

IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY

THIS IS TO NOTIFY YOU THAT THE CITY OF HOOD RIVER HAS PROPOSED A LAND USE REGULATION(S) THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On March 19th, 2018, at 5:30 pm, the Hood River City Planning Commission will hold its first public hearing, located in the Hood River City Hall Council Chamber 211 2nd Street, Hood River, Oregon 97031, regarding the following: • Hood River Municipal Code Amendments to Title 17 Zoning: (File 2018-05) • Hood River Municipal Code Amendments to Title 16 Subdivision and Land Division (File 2018-06) • Hood River City Comprehensive Plan Amendment (File 2018-07)

The City of Hood River has determined that adoption of these proposed plans, ordinances and map amendments may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. The March 19th, 2018 hearing will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement. Please note respective timelines for each update on the reverse side of this notice.

This public hearing will be the first in a series of hearings on each proposed update. Please contact the Planning Department or go to <http://www.ci.hood-river.or.us/planning> for up to date information about future public hearings, opportunities for involvement, and ways to provide comment. Comments can be sent to planning@cityofhoodriver.com.

City of Hood River
Planning Department
211 2nd Street
Hood River, Oregon 97031



THESE ORDINANCES MAY OR MAY NOT LIMIT THE USE OF YOUR LAND.

State law requires the City to mail notices to property owners with specific language used on this side of this flyer. Thousands of property owners are receiving these notices and the City has no way to verify whether, how or when proposed land use regulations or zone changes will affect the value of individual properties. Your receipt of this notice does not necessarily mean that any proposed land use regulation or zone change will limit the use of your property or impact the value of your property.

For additional information concerning any of the proposed updates please see the following page or visit our website to find summary descriptions of updates at <http://www.ci.hood-river.or.us/planning> . You may also email the planning department at planning@cityofhoodriver.com, or call the City of Hood River Planning Department at (541) 387-5210 for more information. The criteria for decisions, rules governing legislative hearings, and all other documents and evidence related to each update will be available for inspection seven (7) days prior to each hearing at no cost at Hood River City Hall, 211 2nd Street, Hood River, Oregon 97031. Copies of proposed changes will be available on the website for download or are available for purchase at a cost of \$0.50 a page.



CITY OF HOOD RIVER

PLANNING DEPARTMENT

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

BRIEF DESCRIPTION OF PROPOSED UPDATES

Hood River City Comprehensive Plan Update (2019 completion) The Comp. Plan sets land use policy and implementation strategies for the City of Hood River, including the Comprehensive Plan/Zoning map. The City of Hood River is initiating amendments to the Comprehensive Plan and Comprehensive Plan/Zoning Map, which include recommendations from the City's 2015 Housing Strategy and 2017 Westside Area Concept Plan Report. Updates will include a public process to solicit feedback on amendments

Hood River Municipal Zoning and Subdivision Code Update (Ongoing and 2019 completion) The Zoning and Subdivision Codes are the main tools for implementing land use regulation in the City. Updates will include: • A public process to solicit feedback on amendments to criteria, • Amendments Ordinances to address updates to State Law • Consideration of Regulations to Implement Westside Area Concept Plan, and • Amendment Ordinances to address exiting zoning code criteria references and clarifications.

Possible code amendments include but are not limited to:

- **General requirements for Accessory Dwelling Units, Update to Zoning Definitions, Procedures for Expedited Land Divisions ORS 197.360-380, Clarification of Conflicting or Ambiguous Code Provisions in Title 17 and other chapters of the Hood River Municipal Code, in Lieu Parking Demand Calculations, The Use of Legal yet Non-Conforming Lots.**
- **Provisions for new housing configurations, new zoning designations for residential and commercial areas, land division and urban design standards, parking requirements.**

HEARINGS INFORMATION You may participate at any time in this process prior to the final decision by the Hood River City Council. Hearing dates, agendas, and staff reports will be available seven days prior to each hearing. We also publish notice at least 20 days in advance of the first evidentiary hearing in The Hood River News.

If you cannot attend any hearing but wish to provide comments you may do so in writing at the street address listed above or by email to planning@cityofhoodriver.com. Written comments submitted at least fifteen days prior to the hearing will be provided to the Planning Commission in advance of the hearing.

Time for oral testimony at the hearing may be limited if large numbers of people wish to testify. Persons who wish to provide extensive testimony are encouraged to submit their comments in writing at least 15 days in advance of a hearing.

For tips about testifying see "How to Testify at Land Use Hearings (May 2006)" at https://www.oregon.gov/LCD/docs/publications/how_to_testify_at_land_use_hearings.pdf

If assistance is needed to participate in a meeting, please contact the City of Hood River Planning Department at (541) 387-5210. Notification of at least 24 hours prior to the meeting will assist the City in providing reasonable accommodations.