

Hood River County

Comprehensive **Land Use Plan**

Adopted February 21, 1984

Text Amended 2002 – HRC Ord. # 240

Text Amended July 7, 2005 – HRC Ord. #267

Text Amended September 18, 2006 – HRC Ord. #272

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See Errata Sheets for zone changes

I. INTRODUCTION

On February 21, 1984, the Hood River County Board of Commissioners adopted Ordinance No. 125. Ordinance No. 125 amends the Hood River County Comprehensive Plan, Zoning Ordinance, and other Plan elements, to ensure compliance with Statewide Land Use Planning Goals and the requirements of the Land Conservation and Development Commission (LCDC). Copies of Ordinance 125 are available for review or purchase in the Board of Commissioners Office, Hood River County Courthouse.

The tabloid contains elements of the Comprehensive Plan as noted in the Table of Contents below. Other Comprehensive Plan elements are available for review or purchase in the Hood River County Business Administration Building, Planning and Building Department, 601 State Street, Hood River OR 97031. They include: (A) County Policy Document, (B) Comprehensive Plan Map (C) Zoning and Subdivision Ordinances, (D) Exceptions Document, (E) Background Reports and (F) Transportation System Plan (TSP).

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III. BACKGROUND

A. **What is the County Plan?** The Hood River County Comprehensive Land Use Plan is the basic instrument used for County land-use planning. It is law and is utilized to control and direct the use and development of land use activities on private lands within the County. A Comprehensive Plan means a generalized coordinated land use map and policy statement of the County. Such a plan is an expression of public policy in the form of a policy document, generalized plan map, zoning map, implementing ordinances and supportive background reports.

The purpose of the Comprehensive Plan is to interrelate all developed and natural systems and activities related to land use. Natural systems and activities include natural resources and air and water quality management programs, etc. Developed systems and activities include sewer and water systems, transportation systems, educational facilities and recreational facilities, etc. The Comprehensive Plan is both "coordinated" and "interrelated", consequently the land use map and zoning map must be consistent

with applicable text in the policy document, zoning and subdivision ordinances, and background reports or vice. versa.

Overall Hood River County's Comprehensive Plan consists of the following elements:

1. **County Policy Document:** This is a statement of public policy; as such it is one of the major documents to be used for land-use decisions.
2. **Comprehensive Plan Map:** Implements the County Policy Document through general delineations of land use designations on a Plan Map. The Plan Map graphically shows where land use activities (e.g., residential, commercial, industrial, agricultural, forestry, etc.) will occur within the planning period (year 2000)
3. **Zoning Map, and Zoning and Subdivision Ordinances:** The Zoning Maps and Ordinances implement in detail, the Comprehensive Plan Map. The Zoning Map is more graphically specific in determining land use activities and the Zoning and Subdivision Ordinances provide standards and criteria that control development of land use activities.
4. **Background Reports:** These reports contain inventories; detailed information, analysis, etc., concerning each Statewide Goal. This information provides the basis in development of the Policy Document, the plan and zoning delineations and justification for the Zoning and Subdivision Ordinance text.
5. **Exceptions Document:** Presents background data analyzing and justifying why specific areas are either built out and committed to residential, commercial and industrial use or why there is a need to accommodate additional development (residential, commercial or industrial) in specific areas.
6. **Transportation System Plan (TSP):** Implements the County's TSP, the City of Hood River's TSP; and the City of Cascade Locks' TSP to comply with state-wide Planning Goal #12, OAR 660-012 and Periodic Review, OAR 660-025. The Plan was adopted as HRC Ordinance #249 on July 21, 2003.

B. What is the Purpose of the Plan?

1. Establish a land-use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions for lands outside the City Limits of Hood River and Cascade Locks.
2. Provide for consistent review of development proposals including revision of Comprehensive Plan and Zone Changes.
3. Protect public health, safety and welfare.
4. Preserve and maintain agricultural lands.

