

ORDINANCE 1627

(AN ORDINANCE AMENDING CHAPTER 15.16 OF THE
HOOD RIVER MUNICIPAL CODE RELATING TO BUILDING PERMITS)

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1 - Chapter 15.16 of the Hood River Municipal Code shall be amended to read as follows:

15.16.010 Prerequisites for building permit issuance.

No building permit will be authorized for addition, alteration, intensification of use, change of occupancy or erection of a building within the city or the city urban growth boundary unless:

A. The tract of land upon which the building is or will be located is within the boundaries of the subdivision plat theretofore approved by the council or tentatively approved by it; and

B. The tract of land upon which the building is or will be located has satisfactory access to a public street dedicated and accepted as set out on an approved subdivision plat; and

C. The tract of land upon which the building is or will be erected is located on a street that has been improved to city standards by the placing of curbs, gutters, storm sewers, and paving with an all-weather hard surface to city standards for the street classification on which it is located. Or, if the tract of land upon which the building is or will be erected is not located on a street that has been improved to city standards the owner will provide the city with a waiver of remonstrance for such improvements.

D. The building proposed on such tract complies with the site development standards, and other requirements, as listed in Chapter 17 of this code.

15.16.020 Conditions for issuance for property outside platted subdivision. The city engineer may, with or without submission of the issue to the city council, authorize the issuance of a building permit upon property within the limits of the city or the city urban growth boundary, which is not located within the boundaries of a platted and accepted subdivision, if it is shown that:

A. No useful purpose would be served by platting the property upon which the building is or will be erected;

B. The building is or will be located along a public street or will have satisfactory access thereto; and

C. The granting of such permit will not in any way interfere with the future opening, accepting, grading, paving or lighting a street, or the laying of sewer and water lines or making connections from the city mains to such lines; or

D. Public convenience and necessity will best be served by the granting of such a permit.

E. The owner of the tract of land for which the building permit is requested will in writing bind himself, his successors in interest to the land and the land itself, at the request of the city, to join in a petition for the improvement of such street to city standards as required by subsection C of Section 15.16.010, appoint the mayor as his attorney-in-fact to join in such petition and waive the right to file written remonstrance with the council upon any hearing for proposed improvement or annexation of the street fronting on such tract of land.


F. The building proposed on such tract of land complies with the site development standards, and other requirements, as listed in Chapter 17 of this code.

Section 2 - Except as specifically provided for herein, Chapter 15.16 of the Hood River Municipal Code shall remain in full force and effect.

Read for the first time: October 22, 1990.

Read for the second time: November 13, 1990.

Passed by the Council of the City of Hood River this 13th day of November, 1990.



City Recorder

Approved by the Mayor of the City of Hood River this 14th day of November, 1990.



Mayor