



Conditional Use Permit (Temporary Hardship Dwelling)

A temporary hardship dwelling in conjunction with an existing residence may be allowed in the Rural Residential (RR), Residential (R-1), Rural Center (RC), Commercial (C-2), and all other non-resource zones where a dependent relative dwelling is allowed, subject to the applicable standards from Section 16.25 of the Hood River County Zoning Ordinance. For a complete application, a written narrative with supporting documentation should be provided explaining how your proposal complies with all of the following applicable criteria:

1. Compliance with the provisions of Section 16.20(B) of the County Zoning Ordinance, including the following:
 - a. Compliance with the definition of mobile home, as provided in Section 16.05 of the County Zoning Ordinance.
 - b. A Mobile Placement Permit shall be obtained, including approval from County Planning Department and County Building Official, prior to occupancy.
 - c. The proposed mobile home shall have continuous skirting.
 - d. The proposed mobile home shall be tied down with devices that meet State standards or otherwise approved by the County Building Official.
 - e. Within 30 days of removing the mobile home, the owner shall remove the foundation and other accessory structures, and disconnect sewer, water, and other utilities.
2. Pursuant to Section 16.25 of the County Zoning Ordinance, single wide mobile homes for a dependent relative (*temporary use*) are subject to affirmative findings being presented to the Planning Director confirming that the following criteria are met:
 - a. Justification shall be provided to confirm that the relative is dependent upon care by either a relative or a person medically certified to care for such a person on a full time basis.
 - b. The mobile home shall either be occupied by a relative who is dependent upon care of the full time resident of the property or a relative or medically certified person providing care to the primary full time resident.
 - c. The use will be considered temporary and removed when no longer needed in order to assist the dependent relative.
 - d. A letter from a medical doctor shall be provided to confirm that full time care is necessary for the dependent relative.
 - e. The dependent relative shall not be employed full time off the site.
 - f. The mobile home shall comply with applicable provisions of the zoning district in which it is proposed.

Section 60.10 – Burden of Proof:

1. Granting the request is in the public interest; the greater departure from present land use patterns, the greater the burden of the applicant.
2. The public interest is best carried out by granting the petition for the proposed action, and that interest is best served by granting the petition at this time.
3. The proposed action is in compliance with the Comprehensive Plan.
4. The factors set forth in applicable Oregon Law were consciously considered. Also, consideration will be given to the following factors:
 - A. The characteristics of the various areas of the County.
 - B. The suitability of the subject area for the type of development in question.
 - C. Trends in land development.
 - D. Density of development.
 - E. Property values.
 - F. The needs of economic enterprises in the future development of the County.
 - G. Access.
 - H. Natural resources.
 - I. Public need for healthful, safe and aesthetic surroundings and conditions.