

GOAL 11 – PUBLIC FACILITIES & SERVICES

A. GOALS:

1. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
2. To protect the general health of local residents through the provisions of adequate water and sanitary sewerage facilities.
3. Long term solid waste disposal needs will be met in an economic and efficient manner.
4. Public facilities and services shall be appropriate for enhancing recreational opportunities that do not detract from the scenic qualities of the Gorge. (Applicable to lands zoned Scenic Protection and Columbia Gorge Combining.)

B. POLICIES:

1. Public facilities and services deemed necessary shall be designed in such a way that they are in keeping with the scenic character of the County.
2. The construction or expansion of any public facilities shall be limited to those facilities whose primary function is to enhance and conserve the recreational opportunities of the Gorge consistent with maintaining its scenic qualities. (Applies to lands zoned Scenic Protection and Columbia Gorge Combining.)
3. Public facilities and services to the Central Valley and Mt. Hood areas shall be in keeping with the rural character of these areas. Facilities and services for Odell and Parkdale shall be suitable for rural community development (i.e., public water and sewer shall be provided to areas within the Odell and Parkdale exception areas).
4. Public facilities and services will be provided in keeping with the established UGB.
5. Encourage land use patterns that will minimize the cost of providing public water and sewerage facilities in the future.
6. Community services will be centralized whenever possible and will be expanded as the population increases.

7. Public facilities and services shall follow at least the following criteria for expansion: extension of public facilities and services shall encourage and anticipate high-density development adjacent to existing high-density development.
8. The location and extension of sewer services will be determined by the Board with recommendations from the Planning Commission. If and when extension of sewer services are made, the Comprehensive Plan, shall be used as Background information.
9. Water transmission lines shall be enlarged as necessary to insure an adequate supply to acknowledged exception areas. Request regarding situations where ground water or other means of water service are not available must be reviewed and approved by at least the County Sanitarian, DEQ, and the Board.
10. In areas of projected medium and multiple family density population, large water mains will be installed to insure an adequate supply of water for firefighting purposes.
11. New sewer and water lines shall not be extended beyond the UGB unless a State documented health hazard exists.
12. Safe and quick access from fire stations to arterials and major collectors shall be maintained.
13. The quantity of fire stations and units, ambulances, and manpower should be maintained at a level adequate to serve and protect persons and property.
14. The mutual aid program of the fire districts should continue to be encouraged.
15. Adequate police personnel and equipment will be provided to assure that the public is well served and protected.
16. The provision of adequate facilities for female and minor offenders should be given high priority in the design of any new law enforcement structure.
17. The opening of public school buildings to the public for meetings, recreational activities, and adult education courses shall be encouraged.
18. The County recognizes that the City of Hood River sewer and water lines will be extended to only that portion of Wells Island in the City Limits. Extended sewer and water lines to be the minimum necessary to service

only uses allowed in the City’s designations of Open Space/Public Lands and Tourist/Cultural.

C. STRATEGIES:

1. Low-intensity land uses such as farms, residential farms, and small neighborhood commercial activities that are located in areas where soil conditions are suitable for septic tanks shall not be provided new sewer trunk lines.
2. High-density uses adjacent to riparian areas where sewage infiltration into streams may occur shall be required to utilize sanitary sewerlines and install storm-drainage facilities.
3. Extension of new sewer trunk lines into areas designated “farm” on the Plan Map shall not be allowed without prior approval by the Planning Commission. At a minimum, the following criteria must be met: (a) the sewer line is necessary to correct a state documented health hazard or (b) extending the sewer line through an area designated “Farm” is the only reasonable means of providing sewer service to a justified exception area which lies within the boundaries of a legally created sewerage entity and which is designated for residential, commercial, industrial or light industrial on the Plan Map; and (c) the proposed facilities are shown to be appropriate for and limited to the exception area. Assessments and levies for sewer service of land designated “Farm” by the County shall comply with * ORS 308.401.
4. New sewer lateral lines may be extended within a legally created sewerage entity from existing sewer trunk lines into resource lands (i.e., farm and forest) to provide service to either ** pre-existing residential, commercial,

* ORS 308.401:

(1) Except as otherwise provided in subsection (2) of this section, the assessments and levies of the following taxing units and special districts shall not be imposed while such lands remain qualified for special assessment for farm use under ORS 308.370 (1):

- (a) Sanitary districts formed under ORS 450.005 to 450.245.
- (b) Domestic water supply districts formed under ORS chapter 264.
- (c) Water supply authorities and sanitary authorities formed under ORS 450.675 to 450.980.

(2) Subsection (1) of this section does not apply to:

- (a) Benefit assessments or special ad valorem tax levies imposed prior to October 5, 1973.
- (b) Benefit assessments or special ad valorem tax levies imposed upon homesites situated within a parcel of farm use land. As used in this paragraph, “homesite” means not more than one acre of land upon which are constructed non-farm dwellings and appurtenances.
- (c) Benefit assessments or special ad valorem tax levies imposed subsequent to disqualification of lands for farm use assessment under ORS 308.370 (1).

