

**ORDINANCE NO. 679**

**AN ORDINANCE AMENDING SECTION 2.102 OF THE  
WILLAMINA DEVELOPMENT CODE**

**WHEREAS**, the City of Willamina Development Code Section 2.102 provides the requirements for the City of Willamina Two-Family Residential District (R-2 Zone); and

**WHEREAS**, the amendment of the Willamina Development Code is a legislative amendment and is a Type IV action which requires initiation by City Staff, the Planning Commission, or the City Council; and

**WHEREAS**, at the recommendation of City Staff, the Willamina City Council initiated the proposed amendments to Section 2.102 of the Willamina Development Code on July 15, 2019; and

**WHEREAS**, proper notice was provided to the public and the Department of Land Conservation and Development (DLCD), and a request for comment sent to the City Engineer and City Public Works Director and no public member, the DLCD, the City Engineer or the City Public Works Director commented on the proposed amendments; and

**WHEREAS**, the City of Willamina Planning Commission at a properly noticed and conducted meeting considered the proposed amendments at a public hearing on August 27, 2019 and voted to recommend approval of the proposed amendments; and

**WHEREAS**, the proposed amendments comply with Goal #1 "(t)o take steps to ensure that Willamina residents are provided with safe and sanitary housing" and Goal #2 "(t)hrough the Plan and implementing ordinances, to encourage the development of a range of housing types and cost levels to adequately meet the needs of its citizens" of the City of Willamina Comprehensive Plan.

**NOW, THEREFORE, THE CITY OF WILLAMINA ORDAINS AS FOLLOWS:**

**Section 1: Revisions**

Section 2.102.01 of the Willamina Development Code shall be revised as follows with the bold portion for emphasis only:

The purpose of the R-2 District is to provide areas for the development of a mixture of single-family, duplex, and triplex housing opportunities at densities between 4.0 and **7.0** units per acre. The R-2 District is consistent with the Moderate Density Residential Comprehensive Plan designation.

Section 2.102.04(A)(1) of the Willamina Development Code referring to minimum lot area shall be revised as follows with the bold portion for emphasis only:

1. Single-family dwelling, including single-family manufactured homes: **5,000** s.f.

Section 2.102.04(B)(1)(c) of the Willamina Development Code referring to minimum side yard (interior) setback shall be revised as follows with the bold portion for emphasis only:

- c. Side Yard (interior) **5 feet**

Section 2.102.04(D) of the Willamina Development Code shall be revised as follows with the bold portion for emphasis only:

D. Minimum Lot Width and Frontage           **50 feet**

(c) Townhome frontage **25 feet**

**Section 2: Severability:**

The sections, subsections, paragraphs and clauses of this Ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs, or clauses.

**Section 3: Codification:**

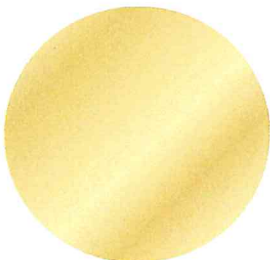
Provisions of this Ordinance shall be incorporated into the City Code and the word "Ordinance" may be changed to "code", "article", "section", "chapter", or other word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any "Whereas" clauses and boilerplate provisions (i.e. Section 2) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

**Section 4: Effective Date.** As the citizens of the State of Oregon, County of Yamhill, and City of Willamina are suffering from significant deprivations due to a severe housing crisis resulting in many citizens being unhoused and living in unwholesome and often injurious conditions, it is necessary for the peace, health, and safety of the citizens of Willamina that this ordinance be in effect immediately to provide an immediate avenue for small footprint workforce, young-family, and affordable housing to be built within the City of Willamina. Therefore an emergency is declared to exist and this ordinance shall be in full force and effect upon its passage by the City Council.

The foregoing Ordinance was first read into the record in full and then by title and passed by a unanimous vote of all council members in accordance with Chapter VIII, Section 30-31 of the City Charter on the 10<sup>th</sup> day of September, 2019, and duly

**PASSED and ADOPTED** this 10<sup>th</sup> day of September, 2019, by the following votes:

- Mayor Skyberg: aye
- Councilor Baller: aye
- Councilor Burr: absent
- Councilor Johnson: aye
- Councilor Lawson: aye
- Councilor McKnight: aye
- Councilor Wooden: aye



*Ila Skyberg*  
Ila Skyberg, Mayor

**ATTEST:**

*Debbie Bernard*  
Debbie Bernard, Deputy City Recorder