Burden of Proof Criteria

Section 60.10 – Burden of Proof:

1. Granting the request is in the public interest; the greater departure from present land use patterns, the greater the burden of the applicant.

2. The public interest is best carried out by granting the petition for the proposed action, and that interest is best served by granting the petition at this time.

3. The proposed action is in compliance with the Comprehensive Plan.

4. The factors set forth in applicable Oregon Law were consciously considered. Also, consideration will be given to the following factors:

   A. The characteristics of the various areas of the County.
   B. The suitability of the subject area for the type of development in question.
   C. Trends in land development.
   D. Density of development.
   E. Property values.
   F. The needs of economic enterprises in the future development of the County.
   G. Access.
   H. Natural resources.
   I. Public need for healthful, safe, and aesthetic surroundings and conditions.

5. Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to consider. In all cases, the hearings body or officer shall enter findings based upon the record before it, to justify its decision.
ADMINISTRATIVE LAND USE APPLICATION
HOOD RIVER COUNTY
COMMUNITY DEVELOPMENT
601 State Street
Hood River, OR 97031
PHONE 541-387-6840
FAX 541-387-6873
plan.dept@co.hood-river.or.us

PLANNING

File No.:
Date received:
Date issued:
Application Review Fee $

TYPE OF LAND USE PERMIT:

Dwellings:
- □ Farm Operator Dwelling
  - Income ___Acreage
- □ Relative Farm Dwelling
- □ Accessory Farm Dwelling
- □ Farm Lot of Record
- □ Forest Template Dwelling
- □ Forest Large Tract Dwelling
- □ Forest Lot of Record

Conditional Use:
- □ Non- Farm Dwelling
- □ Dependent Relative Dwelling
- □ Home Occupation
- □ Bed and Breakfast
- □ Variance
- □ Subdivision

- □ Plan and Zone Change
- □ Planned Unit Development
- □ Zone Boundary Adjustment
- □ Comprehensive Plan Amendment

Other:

SITE INFORMATION:

Township: __________ Range: __________ Section: __________ Tax Lot: __________
Parcel size: _____ ac. Zoning: __________

Site Address: __________________________ City: __________________________

Description of Proposed Development or Use:

APPLICATION CHECKLIST:

Unless otherwise noted, the following information is required as part of a complete application:

- Completed application form
- Project description
- Applicant’s & ALL property owners' signatures
- Applicable criteria form / questionnaire
- Site Plan - per attached example
- Supporting documents (farm income, etc.)
- Filing fee

Only applications with the required information can be processed. Obtain a copy of the criteria and the questionnaire for your application type. The pertinent Hood River County Zoning Ordinance sections may be obtained from Hood River County Community Development or on-line through the county website at www.co.hood-river.or.us

Pursuant to Oregon Revised Statutes Chapter 215, Section 427, this department has 30 days to review the application for completeness and notify the applicant of any deficiencies.

SIGNATURES: All Owners must sign (Corporate or LLC owned parcels require authorized signatures)

Owner Name: __________________________ Owner Name: __________________________
Signature req’d __________________________ Signature req’d __________________________
Mailing Address: ________________________ Mailing Address: ________________________
City: __________________ State: __________ Zip: __________
Phone: __________ E-mail: __________________________
Applicant if other than owner: __________________________
Signature req’d __________________________
Mailing Address: ________________________
City: __________________ State: __________ Zip: __________
Phone: __________ E-mail: __________________________

By signing, I acknowledge that the information provided in this application is accurate to the best of my knowledge. Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes the County planning staff reasonable access to the site in order to evaluate the application.
SITE PLAN:

A site plan, drawn TO SCALE in black ink at a maximum scale of 1 inch = 100 feet, must be included with your submitted application. Please do not use highlighter, colors, or photographs/aerial photos since they are not easily reproducible. Site plans should be drawn on paper NO LARGER THAN 11"x17".

If the parcel is large, planning staff suggests that you submit a detail site plan that shows only the portions of the parcel affected by the proposed development, together with a vicinity plan showing the overall site. If this option is pursued, please show at least two property lines and enough of the parcel or some adjacent features, such as roads, so that the planner and other viewers can locate the proposed development on the vicinity map.

Much of the required information may be obtained from the Hood River County webmap at www.co.hood-river.or.us - under "County Maps"

MINIMUM SITE PLAN INFORMATION REQUIREMENTS:

Please Note: Although most site plans can be drawn by the person making application, you may wish to hire a professional to prepare your site plan if your proposal is complex or the site is challenging. Site plans allow the planner and other interested parties to clearly understand the nature of the proposal and its relationship to the parcel, as well as surrounding parcels of land. Submitted site plans are considered legally binding documents. It is the responsibility of the applicant to know and accurately identify the subject parcel’s property lines, as well as the location of any easements or rights-of-way.

- Property Information - address and map and tax lot.
- Property owner and applicant name.
- Scale and north arrow.
- Boundaries of parcel with dimensions.
- Location, labeling, and size of existing and proposed buildings and structures.
- Setback distance of proposed buildings and structures from property lines, roads, other structures, streams, ponds, & wetlands.
- Location and width of access roads, driveways, turnouts, turnarounds, and parking areas.
- Location of utility services, including approved septic drainfields, and replacement field.
- All easements (access, utility, irrigation, etc.).
- Significant slope or terrain features.
- Vegetation type.
- Portion of property in farm or forest use.
- Vicinity map (if needed to augment your site plan).

Site plans not drawn to scale or failing to include the required information will not be accepted. See the sample site plan provided.

Using a piece of graph paper, such as that included within this application form, may be the simplest way to draw your plan to scale.
SITE PLAN EXAMPLE

Applicant: Joe and Jane Homeowner
Owner: Joe and Jane Homeowner
Property Address: 123 XYZ Road
Twn 3N Rng 8E Sec 10 TxLt 2010

Does your site plan show the following?

☑ Property Information.
☑ Scale and north arrow.
☑ Boundaries of parcel with dimensions.
☑ Existing and proposed structures.
☑ Setback distances of proposed buildings.
☑ Access roads, driveways, turnarounds, & parking.
☑ Location of utilities, septic drainfields.
☑ All easements (access, utility, irrigation, etc.).
☑ Significant slope or terrain features.
☑ Vegetation type.
☑ Portion of property in farm or forest use.
☑ Vicinity map (if needed to augment your site plan).
SITE PLAN

Applicant: ______________________          Owner: ______________________

Property Address: ______________________          Twn ____ Rng ____ Sec _____ TxlT _______


Does your site plan show the following?

☐ Property Information.
☐ Scale and north arrow.
☐ Boundaries of parcel with dimensions.
☐ Existing and proposed structures.
☐ Setback distances of proposed buildings.
☐ Access roads, driveways, turnarounds, & parking.

☐ Location of utilities, septic drainfields.
☐ All easements (access, utility, irrigation, etc.).
☐ Significant slope or terrain features.
☐ Vegetation type.
☐ Portion of property in farm or forest use.
☐ Vicinity map (if needed to augment your site plan).