BACKGROUND DATA

SITE NAME OR NUMBER: 1A - City/Westside (MAP #1)

A. Location: Vicinity of Eastside Road and Highline Drive (Attachment "A" and page 2, item "m").

B. Exception: City/Westside Plan, pages 92-93 (see Attachment "B")

C. Plan/Zoning: Rural Residential (RR-1 and RR-1/CG and/or GH).

D. Land Use: Land is generally in residential use. No farm use is evident. Large open areas exist.

1. Site: 36 of 49 parcels have dwellings on them. Four parcels have more than one dwelling. Maximum development could result in 67 additional dwellings, however, the terrain is quite steep in some areas and portions of six parcels are in the GH Combining Zone. Land slopes steeply up from Eastside Road. roads are winding. Road cuts are deep. Development may be limited in some areas.
2. Adjacent: Gravel pits and associated uses to the north; commercial and industrial uses to the northwest; forested land and orchard to the east and south; orchard, Highway 35 and Hood River to the west.

E. Soils: Wyeth very gravelly loam (45-75% slopes), Culbertson and Bald loams (5-45% slopes).

1. Forest: Cubic foot site classes 4, 6.

2. Agricultural: Class III (Culbertson loam), VI and VII.

F. Deferral Status: Approximately 4 acres receiving forest tax deferral.

G. Acreage:

1. Site: 143+ acres.

2. Parcel Sizes: 0-0.99 acre, 15; 1.0-1.99 acre, 12; 2.0-2.99 acre, 5; 3.0-3.99 acre, 5; 4.0-4.99 acre, l; greater than five acres, 11. Of parcels greater than five acres, average size is 7.74 acres. Largest parcels include 8.51 acre and 14.58 acre (contiguous with outside ownership).

3. Average Parcel Size: 2.9+ acres.

H. Ownership Patterns:

1. Site: Some large ownerships are the result of contiguous properties. Remainder are single ownerships. Hood River County has a 2.0 acre parcel.

2. Contiguous Ownerships: 14.58 acres contiguous with 14.50 acres outside the exception area; and 5.95 acres contiguous with 58.20 acres outside; and 0.24 contiguous with 28.10 acres north of the exception area.

I. Public Service:

1. Sewer: Septic systems (slopes are limiting in some areas)

2. Water: Crystal Springs Water District

3. School: Busing available

4. Fire: Pine Grove Rural Fire Protection District

5. Access: Old Columbia River Highway, Highline Drive (local roads), Eastside Road (collector), Highway 35 (arterial).available to main roads
6. Mail: Delivery available to main roads

J. Natural Boundaries: Land slopes steeply upward from Eastside Road. There is a geologic hazard area (deep bedrock slide) roughly in the center of the area.

