

CITY OF HOOD RIVER COMPREHENSIVE PLAN

INTRODUCTION

PLAN FORMAT

The Comprehensive Plan is actually two separate documents: the Background Report and the Comprehensive Plan Text and Maps. The Background Report contains inventory, needs, and assessments information and findings of fact concerning each subject element of the Plan. This material provides the basis by which the Plan statements were prepared.

Development of the Plan, growth projections and general needs of the community were projected for a 20-year period through the year 2000. The Plan will govern land-use decisions within the planning area for this time period.

The Plan document is developed according to subject sections. Within each section exists **Goals, Policies, Implementation Strategies** and those sections that deal with land use, **Land-Use Designations and Standards**.

GOALS: are intended to define what is to be the ideal situation; what is sought for.

POLICIES: are intended to be broad statements providing direction for public decisions concerning the goal.

STRATEGIES: are intended to set forth the means for implementing the Plan, i.e., adoption of regulations, special studies.

LAND USE DESIGNATIONS AND STANDARDS: are intended to define the extent of development and broad standards for such development in a given area.

Purpose of the Comprehensive Plan

The goal of the Comprehensive Plan is to protect and enhance the public health, safety and welfare of the citizens of Hood River. More specific purposes include:

1. To establish a land-use planning process and policy framework as a basis for all decisions and actions relating to land use.
2. To provide for the housing needs of the citizens of the planning unit.
3. To diversify and improve the local economy.
4. To plan and develop a timely, orderly and efficient arrangement of public

facilities and services to serve as a framework to direct urban and rural development.

5. To preserve scenic, historic and natural resources to maintain the quality of livability in the area.
6. To comply with State land use goals and related requirements.

Plan Adoption and Implementation Process

Realizing that land-use locations and decisions should be compatible from one jurisdiction to the next, the City and County cooperatively engaged in this Plan's development. As such, the City Council and the County Board of Commissioners both adopted the Plan. Implementing measures (zoning and subdivision ordinances, Capital Improvements Program) are adopted separately, although these measures will be consistent with the Plan. For the entire planning area, this plan goes into effect immediately upon adoption.

The Planning Process

This plan was developed on the premise that if citizens and governmental agencies work together toward shared goals, the City will continue to be a good place to live and work. Many citizens, with the assistance of the planning staffs of the City of Hood River and Hood River County, formulated a draft plan. The Planning Commissions then reviewed the draft. All citizens and appropriate agencies had an opportunity to review this Plan, and relate their concerns at public hearings. The Planning Commission then amended the Plan and recommended it to the City Council and County Board of Commissioners for adoption.

How to Use the Plan

- A. In order to determine the effects of this Plan on proposals for development, the following steps can be taken:
 1. Determine the land-use designation (from the Plan Map) that applies to the parcel of land and read the applicable Plan text, policies and standards.
 2. Call the applicable agency (City or County Planning Department) and ask for the zoning designation on the property by providing them with the section, township, range and tax lot number.
 3. If the proposed use complies with the Comprehensive Plan and the zoning ordinances, inquire as to what other requirements must be met. The planning staff will direct you to the proper agency or office.
- B. If you represent a governing agency, consult the topics which concern you in the Plan and Background Report.

- C. If you want to obtain a fairly thorough knowledge of the Planning Area's physical, social and economic characteristics, study the Background Report.

Plan Review and Update

The Comprehensive Plan is a continuing, cooperative process for evaluating land—use decisions and strategies. Since the Plan is not a static entity, changes over time are required to reflect new circumstances.

With that in mind, the City and County will review and update the Plan at least once every three years for the purpose of looking at unforeseen growth, technological changes and public attitudes on land use issues.

GOAL 1 CITIZEN INVOLVEMENT

GOAL: Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

A. POLICIES:

1. Improve and use existing citizen participation programs to ensure ongoing citizen involvement in planning and land use regulation revisions now and after acknowledgement of the Comprehensive Plan.
2. Establish, maintain, and encourage uses of an ongoing citizen involvement program for the City of Hood River.

B. IMPLEMENTATION STRATEGIES:

1. The City shall:
 - a. Encourage public participation in the planning process by continuing support of existing programs. The Planning Commission shall advise the City Council of the effectiveness of these programs and recommend changes to improve these programs.
 - b. Improve the availability of planning information to citizens and agencies.
 - c. Establish other special purpose committees to facilitate citizen involvement during plan review and update or as otherwise needed.
 - d. Encourage all public bodies and committees to consider the Comprehensive Plan when making recommendations.

- e. Promote standards and procedures for the establishment and maintenance of an on-going Citizen Advisory Committee.

GOAL 2 LAND USE PLANNING

GOAL: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

GUIDELINES:

1. Establish a land use planning process.
2. Protect public health, safety, and welfare.
3. Maintain the quality of air, water, and land resources of the planning area.
4. Provide for housing needs.
5. Conserve and protect resources.
6. Diversity and improve the economy.
7. Develop public facilities and services.
8. Satisfy recreational needs.
9. Aid in the development of a transportation system.
10. Conserve energy.
11. Establish a land use standard which can be enforced through ordinances and other legal means.
12. Establish an Urban Growth Boundary.
13. Provide for an orderly and efficient transition from rural to urban use.

DESCRIPTIONS AND DEFINITIONS:

BACKGROUND REPORT -- The Background Report is the supportive document for the Comprehensive Plan and contains detailed information, findings of fact, and necessary inventories relative to the goals and policies of the plan. The Background Report is a major part of the Comprehensive Plan and will be adopted as such by City ordinance concurrent with adoption of the plan.

COMPREHENSIVE PLAN -- The Plan is a legal document and a statement of public policy. As such, it is the guiding document for all land use decisions.

PLAN MAP -- The Plan Map will delineate land use designations according to general criteria listed in the Plan. With respect to the Urban Growth Area, the Plan Map delineates the future zoning planned for the areas as they are urbanized and annexed into the City. The zoning proposed is based on current population projections and estimated needs for residential, commercial, and industrial lands.

ZONING MAP AND ORDINANCE -- The Zoning Map and Ordinance more explicitly zone areas based on the Plan Map.

SUBDIVISION ORDINANCE -- Sets forth the procedure to be taken when land within the City is partitioned or subdivided for development. It works in conjunction with the Zoning Ordinance, Zoning Map, and the Comprehensive Plan.

PLAN TERMS:

Encourage: Promote, assist, support, approve.

Goals: These are the ultimate results the plan seeks to achieve. They are general statements describing what is intended or desired with respect to different aspects of community development.

Implementation: Statements which are intended to support and carry out the policies and goals of the plan. These are specific methods and courses of action which the City will use to reach a goal.

Observations and Conclusions: Summary statements which are facts collected during plan development.

Planning Area: The air, land, and water resources within the City of Hood River and its Urban Growth Area.

Policies: These are more specific ways in which a goal may be reached and are directions which attainment of the goal will take.

Shall or Will: Statements which are mandatory requirements.

Should or May: Statements which are desirable but not mandatory.

PLAN DEVELOPMENT AND LAND USE CRITERIA:

1. PLAN DEVELOPMENT

The process used to develop the Plan was based on citizen involvement and the

state goals and guidelines. Individual citizens, groups, agencies, and LCDC were consulted regarding the plan. The City and County jointly participated in and coordinated the plan development. Opportunity shall be provided for review and comment by citizens and governmental agencies during review and revisions of the plan and implementation ordinances.

2. LAND USE CRITERIA

A. Lands are normally placed in the immediate urbanizable area based on the consideration of man-made conditions that indicate a pre-existing commitment to urban development.

These areas include the following:

1. Land where urban facilities such as water mains and sewer trunks/interceptors are already in place.
2. Lands where urban or semi-urban parcelization (less than half-acre lot sizes) has occurred.
3. Lands where commercial or industrial areas lie within urban areas.
4. Lands where urban facilities are programmed for construction in the next seven to ten years.
5. Lands designated as urbanizable should be of sufficient amount to accommodate future population growth and adequate to provide choices in the marketplace.