5. Preserve forest lands for forest uses.
 6. Preserve open spaces and protect natural, scenic and historical resources.
 7. Maintain and improve the quality of the air, water and land resources of the County.
 8. Protect life and property from natural disasters and hazards.
 9. Satisfy the recreational needs of the citizens.
 10. Improve the economy.
 11. Provide lands for housing.
 12. Plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for rural development.
 13. Encourage a safe, convenient and economic transportation system.
 14. Conserve energy.
 15. Provide an established set of policies for citizens preparing or revising development proposals, and in testifying before decision makers, and for decision makers, as the criteria for review when making public decisions.
 16. Provide recommendations for the County, State, and Federal agencies and special districts on a variety of subjects.
 17. Provide the standards by which the Plan can be implemented via Zoning and Subdivision Ordinances and a Capital Improvements Plan; and
 18. Preserve the rural character of the County.
- C. **Plan Time Frame:** The Plan is comprehensive and was developed in recognition of County needs and desires to the year 2000±.
- D. **Plan Review and Update:** The Plan is a continuing cooperative process for evaluating land-use decisions. Since the Plan is not a static entity, changes over time are required to reflect new circumstances. The County will review and update the Plan at least once every five years for the purpose of looking at unforeseen growth, technological changes, and public attitudes on land-use issues.

- E. **Citizen Involvement:** Citizen involvement included two phases: Phase I, involvement prior to submittal to the LCDC (Land Conservation and Development Commission); and Phase II, resubmittal to the LCDC.

Phase I: The process used to develop the Plan was one of extensive citizen involvement using the "natural systems" approach and the State Goals and Guidelines to produce an effective local document. Individual citizens, groups, and agencies were also consulted on the Plan. The Plan, developed jointly by the Citizen Advisory Group (CAG), County Planning Commission, and the Planning Staff, reflects basic goals and policies which are designed to insure future livability.

Initially, the Plan drafts were prepared by the CAGs and the Planning Department Staff; based upon numerous sources (data and analyses of data, interviews with agencies and citizens, industry input, etc.). These drafts were reviewed by the County Planning Commission. After a request for agency comment on the revised Plan (for example, comments from the Soil Conservation Service, State Forestry Department, and County Public Works Department), the County Planning Commission held public hearings. Based on the public hearing testimony, the Planning Commission made revisions to the Plan and proposed Zoning Map that were felt to be appropriate. The resulting Plan and proposed Zoning Map were forwarded to the Board of County Commissioners who after hearings adopted the Plan. Thereafter it was submitted to the Land Conservation and Development Commission in August, 1980.

Phase II: The LCDC critiqued the County's Plan and remanded it to the County (December, 1981), thereafter the process involved the following. The Board of County Commissioners designated the Hood River County Planning Commission as the primary body to bring the County Plan into compliance with the directives of the LCDC. The Board also directed that the previous Citizen Advisory Members, agencies, etc., be utilized through referrals to assist the County. The Citizen Advisory mailing list amounted to approximately 155 persons and agencies. Basically when the Commission completed compliance items they either sent or notified the Citizens Advisory Committee and agencies, etc., that copies were available for review and comment prior to scheduled hearings. The County's mailing list eventually amounted to 400+ individuals and agencies.

The approximate number of xerox pages distributed throughout the County regarding the Plan amounted to 100,000 pages (considered low).

The Commission averaged three work sessions per month between February, 1982 and late August, 1983. The work sessions were open to the public. The public and Citizen Advisory Committee were notified through the media or by mail-outs. Upon receiving comments from the public, the Commission would make a tentative decision and forward copies to the LCDC Plan Reviewer for additional review and comment.

The Commission conducted four public hearings regarding compliance items. All members and agencies on the Citizen Advisory list were sent legal notice of hearings. Legal notice also appeared in the local newspaper and through the radio. The Planning Commission forwarded their recommendations to the Hood River County Board of Commissioners. The Board held required public hearings, made revisions and updates, and directed the Planning Department to submit again, the Plan including all its elements to the LCDC. This was accomplished in early spring, 1984.

