



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

02/05/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Hood River County Plan Amendment
DLCD File Number 004-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, February 19, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. **NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.**

Cc: Eric Walker, Hood River County
Jon Jinings, DLCD Community Services Specialist
Karen Swirsky, DLCD Regional Representative

<paa> YA

FORM **2****DLCD****Notice of Adoption**

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP	<input type="checkbox"/> In person <input type="checkbox"/> electronic <input type="checkbox"/> mailed
	DEPT OF
	JAN 30 2013
	LAND CONSERVATION AND DEVELOPMENT For Office Use Only

Jurisdiction: **Hood River County**Local file number: **#12-0109**Date of Adoption: **1/22/2013**Date Mailed: **1/28/2013**Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 10/24/2012☐ Comprehensive Plan Text Amendment☒ Comprehensive Plan Map Amendment☐ Land Use Regulation Amendment☒ Zoning Map Amendment☐ New Land Use Regulation☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Comprehensive plan and zone change to convert the zoning and plan designation of a 2.50 acre parcel from Open Space/Public Facilities (OS/PF) to Urban Low Density Residential (UR1) within the Urban Growth Area of Hood River.

Does the Adoption differ from proposal? Please select one

No.

Plan Map Changed from: **Open Space/Public Facilities** to: **Urban Low Density Residential**Zone Map Changed from: **OS/PF** to: **UR1**Location: **455 Frankton Road, Hood River; 3N 10E 34A #1100**Acres Involved: **2**Specify Density: Previous: **N/A**New: **7,000 sq. ft.**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 007-12 (19560) [17348]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Hood River County, Hood River County School District, City of Hood River, and Oregon Department of Land Conservation and Development

Local Contact: **Eric Walker, Principal Planner**

Phone: **(541) 387-6840** Extension:

Address: **601 State Street**

Fax Number: **541-387-6874**

City: **Hood River**
river.or.us

Zip: **97031-**

E-mail Address: **eric.walker@co.hood-**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

HOOD RIVER COUNTY
ORDINANCE NO. 317

AN ORDINANCE TO APPROVE A REQUEST BY COVENANT CHRISTIAN CHURCH FOR A COMPREHENSIVE PLAN AND ZONE CHANGE TO CONVERT THE ZONING AND PLAN DESIGNATION OF A 2.50-ACRE PARCEL FROM OPEN SPACE/PUBLIC FACILITIES (OS/PF) TO URBAN LOW DENSITY RESIDENTIAL (UR1).

A public hearing was held before the Hood River County Board of Commission (*hereinafter referred to as the "Board"*) on January 22, 2013, at 6:00 p.m. in the County Board of Commissioners' Conference Room (*1st floor*), 601 State Street, Hood River, Oregon, to consider the above-described application.

Due notice was given of the public hearing before the Board. A quorum was present. The Chair described the rules and procedure of the hearing. The qualifications of the members of the Board were then determined and all of the commissioners present participated in the hearing.

The Board was first provided a staff summary outlining the Planning Commission's record and then received testimony from the applicant. No one else in attendance provided testimony.

Based upon the record before it, the staff report, and testimony received, and being fully advised in the premises, the Board accepted the Findings of Fact, Conclusions of Law, and Recommendation provided as part of the record of the Planning Commission, dated December 24, 2012, attached hereto as Exhibit A and incorporated herein by this reference.

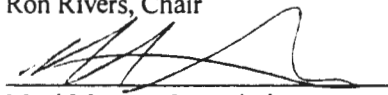
NOW, THEREFORE, IT IS HEREBY ORDAINED that the above-mentioned Comprehensive Plan and Zone Change application of Covenant Christian Church is hereby approved.

DATED THIS 22nd DAY OF JANUARY, 2013.

HOOD RIVER COUNTY BOARD OF COMMISSIONERS



Ron Rivers, Chair



Maui Meyers, Commissioner



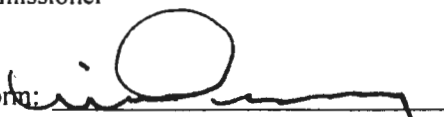
Bob Benton, Commissioner



Les Perkins, Commissioner



Karen Joplin, Commissioner

Approved as to Form: 

Wilford K. Carey, County Counsel

FILE COPY

Before the County Planning Commission
for Hood River County

In the Matter of the Application from Covenant Christian Church) RECOMMENDATION
for a Comprehensive Plan and Zone Change. [File #12-0109])

A public hearing was held before the Hood River County Planning Commission on December 12, 2012, at 7:00 p.m. in the County Board of Commissioners' Conference Room (1st floor), 601 State Street, Hood River, Oregon, to consider an application filed by Covenant Christian Church for a Comprehensive Plan and Zone Change to convert the designation and zoning of a 2.50 acre parcel from Open Space/Public Facilities (OS/PF) to Urban Low Density Residential (UR1).

Due notice was given of the public hearing before the Planning Commission. A quorum was present. The qualifications of the members of the Planning Commission were determined and all six commissioners present participated in the hearing. The Chair of the Planning Commission, who presided at the hearing, then described the rules and procedure of the hearing.

The Planning Commission was first provided a staff summary and then received testimony from the applicant and two proponent of the application. No one in attendance provided testimony in opposition of the application.

Based upon the record before it, the staff report, and testimony received, and being fully advised in the premises, the Planning Commission accepted the Findings of Fact, Conclusions of Law, and Recommendation provided as part of the staff report, dated December 5, 2012, attached hereto as Exhibit A and incorporated herein by this reference.

Based upon the accepted Findings of Fact and Conclusions of Law, it is **HEREBY RECOMMENDED** to the Hood River County Board of Commissioners that the above-mentioned Comprehensive Plan and Zone Change application of Covenant Christian Church be approved.

DATED THIS 24th DAY OF DECEMBER, 2012.

HOOD RIVER COUNTY PLANNING COMMISSION


Carl Perron, Chair

Approved as to Form:



Wilford K. Carey, County Counsel

EXHIBIT “A”

RECORD OF THE PLANNING COMMISSION

Comprehensive Plan and Zone Change #12-0109 (Covenant Christian Church)

*(This Exhibit includes the December 5, 2010 staff recommendation
and supporting attachments.)*

January 11, 2013

Hood River County Planning Commission
County Administrative Building
601 State Street
Commissioners Conference Room
December 12, 2012

MINUTES

PRESENT

Acting Chair: Carl Perron; Commissioners: Stan Benson, Pat Moore, Kathie Alley, Peter Frothingham, and John Brennan.

Non voting members of Commission: Will Carey, County Counsel & Mike Benedict, Planning Director
County Staff: Principal Planner, Eric Walker.

A. Call to Order

Acting Chair Perron opened the meeting at 7:00 p.m.

B. Meeting Minutes

There were no meeting minutes available.

C. Director's Report:

None.

D. Land Use Counsel's Report:

Mr. Carey reported that the current LUBA appeal process has slowed down a bit due to the necessity of modifying the record.

Unscheduled Items:

- a. From the General Public: None
- b. From Commissioners: None.

E. Public Hearing to consider a Zone Change (P-12-0109) and a Conditional Use Permit (CUP) (P-12-0110) submitted by the Covenant Christian Church (with authorization from the owner of the parcel, Hood River School District).

Acting Chair Perron read those statements required by Statute and local code into the record, describing how the quasi judicial hearing will precede, beginning with Staff's presentation.

Staff Presentation

Principal Planner Walker described the applications at hand: the Planning Commission would be making a recommendation to the Board of Commissioners regarding the requested zone change but would be making a final decision on the CUP application. The final decision on the CUP (if approved) would be contingent upon the County Commissioners approving the zone change.

The purpose of the application is to rezone the parcel from 'Open Space/Public Facilities' to 'Urban Low Density Residential (UR-1)'. The parcel contains the Frankton School, which the School District no longer uses as a school and wishes to sell. The Covenant Christian Church would like to convert the school building into their permanent church facility. It is necessary to rezone the parcel in order to consider the church as an allowable use. A church on UR-1 zoned land is a conditional use. The parcel was zoned residential prior to the City of Hood River adopting the Open Space/Public Facilities zone for all publically owned parcels.

The City of Hood River concurs with Staff's recommendation to approve the zone change request.

Principal Planner Walker reported that Planning Staff also recommends approval of the Conditional Use Permit to convert the use of the former Frankton School into the Covenant Christian Church. Staff's recommendation is

contingent upon a number of conditions that will mitigate potential impacts of the new use and to address some substandard public facilities, such as requiring a number of road and access improvements.

Acting Chair Perron then called for testimony from the applicant.

Public Testimony

Pastor Fritz Stranz, 8533 Highway 30, The Dalles, OR

Pastor Stranz spoke to the history of their church and of being located in the Port of Hood River for the last ten years. He stated that they have been a good neighbor and would wish to continue to be one at their new location. He is ready to work with the neighbors on any issues they might have. He willingly accepts the conditions of approval recommended by Staff.

Isa Taylor, 7751 Baseline Road, Parkdale, OR

Ms. Taylor noted that she is an attorney representing David Ryan, the owner of the Port building where the Covenant Christian Church is currently housed. She noted the minimal impact of rezoning the parcel in question and the use of it as a church due to its long history of being used for a similar level of development as a public school.

Acting Chair Perron then called for testimony by any opponents.

None

Acting Chair Perron then called for testimony by any interest public agencies.

None

Acting Chair Perron then called for rebuttal.

None

Acting Chair Perron then called for questions by the Planning Commissioners.

Commissioner Frothingham questioned condition of approval #13 that required the applicant to submit a final site plan prior to occupying the church. This site plan would, among other things, accurately identify which trees would have to be removed in order to facilitate the development. Commissioner Frothingham thought that, in order to protect the church's interests, that the site plan should be shown prior to development work occurring.

Principal Planner Walker replied that requiring the site plan earlier is certainly satisfactory.

Commissioner Benson asked Pastor Stranz when he anticipated moving into the church.

Pastor Stranz replied that they would like to move in as soon as possible. He then asked if it would be possible to move his office into the building prior to final occupancy by the church.

Acting Chair Perron stated that we will address the Pastor's question later.

Commissioner Brennan asked Pastor Stranz how large his congregation is.

Pastor Stranz replied that the size of congregation is approximately 200.

Commissioner Benson asked Staff if the applicant would be required to complete all the transportation improvements prior to the application being finalized.

Principal Planner Walker answered yes.

Commissioner Benson asked Staff whether the road improvements could be completed prior to drier weather.

Principal Planner Walker answered that he did not know the answer to that question.

Commissioner Benson then asked Pastor Stranz the same question.

Pastor Stranz answered that the amount of road improvements that could be completed depended upon the weather.

Acting Chair Perron/Counsel Carey/Principal Planner Walker discussed the issue of allowing a limited amount of occupation (church office functions) prior to the final occupancy for the church.

Acting Chair Perron queried Pastor Stranz on the level of anticipated activity related to office use.

Pastor Stranz stated that it would be what one would normally associate with a church/Pastor's office, providing Pastor services to his congregation and the administrative functions of his position.

Principal Planner Walker/Planning Director Benedict/Counsel Carey/Acting Director Perron all felt that it would be fine to allow a limited office use of the building prior to final occupancy and application finalization with approval from the County Building Official.

Commissioner Benson asked if we should somehow incorporate the approval for early use as an office into the conditions of approval.

Staff and Counsel felt that it would certainly be fine to do so but didn't really think it was necessary.

Acting Chair Perron then asked if there were any additional testimony prior to the Planning Commission closing the hearing for testimony and entering deliberations.

Devin Bell, Bell Design, 1051 Little Buck Road, Underwood, WA

Mr. Bell, whose company had performed the traffic analysis and which had recommended the transportation improvements, stated that this stretch of road would be greatly improved as a result of the applicant making those improvements.

