

**GOAL 14: URBANIZATION: URBAN GROWTH AREA MANAGEMENT
POLICIES AND PROCEDURES**

I. PURPOSE

UGA management is a critical aspect of land-use planning in the Hood River Community. The following policies and procedures shall serve as the basis for decisions pertaining to land use and development in the UGA and thereby help to ensure wise and efficient transition.

It is the purpose of the Urban Growth Policies for the Hood River UGA to:

- A. Contain urban development within areas planned for future expansion where basic urban services such as sewer, water facilities, police and fire protection can be efficiently and economically provided.
- B. Conserve resources through orderly development of land.
- C. Preserve farm land and open space outside the UGB.
- D. Make more efficient use of local tax dollars in locating facilities and providing services within the UGA.
- E. Provide property owners greater security in long-range planning and investments.
- F. Make it possible for utility extensions, and transportation facilities to be designed and located so as to more closely match population growth.
- G. Preserve and enhance the livability of the area.

II. POLICIES

A. General:

- 1. The Urban Growth Area has been identified as urbanizable and is considered available for urban expansion in accordance with the policies expressed in this document.
- 2. Future urban expansion shall be from the Hood River City limits outward or adjacent to the sanitary sewer and water lines. To help implement this, at the time zoning is

adopted there will be two zones for the area designated as “Medium Density Residential” on the plan map within the Urban Growth Boundary: a zone closer to the city limits or adjacent to sewer and water lines with small minimum lot sizes allowed, and a zone further from the city limits with only larger minimum lot sizes allowed.

3. The County will use its Coordinated Population Forecast (2008-2028) as described in Goal 14 of the County’s Background Report, as the basis for future planning efforts, such as studies related to housing, economic development, land needs and assessments of possible urban growth boundary expansions.¹

B. Public Facilities and Services:

The City of Hood River is the basic provider of urban services in the UGA. Therefore, a consent to annexation shall precede the extension and connection of any new sanitary sewer line, the only exception shall be the case of a state documented health hazard (as spelled out by ORS 431.705 to 431-768). An extension may take place provided a consent to annexation is signed.

C. Roads:

As part of the process to adopt the County Transportation System Plan in July 2003, the Board of County Commissioners adopted the City of Hood River’s Transportation System Plan to apply to the Hood River Urban Growth Area. On July 28, 2003, the City of Hood River and the Board of County Commissioners also adopted a revised version of the Urban Growth Area Management Agreement (UGAMA). Section “L” of the Hood River UGAMA states, in part, that, “All new streets shall be built to City standards at the initial land division where a street is required.”

D. Large Lot Conversion to Small Lots:

A large lot is defined as a lot that can be divided into two or more legal lots as specified under the existing Zoning Ordinance. Land which is divided and developed into “large lots” become inefficient and difficult to develop to urban density.

¹ Goal 14 amended per Hood River County Coordinated Population Forecast, 2008-2028; Adopted by HRC Ord. #292 on October 20, 2008; and adopted by City of Cascade Locks Ord. #389 on January 26, 2009, Effective February 25, 2009; Ref. File 08-0053.

1. Proposals for partitions or subdivisions shall indicate how the proposed original lots can be redivided in the future to urban density.
2. In issuing building permits, the Planning Director shall suggest the siting of buildings so as to facilitate future re-divisions. However, when information such as official street, sewerage and water plans, private utility plans, or similar data indicates the public necessity of controlling the location of building so as to conform to future urban patterns, in such cases the Planning Director shall require that building not be placed in certain specified locations.
3. Any of the above actions by the Planning Director may be reviewed upon appeal to the Planning Commission.

E. Future Utility Easements:

1. All concerned utilities shall be given the opportunity to review all partitions and subdivisions. A report by the utility may be filed with the City or County Planning Department.
2. The County may require dedication of public utility easement as indicated and justified by the concerned utilities.

F. Piecement Development:

When property in one ownership is partitioned into two or more parcels in one year and any of the parcels thus created are further partitioned in subsequent years, the effect is the same as a subdivision. Many lots are created but the controls are inadequate for the drainage or roadway access, fire protection and other impacts created if all the lots are built on. In order to gain the controls the subdivision application process can give, the County and the City shall amend their respective subdivision and partitioning ordinances to correct this problem. Repartitioning the same (original) part of the same (original) parcel of land would require a filing which meets the requirements of the subdivision ordinance.

G. Residential Development:

To encourage quality development and carry out plan policies and strategies, bonus density options will apply to all residential developments (partitions, subdivisions, mobile home parks and multi-family) within the UGA and are optional to the developer. Incentive standards will be set forth in the zoning and subdivision ordinances: The dwelling unit density of a project may be increased above the minimum base designation (zone) when certain conditions or features are provided. For example, conditions

may involve site coverage, usable open space, preservation of drainage swales by easements, separation of vehicular pedestrian traffic, use of cul-de-sac and curvilinear streets, use of high quality vegetative screening and landscaping, percentage of low and moderate income housing costs and/or rents, dedication of public open space or payment in lieu, bike/walkways and provisions of a mix of housing types (single-family, common wall single family, duplex multi-family, etc.).

H. Administration:

Recognizing that land use changes and decisions within the Urban Growth Area could ultimately affect the City of Hood River, and within the incorporated area could affect lands within the Urban Growth Area, the policies and procedures contained in the Urban Growth Area Management Agreement executed by the City and the County shall be followed.