- F. **How to Use the Plan:** In order to determine the effects of the Plan and its various elements on proposals for development, the following steps can be taken (this process is not exclusive)
1. Determine the legal descriptions of the property in question; this will assist in expediting the overall process. The legal description can be determined by identifying the Township, Range, Section, and Tax Lot Number(s) of the property in question. This information can be obtained from the property tax statement or by seeking assistance from the County Records and Assessments Department.
 2. Obtain and review a copy of the Comprehensive Plan Map and Zoning Map, available in the Hood River County Planning Department. Utilizing the legal description, determine the land use designation that applies to the property from the Comprehensive Plan Map. Also determine the definition of the Comprehensive Plan Designation from the Comprehensive Plan Map.
 3. Again, using the legal description determine from the Zoning Map the zoning that is applied to the property. Determine from the Zoning Ordinance what criteria and standards must be met.
 4. Read the County Policy Document to determine what policies, strategies, etc., are applicable to the property.
 5. If the proposed use complies with the Plan Map, Zoning Map and Ordinances, inquire at the Hood River County Planning Department what other requirements must be met. The Planning Staff will assist you and if necessary direct you to the proper agency or office.
 6. If the Plan or zoning prohibits the proposed use, request what alternative courses of action are available. If one is applicable, make application. In providing more accommodating service, please provide the planning staff with the legal description and then establish an appointment. This allows staff additional time to investigate in-depth various alternatives and provides you with a "better" product to assist you in making your decision.

7. If you want to obtain a fairly thorough knowledge of the Plan's physical, social and economic characteristics, spend an afternoon browsing through the Background Reports.

G. **How to Revise the Plan:** The following apply to legislative and quasi-judicial plan revisions.

1. **Types of Revisions:**

- a. **Legislative.** Legislative revisions are revisions where policy is being made. They include land-use changes that have widespread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic, a qualitative change in the character of the land itself such as large scale conversion of an area from residential to industrial use, or a special change that affects large areas of many different ownerships.
- b. **Quasi-judicial.** Changes where policy is being applied. They include those revisions, which do not have significant impact beyond the immediate area of the change, are narrow in scope, and focus on specific situations. For each plan change, a revision will be heard by the Planning Commission on a first come, first served basis.

2. **Those Eligible to Initiate a Plan Revision:**

- a. Hood River County Board of Commissioners.
- b. Hood River County Planning Commission by majority vote.
- c. Property owner or authorized representative.

3. **Forms of Revisions:**

- a. Amendment of one or more policies of the Plan (Legislative).
- b. Amendment to the text of the Plan (Legislative).
- d. Amendment of a portion of the Comprehensive Plan Map (Legislative or Quasi-judicial).

4. **Hearings Process:** The County shall conduct a public hearing on all proposed plan revisions. To be acceptable, the proposed revisions must show at a minimum the following:

- a. Conformance with the State Land-Use Planning Goals.
- b. Compliance with the intent of the Comprehensive Plan (including all elements).
- c. Granting the proposal will not detrimentally affect the long-term environmental, economic, social, and energy needs of the locality, region, or state.

5. **Exceptions:** If any Plan revision necessitates taking an exception to the State Goals, the applicable procedures called for in State Goal Two shall be followed.

IV. PLAN DESIGNATION DEFINITIONS:

The following Plan designations are graphically shown on the Comprehensive Plan Map that is included in this tabloid.

- A. **Rural Residential:** Applied to lands to maintain and enhance the rural residential living atmosphere. The primary use is residential; agriculture or timber uses are of secondary importance. Further development in these areas will allow for housing and related rural activities that are compatible with surrounding agricultural and forest uses.

Lands designated Rural Residential include: (1) areas outside the *UGA, around the communities of Odell and Parkdale; and in other isolated rural areas; (2) areas where smaller parcelization has already occurred; (3) in and around areas justified as being built upon or committed to non-resource uses; (4) areas where rural services (e.g., rural water and fire districts, septic tanks and drain fields, etc.) can accommodate rural residential development; and (5) areas where rural residential housing will not conflict with agriculture and forestry uses.

The minimum lot or parcel size for a new dwelling will vary according to location and will range from 2 to 5 acres¹.

The Rural Residential designation is implemented with the Rural Residential Zone. Minimum lot size for new lots or parcels is shown on the Zoning Map.

- B. **Medium Density Residential:** Applied to lands to allow higher density single family housing in areas that permit easy access to schools, churches, parks, shopping areas, and where services are available to support further development.

Lands designated Medium Density Residential include: (1) areas within the communities of Odell and Parkdale; (2) areas committed to higher density uses and where smaller existing parcelization has occurred; (3) in and around areas justified as being built upon or committed to non-resource uses; (4) areas where existing and proposed urban or rural services (e.g., public sanitary sewer and water; areas that are served by existing rural water and fire districts, etc.) can accommodate housing; and (5) areas where medium density residential housing will not conflict with agriculture or forestry uses.

