

*** GOAL 2 – LAND USE PLANNING**

A. GOALS:

1. Governmental agency management plans shall be consistent with Hood River County's Comprehensive Plan.
2. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. City, County, State, and Federal agency and special district actions related to land use shall be consistent with this Comprehensive Plan.

B POLICIES:

1. Coordinate development of the Comprehensive Plan and related implementing measures with plans of other affected governmental units.
2. Develop and adopt appropriate plan and zoning designations for all properties transferred from federal ownership to private ownership.
3. Review and comment on various management plans and policies developed and adopted by governmental agencies in Hood River County.
4. Develop and adopt for all private lands in Hood River County a Comprehensive Plan and implement that Plan with appropriate ordinances.
5. The County will take into consideration other governmental needs when developing the Comprehensive Plan.
6. Ensure that affected governmental agencies are involved in development of the County's Comprehensive Plan.
7. Encourage efficient transportation services that reduce vehicle miles traveled and promote a live/work balance, such as through increased densities, infill and cluster development, mixed uses, maximum parking ratios, and circulation systems that reduce out-of-direction travel.
8. ¹The following documents provide guidance and set requirements for planning and development in unincorporated communities: adopted Community Plans, such as the Oak Grove Community Plan, Rockford Community Plan and Mt. Hood Community Plan²; Hood River County Subdivision Ordinance (Sections on

* The Goals, Policies, Strategies, and Land Use Designations and Standards developed by the County are not binding on the management of the National Forest Service Lands within Hood River County.

¹ Items 8, 9 and 10 added as part of HRC Ord. #267, Adopted June 6, 2005

² HRC Ordinance #272, BOC adopted September 18, 2006; DLCDD approved October 30, 2006

Major Partitions, Access Management, and Streets); and the following zoning ordinance provisions: rural Center Zone (RC) and Rural Unincorporated Community Commercial Zone (RUC-1), and Mt. Hood Unincorporated Community Commercial Zone (MH-C1). Other zoning and subdivision ordinance provisions are valid where applicable.

9. County plans and land use regulations shall ensure that new uses authorized within the Oak Grove, Rockford and Mt. Hood Community Plans do not adversely affect agricultural uses in the surrounding Exclusive Farm Use (EFU) areas.
10. New development shall be limited to prevent excess demand on the sewer and water systems in unincorporated communities.

C. STRATEGIES

1. Affected governmental agencies shall seek and enter into special district cooperative agreements with Hood River County.
2. Educate the general public and governmental agencies to the fact that the County has the responsibility for developing a Comprehensive Plan and it is expected that local and State governmental agencies will conform to this plan.
3. Recognize that the US Forest Service has entered into a cooperative agreement with the County regarding coordination of land management plans and policies.
4. Review and comment on the US Forest Service Forest Land and Resource Management Plan when made available to the public.
5. Adopt as a Background Report the Mt. Hood Planning Unit, Final Environmental Statement 1977 as developed by the US Forest Service except for all revisions determined by the County to ensure that all private lands are appropriately planned and zoned.
6. Recognize, support and educate the public, agencies, etc., regarding the following concept and directive:
 - a. The concept that the FES map scale was chosen to describe the resource area characteristics primarily for the purpose of selecting a plan management direction etc., for the US Forest Service and Bureau of Land Management lands. Specific direction on private, County or State land will continue to be their adopted or revised comprehensive plan and ordinances. They are not superseded by the FES.

- b. The Goals, Policies, Strategies, and Land Use Designations and Standards developed by the County are not binding on the Management of the US Forest Service Lands with Hood River County.

- 7. Plan and zone pre-existing commercial, industrial and light industrial uses pursuant to affirmative findings being presented demonstrating compliance with the following criteria or factors:
 - a. Making application through the County Planning Department for a plan or zone change or both.
 - b. Compliance with exception requirements for lands irrevocably committed to other uses.
 - c. Consideration of the following criteria if not addressed under b. above:
 - (1) On site sewage disposal suitability or community sewage;
 - (2) Domestic water supply availability;
 - (3) Access;
 - (4) Rural fire protection;
 - (5) Lack of natural hazards; and
 - (6) Effects on resource lands.
 - d. Does not have a prior approved conditional use permit. (The existence of a prior approved home occupation or 1 or 2 person business permit or other conditional use permit approval shall not be used to justify a plan or zone change.)
 - e. Does not apply to uses established illegally and without prior County approval (e.g., lack of building permit, sanitary permit, land use permit, access, fire or water approvals, etc.).
 - f. Pre-existing uses are uses in existence prior to July 21, 1980.

- 8. Errors or omissions identified in *elements of the Hood River County Comprehensive Land Use Plan will be corrected by the County initiating either a quasi-judicial or legislative hearing process if affirmative findings are presented addressing one or more of the following applicable factors.
 - a. Legal Advertisement: Whether the County appropriately advertised the hearing.
 - b. Graphic Mistakes: Whether mistakes were made in mapping graphics (i.e., publication problems; map scale ²inconsistencies; color tint

*Elements of the County Comprehensive Land Use Plan include: County Policy Document, Plan & Zoning Map; Zoning & Subdivision Ordinances; Background Reports; and Exception Document.

problems; shifting of tape; mapping inconsistencies that are noted with other Comprehensive Plan element directives; etc.).

- c. Misuse of Evidence: Specific evidence presented and adopted by either the Planning Commission, the Board or both, through the hearings process or minutes from work sessions or hearings specifically providing directives and those directives were never implemented.
 - d. Inconsistencies between Comprehensive Plan Elements: For example, the County's Background Report states a specific mineral and aggregate resource site be zoned Surface Mining, however the zoning maps shows the site is planned and zoned for forest or farm use. Other examples include typographical errors, errata, etc.
- 9. Promote cooperation between the Oregon Department of Transportation (ODOT) and local governments in planning and project development.
 - 10. Integrate transportation system improvements identified through rural community planning efforts into the County Transportation System Plan.
 - 11. Utilize access management to limit the impacts of new development on highway congestion.
 - 12. Maintain standards for setbacks adjacent to state rights-of-way.