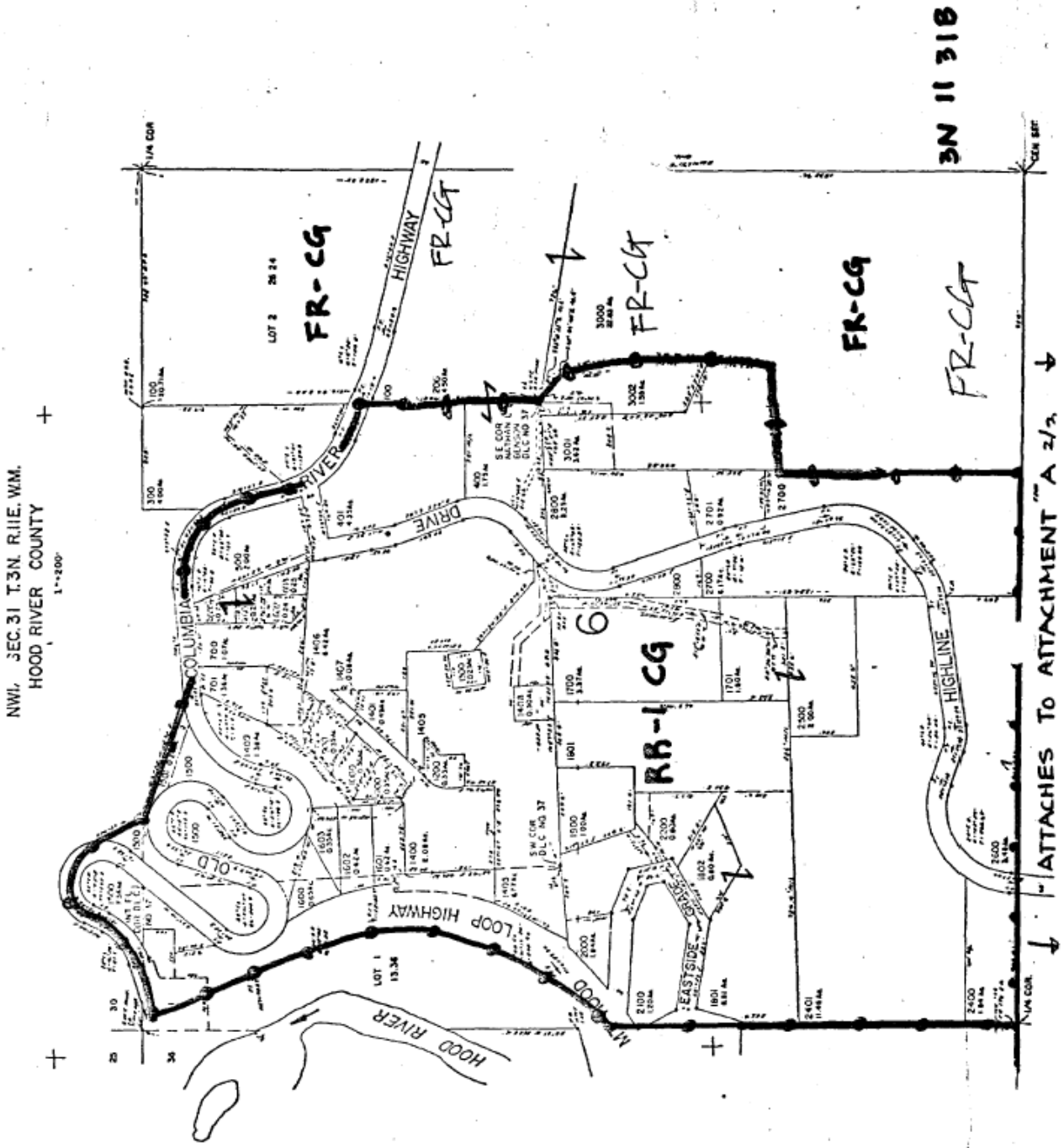
K. Neighborhood and Regional Characteristics: Mixed deciduous and conifer forest, agricultural use, commercial, and industrial land surround the area. The County has a gravel pit to the east. Gravel trucks frequently travel over Highline Road to Eastside Drive.

L. Recommendation: At the January 19th, 1983, work session, the Planning Commission determined that this area was built out and committed.

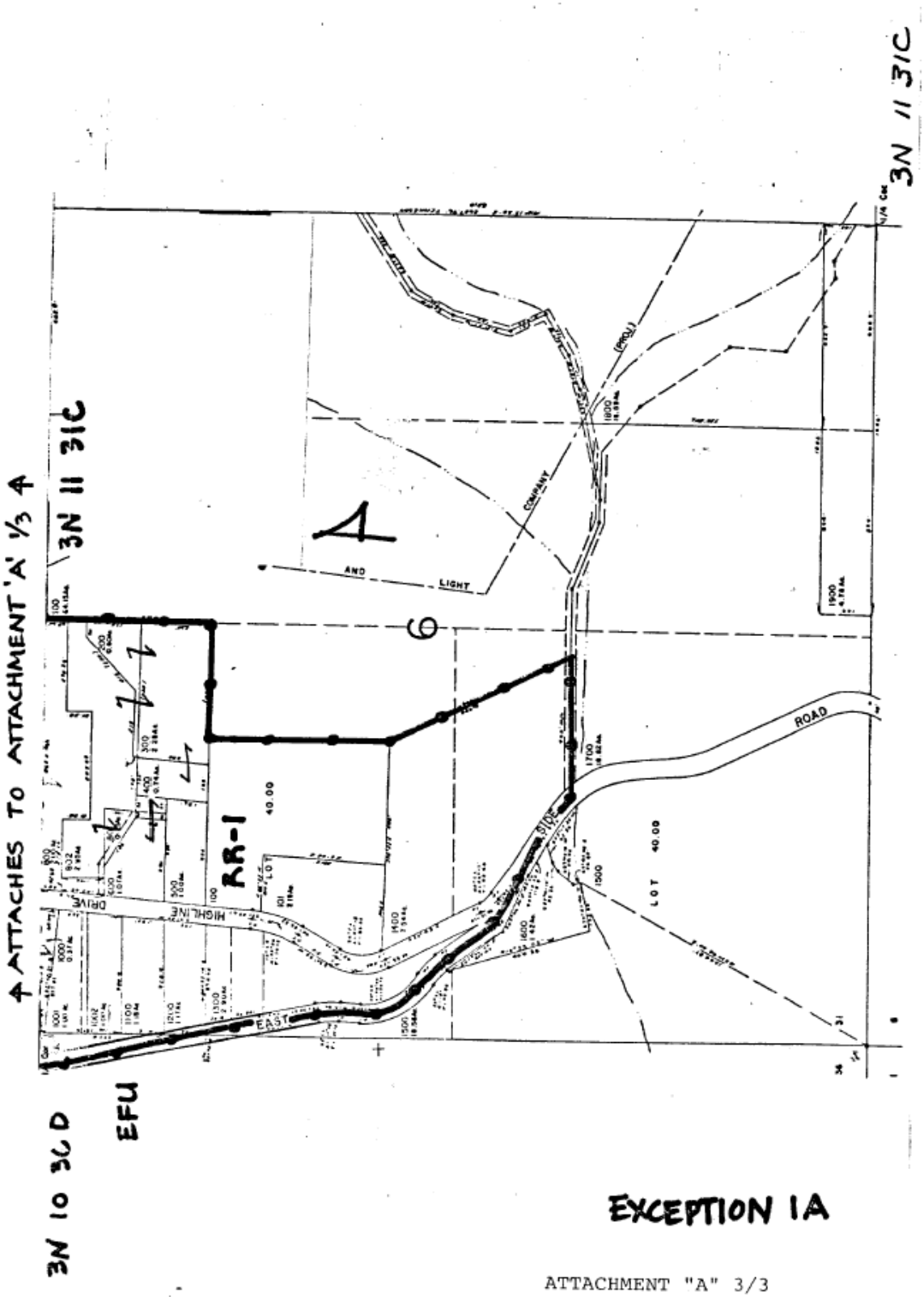
M. Tax lots in Exception Area: 3N 10E 36D #100; 3N 11E 31C #101, 200, 300, 400, 500, 600, 800, 801, 802, 1000, 1001, 1002, 1100, 1200, 1300, 1400 and portions of 100; 3N 11E 31B #. , 400, 401, 500, 600, 601, 602, 603, 700, 701. 900, 1000, 1100, 1200, 1300, 1400, 1401, 1405, 1406, 1407, 1408, 1409, 1500, 1501, 1600, 1601, 1602, 1603, 1700, 1701, 1801, 1802, 1900, 2000, 2100, 2200, 2400, 2401, 2500, 2600, 2700, 2701, 2800, 3000, 3001, 3002.

