing the land that is the subject of this annexation application (i.e., prior to second reading of the ordinance). The annexation agreement will be prepared by the City and will detail requirements for right-of-way dedication and public and

private improvements consistent with the foregoing findings and conditions of approval listed below.

2. Among other requirements, the annexation agreement shall explain the applicant is responsible for replacing the driveway approach to the temporary fire apparatus turn-around with curb, gutter, pavement, planter strip, sidewalk (if damaged), street trees and any related public improvements. Prior to final plat, the applicant shall provide a performance guarantee to the City Engineering Department, or other payment deemed acceptable by the City Engineer, for all costs of replacing the temporary fire apparatus turn-around. The amount of the performance guarantee or payment shall be based upon an engineer's estimate for the cost of completing the public street improvements that is acceptable to the City Engineer. Replacement of the driveway approach to the fire apparatus turn-around with curb and related street improvements is expected to be completed by the applicant after Carr Drive is connected to streets in the Willow Ponds Planned Unit Development (i.e., Willow Ponds Phase 5).
3. The applicant shall be responsible for compensation due to Westside Fire District for withdrawal of the applicant's 1.25-acre parcel (Tax Lot 4400) from the District. The estimated amount is approximately \$777.06 based on the parcel's 2021 valuation. The final amount due to the District will be affected by timing of annexation and assessed value of the property.

Subdivision

4. Approval of the five-lot subdivision is contingent upon completion of annexation of the properties currently known as 3N10E34AC Tax Lots 4300, 4301, 4302, 4303, 4304 & 4400.
5. The final plat shall be submitted within two years of the date of approval of the annexation, 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.
6. The final plat shall depict the location, width and purpose of all proposed and existing easements, including references to the recorded easements. Utility easements shall be depicted on the plat in conformance with city standards for any public or franchise utilities located on the site.
7. The final plat shall reference a recorded document that explains the terms and conditions of the temporary fire apparatus turn-around easement.
8. The applicant and the applicant's certified arborist shall coordinate with the City Engineer during final engineering of street and utility improvements, and grading plans, to retain native trees on the site where practicable during construction of the subdivision improvements, as determined by the City Engineer.
9. Prior to final plat approval, existing structures that would encroach upon new property lines shall be removed. Further, any retained structure on the site shall be in a location that complies with zoning setback requirements as measured from any new property line.
10. Prior to final plat approval, a connectivity pathway and easement shall be provided on Lot 5 to meet the standards of HRMC 16.12.020(I). The path shall be installed in conformance with the

provisions of HRMC 16.12.030(A.2) and (B) including no less than 10-feet wide and located within a 15-foot-wide right-of-way or public access easement.

11. Prior to final plat, the applicant shall submit evidence that the City Engineer accepts the applicant's performance guarantee or acceptable payment that will cover all costs of removal of the temporary fire apparatus turn-around in the public right-of-way, and replacement of the driveway approach with curb, gutter, pavement, planter strip, street trees and any related public improvements.
12. The final plat shall be reviewed and approved by the City prior to recording with the County. The final plat shall be filed and recorded in conformance with HRMC 16.08.040.
13. No public or private improvements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued.

Engineering Department Requirements

14. Prior to final plat approval, unless granted a design exception(s) by the City Engineer, the applicant shall demonstrate conformance with the requirements of the City Engineering Department detailed in Attachment "C" including:
 - a. The applicant shall provide right-of-way and street improvements meeting City standards, as determined by the City Engineer, for Carr Drive to serve the subdivision. The applicant shall discuss alignment alternatives with the City Engineer to avoid or mitigate the removal of significant oak trees along the southern property line.
 - b. The applicant shall provide public utilities as outline in the Hood River Engineering Standards (HRES) sufficient for this development and as required by the City Engineer.
 - c. The applicant shall extend the water main to serve the new lots and be designed and constructed to comply with the Hood River Engineering Standards (HRES) and the requirements of Ice Fountain Water District.
 - d. The applicant shall perform a hydrant fire flow test and obtain a signed statement from Ice Fountain Water District confirming adequate fire flow and duration exists (1500 gpm two hours 20 psi at hydrant) prior to issuance of the Construction Site/ROW permit.
 - e. Fire hydrants shall be spaced such that they are no more than 250 feet from the proposed structures and shall meet the HRES.
 - f. The applicant shall verify the existing 2" sanitary sewer pressure main in Carr Drive has sufficient capacity for this proposed development based on the proposed uses, and the applicant shall extend the pressure main approximately 300' east to serve the easternmost lot.
 - g. A public stormwater and access easement shall be provided along the open stormwater channel on the east side of the site, with a minimum width of 10' and a final width to be determined by the City Engineer when engineered plans are submitted.
 - h. A culvert shall be provided beneath Carr Drive to convey the existing open channel flow.
 - i. The site is adding more than 3,000 SF of impervious area, as such a stormwater management plan as described in the Hood River Engineering Standards (HRES) is required for this development. The applicant shall provide water quality and quantity treatment for new and reconstructed impervious areas. Pre-development conditions for redevelopment will be fair, forest ground cover type per HRES 8.5.A. See HRES Chapter 8 for stormwater standards. Stormwater management facilities shall be located and constructed to prevent or minimize the risk of flood damage.

- j. Public stormwater treatment in Carr Drive shall be in the form of stormwater planter(s) in the planter strip or as allowed by the City Engineer. Public mechanical treatment will not be allowed.
- k. Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. If a retaining wall is needed for this development, it shall be located outside of public rights-of-way unless approved by the City Engineer.
- l. All onsite overhead 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.
- m. Sidewalks, including intervening driveway approaches, shall be completed in full by the developer to comply with Americans with Disabilities Act (ADA) regulations. Damage incurred to sidewalks during the course of construction must be repaired prior to final acceptance.
- n. Driveway approaches shall be designed per the HRES and the design of the approach wings shall be detailed with grades and elevations. The approach shall meet ADA compliance. One (1) curb cut, maximum approach width per HRMC 13.28.030 will be allowed per lot.
- o. Street light spacing, shielding, and intensity shall comply the City of Hood River Standards. The applicant shall coordinate purchase and installation of street light with the Public Works Department and Pacific Power.
- p. The cost of any new signs (e.g. traffic) required for the proposed development shall be the responsibility of the developer.
- q. Prior to any site work a Construction Site Permit is required. Any proposed design exception to the HRES shall be discussed with the City Engineer prior to the plan submittal, followed by a written request explaining why the exception should be approved at the time of plan submittal.
- r. 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.

Fire Department Requirements

- 15. Prior to final plat approval, the applicant shall demonstrate conformance with the requirements of the Fire Chief for fire access and turnarounds including provision of 25' radii at the intersection of the temporary turn around and Carr Drive, and the temporary turn around must be marked with "no parking" signage and/or any other method deemed acceptable by the Fire Chief to keep the turn-around free of obstacles. The temporary turn around shall remain in place until Carr Drive is extended east to connect with streets in the Willow Ponds Planned Unit Development. Required terms and conditions shall be addressed in a recorded document for the temporary fire apparatus turn-around easement that is referenced on the final plat.
- 16. The applicant shall demonstrate conformance with the requirements of the Fire Chief for fire flow including as needed to support any required fire protection systems.

17. Prior to building permit issuance, conformance with the requirements of the Building Official and Fire Chief including for the Wildland-Urban Interface (WUI) area will be required.

Farmers Irrigation District Requirements

18. Prior to final plat approval, the applicant shall submit evidence confirming the requirements of Farmers Irrigation District have been met.

General Requirements

19. Street trees must be selected from the City's approved list and the minimum street tree spacing is approximately 30 feet on center. Existing significant trees in the right-of-way can be used to fulfil requirements for street trees. Retention of existing trees on the site may affect the design of the planter strip along Carr Drive. If so, and to avoid utilities located in the public/private utility easements, street trees may be planted on lots rather than in the public right-of-way. Street tree locations will be finalized in association with building permit applications for each lot.
20. The applicants/property owners are responsible for knowledge of existing easements and property lines. Conflicts are to be resolved prior to issuance of building permits. This approval does not condone nor require interference with existing easements, covenants, deeds or restrictions of record which affect this or adjacent properties.
21. Prior to issuance of a building permit, plans for mailboxes shall be approved by the United States Postal Service.
22. Prior to building permit issuance payment of System Development Charges will be required. The City will assess System Development Charges (SDC) for water, stormwater, sanitary sewer, and transportation at time of permit issuance when land use changes. A Parks SDC also will be collected for the Hood River Valley Parks & Recreation District, and a Construction Excise Tax will be collected for the City and for the Hood River County School District.
23. Prior to issuance of a building permit on Lot 5, the applicant shall demonstrate conformance with the pathway design standards of HRMC 16.12.030(B(1) (2) and (6).

V. DECISION: Commissioner Powers moved and Commissioner Stepina seconded a motion to forward a recommendation of approval of the Annexation to the City Council, and to approve the Subdivision based upon the above Findings of Fact and subject to the Conditions of Approval of this Final Order. The motion passed with a 6 - 0 vote.

APPROVED BY THE CITY OF HOOD RIVER PLANNING COMMISSION the 23 day of June, 2022.



Mark Frost, Chair

ATTEST:



Kevin Liburdy, Senior Planner

Petition for Annexation of Territory to the City of Hood River, Oregon

Submitted January 26th, 2022 for

K2-Page, LLC.

Surveyor: Austin Bell, PLS || Engineer: Devry Bell, PE

Bell Design Company
900 West Stueben Street
Bingen, Washington, 98605

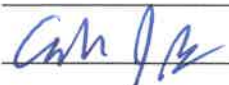
ATTACHMENT "A.1"
FILE NO. 2022-09

File No.: 2022-09 ANX
Fee: \$2,920
Date Submitted: 2/14/2022


**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 form with three (3) complete paper copies including full- and reduced sized plans, one electronic copy (original .pdf) and appropriate fees to the City of Hood River Planning Department, 211 2nd St., Hood River, OR 97031. Additional paper copies may be required as determined by staff. 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: K2-Page, LLC. CJ Page (contact)
Address: 3940 Carr Drive
(physical) Hood River, OR 97031
(mailing) 1700 Jeanettee Road
Hood River, OR 97031
(email) cjandjessie@hotmail.com
Telephone: 541-400-5680 Cell Phone: 541-400-~~6580~~ 5680
Signature: 

PARCEL OWNER: (if different than applicant)

Name: Same as above
Address: _____
(mailing) _____
Telephone: _____ Cell Phone: _____
Signature: 

**Authorization of parcel owner required.*

PARCEL INFORMATION:

Township 03N Range 10E Section 34 Tax Lot(s) See Attached
Current Zoning: R-1 Parcel Size: 2.45 acres
Property Location (cross streets or address): Carr Drive off of Frankton Road
Existing Water Service, if any: Yes
Farmers Irrigation: ☒ YES ☐ NO Existing Septic: ☐ YES ☐ NO
Is this a health hazard request for sewer connection? ☐ YES ☒ NO
If yes, Explain: _____

ADDITIONAL APPLICATION INFORMATION

Please submit the following information with your completed application form:

1. Assessor's 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 a complete legal description.
3. Addresses of all dwellings and/or businesses located on the parcel.
4. Names, addresses, and ages of all residents on the parcel and verification whether they are registered voters.
5. 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 each address.
6. Written statement in support of annexation addressing the applicable annexation criteria of the Hood River zoning ordinance.

REQUEST

Sewer Service X

Water Service

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 agreement 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 agreement prior to connection to city water and/or sewer.

Signature





To: The City of Hood River
From: Bell Design Company
Date: January 28th, 2022
Subject: Carr Drive Parcels Annexation Written Analysis

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.

17.15.010 Response:

- 1. The proposed annexation represents the natural extension of the existing City boundary consistent with urban growth, as it is adjacent the existing City Boundary. Attached are existing Consent to Annexation documents for parcels Sunburst Subdivision. The City has demonstrated this area is already part of its annexation plan.**
- 2. The proposed annexation will not 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 due to the proposed roadway connection between the approved Willow Ponds Subdivision and the existing Sunburst Valley Subdivision of Carr Drive, promoting connectivity and serviceability for all services.**
- 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 because of the proposed roadway connection between the approved Willow Ponds Subdivision and**

the existing Sunburst Valley Subdivision of Carr Drive. Sunburst Valley is already receiving sewer services from the City, and Willow Ponds is already fully annexed into the City. This proposed annexation will connect already existing utility and services provided by the City.

- 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. This annexation will provide opportunity for additional homes to be constructed and add a thoroughfare to be constructed on Carr Drive, which connects Willow Ponds Subdivision to Sunburst Valley Subdivision and Frankton Road, allowing more paths for community members to travel between destinations while also encouraging construction of new homes.**

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.

17.15.020 Response:

- 1. See Attachment A.**
- 2. See attached application for all statements of reason.**
- 3. See attached application.**

17.15.030 Filing Fees.

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

17.15.030 Response:

All fees for filing for annexation request have been submitted with the request.

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.

17.15.040 Response:

As per code.

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:

1. The territory is contiguous to the city limits and within the Urban Growth Area;
2. The annexation represents the natural extension of the existing City boundary to accommodate urban growth;
3. The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area;
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;
5. The fiscal impact of the annexation is favorable, as determined by the City of Hood River because of existing development;
6. The proposed annexation does not negatively impact nearby properties, whether located within the city limits or the urban growth area; and
7. The annexation conforms to the Comprehensive Plan.

17.15.050 Response:

- 1. The territory is contiguous to the city limits because of its collective location with the neighboring undeveloped land which is included in this annexation request. This territory is also within the Urban Growth Area;**
- 2. The annexation represents the natural extension of the existing City boundary to accommodate urban growth limits because of its collective location with the neighboring undeveloped land which is included in this annexation request. The location of this collective annexation request is located next to Willow Ponds Subdivision, which is in the existing City Boundary.**
- 3. The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area because it is next to the existing Willow Ponds Subdivision which is serviced by the City. The annexation of this property will connect Willow Ponds Subdivision to Frankton Road via Carr Drive.**

- 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 as it will be providing a thoroughfare between Willow Ponds Subdivision and Frankton Road via Carr Drive.**
- 5. The fiscal impact of the annexation is favorable, as the total taxable value for 5 developed parcels within Sunburst Subdivision is assessed at approximately \$1,970,490.**
- 6. The proposed annexation does not negatively impact nearby properties because there is no change to the zoning of these parcels, no change in housing density, and no change in land use.**
- 7. The annexation conforms to all goals of the Comprehensive Plan, most relevant to Goal 10: Housing, as it will provide additional opportunity to meet single family housing needs to the residents of Hood River.**

17.15.060 Evaluation Criteria – Undeveloped Land.

Prior to approving a proposed annexation of undeveloped land, affirmative findings shall be made relative to the following criteria:

1. The territory is contiguous to the city limits and within the Urban Growth Area;
2. The annexation represents the natural extension of the existing City boundary to accommodate urban growth;
3. The annexation of the territory is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area;
4. The City is capable of providing and maintaining its full range of urban services to the property without negatively impacting the City's ability to adequately serve all areas within the existing city limits;
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;
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;
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;
8. The proposed annexation does not negatively impact nearby properties, whether located within the city limits or the urban growth area; and

9. The annexation conforms to the Comprehensive Plan.

17.15.060 Response:

- 1. The territory is contiguous to the city limits because of its collective location with the neighboring undeveloped land which is included in this annexation request. This territory is also within the Urban Growth Area;**
- 2. The annexation represents the natural extension of the existing City boundary to accommodate urban growth limits the location of this collective annexation request is located next to Willow Ponds Subdivision, which is in the existing City Boundary.**
- 3. The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area because it is next to the existing Willow Ponds Subdivision which is serviced by the City. The annexation of this property will connect Willow Ponds Subdivision to Frankton Road via Carr Drive.**
- 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 as it will be providing a thoroughfare between Willow Ponds Subdivision and Frankton Road via Carr Drive.**
- 5. The fiscal impact of the annexation is favorable, as the taxable value of land will substantially increase upon development. Using Sunburst Valley Subdivision for comparable market value, the potential taxable value for 5 new developed lots is approximately \$1,862,450 vs. the current, non-developed assessed value at \$108,040. The taxable value of this land upon development would increase by at least an approximate value of \$1,754,410.**
- 6. The annexation meets the City's urban growth needs, as the proposed development would generate a total of 3 additional trips during the morning peak hour and 4 additional trips during the evening peak hour, which would not create a significant impact on the surrounding transportation system. See the attached Traffic Assessment Letter for more details. The land use for this parcel will not change.**
- 7. Not Applicable.**
- 8. The proposed annexation does not negatively impact nearby properties because there is no change to the zoning of these parcels, no change in housing density compared to Sunburst Valley Subdivision or Willow Ponds Subdivision, and no change in land use.**
- 9. The annexation conforms to all goals of the Comprehensive Plan, most relevant to Goal 10: Housing, as it will provide additional opportunity to meet single family housing needs to the residents of Hood River.**

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.

17.15.70 Response:

- 1. The additional revenues, that will be available to the City as a result of the annexation is not only the additional assessed taxable value for these proposed parcels upon development, but this development will also stimulate the local economy in the realm of construction, real estate, grocers, retail, restaurants and more.**
- 2. No unusual or excessive costs will be incurred as a result of the annexation because the developer is incurring all costs related to annexation and development.**
- 3. This annexation will impact on the City's tax base in a positive way, as the City will be adding an additional assessed taxable value of approximately \$1,970,490 and over \$3,000,000 upon total build out.**

17.15.080 Evaluation Criteria – Urban Service Capabilities.

1. 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.
2. The projected costs of supplying reasonably needed municipal services to the territory proposed to be annexed.

17.15.080 Response:

- 1. The municipal service needs of the territory to be annexed will be pavement and sidewalk maintenance, snow removal, law enforcement patrol, fire response, and sewer force main maintenance for residential homes. City of Hood River staff is to calculate value of these services based off City data.**

City staff instructed the applicant to demonstrate evidence demonstrating consistency with the Triple Majority method of annexation per ORS 222.170(1).

222.170 Annexation by consent before public hearing or order for election; proclamation of annexation.

(1) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or

(b) The city legislative body orders the annexation election in the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.

The requested annexation meets the triple majority consent due to the following:

(Please refer to the Triple Majority Worksheet on the following page)

Majority Number of Land Owners Consent: 71%

More than half of the owners of land in the territory,

Majority of Area Consent: 64%

Who also own more than half of the land in the contiguous territory

Majority of the Property Value Consent: 86%

Representing more than half of the assessed value of all real property in the contiguous territory

Attachments:

Attachment A – Annexation Area Map

Attachment B – Triple Majority

Attachment C – Assessor Values

Attachment D – Consent to Annex Forms

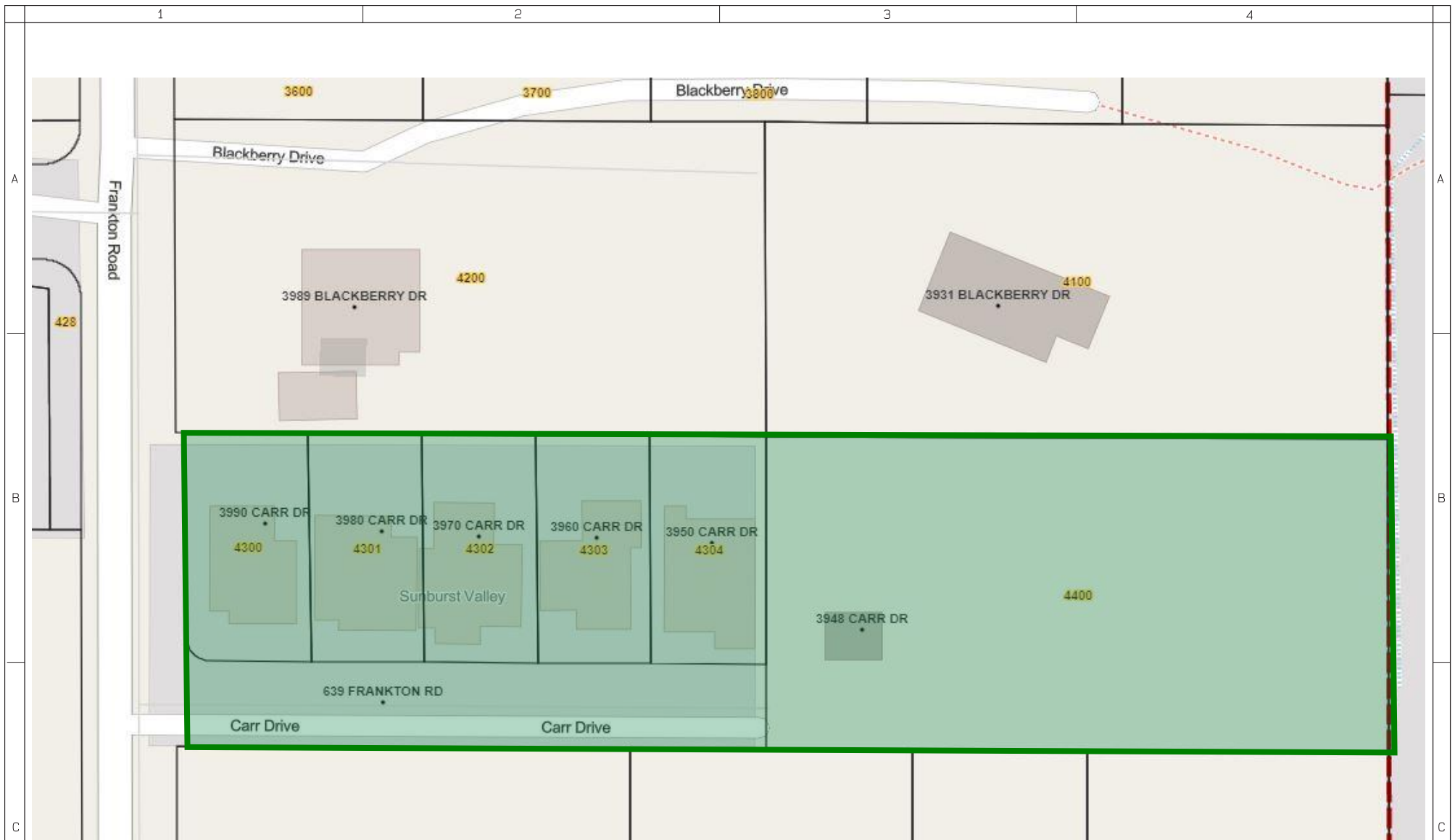
Attachment E – Traffic Assessment Letter

Attachment F – Annexation Parcel Deeds

Attachment G – Annexation Area Legal Description

Attachment H – Dedication of Existing Carr Drive Legal Description

Attachment A - Annexation Area Map



LEGEND



AREA TO BE ANNEXED

ATTACHMENT "A.1" A
FILE NO. 2022-09

SHEET NO. C1.00		JOB NO. 21B302		CARR DRIVE ASSESSOR MAP BRONCO MEADOW SUBDIVISION APPLICATION HOOD RIVER, OREGON		BELL DESIGN CO. Civil Engineering & Land Surveying 900 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605 PHONE (509) 443-3886 belldesigncompany.com	
DATE 1/24/22		CHECKED BY ARB					
DRAWN BY JMR		DATE					
REVISIONS -							
RECORD DRAWING -		DATE					

Attachment B - Triple Majority Work Sheet

Triple Majority Worksheet

Consent Doc. #	Primary Owner	Dec. Annexation (Yes=1)	Assessed Value	Lot Size (AC)	Site Address	APN
1	STUART, NICHOLAS & EMMA-ROSE	0	\$398,140	0.18	3990 CARR DR, HOOD RIVER	03N10E34AC 4300
2	ARMERDING, NATHAN C & KRISTIN R	1	\$383,990	0.17	3980 CARR DR, HOOD RIVER	03N10E34AC 4301
3	HOLLATZ, RICHARD P & KATHERINE S	1	\$394,060	0.17	3970 CARR DR, HOOD RIVER	03N10E34AC 4302
4	SHARKEY, RYAN & SARAH	1	\$373,840	0.17	3960 CARR DR, HOOD RIVER	03N10E34AC 4303
5	HAUN, DAVID ANTHONY & JAMES FRANZ SR U2	0	\$312,420	0.17	3950 CARR DR, HOOD RIVER	03N10E34AC 4304
6	K2-PAGE LLC	1	\$108,040	1.25	3940 CARR DR, HOOD RIVER	03N10E34AC 4400
7	Integrity Building and Construction, LLC.	1	-	0.34	639 FRANKTON RD, HOOD RIVER	03N10E34ATL1902
TOTAL		7	\$1,970,490	2.45		
TOTAL w/ Consent		5	\$1,259,930	2.1		
Percent Total w/ Consent		71%	64%	86%		

Consent Documents

1	
2	2016-02566
3	2016-02565
4	Can't read
5	
6	2016-03541
7	2015-02215

ATTACHMENT "A.1" B
FILE NO. 2022-09

Attachment C - Assessor Values

Assessed Value as per Hood River County Assessor

Taxlot 03N10E34AC 4400

Account: 5377
Site Address: 3940 CARR DR, HOOD RIVER
Owner: K2-PAGE LLC
Mailing Address: 1700 JEANETTE RD HOOD RIVER OR 97031
Map Acres: 1.25
Assessor Acres: 1.25
Property Class: TRACT - IMPROVED
Building Class: 3
Year Built: 1975
Sq. Feet: 640
Bedrooms: 2 **Bathrooms:** 1.0
Assessed Value: \$108,040
Improvements RMV: \$53,780
Land RMV: \$328,200
Total Real Market Value: \$381,980

Taxlot 03N10E34AC 4304

Account: 20135
Site Address: 3950 CARR DR, HOOD RIVER
Owner: HAUN, DAVID ANTHONY & JAMES FRANZ SR U2
Mailing Address: PO BOX 142 HOOD RIVER OR 97031
Map Acres: 0.17
Assessor Acres:
Property Class: RESIDENTIAL ZONED - IMPROVED
Building Class: 4
Year Built: 2015
Sq. Feet: 2,630
Bedrooms: 3 **Bathrooms:** 2.5
Assessed Value: \$312,420
Improvements RMV: \$408,500
Land RMV: \$186,700
Total Real Market Value: \$595,200

Taxlot 03N10E34AC 4303

Account: 20134
Site Address: 3960 CARR DR, HOOD RIVER
Owner: SHARKEY, RYAN & SARAH
Mailing Address: 3960 CARR DR HOOD RIVER OR 97031
Map Acres: 0.17
Assessor Acres:
Property Class: RESIDENTIAL ZONED - IMPROVED
Building Class: 5
Year Built: 2016
Sq. Feet: 2,281
Bedrooms: 4 **Bathrooms:** 3.5
Assessed Value: \$373,840
Improvements RMV: \$499,970
Land RMV: \$186,700
Total Real Market Value: \$686,670

Taxlot 03N10E34AC 4302

Account: 20133
Site Address: 3970 CARR DR, HOOD RIVER
Owner: HOLLATZ, RICHARD P & KATHERINE S
Mailing Address: 3970 CARR DR HOOD RIVER OR 97031
Map Acres: 0.17
Assessor Acres:
Property Class: RESIDENTIAL ZONED - IMPROVED
Building Class: 5
Year Built: 2016
Sq. Feet: 3,193
Bedrooms: 4 **Bathrooms:** 3.0
Assessed Value: \$394,060
Improvements RMV: \$596,090
Land RMV: \$186,700
Total Real Market Value: \$782,790

**ATTACHMENT "A.1" C
FILE NO. 2022-09**

Taxlot 03N10E34AC 4301

Account: 20132

Site Address: 3980 CARR DR, HOOD RIVER

Owner: ARMERDING, NATHAN C & KRISTIN R

Mailing Address: 3980 CARR DR HOOD RIVER OR 97031

Map Acres: 0.17

Assessor Acres:

Property Class: RESIDENTIAL ZONED - IMPROVED

Building Class: 4

Year Built: 2016

Sq. Feet: 3,078

Bedrooms: 4 **Bathrooms:** 3.0

Assessed Value: \$383,990

Improvements RMV: \$339,076

Land RMV: \$194,200

Total Real Market Value: \$533,276

Taxlot 03N10E34AC 4300

Account: 10501

Site Address: 3990 CARR DR, HOOD RIVER

Owner: STUART, NICHOLAS & EMMA-ROSE

Mailing Address: 3990 CARR RD HOOD RIVER OR 97031

Map Acres: 0.18

Assessor Acres:

Property Class: RESIDENTIAL ZONED - IMPROVED

Building Class: 5

Year Built: 2017

Sq. Feet: 3,394

Bedrooms: 4 **Bathrooms:** 4.0

Assessed Value: \$398,140

Improvements RMV: \$653,240

Land RMV: \$186,700

Total Real Market Value: \$839,940

Attachment D - Consent to Annex Forms

**ATTACHMENT "A.1" D
FILE NO. 2022-09**

HOOD RIVER COUNTY, OR 2015-02215
D-COVR
Cnt=1 Stn=25 DANIEL CHANGAR 06/29/2015 09:12 AM
\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:

City of Hood River
211 2nd Street
Hood River, OR 97031

Until a change is requested, all tax statements shall be sent to:

No change

**Declaration of Deed Restrictions/Restrictive Covenant
(Consent to Annexation)**

DATE: June 18, 2015

PARTIES:

Integrity Building and Construction, LLC.
P.O. Box 1904
Hood River, OR 9703

"Owner"

City of Hood River,
An Oregon municipal corporation
211 2nd Street
Hood River, OR 97031

"City"

SITE ADDRESS: 639 Frankton Road

PROPERTY DESCRIPTION: 3N 10E 34A TL 1902

"Property"

The West half of the South half of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

RECITALS

1. Owner owns real property located within the Urban Growth Area of the City of Hood River. The property is more particularly described above.
2. The City and Hood River County have entered into an intergovernmental Agreement to provide that urban development may occur and the City may provide urban services in the Urban Growth Area before annexation to the City. The City provides water and sewer service in the Urban Growth Area.
3. Owner is requesting that sewer service be provided to Owner's Property.
4. Pursuant to the City's Comprehensive Plan and HRMC Chapter 12.03, Owner may apply for connection to City's sewer, stormwater, and/or water system if Owner provides prior written consent to the annexation of Owner's Property. This Consent to Annexation is made in connection with or anticipation of Owner's written request, constitutes Owner's prior written consent, and is not effective until Owner requests connection or connects, whichever is sooner.
5. Pursuant to Resolutions 2005-12 and 2008-18, for all annexations of property as a result of receiving City water, wastewater, and/or storm water service, the Owner is required to compensate the City for the costs associated with annexation and withdrawal of the property from Ice Fountain Water District,

West Side Rural Fire Protection District, and/or Farmers Irrigation District. Owner agrees that any unpaid costs may become a lien against the Property.

