

GOAL 7 – AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

A. **GOALS:**

To protect life and property from natural disasters and hazards.

B. **POLICIES:**

1. Floodplains shall be maintained as natural drainage-ways. No structure other than bridges and dams will be permitted which inhibit floodstream flows or endanger other property. No permanent structure shall be erected within a flood-hazard area unless the structure or the area has been flood-proofed in accordance with the Federal Emergency Management Agency regulations.
2. Low intensive recreation uses, agriculture, forestry or like uses will be allowed within floodplains.
3. Areas designated Environmental Protection will be managed to avoid hazard to people and property and to protect unique biological areas from abuse.
4. In cases where detailed mapping of 100-year floodplains is not completed, the 100-year floodplain will be determined by at least one or more of the following methods: (1) the natural stream-banks drop-off to the current floodplain; (2) a field inspection; ^{*} (3) Federal Emergency Management Agency (FIRM) maps 1984; (4) soil information from the Soil Conservation Service; or (5) consultation with both the County Sanitarian and the Public Works Director or other applicable agencies.
5. The Housing and Urban Development National Flood Insurance Program will be supported.
6. Low-intensity uses that do not require excavation shall be encouraged in areas subject to geologic hazards.
7. Excavation and development shall be discouraged or strictly controlled in areas of earthflow and slump, rockfall, landslide, and faults.
8. Development in areas of more than 25% slope or high groundwater shall be controlled so as to minimize erosion, sedimentation, and runoff hazards to private property and public facilities.

* Federal Emergency Management Agency Maps Supercede HUD, 1977 Maps.

C. STRATEGIES:

1. The use of fill material which inhibits stream flood flows and/or endangers other property is not permitted within the 100-year floodplain.
2. Lands within 100-year floodplains in Environmental Protection areas shall be zoned Floodplain (FP) to implement the policies and strategies of this Plan.
3. Empty chemical pesticide, herbicide, insecticide, or rodenticide containers shall be disposed of as outlined in Oregon Administrative Rule 340-63-130 (Chapter 340, Division 63 – DEQ).
4. New subsurface sewage disposal drainfields will be set back a minimum of 100 feet from the high-water mark of streams or floodplains.
5. Culverts and/or other necessary roadway crossings, shall be allowed provided they do not alter stream flood flows.
6. The National Flood Insurance Program (PL 93-90-448) and the Flood Disaster Protection Act of 1973 (PL 93-234) will be available to compensate for property losses. Planned development, conservation easements and acquisition by public bodies shall be considered as methods to protect floodplains.
7. The geologic hazards study prepared by the * State Department of Geology and Mineral Industries, shall be utilized in reviewing specific major land-use proposals. The State Geologist, SCS Conservationist, or other qualified individual shall be consulted concerning the suitability of a site for particular uses.
8. Within geologic hazard areas, a registered consulting geologist and/or engineer, through contracting with the proponents of development, shall provide a report which will detail the suitability of the site for a particular use.
9. In areas of earth flow and slump, landslide and talus slide, any excavations and construction activities shall be carefully controlled. In such areas,

* State of Oregon, Department of Geology and Mineral Industries Bulletin #91, Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, 1977, and State Geologic Hazard Maps accompanying that report prepared by J.D. Beaulieu, 1977. Other Geologic Maps accompanying Bulletin #91 identify only geologic features not geologic hazards, consequently the County Geologic Hazard Zone does not apply to geologic features.

there shall be no blockage of springs. Good drainage shall always be supplied and/or maintained. Banks in this area shall not be made steep to cause aggravating hazardous conditions during the rainy season.

10. Restrictions shall control development that might cause danger to life and/or property from rockfall and rockslide in areas comprised of cliffs or jointed or fractured bedrock.
11. Lands possessing geologic hazards shall be zoned Geologic Hazard (GH) to implement the policies and strategies of this Plan.
12. The soil suitability matrix and maps shall be utilized as land-use determinants in allocating land for community growth.
13. In geologic hazard areas, major uses will be low-intensity recreation and agriculture, forestry practices and operations that minimize soil compaction and loss of rooting strength in steep or unstable areas.
14. In order to minimize soil runoff and sedimentation on construction sites and roads, a sedimentation control ordinance shall be adopted by the County and/or incorporated in the Building Code. This ordinance shall be written with consultation from the Hood River Soil and Water Conservation District and shall establish new building setbacks from streams and require erosion control techniques during construction. The ordinance requirements shall be attached to building permits and will be a condition for subdivision approval and land-use permits as applicable.
15. Proposed development erected on or near faults shall comply with the Uniform Building Code as administered by the County Building Official or as specified in Bulletin #91, Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, 1977, and as identified on Geologic maps accompanying that study. Faults identified in Bulletin #91 are only geologic features, not hazards, consequently the County's Geologic Hazard Zone does not apply to faults.
16. Construction of buildings and attendant facilities in areas of steeply sloping ground shall be controlled so as to prevent or mitigate erosion and sedimentation hazards to land, watercourses, and public facilities.
17. In areas of high ground water, development shall be restricted so as to prevent or minimize flooding of basements, differential setting of foundations and increase surface water runoff onto adjacent properties.
18. Continue to participate in the Federal Flood Insurance Program and update the Plan to include new flood and geological hazard information.

