



Conditional Use Permit – Commercial Use in Conjunction with an Onsite Farm Use

Pursuant Article 60 (*Administrative Review Procedures*) of the Hood River County Zoning Ordinance, a conditional use permit for a commercial use in conjunction with an onsite farm use may be allowed on property zoned Exclusive Farm Use subject to, at minimum, the standards below. For a complete application, a written narrative with supporting documentation should be provided explaining how your proposal complies with all of the following applicable criteria:

Oregon Revised Statutes (ORS) Chapter 215.296:

(a) The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

(b) The proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

Applicable Court Cases:

To qualify, a commercial use in conjunction with farm use must be “either exclusively or primarily a customer or supplier of farm uses” and “such activities must either enhance the farming enterprises in the local agricultural community or occur together with agricultural activities in the local community.”

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.