In consideration of the City's provision of sewer service to Owner's Property and the mutual benefits and covenants contained herein, Owner agrees, on Owner's behalf and on behalf of Owner's successors in interest:

a. That Owner irrevocably consents to and petitions for the annexation of the above-described Property to the City at the present time or at any time in the future; and agrees to waive the requirement that the City present an annexation plan to Owner with respect to any present or future annexation of the Property.

b. That Owner separately and expressly waives the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.

c. That Owner will compensate the City for the costs associated with the annexation and withdrawal of the Property from the Ice Fountain Water District, West Side Rural Fire Protection District and/or Farmers Irrigation District (whichever are applicable) pursuant to City Council Resolutions 2005-12 and 2008-18 and any amendments thereto, and that any unpaid costs may become a lien against the Property. If at the time of annexation, Owner is the undersigned and resides on the Property, Owner's consent to annexation as an owner is also deemed to constitute Owner's consent as an elector residing on the Property.

d. That the provisions of this Covenant run with the land and bind the undersigned and all successors in interest to the Property described herein.

e. In the event that suit or action is instituted to enforce the terms of this Covenant, the prevailing party shall be entitled to recover reasonable attorney fees and all other fees, costs and expenses incurred in connection with the suit or action, including any appeals, in addition to all other amounts allowed by law.

OWNER

Signature

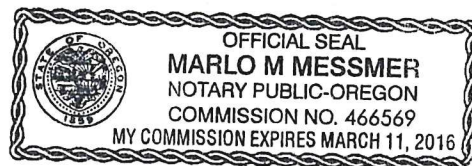
Print: Michael J Ketler

STATE OF OREGON
County of Hood River

The foregoing instrument was acknowledged before me this 18th day of June, 2015 by Michael J. Ketler, Owner of Integrity Building and Construction, LLC.

Marlo M Messmer
Notary Public - State of Oregon

My commission expires: March 11, 2016



HOOD RIVER COUNTY, OR 2016-03541

D-COVR

10/14/2016 02:16 PM

Cnt=1 Stn=98 DANIEL CHANGAR

\$10.00 \$11.00 \$20.00 \$10.00 \$15.00

\$66.00



00069615201600035410020021

I certify that this instrument was received and
recorded in the records of said county.

Brian D. Beebe, Director of Records and
Assessment and Ex-Officio Recorder.

After recording return to:

City of Hood River
211 2nd Street
Hood River, OR 97031

Until a change is requested, all tax
statements shall be sent to:

No change

Declaration of Deed Restrictions/Restrictive Covenant (Consent to Annexation)

DATE: October 12, 2016

PARTIES:

Integrity Building and Construction, LLC
P.O. Box 1904
Hood River, OR 97031

"Owner"

City of Hood River,
An Oregon municipal corporation
211 2nd Street
Hood River, OR 97031

"City"

SITE ADDRESS: 3940 Carr Dr.

PROPERTY DESCRIPTION: 3N 10E 34A TL#1902

"Property"

Lot 1, Sunburst Valley Subdivision in the County of Hood River and State of Oregon, according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008.

RECITALS

1. Owner owns real property located within the Urban Growth Area of the City of Hood River. The property is more particularly described above.

2. The City and Hood River County have entered into an intergovernmental Agreement to provide that urban development may occur and the City may provide urban services in the Urban Growth Area before annexation to the City. The City provides water and sewer service in the Urban Growth Area.

3. Owner is requesting that sewer service be provided to Owner's Property.

4. Pursuant to the City's Comprehensive Plan and HRMC Chapter 12.03, Owner may apply for connection to City's sewer, stormwater, and/or water system if Owner provides prior written consent to the annexation of Owner's Property. This Consent to Annexation is made in connection with or anticipation of Owner's written request, constitutes Owner's prior written consent, and is not effective until Owner requests connection or connects, whichever is sooner.

5. Pursuant to Resolutions 2005-12 and 2008-18, for all annexations of property as a result of receiving City water, wastewater, and/or storm water service, the Owner is required to compensate the City for the costs associated with annexation and withdrawal of the property from Ice Fountain Water District, West Side Rural Fire Protection District, and/or Farmers Irrigation District. Owner agrees that any unpaid costs may

become a lien against the Property.

In consideration of the City's provision of sewer service to Owner's Property and the mutual benefits and covenants contained herein, Owner agrees, on Owner's behalf and on behalf of Owner's successors in interest:

a. That Owner irrevocably consents to and petitions for the annexation of the above-described Property to the City at the present time or at any time in the future; and agrees to waive the requirement that the City present an annexation plan to Owner with respect to any present or future annexation of the Property.

b. That Owner separately and expressly waives the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.

c. That Owner will compensate the City for the costs associated with the annexation and withdrawal of the Property from the Ice Fountain Water District, West Side Rural Fire Protection District and/or Farmers Irrigation District (whichever are applicable) pursuant to City Council Resolutions 2005-12 and 2008-18 and any amendments thereto, and that any unpaid costs may become a lien against the Property. If at the time of annexation, Owner is the undersigned and resides on the Property, Owner's consent to annexation as an owner is also deemed to constitute Owner's consent as an elector residing on the Property.

d. That the provisions of this Covenant run with the land and bind the undersigned and all successors in interest to the Property described herein.

e. In the event that suit or action is instituted to enforce the terms of this Covenant, the prevailing party shall be entitled to recover reasonable attorney fees and all other fees, costs and expenses incurred in connection with the suit or action, including any appeals, in addition to all other amounts allowed by law.

OWNER

Signature

Print:

STATE OF OREGON
County of Hood River

The foregoing instrument was acknowledged before me this 12th day of October, 2016 by Michael J. Ketler, Owner of Integrity Building and Construction, LLC.

Notary Public - State of Oregon

My commission expires: March 22, 2020



After recording return to:

City of Hood River
211 2nd Street
Hood River, OR 97031

Until a change is requested, all tax
statements shall be sent to:

No change

**Declaration of Deed Restrictions/Restrictive Covenant
(Consent to Annexation)**

DATE: June 29, 2016

PARTIES:

James F Haun and
Lynette A Zuidema
P.O. Box 604
Hood River, OR 97031

"Owner"

City of Hood River,
An Oregon municipal corporation
211 2nd Street
Hood River, OR 97031

"City"

SITE ADDRESS: 3960 Carr Dr. 20

PROPERTY DESCRIPTION: 3N 10E 34A TL #1902

"Property"

Lot 4, Sunburst Valley Subdivision in the County of Hood River and State of Oregon, according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008.

RECITALS

1. Owner owns real property located within the Urban Growth Area of the City of Hood River. The property is more particularly described above.
2. The City and Hood River County have entered into an intergovernmental Agreement to provide that urban development may occur and the City may provide urban services in the Urban Growth Area before annexation to the City. The City provides water and sewer service in the Urban Growth Area.
3. Owner is requesting that sewer service be provided to Owner's Property.
4. Pursuant to the City's Comprehensive Plan and HRMC Chapter 12.03, Owner may apply for connection to City's sewer, stormwater, and/or water system if Owner provides prior written consent to the annexation of Owner's Property. This Consent to Annexation is made in connection with or anticipation of Owner's written request, constitutes Owner's prior written consent, and is not effective until Owner requests connection or connects, whichever is sooner.
5. Pursuant to Resolutions 2005-12 and 2008-18, for all annexations of property as a result of receiving City water, wastewater, and/or storm water service, the Owner is required to compensate the City for the costs associated with annexation and withdrawal of the property from Ice Fountain Water District,

West Side Rural Fire Protection District, and/or Farmers Irrigation District. Owner agrees that any unpaid costs may become a lien against the Property.

In consideration of the City's provision of sewer service to Owner's Property and the mutual benefits and covenants contained herein, Owner agrees, on Owner's behalf and on behalf of Owner's successors in interest:

a. That Owner irrevocably consents to and petitions for the annexation of the above-described Property to the City at the present time or at any time in the future; and agrees to waive the requirement that the City present an annexation plan to Owner with respect to any present or future annexation of the Property.

b. That Owner separately and expressly waives the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.

c. That Owner will compensate the City for the costs associated with the annexation and withdrawal of the Property from the Ice Fountain Water District, West Side Rural Fire Protection District and/or Farmers Irrigation District (whichever are applicable) pursuant to City Council Resolutions 2005-12 and 2008-18 and any amendments thereto, and that any unpaid costs may become a lien against the Property. If at the time of annexation, Owner is the undersigned and resides on the Property, Owner's consent to annexation as an owner is also deemed to constitute Owner's consent as an elector residing on the Property.


d. That the provisions of this Covenant run with the land and bind the undersigned and all successors in interest to the Property described herein.


e. In the event that suit or action is instituted to enforce the terms of this Covenant, the prevailing party shall be entitled to recover reasonable attorney fees and all other fees, costs and expenses incurred in connection with the suit or action, including any appeals, in addition to all other amounts allowed by law.

OWNER


Signature


Print: Lynette A. Zuidema


Signature

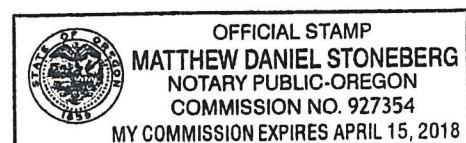
Print: 

STATE OF OREGON
County of Hood River

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by James F Haun and Lynette A Zuidema.


Notary Public - State of Oregon
My commission expires: April 15 2018

2—Declaration of Deed Restrictions/Restrictive Covenant
Consent to Annexation



3N10E34A T1902
HOOD RIVER COUNTY, OR 2016-02565
D-COVR 07/29/2016 12:18 PM
Cnt=1 Stn=98 DANIEL CHANGAR
\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:

City of Hood River
211 2nd Street
Hood River, OR 97031

Until a change is requested, all tax statements shall be sent to:

No change

**Declaration of Deed Restrictions/Restrictive Covenant
(Consent to Annexation)**

DATE: July 22, 2016

PARTIES:

Integrity Building and Construction, LLC
P.O. Box 1904
Hood River, OR 97031

"Owner"

City of Hood River,
An Oregon municipal corporation
211 2nd Street
Hood River, OR 97031

"City"

SITE ADDRESS: 3970 Carr Dr.

PROPERTY DESCRIPTION: 3N 10E 34A TL#1902

"Property"

Lot 3, Sunburst Valley Subdivision in the County of Hood River and State of Oregon, according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008.

RECITALS

1. Owner owns real property located within the Urban Growth Area of the City of Hood River. The property is more particularly described above.

2. The City and Hood River County have entered into an intergovernmental Agreement to provide that urban development may occur and the City may provide urban services in the Urban Growth Area before annexation to the City. The City provides water and sewer service in the Urban Growth Area.

3. Owner is requesting that sewer service be provided to Owner's Property.

4. Pursuant to the City's Comprehensive Plan and HRMC Chapter 12.03, Owner may apply for connection to City's sewer, stormwater, and/or water system if Owner provides prior written consent to the annexation of Owner's Property. This Consent to Annexation is made in connection with or anticipation of Owner's written request, constitutes Owner's prior written consent, and is not effective until Owner requests connection or connects, whichever is sooner.

5. Pursuant to Resolutions 2005-12 and 2008-18, for all annexations of property as a result of receiving City water, wastewater, and/or storm water service, the Owner is required to compensate the City for the costs associated with annexation and withdrawal of the property from Ice Fountain Water District, West Side Rural Fire Protection District, and/or Farmers Irrigation District. Owner agrees that any unpaid

costs may become a lien against the Property.

In consideration of the City's provision of sewer service to Owner's Property and the mutual benefits and covenants contained herein, Owner agrees, on Owner's behalf and on behalf of Owner's successors in interest:

a. That Owner irrevocably consents to and petitions for the annexation of the above-described Property to the City at the present time or at any time in the future; and agrees to waive the requirement that the City present an annexation plan to Owner with respect to any present or future annexation of the Property.

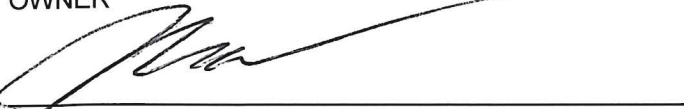
b. That Owner separately and expressly waives the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.

c. That Owner will compensate the City for the costs associated with the annexation and withdrawal of the Property from the Ice Fountain Water District, West Side Rural Fire Protection District and/or Farmers Irrigation District (whichever are applicable) pursuant to City Council Resolutions 2005-12 and 2008-18 and any amendments thereto, and that any unpaid costs may become a lien against the Property. If at the time of annexation, Owner is the undersigned and resides on the Property, Owner's consent to annexation as an owner is also deemed to constitute Owner's consent as an elector residing on the Property.

d. That the provisions of this Covenant run with the land and bind the undersigned and all successors in interest to the Property described herein.

e. In the event that suit or action is instituted to enforce the terms of this Covenant, the prevailing party shall be entitled to recover reasonable attorney fees and all other fees, costs and expenses incurred in connection with the suit or action, including any appeals, in addition to all other amounts allowed by law.

OWNER



Signature

Print: Michael Ketler

STATE OF OREGON

County of Hood River

The foregoing instrument was acknowledged before me this 26th day of July 2016 by Michael J. Ketler, Owner of Integrity Building and Construction, LLC.



Notary Public - State of Oregon

My commission expires: March 22, 2020



3N 10E 34A #1902

HOOD RIVER COUNTY, OR 2016-02566
D-COVR
07/29/2016 12:18 PM
Cnt=1 Stn=98 DANIEL CHANGAR
\$10.00 \$11.00 \$20.00 \$10.00 \$15.00 \$66.00



I certify that this instrument was received and recorded in the records of said county.
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

After recording return to:

City of Hood River
211 2nd Street
Hood River, OR 97031

Until a change is requested, all tax statements shall be sent to:

No change

**Declaration of Deed Restrictions/Restrictive Covenant
(Consent to Annexation)**

DATE: July 22, 2016

PARTIES:

Integrity Building and Construction, LLC
P.O. Box 1904
Hood River, OR 97031

"Owner"

City of Hood River,
An Oregon municipal corporation
211 2nd Street
Hood River, OR 97031

"City"

SITE ADDRESS: 3980 Carr Dr.

PROPERTY DESCRIPTION: 3N 10E 34A TL#1902

"Property"

Lot 2, Sunburst Valley Subdivision in the County of Hood River and State of Oregon, according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008.

RECITALS

1. Owner owns real property located within the Urban Growth Area of the City of Hood River. The property is more particularly described above.
2. The City and Hood River County have entered into an intergovernmental Agreement to provide that urban development may occur and the City may provide urban services in the Urban Growth Area before annexation to the City. The City provides water and sewer service in the Urban Growth Area.
3. Owner is requesting that sewer service be provided to Owner's Property.
4. Pursuant to the City's Comprehensive Plan and HRMC Chapter 12.03, Owner may apply for connection to City's sewer, stormwater, and/or water system if Owner provides prior written consent to the annexation of Owner's Property. This Consent to Annexation is made in connection with or anticipation of Owner's written request, constitutes Owner's prior written consent, and is not effective until Owner requests connection or connects, whichever is sooner.
5. Pursuant to Resolutions 2005-12 and 2008-18, for all annexations of property as a result of receiving City water, wastewater, and/or storm water service, the Owner is required to compensate the City for the costs associated with annexation and withdrawal of the property from Ice Fountain Water District, West Side Rural Fire Protection District, and/or Farmers Irrigation District. Owner agrees that any unpaid

costs may become a lien against the Property.

In consideration of the City's provision of sewer service to Owner's Property and the mutual benefits and covenants contained herein, Owner agrees, on Owner's behalf and on behalf of Owner's successors in interest:

a. That Owner irrevocably consents to and petitions for the annexation of the above-described Property to the City at the present time or at any time in the future; and agrees to waive the requirement that the City present an annexation plan to Owner with respect to any present or future annexation of the Property.

b. That Owner separately and expressly waives the one-year period provided in ORS 222.173, thereby allowing annexation at any time in the future.

c. That Owner will compensate the City for the costs associated with the annexation and withdrawal of the Property from the Ice Fountain Water District, West Side Rural Fire Protection District and/or Farmers Irrigation District (whichever are applicable) pursuant to City Council Resolutions 2005-12 and 2008-18 and any amendments thereto, and that any unpaid costs may become a lien against the Property. If at the time of annexation, Owner is the undersigned and resides on the Property, Owner's consent to annexation as an owner is also deemed to constitute Owner's consent as an elector residing on the Property.

d. That the provisions of this Covenant run with the land and bind the undersigned and all successors in interest to the Property described herein.

e. In the event that suit or action is instituted to enforce the terms of this Covenant, the prevailing party shall be entitled to recover reasonable attorney fees and all other fees, costs and expenses incurred in connection with the suit or action, including any appeals, in addition to all other amounts allowed by law.


OWNER

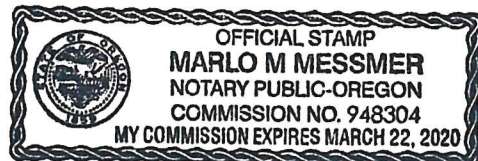

Signature

Print: Michael Kettler

STATE OF OREGON
County of Hood River

The foregoing instrument was acknowledged before me this 26th day of July 2016 by Michael J. Kettler, Owner of Integrity Building and Construction, LLC.


Notary Public - State of Oregon
My commission expires: March 22, 2020



Attachment E - Traffic Assessment Letter

TRAFFIC ASSESSMENT LETTER

Carr Drive Subdivision

ATTACHMENT "A.1" E FILE NO. 2022-09

(See ATTACHMENT "A.2" D
below for entire document)

Prepared by:



PO Box 308
900 West Steuben
Bingen, WA 98605

Phone: (509) 493-3886
Fax: (509) 493-3885

www.belldesigncompany.com
11/29/2021

Attachment F - Annexation Parcel Deeds

**ATTACHMENT "A.1" F
FILE NO. 2022-09**



THIS SPACE RESERVED FOR RECORDER'S USE

Estate of Florence Akiyama, deceased

c/o Donald Hull

Hood River, OR 97031

Grantor's Name and Address

K2-Page LLC, an Oregon limited liability company

1700 Jeanette Rd

Hood River, OR 97031

Grantee's Name and Address

After recording return to:

K2-Page LLC, an Oregon limited liability company

1700 Jeanette Rd

Hood River, OR 97031

Until a change is requested all tax statements

shall be sent to the following address:

K2-Page LLC, an Oregon limited liability company

1700 Jeanette Rd

Hood River, OR 97031

File No. 492094AM

HOOD RIVER COUNTY, OR **2021-04516**

D-BS

Stn=5 JACIM

09/30/2021 02:04:01 PM

\$15.00 \$11.00 \$10.00 \$64.00 \$25.00

\$125.00

I certify that this instrument was received and recorded
in the records of said county.

Brian D. Beebe, Director of Records and
Assessment and Ex-Officio Recorder.

AMERITITLE 492094AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Audrey Bartorelli and Thelma L. Austin the duly appointed, qualified and acting co-personal

Representatives of the Estate of Florence Akiyama, deceased, Probate Case No. 21PB02582, filed in Hood River County,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

K2-Page LLC, an Oregon limited liability company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Hood River**, State of Oregon, described as follows, to wit:

The East half of the South half of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3N-10E-34AC-4400 5377

The true consideration for this conveyance is **\$735,000.00.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 14 day of September, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Florence Akiyama, deceased

Audrey Bartorelli

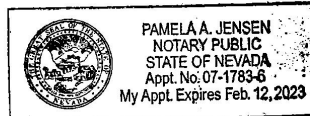
BY: Audrey Bartorelli, Co-Personal Representative for
the Estate of Florence Akiyama, Deceased.

STATE of NEVADA, County of Elko) ss.

This instrument was acknowledged before me on September 14, 2021
by Audrey Bartorelli, Co-Personal Representative for the Estate of Florence Akiyama.

Pamela A. Jensen
Notary Public for NEVADA

My commission expires Feb 12, 2023



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 14 day of September, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Florence Akiyama, deceased

Thelma L. Austin

BY: Thelma L. Austin, Co-Personal Representative for
the Estate of Florence Akiyama, Deceased.

STATE of NEVADA, County of Washoe) ss.

This instrument was acknowledged before me on September 14, 2021
by Thelma L. Austin, Co-Personal Representative for the Estate of Florence Akiyama.

Karon Nelson
Notary Public for NEVADA
My commission expires 1-14-2025





THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Anthony Haun and James Franz Haun Sr.

PO BOX 142

Hood River, OR 97031

Until a change is requested all tax statements shall be sent to the following address:

David Anthony Haun and James Franz Haun Sr.

PO BOX 142

Hood River, OR 97031

File No. 78138AM

HOOD RIVER COUNTY, OR **2016-02924**

D-WD

08/29/2016 03:04:00 PM

Str=0 SAMANTHAD

\$10.00 \$11.00 \$10.00 \$20.00 \$15.00

\$66.00

I certify that this instrument was received and recorded in the records of said county.

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

STATUTORY WARRANTY DEED

Integrity Building and Construction LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

David Anthony Haun and James Franz Haun Sr. , as Tenants in Common,

Grantee(s), the following described real property in the County of Hood River and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5, Sunburst Valley Subdivision, in the County of Hood River and State of Oregon, according to the official plat thereof, recorded June 16, 2016, as Instrument No. 201602008.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3N-10E-34AC-4304

The true and actual consideration for this conveyance is **\$432,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of August, 2016

Integrity Building and Construction LLC

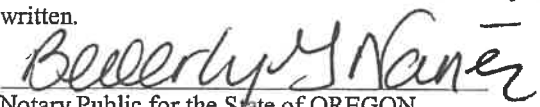
BY:


Michael J. Ketler, Member

State of OREGON} ss
County of HOOD RIVER}

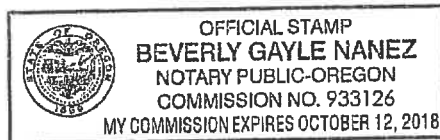
On this 25th day of AUGUST, 2016, before me, THE UNDERSIGNED a Notary Public in and for said state, personally appeared Michael J. Ketler known or identified to me to be the Managing Member in the Limited Liability Company known as Integrity Building and Construction, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of OREGON

Residing at: OREGON

Commission Expires: 10-12-18



Columbia Gorge Title 19-0065

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Ryan Sharkey and Sarah Sharkey
3960 Carr Drive
Hood River, OR 97031

Grantor Address:

James F. Haun and Lynette A Z Haun
769 Cedar Street
Whitefish, MT 59937

HOOD RIVER COUNTY, OR **2019-01008**
D-WD
Stn=21 OSCARG **04/16/2019 02:09:00 PM**
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00 **\$120.00**

I certify that this instrument was received and recorded in the records of said county.

Brian D. Beebe, Director of Records and
Assessment and Ex-Officio Recorder.

WARRANTY DEED

Parcel Map and Tax No.; 3N10E34AC04303 - 20134

The true consideration for this conveyance is **\$540,000.00**. (Here comply with requirements of ORS 93.030)

James F. Haun and Lynette A Z Haun, Grantor, hereby grant, bargain, sell, warrant and conveys to Ryan Sharkey and Sarah Sharkey, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, SUNBURST VALLEY SUBDIVISION in the County of Hood River and State of Oregon, according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any.

Dated this 12 day of April, 2019

[Signature]
James F Haun

[Signature]
Lynette A Z Haun

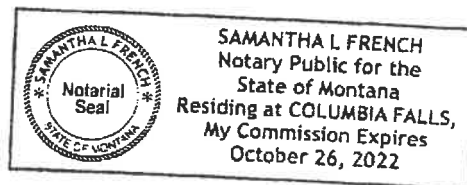
STATE OF Montana }
COUNTY OF Flathead } SS:

I certify that I know or have satisfactory evidence that **James F. Haun and Lynette A Z Haun**

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: April 12th, 2019 [Signature]

Notary Public in and for the State of Montana
Commission Expires Oct 26th 2022



Columbia Gorge Title 16 - 2016

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Nathan C. Armerding and Kristin R. Armerding
4018 E. 23rd Ave.
Spokane, WA 99223

Grantor Address:
Integrity Building and Construction, LLC
PO Box 1904
Hood River, OR 97031

HOOD RIVER COUNTY, OR **2017-01018**
D-WD
Str=0 JENNAC **03/31/2017 04:49:00 PM**
\$10.00 \$11.00 \$10.00 \$20.00 \$20.00 **\$71.00**

I certify that this instrument was received and recorded in the records of said county.

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

WARRANTY DEED

Parcel Map and Tax No.: 3N10E34AC04301 - 20132

The true consideration for this conveyance is **\$537,975.70**. (Here comply with requirements of ORS 93.030)

Integrity Building and Construction, LLC, an Oregon corporation, Grantor, hereby grant, bargain, sell, warrant and conveys to Nathan C. Armerding and Kristin R. Armerding, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

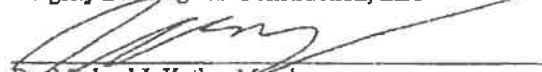
Lot 2, SUNBURST VALLEY SUBDIVISION in the County of Hood River and State of Oregon, according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any.

Dated this 29 day of March, 2017

Integrity Building and Construction, LLC


By: Michael J. Ketler, Member

STATE OF Oregon
COUNTY OF Clatsop SS:

I certify that I know or have satisfactory evidence that Michael J. Ketler, Member of Integrity Building and Construction, LLC an Oregon Limited Liability Company

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 3/29/17 

Notary Public in and for the State of Oregon
Commission Expires April 29, 2019



Columbia Gorge Title 21-0440

After recording return to Grantee and until
A change is requested all tax statements shall be
Sent to the Grantee at the following address:

Katherine Hollatz
3970 Carr Drive
Hood River OR 97031

GRANTOR:
Forrest Bennett Rae
Katherin Hollatz
3970 Carr Drive
Hood River OR 97031

HOOD RIVER COUNTY, OR	2021-04589
D-WD	
Str=5 JACIM	10/06/2021 01:12:01 PM
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00	\$120.00
I certify that this instrument was received and recorded in the records of said county.	
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.	

Warranty Deed

Parcel Map and Tax No: 3N10E34AC 04302 – 20133

The true consideration for this conveyance is **\$Zero – vesting change**, (Here comply with requirements of ORS 93.030)

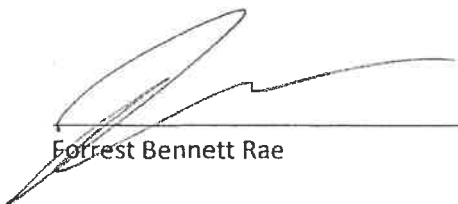
Forrest Bennett Rae and Katherine Hollatz, also known as Katherine Suzanne Pearce, who acquired title as Katherine S. Rae, Grantor hereby grant, bargain, sell, warranty and conveys to Richard Paul Hollatz and Katherine Suzanne Hollatz, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

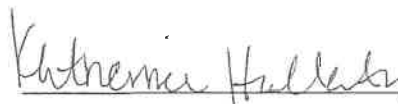
Lot 3, SUNBURST VALLEY SUBDIVISION, in the County of Hood River and State of Oregon,
according to the official Plat thereof, filed June 16, 2016 as Instrument No. 20162008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon laws 2009, and Sections 2 to 7, Chapter 8, Oregon laws 2010. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any.

