

ORDINANCE NO. 2066

An Ordinance Amending the City of Hood River Plan and Zoning Map and Approving a Quasi-judicial Zone Change from Urban Low Density Residential (R-1) to Urban High Density Residential (R-3) for Property Located at 3N 10E 26CC Tax Lots 500, 600, 700 and 901

The Hood River City Council adopts the following findings:

WHEREAS, on December 30, 2021, the City of Hood River as owner and applicant, initiated application for a quasi-judicial zone change for the subject property (3N 10E 26CC Tax Lots 500, 600, 700 and 901) from Urban Low Density Residential (R-1) to Urban High Density Residential (R-3); and

WHEREAS, the total acreage of the subject property is approximately 7.19 acres, 0.89 acre of which is zoned Urban High Density Residential (R-3) and the remaining approximately 6.3 acres of which is zoned Urban Low Density Residential (R-1); and

WHEREAS, upon approval of the zone change, the subject property in its entirety will be zoned Urban High Density Residential (R-3) as depicted on the “Approved Zoning” map attached hereto as Exhibit A; and

WHEREAS, City provided the Department of Land Conservation and Development (DLCD) with a pre-hearing notice of the proposed zone change on December 30, 2021, and submitted additional details about the zone change to DLCD on January 3, 2022; and

WHEREAS, on January 14, 2022, the City mailed notices of the proposed zone change specifying public hearings dates by the City Planning Commission and City Council to property owners within 250 feet of the subject property; and

WHEREAS, the City Planning Commission held a duly noticed public hearing on February 7, 2022, to consider the application for a quasi-judicial plan and zone map amendment pursuant to Hood River Municipal Code Chapter 17.08 to change zoning on the subject property; and

WHEREAS, the City Planning Commission considered the staff report and testimony presented and, after deliberating, recommended approval of the zone change as presented subject to findings of fact and conclusions of law set forth in City of Hood River Planning Commission Findings and Decision, File No. 2021-54, signed and dated February 18, 2022; and

WHEREAS, the City Council held a duly noticed public hearing on February 28, 2022, at which time the Council considered the Planning Commission’s record and recommendation, and any testimony presented; and

WHEREAS, the City Council voted to approve the application for the requested plan and zone map amendment, and to adopt the Planning Commission’s findings of fact and

conclusions of law set forth in the City of Hood River Planning Commission Findings and Decision, File No. 2021-54, signed and dated February 18, 2022, incorporated herein by reference.

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

Section 1. Incorporation of Recitals: The foregoing recitals are adopted and incorporated herein by this reference and made a part hereof in support of the City Council’s action taken herein.

Section 2. Rezone Approval. The City Council hereby approves the zone change amending the City of Hood River Plan and Zoning Map for 3N 10E 26CC Tax Lots 500, 600, 700, & 901 from Urban Low Density Residential (R-1) to Urban High Density Residential (R-3).

Section 3. Adoption of Findings. In support of its decision, the City Council hereby adopts the Findings of Fact and Conclusions of Law set forth in the City of Hood River Planning Commission Findings and Decision, File No. 2021-54, signed and dated February 18, 2022, incorporated herein by reference.

Section 4. Notice of Decision. The Planning Director shall issue a written Notice of this decision as required by state law and the Hood River Development Code.

The City of Hood River Plan and Zoning Map is hereby amended by changing the zoning designation of property located at 3N 10E 26CC Tax Lots 500, 600, 700 and 901 from Urban Low Density Residential (R-1) to Urban High Density Residential (R-3).

READ FOR THE FIRST TIME on _____, 2022.

READ FOR THE SECOND TIME and adopted on _____, 2022. This Ordinance shall take effect on the 31st day after the second reading.