** Pre-existing uses are those improvements that generally use or require sewage disposal systems and were in existence prior to July 21, 1980.

industrial or light industrial uses or new uses approved by a County land use action or a County building/land use permit in accordance with the County Comprehensive Plan and Land Use Code. Such pre-existing and new uses may also be served by existing laterals and trunk extensions. The following conditions shall apply to new lateral extensions.

- (a) The lateral is sized only to service the uses approved for sewer service in this Section.
- (b) The lateral will not cause additional residential, commercial, industrial or light industrial development to occur in the resource land it enters. (Reference OAR 660.04.028 (6) (c) (A): Resource and non-resource uses permitted within a resource zone, i.e., an agricultural zone, cannot be relied upon at a future time to justify an exception to a resource Goal.)
- (c) Extending the lateral into resource lands is the only practical means of providing a service to a pre-existing use or a use approved by a County land use action or building/land use permit.

Assessments and levies for new lateral shall be limited as described in Section 4.

- 5. Sewers shall not extend beyond the urban growth boundary or a legally created sewerage entity except to service a documented health hazard situation.
- 6. Utilize the transfer station on Guignard Road to collect and transfer solid waste to the Northern Wasco County Landfill. The County will maintain its current 10 year agreement with the owner of the landfill to dispose of solid waste and will exercise its option of extending the agreement for another 10 years if it becomes necessary and other suitable methods of solid waste disposal are not found.
- 7. The Columbia Gorge Commission shall have the opportunity to review and comment on all major public facilities proposals. (Applicable to land zones Scenic Protection and Columbia Gorge Combining.)
- 8. Where possible, utility lines shall either share existing utility rights-of-way, be underground or be out of sight from I-84.

9. Review the provisions for water and sewerage facilities for all types of development in order to insure these facilities are in accordance with County and State health standards.
10. Add the report entitled “Evaluation of Solid Waste Disposal Alternatives for Hood River, Oregon, August 1, 1979” to the County Background Document.
11. All sanitary district plans which have significant impact on land-use patterns shall be reviewed by the Planning Commission in consultation with the Public Works Department, prior to action, as required by State law. Such plans include, but are not limited to those concerning expansion of treatment capabilities, extension of lines, and extension of Sewer District boundaries.
12. Public facilities and water sewer services in urban areas shall be provided at levels compatible with urban-type use.
13. The capacity of water mains in the Urban Growth Boundary and exception areas should be increased as development occurs.
14. In order to minimize the cost of new sewer facilities (i.e., sewer lines) existing sewer district facilities shall be used wherever possible.
15. Efforts shall be made to centralize public services such as public safety and State and Federal governments offices wherever possible.
16. Continued support of the fire districts’ efforts should be given. A new situation should be considered for the Parkdale community. Any new development should meet the requirements of any fire code the district or County adopts.
17. The present Parkdale Community Center should continue, but the County or Parkdale Community Association should secure additional parking to accommodate users’ vehicles and eliminate the hazard that now exists.
18. Schools will be placed where there are water and sewer service. Water and sewer service will be provided to all schools.
19. School enrollment increases in the County will be accommodated within the existing land now owned by the School District until such a time as new lands are needed. State standards for school acreage needs will be followed.
20. Each proposed capital improvements project will be reviewed for compliance with the Comprehensive Plan. The review will be done by the County Planning Commission and Board.

21. A Capital Improvements Plan shall be developed for water and sewer services for which expenditures will be prioritized for a period of several years.
22. A biennial review and update of a capital improvements plan will be conducted. The review will be done by the Planning Commission.
23. Capital costs of all public improvements necessary for development should be determined for each project. Individuals and groups benefiting from the specific public projects should be identified. Whenever feasible, the public capital expenditures should be paid by those receiving the benefits on an equitable basis.
24. Sanitary District and water district boundaries cannot be expanded without approval of the County Commissioners. Any expansion shall be consistent with the Comprehensive Plan.
25. Recognize and educate the public, agencies, etc., regarding the following concept: although water service (e.g., lines, etc.) is readily available throughout the private land base, it must not be considered the only criteria to justify further development. Development must occur in areas designated by the Plan to avoid scatteration.
26. A master plan should be developed for water-system improvements and extensions.
27. The present boundary of the Crystal Springs Water District should act as the exterior boundary of public water supply. Some form of “inter-tie” between Parkdale Water District and Crystal Springs should be developed for emergency purposes.
28. The State Water Master, Valley farmers, and other concerned parties should continue to meet to discuss irrigation problems.
29. Building code regulations and State regulations will be met on all improvements.
30. Commensurate with affirmative recommendation from the County Public Works Department, County Sanitarian, or other applicable agency or licensed individual, storm drainage plans including implantation (actual construction) are required in areas containing lots smaller than ½ acre.
31. Storm drainage plans will be required for areas that have identified drainage problems.

32. Proposed subdivisions will comply with requirements of the Subdivision Ordinance, Section 34.20, Drainage and Floodplain.
33. Storm drainage plans and construction will be required as prescribed by the Public Works Department or other applicable agency for development on lands zoned commercial or industrial.
34. Storm drainage plans and construction will be required through the County Land Use and Building Permit or partitioning processes where drainage problems are noted.
35. 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 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.

36. 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 inconsistencies; color tint 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 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 map shows the site is planned and zoned for forest or farm use. Other examples include typographical errors, errata, etc.

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