¹ Adopted May 6, 2002; HRC Ordinance #240

The minimum lot or parcel size for a new dwelling varies from 5,000 to 7,500 square feet or greater, depending upon whether the lot or parcel is within a UGAs or in the communities of Odell and Parkdale; is served by either a public sewer or water system or both; and conforms with the requirements of the County Sanitarian, County Engineer, City Engineer (Hood River), and the Department of Environmental Quality (DEQ) and applicable service districts.

New lot or parcel sizes of 5,000 square feet are permitted within the UGAs of both the City of Hood River and Cascade Locks only if specific provisions outlined in the R-1 Zone are affirmatively met.

The "Bonus Density Options" Ordinance applies to lots or parcels within the UGAs that are served by public sanitary sewer and water and if all criteria are met, the density can be increased by 100%. Provisions must also be met within UGAs to allow future redivision to urban densities.

The Medium Density Residential Plan designation is implemented with the Residential (R-1) Zone. Provisions for minimum lot size for new lots or parcels are outlined in the R-1 Zone, and are shown on the Zoning Map.

- C. **Multi-Family Residential:** Applied to lands to allow urban density single family, two-family and multi-family dwellings in locations near arterials, shopping areas, and community services.

Lands designated Multi-Family Residential include: (1) areas committed to higher density uses and where smaller existing parcelization has occurred; (2) in and around areas justified as being built upon or committed to non-resource uses; (3) areas where existing and proposed urban services (e.g., public sanitary sewer and water, fire and police protection, etc.) will accommodate multi-family housing; (4) areas where multi-family housing will not conflict with agriculture or forestry uses; and (5) areas within UGAs.

The minimum lot or parcel size for a new dwelling within UGAs will be 5,000 square feet provided the lot is served with a public sanitary sewer and water system. If the lot or parcel is not served by a sanitary sewer system, the size shall be increased to conform to the requirements of the County Sanitarian, Department of Environmental Quality (DEQ) and the County and City Engineers.

The "Bonus Density Options" Ordinance applies to lots or parcels within the UGA that are served by public sanitary sewer and water and if all criteria within the Ordinance are met, the density can be increased by 100%. Provisions must also be met within the UGA to allow for future redivision to urban densities.

The Multi-Family Residential designation is implemented with the Residential (R-2) Zone. Specific provisions for minimum lot or parcel sizes are outlined in the R-2 Zone and are shown on the Zoning Map.

- D. **Rural Center:** Applied to lands to maintain rural communities as rural service centers. Rural Centers provide limited housing, business, cultural and governmental services to the surrounding areas.

Lands designated Rural Center include: (1) areas justified as being built upon or committed and where limited additional infilling can occur; (2) the Rural Centers of Oak Grove, Rockford, Van Horn and Windmaster Corner; (3) lands where smaller parcelization (1/2 acre lot sizes or less) has occurred; (4) areas that will not conflict with resource lands (farm and forest); and (5) areas that have historically served rural areas of the County.¹

The minimum lot size for a new parcel or lot in the Unincorporated Communities of Rockford and Oak Grove shall be one (1) acre and development standard provisions must be met.²

The Rural Center Plan designation is implemented with the Rural Center Zone (RC).

- E. **Commercial:** Applied to lands to maintain and provide retail, business and service establishments for residents and visitors.

Lands designated Commercial include: (1) lands justified as being built upon or committed to commercial uses, where additional infilling can be accommodated; (2) isolated existing commercial uses that serve a rural trade area; (3) where urban services (e.g., public sanitary sewer and water) or rural services (e.g., septic tank/drain field; rural water and fire districts) exist or can accommodate additional development; (4) communities of Odell, Parkdale, and Mt. Hood³; (5) areas that will not conflict with resource lands (farm, forest, scenic, etc.); and (6) areas within the City of Hood River UGA.

The minimum size for a new parcel or lot is not specified; however, applicants must adhere to lot coverage requirements and development standards noted in the Commercial Zone. The size of buildings in the commercial zones is limited inside unincorporated communities pursuant to Goal 14, state administrative rules, and the state Supreme Court decision in *1000 Friends of Oregon v. Land Conservaiton and Development Commission and Curry County*, 301 OR 447, P2d 268 (1986).²

¹ * Some lands in the Cascade Locks UGA (acknowledged) are designated Rural Residential.