B. The lands designated for future urbanization are as follows:

1. Areas where urban facilities can be readily expanded.
2. Areas contiguous to the immediate urbanizable area.
3. Areas where transportation systems are readily expandable to meet urban standards.
4. Areas where space for future urban uses is needed.

C. Natural resources preservation lands include:

1. Watershed protection areas.
2. Significant wildlife and fisheries habitat areas.
3. Outdoor recreation areas.
4. Geologically unstable areas.

5. Lands within the 100 year floodplain.
6. Lands where severe soil conditions exist.

PLAN REVIEW AND REVISIONS:

1. POLICIES

A. Types of Revisions:

1. Legislative - Legislative revisions include land use changes that have widespread and significant impact beyond the immediate area of land use itself such as large scale conversion of an area from residential to industrial use, or a special conversion of an area from residential to industrial use, or a special change that affects large areas of many different ownerships.
2. Quasi-judicial changes are those which do not have significant impact beyond the immediate area of the change, are narrow in scope, and focus on specific situations.

B. Those Eligible to Initiate a Plan Revision:

1. Hood River City Council (legislative).
2. Hood River City Planning Commission (legislative).
3. Hood River County Commission (legislative).
4. Hood River County Planning Commission (legislative -UGA).
5. Property owners or authorized representative (quasi-judicial).

C. Forms of Revisions:

1. Amendment of one or more policies of the Plan (legislative).
2. Amendment to the text of the Plan (legislative).
3. Amendment of a portion of the Comprehensive Plan map (legislative or quasi-judicial).

D. Changes to the Comprehensive Plan may be made at any time. When a revision is proposed, the following procedure will be followed:

1. It must be demonstrated that the following conditions exist, when

applicable:

- a. The proposed policy or land use change is consistent with the state planning goals and the intent of the Plan policies.
 - b. There is a mistake or omission in the Plan.
 - c. There is not an adequate amount of land designated as suitable for specific uses by the Plan.
 - d. It must be demonstrated that public facilities will be used efficiently, and that no unnecessary tax burden will be placed upon the general public or adjacent land owners.
 - e. The effects on the area surrounding a proposed change will not be unreasonably harmful or incompatible.
2. Public notice of the proposed change will be advertised in the local media.
 3. Affected public agencies will be informed and asked for a response to the proposed change.
 4. The proposed change will be submitted to LCDC for comment.
 5. Recommendations will be forwarded by the Planning Commission to the City Council, when changes will be considered according to ordinance adoption procedures.
 6. Any measures necessary to implement the change will be initiated as soon as practical.

2. IMPLEMENTATION STRATEGIES

- a. Prior to adoption of the Comprehensive Plan, policies and ordinances (zoning, subdivision, and other as may be required) necessary to implement the Plan will be adopted and codified by City ordinance.
- b. The Uniform Building Code and the Uniform Fire Code have been adopted by City ordinance and control construction with the City.
- c. The Zoning Ordinance and Subdivision Ordinance contain sections regarding procedures to be used by the staff, Planning Commission, and City Council when considering planning-related decisions, as well as procedures for appeal of decisions.
- d. When a public hearing is required, a notice will be published in the newspaper, and the radio station will be notified, as well as any

other means of notification possible.

GOAL 3 AGRICULTURAL LANDS

GOAL: To preserve and maintain agricultural lands.

This goal does not apply to lands within the City of Hood River. It is important, however, when planning for urban growth to consider surrounding or adjacent lands which are dedicated to agricultural use and to provide buffers between urban land uses and agricultural use. The guidelines by which this will be accomplished are further addressed in policies under Goal 14, Urbanization.

GOAL 4 FOREST LANDS

GOAL: To conserve forest lands for forest uses.

Within the City of Hood River, there are no existing or potential lands which are suitable for commercial forestry use. There are a few forested spots inside the City which are located in parks or open space areas, floodplains, and other environmentally protected areas. These limited sites will continue to be protected by the zoning applied to those lands.

GOAL 5 OPEN SPACES SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

I. HISTORIC AREAS

GOAL: To conserve historic and scenic resources.

POLICIES:

1. The City will promote a visually attractive, aesthetically pleasing urban environment while preserving significant natural and historic resources.
2. The City will pursue a program of identifying and preserving historic resources to promote historical awareness and tourism attraction.
3. Buildings on the National Register of Historic Places will be preserved to maintain their original character, unless it is clearly demonstrated after a public hearing by the Landmarks Review Board that the condition of the building has deteriorated beyond reasonable repair.

4. Buildings not on the National Register of Historic Places that are identified in the Background Report to be of architectural or historical significance will require Landmarks Review Board approval prior to the issuance of a permit for new construction, demolition and/or significant alteration that will alter the appearance of the historic landmark.
5. The City will encourage public education, understanding and appreciation of its history and culture.

IMPLEMENTATION STRATEGIES:

1. The City will encourage and cooperate with volunteer residents and groups who are interested in promoting historical awareness and preservation through public workshops, brochures, walking tours, grants and other similar projects.
2. A building permit for demolition, new construction, or significant alteration of a historic landmark identified in the Background Report shall be reviewed by the Landmarks Review Board prior to issuance.
3. The City will encourage and promote private restoration, rehabilitation and maintenance of historically or architecturally significant resources for compatible uses, and the installation of appropriate plaques or markers.
4. The City shall designate a Landmarks Review Board to advise the Planning Commission and City Council about the City's historic landmarks according to the Historic Preservation Ordinance.

II. OPEN SPACES

GOALS

Open space and natural areas are an integral part of the City of Hood River's livability. A wide range of types and sizes of open space and natural areas within the urban area should provide; diverse plant and animal habitat, visual and special breaks from urban uses and places for recreation, facilities for community events, trails for pedestrian and bicycle transportation and sports activities. Open space and natural areas may be in the form of; parks, public school grounds, trails, natural areas and areas of special interest, river and stream corridors, open space easements and right-of-way, and lands excluded from development.

Maintaining open space and natural areas in an urban area is a difficult task, and one that becomes more complex during periods of rapid growth. However, providing open space in the urban area for the benefit of existing and future residents is important. The following goals are intended to enhance, create and protect the City of Hood River's open space and natural areas:

1. to provide land for recreational uses such as windsurfing, kite boarding, bicycling, jogging and fishing;

2. to preserve water resources, riparian, and wildlife habitats;
3. to establish trails, greenways and wildlife corridors that are interconnected;
4. to encourage environmental awareness so that citizens will become stewards of our natural resources;
5. to soften the appearance of street corridors with planter and median strips; and
6. to support coordinated efforts of public agencies, private organizations and individuals to preserve and enhance the area's natural features and open space.

IMPLEMENTATION STRATEGIES

The City will evaluate their codes to provide incentives or encourage developers to preserve natural features. Such code changes may include, but are not limited to, the following:

1. more flexible subdivision lot and street standards typical of Planned Unit Development (PUD);
2. a new "cluster housing" subdivision option specifically aimed at preserving natural features; and
3. flexible minimum residential density standards on sensitive lands to protect natural features;
4. create a separate zone for open space;
5. rezone the "hook", including the island and the "spit" on both sides to Open Space.

Local governments and special districts can also preserve or conserve natural areas through several non-regulatory measures. They can:

1. seek donations or gifts of land from private parties;
2. purchase land using revenue from bonds, system development charges, or other fees;
3. obtain conservation easements along the river or other sensitive areas to protect wildlife habitat;
4. include natural features and open space in the design of public facilities; and
5. locate transportation and utility systems to avoid natural features.

Natural areas can also be retained in private ownership in a variety of ways without adversely affecting the density or development potential of a site. The City encourages the private sector to preserve natural areas within subdivisions and other developments. This can be achieved by:

1. including them within common areas in Planned Unit Developments or subdivisions;
2. including them within the undeveloped street right-of-ways;
3. adjusting lot lines and street patterns to leave them in the non-buildable setback areas; and
4. making them part of the required landscape areas in commercial, industrial, and multi-family projects.