Dated this 1st day of October, 2021.

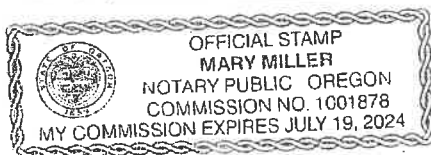

Forrest Bennett Rae



Katherine Hollatz, formerly known as
Katherine Suzanne Pearce and
Katherine S. Rae

State of Oregon }
County of Hood River } SS:

I certify that I know or have satisfactory evidence that Forrest Bennett Rae is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/1/2021

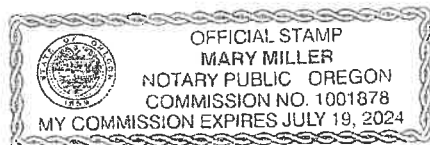


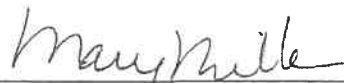

Notary public in and for the State of OREGON
Commission Expires: 7.19.2024

State of Oregon }
County of Hood River } SS:

I certify that I know or have satisfactory evidence that Katherine Hollatz is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/1/2021




Notary public in and for the State of OREGON
Commission Expires: 7.19.2021

Columbia Gorge Title 21-0487

After recording return to Grantee and until
A change is requested all tax statements shall be
Sent to the Grantee at the following address:

Nicholas Stuart
Emma-Rose Stuart
3990 Carr Drive
Hood River OR 97031

GRANTOR:
Kenneth W. Hegewald
Ashley L. Hegewald
3644 NE Pioneer St
Camas WA 98607

HOOD RIVER COUNTY, OR	2021-05200
D-WD	
Str=5 JACIM	11/19/2021 09:45:02 AM
\$10.00 \$11.00 \$10.00 \$64.00 \$25.00	\$120.00
I certify that this instrument was received and recorded in the records of said county.	
Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.	

Warranty Deed

Parcel Map and Tax No: 3N10E34AC 04300 - 10501

The true consideration for this conveyance is **\$879,000.00** (Here comply with requirements of ORS 93.030)


Kenneth W. Hegewald and Ashley L. Hegewald, as tenants by the entirety, Grantor hereby grant, bargain, sell, warranty and conveys to **Nicholas Stuart and Emma-Rose Stuart, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1, Sunburst Valley Subdivision, in the County of Hood River and State of Oregon, according to the official plat thereof, recorded June 16, 2016, as Instrument No. 201602008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon laws 2009, and Sections 2 to 7, Chapter 8, Oregon laws 2010. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any.

Dated this 13 day of November, 2021.

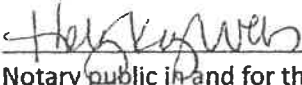

Kenneth W. Hegewald

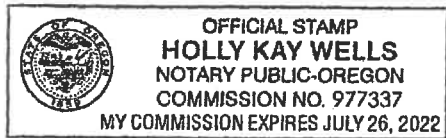

Ashley L. Hegewald

State of Oregon }
County of Hood River } SS:

I certify that I know or have satisfactory evidence that Kenneth W. Hegewald and Ashley L. Hegewald,
are the persons who appeared before me, and said persons acknowledged that they signed this
instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: November 13, 2021


Notary public in and for the State of OREGON
Commission Expires: July 26, 2022



Attachment G - Annexation Area Legal Description

**ATTACHMENT "A.1" G
FILE NO. 2022-09**

Legal Description for Annexation

A tract of land in Section 34, Township 3 North, Range 10 East of the Willamette Meridian, Hood River County, Oregon;

A portion of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34, laying 25 feet (25.00') East of the centerline of variable width Frankton Road, being more particularly described as follows:

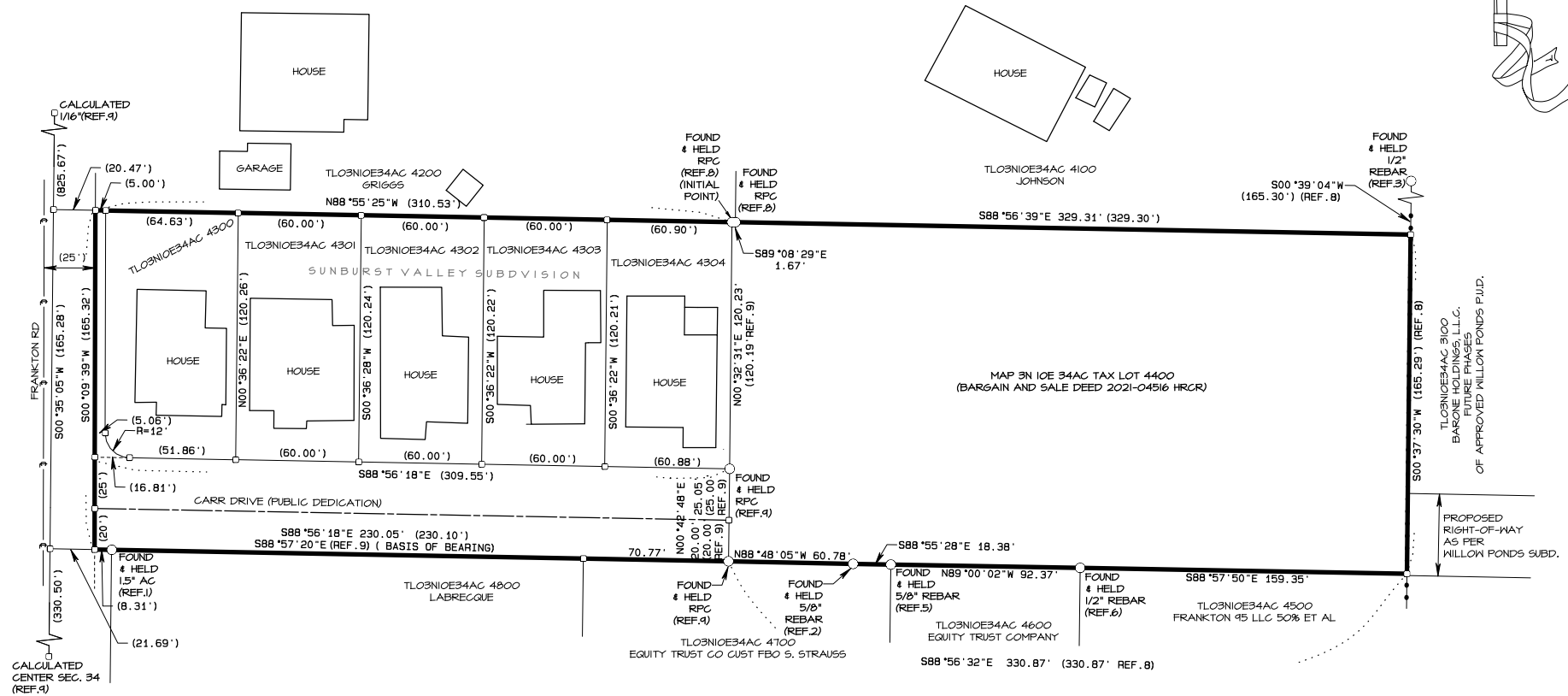
Beginning at the initial point, which is monumented by a red plastic cap set on a 5/8" dia. Rebar, said point being the most North and East corner of Sunburst Valley Subdivision, filed as CS# 2016 041, Hood River County Records;

Thence along the North line of said Sunburst Valley Subdivision North 88°55'25" West, a distance of 310.53 feet to the Northwest corner thereof;
thence along the West line of said Sunburst Valley Subdivision South 00°09'39" West, a distance of 165.32 feet to the Southwest corner thereof;
thence along the South line of said Sunburst Valley Subdivision and the South line of Carr Drive South 88°56'18" East, a distance of 309.18 feet to a Red Plastic Cap;
thence South 88°48'05" East, a distance of 60.78 feet to a 5/8" Rebar;
thence South 88°55'28" East, a distance of 18.38 feet to a 5/8" Rebar;
thence South 89°00'02" East, a distance of 92.37 feet to a Yellow Plastic Cap;
thence South 88°57'50" East, a distance of 159.35 feet to a point;
thence North 00°37'30" East, a distance of 165.29 feet to a point;
thence North 88°56'39" West, a distance of 329.31 feet to a Red Plastic Cap;
thence North 89°08'29" West, a distance of 1.67 feet to the initial point.

Containing 2.43 Acres, more or less.

ANNEXATION LEGAL DESCRIPTION EXHIBIT

IN THE SOUTH 1/2 OF THE NORTH 1/2 OF
THE SW 1/4 OF THE NE 1/4
SEC. 34, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON



HORIZONTAL SCALE
1"=80'

LEGEND

- PROPOSED ANNEXATION
- CITY LIMITS OF HOOD RIVER

**Attachment H - Dedication of Existing Carr Drive
Legal Description**

**ATTACHMENT "A.1" H
FILE NO. 2022-09**

Legal Description of Dedication of Carr Road for Annexation

A tract of land in Section 34, Township 3 North, Range 10 East of the Willamette Meridian, Hood River County, Oregon;

A portion of the West $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34, laying 25 feet (25.00') East of the centerline of variable width Frankton Road, being more particularly described as follows:

Commencing at the initial point, which is monumented by a red plastic cap set on a 5/8" dia. Rebar, said point being the most North and East corner of Sunburst Valley Subdivision, filed as CS# 2016 041, Hood River County Records;

Thence along the North line of said Sunburst Valley Subdivision North 88°55'25" West, a distance of 310.53 feet to the Northwest corner thereof and the Point of Beginning;

thence along the West line of said Sunburst Valley Subdivision South 00°09'39" West, a distance of 165.32 feet to the Southwest corner thereof;

thence along the South line of said Sunburst Valley Subdivision and the South line of Carr Drive South 88°56'18" East, a distance of 309.18 feet to a Red Plastic Cap;

thence along the East line of said Sunburst Valley Subdivision North 00°42'48" East, a distance of 45.00 feet to a Red Plastic Cap;

thence along the North line of said Carr Drive North 88°56'18" West, a distance of 292.74 feet to the beginning of a curve tangent to said line; thence northwesterly a distance of 18.66 feet along the curve concave to the northeast, having a radius of 12.00 feet and a central angle of 89°05'14";

thence North 00°08'56" East tangent to said curve, a distance of 108.47 feet; thence North 88°55'25" West, a distance of 5.00 feet to the Point of Beginning.

Containing 0.33 Acres, more or less.

City of Hood River Subdivision Application

Submitted January 26th, 2022 for

K2-Page, LLC.

Surveyor: Austin Bell, PLS || Engineer: Devry Bell, PE

Bell Design Company
900 West Stueben Street
Bingen, Washington, 98605

ATTACHMENT "A.2"
FILE NO. 2022-09

File Number: 2022-09 SUB
Fee: \$4,104
Date Received: 2/14/2022

CITY OF HOOD RIVER SUBDIVISION APPLICATION

Submit the completed application form **with three (3) paper copies of all application materials including full- and reduced sized plans and written analysis, one electronic copy (original .pdf) and appropriate fees** to the City of Hood River Planning Department, 211 2nd St., Hood River, OR 97031. Additional paper copies may be required as determined by staff. If you have any questions, please contact the Planning Department at (541) 387-5210.

APPLICANT:

Name: _____

Address: _____
(physical) _____

(mailing) _____

(email) _____

Telephone: _____ Cell Phone: _____

Signature: _____

PARCEL OWNER: (if different than applicant)

Name: _____

Address: _____
(mailing) _____

Telephone: _____ Cell Phone: _____

Signature: _____

****Authorization of parcel owner required.***

PARCEL INFORMATION:

Township _____ Range _____ Section _____ Tax Lot(s) _____

Current Zoning: _____ Parcel Size: _____

Property Location (cross streets or address): _____

Project Name: _____

Number of Proposed Lots: _____

Neighborhood Meeting Requirement fulfilled? YES ☐ Date: _____

**If applying for a Planned Unit Development, a Conditional Use Permit is required -
please submit a Planned Development application.**



To: The City of Hood River
Planning Department

From: Austin R. Bell, PLS
Bell Design Company

Date: January 28th, 2022

Subject: Bronco Meadow Subdivision Application Written Analysis

See responses written in bold black to each section.

WRITTEN ANALYSIS REQUIRED: On a separate sheet of paper, please provide a detailed analysis demonstrating how your proposal addresses each of the applicable approved criteria. Preliminary plans accompanying the application shall demonstrate conformance with the Hood River Municipal Code (HRMC) including providing the following information. *Incomplete applications will not be processed.*

HRMC 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).

This application is for a 5 lot Subdivision in R1 Single Family Zoning.

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:**

a. Name of subdivision (not required for partitions). This name must not duplicate the name of another subdivision in the county in which it is located (please check with County surveyor);

The Subdivision name is Bronco Meadow Subdivision. See attachment A - Preliminary Plat Map.

b. Date, north arrow, and scale of drawing. Drawings shall be at a scale of 1:20 unless otherwise authorized by the City Engineer;

Attachment A - Preliminary Plat 1"=30' and 1"=40' for clarity. Attachment B – Fig. 2&3 are 1"=30' to larger area. Attachment B – Fig. 4, 5 and 6 are 1"=20'.

c. Location of the development sufficient to define its location in the City, boundaries, and a legal description of the site;

The proposed plat is located on Carr Drive which is currently in the County of Hood River. Tax Map and Lot 03N31E34AC 4400, located in the SW See Attachment A - Preliminary Plat Map.

d. Names, addresses, and telephone numbers of the owners, designer, and engineer or surveyor, if any, and the date of the survey;

K2-Page LLC

1700 Jeanette Road, Hood River, Oregon 97031

Contact:

CJ Page

cjandjessie@hotmail.com

541-400-6580

e. Identification of the drawing as a “preliminary plat”. **See Attachment A - Preliminary Plat Map.**

2. Site analysis:

a. Streets: Location, name, present width of all streets, alleys, rights-of-way, sidewalks, and pedestrian and multi-use pathways on and abutting the site;

The Development will extend Carr Drive to the east 330'. See Attachment A - Preliminary Plat Map & Attachment B – Fig. 3.

b. Easements: Width, location, and purpose of all existing easements of record on and abutting the site;

Carr Drive will be dedicated to the City. There will be a storm water management easement, PUE, temporary emergency/fire turn around and a pedestrian access easement provided for on the plat. See attachment A - Preliminary Plat Map & Attachment B – Fig. 3-6.

c. Utilities: Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest ones;

Both private and public utilities will be extended from the west. Sunburst Valley Subdivision provided adequate utilizes for extension. Attachment B – Fig 5.

d. Ground elevations shown by contour lines at five (5) foot vertical intervals for ground slopes exceeding ten percent (10%) and at two (2) foot intervals for ground slopes of less than ten percent (10%). Such ground elevations shall be related to some established bench mark or other datum approved by the County Surveyor. This requirement may be waived for partitions when grades, on average, are less than one percent (1%). When contours are not shown, a reasonable number of spot elevations, as determined by the City Engineer, may be required;

Existing contours were field surveyed for Attachment B – Fig. 2 and proposed grades are shown on Fig 4.

e. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);

See attachment B – Fig 2, Bench Mark Table for local control that is based on the Hood River Elevation standards, Oregon North International Feet – “Ponder 2” Bench Mark.

f. Potential natural hazard areas, including any flood plains, areas subject to high water table, landslide areas, and areas having a high erosion potential;

Not Applicable.

g. Sensitive lands, including wetland areas, streams, wildlife habitat, significant trees and shrubs (Section 16.12.030), and other areas identified by the City or natural resource regulatory agencies as requiring protection;

Jurisdictional wetlands are shown as per recoded plats and adjacent owner information, there are no wetlands on the subject parcel as per National Wetlands inventory or City maps. See Attachment B Fig. 2.

h. Site features, including existing structures, pavement, and drainage ways, canals, and ditches;
See the existing conditions map in Attachment B – Fig. 2.

i. Designated historic and cultural resources on the site and adjacent parcels or lots;

Not Applicable

j. The location, size, and species of trees having a caliper (diameter) of four (4) inches or greater at four (4) feet above grade;

Attachment B – Fig. 4.

k. Other information, as deemed appropriate by the Planning Director. The City may require studies or exhibits prepared by qualified professionals to address specific site features, code requirements, and/or state and federal requirements.

This is an infill subdivision adjacent to the Sunburst Valley Subdivision (Hood River County) and approved Willow Ponds PUD Phases 4 & 5 (City of Hood River). The project will extend Carr Drive for connectivity to Willow Ponds Subdivision. The project will be annexed congruently with the Subdivision application.

3. Proposed improvements:

a. Public and private streets, tracts, driveways, open space and park land; location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts which are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;

This subdivision will improve a public Street (Carr Road) as shown on Attachment B – Fig. 3.

b. Location, width, and purpose of all easements;

See Attachment A Preliminary Plat and Attachment B – Fig 3.

c. Lots and private tracts (e.g., private open space, common area, or street): approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all lots and tracts;

There are 5 Single Family Lots proposed for this Subdivision. Not tracts are proposed. See Attachment A - Preliminary Plat and Attachment B – Fig 3

d. Proposed uses of the property, including all areas proposed to be dedicated to the public or reserved as open space for the purpose of surface water management, recreation, or other use;

The subdivision is a 5 Lot development, no open spaces or common areas are proposed. There will be a storm water management easement and a pedestrian access easement along the east boundary as shown on Attachment A Preliminary Plat and Attachment B – Fig. 2-6.

e. Proposed improvements, as required by Chapter 16.12, and timing of improvements (e.g., in the case of streets, sidewalks, street trees, utilities, etc.);

Carr Road will be extended as per City standards with Sidewalks, street trees utilities and a temporary turn around. See Attachment B – Fig 2-6.

f. The proposed source of domestic water;

Ice Fountain Water District is the service provider for domestic water for this parcel. See attached comments. See Attachment B – Fig. 5 & Attachment I

g. The proposed method of sewage disposal;

City of Hood River will be the sewer provider. See Attachment B – Fig. 5

h. Method of surface water drainage and treatment if required;

An infiltration storm water management system will be utilized. See Attachment B – Fig. 6.

i. The approximate location and identity of other utilities, including the locations of street lighting fixtures;

A 10' public and private utility easement will be adjacent to the dedicated Car Road right of way, which will provide area for power, phone, gas and irrigation. There will be a street light along the north side of Carr Road. See Attachment B – Fig. 5.

j. Proposed railroad crossing or modifications to an existing crossing, if any, and evidence of contact with Oregon Department of Transportation (ODOT) related to proposed railroad crossing(s);

Not Applicable.

k. Changes to streams or other water courses. Provision or closure of public access to these areas shall be shown on the preliminary plat, as applicable;

There are a number of manmade drainages that cross this parcel, no streams are on or adjacent. See Attachment B – Fig. 2.

l. Identification of the base flood elevation for development in areas prone to inundation. Evidence in writing of contact with the Federal Emergency Management Agency (FEMA) to initiate a flood plain map amendment shall be required when development is proposed to modify a designated 100-year flood plain;

Not Applicable.

m. Evidence of contact with Oregon Department of Transportation (ODOT) for any development requiring access to a highway under the State's jurisdiction;

Not Applicable.

n. Evidence in writing of contact with the applicable natural resource regulatory agency(ies) for any development within or minimum of 200 feet adjacent to jurisdictional wetlands or other regulated water resources;

See Attachment I: Wetland Notice response from City of Hood River

o. Street trees plan;

As per City ordinance. See Attachment B – Fig. 3.

p. Future street plan in accordance with Section 16.12.020(K).

A temporary emergency/fire turn round will be provided between proposed Lots 4 and 5. At the time Carr Drive has connectivity to the approved Willow Ponds road system the temporary turn around will be vacated. See Attachment A – Preliminary Plat and Attachment B – Fig. 3

C. General Approval Criteria. The City may approve, approve with conditions, or deny a preliminary plat based on the following 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; i. Corner lots shall have a minimum of thirty (30) feet of frontage on public dedicated roads;

This plat will provide vehicular access by extending Carr Drive as a Neighborhood Connector Street. There are 25' wide driveways will be spaced at 60' on center. Attachment B – Fig. 3 & Attachment G – Traffic Assessment Letter.

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

Bronco Meadow Subdivision

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;

The proposed improvements of Carr Drive will be as per the Neighborhood Connector Street section. See the Attachment A Preliminary Plat and Attachment B – Fig. 3.

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);

Carr Drive will be extended east and has taken into consideration the location and grade of the approved Willow Ponds Subdivision Phase 4 & 5 road connectivity. A pedestrian access easement will be provided along the east side of the development in order to allow for connectivity to the north as Frankton Road is 660 feet the west. See Attachment A – Preliminary Plat and Attachment B – Fig. 3.

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

No private common areas are proposed. A storm water management easement for Carr Drive will be placed on proposed Lot 5. See Attachment A – Preliminary Plat and Attachment B – Fig. 3.

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). ”.

There is adequate water in the adjacent Sunburst Valley Subdivision provided by Ice Fountain Water District. Carr Drive will extend both water, street and sidewalk access. The development will meet all City requirements for fire, access and pedestrian access. See Attachment B – Fig. 3-6.

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;

It is proposed to construct adequate storm managment systems on each parcel with access to both public and private utilities. See Attachment B – Fi. 3-6.

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;

Private storm water management systems will be provided for each lot and a storm water management system will be provided for Carr Drive See Attachment B – Fig. 6.

9. Underground utilities are provided;

See Attachment B – Fig. 4-6.

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.

There are no FEMA flood zones near the subject parcel.

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.

Not Applicable.

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;

A Future Re-Division plan is not required as this subdivision is proposing maximum density for this zone.

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. See sheet

See Attachment B – Fig. 4 for a street connectivity map.

ARTICLES OF ORGANIZATION



Corporation Division
www.filinginoregon.com

E-FILED
Sep 07, 2021
OREGON SECRETARY OF STATE

REGISTRY NUMBER

186689098

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

K2-PAGE LLC

2. MAILING ADDRESS

1700 JEANETTE RD
HOOD RIVER OR 97031 USA

3. PRINCIPAL PLACE OF BUSINESS

1700 JEANETTE RD
HOOD RIVER OR 97031 USA

4. NAME & ADDRESS OF REGISTERED AGENT

RONALD E KURAHARA

11 3RD ST STE 101
HOOD RIVER OR 97031 USA

5. ORGANIZERS

FRANCES SEVERE

2804 GATEWAY OAKS DR STE 100
SACRAMENTO CA 95833 USA

6. INDIVIDUALS WITH DIRECT KNOWLEDGE

RONALD E KURAHARA

11 3RD ST STE 101
HOOD RIVER OR 97031 USA

7. INITIAL MEMBERS/MANAGERS**MEMBER**

CYNTHIA KURAHARA

1700 JEANETTE RD
HOOD RIVER OR 97031 USA



MEMBER

JESSICA PAGE

919 ELAN DR
HOOD RIVER OR 97031 USA

MEMBER

CALVIN PAGE

919 ELAN DR
HOOD RIVER OR 97031 USA

MEMBER

JON KURAHARA

4135 N SAGE CREEK CIR
MESA AZ 85207 USA

8. DURATION

PERPETUAL

9. MANAGEMENT

This Limited Liability Company will be member-managed by one or more members

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

FRANCES SEVERE

TITLE

ORGANIZER

DATE SIGNED

09-07-2021

**Statement and Resignation by Written Consent of the Organizer of
K2-Page LLC**

The undersigned, being the sole organizer of K2-Page LLC (the "LLC"), a limited liability company filed in the state of OR, adopts the following resolutions by written consent without a meeting, which shall be effective immediately upon the existence of the LLC.

1 Cynthia Kurahara

RESOLVED, that this Written Consent shall be filed in the LLC's minute book by the members.

RESOLVED, that the undersigned resigns as organizer of the LLC and relinquishes any and all control of, authority over, or involvement with the LLC—real or perceived—to the initial member/s of the LLC, effective immediately upon the existence of the LLC.

Signed and executed by the organizer on 9/7/2021.



Frances Severe, Organizer

**Statement and Resignation by Written Consent of the Organizer of
K2-Page LLC**

The undersigned, being the sole organizer of K2-Page LLC (the "LLC"), a limited liability company filed in the state of OR, adopts the following resolutions by written consent without a meeting, which shall be effective immediately upon the existence of the LLC.

1 Cynthia Kurahara

RESOLVED, that this Written Consent shall be filed in the LLC's minute book by the members.

RESOLVED, that the undersigned resigns as organizer of the LLC and relinquishes any and all control of, authority over, or involvement with the LLC—real or perceived—to the initial member/s of the LLC, effective immediately upon the existence of the LLC.

Signed and executed by the organizer on 9/7/2021.