N. Planning Commission Hearing May 25, 1983: Based upon the testimony presented by Ron Comers, Attorney at Law (representative for Jack Bryant) regarding Map 1 (Site IA – City/Westside), the Planning Commission revised the Exception Area Boundary to exclude tax lots #200 and #3000 (3N 11E 31B). See Attachment "A" and "C"; abstract minutes May 25, 1983).

ATTACHMENT "A" 1/3



ATTACHMENT "A" 2/3



ATTACHMENT "A" 3/3

…comitted to housing plus the population growth anticipated during the planning period.

B. ALTERNATIVES

Less than 20 percent of the planning area is not on Class I -IV soils. By far the majority of this has slopes in excess of 25 percent. This means that it would be difficult to install a septic tank drainfield system. In addition, all but one-half square mile total of the aforementioned areas are commercial forest lands, as defined by forest site classes of the United States Forest Service (U.S.F.S.) manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories – Oregon, Washington, and California, 1974".

Of the areas within the planning area that are on Class I - IV soils, rural housing could be located in the areas designated "Farm" in areas 1, 2, or 3 of the Plan Map. The "Farm" designation areas here have for the most part well-drained soils that are currently being used for orchard, pasture, or woodland. Small lot parcelization in the "Farm" designation areas is minimal. Providing for rural housing in the woodland portions of the "Farm" designations in area 1 would accelerate the hazards already experienced by orchardists in area 1 of increased erosion, vandalism, and complaints about orchard sprays when non-farm residences were located on steeply sloping woodland adjacent to orchards. Providing for rural housing in the pasture portions of the "Farm." designations in areas 1 or 2 would aggravate existing orchard non-farm, residences complaints with regard to orchard spray drift, and would likely cause increased vandalism. of orchard crops. Locating housing in the pasture and "vacant" areas immediately to the north and west of the airport would lead to serious conflicts with airport uses as the airport expands.

C. CONSEQUENCES

The two "Rural Residential" designations in "area 1" are generally located upon steep lands that are wooded or open and have a number of small parcels. Little of the lands involved are being managed for forestry or agriculture. Thus, impact upon the agriculture of forestry-related sectors of the economy will be minimal.

The northern "Rural Residential" designation is in the vicinity of Highline drive. The southern portion of this designation is on a Class IIIe (e=subject to erosion) soil; the remainder is on Class VI and VII soils. Forest site classes in the northern "RR" designation are 4 and 5. The area is highly parcelized and generally committed to non-farm or forestry use. This area was designated "Future Low Density Residential" in the 1973 Comprehensive Plan. There are no orchard lands in this "R" designation.

