

## **ARTICLE 45 - GEOLOGIC HAZARD ZONE (GH)**

### **Section 45.00 - Purpose & Intent**

The purpose of the GH Zone (Geologic Hazard) is to identify existing or potential local geological hazards and to take precautions or restrict development in the interests of preventing hazards from causing harm to people or property. The Geologic Hazard Zone is utilized to implement the Environmental Protection Plan designation. The GH Zone can be used as an overlay zone. 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 & Sherman Counties, 1977, and on State Geologic Hazard Maps accompanying that report prepared by J.D. Beaulieu, 1977.

The Geologic Hazard Zone (GH) does not apply to geologic features shown on Geology Maps that accompany Bulletin #91.

### **Section 45.10 - Boundaries**

The boundaries of the designated Geologic Hazard areas shall be as they appear on the official zoning maps kept on file with the County Planner. A copy of the maps shall also be kept in the office of the Oregon Department of Geology & Mineral Industries.

### **Section 45.20 - Permitted Uses**

The following types of uses are permitted but not including permanent structures or incidental buildings:

- A. Farming and Accepted Timber Practices;
- B. Parks, playgrounds;
- C. Golf courses, driving ranges;
- D. Picnic grounds;
- E. Wildlife and nature preserves;
- F. Target, trap and skeet ranges;
- G. Hiking trails;
- H. Airports or airstrips;
- I. Truck and storage rental; and
- J. Rock, sand and gravel storage, but not including quarry operations.

### **Section 45.30 - Limitations on Use**

The following types of uses are permitted subject to signing the Hood River County Geologic Hazard Waiver Form (Appendix "A" to this Zone), review and approval by the Building Official and obtaining, if necessary, a Land Use and Building Permit. If the provisions in this section cannot be met, the use will be denied.

- A. At least the following detached accessory uses that are 20 feet from a pre-existing dwelling or a dwelling approved under provisions in Section 45.40 below, or are placed in locations where in the estimation of the Building Official and the property owner the use will not cause harm to people or property: (1) private garage; (2) carport; (3) storage shed; or (4) patio cover.
- B. Accessory structures for farming and accepted timber practices except dwellings and quarry operations.
- C. Repair, maintenance and additions considered appurtenant to a preexisting dwelling and its accessory use(s) or a dwelling approved under Section 45.40 and its accessory use(s). Items include the following (list is not exclusive): (1) concrete slabs, driveways and sidewalks; (2) masonry repair; (3) painting; (4) non-bearing partitions; (5) shelving; (6) cabinet work; (7) gutters and down spouts; (8) replacement or repair of siding; (9) replacement and repair of roofing; and (10) plastic glazed windows.

### **Section 45.40 - Other Conditions to Use and Occupancy**

- A. Uses not enumerated in Section 45.20 and permitted in the base zone may be established, altered, or enlarged providing at least one of the following conditions exist and signing of the Hood River County Geologic Hazard Waiver Form (Appendix "A" to this zone) and obtaining a Land Use and Building Permit.
  - 1. A certified professional engineer (licensed in Oregon), geologist, hydrogeologist, or other professional competent in geology prepares a report stating that no harm to the development or land will be caused by the proposed development or geologic hazard.
  - 2. A certified professional engineer (licensed in Oregon), geologist, hydrogeologist, or other professional competent in geology prepares a report stating a geologic hazard does not actually exist in the area of proposed development.
  - 3. A certified professional engineer (licensed in Oregon), geologist, hydrogeologist, or other professional competent in geology prepares a report stating a hazard does exist including the type, method, and materials for physical improvements which could significantly reduce the likelihood of personal harm or property in the area due to geological hazards. At a minimum the reports required under Subsection A., 1., 2., and 3., shall contain the following information:

4. At a minimum the reports required under Subsection A., 1., 2., and 3., shall contain the following information:
  - a. A scaled map at 1 inch = 200 feet scale, with contour intervals of 10 feet, north arrow, property lines, cultural features, geologic formation, slope, diagrammatic section of geology, and other factors as necessary.
  - b. An analysis report (based on field check) explaining the geologic hazard, geomorphology, groundwater, soil suitability, specific hazard characteristics both short and long term, and related matters as necessary.
- B. Uses permitted and the improvements associated with such uses shall be subject to the following criteria:
  1. The development of permitted uses and improvements will not substantially increase the specific hazard potential.
  2. Any subsurface sewage disposal system or individual well for the proposed site will not become a health hazard during the future hazard activity.
- C. The information required in paragraphs A and B above must be submitted to and approved by the Geological Hazard Technical Review Committee (County Planner, Building Inspector, Sanitarian, Engineer, with assistance from the State Geologist at the Department of Geology and Mineral Industries or its successors). The Committee may approve, conditionally approve, or deny the request based on the ordinance requirements. The Committee may establish conditions on approval which are designed to minimize public and private loss of life and property.

#### **Section 45.50 - Site Development Standards**

- A. Same as those required in the base zone or as required by the approval under this Article (45) or as follows:
- B. Maximum height: 35 feet
- C. Setbacks, minimum:
  1. Front: 50 feet from the centerline of any local street or 20 feet from the right-of-way line, whichever is greater. 60 feet from the centerline of any arterial street or 20 feet from the right-of-way line, whichever is greater.

2. Rear: 20 feet.
3. Side: Interior: 10 feet.  
Exterior, side or corner lot: 50 feet from the centerline of any street.
4. Setbacks between buildings: 10 feet minimum.
5. Accessory farm buildings may be located within 10 feet of the rear property line.
6. Minimum lot size for new lots or parcels: Compliance with one of the following: (a) as required by each base zone; or (b) must be consistent with the requirements of the predominant adjacent (abutting) zone.
7. Vision clearance: Vision clearance for corner lots shall be a minimum of 35 feet.

**APPENDIX "A"**

**GEOLOGIC HAZARD WAIVER FORM - HOOD RIVER COUNTY  
EXHIBIT TO LAND USE OR BUILDING PERMIT NO. \_\_\_\_\_**

DATED \_\_\_\_\_

Property Descriptions

Hood River County Map No. \_\_\_\_\_

Tract No. \_\_\_\_\_

Addition,  
\_\_\_\_\_ Lot \_\_\_\_\_

Block \_\_\_\_\_

or Deed Volume No. \_\_\_\_\_ Page \_\_\_\_\_

The owner and/or contractor understand that the property for which the attached building permit is issued, may be located within an area of Hood River County that has been identified in the Comprehensive Plan as a Geologic Hazard area and zoned Geologic Hazard. In consideration of the issuance of the permit, the owner and/or contractor agree that the County shall not be liable for any damage, loss, expense, cost or inconvenience which either or both of them may suffer if there is an earth movement which affects the structure for which this permit is issued, or which affects the property on which it is designated to be located. The owner and/or contractor further understand and agree that the issuance of this permit and the acceptance of it by them shall operate as a disclaimer of all responsibility and liability on the part of the County for any of the foregoing.

\_\_\_\_\_, 20 \_\_\_\_\_

Owner \_\_\_\_\_

Contractor \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public for State of Oregon

My commission expires \_\_\_\_\_