III. NATURAL RESOURCES

Wetland and riparian areas have a variety of native plant species that are adapted to growing in locations where the soils are wet during all or part of the year. Well established wetlands and riparian areas provide a complex ecosystem that support a diverse combination of plants and animals.

Wetlands and riparian areas within Hood River and the Urban Growth Area were inventoried and evaluated in July 2003 as part of the Local Wetland Inventory, a required Periodic Review update for Goal 5. The Port of Hood River conducted an Economic, Social, Environment and Energy Analysis (ESEE) for the Columbia River Waterfront area in May 2004 to allow for greater flexibility for development along that area of the Columbia River.¹

The riparian areas along the Columbia River, Hood River, Indian Creek and Phelps Creek are considered a significant resource under Statewide Planning Goal 5.

GOALS

1. It is important to conserve and improve the wetlands and riparian areas along the Columbia River, Hood River, Indian Creek and Phelps Creek in Hood River City and Urban Growth Area. These areas serve several functions that protect and enhance the quality of both animal and human life within the urban area in many ways;
 - Reduce stream velocities that can erode or damage stream banks and property;
 - Provide storage for water during peak flows and flooding conditions;

¹ These documents are incorporated into the Comprehensive Plan as back ground reports: Hood River Local Wetlands Inventory and Wetlands Significance Determinations, prepared by Wetlands Consulting – July 2003; Hood River Riparian Corridors Inventory and Riparian Corridors Significance Determinations, prepared by Wetlands Consulting – July 2003; Goal 5 Inventory for the Columbia River Waterfront Area, prepared by Vigil and Agrimis, Inc. – May 2004; and Hood River Waterfront Goal 5 Economic, Social, Environmental and Energy Analysis, prepared by Vigil and Agrimis, Inc. – September 2004.

- Trap or filter sediment and runoff water from upland areas and impervious surfaces;
 - Provide shade over rivers and creeks that helps water quality by reducing the warm water temperatures that produce algal blooms;
 - Provide shade to help moderate water temperatures to support fish and other aquatic animals;
 - Provide vegetation and woody debris that serve as habitat and nesting areas for a variety of aquatic animals, birds and mammals;
 - Provide a safe corridor for birds, amphibians and mammals that live and feed along the river; and
 - Provide a transition areas between aquatic and upland habitat areas during animal migration.
2. The City will look at adopting an Uplands Wildlife Habitat Ordinance.
 3. Lands zoned as Open Space will be preserved as open space.
 4. The City will explore adopting a setback for non fish bearing streams.
 5. The City shall update Goal 6 to comply with Department of Environmental Quality, specifically the Total Maximum Daily Load TMDL implementation of the Western Hood Sub-basin and pervious surface alternatives for parking areas and driveways to protect the water and land quality.

IMPLEMENTATION STRATEGIES

1. The City shall seek opportunities to retain the banks of the Columbia River and the Hood River as public or private open space throughout its entire length within the planning area;
2. The City shall promote and support educational programs on riparian natural history, river maintenance and courtesies, impacts of habitat alterations, and habitat disturbance by domestic animals and human activity;
3. Wetland areas that are significant Goal 5 resources to be protected through the city's riparian corridor standards are those areas listed and mapped in the wetland inventory;
4. The City may require public access for any land use action adjacent to the identified significant rivers and creeks. Access may be limited to foot traffic only; other non-motorized traffic may be negotiated by the city; and
5. When an area is annexed into the City, an open space/recreational assessment shall be made by the Planning Commission to determine if the area contains land needed for a park area identified in the Parks and Recreation Master Plan or a desirable open space needs to be preserved.

GOAL 6

AIR, WATER, AND LAND RESOURCES QUALITY

GOAL: *To maintain and improve the quality of the air, water, and land resources of the planning area to provide a relatively pollution—free environment.*

AIR QUALITY POLICIES:

1. State and federal ambient air quality standards will be supported and followed.
2. The air discharges from public and private facilities within the City of Hood River will not exceed the carrying capacity of the air shed.
3. Activities involving or affecting the air resources of the City of Hood River and Urban Growth Area will provide for and contribute to both a stable and healthy economy and a relatively pollution—free environment.

AIR QUALITY IMPLEMENTATION STRATEGIES:

1. The City of Hood River shall assist in the enforcement of all applicable state and federal air quality standards.
2. Before approving major industrial development, the airshed carrying capacity and the State Industrial Performance Standards shall be taken into consideration.
3. Placement of walkways and bikeways shall be encouraged in an attempt to lessen the amount of motorized traffic.

NOISE POLICIES:

1. State and federal standards for noise levels in industrial and non—industrial areas shall be supported and followed.
2. Noise buffers, such as landscaping and open space, will be provided between conflicting uses (i.e., industrial or commercial to residential).
3. High noise level activities in the Central Business District and residential areas will not be permitted.

NOISE IMPLEMENTATION STRATEGIES:

1. The City of Hood River will support and assist in the enforcement of all applicable state, federal, and local statutes, rules, and standards to aid in the reduction of noise levels.
2. City planning and building staff will consider sources of noise in all new

development and may require buffers or modification before issuing permits.

WATER POLICIES:

1. State water quality laws will be followed.
2. Development which would decrease the water volume or degrade the quality of perennial streams and/or domestic water supply systems shall be discouraged.
3. When a health hazard occurs because of septic tank failure, the problem will be corrected through a sanitary sewer extension and connection to the treatment plant.

WATER IMPLEMENTATION STRATEGIES:

1. The City of Hood River shall support and assist in the enforcement of state water quality laws.
2. Soil run—off and sedimentation shall be minimized by the establishment of building setbacks and vegetative buffer areas for construction projects adjacent to any stream. Building setbacks from streams shall be established in the Zoning Ordinance.
3. Landowners who use chemical pesticides will be encouraged to maintain a vegetative buffer adjacent to any stream on or by their property so that chemical leaching will be avoided. No chemical pesticide or herbicide containers may be stored within 300 feet of any stream.
4. The use of catch basins or sediment traps will be encouraged when construction occurs adjacent to streams.
5. New development and improvement projects will provide storm and sanitary sewers.

**GOAL 7
NATURAL DISASTERS**

GOAL: *To protect life and property from natural disasters and hazards.*

POLICIES:

1. Floodplains will be maintained as natural drainageways. No permanent structures other than dams and bridges shall be permitted which inhibit flood stream flows or endanger other property.
2. The City will continue participation in the Housing and Urban Development National Insurance Program.

3. Recreation areas or other low density uses will be allowed within the floodplain, subject to the criteria set forth in the “FP” combining zone.
4. In cases where detailed mapping of 100-year floodplains is not complete, the 100-year floodplain will be determined by at least one of the following methods:
 - a. The natural stream bank drop—off to the current floodplain.
 - b. A field inspection.
 - c. HUD Special Flood Hazard area maps.
 - d. Soil information from the Soil Conservation Service.
 - e. Consultation with both the County Sanitarian and the Public Works Director or other applicable agencies.
5. Excavation and development shall be strictly controlled in areas subject to earth flow and slump, rock fall, landslide, and faults.
6. Development in areas of more than 25 percent slope or which have high ground water shall be controlled so as to minimize erosion, sedimentation, and run—off hazards to other property.
7. Areas designated Environmental Protection will be managed to avoid hazard to people and property and to protect unique biological areas.

NATURAL DISASTER IMPLEMENTATION STRATEGIES:

1. The geologic hazards study prepared by the State Department of Geology and Mineral Industries shall be utilized in reviewing specific major land use proposals.
2. Lands possessing geologic hazards shall be identified on the zoning map and designated “GH” (Geologic Hazard) to implement the policies of this plan. “GH” is an overlay combining zone.
3. Lands subject to flooding shall be identified on the zoning map and designated “FP” (Floodplain) to implement the policies of this Plan. “FP” is an overlay combining zone.
4. No permanent structure shall be erected within a flood hazard area unless the structure or the area meets the criteria set forth in the “FP” overlay zone.
5. Within geologic hazard areas, a registered geologist and/or engineer, representing the proponents of the development, shall provide a report which will detail the suitability of the site for a particular use.

