**The Hood River County Comprehensive Land Use Plan 1984**

The Commission conducted four public hearings regarding compliance items. All interested persons on the Citizen Advisory list were sent legal notice of hearings. Legal notices also appeared in the local newspapers through the mail. The Planning Commission forwarded their recommendations to the Hood River County Commissioners. The Board had required public hearings, made revisions, and submitted a final plan to the County Commissioners for approval. The Plan was adopted in final form in early spring, 1984.

**F. How to Use the Plan:** In order to determine the effects of the Plan and its various elements on projects for development, the following steps can be taken (this process is not conclusive):

1. Determine the legal descriptions of the property in question. This will assist in expediting the overall process. The legal description can be determined by identifying the Township, Range, Section, and Tax Lot Numbers of the property. This information can be obtained from the property tax statement or by seeking assistance from the County Records and Assessment Department.

2. Obtain a copy of the Comprehensive Plan Map and Zoning Map available in the Hood River County Planning Department. Utilizing the legal description, determine the land use designation that applies to the property from the Comprehensive Plan Map. Also determine the definition of the Comprehensive Land Use Plan Map.

3. Using the legal description determine from the Zoning Map the zone that is applied to the property. Determine the Zoning Ordinance what criteria and standards must be met.

4. Read the County Policy Document to determine what policies, regulations, or requirements apply to the property.

5. If the proposed use complies with the Plan, Map Zoning, and Ordinances as outlined in the Hood River County Planning Department, utilizing the legal description, determine the land use designation that applies to the property from the Comprehensive Plan Map. Also determine the definition of the Comprehensive Land Use Plan Map.

6. If the proposed use complies with the Plan, Map, Zoning, and Ordinances, a written request to the Planning Commission for an application for a variance or other approval and the public notice meeting.

7. If you want to obtain a thorough knowledge of the Plan's physical, social and economic characteristics, read through a comprehensive plan or by visiting the Background Report.

**G. How to Review the Plan:** The following apply to legislative and quasi-judicial plan revisions.

1. Type of Revisions:
   - Legislative revisions are where policy is being made. They include land use changes, changes in the comprehensive plan, and the Land Use Policy
   - Quasi-judicial: changes that occurs when policy is being applied. They include appeals that do not have a significant impact beyond the immediate area of the property and an appeal that affects a large area of many different land uses.

2. Time Limits to Initiate a Plan Revision:
   - County Planning Department
   - Hood River County Planning Commission by majority vote
   - Property owner or authorized representative

3. Forms of Revisions:
   - Application of one or more policies of the Plan (Legislative)
   - Amendment to the text of the Plan (Legislative and Quasi-judicial)

4. Hearings: Plan Change Process. The County shall conduct, a public hearing on any proposed plan revision. To be acceptable, the preliminary revisions must show at a minimum the following:
   - Conformity with the State Land Use Planning Goals
   - Compliance with the intent of the Comprehensive Plan
   - Complying with the provisions in the State Land Use Planning Goals
   - Not detrimental to the public interest, health, safety, and welfare of the locality, region, or state.

5. Appeal Process: In the event of a variance or other approval as outlined in the State Goals, the applicable procedures called for by the State Goals shall be followed.
IV. PLAN DESIGNATION DEFINITIONS:

The following Plan designations are graphically shown on the Comprehensive Plan Map that is included in this tabloid.

A. Rural Residential: Applied to lands to maintain and enhance the rural atmosphere. The primary use is residential, commercial or timber uses. Adjacent lands with minor commercial, industrial, or urban uses would be allowed for housing and related rural activities that are compatible with the rural atmosphere of the area.

Lands designated Rural Residential include: (1) areas outside the urbanized areas of Odell and Parke; (2) lands on higher ground areas that are not fully developed and suitable for supporting residential development. (3) areas where residential use, including small commercial uses, are permitted. (4) areas where within the comminities of Odell and Parke; (5) areas in which the majority of commercial uses are limited to non-urban and non-commercial uses; (6) areas where within the comminities of Odell and Parke; (7) areas on which agricultural uses are not allowed for housing and related rural activities that are compatible with the rural atmosphere of the area.

Lands designated Rural Residential are intended for the Rural Residential Zone (R-2). Specific provisions for minimum lot size for new lots or parcel are outlined in the R-2 Zone and are shown on the Zoning Map.