Commissioner Benson asked if we were considering the zone change and CUP separately.

Acting Chair Perron replied that we were considering them separately and that the Commission would first consider the zone change.

Acting Chair Perron closed the hearing for testimony and asked the Commissioners to deliberate the zone change application.

Deliberations – zone change

None.

Commissioner Moore made the motion to recommend that the Board of County Commissioners approve zone request P-12-0109 requested by the Christian Covenant Church; Chair Benson seconded.

Commissioner Benson – yes

Commissioner Moore – yes

Commissioner Alley – yes

Commissioner Frothingham – yes

Commissioner Brennan – yes

Acting Chair Perron – yes

The motion passes.

Acting Chair Perron then asked the Commissioners to deliberate on the Conditional Use Permit application.

Deliberations – Conditional Use Permit

Commissioner Benson – noted the letter from the neighbors concerned over the loss of open space but didn't think that this issue could not be overcome.

Commissioner Moore – None.

Commissioner Alley – None.

Commissioner Frothingham stated that he thought that the improvement plan should be provided prior to the commencement of any construction. He also noted that the bicycle improvements only impacted the short stretch of road adjacent to the subject parcel and that the rest of the road still needed much improvement.

Commissioner Brennan agreed with Commissioner Frothingham on the need for the site plan prior to construction.

Acting Chair Perron would like to see a condition or otherwise explicitly stated that the church would be allowed to operate their church office prior to finalization of the application – or after a building permit or approval is approved if such a permit is required.

Commissioner Alley made the motion to approve Conditional Use Permit P-12-0110 for the Covenant Christian Church to use the former Frankton School facility as their new church facility as written with the changes regarding the site plan and allowed use of the building for office purposes prior to occupancy and for the Chair or Acting Chair to sign the final order. Commissioner Brennan seconded the motion.

Commissioner Benson – yes

Commissioner Moore – yes

Commissioner Alley – yes

Commissioner Frothingham – yes

Commissioner Brennan – yes

Acting Chair Perron – yes

The motion passed.

Commissioner Alley asked if the Commission would like to modify the motion/recommendation for the zone change request to incorporate a provision that would allow the Chair or Acting Chair to sign the recommendation. The motion maker and second so modified the motion with unanimous consent.

F. Meeting adjourned

Acting Chair Perron adjourned the meeting at 7:42



Hood River County Community Development

601 State Street, Hood River OR 97031

MICHAEL BENEDICT, DIRECTOR
(541) 387-6840 • FAX (541) 387-6873
E-mail: plan.dept@co.hood-river.or.us

MARK VAN VOAST, BUILDING OFFICIAL
(541) 386-1306 • FAX (541) 387-6878
E-mail: building@co.hood-river.or.us

To: Hood River County Planning Commission

From: Michael Benedict, County Community Development Director (M)
Eric D. Walker, Principal Planner *EW*

Date: December 5, 2012 (*For December 12, 2012 Public Hearing*)

Attachments: "A" – Written Comments Received (*as of December 5, 2012*)
"B" – Submitted Comprehensive Plan and Zone Change Application and Supporting Material
"C" – Miscellaneous Information

RE: Comprehensive Plan and Zone Change #12-0109

I. Background:

- A. Request: With authorization from the Hood River Valley School District, the Covenant Christian Church has made application for a Comprehensive Plan and Zone Change to convert the zoning of a 2.50 acre parcel from Open Space/Public Facilities (OS/PF) to Urban Low Density Residential (UR1).

As part of this request, Covenant Christian Church is also applying for a Condition Use Permit to convert the former Frankton School building into a church. (*See CUP #12-0110*)

- B. Location: The subject parcel is located on the east side of Frankton Road, approximately ¼ mile south and east of its intersection with Country Club Road. The parcel is described as: 3N 10E 34A, Tax Lot #1100.
- C. Zoning: The subject parcel is currently zoned OS/PF.
- D. On-site Land Use: The subject parcel contains the former Frankton School, which is approximately 9,392 square feet in size and built in 1941.
- E. Adjacent Land Use: The subject parcel is primarily located in a low density residential area. Multiple residences exist within a quarter mile of the subject parcel; however, the parcel also abuts vacant commercial zoned property to the north.
- F. Sewer: Public sewer is provided by the City of Hood River.
- G. Water: Domestic water is provided by Ice Fountain Water District, while irrigation water is available from Farmers Irrigation District.
- H. Access: The subject parcel has frontage and direct access to Frankton Road.

- I. Fire Protection: The subject property is located within the West Side Rural Fire Protection District.
- J. Summary of Comments: As of the date of this report, written comments were received from following parties. (*Enclosed as Attachment "A"*)

- Mike Matthews, County Environmental Health Dept.
- Don Wiley, County Engineer
- Kevin Liburdy, City Planning Department
- Gary Lindemyer, City Public Works Department
- Mark Beam, Ice Fountain Water District
- Jim Trammell, West Side Fire Marshal
- Sarah Curley and Tim Tynan, Adjacent Property Owners

II. Findings of Fact and Conclusions of Law:

1. Hood River County's Policy Document: *Approval of a Comprehensive Plan and Zone Change requires consideration of the goals and policies, which are based on the Statewide Planning Goals, affecting land use in Hood River County. The following information addresses these adopted public policies:*

A. Goal 1 – Citizen Involvement:

Hood River County's acknowledged application process, which requires public hearings and notice to surrounding property owners and affected agencies, is consistent with Goal 1. Specifically, DLCD was notified of the proposed amendment per ORS 197.610; affected state and local government agencies and property owners with 250 feet of the parcel were notified by direct mail per Article 60 of the Hood River County Zoning Ordinance; and notice of the hearing before the Planning Commission was published in the Hood River News on November 1, 2012. In addition, prior to a final local land use decision being made, a public hearing before the Hood River County Board of Commissioners will be held. By complying with the County's acknowledged application review process, Goal 1 is being met.

B. Goal 2 – Land Use Planning:

The County's Comprehensive Plan is acknowledged in compliance with Statewide Planning Goal 2. Goal 2 requires local governments to establish a land use planning process and policy framework as a basis for all land use decisions. The procedures adopted by the Board of Commissioners in the acknowledged Hood River County Comprehensive Plan and Zoning Ordinance are being followed in review of this application. The application, required notices, findings, and quasi-judicial public hearings all combine to meet the requirements of Goal 2.

C. Goal 3 – Agricultural Lands:

Goal 3 does not apply in this instance as the subject parcel is located within an urban growth boundary.

D. Goal 4 – Forest Lands

Goal 4 does not apply in this instance as the subject parcel is located within an urban growth boundary.

E. Goal 5 – Open Space, Scenic & Historic Resources, and Natural Resources

The subject parcel is currently zoned Open Space/Public Facilities. This designation is based on its ownership by the Hood River Valley School District and its past use as a public school. This designation is also consistent with other public owned property within the city limits and urban growth area of Hood River. Prior to its current designation, which was established in 1997 when the County adopted the Urban Growth Area Ordinance (*County Ordinance #216*), the subject parcel was zoned Medium Density Residential (R1-7000), which was the same as all other adjacent lands to the south, east and west. These adjacent lands are now zoned Urban Low Density Residential (UR1), which is the same as the zone proposed as part of this application. Approval of this application will result in reestablishing the designation of this property, as envisioned by the original Comprehensive Plan.

Approval of this application will result in removing the property from public ownership and, for the most part, public access. However, the subject property is not identified in the Comprehensive Plan as a significant Goal 5 resource in regards to open space. Up until recently the subject parcel contained a playground that was available to the public for use. The property remains available, but the playground has since been dismantled and removed. A large portion of this current playfield is also proposed to be eliminated by the development of a parking lot to serve the proposed church. The applicant, however, has indicated that a playground will be developed, together with a 1,379 square foot covered “sports court,” which they plan to continue to make accessible to the neighborhood at least for the foreseeable future. The applicant also proposes to maintain approximately 42 percent of the property in open space, which is more than doubles the amount of land required to be left for open space for conditional uses in a residential zone. Although not highly desirable land for protection as open space, staff finds that the area proposed to be retained in landscaping will help maintain the living privacy of the area and reduce the visual impacts of the existing building and a larger paved area.

The Frankton School building is not identified in the County Comprehensive Plan as a significant historic building.

There are no known creeks, wetlands, or other Goal 5 natural resources on or near the subject property.

Based on the above information, staff finds that approval of this application will not conflict with guidelines intended to protect significant Goal 5 resources.

F. Goal 6 – Air, Water, and Land Resource Quality

Goal 6 seeks to maintain and improve the quality of the air, water, and land resources of the state. This Goal is administered locally through adopted Comprehensive Plan goals, policies, strategies, and land use and development standards. The proposed comprehensive plan and zone change request will not have a direct affect on air, water, and land resources; however, the applicant’s associated conditional use permit application to convert the existing school building into a church will be evaluated pursuant to related standards to ensure that these resources are not adversely impacted by the proposed use.

G. Goal 7 – Areas Subject to Natural Disasters and Hazards

There are no known natural hazards, such as floodplains, geologic hazards, etc., located on or near the subject property. As a result, staff finds that Goal 7 is not applicable to this request.

H. Goal 8 – Recreational Needs

As stated above, the subject parcel is zoned Open Space/Public Facility and is the site of a former public school that, up until recently, contained a playground that was available for public use. Approving this application will result in the property being removed from public ownership, however, according to the applicant they plan to maintain the existing covered sports court and develop a small playground for its congregation. These play areas are planned to be made available to the neighborhood as well.

Staff contacted the Hood River Valley Parks and Recreation District to determine if they thought the property was considered a significant recreational resource. The Park District indicated that they looked into the property when it first came out on the market, but quickly determined that was not worth pursuing given its limited size, shape, and topography. They also indicated that there was not a high need for park space in this particular area.

Based on the above information, staff finds that approval of this application will not result in the loss of a significant recreational resource given the size and characteristics of the property, as well as the applicant's plan to maintain a recreational area that will be made available for used by the neighbors in the area.

I. Goal 9 – Economic Development

Goal 9 seeks to provide opportunities throughout the State for a variety of economic enhancement activities. This is accomplished through the development of commercial and industrial land inventories, planning for an adequate supply of suitable development sites, and other preparatory measures to proactively foster economic development. This type of economic growth is primarily directed towards commercial and industrial designation areas, especially those situated within an urban growth area.

In this case, the subject parcel is zoned Open Space/Public Facilities, which is not a zone intended to accommodate economic development or growth. As a result, staff finds that no Goal 9 resources will be impacted by this zone change request.

J. Goal 10 – Housing

Goal 10 intends to provide opportunities for residential development in order to accommodate current and future housing needs in a variety of areas without conflicting with of other types of land uses.

The applicant's request involves converting the zoning of the subject parcel from Open Space/Public Facilities to Urban Low Density Residential. Although the proposed zone change is not intended to accommodate additional residential opportunities given its intended use as a church, it could in the future if the church were to ever go away.

The proposed residential zoning was chosen not only because it allows for the development of a church as a conditional use, but because it is consistent with the existing zoning of the area. It is important to also note that the subject parcel was designated as residential land as part of the original Comprehensive Plan and only later changed to Open Space/Public Facilities based on its ownership by the County School District. Its designation as anything other than residential would not likely be compatible with the existing land use pattern of the area, which would conflict with Goal 10.

For these reasons, staff finds that approval of this application will comply with Goal 10.

K. Goal 11 – Public Facilities and Services

Public facilities and services are readily available in the area and adequate to serve the property, including the proposed church. In fact, the existing building that contained the former school building and is proposed to contain the new church is already connected to City sewer and Ice Fountain water. The property also is located within the West Side Rural Fire Protection District and is directly accessible from Frankton Road, a County maintained road.

