

IN THE CITY COUNCIL
FOR THE CITY OF HOOD RIVER, OREGON

ORDINANCE NO. 2061

An Ordinance amending Hood River Municipal Code Title 17, Chapter 03; LAND USE ZONES and Chapter 25; MIDDLE HOUSING DEVELOPMENT STANDARDS

The Hood River City Council finds as follows:

WHEREAS, the Hood River Zoning Code is organized to implement provisions of the Comprehensive Plan and which periodically require amendments to address changes in statewide legislation, policy updates, and other clarifications for readability and clear administration; and

WHEREAS, in 2020 the City of Hood River initiated the development of a middle housing code with an applicable set of regulations and standards; and

WHEREAS, the code is intended to: support the City's Housing goal of more efficient use of urban residential land; support development of diverse housing types in accordance with the Comprehensive Plan Housing Needs Analysis; increase the variety of housing types available for households; provide opportunities for small, dwelling units within existing neighborhoods; increase opportunities for home ownership; and provide opportunities for creative and high-quality infill development that is compatible with existing neighborhoods; and

WHEREAS, the standards within this code are intended to cover the zoning development standards for middle housing under one unified chapter; and

WHEREAS, a draft of these regulations presented to the Council for review, and then Planning Commission for public hearing; became the basis for code amendments in accordance with HRMC 17.08.010 (Legislative Zone Changes and Plan Amendments); and

WHEREAS, the Department of Land Conservation and Development (DLCD) was notified of the proposed amendments on prior to public hearings before the Planning Commission. The Planning Commission hearing culminated on February 16th, 2021 with a recommendation to approve the proposed changes to Title 17 to the City Council; and

WHEREAS, at its March 08th, 2021 meeting City Council initiated public hearing at which time the Council heard the Planning Commission recommendation, accepted written and oral testimony and continued its hearing to March 15th to accept additional testimony, and again continued the hearing to March 29th where Council deliberated and voted to approve amendments to HRMC Title 17, Chapter 3 Land Use Zones, Chapter 25 Middle Housing Development Standards as set forth in Exhibit A; and

WHEREAS, Council has expressed interest in understanding the outcomes and impacts of the new regulations, and may periodically request reports relating to the production and development of middle housing units.

NOW, THEREFORE, based on the foregoing findings, which are incorporated herein by this reference, the Hood River City Council Ordains as follows:

Section 1 – Amendment. The Hood River Municipal Code Title 17 (Zoning) Chapter 3 Land Use Zones shall be amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2 – Amendment. The Hood River Municipal Code Title 17 (Zoning) Chapter 25 Middle Housing shall be amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.


Section 3 – Savings Clause. In the event that a court of competent jurisdiction determines that any provision, clause, section, subsection or part thereof is unconstitutional or unlawful in any respect, that determination shall not affect the validity of all remaining provisions, clauses, sections, subsections or parts thereof, which shall remain in full force and effect.

Read for the First Time this 12th day of April 2021.

Read for the Second Time and approved this 26th day of April 2021.

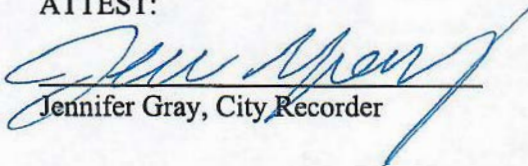
This Ordinance shall take effect on the 31st day following the second reading.

AYES: 6
NAYS: 1
ABSTAIN: 0
ABSENT: 0




Kate McBride, Mayor

ATTEST:



Jennifer Gray, City Recorder

Approved as to form:



Daniel Kearns, City Attorney