LAND USE DESIGNATIONS AND STANDARDS, ENVIRONMENTAL PROTECTION “EP”ZONE:

The purpose of the “EP” combining zone is to provide protection for the maintenance of fish and wildlife habitats, soil stability, and water quality. The “EP” designation is an overriding zone and is designed to be used with any of the existing base zones.

1. Permitted uses in this area will be low intensity recreation, water irrigation use, and small accessory use buildings.
2. Environmental Protection corridors shall be maintained as natural drainageways for scenic, recreational, and water irrigation use.
3. Culverts, utilities and/or other necessary roadway crossings are allowed provided no substantial alterations to stream flood—flows are proposed.
4. Any construction or change of use on a site located within an “EP” zone is subject to review by the City Planning Commission.

GEOLOGIC HAZARDS, “GH” COMBINING ZONE:

The purpose of the “GH” (geologic hazards) combining zone is to protect the public health, safety, and general welfare by controlling development in areas which have been designated geologic hazards. The “GH” zone is an over—riding zone and is designed to be used with any existing base zones.

1. In areas subject to earth flow and slump, landslide, and talus slide, low intensity uses that do not require excavation shall be encouraged. Uses permitted shall be low intensity recreational and agricultural, and small, accessory buildings.
2. Development of dwellings or other permanent structures may be permitted provided the structure has been designed specifically for the site by a licensed architect and/or registered engineer licensed by the State of Oregon and subject to approval by the City Building Official. Before approval will be considered, proponents of the proposed development will be required to submit a report that addresses at a minimum the following:
 - a. Geologic hazards at the site.
 - b. The impact.
 - c. Proposed mitigating measures.

FLOODPLAIN, “FP” COMBINING ZONE:

The purpose of the “FP” combining zone is to protect the public health, safety, and general welfare by demarcating flood-susceptible areas. The “F?” designation is an

overriding zone and is designed to be used with any existing base zones.

1. Uses permitted in the “FP” zone area as follows:
 - a. Non—habitable structures, barns, or other structures.
 - b. Boat docks and landings for recreational use, not including structures.
 - c. Parks and playgrounds, not including incidental buildings.
2. Site development standards shall be the same as required in the base zone. Planned Unit Development or on—site density transfer techniques are permitted on land within the floodplain in order to permit development to cluster outside the floodplain and retain flood hazard areas as open space.
3. Uses not enumerated above which are permitted in the base zone may be established, altered, or enlarged subject to compliance with any or all of the following conditions:
 - a. An architect or engineer, licensed in the State of Oregon, designs the structure to be flood—proof and the design is approved by the City Building Official.
 - b. The proposed structure or land is protected if necessary from flooding by a dike designed by an engineer licensed in the State of Oregon.
 - c. Proper access for emergency vehicles will be provided to the proposed site.
 - d. No permanent structures or fill materials are permitted which would inhibit the stream flood flows or endanger other property.
 - e. Containers holding chemical pesticides or herbicides or any other toxic chemicals shall not be stored within 300 feet of any stream way.
4. Development or occupancy of any of the lands designated “F?” (floodplain) will not be permitted without approval by the Hood River City Planning Commission. Before approval will be considered, proponents of the development will be required to submit a report that addresses, at a minimum, the following:
 - a. A description of the proposed use.
 - b. The impact on the area.
 - c. A diagram of the proposed structure and the relation to the floodplain.
 - d. Proposed mitigating measures.

GOAL 8 RECREATIONAL NEEDS

GOAL: *To satisfy the recreational needs of the citizens of the community and visitors to the area.*

POLICIES:

1. Existing park sites will be protected from incompatible uses and future expansion alternatives at some sites will be developed.
2. When feasible, recreational opportunities and park sites will be located so as to be accessible to a maximum number of people.
3. The development of parks which are accessible by means of walking or bicycling is encouraged.
4. Participation by neighboring residents will be encouraged to contribute to park development and maintenance.
5. Encourage low—maintenance park and recreation use of floodplains and drainage.
6. As parcels of land are annexed from the UGA into the City, some land will be designated Open Space/Public Land for the development of new parks and public facilities, including access ways, to serve the recreational needs of the community.
7. Because the growth of the windsurfing industry and other-recreational activities comprise a significant portion of Hood River's recreational and tourist industry, the establishment of recreational facilities may be allowed in appropriate locations in the City.”

IMPLEMENTATION STRATEGIES:

1. Park sites will be developed with the lowest possible maintenance costs while still maintaining quality (i.e. use of native species rather than ornamental species, etc.).
2. In accordance with budget allowances, recommendations of the existing park needs outlined in the Background Report shall be established.
3. The City will reward neighborhood involvement in parks development and maintenance by providing signs, plaques, or other appropriate means of appreciation.
4. City sidewalks will continue to be upgraded (i.e. ramps at corners, legal catch

basins, etc.) to enhance pedestrian traffic.

5. Open space buffers and recreational areas such as neighborhood parks in subdivisions, large apartment complexes, and large commercial developments will be encouraged.
6. The City will continue to review all tax foreclosure lands for use as potential park sites.
7. The City and County Public Works Departments will continue to work together and with citizens and park committees to provide assistance for development of recreation programs and facilities.
8. The best possible walkway and bikeway through the planning area will be developed to connect with the Columbia Gorge Trail.
9. The City will dedicate a certain portion of the monies collected through the transient room tax to be used for tourist promotion, as specified in Ordinance 1500.
10. The City may adopt a zone or zones to allow designation of appropriate recreational uses within the City.”

GOAL 9 ECONOMY

GOALS:

- A. *To diversify and improve the economy of the Hood River planning area.*
- B. *To preserve and promote a livable community.*
- C. *To better utilize all commercial and industrial lands, including underutilized lands.*
- D. *To have adequate public facilities for anticipated economic growth.*
- E. *To have economic development that is consistent with availability of long-term human and natural resources.*
- F. *To continue to recognize the City’s role in the Hood River planning area, county and beyond.*
- G. *To accommodate the need for expansion of new and existing businesses.*

POLICIES:

1. Identify and maintain an inventory of appropriately zoned land consistent with the needs identified.
2. Promote commercial and light industrial development on the Waterfront consistent with a Columbia River Waterfront Plan.
3. Encourage family wage jobs, including, but not limited to: office, commercial, retail and lodging developments, light industrial small

- businesses, expansion of small commercial and light industrial businesses, home businesses, tourism and recreation based businesses, and regional retail businesses.
4. Consider existing business expansion needs.
 5. Limit commercial use on lands reserved for light industrial and industrial uses.
 6. Promote mixed use developments that integrate business, office, light industrial, research and development, commercial uses, and residential, if appropriate, on the same parcel.
 7. Maintain consistency between the public facilities plan and the goals, policies and implementation strategies of this section.
 8. Encourage family wage jobs.

IMPLEMENTATION STRATEGIES:

1. The City shall adopt a Columbia River Waterfront master plan for the areas north of I-84 and West of the Hood River.
2. The City shall evaluate adoption of a mixed use ordinance which allows the integration of business, office, light industrial, research and development, commercial, and where appropriate, residential on the same parcel.
3. The City shall initiate a design review process that would discourage commercial strip development, yet maintain a balance between cost and requirements for better visual quality.
4. The City shall define livability and adopt design standards consistent with the definition.
5. The site plan review and subdivision standards shall be amended, if necessary, to be consistent with Goal 9.
6. The City shall pursue funding opportunities for the construction and completion of services in areas where deficient..
7. Development standards shall require the consideration of air, water and land resources.
8. The City will cooperate with the Port, regional, state and federal agencies and private businesses to develop and implement plans to improve and diversify the economic base of the planning area.
9. Industrial centers will be developed at planned locations that have high standards of design, landscaping, maintenance, and accessibility.