Various public agencies were notified as part of this application and none indicated that the proposed zone change would adversely impact or strain existing public facilities or services available in the area. Further discussions regarding public facilities are addressed, though, as part of the conditional use permit application for the proposed church.

Based on the above information, staff finds that the proposed zone change will not adversely affect Goal 11.

L. Goal 12 – Transportation

Goal 12 implements the County Transportation System Plan (TSP), the Oregon Transportation Planning Rule, and other local, state and federal transportation facilities plans. To determine if converting the zoning of the property from Open Space/Public Facilities to Urban Low Density Residential will have an adverse effect on existing or proposed transportation facilities, the applicant hired Bell Design Company to develop a Traffic Impact Analysis (TIA) for the project. As part of this TIA, the applicant's engineer looked at the amount of traffic generated by the proposed church during peak hours to determine the potential impacts to existing roadways, including the nearby intersections of Frankton/May and Frankton/Country Club. As part of this study, the applicant's traffic engineer concluded that the anticipated volume of traffic generated by the proposed church will not degrade the overall operational capacity of nearby traffic facilities, either in the short or long terms. The applicant's traffic engineer also concluded that the Level of Service (LOS) at nearby intersections would not be reduced below a LOS "C", which is considered "the desired acceptable value recommended by the American Association of State Highway and Transportation Officials (AASHTO)" based on a "stable flow of traffic and acceptable minimum waits at traffic controlled intersections."

As part of the TIA, the applicant's traffic engineer identified certain deficiencies in the Safe Stopping Distance and Driveway Intersection Sight Distance at the two driveways serving the subject parcel. The applicant's traffic engineer provided several recommendations to be implemented to minimize potential dangers at these driveways, including (1) clearing and maintaining vegetation; (2) excavating certain embankments that limit sight distance; (3) prohibiting certain turning movements to and from the site; (4) adding additional traffic control signage; and (5) relocating nearby mailboxes. If this application and subsequent conditional use permit are approved, staff will recommend that these mitigation measures be made conditions of approval and implemented prior to operating the proposed church.

According to written comments received, the applicant's submitted TIA was reviewed and found to be "acceptable" by the County Engineer. A notice of the application was also provided to ODOT, who did not raise any concerns regarding the proposed zone change.

The County and City Public Works Departments provided additional written comments indicating that Frankton Road, which is identified in the City/County Transportation System Plan as a "Residential/Commercial Collector," does not currently comply with applicable road standards. As a result, it is being recommended as part of the applicant's parallel conditional use permit

application that Frankton Road be upgraded to appropriate standards should their request be approved. With this and other conditions implemented as part of any approved conditional use permit, staff finds that adequate transportation facilities will be provided in compliance with Goal 12.

M. Goal 13 – Energy Conservation

Converting the zoning of the property from Open Space/Public Facilities to Urban Low Density Residential will not have a direct or appreciable effect on energy conservation measures identified under Goal 13. The subject parcel is located next to the city limits of Hood River and within two miles of the existing Covenant Christian Church located at 540 Riverside Drive (*near the Port of Hood River*). According to the applicant, it is estimated that majority of the congregation lives in Hood River area. By locating the church near its congregation energy consumption will be reduced. For these reason, staff finds that the request is consistent with Goal 13.

N. Goal 14 – Urbanization

Goal 14 specifically applies to issues dealing with the transition from rural to urban land use and promoting appropriate development within designated urban areas. The subject parcel is located within the urban growth area of Hood River and, therefore, encouraging urban levels of development intended to accommodate urban populations is encourage under Goal 14.

Part of the Comprehensive Plan, under Goal 14, includes the Urban Growth Area Management Agreement (UGAMA), which was signed by City and County officials and contains language that outlines how zoning should be administered in the Hood River UGA. As part of the UGAMA, the County is obligated to notify and work with the City when reviewing land use applications. In this instance, City and County staff worked together with the applicant to determine the correct review process and criteria involved. In response to the notice of this application, the City also provided written comments in support of the request, including the proposed zone change.

Based on the above information, staff finds that the request complies with Goal 14.

2. Hood River County Zoning Ordinance – Article 60 (Administrative Procedures): A Comprehensive Plan Amendment and Zoning Change are subject to the provision of Article 60 of the County Zoning Ordinance, including Section 60.10 – Burden of Proof.

A Section 60.10 – The Burden of Proof: The burden of proof is placed on the applicant seeking an action pursuant to the provisions of this ordinance. Unless otherwise provided for in this article, such burden shall be to approve the following:

- (a) Granting the request is in the public interest; the greater departure from present land use patterns, the greater the burden of the applicant.*

The public's interest is manifested in the Comprehensive Plan and, therefore, applications that meet the goal, policies, strategies, and standards of the Comprehensive Plan should be approved.

Although the subject parcel is currently in public ownership, the Hood River County School District has identified it as surplus land and not important for future school use given that the property is too small to be of any practical use for a school given the needs of the District. As noted above, the parcel was initially evaluated by the Hood River Parks and Recreation District for potential recreational purposes, but determined that it was not large or flat enough to support high-priority recreation development uses, such as ball fields. According to School District staff, the property was advertised publically and many local governments and non-profit groups were

approached directly to make sure they were aware of the property's availability, but none expressed interest; apparently none found the property valuable enough to acquire it for future public use or development.

As stated above, the proposed Residential designation of the property is the same as other abutting and nearby properties to the south, east, and west and, therefore, will not be a great departure from the present land use pattern of the area.

For these reasons, staff finds that this standard is met.

(b) The proposed action is in compliance with the Comprehensive Plan.

As determined earlier in this report, the proposal complies with applicable Comprehensive Plan provisions.

(c) The factors set forth in applicable Oregon Law were consciously considered. Also, consideration will be given to the following factors:

(i) The characteristics of the various areas of the County.

The proposal to change the zoning of the subject parcel from Open Space/Public Facilities to Urban Low Density Residential is consistent with the existing land use pattern of the area, which is primarily residential. The conversion of the property from a school to a church is also consistent with this designation as both uses not only operate similarly, but are identified as conditional uses in the UR1 zone. Consequently, staff finds that approving this application will not cause a significant change to the character of the area.

(ii) The suitability of the subject area for the type of development in question.

As stated above, conversion of the property from Open Space/Public Facilities to Urban Low Density Residential is appropriate given (1) the location of the property within an urban area; (2) the surrounding zoning, which is predominately residential; and (3) the existing land development pattern of the area.

The suitability of the parcel to accommodate the proposed church is addressed as part of the applicant's conditional use permit review.

(iii) Trends in land development.

The application does not represent a trend in land development, but a unique application involving the conversion of a surplus school building into a church. Given the size of the building and existing characteristics of the property, staff finds that approving this application will not set a precedent for other similar applications.

(iv) Density of development.

Approving the proposed zone change will not, by itself, affect the density of development since it is merely changing the current designation of the property. However, the zone change could result in allowing additional uses that are not otherwise allowed in the Open Space/Public Facilities zone, such as "churches", which are allowed in the Urban Low Density Residential zone as a conditional use. In this instance, the applicant is also applying for a conditional use permit to allow the existing school

building to be converted into a church. The applicant's plan includes a 1,790 square foot covered entryway addition, but certainly other additions could be proposed in the future should the congregation grow. The larger effects of the proposed church are addressed in greater details as part of the conditional use permit application, which is being reviewed in a separate report.

(v) *Property values.*

There is no evidence to show that the proposed zone change would have any impact on the values of adjacent property.

The effects of the proposed church on the value of adjacent property are addressed in greater details as part of the staff report for the applicant's parallel conditional use permit request.

As part of this application, adjacent property owners were provided notification of the request. As of writing this report no adjacent land owners have submitted comments or concerns that changing the zoning of the property from Open Space/Public Facilities to Urban Low Density Residential would impact the value of their property.

(vi) *The needs of economic enterprises in the future development of the County.*

Changing the zoning of the property from Open Space/Public Facilities to Urban Low Density Residential will have no direct impact on the economy of the County given that neither the existing nor proposed zoning designations of the property are designed specifically for accommodating economic development. Indirectly though, staff finds that the real economic impact of converting the building from a school to a church will be limited given that both uses of the building would employ a small number of individuals.

(vii) *Access.*

The subject parcel is adjacent to Frankton Road. As explained earlier, the subject property is located along a stretch of roadway that is substandard and does not have adequate sight and safe stopping distances. As a result, certain road improvements will be required along Frankton Road should the applicant's conditional use permit application to convert the former school building into a church application be approved.

(viii) *Natural resources.*

As explained above, no known natural resources are located on or near the subject parcel that would be impacted by the applicant's request.

(ix) *Public need for healthful, safe, and aesthetic surroundings.*

The effects of the proposed church on the health, safety, and aesthetics of the area will be determined as part of the applicant's associated conditional use permit application. No direct impacts are expected as a result of the proposed zone change.

(d) *Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to consider.*

As explained above, the current designation of the property as Open Space/Public Facilities, which occurred in 1997, is based on the ownership of the property by the County School District and its past use as a school. Prior to 1997, the property was zoned for residential use, similar to the zoning of all adjacent properties located to the south, east, and west. As a result, staff finds that converting the zoning of the property to Urban Low Density Residential is not only consistent with the existing land use pattern of the area, but also more appropriate given that the property has now been identified as surplus land and no longer needed for public use. As a result, the proposed zone change should be approved.

3. Statewide Planning Goals:

The Land Conservation and Development Commission (LCDC) acknowledged the County's Comprehensive Plan in 1984 and, by doing so, accepted it in compliance with applicable Statewide Planning Goals. The County's Policy Document, which is an integral part of the Comprehensive Plan, embodies the Statewide Planning Goal as they apply in Hood River County, including land located within the Urban Growth Area of Hood River. As a result, consideration of the Statewide Planning Goals was addressed under Subsection II(1)(A-N) above.

4. Response to Written Comments Received (Not Addressed Above):

Section 72.30(B)(3) of the County Zoning Ordinance requires consideration of comments received as part of an administrative application. As of writing this report, five written comments were received regarding the proposed application; although most comments were related to the parallel conditional use permit application for the proposed church.

City Planning staff indicated as part of their written comments that current zoning maps identify a small portion of the Open Space/Public Facilities zone extending west of Frankton Road onto a portion of private property. However, according to the original Plan Map adopted by the City, the Open Space/Public Facilities zone was intended to apply only to the subject parcel, which is located entirely east of Frankton Road. Staff agrees with the City's conclusion and, therefore, recommends that, if this application is approved, it be made clear that it is the County's intent to eliminate the entire Open Space/Public Facility's designation in this area and not just the portion covering the subject parcel. Staff finds that this recommendation is consistent with Section 17.02.030 of the County Zoning Ordinance, which gives the Planning Department discretion when there are obvious conflicts with the intended location of a zone boundary.

Except for those received by the City, the only comments related to the proposed zone change request came from adjacent property owners who questioned why the applicant was proposing a designation of residential when the property was already zoned for "assembly." In response, staff explained that the reason Urban Low Density Residential was chosen as the new zone was because the OS/PF zone only allowed for "public," not private facilities. The reason that the UR1 zone was chosen instead was because it allows for churches as a conditional use and because it was consistent with the surrounding zoning. As for the other comments received, those will be addressed as part of the parallel conditional use permit report.