² Changes to Rural Center and Commercial minimum size -- HRC Ord. #267 – Adopted June 6, 2005

³ HRC Ordinance #272, BOC adopted September 18, 2006; DLCD approved October 30, 2006

The Commercial Plan designation is implemented with the following zones: Commercial Zone (C-1); Rural Unincorporated Community Commercial Zone (RUC-1); and the Mt. Hood Unincorporated Community Commercial Zone (MH-C1).

- F. **Light Industrial:** Applied to lands to provide for manufacturing and other uses that are in close proximity to residential, commercial and other uses.

Lands designated Light Industrial include: (1) areas justified as being built upon or committed to industrial use; where additional infilling can be accommodated; (2) community of Odell and areas within the City of Hood River UGA; (3) areas where space for high density use is needed; and (4) areas where either urban services (e.g., rural water and fire districts, etc.) are in place and can accommodate future development.

The minimum size for a new parcel or lot is not specified; however, development standard provisions outlined in the Light Industrial Zone must be met.

The Light Industrial Plan designation is implemented with the Light Industrial Zone (M-2).

- G. **Industrial:** Applied to lands to provide and maintain areas for heavier industrial uses that are generally not in close proximity to residential or commercial use.

Lands designated Industrial include: (1) areas justified as built upon or committed to industrial use, where additional infilling (development) can be accommodated; (2) areas where heavier industrial uses (e.g., log mills, log storage yards, motor pools, etc.) exist and can be accommodated; (3) areas that are more compatible with residential or commercial use; (4) areas within the communities of Odell and Parkdale and along Highway 35; and (5) areas within close proximity to natural resources.

The minimum size for a new parcel or lot is not specified; however, development standard provisions outlined in the Industrial Zone must be met.

The Industrial Plan designation is implemented with the Industrial Zone (M-1).

- H. **Airport:** Applied to lands to recognize and maintain the existing airport, its related uses, and to allow future expansion.

Lands designated Airport include: (1) areas justified as being built upon or committed to airport and related uses including additional areas to allow expansion or infilling; and (2) in or adjacent to areas where surrounding lands are resource lands lacking high density development.

The minimum size for a new parcel or lot is not specified; however, development standard provisions outlined in the Airport Development Zone must be met.

The Airport Plan designation is implemented with the Airport Development Zone (AD) and the Airport Height Zone (AH).

- I. **Farm:** Applied to lands to preserve and maintain the County's agricultural economic land base.

Lands designated Farm include: (1) lands of predominantly Class I, II, III and IV soils as identified in the Soil Capability Classification System of the Soil Conservation Service (Soil Survey of Hood River County, prepared by the U.S.D.A., SCS, in cooperation with the Oregon Agricultural Experiment Station, January, 1981); (2) other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes; existing land use patterns, technological and energy inputs, required or accepted farming practices; (3) lands in other classes (V, VI, VII, etc.) which are necessary to permit farm practices to be undertaken on adjacent or nearby lands included as agricultural land in any event; and (4) areas which are not generally located within medium or multifamily residential, commercial and industrial land-use - designations.

The minimum size for a new parcel or lot for a dwelling shall be 20 acres. Justification for the minimum 20-acre lot size is presented in the County Background Document.

The Farm Plan designation is implemented with the Exclusive Farm Use Zone (E FU).

- J. **Forest (F-1) and Primary Forest (F-2):** Applied to lands to preserve, protect and maintain timber production, harvesting and related uses and to recognize that commercial forest lands are necessary for the continuous production of renewable resources in the form of forest crops and as such are beneficial to the economy of the County.

Lands designated Forest (F-1) include: (1) lands not justified as being built upon or committed to residential, commercial or industrial uses; (2) lands where "need" exceptions for other uses (residential, commercial, industrial) have not been justified; (3) areas that are within rural fire protection districts where equipment is available for suppression of structural fires; also portions are served by rural water districts; (4) areas where access by public roads is generally available; (5) areas considered to be "transitional" or buffers between farm and rural residential areas in the Valley and commercial timber lands at higher elevations; (6) non-forest uses such as housing are limited to non-existent

while other non-forest uses include surface mining and combining and orchard lands; (7) areas where the average parcel size varies between 29 to 44 acres; however, taking into consideration large contiguous ownerships noted south of Parkdale, could be as high as 93 acres; (8) in general, these areas are not owned by major commercial timber operators who are in the exclusive business of growing commercial timber; however, they might be considered adequate for small-woodlot operations; (9) the majority of lands have cubic foot site class rating between 4 and 5; and (10) areas where the average parcel size of all private ownerships (excluding major commercial timber companies and public ownerships) is 55 acres.