B. Mixed-Family Residential: Applied to lands to allow urban density, through lot sizes or areas that permit easy access to schools, churches, parks, shopping areas, and services. The minimum lot size for new lots or parcel in the Mixed-Family Residential Zone (MFZ) is 1.5 acres.

The Mixed-Family Residential Plan designates an implementation that may be further detailed by the County and City. Implementations for minimum lot size for new lots or parcel are outlined in the R-2 Zone and are shown on the Zoning Map.

C. Multi-Family Residential: Applied to lands to allow urban density, through lot sizes or areas that permit easy access to schools, churches, parks, shopping areas, and services. The minimum lot size for new lots or parcel in the Multi-Family Residential Zone (MFZ) is 1.5 acres.

Lands designated Multi-Family Residential include: (1) areas that are not located within the urbanized areas of Odell and Parke; (2) areas that are not fully developed and suitable for supporting residential development. (3) areas where residential use, including small commercial uses, are permitted. (4) areas where within the comminities of Odell and Parke; (5) areas on which agricultural uses are not allowed for housing and related rural activities that are compatible with the rural atmosphere of the area.

Lands designated Multi-Family Residential are intended for the Multi-Family Residential Zone (MFZ) and are shown on the Zoning Map.

D. Rural Center: Applied to lands to maintain rural communities as service centers. Rural Centers provide limited non-residential services to the surrounding area.

Lands designated Rural Center include: (1) areas outside the urbanized areas of Odell and Parke; (2) lands on higher ground areas that are not fully developed and suitable for supporting residential development. (3) areas where residential use, including small commercial uses, are permitted. (4) areas where within the comminities of Odell and Parke; (5) areas on which agricultural uses are not allowed for housing and related rural activities that are compatible with the rural atmosphere of the area.

Lands designated Rural Center are intended for the Rural Residential Zone (R-2). Specific provisions for minimum lot size for new lots or parcel are outlined in the R-2 Zone and are shown on the Zoning Map.
V. COUNTY COMPREHENSIVE PLAN AND ZONE MAP INDEX:

The map below is an index of the maps on the following pages. Those areas outlined with heavy black lines are shown at a larger scale and in greater detail on the pages indicated. Comprehensive Plan and Zoning designations for the remainder of the County are shown on this map. Detail maps on this page show designation for private lands, the remaining lands are presently in federal ownership and are designated Primary Forest and zoned F-2. For quick reference, a duplicate index map can be found on the back cover of this document.

<table>
<thead>
<tr>
<th>MAP AREA</th>
<th>COMPREHENSIVE PLAN MAP PAGE NUMBER</th>
<th>ZONING MAP PAGE NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>INDEX and all areas not shown on other maps.</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>1S, 2S, 9E, 10E</td>
<td>4</td>
<td>16</td>
</tr>
<tr>
<td>1N 11E</td>
<td>5</td>
<td>17</td>
</tr>
<tr>
<td>1N 9E</td>
<td>6</td>
<td>18</td>
</tr>
<tr>
<td>1N 10E</td>
<td>7</td>
<td>19</td>
</tr>
<tr>
<td>2N, 2N 10E</td>
<td>8</td>
<td>20</td>
</tr>
<tr>
<td>2N, 2N 11E</td>
<td>9</td>
<td>21</td>
</tr>
<tr>
<td>2N, 9E</td>
<td>10</td>
<td>22</td>
</tr>
<tr>
<td>Parkdale Area</td>
<td>11</td>
<td>23</td>
</tr>
<tr>
<td>Odell Area</td>
<td>12</td>
<td>15</td>
</tr>
<tr>
<td>Tucker Road C-1 Zone</td>
<td>13</td>
<td>14</td>
</tr>
<tr>
<td>Rural Center Zones</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Hood River Urban Growth Area</td>
<td>15</td>
<td>15</td>
</tr>
</tbody>
</table>

NOTE: Comprehensive Plan and Zoning maps for the Cascade Locks Urban Growth Area (UGA) which was acknowledged in 1979, are not shown. Maps are available for review or purchase at Cascade Locks City Hall or Hood River County Planning Department.
FOR ADDITIONAL INFORMATION CONTACT THE HOOD RIVER COUNTY PLANNING DEPARTMENT, ROOM 101, COUNTY COURTHOUSE, HOOD RIVER, OREGON 97031; PHONE (541) 387-5210
### VII. ZONING MAPS