III. Recommendation: Based upon the above Findings of Fact and Conclusions of Law, it is recommended that the request by Covenant Christian Church for a Comprehensive Plan and Zone Change to convert the designation of the subject parcel from Open Space/Public Facilities to Urban Low Density Residential and to change its zoning from OS/PF to UR1 be approved.

cc: Pastor Fritz Stranz, Covenant Christian Church, Applicant
Nick Hogan, Business Manager, Hood River County School District

Brian Beebe, Director, County Dept. of Records and Assessment
Don Wiley, County Engineer
Mark VanVoast, County Building Official
Mike Matthews, County Environmental Health Dept.
Kevin Liburdy, City of Hood River Planning Department
Gary Lindemyer, City of Hood River Public Works
Mark Beam, Ice Fountain Water District
Sarah Curley and Tim Tynan, Adjacent Property Owners
Karen Swirsky, Oregon Dept. of Land Conservation and Development
Scott Franke, HR Valley Residents' Committee

CITY OF HOOD RIVER
PLANNING DEPARTMENT

TO: Eric Walker, Hood River County Principal Planner
FROM: Kevin Liburdy, City of Hood River Senior Planner
DATE: November 27, 2012
RE: Hood River County File No. 12-109 (Zone Change) and No. 12-110 (Conditional Use Permit)
Covenant Christian Church - 3N 10E 34A #1100

Thank you for the opportunity to review the above-referenced application.

Zone Change from Open Space/Public Facilities (OS/PF) to Urban Low Density Residential (UR1):

The City of Hood River has no objection to the proposed zone change.

Historically the Open Space/Public Facilities (OS/PF) zoning designation has been applied to parks, open spaces, schools and public facilities inside the Urban Growth Boundary. Recognizing the Hood River County School District closed the former Frankton School and is in the process of selling the subject property to a private entity, the OS/PF zoning designation is no longer appropriate.

Application of the Urban Growth Area's Urban Low Density Residential (UR1) zoning designation is consistent with zoning on properties located immediately east, west and south of the subject property. However, lands surrounding the subject property are largely undeveloped at this time. The applicants can anticipate significant changes to the use of these lands including the two parcels located immediately north of the existing building which are zoned General Commercial (C-2) and Light Industrial (LI).

According to the current City of Hood River Zoning Map the OS/PF zoning designation appears to extend beyond the subject property to portions of two parcels on the west side of Frankton Road (3N10E34B Tax Lots 299 and 603). However, according to the Plan Map adopted by the City of Hood River on December 23, 1980, as a part of its Comprehensive Plan (Ordinance No. 1487), the OS/PF designation was anticipated in this area on the east side of Frankton Road only. The City of Hood River Planning Department has no record of zone changes applying the OS/PF designation to property in this area on the west side of Frankton Road. As such, if current zoning maps contain errors in this area, it may be appropriate to correct the errors in association with the subject zone change pursuant to HRCZO 17.02.030, Interpretation of Zone Boundaries.

Conditional Use Permit:

The City of Hood River has no objection to use of the former school as a church. Please see comments from the City of Hood River Public Works/Engineering Department regarding utilities and frontage improvements.

The proposed site plan appears to retain the majority of existing trees on the subject property, in some areas incorporating such trees into planter beds in the new parking lot. However, the plan may not accurately reflect the location of existing Oak trees in the southern portion of the existing play field.

The application narrative describes anticipated future plans for the church such as pre-school education, etc. These potential plans are not being reviewed at this time and may require review in the future by the County Planning Director pursuant to HRCZO 17.06.010 or by the City of Hood River if the property is annexed.

ATTACHMENT "A" (7 PAGES)

Annexation:

Annexation is typically required prior to connection to City facilities. The property owner signed and recorded a Consent-to-Annexation form in association with a previous connection to city sewer facilities (Doc. No. 2001-4784). Annexation is not being required at this time based on discussions between the City of Hood River and the Ice Fountain Water District in 2011. However, because the subject property is contiguous to the city limits, annexation may be required by the City of Hood River at any time.

November 27, 2012

To: Eric Walker, County Planning

From: Don Wiley, Public Works

Re: Covenant Christian Church Zone Change and CUP

Public Works has reviewed the proposal zone change and conditional use permit to convert the Frankton School building into a church. The following are recommended conditions of approval that should be addressed before final approval of the conditional use permit:

1. The existing Frankton Road improvements are sub-standard due to insufficient road width, lack of sidewalk, and lack of storm drainage along the site's frontage. Based on Site Plan Review Decision Criteria (17.10.40 #4) Public Works recommends a condition of approval requiring that the applicant construct ½ street improvements to the "Commercial/Residential Collector" standard along the applicant's frontage.
2. The ½ street improvements shall include an 11' travel lane, 6' bike lane, 6" curb, 6' planting strip, and 6' sidewalk as indicated in the City of Hood River TSP, Figure 6D.
3. Before final approval of the conditional use permit, and before any improvements take place, Public Works will require a complete set of improvement plans including street plans and profiles, existing and final street and lot grades, street and utility typical sections, and a stormwater management plan. The design shall be prepared by an Oregon licensed civil engineer in accordance with the City of Hood River Engineering Standards.
4. The Commercial/Residential Collector cross section requires a minimum 30 foot wide right-of-way from centerline. Because the existing right-of-way width is sub-standard, Public Works recommends a condition that the developer dedicates additional right-of-way as needed to accommodate the ½ street public improvements.
5. The Traffic Impact Analysis prepared for the proposal by Bell Design is acceptable to Public Works. Based on the analysis it does not appear that there will be a significant change in Average Daily Traffic from the previous

WJW (2)

use of the site as a school or day care. Peak Hour Traffic generated by the site may increase slightly, but will likely shift from weekday to weekend.

6. The Traffic Impact Analysis does not address future subdivision of the site which could occur if the zone change to Urban Low Density Residential is approved. Public Works will likely require additional Traffic Impact Analysis if and when there is a proposal for subdivision of the site.
7. The Traffic Impact Analysis indicates there are some sight distance limitations at the existing driveways. Public Works recommends that the applicant be required to implement the embankment improvements and driveway traffic control measures as recommended by the applicant's engineer and indicated as #1, 2, and 3 on Figure B of the Traffic Impact Analysis. These improvements shall be indicated on the final improvement plans and shall include modifying the embankment opposite the north driveway, installation of stop bars at both driveways, and installation of signs and a traffic control direction barrier at the south driveway. The traffic control direction barrier will need to be an accepted design that is incorporated into the curb, planting strip, and sidewalk, and that limits traffic at the south driveway to "right in" and "right out".
8. The County charges an engineering review fee of 1.5% of the engineer's estimate of the cost of all public street, sidewalk, and drainage improvements. The fee is collected before final approval of the conditional use permit.

Eric Walker

From: Sarah Curley [sarahcurley@yahoo.com]
Sent: Friday, November 16, 2012 5:03 PM
To: Eric Walker
Subject: Comment on Zone Change #12-109 and Conditional Use Permit #12-0110 (Covenant Christian Church)

Sarah Curley and Tim Tynan
506 Frankton Rd
Hood River, OR 97031

November 16, 2012

Dear Mr. Walker,

Tim Tynan and I, Sarah Curley, as adjacent property owners to the the old school at 455 Frankton Rd, would like to make a comment on the proposed Zone Changes (#12-109 and Conditional Use Permit #12-0110 (Covenant Christian Church)).

Tim and I are the parents of two children, ages 10 and 2 years, and our family has enjoyed using the open spaces on the school grounds for years, first as a children's park, and then later as an open space. One of the things we like most about our home is its proximity to open spaces.

We are not clear as to why Covenant Church would want to change the zoning from Open/Public to Urban Low Density Residential, when it is proposing the use of the property is as a Church, for Assembly. Does it have further plans to develop the land for residential use that are not yet being communicated? Based on the proposed use, why should the zoning change?

The proposed plan shows additional parking as a huge parking lot that would use practically all of the existing field, when in fact, there is already a large amount of paved parking area existing on the property.

We also noticed that there are no proposed side walks along Frankton road in Covenant Church's Plans. We are in dire need of a side walk, for increased safety of pedestrian use. Especially with the increase in population and traffic that there will be associated with the use of the church; we will be in even greater need of sidewalks along Frankton Rd.

The loss of the zoning as Open Space/Public would be a huge loss to the community since we have very few (if any) public spaces on the West side of Hood River. It makes sense that Covenant Church should mitigate any loss of public space if their plans go through, by providing and maintaining a substantial portion of their property as public park with public access in the form of sidewalks, or by establishing and maintaining public space somewhere else, nearby.

It would be very difficult to go backwards and regain public space back from an area that is zoned residential. Therefore, in an era of urban growth, the maintenance of public spaces is a priceless necessity.

Hopefully, Covenant Church, as a forum for the community, can conduct their business while maintaining their property as the valued Open/Public Space, that it is now and should continue to be.

Thank you for your time,

"X" (3)

Very Respectfully,

Sarah Curley and Tim Tynan

CITY OF HOOD RIVER
PUBLIC WORKS / ENGINEERING DEPARTMENT

Date: November 28, 2012

Engineering Department comments for: 34A TL #1100 Covenant Christian Church Zone Change/Conditional Use Permit

These comments are based on the City's review of preliminary plans for the conversion of the former Frankton School into a church. They are intended to identify improvements that may be needed to provide adequate public facilities to the property for the proposed use. The applicant is encouraged to consider alternative means of providing adequate public facilities or to show how the requirement to provide adequate public facilities can be met. The reviewing body (Planning Commission or Planning Director) will establish conditions of approval to insure that adequate public facilities are provided.

General

These comments cover requirements under Titles 16 and 17 of the Hood River Municipal Code for providing adequate public facilities and do not include engineering specifications or other more specific requirements of the City. Other engineering and code specifications may be applicable at the time of engineered plan review or building permit application.

All utilities shall be placed underground including power, phone, cable television and other telecommunications lines.

The Oregon Department of Environmental Quality requires a National Pollutant Discharge Elimination System (NPDES) 1200 – C permit for all projects that disturb one acre or more. Contact the Bend regional DEQ office at 541-388-6146 for permit application forms and more information.

Design and construction of public facilities must meet the requirements of the City of Hood River Engineering Standards. A copy of the Engineering Standards is available at the City Public Works office or on line at www.ci.hood-river.or.us.

A pre – submittal meeting is recommended prior to the engineered design of any public facilities.

Water

Ice Fountain Water District will continue to provide water to the site.

If upgrades are required to the water system, the construction shall meet City Engineering Standards requirements.

All piping must be looped, with valves on all legs of system at intersections.

Pipe sizes must be consistent with the City's Water Master Plan.

"A" (4)

See City of Hood River Engineering Standards Section 4.6 Potable Water Systems for design and submittal criteria.

Sanitary Sewer

The site is presently served by City sanitary sewer.

Sizing of all pipes must meet the City's Sanitary Sewer Capital Facilities Plan (CFP)

See City of Hood River Engineering Standards Section 4.7 Sanitary Sewer Systems for design and submittal criteria.

Streets

City engineering agrees with the comments submitted by County Engineer Don Wiley, but would add that adequate storm drainage be provided as part of the street improvements.

Storm Sewer

A Storm Water Management Plan is required as per City Engineering Standards.

The on-site storm water system should provide treatment and possibly detention to no net increase of flow from the site.

Sizing of all pipes must meet the City's Stormwater Utility Capital Facilities Plan (CFP)

See City of Hood River Engineering Standards Section 4.5 Stormwater Management for design and submittal criteria.

Eric Walker
Principal Planner

Re: 12-109 - 12-0110/ Covenant Christmas Church

After a review of the application and site inspection the Fire District submits the following comments and requirements.

The following comments requirements are based on the minimal information provided by the application and attached site plan. Further comments concerning Fire Life Safety should be addressed by the applicants architect and the Building Official. When additional information is provided by means of full building plans and detailed site plan the Districts requirements may be adjusted or altered.

ACCESS:

OFC 503.1.1

Fire apparatus must be able to reach within 150 of all outside portions of the building.

A dedicated fire lane with adequate signage will be provided at the North-west corner of the structure and at the South East corner of the structure.

WATER SUPPLY AND FIRE FLOW:

At this time the fire district will classify this building as Type V-B non rated structure and fire flow will based on the type of construction and square footage of the building.