The minimum size for a new lot or parcel in the Forest Zone (F-1) shall be 40 acres.

The Forest (F-1) Plan designation is implemented by the Forest (F-1) Zone. New dwellings are required to meet siting criteria, fire suppression and emergency access standards and other applicable provisions of the Forest Zone

Lands designated Primary Forest (F-2) include: (1) lands not justified as being built upon or committed to residential, commercial or industrial uses; (2) lands where "need" exceptions for other uses (residential, commercial or industrial) have not been justified; (3) areas where public access roads are limited and where road access to the majority of commercial ownerships is limited and controlled by the owners to prevent, primarily, vandalism, fires, etc.; and in areas where roads are gated; and (4) in general, rural fire protection districts do not provide structural fire protection to these areas; (5) in general, the water districts do not provide services to these remote or isolated areas which are located at higher elevations above the valleys; (6) these areas are susceptible to seasonal climatic conditions (e.g., snow; ice, etc.) making them inaccessible during portions of the year; (7) areas that are generally located at higher elevations and due to extreme slopes, seasonal climatic conditions, etc., encroachment of non-forest activities such as roads and housing are generally restricted; (8) applies to areas that are generally removed from non-forest uses like those noted in the Forest 40 Acre designation and from areas of more intensive use noted along the valley bottom lands; (9) areas where development such as housing is costly primarily due to non-improved access, seasonal weather conditions, well drilling, lack of fire protection, etc.; (10) areas where the average parcel size of timber company ownerships is 282 acres (excluding Champion International whose ownership is 27,426 acres and mostly contiguous); this is an indicator that the management direction is primarily resource-oriented and not development; (11) areas where other ownerships and parcel sizes are substantial; for example, the average parcel size for Hood River County is 500± acres and Champion International is 1,140± acres; (12) areas where the majority of lands have a cubic foot site class rating between 3 to 7 with the dominant being 3, 4 and 5 which is about average for Hood River County; (13) areas where development such as housing over the past four years

has been almost non-existent; and (14) areas where the State Fish and Wildlife Department states that 40-acre minimums are adequate for protection of wildlife resources.

The minimum size for a new lot or parcel for a dwelling in the Primary Forest designation is 80 acres. The dwelling must be necessary and accessory to a forest use, and meet siting criteria, fire suppression and emergency access standards. The minimum size for a new lot or parcel for forest resource purposes is 40 acres; however, this resource division does not allow a dwelling(s).

The Primary Forest Plan designation is implemented with the Primary Forest Zone (F-2).

Other characters of lands where either Forest or Primary Forest designations are applied include: (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forest lands needed for watershed protection, wildlife and fisheries habitat and recreation; (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover, irrespective of use; (4) other forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use; (5) lands within the U.S. Forest Service cubic foot site classes 1-7 (Source: Techniques for Mapping Forest Land by Site Productivity Using Soil Survey Information, Oregon State Forestry Department, 1978); (6) lands necessary to allow forest practices on adjacent lands to continue; (7) existing and potential commercial timber land contiguous to or surrounded by commercial timber land; (8) lands containing areas of rock outcrops, and rubble land complexes with slopes varying from 0-100%, cliffs, areas of severe erosion and high water runoff and areas where vegetation is limited to non-existent due to rockiness of soil, etc.; and (9) isolated lands, not in close proximity to areas justified as being built upon or committed to development, which are also marginal; however, a need has not been justified to allow further intensive development to occur.

For additional information regarding the Forest and Primary Forest designations, see Background Report, Goal 4, Forest (F-1) : 40 Acre Justification; and Primary Forest (F-2) 40 and 80 Acre Justification.

- K. **Scenic Protection:** Applied to lands to protect, conserve, enhance and maintain significant scenic, historic and cultural resources within the Columbia River Gorge which are of public value.

Land designated Scenic Protection include: (1) geologically unstable areas; (2) areas within the 100-year floodplain; (3) areas where extreme conditions of climate, soil and topography require the maintenance of vegetative cover

irrespective of use; (4) other areas needed for watershed protection, fish and wildlife habitat and recreation; (5) areas within the U.S. Forest Service cubic foot site classes 37; (f) lands predominantly under public ownership; (6) lands which contain large buffers between agricultural, forest and urban activities. The minimum size for a new lot or parcel for a dwelling shall be 40 acres. Development standard provisions to protect scenic qualities are outlined in the Scenic Protection Zone.