ATTACHMENT "B" 1 / 2

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will, help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet.

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial" - see Plan Map) as "Rural Residential". The Plan Map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential".

All of the lands mentioned thus far in area 2 are located on Class II and III soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing at the present time.

The three remaining “Rural Residential” designations in Goal 2 are: (1) the vicinity of Markham Road and Portland Drive,…

ATTACHMENT “B” 2 / 2

Kate McCarthy pointed out that the average age of a farmer in Hood River County is years 51 old. It is very difficult for young farmers to buy land. Pressures and conflicts already surround the farmers. Mrs. McCarthy questioned at what point we reach the point of no return for agriculture. The Upper Valley produces 1/3 of the agricultural fruit crop in the Valley, so it is a very important area to preserve. If development keeps forcing land values and taxes up, people will discontinue farming. Mrs. McCarthy said that it is not sufficient to save some acres of farm land in the EFU Zone. The farm community, the farm economy, and the farmer all need to be protected.

Hood River County is the leading orchard crop in the State of Oregon. This is the County's basic industry. Much of the crops are shipped outside of the area and it brings in outside dollars. The climate is ideal for winter pears. There is water for irrigation. Hood River County is one of the most intensively farmed, and specialized areas of agriculture in the State of Oregon. The valley benefits from 75 years of market efforts. It is a unique resource in the State of Oregon. Agriculture and forest products are the main industrial base in Hood River County. Last year the Mid-Columbia Economic Development District and the Chamber of Commerce sponsored an economic analysis of the County's economy. Mrs. McCarthy pointed out that on Page 133, the study comes to the following conclusion: "There is a well established record that the most frequent cause for the conversion of agricultural land to other uses is the encroachment of residential land use. In short, a growing population and the use of land for agricultural production are likely to conflict with one another. It is in Hood River County's best interest to protect it's agricultural base because this is where it enjoys the most pronounced, comparative economic advantage. Based on the findings of our analysis, the County's best interest will be served in electing a course of action which preserves the capability of forest products and agricultural production. Further, not only should these resource lands be retained as part of the community's economic base, but future population growth, particularly in areas adjacent to forest and croplands, should be carefully controlled and managed so that forestry and agriculture can continue unencumbered."

Kate McCarthy stated that starting a trend of considerable size of residential or recreational growth in this uncommitted agriculture and timber-producing area, would lead to conflicts and erosion of the county's economic base. Mrs. McCarthy state that she would submit some written testimony into the record for the Planning Commission to review. This was marked as Exhibit #39.

MAP #1 (Site lA - City/Westside)

Ron Somers 106 E. Fourth Street, The Dalles, Oregon.

Ron Somers stated that he is an attorney representing Jack Bryant.

Ron Somers said that he is here this evening to ask for the Commission's help and understanding. Mr. Somers referred to a map of this exception area. He pointed out the area located in 3N 11E 31B ;f200 and 3000. The Planning Commission deliberated very carefully and for a long time and came up with the exception process. Mr. Somers referred to the background data for this exception area. He noted that 4 acres of this property are in forest at the present time. Mr. Somers said that he thought that this was Mr. Kirby's property. He noted that perhaps Mr. Kirby has sold these

tax lots now. Tax lot #3000 (22.63 acres) is mostly in timber. It has one house on the property. Tax lot #200 (4.50 acres) has one house on it. Mr. Somers stated that the reason for this concern is not a light one. This area has some residences, but this is a very sparsely populated area and is adjacent to the forest boundary. This area is surrounded by forest to the north, south, and east. Mr. Somers stated that he would recommend that the Planning Commission revert back to their original recommendation and leave tax lot #200 and #3000 in forest. Mr. Somers said that the reason for this is that the exceptions do not stack up. Between Bryants and Mid-Columbia Asphalt, there is a $1 million investment sitting on the other side of the highway. There are 45 employees between these two businesses.

Ron Somers stated that by moving the population density up and creating one acre tracts, the Planning Commission will be setting these houses immediately on top of an existing quarry. This quarry has existed for many years and has a Conditional Use Permit on it. This Permit has existed since 1972. Mr. Somers said that this area is on a deep bedrock slide. There are gravel pits to the north and east. If the Planning Commission justifies this exception, they will be moving the population density to the nuisance. Everyone realizes that gravel pits need buffer zones. Mr. Somers noted that there does not seem to be a reason why these two tax lots were changed to RR-1 at the last minute and also noted that Mr. Kirby took advantage of the forest tax assessment. Ron Somers stated that these tax lots do not fit into the residential needs of the area. There could be a hazard placing houses immediately on top of gravel pits and there would possibly be an affect on jobs.