Type V-B NR structure @ 11,413 square feet (This figure will be verified when plans are submitted) requires a fire flow of 3,000 GPM with a flow duration of 3 hours. Appendix B Table B105.1 This fire flow requires a minimum of 3 fire hydrants Appendix C Table C105.1

One hydrant exists at 876 Frankton which is in close enough proximity it can be used for fire flow and fire hydrant requirements.

One additional hydrant will be required on Frankton Rd. with one additional on site hydrant to be placed at the discretion of the Fire District.

Jim Trammell
Fire Marshal

"A" (5)

Eric Walker

From: ifwater@hrecn.net
Sent: Monday, November 05, 2012 8:21 AM
To: Eric Walker
Subject: Zone Change #12-109 and Conditional Use Permit #12-0110 (Covenant Christian Church)

Eric,

Water is available. Depending on what is required for fire flows the applicant may need to cross Frankton Rd. to obtain adequate flows off the Ice Fountain Water District 8" main line located on the west side of Frankton Rd. For additional information please call Mark Beam, District Manager, at 541-386-4299.

Mark Beam
District Manager
Ice Fountain Water District

Eric Walker

From: Mike Matthews
Sent: Thursday, October 25, 2012 9:53 AM
To: Eric Walker
Subject: CUP #12-0110

Eric,

Environmental health has no comment regarding the change in use of Frankton School to Covenant Christian Church. Facility is connected to city sewer per City of Hood River Public Works.

Regards,

Mike Matthews, REHS, Supervisor

Hood River County Environmental Health

1109 June Street

Hood River, OR 97031

Office: 541-387-7129

Fax: 541-386-9181

Email: mike.matthews@co.hood-river.or.us

"X" (6)

December 13, 2012

PLEASE NOTE THAT THIS
LETTER WAS NOT RECEIVED
UNTIL THE DAY AFTER THE
DEC. 12TH PLANNING COMMISSION
HEARING.

Attn: Ron Rivers, Chair
Hood River County, Board of Commissioners
Hood River, Oregon 97031

Dear Chairman Ron Rivers:

It has been brought to my attention that the discussion will soon take place regarding the zoning of Frankton School, property of Hood River County School District. It is my understanding that the potential purchasers plan to convert the purpose from an educational institution to an institution of worship. I would like to STRONGLY encourage you to give your full attention to whether this is the most beneficial to our city and county.

I would also like to bring to your attention that we will soon be in the midst of a childcare, preschool and all around education crisis.

1. In today's paper (12/12/2012), there was an announcement made that the Hood River County School district will be reassessing the boundaries due to increasing enrollment issues at May Street Elementary School (MSES). As I'm sure you are all aware, the majority of new construction and permitting for new construction lies within the MSES boundaries. Our MSES kindergarten class reached an all-time high of over 30 children per classroom, resulting in the creation of a fourth room. There are approximately more than 15 children in private kindergarten that are anticipated to join next year's class at May Street alone.
2. There are at least three private schools in the City of Hood River looking for a building, specifically Gorge Discovery School and Bright Beginnings. Bright Beginnings has very specific criteria, issued by the State of Oregon that must be met to continue credentialing as a "child care center." As of June, 2012, 56 children from Bright Beginnings alone will be displaced from their preschool or Kindergarten program. In addition, two other preschools have currently been closed (Kinderhaus & Memory and Milestones), one will be closing in the next

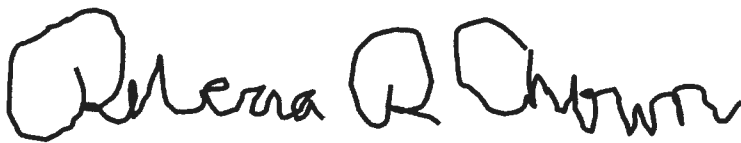
"A" (1)

two years and one is in financial distress. We need affordable options for these schools and locations appropriate to meet the child care center criteria.

3. I fought hard for our children to keep full day kindergarten, PE and music. The budgetary decision was made to close Pine Grove and move early intervention. This resulted in displacing two preschools (Little Learners and Kinderhaus); one of which was ultimately unable to successfully make the transition to a new location. Frankton School has now sat empty for over 18 months and in turn is costing the school district money....money that could be spent on overcrowded classrooms, PE, music, art, teachers, counselors, librarians, etc.
4. The National Educational standards, and thus the standard to which we measure our children's progress in school, is increasing. Our Kindergartners will be expected to count from 0 to 100 and read by the completion of the school year. If our children are not learning their numbers, letters, colors etc, prior to starting Kindergarten, how do we anticipate preparing them for the rigorous educational demands in an overcrowded classroom?

I understand that your job is not an easy one. I understand that you cannot fix the crisis alone. But what we can do is work together as a community to keep current properties (where there is a need) used for their created purpose. *Please keep Frankton School zoned for education!*

A sincerely concerned mother of two,

A handwritten signature in black ink that reads "Rebecca Chown". The signature is written in a cursive, flowing style with large, rounded letters.

Rebecca Chown
503-754-5625, babyidoc@gmail.com

COVENANT CHRISTIAN HOOD RIVER
ADMINISTRATIVE LAND USE APPLICATION

Conditional Use for Church

Comprehensive Plan Amendment

Zone Change

ATTACHMENT "B" (10 PAGES)

[Type text]

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 - Chapter 17.06.020, #18: Nature of the Activity
- Chapter 17.06.030: Approval Criteria
- Chapter 17.06.040: Conditional Use Permit

Appendix 1: Ice Fountain Water District

Appendix 2: Sewer

ADMINISTRATIVE LAND USE APPLICATION



HOOD RIVER COUNTY COMMUNITY DEVELOPMENT

601 State Street
Hood River, OR 97031
MICHAEL BENEDICT, DIRECTOR
PHONE 541-387-6840
FAX 541-387-6873
plan.dept@co.hood-river.or.us

PLANNING

File No.: P-12-0109 Comp. Plan
Date received: 7/19/12
Date issued:
Application Review Fee \$ 3,000 + 376.50

TYPE OF LAND USE PERMIT:

Dwellings:

- ☐ Farm Operator Dwelling
Income Acreage
- ☐ Relative Farm Dwelling
- ☐ Accessory Farm Dwelling
- ☐ Farm Lot of Record
- ☐ Forest Template Dwelling
- ☐ Forest Large Tract Dwelling
- ☐ Forest Lot of Record
- ☐ Forest Replacement (relocated)

Conditional Use:

- ☐ Non-Farm Dwelling
- ☐ Dependent Relative Dwelling
- ☐ Home Occupation
- ☐ Bed and Breakfast
- ☒ church
- Other:
- ☐ Variance
- ☐ Property Line Adjustment
- ☐ Non-Ministerial PLA

- ☐ Minor / Major Partiton
- ☐ Subdivision
- ☐ Planned Unit Development
- ☐ Plan and Zone Change
- ☐ Zone Boundary Adjustment
- ☒ Comprehensive Plan Amend. P-12-0109
- ☒ Zone change
- ☐
- ☐

SITE INFORMATION:

Township: 3N Range: 10E Section: 34A Tax Lot: 1100 Parcel size: 2.50 ac. Zoning: U-OS
Site Address: 455 Frankton Road City: Hood River

Description of Proposed Development or Use:

(1) Applying for a zone change from Open Space/Public Facility zone to Urban low density residential use.
(2) Conditional Use Permit to convert former school into church.

APPLICATION CHECKLIST:

Unless otherwise noted, the following information is required as part of a complete application:

- ☒ Completed application form
- ☒ Project description
- ☒ Applicant's & ALL property owners' signatures
- ☒ Applicable criteria form / questionnaire
- ☒ Site Plan - per attached example
- ☒ Supporting documents (farm income, etc.)
- ☒ Filing fee

Only applications with the required information can be processed. Obtain a copy of the criteria and the questionnaire for your application type. The pertinent Hood River County Zoning Ordinance sections may be obtained from Hood River County Community Development or on-line through the county website at www.co.hood-river.or.us

Pursuant to Oregon Revised Statutes Chapter 215, Section 427, this department has 30 days to review the application for completeness and notify the applicant of any deficiencies.

SIGNATURES: All Owners must sign (Corporate or LLC owned parcels require authorized signatures)

Owner Name: [Signature]
Signature req'd: [Signature]
Mailing Address: [Address]
City: [City] State: [State] Zip: [Zip]
Phone: [Phone] E-mail: [Email]

Owner Name: [Signature]
Signature req'd: [Signature]
Mailing Address: [Address]
City: [City] State: [State] Zip: [Zip]
Phone: [Phone] E-mail: [Email]

Applicant if other than owner: [Signature]
Signature req'd: [Signature]
Mailing Address: 540 Riverside Dr.
City: Hood River State: OR Zip: 97031
Phone: 541-385-8805 E-mail: cchr@orange.net

By signing, I acknowledge that the information provided in this application is accurate to the best of my knowledge. "B" (2)
Signature of the property owner(s) indicates that the property owners(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes the County planning staff reasonable access to the site in order to evaluate the application.

SITE PLAN:

A site plan, drawn **TO SCALE** in black ink at a maximum scale of 1 inch = 100 feet, must be included with your submitted application. Please do not use highlighter, colors, or photographs/aerial photos since they are not easily reproducible. Site plans should be drawn on paper **NO LARGER THAN 11"x17"**.

If the parcel is large, planning staff suggests that you submit a detail site plan that shows only the portions of the parcel affected by the proposed development, together with a vicinity plan showing the overall site. If this option is pursued, please show at least two property lines and enough of the parcel or some adjacent features, such as roads, so that the planner and other viewers can locate the proposed development on the vicinity map.

Much of the required information may be obtained from the Hood River County webmap at www.co.hood-river.or.us - under "County Maps"

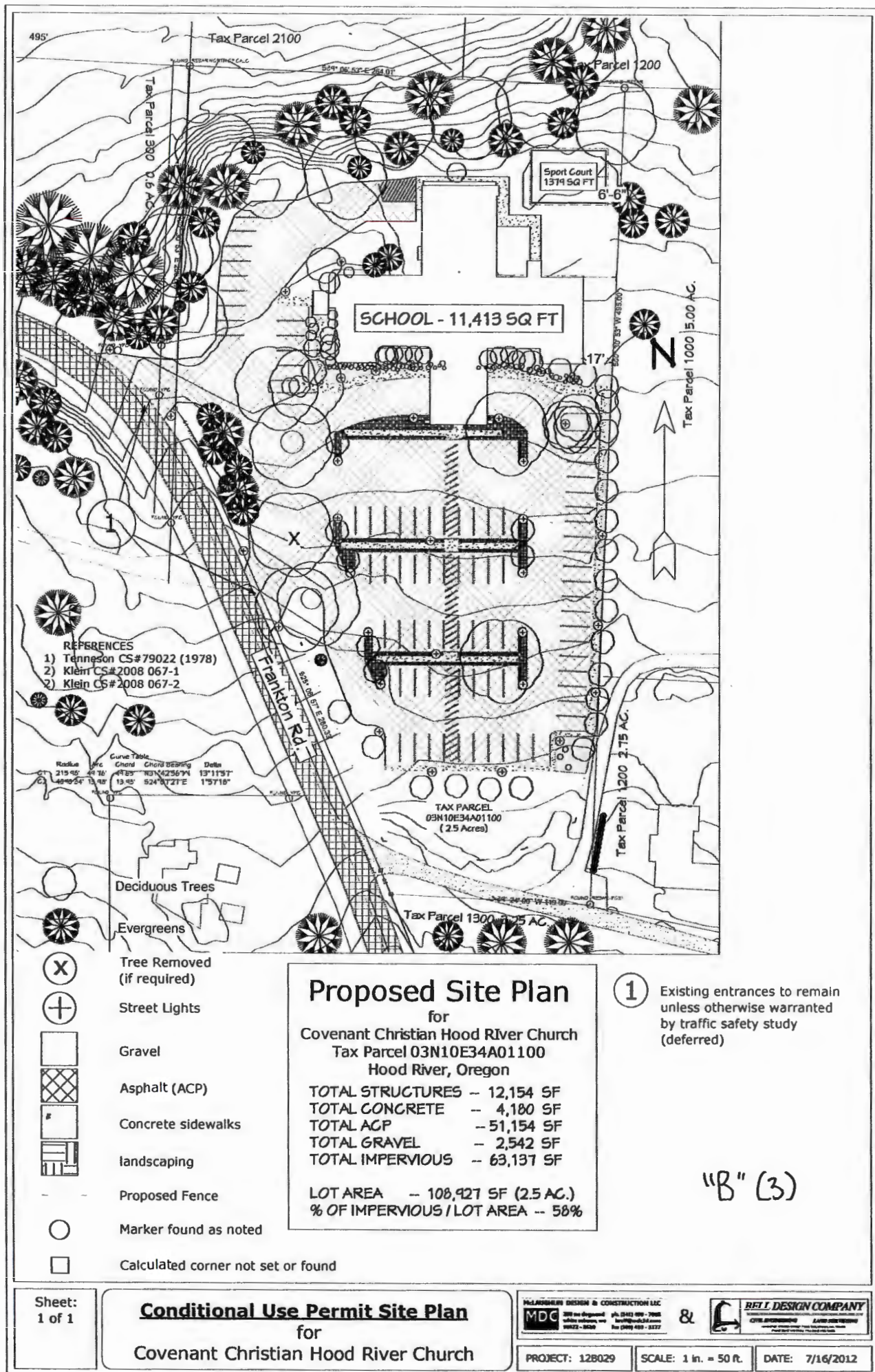
MINIMUM SITE PLAN INFORMATION REQUIREMENTS:

Please Note: Although most site plans can be drawn by the person making application, you may wish to hire a professional to prepare your site plan if your proposal is complex or the site is challenging. Site plans allow the planner and other interested parties to clearly understand the nature of the proposal and its relationship to the parcel, as well as surrounding parcels of land. Submitted site plans are considered legally binding documents. It is the responsibility of the applicant to know and accurately identify the subject parcel's property lines, as well as the location of any easements or rights-of-way.

- ⇒ Property Information - address and map and tax lot.
- ⇒ Property owner and applicant name.
- ⇒ Scale and north arrow.
- ⇒ Boundaries of parcel with dimensions.
- ⇒ Location, labeling, and size of existing and proposed buildings and structures.
- ⇒ Setback distance of proposed buildings and structures from property lines, roads, other structures, streams, ponds, & wetlands.
- ⇒ Location and width of access roads, driveways, turnouts, turnarounds, and parking areas.
- ⇒ Location of utility services, *including approved septic drainfields, and replacement field*.
- ⇒ All easements (access, utility, irrigation, etc.).
- ⇒ Significant slope or terrain features.
- ⇒ Vegetation type.
- ⇒ Portion of property in farm or forest use.
- ⇒ Vicinity map (if needed to augment your site plan).

Site plans not drawn to scale or failing to include the required information will not be accepted. See the sample site plan provided.

<p>Using a piece of graph paper, such as that included within this application form, may be the simplest way to draw your plan to scale!</p>



Sheet:
1 of 1

Conditional Use Permit Site Plan
for
Covenant Christian Hood River Church

MILWAUKEE DESIGN & CONSTRUCTION LLC
MDG
300 W. 1st Street
Milwaukee, WI 53212
PH: (414) 488-7900
FAX: (414) 488-7901
WWW.MDGLLC.COM

RELI DESIGN COMPANY
CIVIL ENGINEERING LAND SURVEYING
Professional Engineer: David R. Reli
Professional Surveyor: David R. Reli

PROJECT: 12B029

SCALE: 1 in. = 50 ft.

DATE: 7/16/2012

CURVE TABLE

LINE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	215.98'	49.76'	49.65'	N31°42'56"W	13°11'57"
C2	409.84'	13.98'	13.98'	S24°07'27"E	1°57'18"

EXISTING CONDITIONS

FOR
COVENANT CHRISTIAN HOOD RIVER CHURCH
TAX PARCEL 03N10E34A01100
HOOD RIVER, OREGON



REFERENCES

- 1) TENNESON CS# 74022 (1978)
- 2) KLEIN CS# 2008 067-1
- 3) KLEIN CS# 2008 015-2

TOTAL STRUCTURES - 11002 SF
TOTAL CONCRETE - 2015 SF
TOTAL ACP - 20902 SF
TOTAL GRAVEL - 2542 SF
TOTAL IMPERVIOUS - 36461 SF
LOT AREA - 108927 SF (2.5 ACRES)
% OF IMPERVIOUS/LOT AREA - 33%

○ MARKER FOUND AS NOTED

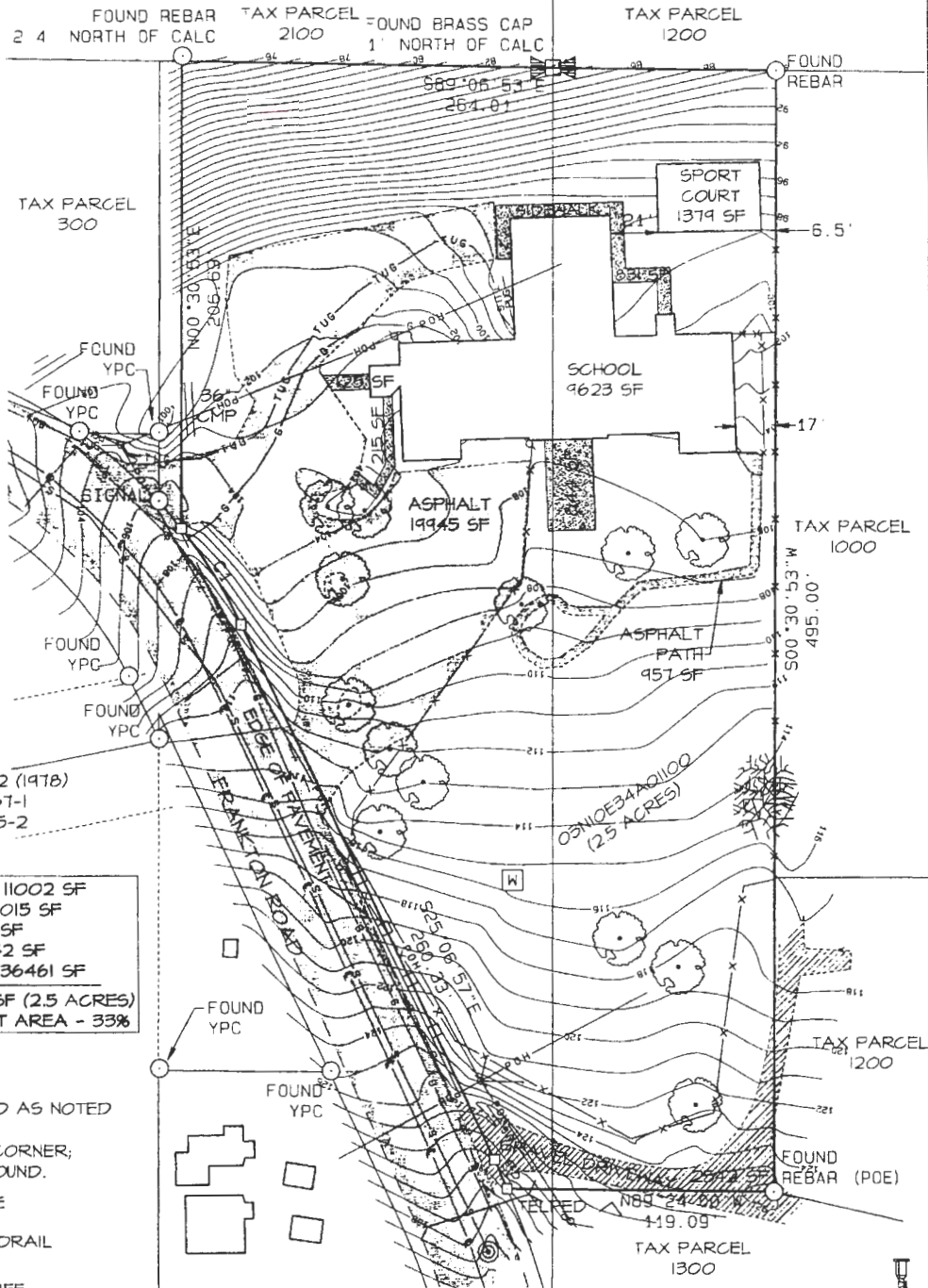
□ CALCULATED CORNER;
NOT SET OR FOUND.

✂ EXISTING FENCE

— EXISTING GUARDRAIL

🌲 EVERGREEN TREE

🌳 DECIDUOUS TREE



SCALE 1"=50'



DATE	DESCRIPTION	BY
7/18	DRAFT	AMB
7/18	CHECKED	AMB

EXISTING CONDITIONS
FOR COVENANT CHRISTIAN HOOD RIVER CHURCH
HOOD RIVER, OREGON

SHEET: 1 OF 1
PROJECT: 128029
DATE: Jul 2012

0:\2012\B029\26029.pro

Covenant Christian Hood River: Frankton Property Policy / Goals

Goal 1 - Citizen Involvement: Maintain a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

There will be community hearings to maintain citizen involvement insuring the opportunity for citizens to be involved in phases of the planning process.

Goal 2 - Land Use Planning:

1. Governmental agency management plans shall be consistent with Hood River County's Comprehensive Plan.

This property zone change will not vary the use of this property substantially from previous use of the facility and property and thus be in compliance with this goal.

Goal 3 – Agricultural Lands: To preserve and maintain agricultural lands.

Goal 3 would not be impacted by this zone change

Goal 4- Forest Lands: To conserve forest lands so as to provide for economic and efficient forest management while minimizing conflicting uses, consistent with sound management of soil, air, water and fish and wildlife habitat, and to provide for recreation and agriculture.

Goal 4 would not be impacted by this zone change

Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources:

One of the objectives of the purchaser is to preserve the building as being valued as one of the older buildings in the Hood River area. The purchaser is seeking compliance with A 2 Policies: a (4).... enhance the value of abutting or neighboring property; through intended projects, i.e., a neighborhood park and retaining as much "green" area as required. Please refer to the Site Plan showing there will be 42% "green" area.

Goal 6 - Air and Land Resources Quality:

1. Ensure protection, maintenance and orderly restoration of air and soil qualities.
2. Maintain and improve the quality of the air and land resources of the State.
3. Maintain a high level of air quality, and protect the public health and welfare from adverse amounts of air pollution.

Goal 6 would not be impacted by this zone change. The function is non conflictive with the air and land resource quality and will not impact them in a negative manner

"B" (5)

Covenant Christian Hood River: Frankton Property Policy / Goals

Goal 7 – Areas Subject to Natural Disasters and Hazards:

To protect life and property from natural disasters and hazards

Goal 7 would not be impacted by this zone change.

No significant changes will be made that would impact his goal.

Goal 8 - Recreational Needs:

1. Satisfy the open space, recreation and park needs of community residents and visitors.
2. Ensure a compatible variety of recreation opportunities.

The purchaser is seeking to replace and extend the previous Early Childhood Learning / Head Start play-ground / "green" area with something that is comparable to the park at the east end of May street. This will be accessible to the neighborhood. The yard area will also be available for walking and leisure use by local residents.

Some uses of the facility will include activities that could benefit the residents of this area. Life Enrichment Classes are planned to be offered such as; exercise/conditional classes, educational classes, i.e., cooking, financial classes (Dave Ramsey's Financial Freedom), etc.