GOAL 10 HOUSING

GOAL: *To provide for the housing needs of the residents of Hood River.*

POLICIES:

1. The City will promote and encourage the maintenance of existing housing, the rehabilitation of older housing, and the development of a mixture of sound, adequate new housing types to meet the needs of all segments of the population.
2. The City will ensure the orderly development of public utilities and services to serve buildable lands within the City and Urban Growth Boundary to meet the residential development needs of the community.
3. Development in the Urban Growth Area will occur in accordance with the land use designations established in the Plan Map and as further defined in the Urban Growth Management Agreement with Hood River County.
4. Prefabricated and mobile homes are permitted within the City provided they meet the applicable building and safety codes and the requirements of the Zoning Ordinance.
5. Mobile home parks will be permitted as a conditional use using clear and objective criteria in the R—1, R—2, and R—3 Zones.
6. Retention of existing trees shall be encouraged when land areas are developed.
7. Whenever practical, the underground location of all utilities shall be encouraged.
8. The provisions of the Uniform Building Code (UBC) and the Uniform Fire Code will be strictly followed.
9. The City will encourage the provision of housing for senior, handicapped, and low income citizens at a minimum cost and will work with other organizations to achieve this goal.
10. Developers of tracts of land which are sufficiently large enough to allow for site design for groups of structures will be encouraged to use the Planned Unit Development process as outlined in the Subdivision Ordinance.
11. The application of new technology, greater freedom of design, increased population densities, and economy of land use will be encouraged.
12. More efficient use of public facilities, to include existing roads, sewer and water mains will be emphasized in new development.

13. A residential lot within the City shall be capable of being served by the City sewer system before a building permit is issued. A residential lot within the UGA shall be capable of being served by either the City sanitary sewer system or an approved sanitary sewer system before a building permit is issued. If the builder elects to build within the UGA prior to the availability of the City sanitary sewer system, the lot area will be determined by the County Sanitarian for a septic tank system.

HOUSING IMPLEMENTATION STRATEGIES:

1. A review and analysis of housing need projections will be conducted by the City Planning Department at least once every three (3) years to ensure that adequate land is available and zoned to meet the needs of the community. This will be done in conjunction with the County Planner and an analysis of the commercial and industrial needs of the community.
2. The Planning Commission will review plans for Planned Unit Developments in accordance with criteria set forth in the Zoning Ordinance and Subdivision Ordinance.
3. In all Planned Unit Developments, a density bonus of up to 33 percent over the density required by the Zoning Ordinance may be granted in exchange for exceptional design quality.
4. Special characteristics and needs of senior citizens such as income, household size, and auto ownership will be considered when reviewing senior housing development proposals.
5. Control over residential construction within the UGA will rest with the County. Building permits will be issued in accordance with the provisions of Policy 13, above.

GOAL 11 PUBLIC FACILITIES AND SERVICES

GOAL To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development in the City and Urban Growth Area.

1.4.1 POLICIES

1. Provide urban services (water, sewer, storm drainage and transportation) to residential, commercial and industrial lands within the City's Urban Growth Area ("UGA").

2. Discourage urban development² in the UGA that lacks adequate public facilities and services, or is not planned for urban services.
3. Promote the efficient use of urban and urbanizable land in the UGA to minimize the cost of providing public facilities and services.
4. Allow development that is served by an on-site well or a septic drainfield and city water provided that site improvements are located so that urban development can be achieved when full urban services are available to the property.
5. Encourage the location of fire stations adjacent to major arterials to allow safe and quick access.
6. Ensure that water mains are installed or upgraded to adequate size for fire-fighting and supply purposes.
7. Ensure that public facilities and services of adequate size are constructed to serve planned urban uses as urban growth occurs consistent with the zoning.
8. Ensure that location and extension of urban services is done in accordance with this Plan and the Public Facilities Master Plans.
9. Plan for the location of schools where there are adequate urban services planned.
10. Maintain the Public Facilities Master Plans through review and updates every 3-5 years so that they support anticipated growth and community livability.
11. Ensure that urban services improvements follow the Public Facilities Master Plans.
12. Maintain intergovernmental agreements with Hood River County and applicable special service districts, as needed, to provide for adequate public facilities for the City and UGA.
13. Generally, require property owners benefiting from urban services extensions to finance urban services extensions.
14. Set and maintain utility rates and user fees that equitably allocate costs for operation and maintenance of public facilities to users.
15. Maintain an eight year supply of commercial and industrial land that is serviceable by urban services.
16. Protect the City's surface drinking water supply and enhance the quality and quantity of groundwater supplies.
17. Encourage on-site management of stormwater runoff where feasible.

² For purposes of this Comprehensive Plan, urban development is defined as: (1) residential development that individually or in the aggregate yields a density equal to or greater than one dwelling per acre; (2) commercial development that involved more than 5,000 square feet of indoor space or whose water consumption is more than the average equivalent of two residential dwelling units; and (3) all industrial development.

18. Discourage or prohibit adverse impacts from erosion and sedimentation in natural drainage ways and storm drain facilities.
19. Consider protection of riparian zones and habitat when extending utility facilities.
20. Allow for recreational uses along the City's utility rights of way.
21. Ensure coordination between the Transportation Systems Plan and Public Facilities Plan, particularly with respect to recommended capital improvements.

1.4.2 IMPLEMENTATION STRATEGIES

1. The City shall periodically update fire hazard classifications in commercial areas.
2. The City may adopt System Development Charges (SDCs) to help finance new urban service facilities.
3. SDCs shall be adjusted periodically to keep them up to date with current construction costs.
4. The City shall work with the U.S. Forest Service to protect the City's watershed.
5. The City shall establish wellhead protection measures.
6. All applicable local, state and federal permitting requirements shall be adhered to when approving new residential, commercial and industrial development and when constructing new urban service facilities.
7. The City shall establish standards for stormwater management that encourage, where feasible, on-site management of stormwater.
8. The City shall establish standards to minimize adverse impacts from erosion (particularly construction site erosion) and sedimentation in natural drainage ways and storm drainage facilities.
9. The City shall adopt urban service facilities design standards and construction specifications to allow for safe, orderly and coordinated development.
10. The City shall adopt urban service facilities standards consistent with this Plan and the Public Facilities Master Plans.
11. The City shall review and update the Public Facilities Master Plans every 3-5 years.
12. That City shall adopt standards ensuring that urban service facilities are constructed to levels adequate to serve the needs of the proposed development and, where necessary, urban area.

13. The City shall adopt standards requiring the location of utility lines within public rights of way, unless otherwise determined a necessity by the City Council.
14. The City shall adopt standards requiring all residential, commercial and industrial uses shall be required to connect to City approved urban service facilities, unless an interim plan can be approved allowing well-water or septic plus City water.
15. The City shall coordinate provision of public services with other service providers, including Crystal Springs Water District, Ice Fountain Water District and Farmers Irrigation District, by developing ORS 195 Service Agreements.
16. The City shall adopt standards or enforce existing measures to protect riparian habitat.
17. When establishing new rights of way for utilities, recreational uses, wherever feasible, should be allowed. Within existing rights of way recreational uses should be allowed, where feasible.

GOAL 12 TRANSPORTATION

There are seven transportation goals with related policies organized under each goal.

GOAL 1: A balanced transportation system.

POLICIES:

1. Develop and implement public street standards that recognize the multi-purpose and shared nature of the street right-of-way for utility, pedestrian, bicycle, transit, truck, and auto use and recognize these streets as important to community identity as well as providing a needed service.

***Action:** Develop and maintain design standards for motor vehicles, bicycles, pedestrian, transit and truck facilities in Hood River.*

2. Provide connectivity to each area of the City for convenient multi-modal access.

***Action:** Require the provision of an adequate local street system for both residential and non-residential development.*

3. Develop a safe, complete, attractive and efficient system of pedestrian and bicycle ways, including bike lanes, shared roadways, off-street pathways and sidewalks according to the pedestrian and bicycle system maps. Road standards shall address bicycle and pedestrian paths.