Kate McBride, Mayor

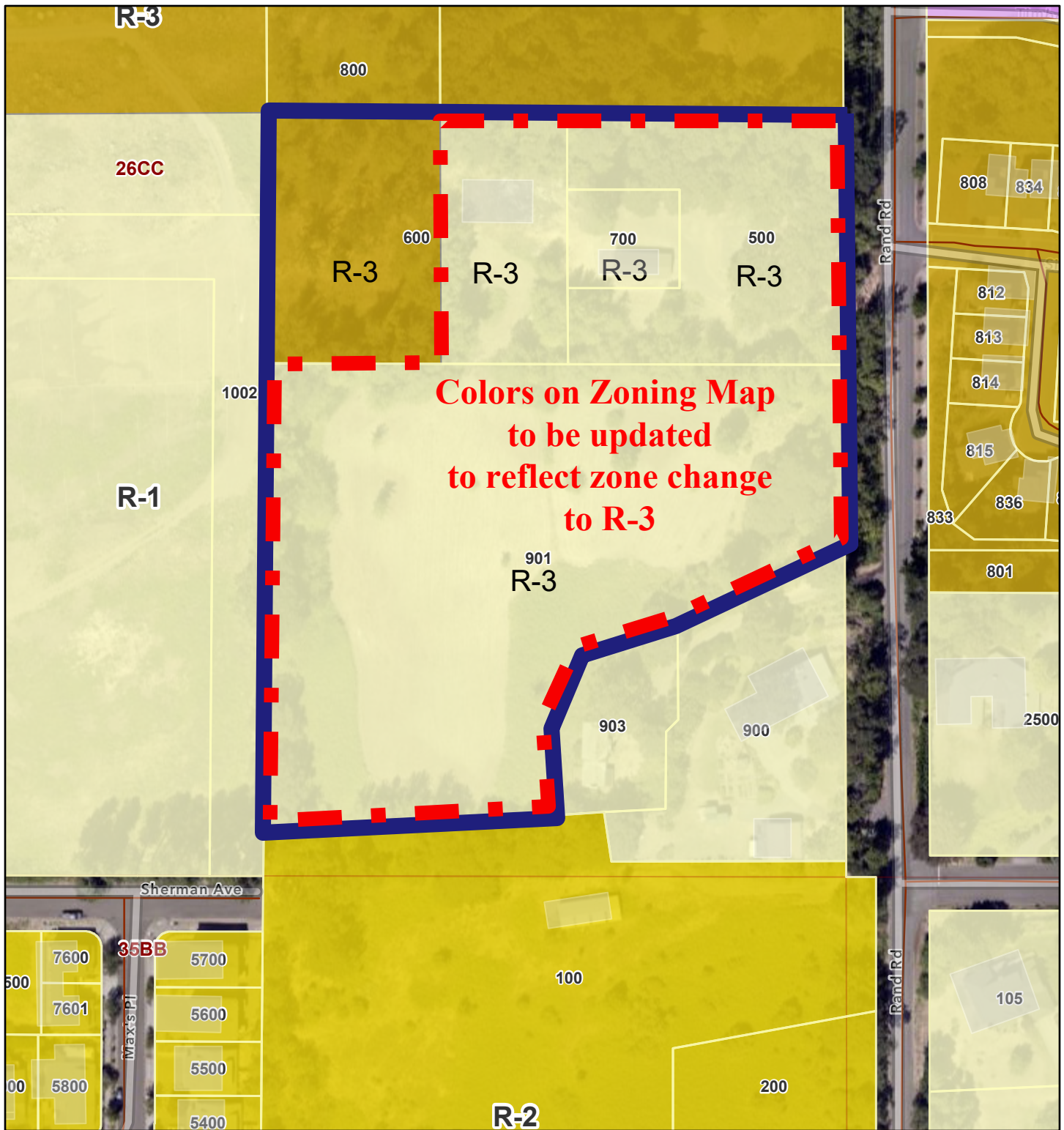
ATTEST:

APPROVED AS TO FORM:

Jennifer Gray, City Recorder

Daniel Kearns, City Attorney

Approved Zoning - 3N10E26CC Tax Lots 500, 600, 700 & 901



**Colors on Zoning Map
to be updated
to reflect zone change
to R-3**

City Zoning

- R-1
- R-2
- R-3
- LI

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EXHIBIT A

Esri Community Maps Contributors, State of Oregon GEO, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

- Subject Property
- Zone Change Area
- Hood River Parcel Taxlots
- QuarterQuarterGRID