Frances Severe, Organizer



EIN Assistant

Your Progress: 1 Identity 2 Authenticate 3 Addresses 4 Details 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **87-2638690**

Legal Name: **K2-PAGE LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

Continue >>

Help Topics

[Can the EIN be used before the confirmation letter is received?](#)

Attachments:

Attachment A – Preliminary Plat Map

Attachment B – Preliminary Plan Set

Attachment C – Neighborhood Meeting Packet

Attachment D – Traffic Assessment Letter

Attachment E – Farmer's Irrigation District Comments

Attachment F – Ice Fountain Water District Comments

Attachment G – Title Report

Attachment H – Legal Description for Development Parcel

Attachment I - Wetland Notice response from City of Hood River

Attachment A - Preliminary Plat Map

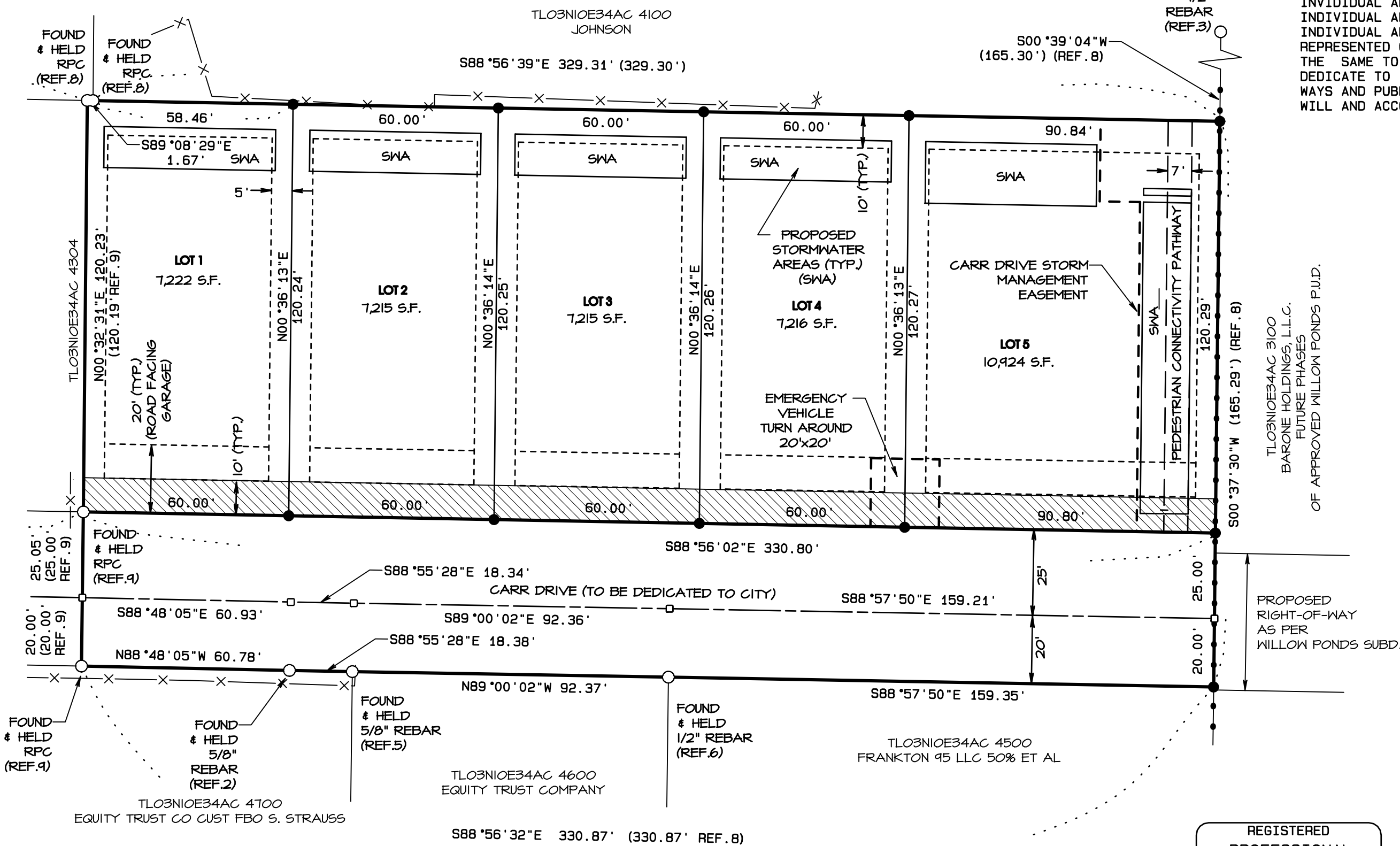
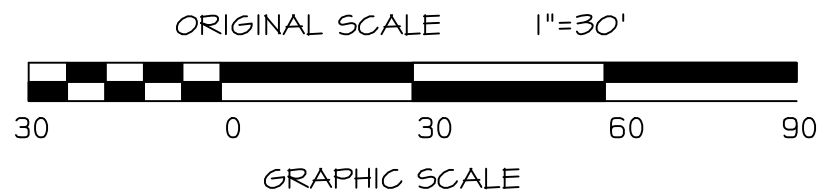
PLAT OF
BRONCO MEADOW SUBDIVISION

'THE EAST 1/2 OF THE SOUTH 1/2 OF THE
NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4'
SEC. 34, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

PAGE 1 OF 2

LEGAL DESCRIPTION

MAP 3N 10E 34AC TAX LOT 4400
(BARGAIN AND SALE DEED 2021-04516 HRCR)



LEGEND

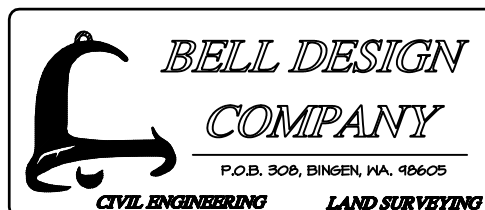
- SURVEY MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- SET RPC (RED PLASTIC CAP) ON 5/8" REBAR L5 OR T1685
- BUILDING SETBACKS
- CENTERLINE CARR RIGHT-OF-WAY
- X-X- EXISTING FENCELINE
- CITY LIMITS OF HOOD RIVER

- EXISTING PUBLIC/PRIVATE UTILITY EASEMENT
- PROPOSED PUBLIC/PRIVATE UTILITY EASEMENT

- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP
- () PLAT OR DEED CALL

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
JULY 08, 2008
AUSTIN R. BELL
77685LS
EXPIRATION DATE: 12/31/2021

MAP 3N 10E 34AC LOT 4400



DATE	DESCRIPTION	BY
01/22	DRAFT	JMR
01/22	CHECK	ARB

PRELIMINARY PLAT
FOR K2-PAGE LLC
HOOD RIVER, OREGON

SHEET: 1 OF 2
PROJECT: 21B302
DATE: Feb 2022

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2021\B302\Preliminary Plat\21B302 - PRELIM PLAT.pro

SURVEYOR'S CERTIFICATE

I, AUSTIN R. BELL, REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSED AND SAY THAT I HAVE VERIFIED THE EXISTING FOUND EXTERIOR CONTROL MONUMENTS, DEPICTED IN THE FILED SURVEYS (REF. 1, 2, 3, 5, 8 7 9), BY SURVEY AS CORRECTLY REPRESENTING THE LAND ON THE PLAT INTITLED "BRONCO MEADOW SUBDIVISION", HOOD RIVER COUNTY, STATE OF OREGON AND THAT THE LOT CORNERS HAVE BEEN MARKED WITH LEGAL MONUMENTS AND THAT A FOUND RED PLASTIC CAP SET ON A 5/8" DIA. REBAR WAS HELD FOR THE INITIAL POINT OF SAID SURVEY, SAID POINT BEING THE MOST NORTH AND EAST CORNER OF SUNBURST VALLEY SUBDIVISION (REF. 8); THENCE SOUTH 00°32'31" WEST, A DISTANCE OF 120.23 FEET TO A RED PLASTIC CAP; THENCE SOUTH 00°42'48" WEST, A DISTANCE OF 45.05 FEET TO A RED PLASTIC CAP; THENCE SOUTH 88°48'05" EAST, A DISTANCE OF 60.78 FEET TO A 5/8" REBAR; THENCE SOUTH 88°55'28" EAST, A DISTANCE OF 18.38 FEET TO A 5/8" REBAR; THENCE SOUTH 89°00'02" EAST, A DISTANCE OF 92.37 FEET TO A YELLOW PLASTIC CAP; THENCE SOUTH 88°57'50" EAST, A DISTANCE OF 159.35 FEET TO A RED PLASTIC CAP; THENCE NORTH 00°37'30" EAST, A DISTANCE OF 165.29 FEET TO A RED PLASTIC CAP; THENCE NORTH 88°56'39" WEST, A DISTANCE OF 329.31 FEET TO A RED PLASTIC CAP; THENCE NORTH 89°08'29" WEST, A DISTANCE OF 1.67 FEET TO THE INITIAL POINT; CONTAINING 1.26 ACRES, MORE OR LESS, ALSO KNOWN AS THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF "BRONCO MEADOW SUBDIVISION" IN THE COUNTY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE & TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

AUSTIN R. BELL

77685LS

ATTACHMENT "A.2" A
FILE NO. 2022-09

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT, THAT K2-PAGE LLC, AN OREGON LIMITED LIABILITY COMPANY, CYNTHIA KURAHARA, A PRIVATE INDIVIDUAL AND OWNER, JON KURAHARA, A PRIVATE INDIVIDUAL AND OWNER, JESSICA PAGE, A PRIVATE INDIVIDUAL AND OWNER, AND CALVIN PAGE, A PRIVATE INDIVIDUAL AND OWNER ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, RIGHTS OF WAYS AND PUBLIC UTILITY EASEMENTS WITH OUR OWN FREE WILL AND ACCORDANCE TO OUR DESIRES.

CYNTHIA KURAHARA: AS A PRIVATE INDIVIDUAL AND OWNER OF K2-PAGE LLC
This instrument was acknowledged before me on this ___ day of ___, 2022, by CYNTHIA KURAHARA.

Notary Name Printed _____
Commission Number _____
Notary Public for the State of Oregon,
Hood River Co.
My commission expires _____

JON KURAHARA: AS A PRIVATE INDIVIDUAL AND OWNER OF K2-PAGE LLC
This instrument was acknowledged before me on this ___ day of ___, 2022, by JON KURAHARA

Notary Name Printed _____
Commission Number _____
Notary Public for the State of Oregon,
Hood River Co.
My commission expires _____

JESSICA PAGE: AS A PRIVATE INDIVIDUAL AND OWNER OF K2-PAGE LLC
This instrument was acknowledged before me on this ___ day of ___, 2022, by JESSICA PAGE.

Notary Name Printed _____
Commission Number _____
Notary Public for the State of Oregon,
Hood River Co.
My commission expires _____

CALVIN PAGE: AS A PRIVATE INDIVIDUAL AND OWNER OF K2-PAGE LLC
This instrument was acknowledged before me on this ___ day of ___, 2022, by CALVIN PAGE.

Notary Name Printed _____
Commission Number _____
Notary Public for the State of Oregon,
Hood River Co.
My commission expires _____

Hood River County
Surveyor's Office

Survey No: _____

Filed Date: _____

By: _____

BASIS OF BEARING
NAD83 (2011) (EPOCH 2010)
OREGON STATE PLANE,
NORTH ZONE, GRID
BEARINGS BY GPS
OBSERVATIONS.

RECORDING INFORMATION:
PLAT NUMBER:
INSTRUMENT RECEIVED ON THE ___ DAY
OF ___, 2022 AT ___ .M.

HOOD RIVER COUNTY CLERK

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

HOOD RIVER COUNTY SURVEYOR

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

CITY OF HOOD RIVER MAYOR

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

HOOD RIVER CITY PUBLIC WORKS / ENGINEER

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

ICE FOUNTAIN WATER DISTRICT

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

CITY OF HOOD RIVER PLANNING DIRECTOR

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

CHAIR, HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

HOOD RIVER COUNTY COMMISSION

THE PLAT OF BRONCO MEADOW SUBD.
WAS EXAMINED AND APPROVED BY ME
THIS ___ DAY OF ___, 2022.

HOOD RIVER COUNTY COMMISSION

PLAT OF
BRONCO MEADOW SUBDIVISION

'THE EAST 1/2 OF THE SOUTH 1/2 OF THE
NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4'
SEC. 34, T.3N., R.10E., W.M.
HOOD RIVER COUNTY, OREGON

PAGE 2 OF 2

EXCEPTIONS AS PER TITLE REPORT

1) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE-
GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED AUGUST 19, 1986
AS DOC. #861566

Hood River County
Surveyor's Office

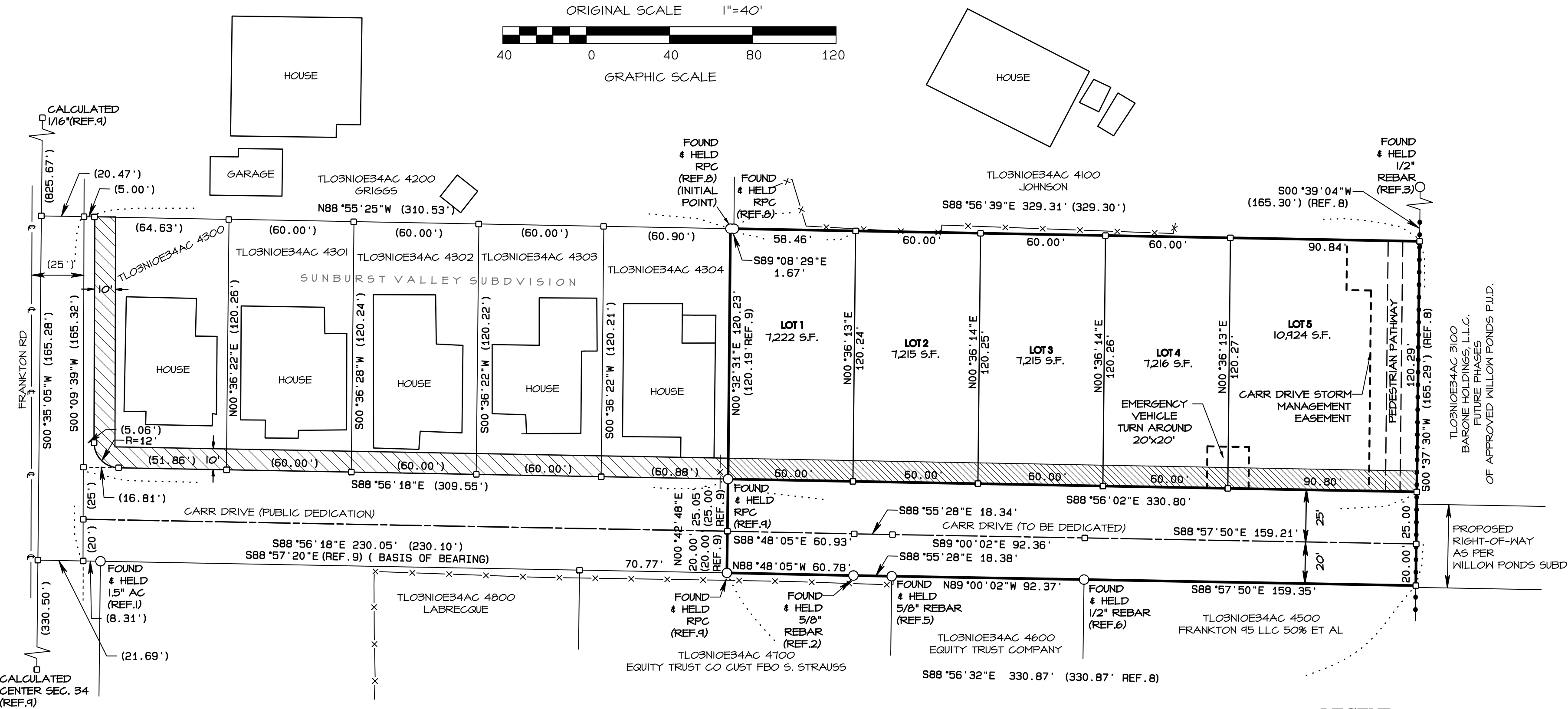
Survey No: _____

Filed Date: _____

By: _____

BASIS OF BEARING

NAD83 (2011) (EPOCH 2010)
OREGON STATE PLANE,
NORTH ZONE GRID
BEARINGS BY GPS
OBSERVATIONS.



REFERENCES

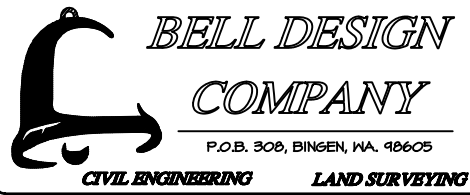
- 1) HOOD RIVER COUNTY SURVEY CS 1972039, BY NORMAN NEWTON, FOR DON NUNAMAKER, FILED JUNE 12, 1972
- 2) HOOD RIVER COUNTY SURVEY CS 1973004, BY RICHARD KING, FOR DON NUNAMAKER, FILED MARCH 27, 1973
- 3) HOOD RIVER COUNTY SURVEY CS 1983068, BY DANNY CRON, FOR RON KRIE6, FILED DEC. 16, 1983
- 4) HOOD RIVER COUNTY SURVEY CS 1985055, BY DANNY CRON, FOR CHARLES LUTZ, FILED AUG. 29, 1985
- 5) HOOD RIVER COUNTY SURVEY CS 1986036, BY KLEIN AND ASSOC., FOR H.C. YOUNKINS, FILED JUNE 30, 1986
- 6) PARTITION PLAT #122, CS 1991053, BY DANNY CRON, FOR BENJAMIN AND GRACE FOSTER, FILED AUG. 8, 1991
- 7) SURVEY OF A LOT LINE ADJUSTMENT, CS 1994087, BY DANNY CRON, FOR MARCUS BERGEN, FILED AUG. 22, 1994
- 8) HOOD RIVER COUNTY SURVEY CS 2015039, BY TERRA SURVEYING, FOR RICHARD AND KASI GRIGGS, FILED SEPT. 16, 2015
- 9) SUNBURST VALLEY SUBD. PLAT No. 20162008, CS 2016041, BY TERRA SURVEYING, FOR MICHAEL KETLER, FILED JUNE 30, 2016

LEGEND

- SURVEY MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- SET RPC (RED PLASTIC CAP) ON 5/8" REBAR L5 OR T1685
- BUILDING SETBACKS
- CENTERLINE CARR RIGHT-OF-WAY
- x-x- EXISTING FENCELINE
- CITY LIMITS OF HOOD RIVER
- EXISTING PUBLIC/PRIVATE UTILITY EASEMENT
- PROPOSED PUBLIC/PRIVATE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP
- () PLAT OR DEED CALL

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
JULY 08, 2008
AUSTIN R. BELL
77685LS
EXPIRATION DATE: 12/31/2021

MAP 3N 10E 34AC LOT 4400



DATE	DESCRIPTION	BY
01/22	DRAFT	JMR
01/22	CHECK	ARB

PRELIMINARY PLAT
FOR K2-PAGE LLC
HOOD RIVER, OREGON

SHEET: 2 OF 2
PROJECT: 21B302
DATE: Feb 2022

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2021\B302\Preliminary Plat\21B302 - PRELIM PLAT.pro

Attachment B - Preliminary Plan Set

OWNER/APPLICANT

K-2 PAGE LLC
Rep. CJ Page
1700 JEANETTE ROAD
HOOD RIVER, OR 97031
cjandjessie@hotmail.com
PHONE 541-400-6580

CIVIL ENGINEER

BELL DESIGN COMPANY
1000 EAST STEUBEN STREET,
P.O.B. 308, BINGEN, WA. 98605
PHONE (509) 493-3886
FAX (509) 493-3885

SURVEYOR

BELL DESIGN COMPANY
1000 EAST STEUBEN STREET,
P.O.B. 308, BINGEN, WA. 98605
PHONE (509) 493-3886
FAX (509) 493-3885

BASIS OF BEARING

OREGON STATE PLANE - NORTH
ZONE (3601) GRID BEARING AND
INTERNATIONAL FEET

ELEVATION DATUM

VERTICAL DATUM BASED ON NAVD
88, DERIVED FROM OREGON
REAL-TIME GNSS NETWORK (ORGN),
PONDER MONUMENT

SITE INFORMATION

EXISTING SUBJECT PARCELS:	PARCEL OF LAND LOCATED IN S.W. 1/4 N.E. 1/4 SEC.34 T.3N R.10E. W.M. HOOD RIVER CO., OREGON ASSESSORS MAP: 03N10E34AC 4400
SIZE & ZONING:	1.25 ACRES, URBAN HIGH DENSITY RESIDENTIAL
EXISTING USE OF PROPERTY:	SINGLE FAMILY DEWLLINGS
PROPOSED USE OF PROPERTY:	SINGLE FAMILY DWELLINGS

DESIGN EXCEPTIONS

1. TO BE DETERMINED

ABBREVIATIONS

ACP = ASPHALT CONCRETE PAVEMENT	MH = MANHOLE
BC = BOTTOM OF CURB	NTS = NOT TO SCALE
BM = BENCH MARK	PAC = PACIFIC POWER AND LIGHT CO
BO = BLOW OFF	PATH = PATH FINISH GRADE
BOP = BEGINNING OF PROJECT	(P) = PROPOSED
BW = BOTTOM OF WALL	PUE = PUBLIC UTILITY EASEMENT
CARR = CARR ROAD	R/W = RIGHT OF WAY
CB = CATCH BASIN	RG = ROUGH GRADE
CL = CENTERLINE	ROW = RIGHT OF WAY
CO = CLEAN OUT	SD = STORM DRAIN
COM = COMMERCIAL	SFR = SINGLE FAMILY RESIDENCE
EOP = END OF PROJECT	SS = SANITARY SEWER
(E) = EXISTING	STA = STATION
FID = FARMERS IRRIGATION DISTRICT	SW = SIDEWALK OR SOUTH WEST
FF = FINISH FLOOR GRADE	TBC = TOP BACK OF CURB
FH = FIRE HYDRANT	TCG = TOP CENTER OF GRADE
GUT = GUTTER	TFC = TOP FACE OF CURB
GUTL = GUTTER LEFT	TH = TOWNHOUSE
GUTR = GUTTER RIGHT	TOB = TOP OF BANK
HMA = HOT MIX ASPHALT	TOC = TOP OF CONCRETE
HRC = HOOD RIVER CITY	TOG = TOP OF GRATE
HREC = HOOD RIVER ELECTRIC CO-OP	TOP = TOP OF PAVEMENT
HRFD = H.R.FIRE DEPARTMENT	TOW = TOP OF WALL
IFWD = ICE FOUTAIN WATER DISTRICT	UNO = UNLESS NOTED OTHERWISE
IBC = INTERNATIONAL BUILDING CODE	WP = WILLOW PONDS
	YPC = YELLOW PLASTIC CAP

CARR DRIVE SUBDIVISION
PROJECT PROPOSAL

3940 CARR DR
HOOD RIVER, OR 97031

SYMBOL LEGEND

⊙ GAS PEDESTAL	○ MONUMENT FOUND & HELD
⊞ GAS METER	⊞ MONUMENT FOUND & HELD
⊞ WATER METER	(E) ELECTRIC METER
⊞ WATER VALVE	(S) (E) SIGN
⊞ WATER FAUCET (OUTDOORS)	⊞ COMM. NETWORK INTERFACE
⊞ LUMINAIRE	⊞ COMM. PEDESTAL
⊞ PARKING LIGHT	⊞ TRANSFORMER
⊞ POWER POLE	⊞ GUY WIRE ANCHOR
⊞ FIRE HYDRANT	⊞ POWER POLE
⊞ MANHOLE	⊞ SPOT ELEVATIONS
⊞ SANITARY CLEANOUT	⊞ TREE - EVERGREEN (VARIOUS)
⊞ CATCH BASIN	⊞ TREE - DECIDUOUS
⊞ CATCH BASIN	⊞ TREES TO BE REMOVED
⊞ STANDARD STREET LIGHT	

HATCH LEGEND

WETLAND	CONCRETE
AGGREGATE	LAWN
POROUS PAVERS	DEMO
(E) ASPHALT	EASEMENT AREA
(P) ASPHALT	LARGE ROCK CROPPINGS
SAWCUT	GRAVEL
GUTTER	

LINETYPE LEGEND

BOUNDARY	(E) = DIM/GREY
DRAINAGE	(P) = BOLD/BLACK
POWER UNDER GROUND (EXISTING)	
POWER OVER HEAD (EXISTING)	
GENERAL SANITARY SEWER	
8" SANITARY SEWER	
GENERAL GAS	
2" GAS	
GENERAL WATER	
8" WATER	
2" WATER	
COMMUNICATIONS LINE	
SILT FENCE	
FENCE	
SETBACKS	
WILLOW PONDS PUD	

TABLE OF CONTENTS

FIG 1 COVER SHEET	FIG 4 GRADING PLAN
FIG 2 EXISTING CONDITIONS	FIG 5 UTILITIES PLAN
FIG 3 OVERVIEW - SITE PLAN	FIG 6 STORMWATER PLAN

ATTACHMENT "A.2" B
FILE NO. 2022-09

NOTES

SEE CITY OF HOOD RIVER "STANDARD DRAWINGS" FOR WORK WITHIN THE PUBLIC RIGHT OF WAY.
FOR REQUIREMENTS CONCERNING STREET WIDENING AND ACP OVERLAYS. PROVIDE SMOOTH EVEN
TRANSITION TO EXISTING PAVEMENT.

CONTACT CITY OF HOOD RIVER PRIOR TO ANY WORK BEING PLANNED WITHIN THE R/W. CONTACT
ENGINEER AT LEAST 72-HRS. PRIOR TO ANY REQUIRED INSPECTION WORK. CONTACT UTILITY
LOCATION SERVICES PRIOR TO ANY EXCAVATION. NOTIFY UTILITIES PRIOR TO WORK AROUND
EXISTING GAS-LINE, POWER POLES, OR OTHER BURIED ITEMS. BE SURE TO FULLY UNDERSTAND
ALL REQUIRED INSPECTIONS AND TESTING PROCEDURES BEFORE ANY WORK IS COMMENCED. PLACE
BIO-FILTER BAGS AROUND ALL EXISTING INLETS AND PROTECT ADJACENT PROPERTIES FROM
EROSION AND/OR STORMWATER. PROVIDE SILT FENCE AS REQUIRED BY CITY OF HOOD RIVER.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF HOOD RIVER
ENGINEERING STANDARDS. THE ODOT/APWA OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION,
AND THE AWWA STANDARD SPECIFICATIONS. IN CASE OF CONFLICTS, THE CITY'S ENGINEERING
STANDARDS SHALL APPLY UNLESS SPECIFICALLY LISTED AS A DESIGN EXCEPTION ON THIS
DRAWING OR IN THE CONTRACT SPECIFICATIONS.

ALL LATE SEASON AC PAVING (PLACED AFTER OCTOBER 15TH AND BEFORE APRIL 1ST). SHALL BE
HELD TO THE SAME PERFORMANCE CRITERIA AS ALL OTHER PAVING. IF FOR ANY REASON THERE IS
AGGREGATE SEPARATION, A ROUGH FINISHED SURFACE, OR OTHER NON-ACCEPTABLE FINAL PRODUCT
AND THE CITY ENGINEER DETERMINES THAT IT IS NOT IN THE BEST INTEREST OF THE CITY TO
REJECT THE WORK AND HAVE IT REMOVED AND RECONSTRUCTED, THE CITY ENGINEER MAY REQUIRE
AN ASPHALT SEAL COAT OR OTHER REMEDIATION ON THE ENTIRE SURFACE OR PORTIONS THEROF.

CITY & UTILITY CONTACTS

CITY OF HOOD RIVER ENGINEER
1200 18TH ST. HOOD RIVER, OR 97031
WADE SEABORN - (541) 387-5221
w.seaborn@cityofhoodriver.com

SIGNATURE DATE

HOOD RIVER FIRE DEPT.
1785 MEYER PKWY. HOOD RIVER, OR 97031
LEONARD DAMIEN - (541) 386-3939
L.Damien@cityofhoodriver.gov

SIGNATURE DATE

CHARTER COMMUNICATIONS
409 UNION STREET THE DALLES, OR 97058
ERNIE GARCIA - (541) 288-6492
ernie.garcia@charter.com

SIGNATURE DATE

NORTHWEST NATURAL GAS CO.
1125 BARGEWAY RD. THE DALLES, OR 97058
TANYA BRUMLEY - (541) 296-2229 EXT. 8610
t1b@nwnatural.com

SIGNATURE DATE

PACIFIC POWER AND LIGHT CO.
P.O. BOX 300 HOOD RIVER, OR 97031
ALAN WILM - (541) 308-2008
Alan.Wilm@pacificcorp.com

SIGNATURE DATE

LUMEN (CENTURYLINK)
4501 MINNEHAHA ST. BLDG. 2 VANCOUVER, WA 98661
DAVID SISSON - (564) 888-2027
David.Sisson@Lumen.com

SIGNATURE DATE

GORGE NETWORK
616 INDUSTRIAL AVE. HOOD RIVER, OR 97013
DAVE KELEHER - (541) 436-0214 EXT. 214
davek@corp.gorge.net

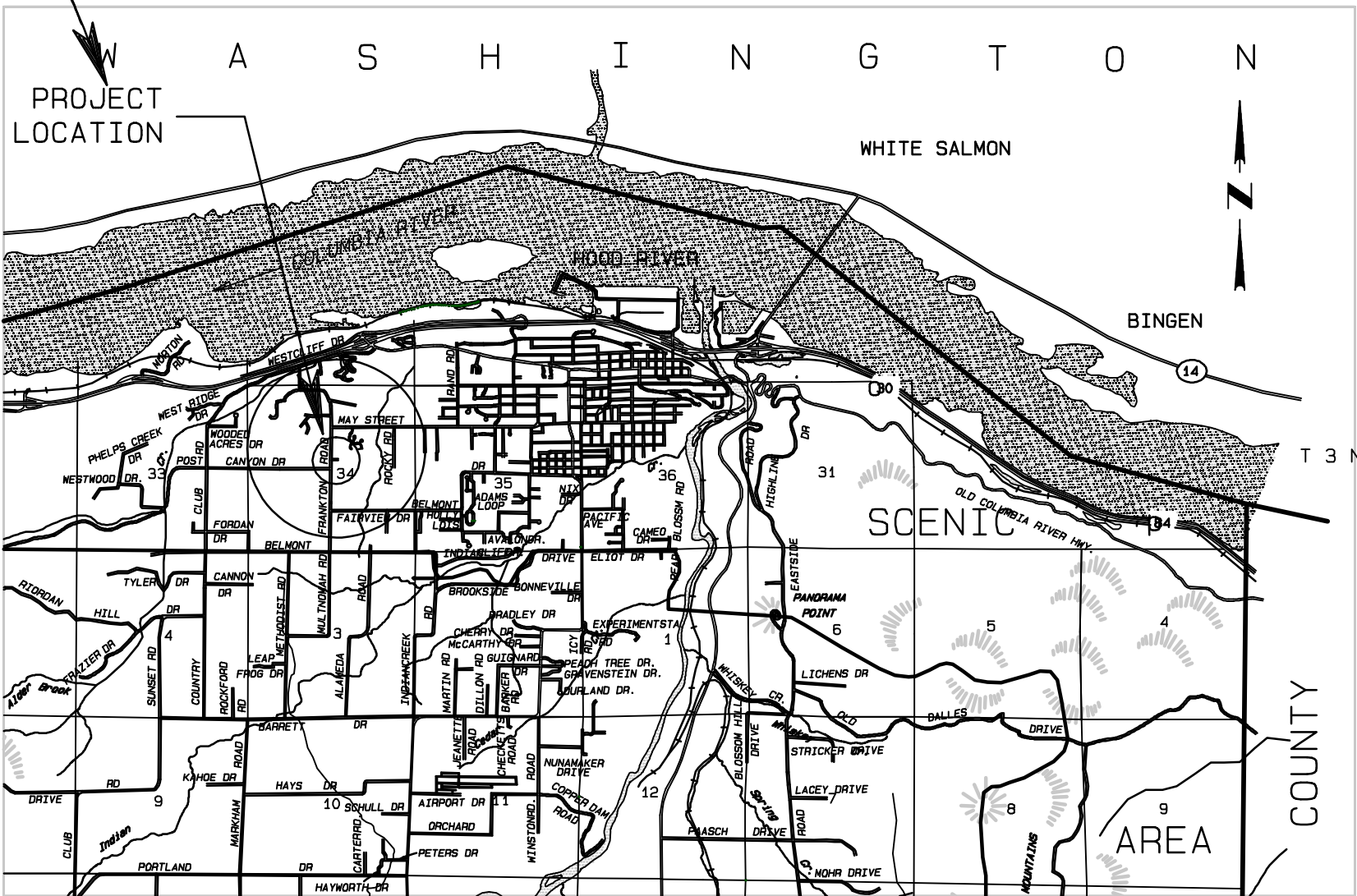
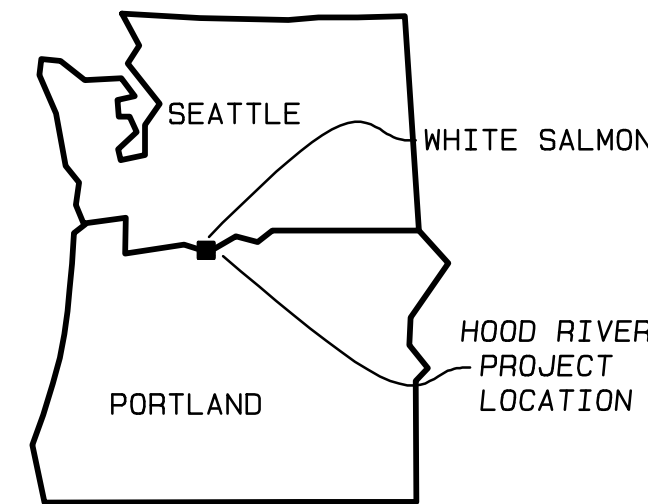
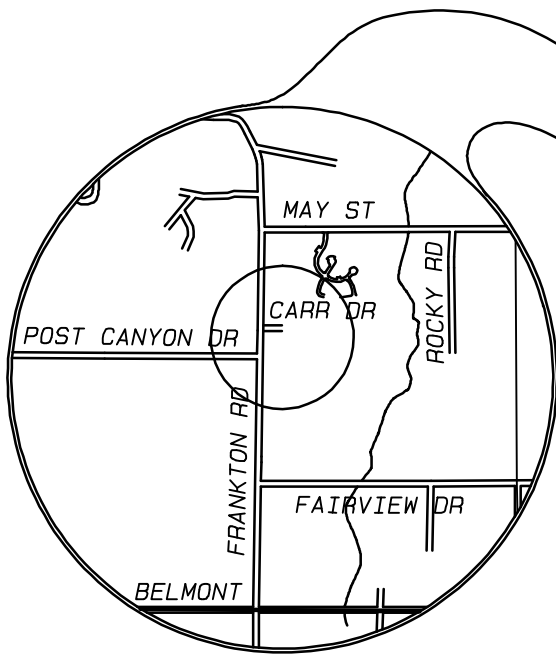
SIGNATURE DATE