***Action:** Conform to the design guidelines set forth in the "Guide to Development of New Bicycle Facilities" (latest edition) as published by the American Association of State Highways and Transportation Officials (AASHTO) and the Oregon Bicycle and Pedestrian Plan adopted by the Oregon Transportation Commission. Coordinate*

with the County of Hood River, Oregon Department of Transportation (ODOT) and the various Park Departments to develop pedestrian and bike paths. Bicycle and pedestrian facilities should be provided and designed to accommodate the unique requirements of various user groups and trip types (including school trips, commuter trips, neighborhood circulation trips, and recreation trips). Pathways should be located to provide the "shortest path" between origins and destinations. Accommodate non-automobile movements specifically by bicyclists and pedestrians within neighborhoods. Sidewalks will continue to be the responsibility of fronting property owners. Continue to recognize the importance of walking and bicycling as forms of transportation and recreation.

4. When development or redevelopment of land occurs, provide bike and pedestrian facilities that are consistent with standards and policies of this plan.

GOAL 2: Transportation facilities designed and constructed in a manner that enhances Hood River's livability.

POLICIES:

1. Maintain the livability of Hood River through proper location and design of transportation facilities.

***Action:** Design streets and highways to respect the characteristics of the surrounding land uses, natural features, and other community amenities. Recognizing that the magnitude and scale of capital facilities also effect aesthetics and environmental quality, the City will require design plans and impact analyses for all streets within the City.*

2. Locate and design recreational and bicycle pathways so as to balance the needs of human use and enjoyment with resource preservation in identified Natural Resource areas.

***Action:** Locate pathways to have the lowest level of impact on a stream or sensitive riparian vegetation.*

3. Meet the applicable requirements of state and federal resource agencies for wetlands or stream corridors in development of City transportation facilities.
4. Protect neighborhoods from excessive through traffic and travel speeds while providing reasonable access to and from residential areas. Build local and neighborhood streets to minimize speeding.

***Action:** Develop and maintain street design standards and criteria for neighborhood traffic management for use in new development and existing neighborhoods. Measures to be developed may include narrower streets, speed humps, traffic circles, curb and sidewalk extensions, curving streets, diverters and other traffic calming measures.*

5. Require new commercial and industrial development to identify traffic plans for residential streets where increased cut-through traffic may occur due to the proposed development.

Action: *Where development adds 20 or more through trips in the evening peak hour on a neighborhood route and local street, traffic management plans should be developed to reduce the occurrence of cut-through traffic in residential areas.*

GOAL 3: A safe transportation system.

POLICIES:

1. Improve traffic safety through a comprehensive program of engineering, education and enforcement.
2. Design streets to serve the anticipated function and intended uses as determined by the comprehensive plan.

Action: *Develop a functional classification system for Hood River, which meets the City's needs and respects needs of other agencies including Hood River County and ODOT.*

3. Enhance safety by prioritizing and mitigating high accident locations within the City.

Action: *Engineering and construction of facilities will follow standards presented and adopted by the City. City facilities will conform to the Manual of Uniform Traffic Control Devices (MUTCD), as supplemented and adopted by the Oregon Transportation Commission. Identify roadwork sections, bridges and intersections with traffic safety problems and develop a list of projects necessary to eliminate deficiencies. The City should develop an accident record evaluation program working cooperatively with Hood River County and ODOT.*

4. Establish rights-of-way at the time of site development and where appropriate officially secure them by dedication of property.

Action: *The City shall adopt street right-of-way standards and design standards.*

5. Designate routes to schools for each school and to and from any new residential project.

Action: *The City should work with the school district and community in developing safe bus, pedestrian, and bicycle routes to schools.*

6. Construct pathways only where they can be developed with satisfactory design components that address safety, security, maintainability and acceptable pathway use.

Action: *New construction of pathways along residential rear lot lines will not be encouraged unless no comparable substitute alignment is possible in the effort to connect common attractors or existing segment links.*

7. Provide satisfactory levels of maintenance to the transportation system in order to preserve user safety, facility aesthetics and the integrity of the system as a whole.
8. Maintain access management standards for arterial and collector roadways consistent with City, County and State requirements to reduce conflicts between vehicles and trucks, as well as conflicts between vehicles, bicycles, and pedestrians.

Actions: *Preserve the functional integrity of the motor vehicle system by limiting access per the TSP. Require each parcel of property to provide and maintain safe access to the public street system. In residential areas, discourage driveway access onto collector streets; provide access primarily by neighborhood or local streets. Where access spacing standards cannot be met, consider alternatives such as combining multiple points of access or developing frontage drives and roadways. Use ODOT Access Management standards as a guide to establish the following access spacing.*

9. Ensure adequate access for emergency service vehicles is provided throughout the City.

GOAL 4: An efficient transportation system that reduces the number of trips and limits congestion.

POLICIES:

1. Support trip reduction strategies developed regionally, including employment, tourist and recreational trip programs.
2. Adopt the highest applicable (most restrictive) access management categories consistent with existing or planned adjacent land uses, to reduce congestion and intermodal conflicts.
3. Require minimum LOS on transportation systems serving new developments.
4. Improve local transit services to increase transit ridership potential.

Action: *Bus service improvements are needed to meet this policy and other policies recommended in this plan.*

GOAL 5: Transportation facilities, which are accessible to all member of the community and reduce trip length.

POLICIES:

1. Construct transportation facilities to meet the requirements of the American with Disabilities Act.
2. Develop neighborhoods and local connections to provide adequate circulation in and out of the neighborhoods.

***Action:** Work toward the eventual connection of streets identified in the TSP as funds are available and opportunities arise. As a planning guideline, the City should require streets to have connections every 400 to 600 feet for local and neighborhood streets.*

GOAL 6: Transportation facilities, which provide efficient movement of goods.

POLICIES:

1. Designated arterial routes and freeway access areas in Hood River are essential for efficient movement of goods; design these facilities and adjacent land uses to reflect this need.
2. Consider existing water, railroad and air transportation facilities to be City resources and reflect the needs of these facilities in land use decisions.

GOAL 7: Implement the transportation plan by working cooperatively with federal, state, regional and local governments, private sector and residents, and by creating a stable, flexible financial system.

POLICIES:

1. Coordinate transportation projects, policy issues, and development actions with all affected governmental units in the area; Hood River County, CAT, Port of Hood River and ODOT.
2. Participate in regional transportation and growth management policies and work with regional agencies to assure adequate funding of transportation facilities to support those policies.
3. Monitor and update the transportation element of the Comprehensive Plan so that issues and opportunities related to change are resolved in a timely manner.
4. Develop and utilize the System Development Charge and Traffic Impact Fee as an element of an overall funding program to pay for adding capacity to the collector and

arterial street system and make safety improvements required by increased land use development.

Action: *Base the roadway system taxes and fees on the total expected cost of making extra capacity and safety improvements over a twenty-year period, allocated back to development on a pro rata formula taking account relative expected future traffic impact of the development in question.*

5. Develop a long-range financial strategy to make needed improvements in the transportation system and support operational and maintenance requirements.

Action: *Work with other units of government in the region. This financial strategy should consider the appropriate share of motor vehicle fees, impact fees, property tax levies and development contributions to balance needs costs and revenues. View the process of improving the transportation system as that of a partnership between the public (through fees and taxes) and private sectors (through exactions and conditions of development approval), each of which has appropriate roles in the financing of these improvements to meet present and projected needs.*

GOAL 13 ENERGY CONSERVATION

GOAL: *To conserve energy and encourage the use of renewable energy resources.*

POLICIES:

1. The development and growth of urban land uses shall be controlled and managed to maximize the conservation of all forms of energy.
2. Higher density land use along major arterials, collectors, and intersections will be encouraged.
3. Public facilities and services will be extended in an orderly manner to promote development of lands within and adjacent to the City before development of outlying areas.
4. Commercial development in clusters near residential areas and along arterials is encouraged.
5. In addition to the specific objectives outlined in the subdivision ordinance, planned unit developments which utilize energy—efficient design, siting, construction, and the use of buildings will be encouraged.
6. The City will cooperate with operating utilities, state, and federal agencies and other organizations in projects to promote the conservation of non—renewable energy resources and the use of renewable resources.