**Legend - Zoning Designations**

- Rural Residential (RR): Minimum lot size is as shown on Zoning Map.
- Residential (R-1): Minimum lot size is as shown on Zoning Map.
- Residential (R-2): Minimum lot size is as shown on Zoning Map.
- Multifamily Home Combining (MH)
- Industrial (I-1)
- Light Industrial (I-2)
- Commercial (C-1)
- Rural Center (RC)
- Exclusive Farm Use (EFU)
- Forest (F-1)
- Primary Forest (F-2)
- Scenic Protection (SP)
- Natural Area (NA)
- Columbia Gorge Combining
- Environmental Protection (EP)
- Floodplain (FP)
- Geologic Hazard (GH)
- Earthflow and Slump (ES)
- Snow avalanche (SA)
- Loose talus (LT)
- Surface Mining (SM)
- PUD
- Planned Unit Development (PUD)
- Historic Preservation (HP)

---

**Plan Designations - Continued from Page 2**

**M. Natural Area:** Applied to lands to preserve, protect, enhance, restore, and maintain significant natural and man-made features which are of public value including natural and water supply sources and watersheds. The Natural area designation is applied to water resource sites that are identified in the Comprehensive Plan.

Lands described as Natural Areas Include: (1) lands containing a resource site that is of such importance that the resource site should be protected from conflicting uses; (2) lands designated as Areas of Special Concern (ASC) in the Comprehensive Plan (as specified in Section 2.5 of the Planning Code); (3) lands containing threatened or endangered species; (4) lands containing wetlands; (5) lands containing areas of critical concern; (6) lands containing areas of significant geological and paleontological interest; (7) lands containing areas of significant archaeological and cultural value; (8) lands containing areas of significant scenic, visual, and aesthetic value; (9) lands containing areas of significant scientific interest; and (10) lands containing areas of significant historical and cultural value.

The minimum size for a new parcel or lot for a dwelling is specified by each applicable zone which are shown on the Zoning Map and listed below.

**N. Country Club:** Applied to lands to maintain the existing golf course and associated uses.

Lands designated Country Club include areas currently used as the golf course and associated uses (e.g., fairways, greens, parking area, pro shop, restaurant, lounge, and other areas or facilities directly associated with the course).

The Country Club Designation is implemented with the Columbia Gorge Combining Zone (CC). Clustered single-family dwellings at no more than one unit per five acres are conditionally allowed through a Conditional Use Permit, pursuant to provisions in Article 6 - Planned Unit Development. Minimum size for new lots or parcels totaling 20 acres.

**O. Columbia Gorge Boundary:** Applied to lands to maintain and enhance the Columbia River Gorge as an area of special concern, to maintain tourism as a compatible use of the Gorge. The primary concern is to provide economic diversification through protecting of the scenic qualities within the Columbia River Gorge.

Lands within the Columbia Gorge Boundary include: (1) lands encompassing approximately 3,600 acres; (2) lands outside the City of Hood River that generally extend 3 miles east and along the Columbia River and extend back from the river from 1/2 to 1/2 miles; (3) lands within the Columbia River Gorge as defined in ORE 390.440; (4) lands where the primary Plan designation is Forest; however, other Plan Designations include Farm (along the river), Rural Residential and Environmental Protection (geologic hazards, floodplain, etc.); (5) lands even though designated primarily Forest contain areas of rock outcrops, rubble land complex, slopes varying from 30-100%, cliffs, areas of severe erosion and high water runoff, and lands where vegetation is limited to non-existent due to rockiness of soil, etc.; (6) land where mineral and aggregate resources exist and are allowed to expand; (7) areas considered built out and committed to residential use; (8) lands containing the following geologic hazards: earthflows, earthslides, and deep bedrock slides, and thick talus (source rock and soil debris); (9) lands that have agricultural capability ratings of VI, VII, and VIII; (10) lands with cubic foot site classes 4, 5, and 6 and other lands with commercial timber capabilities; and (11) lands primarily on the north facing walls of the Gorge.