ICE FOUNTAIN WATER DISTRICT
1185 Tucker Rd, Hood River, OR 97031
MARK BEAM - (541) 386-4299
ifwater@herecn.net

SIGNATURE DATE

FARMERS IRRIGATION DISTRICT
1985 Country Club Rd, Hood River, OR 97031
MEGAN SAUNDERS - (541) 387-5261
megan@fidhr.org

SIGNATURE DATE



VICINITY MAP / PROJECT LOCATION

FIG 1 SCALE: NTS THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1"LONG, ADJUST SCALE ACCORDINGLY

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PHONE (509) 493-3886 belldesigncompany.com



COVER SHEET
BRONCO MEADOW SUBDIVISION
PROJECT PROPOSAL

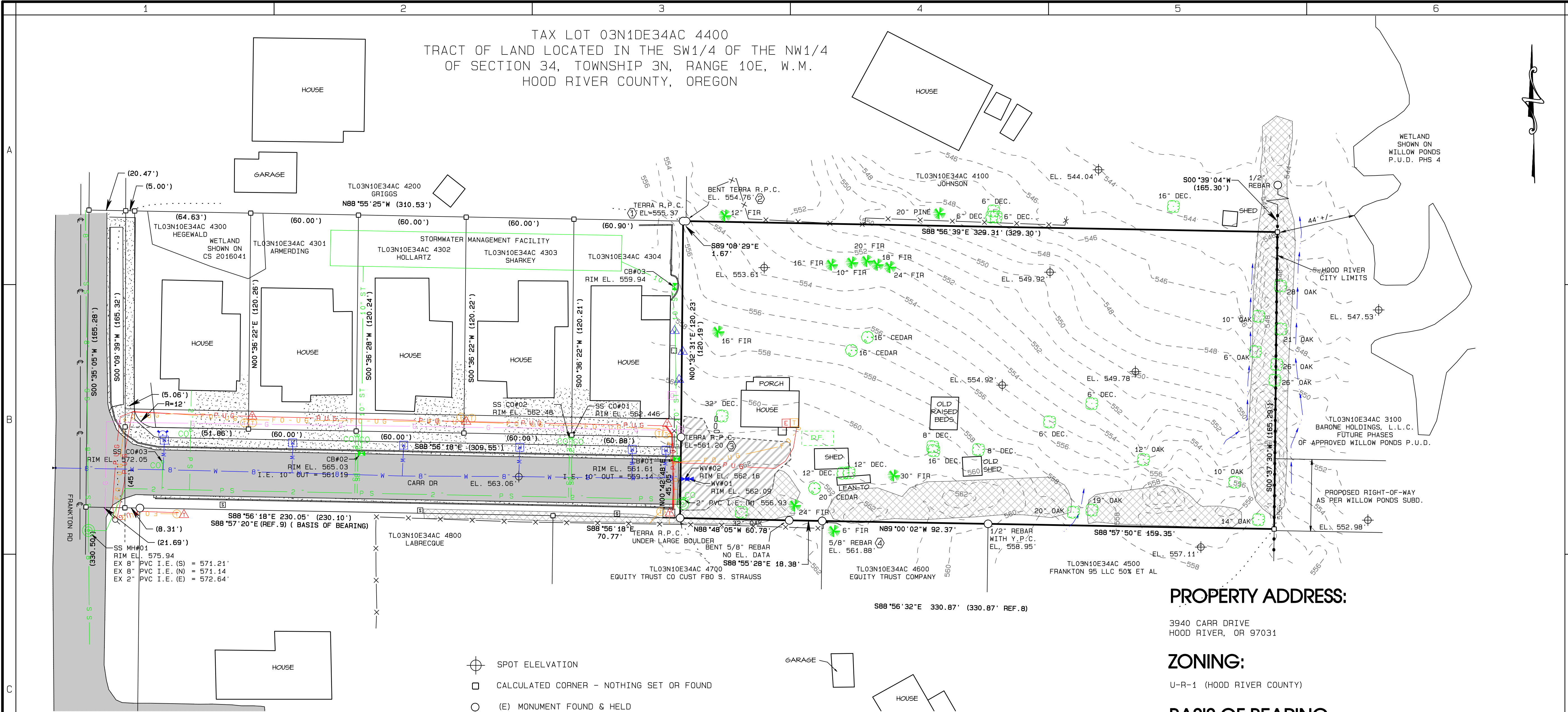
3940 CARR DR, HOOD RIVER, OR

JOB NO. 21B302
DATE 01/27/21
DRAWN BY ERT CHECKED BY DAB
REVISIONS DATE

SHEET NO.

FIG 1

PRELIMINARY SET - 01/27/22
\\bdc\jobs\jobs\2021\B302\21B302.prd



SYMBOL/HATCH LEGEND

- FIR/PINE TREE
- CEDAR TREE
- DECIDUOUS TREE
- ASHPALT
- CONCRETE
- LARGE ROCK CROPPINGS
- GRAVEL
- TEMPORARY PUBLIC FIRE TURN-A-ROUND EASEMENT
- 10 FOOT WIDE PUBLIC/PRIVATE UTILITY EASEMENT

- SPOT ELEVATION
- CALCULATED CORNER - NOTHING SET OR FOUND
- (E) MONUMENT FOUND & HELD
- (E) WATER FAUCET (OUTDOORS)
- (E) WATER METER
- (E) FIRE HYDRANT
- (E) COMMUNICATIONS PEDESTAL
- (E) COMMUNICATIONS NETWORK INTERFACE
- (E) ELECTRIC METER
- (E) TRANSFORMER
- (E) POWERPOLE
- (E) GAS PEDESTAL
- (E) GAS METER
- (E) CATCHBASIN
- (E) MANHOLE
- (E) SEWER CLEANOUT
- (E) SIGN
- BENCH MARKS - SEE TABLE

LINETYPE LEGEND

- P U G (E) POWER UNDERGROUND
- S S (E) SANSEWER
- G G (E) GAS LINE
- W W (E) WATER LINE
- F O - U G F (E) COMMUNICATIONS LINE
- X X X X (E) FENCE LINE
- D D D D (E) DRAINAGE

PROPERTY ADDRESS:

3940 CARR DRIVE
HOOD RIVER, OR 97031

ZONING:

U-R-1 (HOOD RIVER COUNTY)

BASIS OF BEARING

OREGON STATE PLANE - NORTH ZONE (3601)
GRID BEARING AND INTERNATIONAL FEET

EXISTING CONDITIONS NOTES

-FIELD WORK PERFORMED ON 11-17-21
-VERTICAL DATUM BASED ON NAVD 88, DERIVED FROM, OREGON
REAL-TIME GNSS NETWORK (ORGN)
-TOPOGRAPHIC DATA SUPPLEMENTED BY LIDAR FROM STATE OF
OREGON DOGAMI LIDAR ACQUIRED 2015
-CONTOURS @ 1' INTERVALS
-UTILITY INFORMATION SHOWN AS PER FIELD OBSERVATION.
-CALL 1800-LOCATE BEFORE YOU DIG
-SUNBURST VALLEY SUBDIVISION AS BUILTS USED TO VERIFY
UTILITY LOCATIONS AND FOR SANSEWER AND STORMSYSTEM
INVERT ELEVATIONS

BENCH MARK TABLE

#	NORTH	EAST	EL.	DESCRIPTION
1	743634.31	7932982.78	555.37	FOUND TERRA RED PLASTIC CAP
2	743634.28	7932984.45	554.76	FOUND TERRA RED PLASTIC CAP
3	743514.09	7932981.64	561.20	FOUND TERRA RED PLASTIC CAP
4	743467.43	7933060.22	561.88	FOUND 5/8" REBAR

PRELIMINARY SET - 01/27/22

EXISTING CONDITONS BRONCO MEADOW SUBDIVISION DEVELOPMENT

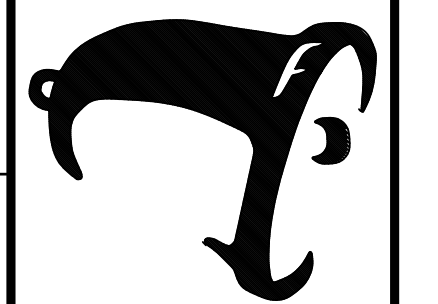
SCALE 1" = 30'-0"

THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

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EXISTING CONDITIONS
BRONCO MEADOW SUBDIVISION
PROJECT PROPOSAL

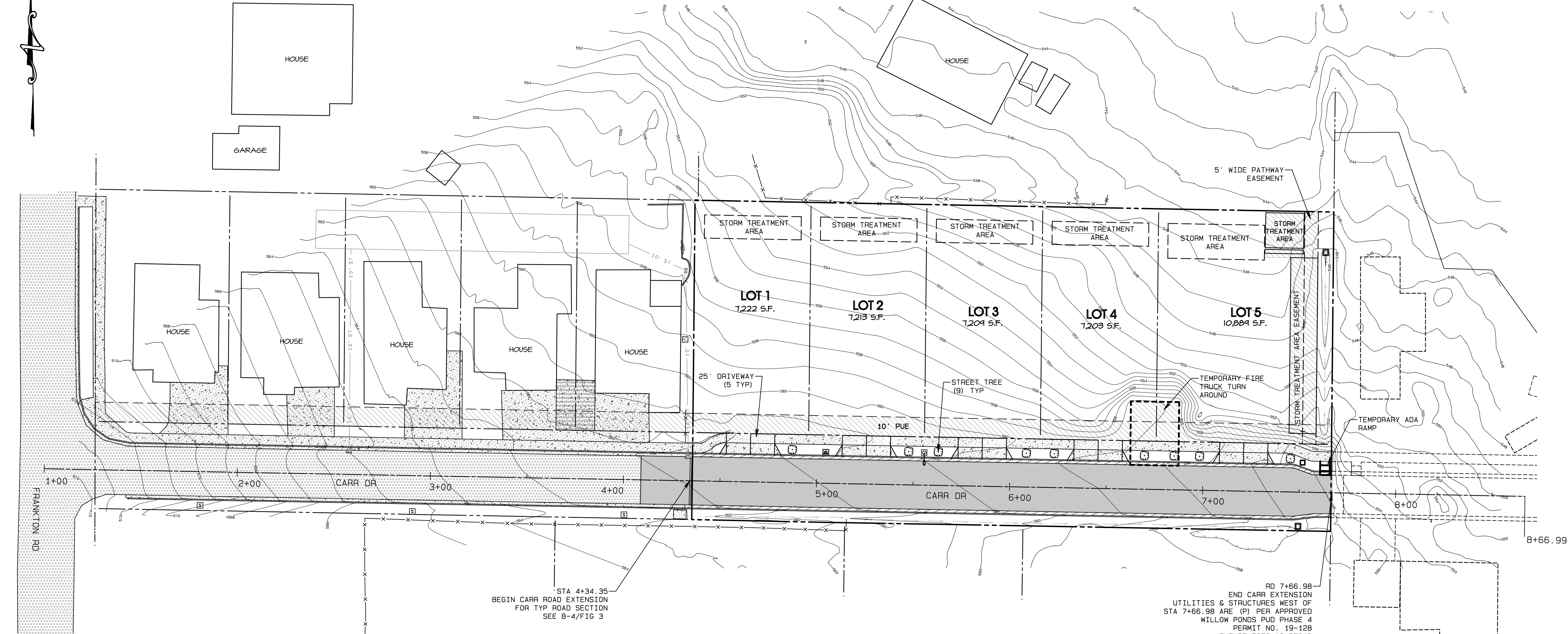
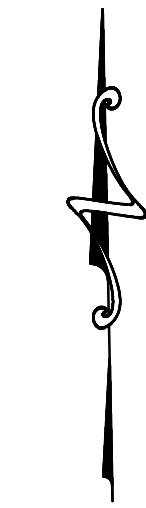
JOB NO. 21B302
DATE 01/27/21
DRAWN BY ERT CHECKED BY DAB
REVISIONS DATE

SHEET NO. 1
FIG. 2
OF SHEETS

400 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605
PHONE (509) 493-3886 belldesigncompany.com

STREET CONNECTIVITY PLAN

N.T.S.



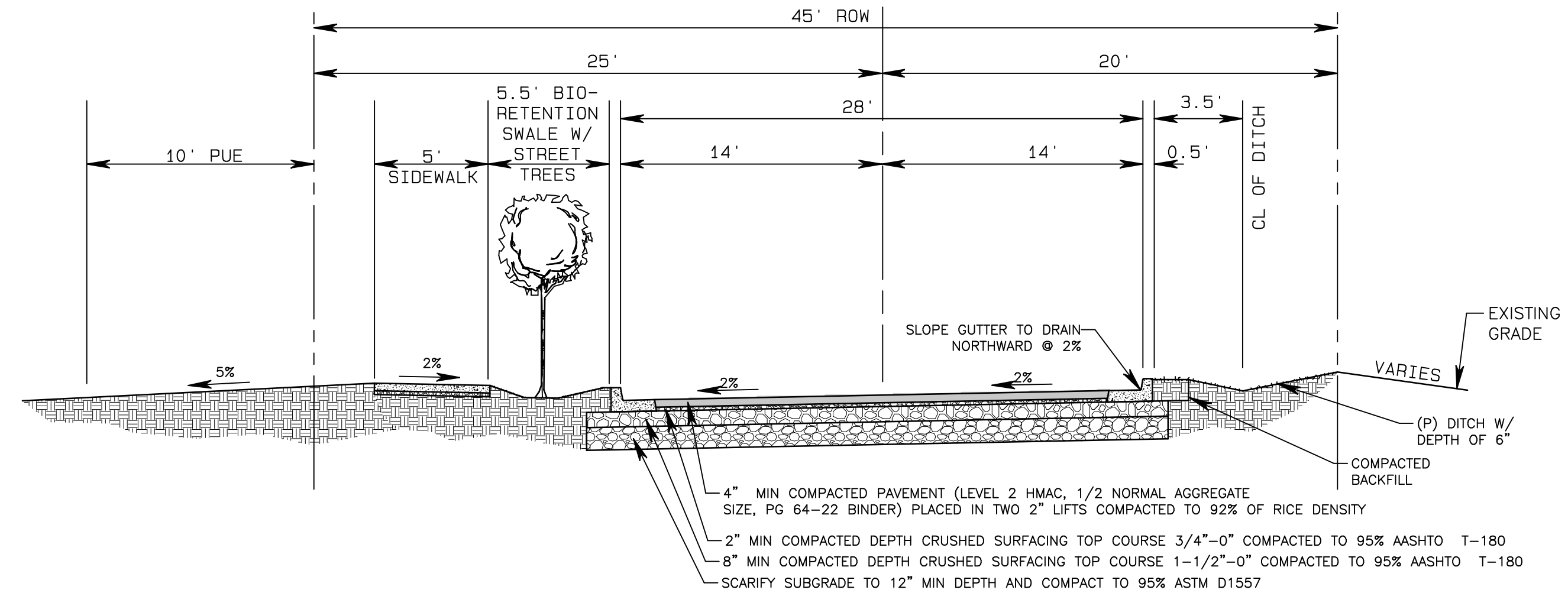
OVERVIEW - SITE PLAN

SCALE: 1" = 30'-0"

THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

TYPICAL ROADWAY SECTION - NEIGHBORHOOD CONNECTOR STREET

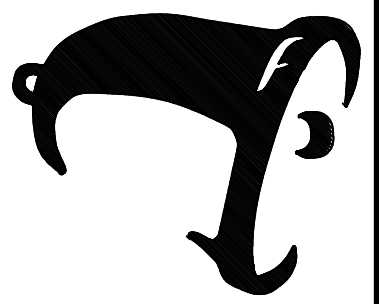
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PHONE (509) 443-3886 belldesigncompany.com



OVERVIEW - SITE PLAN
BRONCO MEADOW SUBDIVISION
PROJECT PROPOSAL

3440 CARR DR, HOOD RIVER, OR

JOB NO. 21B302
DATE 01/27/21
DRAWN BY ERT CHECKED BY DAB
REVISIONS DATE

SHEET NO. FIG 3

PRELIMINARY SET - 01/27/22

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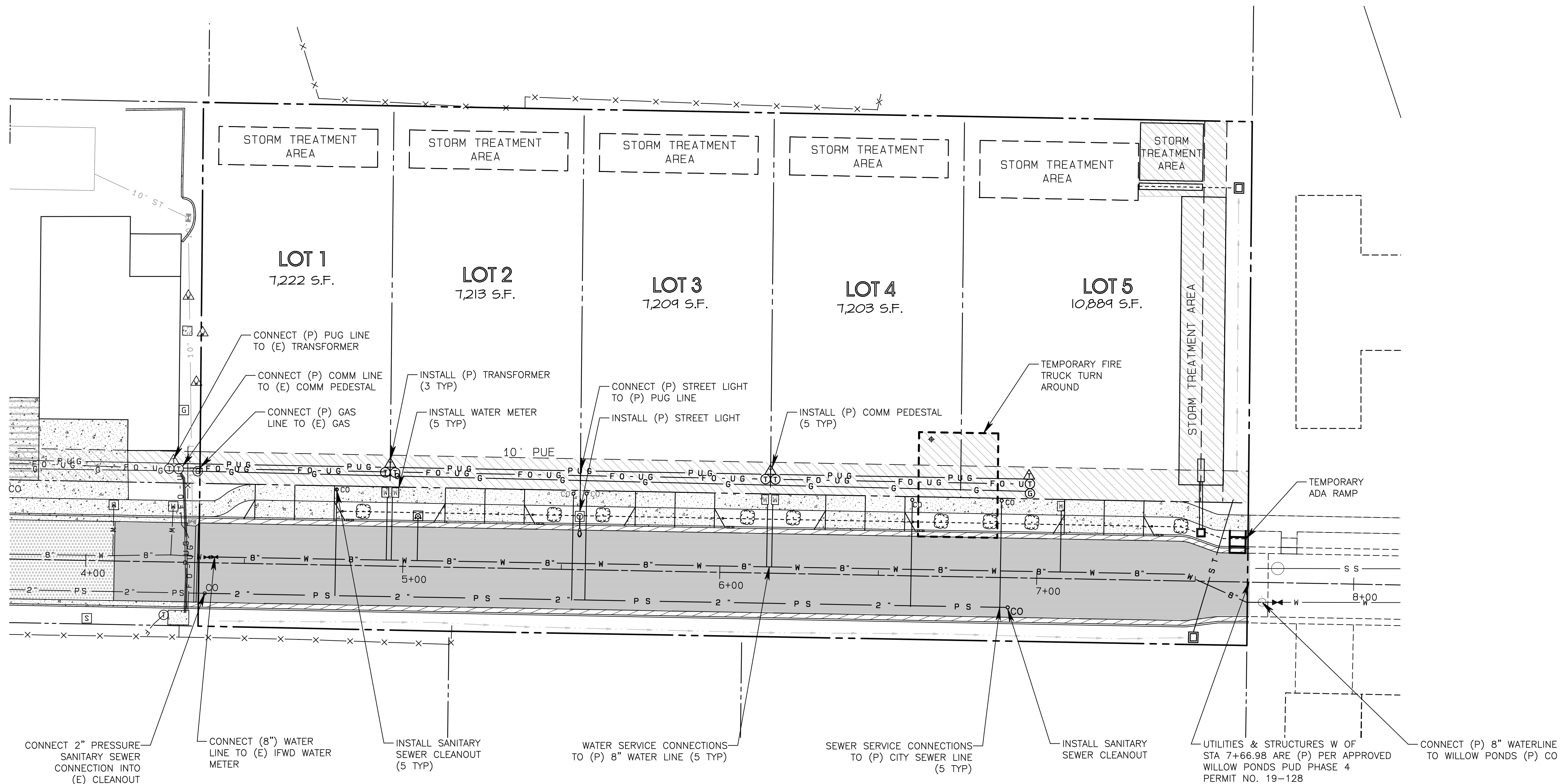
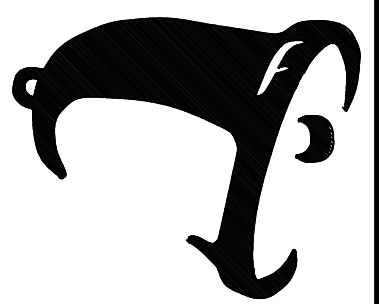
SHEET NO.

FIG 4



THIS LINE IS 1" LONG. XXXXXXXXXX IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

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D-1
FIG 5
UTILITIES PLAN

SCALE: 1" = 20'-0"

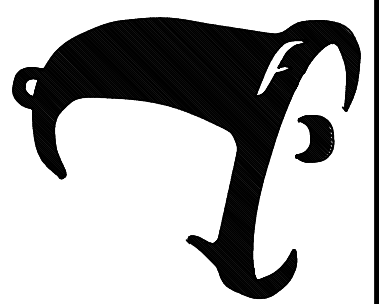
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PRELIMINARY SET - 01/27/22

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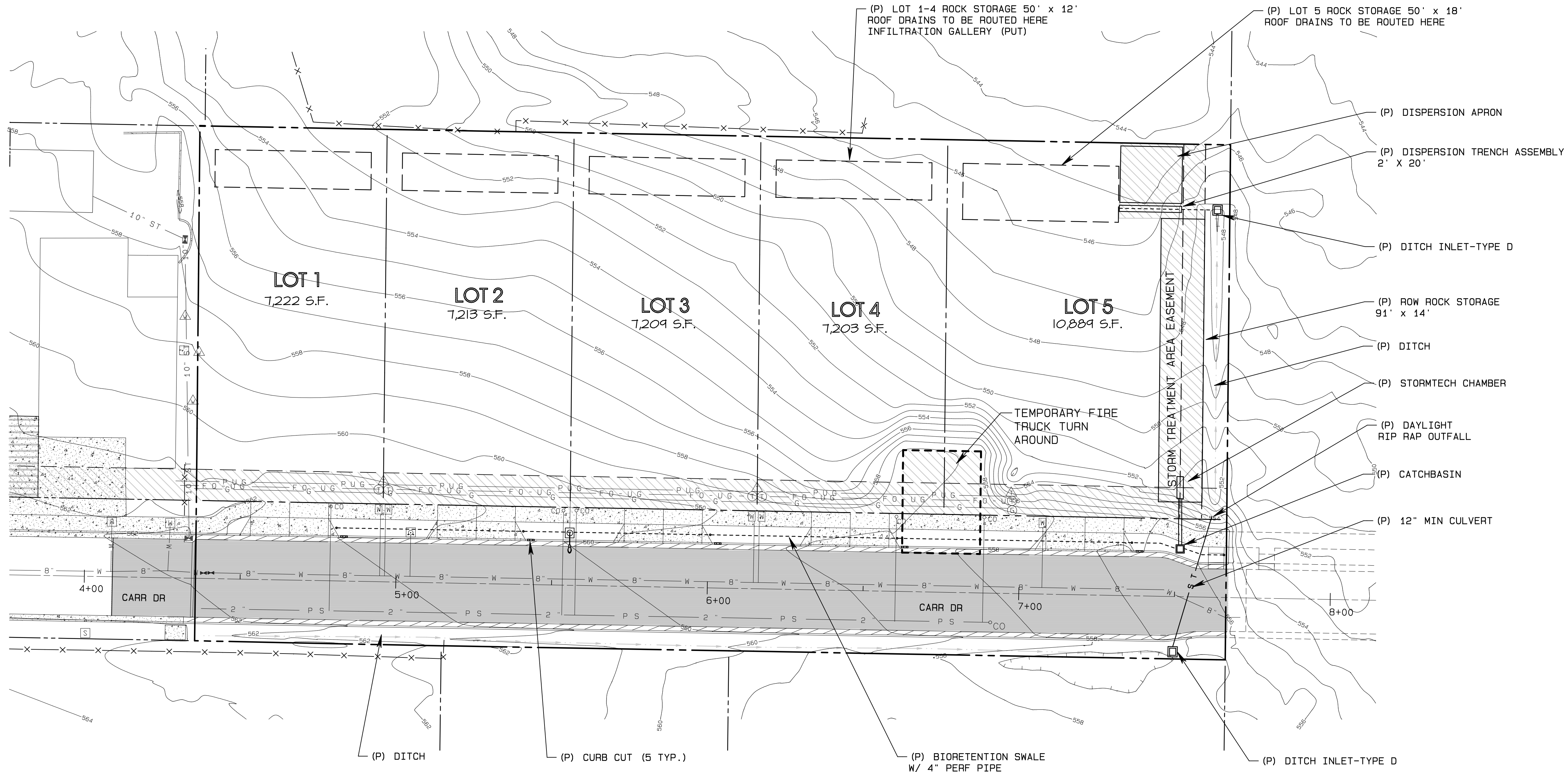
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PHONE (509) 443-3886 belldesigncompany.com



STORMWATER PLAN
BRONCO MEADOW SUBDIVISION
PROJECT PROPOSAL
3940 CARR DR, HOOD RIVER, OR

JOB NO. 21B302
DATE 01/27/21
DRAWN BY ERT CHECKED BY DAB
REVISIONS DATE

SHEET NO. **FIG 6**
0:\2021\B302\21B302.pro



NARRATIVE

STORMWATER TREATMENT AND INFILTRATION
AREAS SHALL BE PROVIDED

D1
FIG 6

STORMWATER PLAN

SCALE: 1" = 30'-0"

THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

PRELIMINARY SET - 01/27/22

0:\2021\B302\21B302.pro

Attachment C - Neighborhood Meeting Packet

ATTACHMENT "A.2" C
FILE NO. 2022-09

**NEIGHBORHOOD MEETING
AFFIDAVIT OF MAILING**

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



Signature

Austin Bell

Printed Name

APPLICANT NAME: K2-Page LLC

FILE NUMBER: _____

PROJECT NAME: Carr Rd Subdivision

PHONE NUMBER: 509-493-3886

Attachment: Adjacent Property Owner Mailing List

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

APPLICANT NAME: _____

FILE NUMBER: _____

PROJECT NAME: _____

PHONE NUMBER: _____

DATE: _____

PLEASE PRINT LEGIBLY

[illegible]