7. The City will encourage residents and businesses to take steps to conserve energy and use renewable energy resources. The City's efforts shall be coordinated with those of utilities, state and federal agencies, and other organizations.
8. Industrial land use shall be permitted in areas located with good access to transportation, public services, and raw materials.
9. Industry which is energy efficient shall be encouraged.
10. Multiple use of public buildings shall be encouraged.

ENERGY CONSERVATION IMPLEMENTATION STRATEGIES:

1. Professional offices and home occupations shall be allowed in designated areas, as outlined in the Zoning Ordinance.
2. The Zoning Ordinance will be amended to include policies on sites for renewable energy sources such as solar, hydro, and wind applications.
3. City sidewalks will continue to be upgraded to facilitate pedestrian use. A second priority will be placed on developing bike paths in some areas, particularly between residential neighborhoods and schools or commercial areas.
4. Public facilities and services shall be consolidated, where feasible, to save transportation costs, driving time, and building maintenance costs.
5. The City shall make energy conservation and waste reduction a regular practice in purchasing, operating, and maintaining its buildings, vehicles, equipment, and facilities, as well as take advantage of renewable resource opportunities.

GOAL 14 URBANIZATION

GOAL: To provide for an orderly and efficient transition from rural to urban land use.

PURPOSE OF THE URBAN GROWTH BOUNDARY:

The purpose of establishing an Urban Growth Boundary (UGB) for the City of Hood River is as follows:

1. Contain urban development within areas planned for future long-range expansion where basic urban services such as sewer, water facilities, police and fire protection can be efficiently and economically provided.

2. Conserve land, air, and water resources through orderly development of land areas.
3. Preserve farm land and open space resources outside the UGB.
4. Make more efficient use of local tax dollars and maximize energy savings in locating facilities and providing services within the Urban Growth Area.
5. Provide an adequate amount of land to serve the needs for housing and employment opportunities of residents while assuring that buffers occur between urban development and rural agricultural land uses.
6. Make it possible for utility extensions and transportation facilities to be designed and located so as to more closely match population growth.
7. Preserve and enhance the livability of the area.

Table 1 illustrates the total land area in the planning area and how much will be needed for the various land uses. A more detailed discussion of each category is contained in the Background Report.

TABLE 1

**LAND USE NEEDS WITHIN THE
CITY OF HOOD RIVER AND THE
URBAN GROWTH BOUNDARY**

	WITHIN CITY LIMITS	WITHIN UGA	TOTAL WITHIN UGB
Current Population	4,329	1,950	6,279
Estimated Population Year 2000	5, 148	2,732	7,880
Estimated Additional Residential Units Needed	405	602	1,007
Estimated Net Acreage Needed by Year 2000 Outside City Limits For:			
Residential		277	
Single-family	197		
Multi—family	53		
Mobile Homes	<u>27</u>		
NET ACRES	277		
Interstate Freeway, U.P. Railroad, New Arterials		330	
Commercial		130	
Industrial		1	
Open Space/Public Facilities		137	
Environmental Protection		59	
Floodplain		46	
Unbuildable		1,107	
GROSS ACREAGE	845	2,087	2,932

JUSTIFICATION FOR THE LOCATION OF THE URBAN GROWTH BOUNDARY:

The City of Hood River Urban Growth Area (UGA) contains just over 2,000 acres. Approximately 995 acres within the UGA are the waters of the Columbia River and are, of course, unbuildable. This area was included to provide closure of the UGB and because the City limits extend to the State line, it follows that the UGB should do so also. The State line and the center of the navigational channel for the Columbia River are coincident.

As shown on the Plan Map, the UGB has been numbered in ten segments, or “legs”. Following is a brief sketch of the ten legs. A detailed description is provided in the Background Report.

LEG ONE:

This portion of the UGB follows the existing City limits. The leg starts in the Columbia River at the intersection with the State line and City limits and follows the existing City limits south for approximately 3.1 miles.

LEG TWO:

This portion of the UGB separates from the existing City limits and follows the top of a ridge overlooking the Hood River. Little development to the east of this line is possible because of the very steep terrain. To the west, the area is gently rolling and well drained. The property is prime development land with sewer and water readily available and only partially built out.

LEG THREE:

Generally follows the southern right—of—way of semi—improved roads (Eliot Drive and Brookside Drive). A segment of the boundary coincides with the existing City limits. Property on both sides of this segment is highly developable and could be easily be serviced by sewer and has existing water service. A cemetery lies to the south of a small segment of the boundary. Development has occurred on both sides of the boundary and is more concentrated within the UGA.

LEG FOUR:

Follows the south bank of Indian Creek in a generally southwesterly direction for approximately 0.9 miles. The area immediately adjacent to this portion of the UGB is both floodplain and environmentally protected, the area beyond is partially built out with most of the development occurring within the UGA.

LEG FIVE:

Extends north along the west line of Section 2, T2N, R1OE, to the northeast quarter corner at the southeast quarter of Section 34, T3N, R1OE. The boundary coincides with a portion of the western right-of-way of Belmont Road and coincides with existing parcelization and public ownership.

LEG SIX:

Extends west along the north line of the southeast quarter of Section 34, T3N, R1OE, to the south right-of-way line of Post Canyon Road and along the south and west property line of the Hood Valley Estates subdivision, along the south right-of-way line of Davenport Lane. The boundary coincides with existing parcelization and public road right-of-way.

LEG SEVEN:

Follows the west line of Section 34 T3N, R1OE, to the north and terminates at the northern right-of-way line for Interstate 84, which it crosses. This segment coincides with existing parcelization and follows natural terrain features.

LEG EIGHT:

Follows the northern right-of-way line for interstate Highway 84 in a westerly direction, then turns north, crossing the railroad tracks and terminating on the south shore of the Columbia River. This area is very rocky with vertical slopes and quite difficult to provide with sewer service. It marks the western-most segment of the UGB.

LEG NINE:

At the south shore of the Columbia River, the UGB turns due east and extends approximately 10,350 feet more or less along the low-water line of the Columbia River to a point easterly of the city limits line. Thence, north, approximately 3,750 feet more or less to the Oregon-Washington state line.

LEG TEN:

This leg extends along the Oregon/Washington border and closes the Urban Growth Boundary. The leg is all waters of the Columbia River.

The Urban Growth Boundary, as defined in the preceding description (and further described in the Background Report) is hereby established. Land area within the Boundary has been identified as urbanizable and is considered available over time for urban expansion in accordance with the policies of this Plan. A more precise description of the UGB can be found in the Background Report. The foregoing description has been abbreviated to condense this report.

URBANIZATION POLICIES:

1. The Urban Growth Boundary shall be used as the official guideline in planning all public service, future annexation, and the use of land to the year 2000.
2. The Urban Growth Boundary shall not be changed unless it is first determined that there is an identifiable need for expansion consistent with applicable LCDC Goals and that there are adequate public facilities and services available without increased costs to residents within the UGB.
3. Changes to the UGB may be initiated by the City Council or by the County Board of Commissioners only. To establish or change the UGB, the following factors must be analyzed:
 - a. Demonstrated need to accommodate urban population growth requirements.
 - b. Need for housing and employment opportunities.
 - c. Orderly and economic provisions of public facilities and services.
 - d. Maximum efficiency of land uses.
 - e. Retention of agricultural land outside the UGB.
 - f. Compatibility of urban uses with nearby agricultural activities.
 - g. Environmental, energy, economic, and social consequences.
 - h. Establishment and change of the UGB shall be a cooperative process between the City and the County of Hood River.
4. Urban development shall be encouraged in areas where public services can be provided most efficiently and in a manner which will minimize costs related to necessary urban services such as schools, parks, streets, police, garbage disposal, fire protection, libraries, and other facilities and services.
5. Standards and development within the UGB will be coordinated between the City and County, in accordance with the Hood River Urban Growth Boundary Management Agreement, as well as other applicable goals and policies of this document.
6. Areas in close proximity to urban services will be encouraged for development before outlying areas insofar as possible to facilitate the orderly and economic provision of public facilities, energy consumption, housing, and transportation.