MAP EXHIBIT "C"

Joe Young stated that he is for progress and he would like to see another 9 holes built on the golf course. With a population of 15,000 people in Hood River County, there is a definite need for another 9 holes. Mr. Young said that he feels that the citizens of the County deserve a better facility than they have now. Mr. Young noted that he is also in favor of the housing around the golf course.

- REBUTTAL -

Dick Close stated that he would like to quote from the Soil Interpretation Series from Oregon relating to the Hutson series soil. "The average frost free period (32 degrees Fahrenheit or greater) is 30-60 days." This is from the Soil Conservation Service. Mr. Close said that he did not make up these figures. Under soil capabilities, this study classifies the Hutson series soil as class VI and VII. It shows no capability for irrigated soil. Dick Close emphasized that this is not his imagination; this is what the Department of Agriculture states. Mr. Close submitted this into the record. It was marked Exhibit #17.

Kate McCarthy said that the McCarthy land was also class VIe and VIIe, non-irrigated. It has been a dairy for 30 years. Mrs. McCarthy said that the Soil Conservation Service was called in to check out the soil for irrigated land and it came out as class III. It came out as class IV on the steeper portions. Mrs. McCarthy pointed out that the Edelweis property is flat. She stressed that she has seen

BACKGROUND DATA

SITE NAME OR NUMBER: 2A (MAP #2)

A. Location: 2N 10E 1B #100, 200, 300, 400, 401, 402, 403, 404, 500, 501, 600, 700, 800, 1201, 1202, 1300, 1401, 1600, 2100, 2200, 2300, 2400, and portions of 1200, 1203, 1301, 1400, 1500, 1700, 1800, 1900, 2000 (see attachment "A").

B. Exception; Existing: City/Westside. (See Attachment "B")

C. Plan/Zoning: Medium Density Residential (R-1 7500) Exception area is directly south of the UGB, surrounding zoning: north, residential and commercial; east, forest; south, farm; west, commercial.

D. Land Use:

l. Site: Exception area is a residential strip on the south side of Eliot Drive. There are 25 houses built on 23 parcels. Portions of the area included in the exception are contiguous with orchard land to the south.

2. Adjacent: UGB to the north, to the east, forested land and the Hood River; south, orchard; west, commercial.

E. Soils: Wind River fine sandy loam (0 - 8% slopes).

1. Forest: soil not considered suitable for the production of commercial trees.

2. Agricultural: IIIs

F. Deferral status: farm tax deferral on 1.80± acres which are contiguous with 27.60± acres of orchard land to the south. None of the other parcels are receiving deferrals.

G. Acreage:

1. Site: Total of 12.53± acres.

2. Parcel sizes: Smallest parcel is 0.24 acre. Largest parcel is 2.13± acres (contiguous to larger acreage outside exception area). Potential exists for approximately 10 additional housing units in the area.

3. Average Parcel Size: 0.55 acre.

H. Ownership Patterns:

1. Site: generally single ownerships. (3) parcels are comprised of contiguous parcels: tax lots #401, 402 (1.0 acre total); tax lots #1201, 1202 (0.63 acre total); tax lots 2300, 2400 (0.90 acre total).