Attendees of November 19th , 2021 Zoom Meeting

MAP & TAX LOT	NAME	MAILING ADDRESS	CITY, STATE, ZIP
03N10E34AC 4302	HOLLATZ, RICHARD P & KATHERINE S	3970 CARR DR	HOOD RIVER, OR 97031
03N10E34BD 428	STONEGATE HOMEOWNERS ASSOCIATION	628 HUNTER RD	HOOD RIVER, OR 97031
03N10E34BD 900	STENBERG, ANDREW R & RAQUEL V.F.	PO BOX 69	BINGEN, WA 98605
03N10E34AC 4700	EQUITY TRUST CO CUST FBO S. STRAUSS IRA	741 17TH AVE E	SEATTLE, OR 98112
03N10E34AC 3700	WINDSOR, DAVID L & J.R.	3980 BLACKBERRY DRIVE	HOOD RIVER, OR 97031
03N10E34AC 4400	K2-PAGE LLC	1700 JEANETTE RD	HOOD RIVER, OR 97031
03N10E34BD 430	SICKLES, SAMUEL L & MARNI E	PO BOX 115	HOOD RIVER, OR 97031
03N10E34BD 1000	SACRE, JEFFREY L & MOORE, CARA M	4030 POST CANYON RD	HOOD RIVER, OR 97031
03N10E34AC 4300	HEGEWALD, KENNETH & ASHLEY L	3990 CARR RD	HOOD RIVER, OR 97031
03N10E34AC 3100	BARONE HOLDINGS, L.L.C.	PO BOX 1570	HOOD RIVER, OR 97031
03N10E34AC 4500	FRANKTON 95 LLC 50% ET AL	741 17TH AVE E	SEATTLE, WA 98112
03N10E34BD 431	LATOURRETTE, CLINTON TRUSTEE	625 TOMS DR	HOOD RIVER, OR 97031
03N10E34AC 4303	SHARKEY, RYAN & SARAH	3960 CARR DR	HOOD RIVER, OR 97031
03N10E34BD 1005	SACRE, JEFFREY L & MOORE, CARA M	4030 POST CANYON DR	HOOD RIVER, OR 97031
03N10E34AC 4800	LABRECQUE, MARGARET ET AL & EINARSON, J	9960 SW MELNORE ST	PORTLAND, OR 97225
03N10E34AC 4000	CRAIN, JAMES D & THIEMAN, CYNTHIA	3920 BLACKBERRY DR	HOOD RIVER, OR 97031
03N10E34BD 427	STONEGATE HOMEOWNERS ASSOCIATION	628 HUNTER RD	HOOD RIVER, OR 97031
03N10E34AC 4304	HAUN, DAVID ANTHONY & JAMES FRANZ SR U2	PO BOX 142	HOOD RIVER, OR 97031
03N10E34AC 4100	JOHNSON, BRANDON	PO BOX 138	MT HOOD PARKDALE, OR 97041
03N10E34BD 429	ALBERTSON, ERIC & COLSON, ALEXANDRA	3715 N HAIGHT AVE	PORTLAND, OR 97227
03N10E34AC 3102	BARONE HOLDINGS, L.L.C.	PO BOX 1570	HOOD RIVER, OR 97031
03N10E34AC 4301	ARMERDING, NATHAN C & KRISTIN R	3980 CARR DR	HOOD RIVER, OR 97031
03N10E34BD 700	WILLIAMS, RONALD L & SUSAN E	610 FRANKTON RD	HOOD RIVER, OR 97031
03N10E34AC 3800	STEPHENS, LAURIE E & DOUG J TRUSTEES	3960 BLACKBERRY RD	HOOD RIVER, OR 97031
03N10E34AC 4900	BROWN, JAMES L & CATHERINE S	PO BOX 267	HOOD RIVER, OR 97031
03N10E34AC 3900	SMITH, BOB G	3940 BLACKBERRY DR	HOOD RIVER, OR 97031
03N10E34AC 3101	BARONE HOLDINGS, L.L.C.	PO BOX 1570	HOOD RIVER, OR 97031
03N10E34AC 4200	GRIGGS, RICHARD A & KASI A	3989 BLACKBERRY DR	HOOD RIVER, OR 97031
03N10E34AC 4600	EQUITY TRUST COMPANY	741 17TH AVE E	SEATTLE, WA 98112
03N10E34AC 3600	LOYD, AARON MATTHEW	605 FRANKTON RD	HOOD RIVER, OR 97031

Emailed

Elizabeth - Klein Associates
an email from Brandon

YOU ARE INVITED TO A NEIGHBORHOOD MEETING

TO DISCUSS: Proposed Bronco Meadow Subdivision

WHEN: 3pm on November 19th, 2021

ZOOM MEETING INFO: Online Info: Meeting ID: 895 5884 4461 OR Dial by your location: +1 253 215 8782 US (Tacoma)
Passcode: CarrDrive Meeting ID: 895 5884 4461
Passcode: 423364521

TOPIC:

- Carr Dr. off of Frankton Dr. (see attached map)
- 03N10E34AC 4400
- Zoning: U-R-1

Prior to applying to the City for permits, K2-Page LLC will hold a neighborhood meeting to describe a development proposal and to answer any questions that you may have about the project. The purpose of the meeting is to inform neighboring property owners about the nature of the project and to seek comments.

This meeting will focus on the preliminary development plans which may be altered prior to submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Hood River to submit written comments and/or attend a public hearing.

If you have any questions, please use the contact information below. We look forward to meeting you.

SPONSORED BY: K2-Page LLC

CONTACTS: CJ Page
Phone: 541-400-6580 Email: cjandjessie@hotmail.com

CITY PLANNING DEPARTMENT: 541-387-5210

PLEASE CONTACT THE APPLICANT OR APPLICANT'S REPRESENTATIVE IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION.

Letter of Intent

From: K2-Page LLC
1700 JEANETTE RD
HOOD RIVER OR 97031

To: Neighboring Parcels of
3940 CARR DR
HOOD RIVER OR 97031

Dated: November 1st, 2021

The intent of this letter is to inform the neighboring parcels to 3940 Carr Drive, Hood River, Oregon 97031 of K2-Page LLC's intent to divide lot 03N10E34AC 4400 into (5) single family lots. There will be a Neighborhood Meeting required by the City of Hood River for adjacent parcel owners to offer comments and feedback of the proposed subdivision development.

All City of Hood River ordinances and standards will be met and will follow the requirements of related agencies, such as the Farmer's Irrigation District and the Ice Fountain Water District.

Please see further into the Neighborhood Meeting Packet for Neighborhood Meeting schedule details.

Carr Drive Neighborhood Meeting Agenda

November 19th, 2021

3:00 pm

Owner Rep in attendance:

CJ Page

Meeting facilitator:

Austin Bell, PLS of Bell Design Company

Purpose of Meeting

Inform neighbors of the proposed project

Requirement of application to city

Address of project

3940 CARR DR

HOOD RIVER OR 97031

03N10E34AC 4400

Project Aspects

Annexation to City of Hood River

Single Family Residential Lots – similar to Sunburst Valley

Timeline

Ongoing as permits and weather allow

Project overview

Review Project Map

Considerations:

Storm

Path easement

Fire flow

Turn around

Connection to willow ponds

Snow plowing

Street Lights

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WINDSOR, DAVID L & JR
3306 BLACKBERRY DRIVE
HOOD RIVER, OR 97031

Neigaboo hood
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Up to \$50.00 Included \$10.35
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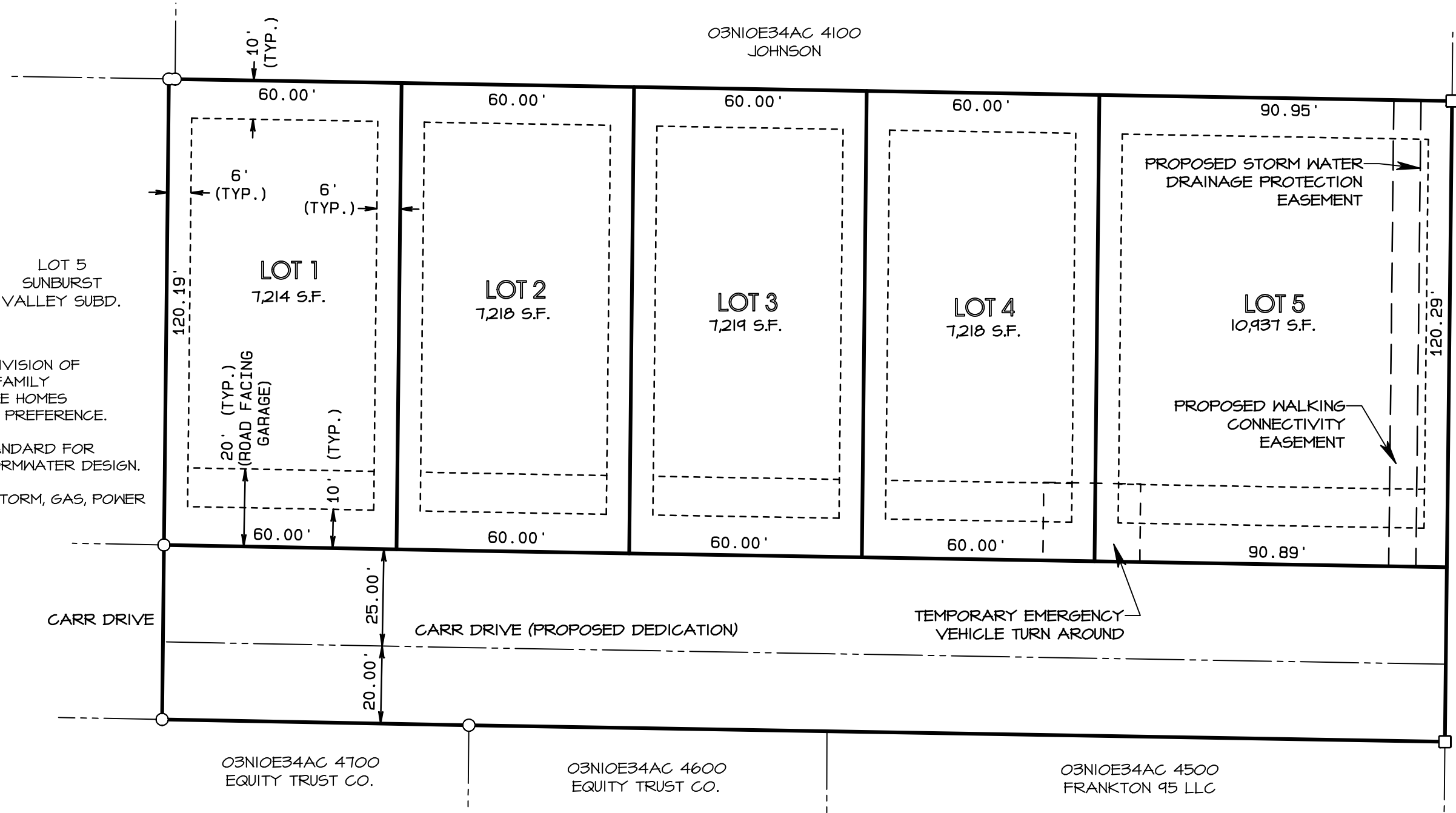


or call 1-800-410-7420.

UFN: 540700-0394
Receipt #: 840-59700373-1-1855467-2
Clerk: 01

SITE MAP/PROJECT FACT SHEET

IN THE SW1/4 OF THE NE1/4 OF SECTION 34, T3N, R10E, W.M.
HOOD RIVER COUNTY, OREGON



ZONING: U-R-1

DEVELOPMENT TYPE: SUBDIVISION OF
LOTS FOR FUTURE SINGLE FAMILY
RESIDENTIAL HOMES. FUTURE HOMES
BASED OF OWNER/BUILDER PREFERENCE.

ROADS: TO MEET CITY STANDARD FOR
ROAD, SIDEWALK, AND STORMWATER DESIGN.

UTILITIES: WATER, SEWER, STORM, GAS, POWER

MAP & TAXLOT

03N10E34AC 4400

OWNER

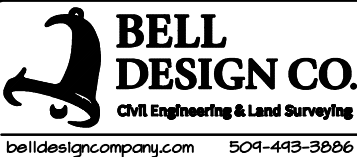
K2-PAGE LLC
1700 JEANETTE RD
HOOD RIVER OR 97031

NOTES

- 1) NO FIELDWORK PERFORMED
- 2) BOUNDARY AS PER CS 2015-039, CS 2016-041-1
- 3) ZONING: U-R-1 - SEE 17.03.010 HRC ZONING ORDINANCE
- 4) 7,000 SQUARE FEET LOT MINIMUM
- 5) 54,696 S.F.TOTAL PARCEL AREA
- 6) 14,890 S.F. PROPOSED DEDICATION

Bell Design Co. makes no warranty as to matters of
unwritten title such as adverse possession, prescriptive
rights, easements, estoppel, acquiescence, etc. or
to environmental concerns such as hazardous waste,
pollution, wet land delineation, riparian changes,
flood zones, etc.

HORIZONTAL SCALE 1"=30'



DATE	DESCRIPTION	BY
8/21	DRAFT	HDK
8/21	CHECKED	ARB

PLANNING EXHIBIT

FOR RON KURAHARA
HOOD RIVER COUNTY, OREGON

SHEET: 1 OF 1
PROJECT: 21B302
DATE: Nov 2021

Attachment D - Traffic Assessment Letter

TRAFFIC ASSESSMENT LETTER

Bronco Meadow Subdivision

**ATTACHMENT "A.2" D
FILE NO. 2022-09**

Prepared by:



PO Box 308
900 West Steuben
Bingen, WA 98605

Phone: (509) 493-3886
Fax: (509) 493-3885

www.belldesigncompany.com
2/2/2022

Engineering Report



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Trip Generation	3
Trip Distribution & Assignment	4
Analysis	5
Summary & Conclusion	7

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Engineering Report



Appendices

Appendix A – Project Location Map

Appendix B – Site Plan

Appendix C – Trip Distribution Map

Appendix D – Site Photos

Engineering Report



TO: Wade Seaborn
City of Hood River City Engineer

FROM: Stoner W. Bell, PE
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ristonandrews@belldesigncompany.com

OWNER: K2-Page LLC
1700 Jeanette Rd.
Hood River, OR 97031

DATE: November 29, 2021

SUBJECT: Traffic Assessment Letter, Bronco Meadow Subdivision

PROJECT: Bell Design Project #21B302

MAP & TAX LOT: 03N10E34AC04400

Introduction

This report provides a summary of the traffic study conducted for the proposed Bronco Meadow Subdivision consisting of five (5) single family detached housing units. The City of Hood River Municipal Code (HRMC) Section 16.12.020(D) requires a traffic study pursuant to 17.20.060(C) – Traffic Impact Analysis (TIA), which requires that a TIA be completed as part of the application, if threshold criteria is met. It was determined that the proposed development does not meet the requirements for a TIA, a summary of these findings is provided in the analysis section of this report. If a TIA is not required as determined by Section 17.20.060(C), a Transportation Assessment Letter (TAL) is required. Thus, it was determined that the Bronco Meadow Subdivision will require a TAL to be completed that addresses the trip generation estimates and distribution assumptions for the proposed action and verifies that driveways and roadways accessing the site meet the sight distance, spacing, and roadway design standards of the agency with jurisdiction of these roadways, in addition to any other information as determined by the City Engineer. This report is written to address the TAL requirements previously stated and outlined in section 17.20.060(D) of the HRMC.

Site & Project Description

The proposed subdivision is located at 3940 Carr Drive in Hood River, Oregon and is comprised of map and tax lot 03N10E34AC04400. See *Appendix A* for Project Location Map. The parcel is in Hood River County and also within the City of Hood River Urban Growth Boundary.

Annexation of tax lot 4400 along with Carr Drive is anticipated as a requirement of partitioning the lot. The subject property is bound by County Urban Low Density Residential to the north, south and west and City R-1 to the west. Carr Drive dead ends at the western property boundary of the subject parcel and it is anticipated that Carr Drive is extended to the eastern property boundary of the subject parcel with a 45 foot right-of-way dedication. Speed limits vary in the general project vicinity from 25-30 mph. Travelling northbound and southbound on Frankton Road, approaching Carr Drive, the speed limit is posted 30 mph. Carr Drive does not have a posted speed limit, therefore Oregon State statutes dictates a speed limit of 25 mph for residential districts. No parking signs are present on the south side of Carr Drive. See *Appendix D* for site photos. *Table 1 – Adjacent Street Characteristics* shows the characteristics of the adjacent streets.

Table 1: Adjacent Street Characteristics

Street	Classification	Jurisdiction		Travel Lanes	Lane Width (ft)	Speed (MPH)	Curbs/ Sidewalks	Bicycle Lanes	On-Street Parking
		Existing	Future						
Carr Dr.	Neighborhood Connector	Hood River County	City of Hood River	2	14	25	Yes/North Side	No	North Side
Frankton Rd.	Collector	Hood River County	Hood River County	2	12	30	No/No	No	No

Engineering Report

The existing site has one single family detached dwelling unit accessed from the dead end of Carr Drive that will be removed with the development. The five proposed single family detached dwelling units will each be accessed from individual driveways from Carr Drive. In addition to the construction of the single family dwelling units, the proposed development includes frontage improvements to Carr Drive as well as utilities. See *Appendix B* for the Proposed Site Plan.

Trip Generation

Future vehicle trips of the proposed subdivision were forecast using the trip rates documented in the standard reference *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers (ITE). For this development, ITE Land Use Category 210 – Single Family Detached Housing is the appropriate category to apply. The trip generation rates include consideration of trips such as postal service, deliveries, garbage pick-up, and general services. *Table 4 – Trip Generation Rates* shows the trip generation rates for the ITE Land Use.

Table 4: Trip Generation Rates

ITE Land Use	ITE Code	Ind. Variable	Trip End Rate			In/Out Split (Percent)		
			AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
Single Family Detached Housing	210	Dwelling Units	0.74	0.99	9.44	25/75	63/37	50/50

The proposed subdivision will generate new trips on Carr Drive. The proposed development will consist of the removal of the one existing single family dwelling unit with access from the dead end of Carr Drive and the construction of five single family dwelling units that will take access from the extension of Carr Drive via individual driveways.

The proposed subdivision will generate a total of three (3) trips during the morning peak hour, four (4) trips during the evening peak hour, and 38 average daily trips onto the City transportation system. *Table 5 – Trip Generation Forecast* summarizes the trip generation forecast for the existing and proposed development on Carr Drive.

Engineering Report**Table 5: Trip Generation Forecast**

EXISTING CONDITIONS								
ITE Land Use	Size (Units)	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends			Daily
		In	Out	Total	In	Out	Total	Total
210 Single Family Detached Housing	1	0	1	1	1	0	1	9
PROPOSED CONDITIONS								
ITE Land Use	Size (Units)	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends			Daily
		In	Out	Total	In	Out	Total	Total
210 Single Family Detached Housing	5	1	3	4	3	2	5	47
NET NEW TRIPS								
		AM Peak Hour Trip Ends			PM Peak Hour Trip Ends			Daily
		In	Out	Total	In	Out	Total	Total
		1	2	3	2	2	4	38

Trip Distribution & Assignment

The trip assignment for the proposed development assumes that 20% of the trips generated are distributed southbound on Frankton Road and 80% of the trips are distributed northbound on Frankton Road, from Carr Drive. These assumptions are determined based on likely destinations/originations of traffic, the location of the development in relation to nearby City and County streets, and distribution assumptions of the Hood River Westside Concept Plan completed by DKS Associates. Northbound on Frankton Road, a collector street, provides access to Interstate 84, West Hood River, East Hood River/Downtown, and the Port of Hood River. Southbound on Frankton Road, provides access to the Heights District, Windmaster, and the rest of the Hood River Valley. See *Appendix C* for the complete trip distribution map.

Overall, the proposed development will generate a total of two (2) trips during the morning peak hour, three (3) trips during the evening peak hour, and 30 average daily trips northbound on Frankton Road. A total of one (1) trip during the morning peak hour, one (1) trip during the evening peak hour and 8 average daily trips southbound on Frankton Road. *Table 6 – Trip Distribution Forecast* summarizes the trip distribution forecast for the proposed trip increase through the I-84 Exit 62 IAMP Study Intersections.

Engineering Report**Table 6: Trip Distribution Forecast**

Intersection	% (AM/PM)	AM Trips	PM Trips	AVG Daily Trips
Frankton Rd. @ Carr Dr.	100	3	4	38
Frankton Rd. @ May St.	80	2	3	30
Country Club Rd. @ Cascade Ave.	35	1	1	14
I-84 EB On/Off Ramps @ Cascade Ave.	30/0	1	1	11
I-84 WB On/Off Ramps @ Cascade Ave.	10/20	0	1	4
Westcliff Dr. @ Cascade Ave.	1	0	0	1
May St. @ Rand Rd.	45	2	2	17
Rand Rd. & Cascade Ave.	15	1	1	6

Analysis

The following sections address applicable transportation standards for the proposed development which are referenced in the Hood River Municipal Code.

Sight Distance

The roadway design of Carr Drive and the lot grading and placement of driveways will ensure that the required Stopping Sight Distance (SSD) is available in compliance with the American Association of State Highway and Transportation Officials (AASHTO), *A Policy for Geometric Design of Highways and Streets, 6th Edition*. It is recommended that all vegetation within the sight distance triangles be maintained on a routine basis. Additionally, the sight distance triangles should remain clear of any obstructions that would obscure the driver's sight distance.

Roadway Design

The Roadway Design Standards are outlined in Chapter 3 of the City Transportation System Plan (TSP) based on street functional classification. The Neighborhood Connector typical roadway cross section is provided in Figure 6D of the City TSP. Neighborhood Connector street cross sections generally consist of five foot sidewalks, seven and a half foot planting strips, curb and gutter, and 34 feet of paved width which allows for 10' travel lanes and 7' parking on each side of the street.

Carr Drive is classified as a Neighborhood Connector street in the recently updated 2021 TSP. However, the existing 320' long dead end section of Carr Drive was designed in 2016 as part of the Sunburst Valley Subdivision when Carr Drive was classified as a local street under the 2011 TSP. The existing street section of Carr Drive, starting from the north side of the ROW, consists of a 5' planter strip, 5' curb tight sidewalk, curb and gutter, 28' paved shed section, and curb and gutter. The City of Hood River Engineering Department has directed the applicant to extend these existing conditions the full length of the frontage for the proposed project. Therefore, the

Engineering Report

proposed frontage improvements for the development will consists of an extension of these existing conditions, meeting the 2011 TSP local street roadway design standards as required by the City.

Access Spacing

The Access Management Spacing Standards per Table 8 of the TSP requires a minimum of 22 feet separation between driveways and other driveways or public streets, as measured by straight curb between access points, on neighborhood connector streets. The Access Management Spacing Standards per the HRMC 16.12.020(G), Table 16.12-A, does not have requirements for spacing of neighborhood connector streets, therefore, the requirements in the TSP will dictate spacing standards. The Maximum Width of Curb Cuts per the HRMC 13.28.030, allows for a maximum curb cut width of 31 feet with ramps for frontages 51 to 75 feet in width. It is our understanding that the City of Hood River interpretation of this code is that at the time this code was written, driveway details required 3 foot width ramps to meet ADA requirements. Based on this, it is interpreted that the driveway throat width would be 25 feet. ADA standards now require a minimum 3.5 foot width ramp, which can be extended up to 15 feet maximum to match existing grades, as required.

The development proposes individual driveways to access each of the single family dwelling lots. The driveways will have curb cuts with a 25 foot throat width for each of the single family dwellings fronting Carr Drive. The driveway ramps will be a minimum of 3.5 feet in width and extended as necessary to meet ADA requirements. Access spacing between the proposed driveways on Carr Drive is 22 feet or greater as measured from edge of throat to edge of throat. Additionally, the proposed driveways meet the required SSD and their relative spacing does not affect the safety of traffic flow on Carr Drive.

Vehicular Access & Circulation

From Carr Drive, vehicle trips generated by the site are provided two routes of travel between the proposed development and the rest of Hood River; left or right onto Frankton Road. Traveling north on Frankton Road from the development, an east-west arterial street, May Street, provides access to a variety of north-south local, collector, and arterial streets with routes to the majority of the central to southern portion of the City. Travelling north on Frankton Road and continuing through the May Street intersection provides the quickest route to Interstate 84. Travelling south on Frankton Road from the development, provides access to the Hood River Valley, Windmaster Corner, and the Heights District.

The Hood River Engineering Standards section 7.1(C) require that for public dead end streets 400 feet or longer, a public turnaround must be provided. The development proposes a temporary gravel turnaround for passenger vehicles, delivery trucks, and emergency vehicles at the end of the dead end street. It is anticipated that connectivity of Carr Drive to the Willow

Engineering Report

Ponds Development directly adjacent to the subject parcel to the east will occur in the short term.

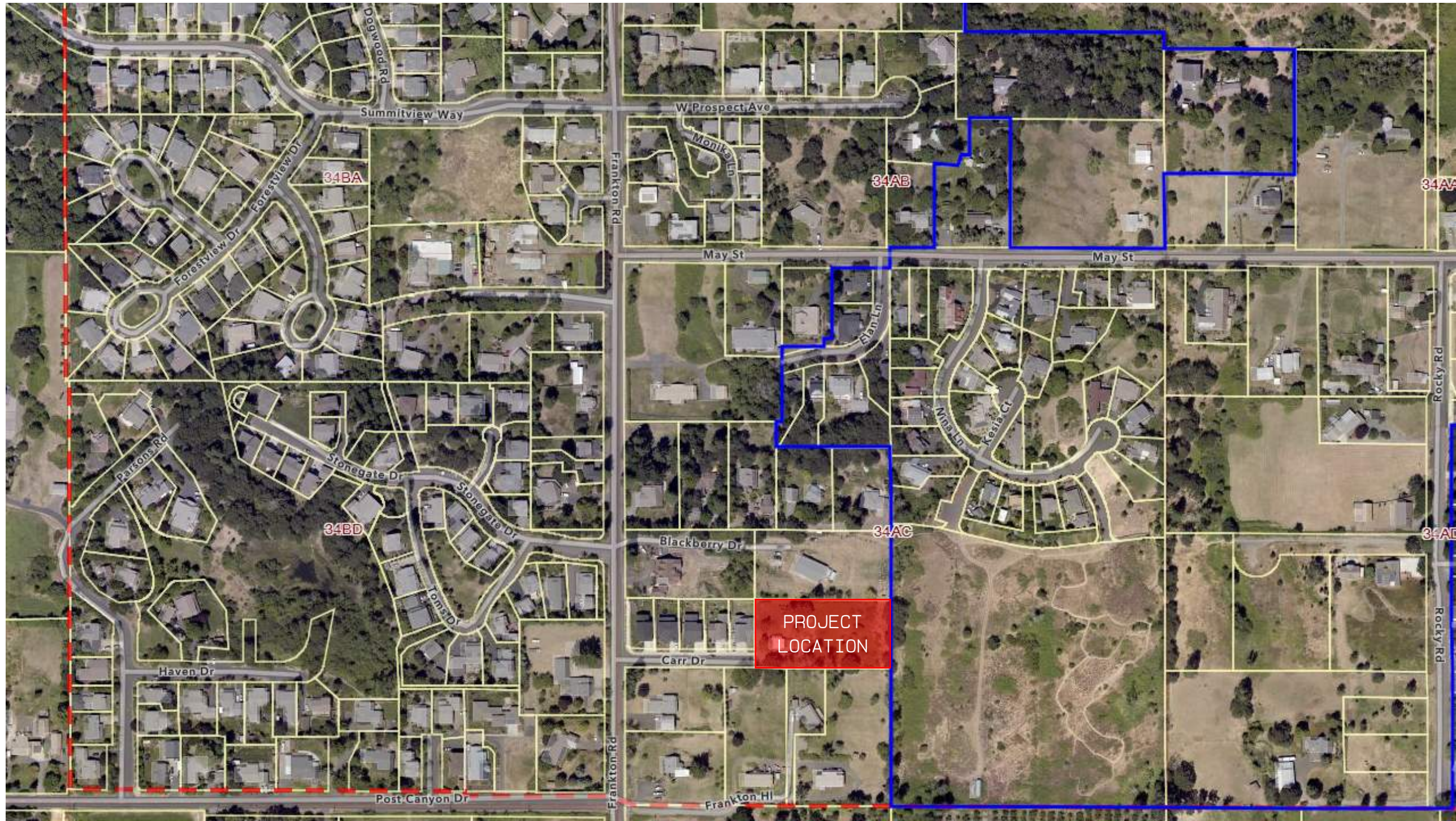
Access to all five (5) single family dwellings fronting Carr Drive are provided via individual driveways. Adequate parking facilities for the development are available onsite.

Summary & Conclusion

The following are the findings of the traffic analysis completed for the Bronco Meadow Subdivision.

1. The proposed subdivision will generate a total of three (3) trips during the morning peak hour, four (4) trips during the evening peak hour, and 38 average daily trips onto the City transportation system. This level of traffic flow would not create a significant impact on the surrounding transportation system. Additionally, the project generates less than 25 peak hour trips and less than 250 average daily trips.
2. The proposed subdivision will generate the following trips through the IAMP 62 study intersections; Country Club Rd. @ Cascade Ave. 1 PM trip, I-84 EB On/Off Ramps @ Cascade Ave. 1 PM trip, I-84 WB On/Off Ramps @ Cascade Ave. 1 PM trips, Westcliff Dr. @ Cascade Ave. 0 PM trips, and Rand Rd. & Cascade Ave. 1 PM trip.
3. Based on the existing conditions survey and preliminary road design and grading plan done by Bell Design Company, adequate sight distance will be available at the proposed driveways on Carr Drive provided the sight distance triangles are properly maintained.
4. Frontage improvements will consist of sidewalk, planter strip, and curb and gutter on the north side of the ROW, 28' of pavement, and curb and gutter on the south side of the ROW on Carr Drive, as directed by Public Works.
5. The Access Management Spacing Standards per Table 8 of the TSP are met for the six proposed driveways on Carr Drive.
6. The proposed development meets all standard criterion and code requirements of HRMC section 17.20.060.C&D, therefore no further analysis is required beyond this TAL.