The minimum size for a new parcel or lot for a dwelling is specified by each applicable zone which are shown on the Zoning Map and listed below.

**P. Historic Preservation:** Applied to lands to preserve, protect, maintain, and enhance those historic resources that trace the evolution of man's influences in Hood River County.

Lands designated Historic Preservation include: (1) Historic Resources identified in the Statewide Inventory of Historic Sites and Buildings, Hood River County, and (2) sites designated in the Hood River County Comprehensive Plan as having important historic significance.

The minimum size for a new lot or parcel must comply with the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (subdividing) zone.

The Historic Preservation Plan designation can be implemented with the Historic Preservation Zone (HP). The Historic Preservation Zone can also be used as an overlay zone, or the zone can be used to protect historic resources from conflicting uses (e.g., remodeling, alteration, demolition, or new construction).

**Q. Surface Mining:** Applied to lands to allow surface mining and processing.

Lands designated Surface Mining include: (1) lands identified through the Goal 3 process as important mineral and aggregate resource sites; and (2) lands where the Surface Mining designation has been applied.

The minimum size for a new lot or parcel must comply with the following: (1) as required by each base zone; or (2) must be consistent with the requirements of the predominant adjacent (subdividing) zone.

The Surface Mining Plan designation can be implemented with the Surface Mining Zone. The Surface Mining Zone (SM) can also be used as an overlay zone.
FOR ADDITIONAL INFORMATION CONTACT THE HOOD RIVER COUNTY PLANNING DEPARTMENT, ROOM 101, COUNTY COURTHOUSE, HOOD RIVER, OREGON 97031; PHONE (541) 387-5210

*For details of the Floodplain Zone, see Zoning Atlas in the Hood River County Planning Department.
See INSET
(3N,10,11E)

For additional information, contact the Hood River County Planning Department, Room 101, County Courthouse, Hood River, Oregon 97031; Phone (541) 387-5210.

RURAL RESIDENTIAL (RR)
Minimum lot size is as shown on Zoning Map.

RESIDENTIAL (R-1)
Minimum lot size is as shown on Zoning Map.

RURAL CENTER (RC)

COMMERCIAL (C-1)

LIGHT INDUSTRIAL
(M-2)

AIRPORT DEVELOPMENT (AD)

AIRPORT HEIGHT (AH)

EXCLUSIVE FARM USE (EFU)

FOREST (F-1)

PRIMARY FOREST (F-2)

COUNTRY CLUB (CC)

COLUMBIA GORGE COMBINING (CG)

GEOLOGIC HAZARD (CH)
This zone is applied to the following symbols:

- Deep Bedrock Slide
- Earthquake Fault
- Loose talus
- ENVIRONMENTAL PROTECTION (EP)
- FLOODPLAIN (FP)*
- SURFACE MINING (SM)

*For details of the Floodplain Zone, see Zoning Atlas in the Hood River County Planning Department.

For additional information, contact the Hood River County Planning Department, Room 101, County Courthouse, Hood River, Oregon 97031; Phone (541) 387-5210.
NOTES:

VIII. ACKNOWLEDGEMENTS

A. HOOD RIVER COUNTY BOARD OF COMMISSIONERS
   Elmer W. Murray, Chair
   Rodger A. Schock
   Glenn E. Palmer
   Lee E. Curtis
   Jerry Routson

B. HOOD RIVER COUNTY PLANNING COMMISSION
   Joyce Reing, Chair
   Frank Backus
   Gloria Fawbush
   Jack Green
   Kim Parker, Vice-Chair
   Glenn Taylor
   Mike Udellus
   Blane Howell

C. CITIZENS ADVISORY GROUP AND AGENCIES:
   The list involves over 400 names, consequently
   it is not presented. The list is available for review
   at the Hood River County Planning Department.

D. HOOD RIVER COUNTY PLANNING DEPARTMENT
   Michael Nagler, Director
   Wendy S. Ott, Planner
   Susan E. Fast, Planner
   Sinclair Kinsey, Planner
   Dawn Baird, Secretary
   Lori Geary, Secretary

FOR ADDITIONAL INFORMATION CONTACT THE HOOD RIVER COUNTY PLANNING DEPARTMENT, ROOM 101, COUNTY COURTHOUSE, HOOD RIVER, OREGON 97031; PHONE (541) 387-5210