This is consistent with the current zone and would not conflict with this goal and indeed would comply and benefit the residents.

Goal 9 - Economy of the State:

1. To maintain and provide for a stable and healthy agricultural and forest product based economy. Heavy industry shall be discouraged. Tourist, commercial, or light or medium industrial growth shall only be encouraged to the extent that it does not significantly alter the rural character, or the existing agriculture and forestry base of the economy in those areas designated as resource land.

This zone change would enhance this goal by not significantly altering the rural character of this area. Under Goal 9, number 1 and 2 would not be impacted.

Goal 10 - Housing:

1. Provide for the housing needs of present and future residents.
2. Provide lands for housing which support, maintain, and do not interfere with agriculture, forestry, and the rural character.

This zone change would be consistent with the R1 property zones that abut the property on three sides. As there is a need for additional housing within the Urban Growth area this zone change brings a possibility for future housing needs to be met. The property will retain most of its trees and "green" area continuing to blend in with the surrounding properties.

Covenant Christian Hood River: Frankton Property Policy / Goals

Goal 11 - Public Facilities and Services:

2. To protect the general health of local residents through the provisions of adequate water and sanitary sewerage facilities.

The Public Utilities are adequate to service the needs and future needs of this property.

The Ice Fountain Water District has sufficient provision to supply this property currently and in the future. Mark Beam District Manager welcomes a call if needed to be contacted: 541-386-4299. Please refer to Appendix 1.

The sewage usage will be comparable to when the building was used as a school and thus not conflict with this zone change. Please refer to Appendix 2.

Bathrooms and kitchen will be upgraded according to building code standards.

Policies: Section B

5. Encourage land use patterns that will minimize the cost of providing public water and sewerage facilities in the future.
Please see above statements.

17. The opening of public school buildings to the public for meetings, recreational activities, and adult education courses shall be encouraged.
The proposed use of this building as a church would be conducive to this policy.

Goal 12 - Transportation:

To design a balanced transportation system that maximizes the efficiency of the existing system and provides transportation options.

The prospective purchaser of this property will be in compliance with the county plan for improvements, if required, for this section of Frankton Road. Bell Engineering Co. has been retained to do the Traffic Plan report.

Goal 13 - Energy Conservation: To Conserve Energy

Any changes will have a positive outcome in that improvements made will be done with the goal to conserve more energy.

Goal 14 - Urbanization: Urban Growth Area Management Policy and Procedures.

This zone change will not adversely impact current standards of this goal.

"B" (6)

Covenant Christian Hood River Burden of Proof

Section 60.10 - The Burden of Proof

The Burden of Proof is placed on the applicant seeking an action pursuant to the provisions of this ordinance. Unless otherwise provided for in this article, such burden shall be to approve the following:

- (a) Granting the request is in the public interest; the greater departure from present land use patterns, the greater the burden of the applicant.*

The subject property is not a great departure from the present land use patterns in the area. This property has been used as an educational facility as a school or a church since its inception in 1941.

The public's interest is manifested in the Comprehensive Plan. It is in the public's interest to approve zone changes that meet the goal, policies, strategies, and standards of the Comprehensive Plan.

Granting this zone change will enhance the present use of the vacant building by revitalizing the existing structure and improving the existing site for both positive educational uses and programs that will provide betterment to the community. CHR will provide all required site, street and driveway entrance upgrades as required by local and state planning requirements.

- (b) 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.*

As determined earlier in this report, the proposal is in compliance with applicable Comprehensive Plan provisions.

It is in the public interest to grant the Church this zone change, in order to relocate to better serve its congregation. This allows for continued growth of the church and also gives Hood River Juice Company the ability to expand into the area that the church now occupies.

- (c) The proposed action is in compliance with the Comprehensive Plan.*

The location of a church on the proposed site is consistent with the plan policies and provisions of the Hood River County Comprehensive Plan. Please reference the findings in the Goals 2, 10, 11, 12 & Policies: Section B; 17

Covenant Christian Hood River Burden of Proof

(d) The factors set forth in applicable Oregon Law were consciously considered. Also consideration will be given to the following factors:

(i) The characteristics of the various areas of the County

The proposal to change the zoning of the subject parcel from Open/Public to R-1 is consistent with the existing land use pattern of the area, which includes a mixture of commercial and residential uses. Thus the church would fit within the current usage patterns within the county.

(ii) The suitability of the subject area for the type of development in question.

The site is suitable for a church. This allows for the reuse of the existing structures. The current structure allows for the size of building the congregation needs, providing adequate parking and open area. It can accommodate the required on-site storm water retention facility and septic drain field. In addition, there is adequate land, distance and landscaping existing to buffer the church uses from the surrounding neighbors. For these reasons, the site is suitable for rezoning for a church.

(iii) Trends in land development.

The use of the site as a church is not dependent on trends in land development. It would be a benefit for the community with the reuse of otherwise discarded structures and neglected grounds.

(iv) Density of development.

This request has no bearing on density of development. This factor fits within the past type of use, i.e., public assembly such as school or church.

(v) Property values.

There is no evidence to show that the proposed zone change would have any impact on the values of adjacent property. The use of the property as a church is very similar to a school of which the property was used for most of its existence. It was in use as a church from 1981-1987. The development of the site with

Hood River County, Oregon
Article 60 Section 60.10

Covenant Christian Hood River Burden of Proof

{ additional parking and playground area is not anticipated to have any bearing on land values in the area.

(vi) *The needs of economic enterprises in the future development of the County.*

{ This request is motivated in part by Hood River Juice's need to accommodate future expansion in the space the Church currently occupies. In addition, this will allow the Church to better serve its congregation. Both additions to the County will aid in the livability of the community, contributing to its overall economic viability.

(vii) *Access.*

{ The existing access to and from the property seems to be adequate for proposed use. The site is being evaluated and a Traffic Plan will be conducted by Bell Engineering Co., as needed.

(viii) *Natural resources.*

{ There are no mapped Goal 5 resources on or adjacent to the property.
All normal responsibilities for care and protection of natural resources for similar use will be provided by the church.

(ix) *Public need for healthful, safe, and aesthetic surroundings and conditions.*

{ No direct impacts are expected as a result of the proposed zone change.
Approval of this land use request will only result in benefits to the community all of which improve the health, safety, and aesthetic surroundings of Hood River.
As indicated in Goal 5 and 6, there are plans for visual improvement of the property. This will be accomplished by updating and maintaining it while close attention is given to preserve the historical character of the property.

(e) *Proof of change in a neighborhood or community or mistake in the zoning for the property under consideration are additional relevant factors to consider.*

{ The subject parcel has been used for similar purposes since its inception in 1941.
The subject parcel meets the definition of R-1 and is located adjacent to other analogous zoning. As a result, we submit that the zone change be approved.

CCHR Application and Plan Requirements

17.06.020 APPLICATION AND PLAN REQUIREMENTS

A. An application for a conditional use permit is included in this packet and is being submitted by the owner of the property, Hood River County School District and the new owners, Covenant Christian Hood River church.

This is in accordance with Article 60 – Administrative Procedures of the County Zoning Ordinance and accompanied by the required filing fee which are included in this packet.

The application shall include a plan or drawing meeting the requirements below and a narrative explaining how the applicable criteria are satisfied or will be satisfied through conditions.

B. The plan or drawing accompanying the application shall include the following information:

1. Dimensions and orientation of the parcel.

Please refer to the Site Plan.

2. Locations and heights of buildings and structures, both existing and proposed. Scaled elevation drawings and photographs shall be required.
3. Location and layout of parking and loading facilities.

Please refer to Elevations by MDC.

3. Location and layout of parking and loading facilities.

Please refer to the Site Plan.

4. Location of points of entry and exit and internal circulation patterns for vehicular and non-vehicular traffic.

Please refer to notes on Site Plan. Traffic Safety study to be conducted upon approval of CUP or as required.

5. Location of existing and proposed wall and fences and indication of their height and materials.

Please refer to the Site Plan.

6. Proposed location and type of exterior lighting.

Please refer to the Site Plan and Elevations.

CCHR Application and Plan Requirements

7. Proposed location and size of exterior signs.

Location of the signage is proposed to be on the south side of the main entrance into the parking lot. The dimensions of the sign will not exceed the maximum size allowed by the county codes. This is not shown on the Site Plan.

8. Site specific landscaping, including percentage of total net area.

Please refer to Site Plan and Elevations. Forty-two percent landscape and green space will remain after the extension of the parking lot.

9. Location and species of trees greater than six inches in diameter when measured four feet above the ground, and an indication of which trees are to be removed.

Please refer to Site Plan and Elevations. The existing trees to remain are shown on the Site Plan.

10. Topographic map of the subject property using two foot contour intervals (five foot contour intervals may be allowed on steep slopes).

Please refer to Site Plan and Elevations.

11. Natural drainage and other significant natural features.

Please refer to Site Plan and Elevations.

12. Legal description of the lot.

Please refer to Site Plan and Elevations.

13. Percentage of the lot covered by all proposed and remaining structures, to include asphalt concrete and Portland Cement Concrete.

33% coverage of structures and pavement on existing
58% coverage of structures and pavement on proposed use. This is due to the parking area needing to expand.

14. Locations and dimensions of all easements and nature of the easements.

The existing driveway crosses the south end of the property.
No easement found.

15. Service areas for uses such as loading and delivery.

The front loading area is to be expanded. Please refer to Site Plan and Elevations.

16. Grading and drainage plan.

Please refer to Site Plan and Elevations.

CCHR Application and Plan Requirements

17. Other site elements which will assist in evaluation of the proposed use.

Please refer to Site Plan and Elevations.

18. A brief narrative on the nature of the activity shall accompany the site plan, including the number of employees, the method of import and export, the hours of operation including peak times, and plans for future expansion.

Please refer to the following page.

Number 18: Nature of the Activity

18. A brief narrative on the nature of the activity shall accompany the site plan, including the number of employees, the method of import and export, the hours of operation including peak times, and plans for future expansion.

Use of the facility:

The main use of the facility is for congregational gatherings.

We have a congregation of approximately 200 adults, teens and children.

- **Peak hours of operation:**

- Sunday, 9am - 1pm

- Sunday: 5pm - 7pm

Facility Use:

- **Office work:** Regular business office activities

- **Hours of operation:**

- Sundays 9am – 1pm & 5pm – 7pm

- Monday-Friday, Office Hours 9am - 4pm

- Educational classes 6pm – 9pm

- **Seminars:**

- **Saturday:** Occasional Seminars and Educational classes

- **Hours:** Varied

Number of employees:

- Seven (Of these two are full time and five are part time)

Number 18: Nature of the Activity

Long Term Plans for the Facility:

Our long term plans include a continuation of our church services and activities.

Considering Future Plans of the following:

- Food Pantry outreach to those in need in the local HR community.
- Pre-school education
- Development of a play-ground area that would be available for church and community use.
- Development of Community Partnerships giving other entities the ability to rent or lease areas of the building.

HOOD RIVER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2012

November 20, 2012 11:31:43 am

Account # 11069
 Map # 3N10E34-A0-01100
 Code - Tax # 0005-11069

Tax Status NONASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name HOOD RIVER COUNTY SCHOOL DIST.