IMPLEMENTATION STRATEGIES:

1. Standards for development in the UGA shall be uniform between the City and the County in areas where sewer service is provided. When a septic tank sanitation system is used, the builder will be encouraged to position structures in such a way so that future public services are not inhibited.
2. In accordance with the Urban Growth Area Management Agreement, building permits shall be issued by the County for proposed development outside the City limits and within the UGB, and the following factors will apply:
 - a. If the site is serviced by the City sanitary sewer system, the lot size and zoning designated on the Plan Map will apply.
 - b. If the site is not serviced by the City sanitary sewer system, the lot size necessary will be determined by the County Sanitarian for septic system use.
 - c. The City Planner shall have the opportunity to review all building and land use permit applications prior to issuance. If deemed necessary by the Planner, the City Planning Commission will also review said applications.
3. City sewer and water services will be provided to property only after the area has been annexed to the City, or a “consent to annex” has been put forth.
4. Only areas contiguous to the City will be considered for annexation. All annexations will be done in accordance with the Annexation Policy adopted by City Council in May, 1982.
5. No new sewer lines shall be extended beyond the UGB unless a state—documented health hazard exists.
6. The effects of exceeding the carrying capacity of air, land, water, and public facilities are detrimental to the public health, safety, and general welfare. Development which will exceed related resource and facilities carrying capacities will, therefore not be permitted.

DEFINITIONS

ARTERIAL: A state road or major road or street that links cities, larger towns, and other major traffic generators. It is designed to carry large volumes of traffic, often at high speeds.

CAPITAL IMPROVEMENT PLAN: A plan outlining proposed expansion of key facilities that are primarily planned for by local government to support more intensive development. Key facilities include transportation systems, water supply, and sewage and solid waste disposal.

CARRYING CAPACITY: Level of use which can be accommodated and continued without irreversible impairment of natural resources productivity, the ecosystem, and

the quality of air, land, and water resources.

CITIZEN: Any individual within the planning area; any public or private entity or association within the planning area, including corporation, governmental and private agencies, associations, firms, partnerships, joint stock companies, and any group of citizens.

COLLECTOR: Streets leading onto arterials, and those main streets used for traffic movement within residential, commercial, and industrial areas. Collectors are primarily used for collecting traffic from access streets and channeling it onto arterials.

CONDITIONAL USE: A use of land allowed by the City of Hood River or Hood River County if it meets conditions stipulated by the City or County Planning Commission (or the City Council or County Board of Commissioners upon appeal of a planning commission decision)

CONSERVE: To manage in a manner which avoids wasteful or destructive uses and provides for future availability.

COUNTRY LANE: A residential street with less than 100 ADT vehicles with steep grades and sharp curves, paved to 20 feet but without curbs, gutters, or sidewalks.

DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights of access.

DEVELOPMENT: The act, process, or result of developing.

DIVERSITY: The variety of natural, environmental, economic, and social resources, values, benefits, and activities.

ECOSYSTEM: The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are interrelated.

ENCOURAGE: Stimulate, give help to; foster.

ENSURE: Guarantee; make sure or certain something will happen.

FILL: The placement by man of sand, sediment, or other material, usually in submerged lands or wetlands, to create new uplands or raise the elevation of the land.

FLOODPLAIN: The area adjoining a stream, tidal estuary, or coast that is subject to regional flooding.

GEOLOGIC: Relating to the occurrence and properties of earth. Geologic hazards

include faults, land and mud slides, and earthquakes.

HISTORICAL RESOURCES: Those districts, sites, buildings, structures, and artifacts which have a relationship to events or conditions of the human past.

KEY FACILITIES: Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support more intensive development, including public schools, transportation, water supply, sewage, and solid waste disposal.

LCDC: Land Conservation and Development Commission of the State of Oregon. Seven lay citizens, non-salaried, appointed by the Governor, confirmed by the Oregon Senate. Each congressional district shall have at least one commissioner, and no more than two from Multnomah County, and one elected official at time of appointment.

MAINTAIN: Support, keep, and continue in an existing state or condition without decline.

MAJOR ALTERATION: An alteration to a structure the value of which is equal to or greater than 50 percent of the current assessed value of the structure prior to alteration.

NATURAL AREAS: Includes land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historical, scientific, or paleontological features, and for the appreciation of natural features.

NATURAL RESOURCES: Air, land, and water and the elements thereof which are valued for their existing and potential usefulness to man.

OVERLAY COMBINING ZONE: A zone that is laid over a base zone, meaning that land uses must meet the requirements of both the base zone and the overlay combining zone.

PARTITION: The act of dividing an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year.

PERFORMANCE STANDARDS: Zoning regulations providing specific criteria limiting the operation of certain industries, land uses, and building to acceptable levels of noise, air pollution emissions, odor, vibrations, etc.

PLANNED UNIT DEVELOPMENT (PUD): A creative large scale development of land intended to best utilize the land for the collective benefit of the area's residents. A PUD is characterized further as making use of varying lot sizes and a variety of building structures (such as townhouses, multi—family, or single—family homes) that are generally clustered in such a way as to maintain the same overall density that would

have been achieved if the developer had laid out the project in the conventional grid zoning pattern.

PLANNING AREA: The air, land, and water resources, including the Urban Growth Boundary, within the jurisdiction of the City of Hood River.

POLLUTION: The violation or threatened violation of applicable state or federal environmental quality statutes, rules, and standards.

PRESERVE: To save from change or loss and reserve for a special purpose.

PROGRAM: Proposed or desired plan or course of proceedings and action.

PROTECT: Save or shield from loss, destruction, or injury or for future intended use.

PROVIDE: Prepare, plan for, and supply what is needed.

PUBLIC FACILITIES AND SERVICES: Projects, activities, and facilities which the planning agency determines to be necessary for the public health, safety, and welfare.

QUALITY: The degree of excellence or relative goodness.

RECREATION: Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction.

Low Intensity Recreation does not require developed facilities and can be accommodated without change to the area or resource. For example, boating, hunting, hiking, wildlife photography, and beach or shore activities can be low intensity recreation.

RESTORE: Revitalizing, returning, or replacing original attributes and amenities such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities, or catastrophic events.

RIPARIAN: Of, pertaining to, or situated on the edge of the bank of a river or other body of water.

RIP RAP: A layer, facing, or protective mound of stones randomly placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone or material so used.

RURAL LAND: Rural lands are those which are outside the UGB and are:

- a) Non—urban agricultural, forest, or open space lands; or
- b) Other lands suitable for sparse settlement, small farms or acreage

homesites with no or hardly any public services, and which are not suitable, necessary, or intended for urban use.

SHORELINE: The boundary line between a body of water and the land, measured on tidal waters at mean—higher high water, and on non—tidal waterways at the ordinary high water mark.

SIGNIFICANT HABITAT AREAS: A land or water area where sustaining the natural resource characteristics is important or essential to the production and maintenance of aquatic life or wildlife population.

SOCIAL CONSEQUENCES: The tangible and intangible effects upon people and their relationships with the community in which they live resulting from a particular action or decision.

STRUCTURE: Anything constructed or installed or portable, the use of which requires a location on a parcel of land.

SUBDIVIDE: The act of dividing an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

URBAN LAND: Urban areas are those places which must have an incorporated city. Such areas may include lands adjacent to and outside the incorporated city and may also:

- a) Have concentrations of persons who generally reside and work in the area;
- b) Have supporting public facilities and services.

URBANIZABLE LAND: Urbanizable lands are those lands within the UGB and which are identified and

- a) Determined to be necessary and suitable for future urban areas;
- b) Can be served by urban services and facilities;
- c) Are needed for the expansion of an urban area.

WATER RELATED OR MARINE RELATED: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water—dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water—dependent or water—related uses or facilities, residences, parking lots, spoil or dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or

related to water location needs.

WETLANDS: Land areas where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface. Wetlands soils retain sufficient moisture to support aquatic or semi—aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.