Appendix A – Project Location Map



D-1
APP. A

PROJECT LOCATION

SCALE: NTS CONTOURS AT 1 FOOT INTERVALS THIS LINE IS 1" IF THIS LINE IS NOT 1" Long, ADJUST SCALE ACCORDINGLY

0:\2021\B302\TAL\Appendix A - Project Location.pro

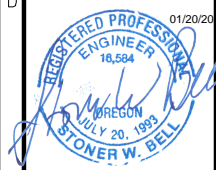
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GRAPHIC, ELECTRONIC, MECHANICAL,
ETC. -- WITHOUT WRITTEN
PERMISSION OF BELL DESIGN
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TO CRIMINAL PROSECUTION.

BELL DESIGN CO.
Civil Engineering & Land Surveying
900 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605
PHONE (509) 443-3886 belldesigncompany.com



PROJECT LOCATION
TRAFFIC ASSESSMENT LETTER
K2-PAGE LLC
HOOD RIVER OREGON

JOB NO. 21B302
DATE 11/22/21
DRAWN BY RBA CHECKED BY SWB
REVISIONS DATE



SHEET NO. 1
APP. A
OF SHEETS

Appendix B – Site Plan

SITE MAP/PROJECT FACT SHEET

IN THE SW1/4 OF THE NE1/4 OF SECTION 34, T3N, R10E, W.M.
HOOD RIVER COUNTY, OREGON



ZONING: U-R-1

DEVELOPMENT TYPE: SUBDIVISION OF
LOTS FOR FUTURE SINGLE FAMILY
RESIDENTIAL HOMES. FUTURE HOMES
BASED OF OWNER/BUILDER PREFERENCE.

ROADS: TO MEET CITY STANDARD FOR
ROAD, SIDEWALK, AND STORMWATER DESIGN.

UTILITIES: WATER, SEWER, STORM, GAS, POWER

MAP & TAXLOT

03N10E34AC 4400

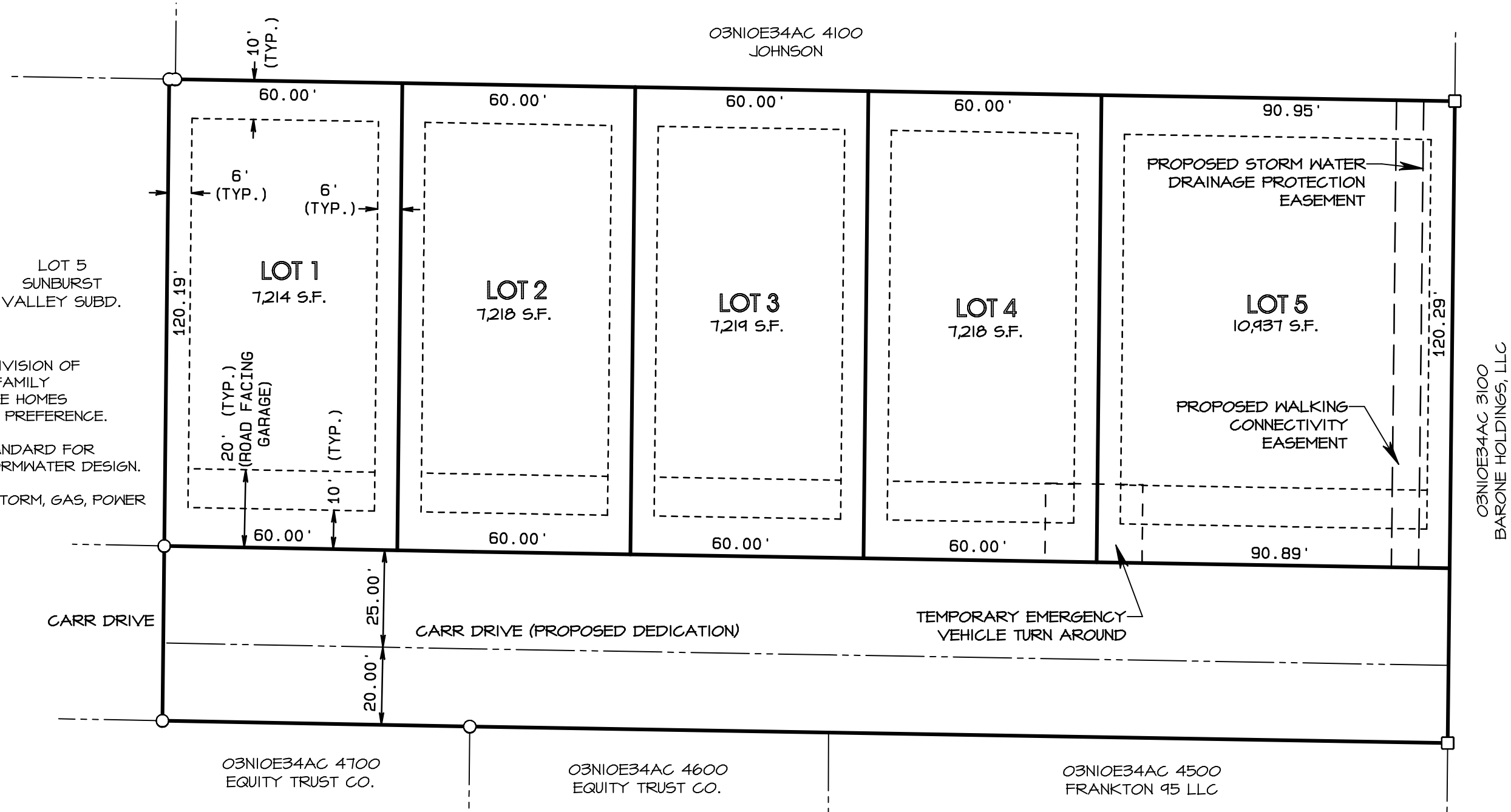
OWNER

K2-PAGE LLC
1700 JEANETTE RD
HOOD RIVER OR 97031

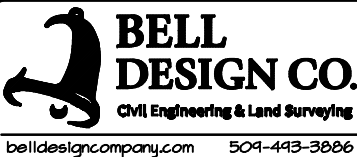
NOTES

- 1) NO FIELDWORK PERFORMED
- 2) BOUNDARY AS PER CS 2015-039, CS 2016-041-1
- 3) ZONING: U-R-1 - SEE 17.03.010 HRC ZONING ORDINANCE
- 4) 7,000 SQUARE FEET LOT MINIMUM
- 5) 54,696 S.F.TOTAL PARCEL AREA
- 6) 14,890 S.F. PROPOSED DEDICATION

Bell Design Co. makes no warranty as to matters of
unwritten title such as adverse possession, prescriptive
rights, easements, estoppel, acquiescence, etc. or
to environmental concerns such as hazardous waste,
pollution, wet land delineation, riparian changes,
flood zones, etc.



HORIZONTAL SCALE 1"=30'



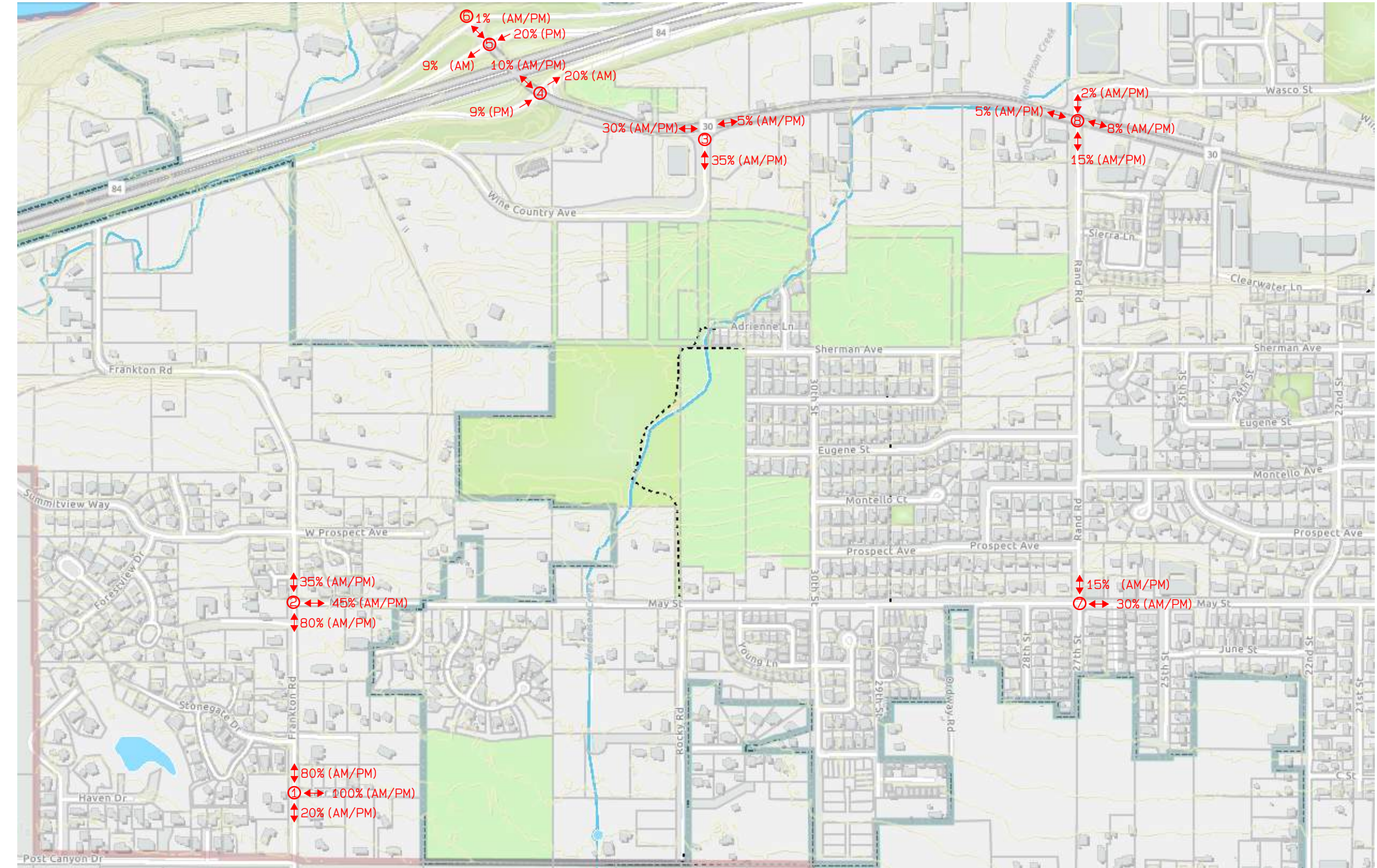
DATE	DESCRIPTION	BY
8/21	DRAFT	HDK
8/21	CHECKED	ARB

PLANNING EXHIBIT

FOR K2-PAGE LLC
HOOD RIVER COUNTY, OREGON

SHEET: 1 OF 1
PROJECT: 21B302
DATE: Nov 2021

Appendix C – Trip Distribution Map



D-1 APP. C TRIP DISTRIBUTION

THIS LINE IS 1" IF THIS LINE IS NOT 1" Long, ADJUST SCALE ACCORDINGLY

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TO CRIMINAL PROSECUTION.

BELL DESIGN CO.
Civil Engineering & Land Surveying

900 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605
PHONE (509) 443-3886
belldesigncompany.com

TRIP DISTRIBUTION
CARR DRIVE SUBDIVISION
TRAFFIC ASSESSMENT LETTER

HOOD RIVER OREGON

JOB NO. 21B154
DATE 11/22/21
DRAWN BY RBA CHECKED BY SWB
REVISIONS DATE

REGISTERED PROFESSIONAL
ENGINEER
16,584
OREGON
JULY 20, 1992
STONER W. BELL

01/20/2022

SHEET NO. APP. C
OF SHEETS

Appendix D – Site Photos



Figure C1: Dead end of Carr Drive looking East



Figure C2: Dead end of Carr Drive looking west



Figure C3: Carr Drive @ Frankton Road Intersection looking west



Figure C4: No Parking south side of Carr Drive

Attachment E - Farmer's Irrigation District Comments

**ATTACHMENT "A.2" E
FILE NO. 2022-09**

Kevin Liburdy

From: Megan Saunders <megan@fidhr.org>
Sent: Wednesday, October 27, 2021 9:47 AM
To: Kevin Liburdy
Cc: Les Perkins
Subject: Re: Pre-App - Kurahara Annexation/Subdivision - 3940 Carr Dr.

Hi Kevin,

Farmers Irrigation District is willing to continue to serve the 3940 Carr Drive property (3N-10E-34-SW/NE-4400) after subdivision, subject to the following requirements.

- 1) The property owner completes FID's subdivision application, allocating the water rights on the future parcels.
- 2) The property owner pays FID's subdivision fee (currently, \$1,580 for 5 parcels).
- 3) The property owner's installation of a private system meets FID's specifications/requirements, including:
 - Installation of a private delivery system, from either the existing tap on the shared private line (serving Carr/Blackberry Dr) or FID's point of delivery (on Frankton Rd), to the individual parcels to FID specifications (pressure rating, etc) and at property owner's cost. If a new tap on FID's Frankton Pipeline is requested and approved, FID will complete the work at property owner's cost.
 - Installation of individual services, including a valve, filter, and flow regulator, at each parcel to FID specifications and at property owner's cost. FID will provide the flow regulators at the appropriate size for each parcel. Notify FID for inspection.
 - Recording on each relevant parcel any easements required for any property owner to operate, maintain, and/or repair their individual irrigation system or the shared private system on other properties.
 - Recording on each parcel a shared operation, maintenance, and repair agreement between all properties sharing the private system, acknowledging that FID's responsibilities for operation, maintenance, and repair end at FID's point of delivery (on Frankton Rd) and the private property owners are solely responsible for the operation, maintenance, and repair of the private system (subject to FID policies), and that the private property owners share responsibility for the operation, maintenance, and repair of the shared private system between FID's point of delivery (on Frankton Rd) and the tap for this subdivision.
 - Document the location of the irrigation system and services, and easements, on the final plat map. Provide a copy of the final plat map to FID.

Please let me know if you have any questions or need more information.

Thank you!

Megan

On Thu, Oct 7, 2021 at 9:19 AM Kevin Liburdy <K.Liburdy@cityofhoodriver.gov> wrote:

October 7, 2021

TO: Erik Walker, Hood River County Community Development

Mark Beam, Ice Fountain Water District

Doug Kelly, West Side Fire District

Megan Saunders, Farmers Irrigation District

Wade Seaborn, City Engineering Dept.

Andrey Chernishov, City Engineering Dept.

Leonard Damian, City Fire Chief

FROM: Kevin Liburdy, City of Hood River Planning Dept.

RE: File No. 2021-39 - Pre-Application Conference to discuss Annexation and Subdivision

Applicant: Ron Kurahara

Subdivision Property: 3940 Carr Drive (3N10E34AC Tax Lot 4400)

Annexation Property: 3940 Carr Drive (3N10E34AC Tax Lot 4400)

The City of Hood River will hold a pre-application conference to discuss an application for Annexation and a 5-lot Subdivision of the above-referenced property.

This parcel is located in Hood River's Urban Growth Area, zoned Urban Low Density Residential (R-1), and located adjacent to the city limits.

The attached materials include the application form, site map/preliminary plat, location map and written description of the request.

The meeting is scheduled on **Wednesday, October 27, 2021 at 10:30 a.m.** via Zoom videoconference. A calendar invitation with a link to the videoconference will be emailed to you, and I will be available through the same link at 10am if you would like to discuss the project before the meeting begins with the applicant.

If you are unable to attend, please email comments to k.liburdy@cityofhoodriver.gov by October 26, 2021.

Please call me at (541) 387-5224 if you have any questions. Thank you.

Join Zoom Meeting

<https://us06web.zoom.us/j/85912435844?pwd=OTk0dkRsTXpBN3NEcjBUS1JQeDNYQT09>

Meeting ID: 859 1243 5844

Passcode: 411243

One tap mobile

+13462487799,,85912435844#,,,,*411243# US (Houston)

+17207072699,,85912435844#,,,,*411243# US (Denver)

--

Megan Saunders
Watershed Project Manager
Farmers Irrigation District
541-387-5261

Attachment F - Ice Fountain Water District Comments

**ATTACHMENT "A.2" F
FILE NO. 2022-09**

Kevin Liburdy

From: Ice Fountain Water District <ifwater@hrecn.net>
Sent: Wednesday, October 13, 2021 9:24 AM
To: Kevin Liburdy
Subject: File no. 2021-39

Good morning Kevin. Unfortunately I will not be able to attend the zoom meeting next week on October 27. Here are my comments: The map that was sent doesn't detail out the current City limits boundary; however, I believe that Barone Holdings directly east of the proposed annexation is currently within the City limits. If this is the case, then this annexation would appear to meet the criteria of the IGA. Ice Fountain Water District has an 8" main line located at the east end of Carr Drive that could be extended into and serve the proposed subdivision. If this is the case, all infrastructure would need to be built to City of Hood River standards and all engineering would need to be reviewed and approved by Ice Fountain Water District as well. If the City chose to serve the proposed subdivision there would be a payback to Ice Fountain Water District for an existing service to the parcel. I would be happy to provide those numbers if needed. Please don't hesitate to contact me with any further questions.

Mark Beam
District Manager
Ice Fountain Water District
541-386-4299

Attachment G - Title Report

**ATTACHMENT "A.2" G
FILE NO. 2022-09**

302 Columbia Street, Hood River, OR 97031
Tel: (541) 386-3565| Fax:
www.columbiagorgetitle.com

January 18, 2022

Order No. 22-0016ED

**Bell Design Co.
Attn: Austin Bell, PLS
900 W. Steuben Street, Box 308
Bingen, WA 98605**

**Phone: 509-493-3886
Email: austinbell@belldesigncompany.com**

PROPERTY ADDRESS: 3940 Carr Drive, Hood River, OR, 97031

Land Development Report

Report Cost **\$200.00**

The Estate or interest in the Land described herein and which is covered by this Land Development Report is: **Fee Simple**

As of the Effective date of **January 14, 2022**, we find the vested owner(s) to be:

K2-Page LLC, an Oregon limited liability company

As to fee title to the land herein described:

SEE ATTACHED EXHIBIT "A"

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a Title Insurance Policy and shall become void unless a policy is issued and the full premium paid.

EXHIBIT "A"

The East half of the South half of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Farmers Irrigation District.
3. Easement, including the terms and provisions thereof:
For : Electric transmission and distribution line
Granted to : Pacific Power & Light Company
Recorded : August 19, 1986
As : 861566
4. The Corporation Division of the State of Oregon advises us that **K2-Page LLC** is an active Oregon limited liability company, whose Members are shown to be Cynthia Kurahara, Jessica Page, Jon Kurahara, Calvin Page.

END OF EXCEPTIONS

NOTE: We find no judgments or United States Internal Revenue Liens against **K2-Page LLC**.

NOTE: 2021-2022 TAXES ARE PAID IN FULL and are being shown for informational purposes only.

Amount paid: \$1,458.35

Account No.: 5377

Levy Code: 0005

Map No.: 3N10E34AC04400

Columbia Gorge Title, LLC

A handwritten signature in blue ink, appearing to read "E. Derdowski", is positioned below the company name.

Emil Derdowski, Title Officer

cc: ed/ab



Privacy Policy

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

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Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

OOD RIVER C nty Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 18, 2022 10:58:18 am

Account # 5377
Map # 3N10E34AC04400
Code - Tax # 0005-5377

Tax Sta s ASSESSABLE
Acct S atus ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name K2-PAGE LLC

Deed Reference # 2021-4516

Agent

Sales Date/Price 09-14-2021 / \$735,000.00

In Care Of

Appraiser DUANE ELY

Mailing Address 1700 JEANETTE RD
 HOOD RIVER, OR 97031

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 06 05 000 7223-1

Sit s Address(s)	Situs Cit
ID# 1 3940 CARR DR	HOOD RIVER

ode Area	RMV	MAV	Value Summar AV	SAV	MSAV	RMV Exception	PR %
0005 Land	328,200					Land	0
Impr.	53,780					Impr.	0
C de Area T tal	381,980	108,040	108,040	0	0		0
Grand T tal	381,980	108,040	108,040	0	0		0

ode Area	ID#	RFPD	Ex	Plan Zone	Val e S rce	TD%	LS	Size	Land Class	LUC	Trended RMV
0005					RURAL OSD - POOR	100					19,200
0005	1	<input checked="" type="checkbox"/>		UR1	Rural Site	100	A	1.00	HS	003	247,200
0005	2	<input checked="" type="checkbox"/>		UR1	Rural Site	100	A	0.25	RA	003	61,800
Grand T tal								1.25			328,200

ode Area	ID#	Yr Buil	Stat lass	Descrip ion	Improvement Breakdown	TD%	T tal Sq. Ft.	Ex% MS Acct #	Trended RMV
0005	1	1975	131	One sto y		124	640		53,780
Grand Total							640		53,780

Comments: BOE JV#5744 2/21/92

SUMMARY OF TAX ACCOUNT
HOOD RIVER COUNTY TAX COLLECTOR
601 STATE STREET
HOOD RIVER, OREGON 97031
(541) 386-1301

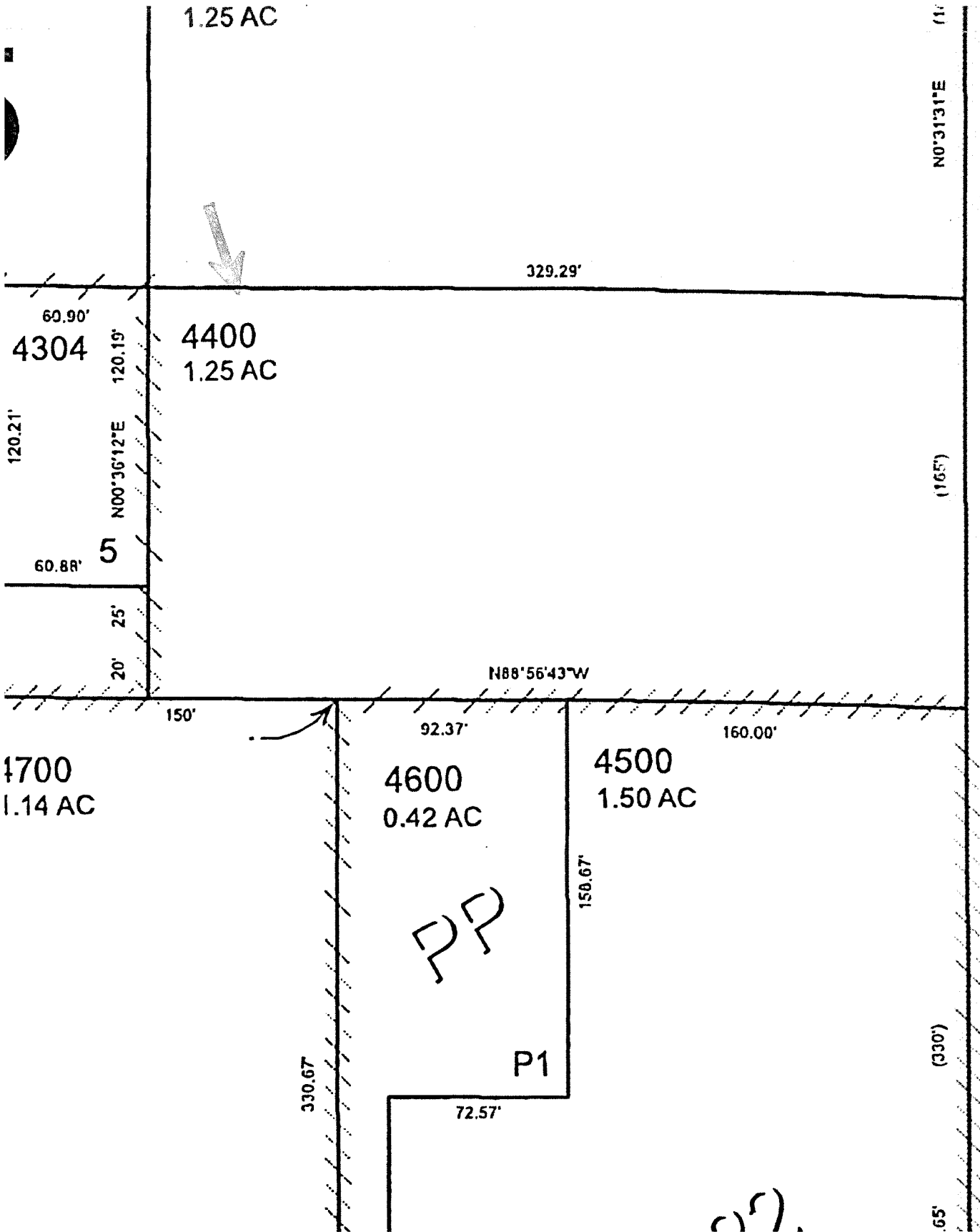
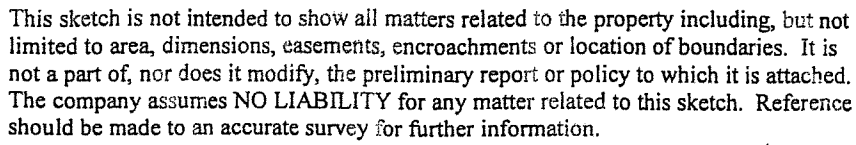
18-Jan-2022

K2-PAGE LLC
1700 JEANETTE RD
HOOD RIVER OR 97031

Tax Account #	5377	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	0005
Situs Address	3940 CARR DR HOOD RIVER OR 97031	Interest To	Feb 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,458.35	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,408.26	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,302.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,274.65	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,252.59	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,216.16	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,202.93	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,148.69	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,120.57	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,094.17	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,060.20	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.02	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$979.38	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$898.55	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$926.28	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$860.01	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$878.85	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$761.30	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$749.67	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$728.44	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$690.17	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$622.19	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$604.02	Nov 15, 1999
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$23,236.97	





THIS SPACE RESERVED FOR RECORDER'S USE

Estate of Florence Akiyama, deceased

c/o Donald Hull

Hood River, OR 97031

Grantor's Name and Address

K2-Page LLC, an Oregon limited liability company

1700 Jeanette Rd

Hood River, OR 97031

Grantee's Name and Address

After recording return to:

K2-Page LLC, an Oregon limited liability company

1700 Jeanette Rd

Hood River, OR 97031

Until a change is requested all tax statements

shall be sent to the following address:

K2-Page LLC, an Oregon limited liability company

1700 Jeanette Rd

Hood River, OR 97031

File No. 492094AM

HOOD RIVER COUNTY, OR **2021-04516**

D-BS

Stn=5 JACIM

09/30/2021 02:04:01 PM

\$15.00 \$11.00 \$10.00 \$64.00 \$25.00

\$125.00

I certify that this instrument was received and recorded
in the records of said county.

Brian D. Beebe, Director of Records and
Assessment and Ex-Officio Recorder.

AMERITITLE 492094AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Audrey Bartorelli and Thelma L. Austin the duly appointed, qualified and acting co-personal

Representatives of the Estate of Florence Akiyama, deceased, Probate Case No. 21PB02582, filed in Hood River County,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

K2-Page LLC, an Oregon limited liability company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Hood River**, State of Oregon, described as follows, to wit:

The East half of the South half of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3N-10E-34AC-4400 5377

The true consideration for this conveyance is **\$735,000.00.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 14 day of September, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Florence Akiyama, deceased

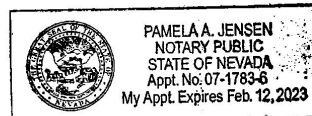
Audrey Bartorelli

BY: Audrey Bartorelli, Co-Personal Representative for
the Estate of Florence Akiyama, Deceased.

STATE of NEVADA, County of Elko) ss.

This instrument was acknowledged before me on September 14, 2021
by Audrey Bartorelli, Co-Personal Representative for the Estate of Florence Akiyama.

Pamela A. Jensen
Notary Public for NEVADA
My commission expires Feb 12, 2023



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 14 day of September, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Florence Akiyama, deceased

Thelma L. Austin

BY: Thelma L. Austin, Co-Personal Representative for
the Estate of Florence Akiyama, Deceased.

STATE of NEVADA, County of Washoe) ss.

This instrument was acknowledged before me on September 14, 2021
by Thelma L. Austin, Co-Personal Representative for the Estate of Florence Akiyama.

