

ORDINANCE NO. 2096

An Ordinance amending the City's Comprehensive Land Use Plan and Zoning Map for property located at 03N 10E 26DA Tax Lot 03400 & 03300 (commonly known as 1225 Wasco Street)

WHEREAS, the City of Hood River notified the Department of Land Conservation and Development of a proposal for a change to a comprehensive plan or land use regulation on January 8th, 2026;

WHEREAS, the City of Hood River Planning Commission held a public hearing on February 17th, 2026 to consider an application for a quasi-judicial plan and zone map amendment according to Chapter 17.08 to change the zoning designation on the property located at 03N 10E 26DA Tax Lot 03400 & 03300 and as shown on Exhibit "A";

WHEREAS, the initial evidentiary hearing was noticed to adjacent property owners and agencies and held before the Planning Commission, which approved the applicant's request of a Conditional Use Approval for a Planned Unit Development pending the approval of a zone map change from I (Industrial Zone) to C-2 (General Commercial Zone);

WHEREAS, following issuance of notice as required by the Hood River Municipal Code, the Hood River City Council held a public hearing on April 27th, 2026, at which time the Council considered the Planning Commission's record and recommendation of denial of the Zone Change, the Planning Staff's report, and testimony presented;

WHEREAS, upon reconvening the hearing on June 22nd, 2026 the Hood River City Council considered draft proposed findings, conclusions and conditions, revised that document and voted to approve and adopt written findings of fact and conclusions of law attached hereto as Exhibit "B".

WHEREAS, based on the particular circumstances of the application and request, and as agreed to by the applicant as conditions of its approval, the Council adopted conditions to ensure owners and successors of the site and any future development maintained consistency with the approved Planned Unit Development (File Number; 2025-32) as it related to minimum density, compatible uses, and limitations on Short Term Rentals to those permitted in residential zones, which are incorporated into Council Findings as part of Exhibit "B".

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

The Comprehensive Land Use Plan and Zoning Maps of the City of Hood River are hereby amended by changing the zoning designation of property located at 03N 10E 26DA Tax Lot 03400 & 03300 from I (Industrial Zone) to C-2 (General Commercial Zone) as conditioned.

Read for the first time: July 13th, 2026

Read for the second time and approved: July 27th, 2026

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

Paul Blackburn, Mayor

Date

Jennifer Gray, City Recorder

Date

ATTEST: _____