2. Contiguous Ownerships: 2.13± acres is contiguous to 27.60 acres to the south.

I. Public Services:

1. Sewer: septic tank/drainfield or hook-up to city if within 300 feet.

2. Water: Ice Fountain

3. School: bus available

4. Fire: Westside Fire District

5. Access: Eliot Drive, Eby Road

6. Mail: On delivery route

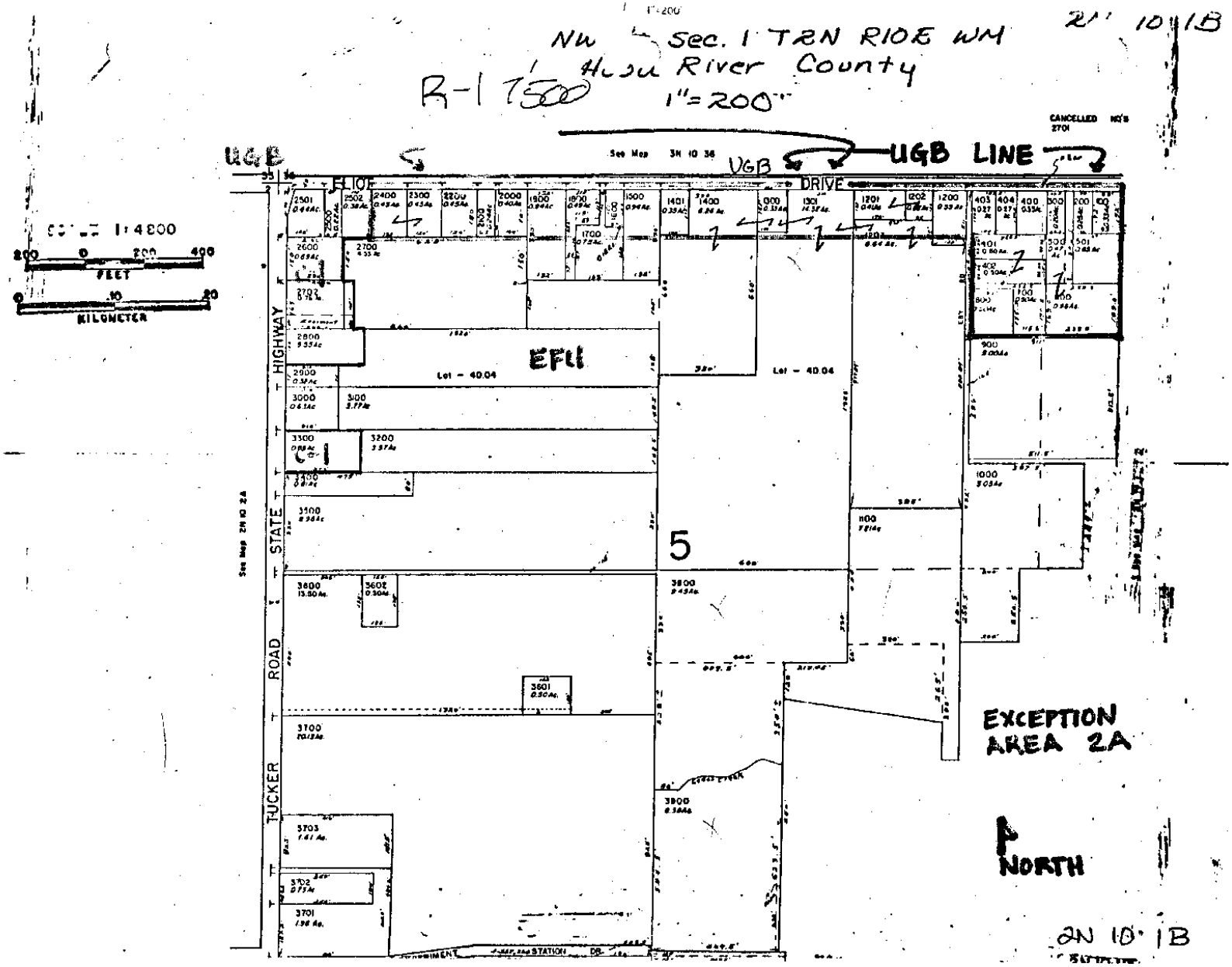
J. Natural Boundaries: A wide strip of riparian vegetation associated with the Hood River to the east.

K. Neighborhood and Regional Characteristics: The exception area is adjacent to the UGB to the north. Eliot Drive is a collector that originates from Tucker Road (arterial). Major commercial area and a cemetary are nearby uses on Tucker Road. Generally orchards to the south.