The Scenic Protection Plan designation is implemented with the Scenic Protection Zone (SP).

- L. **Environmental Protection:** Applied to lands to protect life, property and to avoid severe economic hardship and dislocation.

Lands designated Environmental Protection include: (1) areas within the 100-year floodplain; (2) areas where severe soil conditions exist; (3) watershed protection areas; (4) areas of excessive slope; (5) geologically unstable areas (deep bedrock slides, thick talus or loose rock and soil debris, earthflow and slumps, earthquake faults, etc.); (6) areas to assist in protecting wildlife and fisheries habitat areas; and (7) low intensive recreation areas (hiking, hunting, boating, beach or shore activities).

The minimum size for a new parcel or lot must comply with one of the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (abutting) zone.

The Environmental Protection Plan designation is implemented with the following zones: (1) Geologic Hazard Zone (GH); (2) Floodplain Zone (FP); and (3) Environmental Protection Zone (EP).

- M. **Natural Area:** Applied to lands to preserve, protect, enhance, restore and maintain significant natural and man made features which are of public value including natural water supply sources and watersheds. The Natural area designation is applied to water resource sites that are identified in the Comprehensive Plan.

Lands described as Natural Areas include: (1) lands containing a resource site that is of such importance and the allowing of conflicting uses are so great that the resource site should be protected from conflicting uses; (2) lands designated 3A sites (Protect the Resource Site) resulting from evaluating through the Goal 5 process outlined in OAR 660-16-000; (3) lands within the Parkdale Lava Beds (Parkdale Lava Beds are those shown on the Geological Survey Sheets: (a) Dog River, Oregon, 1962, photo revised, 1979; (b) Mt. Hood North, Oregon, 1962, photo revised, 1980; (c) Dee, Oregon, 1977; and (d) Parkdale, Oregon, 1974, all 7.5 minute series); and (3) lands containing the following

water sources: Crystal Spring, Parkdale Cold Spring, McIsaac Springs, Rogers Spring and Lava Springs.

The minimum size for a new lot or parcel must comply with one of the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (abutting) zone.

The Natural Area Plan designation is implemented with the Natural Area Zone (NA).

- N. **Country Club:** Applied to lands to maintain the existing golf course and associated uses.

Lands designated Country Club include areas currently used as the golf course and associated uses (e.g., fairways, greens, parking area, pro shop, restaurant, lounge, and other areas or facilities directly associated with the course).

The Country Club Designation is implemented with the Country Club Zone (CC). Clustered single-family dwellings at no more than one unit per five acres are conditionally allowed through a Conditional Use Permit, pursuant to provisions in Article 41 - Planned Unit Development. Minimum size for new lots or parcels; 20 acres.

- O. **Columbia Gorge Boundary:** Applied to lands to maintain and enhance the Columbia River Gorge as an area of special concern, to maintain tourism as a compatible use of the Gorge. The primary concern is to provide economic diversification through protecting of the scenic qualities within the Columbia River Gorge.

Lands within the Columbia Gorge Boundary include: (1) lands encompassing approximately 2,800 acres; (2) lands outside the City of Hood River UGA that generally extend 3± miles east and west along the Columbia River and extend back from the river from 1/2 to 1-1/2 miles; (3) lands within the Columbia River Gorge Boundary as defined in ORS 390.460; (4) lands where the primary Plan designation is Forest; however, other Plan designations include Farm (along the river), Rural Residential and Environmental Protection (geologic hazards, floodplain, etc.); (5) lands even though designated primarily Forest contain areas of rock outcrops, rubble land complex, slopes varying from 30-100%, cliffs, areas of severe erosion and high water runoff and lands where vegetation is limited to non-existent due to rockiness of soil, etc.; (6) land where mineral and aggregate resources exist and are allowed to expand; (7) areas considered built out and committed to residential use; (8) lands containing the following geologic hazards: earthflows and slumps, deep bedrock slides, and thick talus (loose rock and soil debris); (9) lands that have agricultural capability ratings of VI, VII, and VIII; (10) lands with cubic foot

site classes 4, 5, and 6 and other lands with commercial timber capabilities; and (11) lands primarily on the north facing walls of the Gorge:

The minimum size for a new parcel or lot for a dwelling is specified by each applicable zone which are shown on the Zoning Map and listed below.