Karon Nelson

Notary Public for NEVADA

My commission expires 1-14-2025



861566

UNDERGROUND
RIGHT-OF-WAY EASEMENT
(Individual)

For value received the undersigned, (Grantor), (whether singular or plural), do hereby grant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, (Grantee), an easement or right-of-way, 10 feet in width, for an electric underground distribution line of one or more conductors and all necessary or desirable appurtenances (including but not limited to the right to install conduits, surface or subsurface mounted transformers, surface mounted connection boxes and meter cabinets), over, under, across and along the following described real property in Hood River County, State of Oregon, to wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 3 North, Range 10 East, Willamette Meridian.
Tax Lot 1903

the location and course of said right-of-way are approximately as shown on the sketch attached as Exhibit(s) A and by this reference made a part hereof.

Together with the right of ingress and egress over the adjacent lands of Grantor in order to install, maintain, repair, replace, rebuild, operate and patrol the underground electric power lines and appurtenances, and to exercise all other rights herein granted.

Grantor shall have the right to use the lands subject to the above-described easement for all purposes not inconsistent with the uses and purposes herein set forth; provided that Grantor shall not build or erect any structure upon the right-of-way without the prior written consent of Grantee.

All rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 16TH day of JUNE, 1986.

Edwin Olsen

(SEAL)

(SEAL)

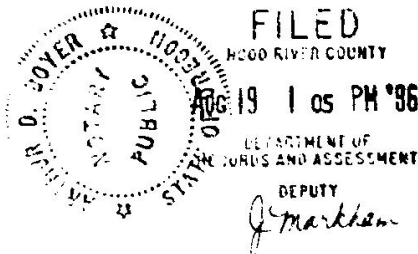
(SEAL)

(SEAL)

STATE OF OREGONCounty of Hood River

On this 16TH day of JUNE, 1986, personally appeared before me a notary public in and for said State, the within named Edwin Olsen to me known to be the identical person described therein and who executed the foregoing instrument, and acknowledged to me that HE executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.



Edwin Olsen
Notary Public for OREGON
Residing at Hood River, OR
My commission expires: 3-3-87

[illegible]

Attachment H - Legal Description for Development Parcel

**ATTACHMENT "A.2" H
FILE NO. 2022-09**

Legal Description for Preliminary Plat

A tract of land in Section 34, Township 3 North, Range 10 East of the Willamette Meridian, Hood River County, Oregon;

Being the East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 34, more particularly described as follows:

Beginning at the initial point, which is monumented by a red plastic cap set on a 5/8" dia. Rebar, said point being the most North and East corner of Sunburst Valley Subdivision, filed as CS# 2016 041, Hood River County Records;

Thence South 00°32'31" West, a distance of 120.23 feet to a Red Plastic Cap;
thence South 00°42'48" West, a distance of 45.05 feet to a Red Plastic Cap;
thence South 88°48'05" East, a distance of 60.78 feet to a 5/8" Rebar;
thence South 88°55'28" East, a distance of 18.38 feet to a 5/8" Rebar;
thence South 89°00'02" East, a distance of 92.37 feet to a Yellow Plastic Cap;
thence South 88°57'50" East, a distance of 159.35 feet to a calculated point;
thence North 00°37'30" East, a distance of 165.29 feet to a calculated point;
thence North 88°56'39" West, a distance of 329.31 feet to a Red Plastic Cap;
thence North 89°08'29" West, a distance of 1.67 feet to the initial point;

Containing 1.26 acres, more or less.

Attachment I - Wetland notice response from City of Hood River

**ATTACHMENT "A.2" I
FILE NO. 2022-09**

Austin Bell

From: Kevin Liburdy <K.Liburdy@cityofhoodriver.gov>
Sent: Wednesday, February 02, 2022 5:38 PM
To: austinbell@belldesigncompany.com
Cc: 'DEV BELL'
Subject: RE: Wetlands - Bronco Meadow Subdivision - Carr Road

Austin –

The existing conditions map shows hatching along the southern and eastern property boundaries for rock outcroppings, not wetlands, correct? Assuming you haven't identified and wetlands on the site, I don't believe the City needs anything from the applicant related to wetlands at this point. Although we know there are wetlands nearby, the City's 2003 Local Wetland Inventory does not depict wetlands on this site.

After the application is submitted and deemed complete, the planning dept. will send a "Wetland Land Use Notification" to the Department of State Lands that will alert them to the development proposal, explain the Local Wetland Inventory does not depict any wetlands on the site, and ask if they have any comments. Any comments DSL provides will be attached to the land use decision.

Thank you,

Kevin Liburdy • Senior Planner
City of Hood River • cityofhoodriver.gov
211 2nd Street Hood River, OR 97031 • P 541-387-5224



DISCLAIMER: This e-mail is a public record of the City of Hood River and is subject to public disclosure unless exempt from disclosure under the Oregon Public Records Law. This e-mail is subject to the State Retention Schedule.

From: Austin Bell <austinbell@belldesigncompany.com>
Sent: Wednesday, February 2, 2022 3:59 PM
To: Kevin Liburdy <K.Liburdy@cityofhoodriver.gov>
Cc: 'DEV BELL' <devbell@belldesigncompany.com>
Subject: Wetlands - Bronco Meadow Subdivision - Carr Road

Kevin,

I have attached our Existing Condition Map for the Bronco Meadow Subdivision extending Carr Road.

The application requires we have written comments from the managing agency regarding jurisdictional wetlands.

There is a jurisdictional wetland 45' east within the city limits, as per the Willow Ponds Subdivision. There is another wetland 230' west on the Sunburst Subdivision Plat.

What do I need to know prior to submittal of the application?

Thank you



AUSTIN BELL, PLS

Survey Department Manager

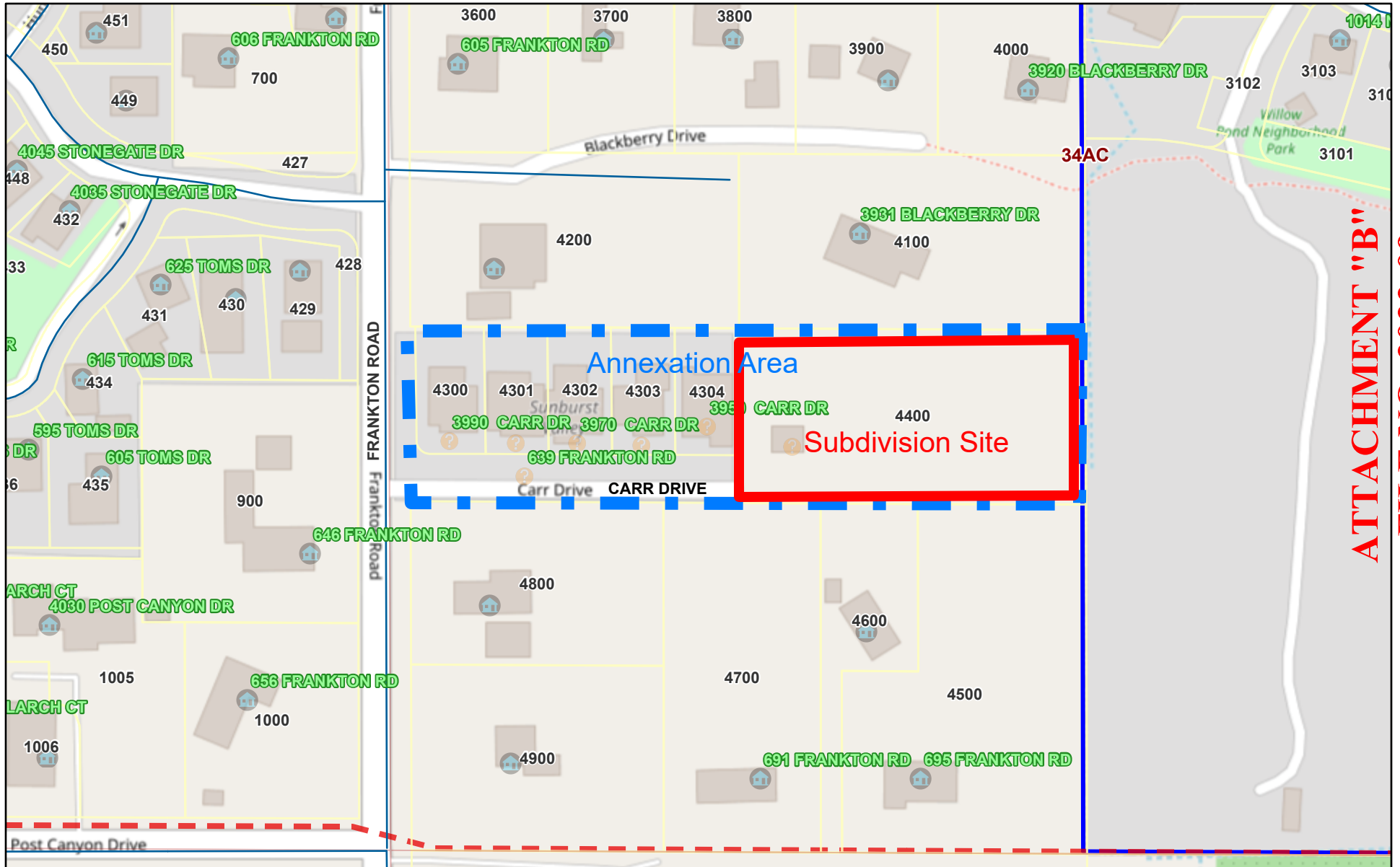
P: 509-493-3886

E: austinbell@belldesigncompany.com

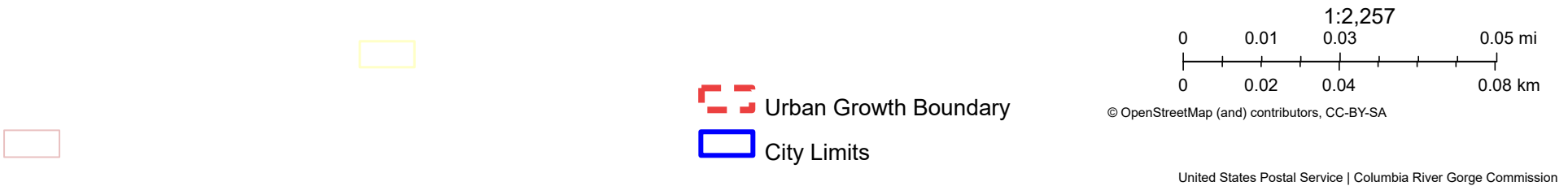
W: www.belldesigncompany.com

A: 900 W Steuben St, Box 308 Bingen, WA 98605

Location Map - File No. 2022-09



ATTACHMENT "B"
FILE NO. 2022-09





CITY OF HOOD RIVER

Engineering Department | (541) 386-2383

1200 18th Street, Hood River, OR 97031 | engineering@cityofhoodriver.gov

ENGINEERING DEPARTMENT COMMENTS

THIS IS NOT A PERMIT

May 31, 2022

ATTACHMENT "C"
FILE NO. 2022-09

Applicant: K2-Page LLC
Owner Name: K2-Page LLC
Site Address: 3940 Carr Dr, Hood River, OR 97031
Legal Description: 03N10E34AC Tax Lot 4400
Subject: Planning Review – Bronco Meadow Subdivision
File #: 2022-09

Based on the submitted materials, Public Works and Engineering have the following comments:

- General:** These comments are not an exhaustive list and should be used as a preliminary idea for the applicant to understand the requirements for development. These comments do not include engineering specifications or other more specific requirements of the City of Hood River (COHR). Other Engineering Standards and code specifications will be applicable at the time of engineered plan review, construction site/ROW permit application, building permit application, and/or Hood River County plumbing permit. Please refer to the Hood River Engineering Standards (HRES) found on the City's website at the following link: <https://cityofhoodriver.gov/engineering/engineering-standards/>
- General:** Refer to the City of Hood River Municipal Code (HRMC), Hood River Engineering Standards (HRES), Transportation System Plan (TSP), and I-84 Exit 62/63/64 Interchange Area Management Plan (IAMP) for more information and an exhaustive list of all City requirements (<https://cityofhoodriver.gov/>). The current code and/or standard at the time of permit submittal shall govern. Please review the 2019 Engineering Standards to ensure all standards are met.
- General:** The City will assess System Development Charges (SDC) for water, stormwater, sanitary sewer, and transportation at time of permit issuance when land use changes. SDC fees can be found on the City's website at the following link: <https://cityofhoodriver.gov/wp-content/uploads/bsk-pdf-manager/2021/06/FY-21-22-Fee-Schedule-for-web.pdf>
- General:** A Construction Site/Right-of-Way permit is required for this development. A complete application to the Engineering Department includes a completed permit application form, two (2) hard copies of civil drawings, one (1) hard copy of the stormwater management report, one (1) copy of the Site Development Engineers Cost Estimate, one (1) digital copy of all items, and payment of all applicable fees. Plans shall be prepared following the drafting standards and all required elements outlined in the HRES. Any proposed design exception to the HRES should be discussed with the City Engineer prior to the plan submittal, followed by a written request explaining why the exception should be approved at the time of plan submittal.

5. **General:** 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.
6. **General:** A ten foot (10') public utility easement (PUE) is required along all frontage of public streets. Exceptions to this requirement must be coordinated with the appropriate utilities. No above ground utility structures will be allowed within the City ROW.
7. **General:** Site Development Engineer's Cost Estimate shall be submitted prior to review of the engineering plans. A site review fee shall be paid in full prior to review. The fee is 2% of the approved Site Development Engineer's Cost Estimate and is separate from the Building Department Engineering Review Fee. After approval of the engineering site plans any significant changes in the scope of the project will require updates to the engineer's cost estimate. Changes that increase the work to be performed will require additional fees to be paid. See the HRES for more information.
8. **General:** A representative of the design engineer, referred to as the Resident Engineer, shall be on site nearly every day throughout the construction of public/right of way (ROW) improvements in order to perform the duties of the Resident Engineer as described in the HRES. No exceptions will be made to this requirement, including allowing the Contractor to perform the RE's duties.
9. **General:** All onsite overhead 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.
10. **Frontage Improvements:** The City's TSP classifies Carr Dr as a local road. However, the TSP states that Carr Dr will be classified as a neighborhood connector street in the future. The TSP states that neighborhood connector streets are to have a standard required 60-foot ROW width and 34'-36' paved width. However, the existing portion of Carr Dr ROW to the west of this site is only 45' wide. East of this site the Willow Ponds PUD has a future 24' wide private road tract with a 20' wide paved road. A 45' ROW dedication will be sufficient for this development. The improvements required by the applicant, shall include a 25' paved width, 2' concrete curb and gutter on both sides of the road, and 5' separated sidewalk along the property frontage, which results in 28' from curb to curb to match the existing Carr Dr to the west. Street improvements shall be extended a minimum of 25 feet beyond the limits of the project when transitions to existing conditions are necessary.
 - a. Per comments from a neighboring property owner, the applicant shall discuss alignment alternatives with the City Engineer to mitigate the removal of the large oak trees along the southern property line. A possible solution would be to provide a curb tight sidewalk north of the road and 20' wide paved road, similar to the proposed Carr Dr extension to the east. The applicant shall provide a report from a certified arborist on the possibility of saving as many oak trees as possible with the

future Carr Dr ROW. If a road design cannot be agreed upon with the City Engineer which saves as many oak trees as possible, the full 28' wide road section from curb to curb will be required as described above.

11. **Frontage Improvements:** The City's TSP, Table 3, identifies Path Improvement project PL17, for West Community Trail extension to Frankton Road. The City will accept a 5' wide sidewalk in lieu of a separated path to match the developments to the east and west of this site.
 - a. The proposed site plan shows a 5' wide sidewalk along Carr Rd satisfying this requirement.
12. **Frontage Improvements:** The driveway approaches shall be designed per the HRES and the design of the approach wings shall be detailed with grades and elevations. The approach shall meet ADA compliance. One (1) curb cut, maximum approach width per HRMC 13.28.030 will be allowed per lot. Driveway approach to be completed at the time of building construction, as a condition of permit issuance.
13. **Frontage Improvements:** In order to comply with Americans with Disabilities Act (ADA) regulations, the City has adopted a policy dictating that sidewalks, including intervening driveway approaches, be completed in full by the developer. Federal law prohibits partially completed sidewalks. Damage incurred during the course of construction must be repaired prior to final acceptance.
14. **Transportation:** A Traffic Assessment Letter (TAL) will be required per HRMC 17.20.060 D - Traffic Assessment Letter. However, if the proposed action is estimated to generate 250 Average Daily Trips (ADT) or more, or 25 or more weekday AM or PM peak hour trips (or as required by the City Engineer), a Traffic Impact Analysis (TIA) will be required per HRMC 17.20.060 – Traffic Impact Analysis. The proposed zone change action will trigger the Transportation System Rule (TPR). Findings will be required per HRMC 17.08.050 – Transportation System Rule. The TIA/TAL must be submitted at the time of Planning Application submittal.
15. **Grading:** Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. If a retaining wall is needed for this development, it shall be located outside of the ROW.
16. **Public Utilities:** The applicant shall provide public utilities as outlined in the HRES sufficient for this development and as required by the City Engineer. Existing public utilities are mapped in the City's GIS system, which can be found at the following link: <https://cityofhoodriver.gov/maps-and-gis/>
17. **Stormwater:** An open channel is centered along the eastern property line, which flows north. A 10' wide public stormwater and access easement shall be provided along the eastern property line where the open channel is located. A culvert shall be provided beneath Carr Drive to convey the existing open channel flow.
18. **Stormwater:** The site is adding more than 3,000 SF of impervious area: a stormwater management plan as described in the HRES will be required for this development. Provide

water quality and quantity treatment for new and reconstructed impervious areas. Pre-development conditions for redevelopment will be fair, forest ground cover type per HRES 8.5.A. See HRES Chapter 8 for stormwater standards.

- a. Public stormwater treatment in Carr Drive shall be in the form of stormwater planter(s) in the planter strip or as allowed by the City Engineer. Public mechanical treatment will not be allowed.
19. **Water:** Water (8") is available from the Ice Fountain Water District in Carr Dr west of this property. The water main will need to be extended to serve the new lots and will be required to be designed and constructed to comply with the HRES. Farmers Irrigation also has water line serving the development to the west, which can be used for irrigation purposes.
20. **Water:** Fire hydrants shall be spaced such that they are no more than 250' from the proposed structures and shall meet the HRES.
 - a. Per the submitted proposed utility plan, it appears the fire hydrant does not meet this requirement.
21. **Sanitary Sewer:** The existing 2" sanitary sewer pressure main in Carr Dr shall be extended approximately 300' east to serve the eastern most proposed lot. The applicant will be required to verify the existing 2" pressure main will have sufficient capacity for this proposed development based on the proposed buildings. A future 8" gravity sanitary sewer main will be constructed to the west in Carr Drive as part of the Willow Ponds Phase 5 development.
 - a. Coordination with surrounding property owners and potential developers is highly encouraged.
 - b. Cost sharing for improvements to the downstream Country Club wastewater pump station will not be required.
22. **Streetlights:** Streetlights shall be provided such that the maximum spacing is 300' from existing streetlights and meet the HRES.
 - a. Per the submitted site plan, it appears that this requirement is not satisfied. Only one streetlight is provided for the 330 LF of frontage.

Thank you,

Wade Seaborn, PE
City Engineer

Andrey Chernishov, PE, CWRE
City of Hood River Engineering



CITY OF HOOD RIVER

FIRE & EMERGENCY MEDICAL SERVICES

1785 Meyer Pkwy, Hood River, OR 97031 | HoodRiverFire.com



May 18, 2022

Kevin Liburdy
Senior Planner
City of Hood River
211 2nd Street
Hood River, OR 97031

ATTACHMENT "D" FILE NO. 2022-09

Re: Comments Requested – K-2 Page LLC Annexation and Subdivision; File No. 2022-09

Mr. Liburdy,

Thank you for the opportunity to review the proposed site plan surrounding the development named above project. These notes are provided in regards to the information received April 22, 2022. There may be more or fewer requirements needed based upon the final project design. However, Hood River Fire & EMS recommends conformance with the following requirements of the Oregon Fire Code (OFC), 2019 edition:

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:**

Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)

2. **DEAD END ROADS AND TURNAROUNDS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (OFC 503.2.5 & D103.1)

- The proposed extension of Carr Drive will need a turnaround (temporary) designed per Oregon Fire Code (2019) (OFC D103.1). The one shown as a 20'x20' will need a 25'R per OFC (2019). Please contact if further clarification needed.
- Fire turnarounds should be marked with No Parking signage.

3. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1).

FIREFIGHTING WATER SUPPLIES:

4. **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for one and two-family dwellings served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B105.2)
5. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

- There are only on hydrant on Frankton at the entrance of Carr (NE Corner).

INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

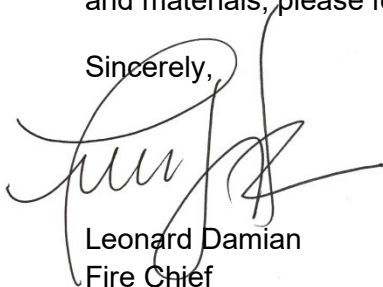
6. The project is located within the City's Urban Wildland Interface and therefore the project must comply with City WUI regulations and construction standards applicable to siting, construction and access. A condition of approval is required that prior to the issuance of building permit, the applicant shall demonstrate compliance with the INTERNATIONAL URBAN-WILDLAND INTERFACE CODE, HRMC Chapter 15.42 as adopted

BUILDING ACCESS AND FIRE SERVICE FEATURES

7. **FIRE PROTECTION SYSTEMS:** Fire Sprinkler Systems (recommended) An automatic fire sprinkler is recommended to be installed in accordance to NFPA 13D, in all residential buildings. It is not required; however, it is a life safety feature that the Fire Department strongly supports. For more information, please contact the fire department.

If you have questions, need further clarification, or would like to discuss any alternative methods and materials, please feel free to contact me at (541) 386-9458 or l.damian@hoodriverfire.com

Sincerely,



Leonard Damian
Fire Chief

ATTACHMENT "E"

FILE NO. 2022-09

From: [Megan Saunders](#)
To: [Kevin Liburdy](#)
Cc: [Les Perkins](#)
Subject: Re: Request for Comment - K-2 Page LLC Annexation and Subdivision (File No. 2022-09)
Date: Monday, April 25, 2022 3:22:15 PM
Attachments: [image001.png](#)

Hi Kevin,

Below are FID's comments on the proposed subdivision. We have no comments on the proposed annexation.

Farmers Irrigation District is willing to continue to serve the 3940 Carr Drive property (3N-10E-34-SW/NE-4400) after subdivision, subject to the following requirements:

1) The property owner completes FID's subdivision application, allocating the water rights on the future parcels.

2) The property owner pays FID's subdivision fee (currently, \$1,580 for 5 parcels).

3) The property owner's installation of a private system meets FID's specifications/requirements, including:

- Installation of a private delivery system, from either the existing tap on the shared private line (serving Carr/Blackberry Dr) or FID's point of delivery (on Frankton Rd), to the individual parcels to FID specifications (pressure rating, etc) and at property owner's cost. If a new tap on FID's Frankton Pipeline is requested and approved, FID will complete the work at property owner's cost.

- Installation of individual services, including a valve, filter, and flow regulator, at each parcel to FID specifications and at property owner's cost. FID will provide the flow regulators at the appropriate size for each parcel. Notify FID for inspection.

- Recording on each relevant parcel any easements required for any property owner to operate, maintain, and/or repair their individual irrigation system or the shared private system on other properties.

- Recording on each parcel a shared operation, maintenance, and repair agreement between all properties sharing the private system, acknowledging that FID's responsibilities for operation, maintenance, and repair end at FID's point of delivery (on Frankton Rd) and the private property owners are solely responsible for the operation, maintenance, and repair of the private system (subject to FID policies), and that the private property owners share responsibility for the operation, maintenance, and repair of the shared private system between FID's point of delivery (on Frankton Rd) and the tap for this subdivision.

- Document the location of the irrigation system and services, and easements, on the final plat map. Provide a copy of the final plat map to FID.

Please let me know if you have any questions or need more information.

Thank you

Megan

On Fri, Apr 22, 2022 at 3:46 PM Kevin Liburdy <K.Liburdy@cityofhoodriver.gov> wrote:

Please find attached a request for comments for the above-referenced land use application.

Please let me know if you need any additional information.

Kevin Liburdy • Senior Planner

Kevin Liburdy

From: Ice Fountain Water District <ifwater@hrecn.net>
Sent: Wednesday, October 13, 2021 9:24 AM
To: Kevin Liburdy
Subject: File no. 2021-39

ATTACHMENT "F"
FILE NO. 2022-09

Good morning Kevin. Unfortunately I will not be able to attend the zoom meeting next week on October 27. Here are my comments: The map that was sent doesn't detail out the current City limits boundary; however, I believe that Barone Holdings directly east of the proposed annexation is currently within the City limits. If this is the case, then this annexation would appear to meet the criteria of the IGA. Ice Fountain Water District has an 8" main line located at the east end of Carr Drive that could be extended into and serve the proposed subdivision. If this is the case, all infrastructure would need to be built to City of Hood River standards and all engineering would need to be reviewed and approved by Ice Fountain Water District as well. If the City chose to serve the proposed subdivision there would be a payback to Ice Fountain Water District for an existing service to the parcel. I would be happy to provide those numbers if needed. Please don't hesitate to contact me with any further questions.

Mark Beam
District Manager
Ice Fountain Water District
541-386-4299

ATTACHMENT "G" FILE NO. 2022-09

From: Chris Harrell <chris.harrell@hoodrivercounty.gov>
Sent: Friday, May 20, 2022 3:36 PM
To: Kevin Liburdy <K.Liburdy@cityofhoodriver.gov>
Cc: Mikel Diwan <mikel.diwan@hoodrivercounty.gov>
Subject: RE: Request for Comment - K-2 Page LLC Annexation and Subdivision (File No. 2022-09)

Thank you Kevin,

Please consider the additional following comments for the K-2 Page LLC Annexation and Subdivision (File No. 2022-09) as they pertain to Carr Drive;

“Since Carr Drive is Local Access Public Road, upon annexation of the Carr Drive ROW, the jurisdiction of Carr Drive will subsequently transfer to the City of Hood River also.”

Please let us know if you have any questions or concerns.

Thank you,

Chris Harrell
Engineering Manager
(541) 387-7101
chris.harrell@hoodrivercounty.gov

Hood River County Public Works
918 18th Street
Hood River, OR 97031



From: Chris Harrell <chris.harrell@hoodrivercounty.gov>
Sent: Friday, May 20, 2022 3:25 PM
To: Kevin Liburdy <K.Liburdy@cityofhoodriver.gov>
Cc: Mikel Diwan <mikel.diwan@hoodrivercounty.gov>
Subject: RE: Request for Comment - K-2 Page LLC Annexation and Subdivision (File No. 2022-09)

Hi Kevin,
Hood River County Public Works would like to offer the following comments for the K-2 Page LLC Annexation and Subdivision (File No. 2022-09);

“The annexations and subdivisions should be conditioned to improve both sides of the (proposed) annexed Frankton ROW so the street conditions meet City of Hood River standards and criteria for jurisdictional acceptance.”

Please let us know if you have any questions or concerns.

Thank you,

Chris Harrell
Engineering Manager
(541) 387-7101
chris.harrell@hoodrivercounty.gov

Hood River County Public Works
918 18th Street
Hood River, OR 97031



From: [David Lavitt](#)
To: [Kevin Liburdy](#)
Cc: [Susan Strauss](#)
Subject: Carr Rd Development
Date: Tuesday, May 3, 2022 5:21:40 PM

ATTACHMENT "H"
FILE NO. 2022-09

Kevin,

David Lavitt here. My wife Susan Strauss and I are the owners of 695 Frankton. We recently received notification of a public hearing regarding the Carr Rd. development and plan to attend via Zoom.

I write to you out of concern that 2 large, mature Oak trees residing along the southern edge of the K-2 Page property will be cut down for the extension of Carr Road. We hope the trees can be saved. I spoke about the trees (and ground water issues) with the sub-division registered agent who mentioned the final surveys and plans have not been made, as of yet. It appears to me that a minimal relocation of Carr Rd. northward would allow the trees to survive.

As the city contemplates the application for the new subdivision we would appreciate saving the Oak trees as part of the final plan. Not only would this retain the quality and character of the community, they would continue to serve as effective, natural tools in the mitigation of ground water in the area.

Yes, I am speaking of 2 trees. Yet, they are part of Hood River's urban forest which is gradually being cut down. We are losing a significant number of Hood River's older trees, particularly on the Westside of town. I understand there is a Hood River Tree Committee that is an advisory board to the city. Perhaps their input would be valuable and alternatives to cutting down the trees considered.

<https://cityofhoodriver.gov/tree-committee/>

Thank you,

David Lavitt