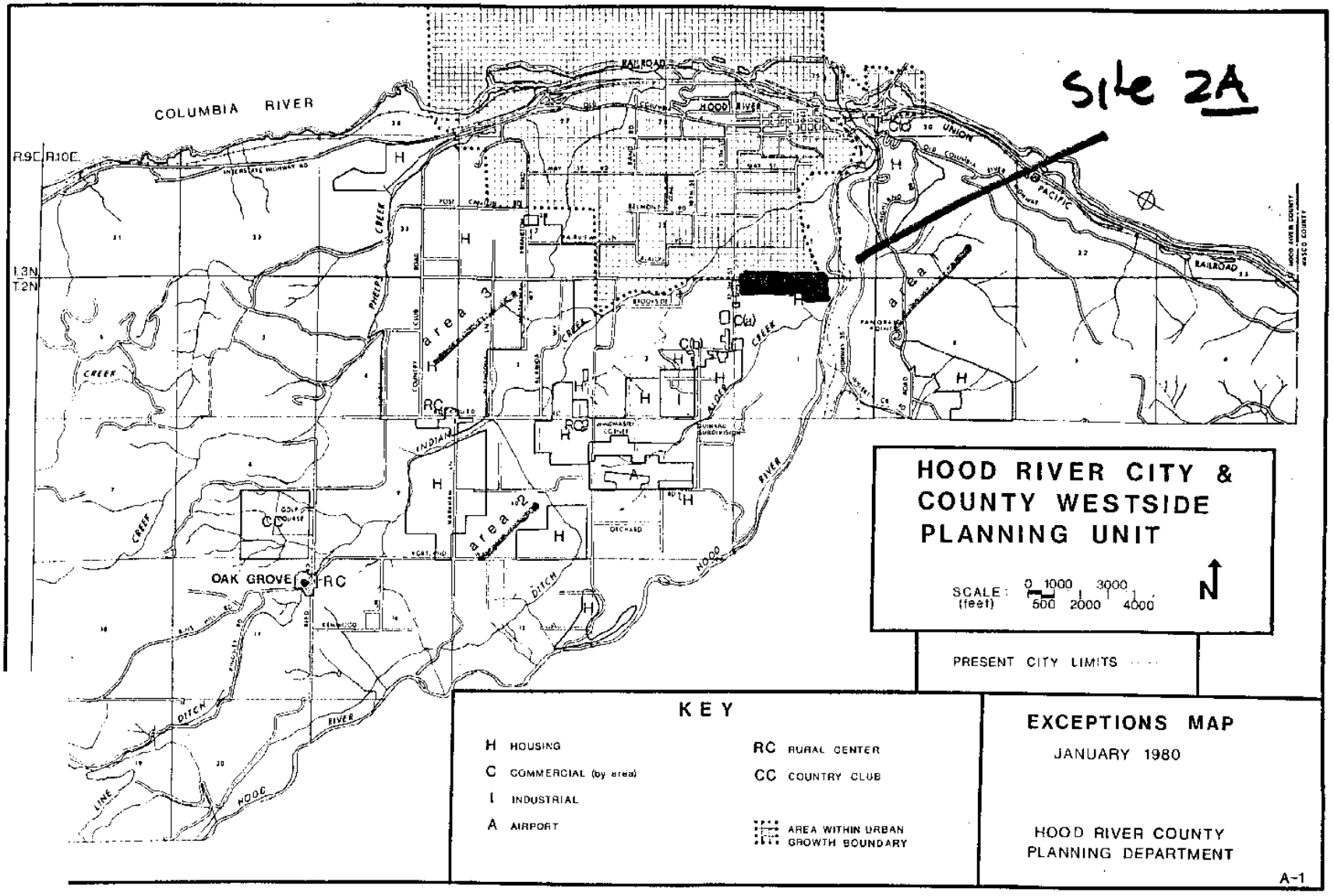
L. Recommendation:

The Background Data presents justification that the area is primarily committed to development.

The Exception should be taken and additional findings noted in above Background Data to be included in the existing Exception.



ATTACHMENT "A" 1/2



ATTACHMENT "A" 2/2

EXCEPTIONS TO GOALS AND GOALS NOT APPLICABLE

I INTRODUCTION -

This City/Westside Plan and Background document identifies a need for, and plans for the future provision of housing, commercial, and industrial land uses upon some lands that are Class II, III, and IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. FORMAT -

For each of the land uses to be provided for outside the UGB (i.e. housing, commercial, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need - why the use in question should be provided for; (b) alternatives - at what alternative locations within the planning area could the use in question be provided for; (c) consequences - the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility - how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by LCDC Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. HOUSING LAND USE -

There is a small "Medium Density Residential" area, and several "Rural Residential" areas of moderate size planned for housing outside the City of Hood River Urban Growth Boundary. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map A-1 as: area #1 - the two "Rural Residential" areas east of the Hood River; area #2 - those areas designated for housing that are south of the Urban Growth Boundary (UGB) and south of Indian Creek; area #3 - those areas designated for housing that are west of the Urban Growth Boundary and north of Indian Creek.

A. NEED

LCDC Goal #10 calls for provision of a variety of housing locations, types, and densities. The City/Westside Plan allocates lands for housing outside of the UGB on the basis of

both this requirement and the research on housing trends, needs, and the balancing needed to be done with reference to the other LCDC Goals found in the City/Westside Housing Report and City/Westside Comprehensive Plan Background document. These documents found that by the year 2000, four thousand to four thousand five hundred additional people are expected to be residing within the entire planning area. Because of this and the fact that the number of persons per household in 1976 was 2.75 and continuing to drop, over 2,000 new housing units will have to be built by the year 2000. This number of new housing units includes replacement housing over and above those housing units demolished or changed in use (source: City/Westside Plan Background, 1977).