Lands within the Columbia Gorge boundary are implemented with the following zones: (1) Forest; (2) Exclusive Farm Use; (3) Rural Residential; (4) Geologic Hazard Combining; and (5) Columbia Gorge Combining. The Columbia Gorge Combining Zone is an overlay zone for all lands within the Columbia Gorge Boundary. This zone contains specific provisions for scenic protection.

- P. **Historic Preservation:** Applied to lands to preserve, protect, maintain and enhance those historic resources that trace the evolution of man's influences in Hood River County.

Lands designated Historic Preservation include: (1) Historic Resources identified in the Statewide Inventory of Historic Sites and Buildings, Hood River County, 1976; and (2) sites designated in the Hood River County Comprehensive Plan as having important historic significance.

The minimum size for a new lot or parcel must comply with the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (abutting) zone.

The Historic Preservation Plan designation can be implemented with the Historic Preservation Zone (HP). The Historic Preservation Zone can also be used as an overlay zone, or the zone can be used to protect historic resources from conflicting uses (exterior remodeling, alteration, demolition or new construction).

- Q. **Surface Mining:** Applied to lands to allow surface mining and processing.

Lands designated Surface Mining include: (1) lands identified through the Goal 5 process as important Mineral and Aggregate Resource Sites; and (2) lands where the Surface Mining designation has been applied.

The minimum size for a new lot or parcel must comply with the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (abutting) zone.

The Surface Mining Plan designation can be implemented with the Surface Mining Zone. The Surface Mining Zone (SM) can also be used as an overlay zone.

- R¹. **Health Hazard:** Applied to lands outside the Urban Growth Area and Unincorporated Communities to allow installation or extension of a sewer system to mitigate health hazards caused by sewage as allowed under Goal 11.

Lands designated Health Hazard include areas that have been designated as a health hazard by appropriate State or local agencies and whose boundaries have been determined through a legislative process.

The area within a Health Hazard will retain the underlying, original base zone designation and future development will be restricted to those uses allowed at the time of approval of the mitigating sewer system insofar as those uses are rural in nature consistent with Goal 14.

The Health Hazard designation is implemented with the Health Hazard Overlay Zone (HH) approved by the Board of County Commissioners on May 6, 2002.

- S. **Fish-Bearing Streams:** Applied to waterways upon which fish depend in order to meet their requirements for spawning, rearing, food supply, and migration.

Waterways designated as fish-bearing streams include all streams, or portions thereof, identified on the Hood River County Fish-Bearing Streams Maps.

The minimum size for a new parcel or lot must comply with one of the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (abutting) zone.

The Fish-Bearing streams designation implements the Stream Protection Overlay Zone. Along all fish-bearing streams with average annual stream flow of 1,000 cubic feet per second (cfs) or greater the Stream Protection Overlay Zone shall extend 75 feet upland from the bankfull stage, measured horizontally. Along all fish-bearing streams with an average annual stream flow less than 1,000 cubic feet per second (cfs), the Stream Protection Overlay Zone shall extend 50 feet upland from the bankfull stage, measured horizontally. In addition, if the Stream Protection Overlay Zone includes all or portions of a significant wetland identified in the Comprehensive Plan, the Stream Protection Overlay Zone shall include the significant wetland and extend upland the distance specified above, measured horizontally from the edge of the significant wetland.

- T. **Interchange Area Management Plan (IAMP):** Applied to lands in the vicinity of the I-84 interchanges in Hood River County where future development, based on the existing and planned land uses, will impact the interchanges, transportation facilities and traffic operations, and natural and cultural resources. Areas appropriate for this designation have been mapped

¹ Adopted May 20, 2002, Ordinance #240

and adopted as part of the I-84 Exit 62 Hood River IAMP and I-84 Exit 63 & 64 Hood River IAMP.

The IAMP designation is implemented with the IAMP Overlay Zone. The area within the IAMP Overlay Zone will retain the underlying, original base zone designation. Future development will be restricted to those uses allowed by the base zone and will be governed by the development requirements of the base zone, as well as the additional requirements of the overlay.

(Adopted November 21, 2011, Ord. HRC # 306)