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser DUANE ELY

Mailing Address 1011 EUGENE ST
 HOOD RIVER, OR 97031

Prop Class 921 MA SA NH Unit
 RMV Class 401 06 03 000 7872-1

Situs Address(s)	Situs City
ID# 1 455 FRANKTONL RD	HOOD RIVER

		Value Summary			
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0005 Land		372,200		Land	0
Impr.		602,770		Impr.	0
Code Area Total	0	974,970	0		0
Grand Total	0	974,970	0		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
0005	1	R		R1-750 0	Exempt	100	A	2.48	PD	*	372,200
Grand Total								2.48			372,200

		Improvement Breakdown						Total	Trended	
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Sq. Ft.	Ex%	MS Acct #	RMV	
0005	1	1941	870	Educational Organization	100	9,392			568,440	
0005	2	0	870	Educational Organization	100	0			34,330	
Grand Total								9,392	602,770	

Comments: JV10/24/01 BS760245 AC CORR DUE TO RD LOC. AGREE -.18AC FOR 02-03 200
 JV#5765 3/2/92 EXEMPT PORTION.
 ASSESSABLE PORT. #8615

ATTACHMENT "C" (6 PAGES)

1

- ☒ **DLCD Notice of Proposed Amendment or**
☐ **Periodic Review work Task Proposed Hearing or**
☐ **Urban Growth Boundary or Urban Reserve Area**

THIS COMPLETED FORM, including the text of the amendment and any supplemental information, **must be submitted to DLCD's Salem office at least 35 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING** ORS 197.610, OAR 660-018-0020 and OAR 660-025-0080

Jurisdiction: **Hood River County**

Date of First Evidentiary Hearing: **12/12/2012**

Local File Number: **#12-0109**

Date of Final Hearing: **01/21/2013**

Is this a **REVISION** to a previously submitted proposal? ☒ No ☐ Yes Original submittal date: **10/24/12**

☐ Comprehensive Plan Text Amendment(s)

☒ Comprehensive Plan Map Amendment(s)

☐ Land Use Regulation Amendment(s)

☒ Zoning Map Amendment(s)

☐ Transportation System Plan Amendment(s)

☐ Urban Growth Boundary Amendment(s)

☐ Periodic Review Work Task Number _____

☐ Urban Reserve Area Amendment(s)

☐ Other (please describe):

Briefly Summarize Proposal in plain language IN THIS SPACE (maximum 500 characters):

Covenant Christian Church is requesting a comprehensive plan and zone change to convert the zoning of a 2.50 acre parcel from Open Space/Public Facilities (OS/PF) to Urban Low Density Residential (UR1). As part of this request, the applicant also applying for a conditional use permit to convert the former Frankton School building into a church.

Has sufficient information been included to advise DLCD of the effect of proposal?

☒ Yes, text is included

Are Map changes included: minimum 8½"x11" color maps of Current and Proposed designations.

☒ Yes, Maps included

Plan map change from: **Open Space/Public Facilities**

To: **Urban Low Density Residential**

Zone map change from: **OS/PF**

To: **UR1**

Location of property (Site address and TRS): **455 Frankton Road, Hood River, OR, 97031; 3N 10E 34A #1100**

Previous density range: **N/A**

New density range: **7,000 sq. ft**

Acres involved: **2.50**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is an exception to a statewide planning goal proposed? ☐ YES ☒ NO Goal(s):

"C" (2)

Affected state or federal agencies, local governments or special districts (It is jurisdiction's responsibility to notify these agencies).

Local Contact person (name and title): **Eric Walker, Principal Planner**

Phone: **541-387-6840**

Extension:

Address: **601 State Street**

City: **Hood River**

Zip: **97031-**

Fax Number: **541-387-6873**

E-mail Address: **eric.walker@co.hood-river.or.us**

- FOR DLCD internal use only -

DLCD File No _____

VICINITY MAP

ADMINISTRATIVE LAND USE APPLICATION



HOOD RIVER COUNTY COMMUNITY DEVELOPMENT

601 State Street
Hood River, OR 97031
MICHAEL BENEDICT, DIRECTOR
PHONE 541-387-6840
FAX 541-387-6873
plan.dept@co.hood-river.or.us

PLANNING

File No.: P-12-0109 Comp Plan
Date received: 7/19/12
Date issued: _____
Application Review Fee \$3,000 + 376.⁵⁰

TYPE OF LAND USE PERMIT:

Dwellings:

- ☐ Farm Operator Dwelling
 Income _____ Acreage _____
- ☐ Relative Farm Dwelling
- ☐ Accessory Farm Dwelling
- ☐ Farm Lot of Record
- ☐ Forest Template Dwelling
- ☐ Forest Large Tract Dwelling
- ☐ Forest Lot of Record
- ☐ Forest Replacement (relocated)

Conditional Use:

- ☐ Non- Farm Dwelling
- ☐ Dependent Relative Dwelling
- ☐ Home Occupation
- ☐ Bed and Breakfast
- ☒ Church
- Other: _____
- ☐ Variance
- ☐ Property Line Adjustment
- ☐ Non- Ministerial PLA

- ☐ Minor / Major Partition
- ☐ Subdivision
- ☐ Planned Unit Development
- ☐ Plan and Zone Change
- ☐ Zone Boundary Adjustment
- ☒ Comprehensive Plan Amend. P-12-0109
- ☒ Zone change
- ☐ _____
- ☐ _____

SITE INFORMATION:

Township: 3N Range: 10E Section: 34A Tax Lot: 1100 Parcel size: 2.50 ac. Zoning: U-OS
Site Address: 455 Frankton Road City: Hood River

Description of Proposed Development or Use: 1. Applying for a zone change from 'Open Space/Public Facility zone' to 'Urban low density residential' use.
2. Conditional Use Permit to convert former school into church.

APPLICATION CHECKLIST:

Unless otherwise noted, the following information is required as part of a complete application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed application form | <input checked="" type="checkbox"/> Project description |
| <input checked="" type="checkbox"/> Applicant's & ALL property owners' signatures | <input checked="" type="checkbox"/> Applicable criteria form / questionnaire |
| <input checked="" type="checkbox"/> Site Plan - per attached example | <input checked="" type="checkbox"/> Supporting documents (farm income, etc.) |
| <input checked="" type="checkbox"/> Filing fee | |

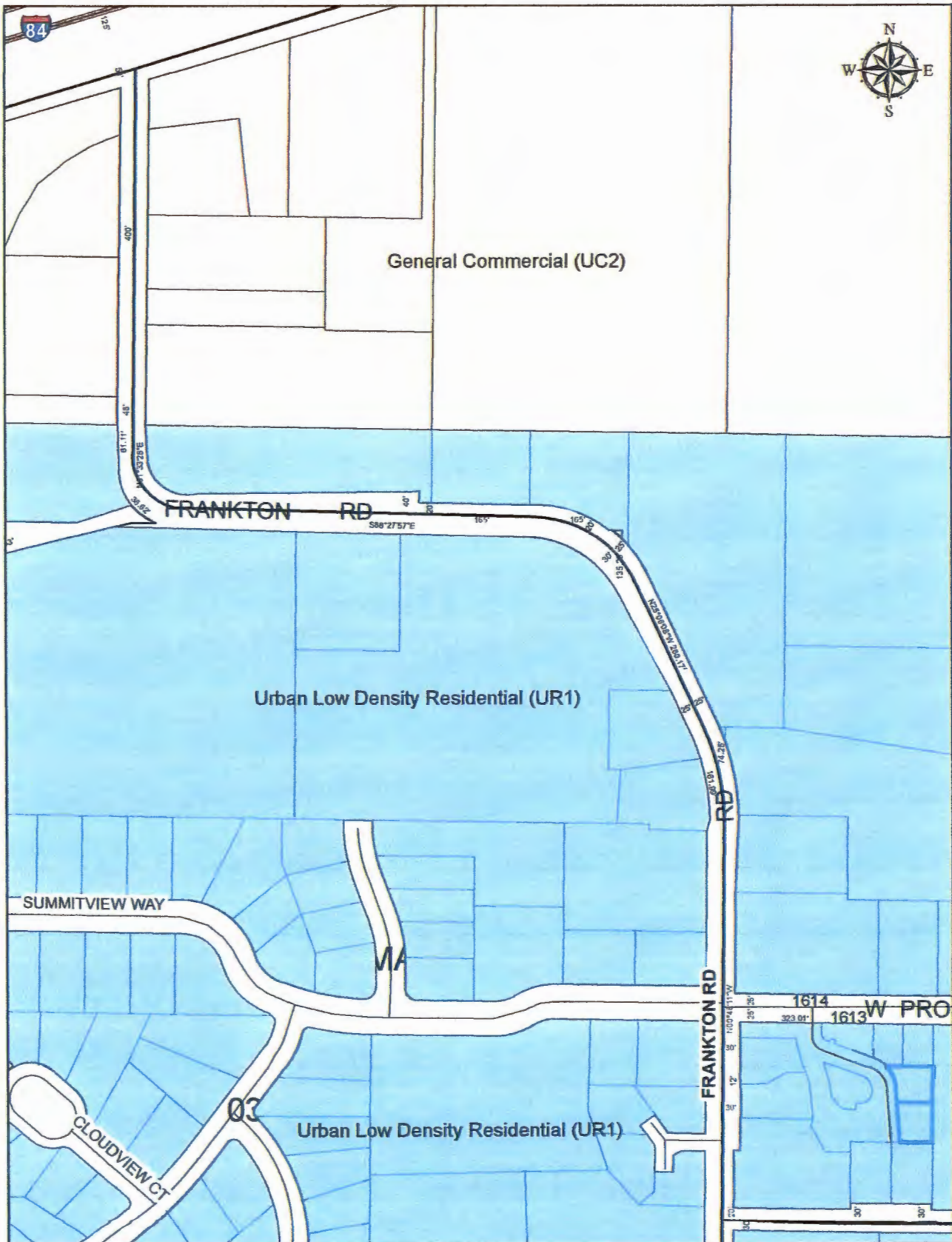
Only applications with the required information can be processed. Obtain a copy of the criteria and the questionnaire for your application type. The pertinent Hood River County Zoning Ordinance sections may be obtained from Hood River County Community Development or on-line through the county website at www.co.hood-river.or.us

Pursuant to Oregon Revised Statutes Chapter 215, Section 427, this department has 30 days to review the application for completeness and notify the applicant of any deficiencies.

SIGNATURES: All Owners must sign (Corporate or LLC owned parcels require authorized signatures)

<p>Owner Name: <u>Hood River County School District</u></p> <p>Signature req'd: <u>WN Hagan, Finance Director</u></p> <p>Mailing Address: <u>1011 Eugene St</u></p> <p>City: <u>Hood River</u> State: <u>OR</u> Zip: <u>97031</u></p> <p>Phone: <u>387-5010</u> E-mail: <u>nhagan@hoodriver.or.us</u></p> <p>Applicant if other than owner: <u>COVENANT CHURCH, HOOD RIVER</u></p> <p>Signature req'd: <u>[Signature]</u></p> <p>Mailing Address: <u>540 Riverside Dr.</u></p> <p>City: <u>Hood River</u> State: <u>OR</u> Zip: <u>97031</u></p> <p>Phone: <u>541-386-8805</u> E-mail: <u>cchr@george.net</u></p>	<p>Owner Name: _____</p> <p>Signature req'd: <u>N/A</u></p> <p>Mailing Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Phone: _____ E-mail: _____</p> <p>By signing, I acknowledge that the information provided in this application is accurate to the best of my knowledge. Signature of the property owner(s) indicates that the property owners(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes the County planning staff reasonable access to the site in order to evaluate the application.</p>
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Zone Change #12-0109 (Proposed Zoning)



"C" (6)

VICINITY MAP

Zone Change #12-0109 (Existing Zoning)



VICINITY MAP

"C" (5)



4C" (4)

ood River County
g & Building Services
601 State Street
od River, OR 97031



DEPT OF
JAN 29 2013
LAND CONSERVATION
AND DEVELOPMENT

DEPT OF LAND CONSERVATION & DEVELOPMENT
ATTENTION: PLAN AMENDMENT SPECIALIST
635 CAPITOL STREET NE, SUITE 150
SALEM, OR 97301-2540