19. Continue to monitor, update information, and make the public aware of the potential eruptive nature of Mt. Hood.
20. Continue to update and apply appropriate Plan designations to all areas subject to natural hazards and update zoning maps to reflect those designations.
21. Use County Zoning Maps, specifically areas designated Geological Hazard and Floodplain Combining, to determine whether a piece of property is or is not subject to natural hazards.
22. Recognize that the designations and respective zones of Environmental Protection, Geologic Hazard, and Floodplain and their restrictive provisions will prevail even though underlying lands may be zoned Forest, Commercial, etc.
23. Article 44 – Flood Plain Zone has been updated to include standards of the Environmental Protection Plan Designation.
24. Continue to apply appropriate zones or overlay zones to all areas designated Environmental Protection.

D. LAND USE DESIGNATIONS AND STANDARDS:

1. Environmental Protection

This area provides protection from flood hazards described in this section and provides for the maintenance of fish and wildlife habitats, soil stability, and water quality described in later sections (refer to Background Documents).

- a. Major uses in this area will be low-intensity recreation, agriculture, forestry, water use (irrigation). Existing structures within floodplains will eventually be phased out or relocated to lands outside of flood hazard areas.
- b. Areas that will provide protection from flood hazards, and are necessary for the maintenance of fish and wildlife habitats, soil stability, and water quality shall be designated on the Plan Map as “Environmental Protection”.
- c. Environmental Protection corridors shall be maintained as natural drainage ways for scenic, recreational, and water (irrigation) use.

- d. Floodplains will be maintained as natural drainage ways. No permanent structures are permitted which would inhibit flood streamflows or endanger other property.
- e. Use of fill materials which inhibit stream floodflows and/or endanger other property shall not be permitted.
- f. The mechanisms of Planned Unit Development or on-site density transfer techniques shall be utilized for land within the floodplain in order to cluster development outside the floodplain and retain flood hazard areas as open space.
- g. Chemical pesticide or herbicide containers shall not be stored within 300 feet of any streamway.
- h. Man-made structures which may be inundated should be of such strength and quality that they will not deteriorate and should be able to withstand water pressure or the high velocity of flowing water.
- i. No impoundment of free flowing streams is permitted except at designated sites.
- j. All new buildings shall be set back 100 feet from ordinary high water line except for those uses in conjunction with a water-related or water dependent use. Exceptions to this requirement shall be allowed when affirmative findings through documentation are made and submitted to the Planning Director to satisfy the following: (1) the proposal would provide better protection, maintenance and retention of riparian vegetation than would occur by observance of the setback requirement; or (2) the protection, maintenance and retention of riparian vegetation are not applicable to the proposal.

2. Geologic Hazards

- a. Low intensity uses that do not require excavation shall be encouraged. Uses permitted shall be low-intensity recreation and agriculture, and forestry practices and/or operations that minimize soil compaction and the loss of rooting strength in steep or unstable areas.
- b. Development or occupancy of any of the lands designated “GH” (Geologic Hazard) shall not be permitted without approval of the Hood River County Technical Review Committee. Before approval will be considered, proponents of development will be

required to submit a report that addresses at a minimum the following: geologic hazards, their impacts, and proposed mitigating measures.

3. Geologic Features

The Geologic Hazard Zone (GH) applies to geologic hazards identified by the State of Oregon, Department of Geology & Mineral Industries in Bulletin #91, Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, 1977, and on State Geologic Hazard Maps accompanying Bulletin #91 prepared by J.D. Beaulieu, 1977. The County's Geologic Hazard Zone (GH) does not apply to geologic features shown on Geologic Maps that also accompany Bulletin #91.