Based upon the need to put more controls on urban sprawl, and yet recognizing that the trend in the development pattern in the planning area (together with the requirement of LCDC Goal #10 mentioned previously) requires provisions for some additional land for low density housing outside of the UGB, the Planning Department projected that approximately 500 additional housing units will be planned for outside the Urban Growth Boundary (source: City/Westside Plan Background, 1977). This compares with 1,500+ new housing units planned for within the UGB during the same period, i.e. to the year 2000. Of these 500 additional housing units outside the UGB, 160 are projected to be built in areas planned for "Farm" and "Forest" designations (see Land Use Plan Map); 340 are projected to be in the "Medium Density Residential" and "Rural Residential" designations combined. Lot sizes for the "Medium Density Residential" and "Rural Residential" housing to be built outside the UGB will average about three acres. Taking into account the "market contingency factor" (i.e., the desirability of making available more land for development at any one time than is needed, in the interest of preserving choice in the market place and keeping costs low), plus the fact that somewhat less than 1½ times the net acreage figure of three acres per lot mentioned earlier will be required as gross acreage for the new housing (gross acreage being acreage that includes the housing lots plus land for roads and other facilities to serve the lots), the Planning Department estimates a total of 1,030 acres should be provided to accommodate the new housing projected for outside the UGB. The observant reader may have noted that 340 housing units multiplied by 4 acres comes to 1,360 acres. The reason the 1,030 acre figure is used is because there are many lots of. record in the proposed Rural Residential designations that are smaller than 3 acres in size and are not presently built upon. In general, these lots may be built upon providing they meet septic tank requirements.

There are presently approximately 1,290 acres in Plan Map housing designations outside the UGB that are already committed to development – i.e., built upon. Thus, it was determined that 2,320 acres is the total amount of land that needs to be designated for housing outside the UGB to accommodate the existing land

committed to housing plus the population growth anticipated during the planning period. .

B. ALTERNATIVES

Less than 20 percent of the planning area is not on Class I - IV soils. By far the majority of this has slopes in excess of 25 percent. This means that it would be difficult to install a septic tank drainfield system. In addition, all but one-half square mile total of the aforementioned areas are commercial forest lands, as defined by forest site classes of the United States Forest Service (U.S.F.S.) manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories - Oregon, Washington, and California, 1974".

Of the areas within the planning area that are on Class I - IV soils, rural housing could be located in the areas designated "Farm" in areas 1, 2, or 3 of the Plan Map. The "Farm" designation areas here have for the most part well-drained soils that are currently being used for orchard, pasture, or woodland. Small lot parcelization in the "Farm" designation areas is minimal. Providing for rural housing in the woodland portions of the "Farm" designations in area 1 would accelerate the hazards already experienced by orchardists in area 1 of increased erosion, vandalism, and complaints about orchard sprays when non-farm residences were located on steeply sloping woodland adjacent to orchards. Providing for rural housing in the pasture portions of the "Farm" designations in areas 1 or 2 would aggravate existing orchard - non-farm residences complaints with regard to orchard spray drift, and would likely cause increased vandalism of orchard crops. Locating housing in the pasture and "vacant" areas immediately to the north and west of the airport would lead to serious conflicts with airport uses as the airport expands.

C. CONSEQUENCES

The two "Rural Residential" designations in "area 1" are generally located upon steep lands that are wooded or open and have a number of small parcels. Little of the lands involved are being managed for forestry or agriculture. Thus, impact upon the agriculture of forestry-related sectors of the economy will be minimal.

The northern "Rural Residential" designation is in the vicinity of Highline Drive. The southern portion of this designation is on a Class IIIe (e = subject to erosion) soil; the remainder is on Class VI and VII soils. Forest site classes in the northern "RR" designation are 4 and 5. The area is highly parcelized and generally committed to non-farm or forestry use. This area was designated "Future Low Density Residential" in the 1973 Comprehensive Plan. There are no orchard lands in this "RR" designation.

ATTACHMENT "B" 3/6

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense' housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet. **2A**

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial" see Plan Map) as "Rural Residential". The Plan map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential".

All of the lands mentioned thus far in area 2 are located on Class II and III soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing at the present time.

The three remaining "Rural Residential" designations are: (1) the vicinity of Markham Road and Portland Drive, (2) the vicinity of Portland Drive and Tucker Road, and (3) ten acres south of the Airport.

ATTACHMENT "B" 4/6

These designations primarily are located on Rockford stony loam. The ten acre RR designation south of the Airport is on Wind River fine sandy loam, a Class III soil. This designation, however, has ten houses located upon it and is committed to housing. Even though Rockford stony loam is a Class III soil, farmers in the area can verify that this soil is poor for orchard crops, largely because of stoniness and the shallow depth to restrictive layer. Parts of designations (1) and (2) are suitable for pasture. However, due to the small average parcel size (approximately six acres) in the designations and the fact that much of these designations are already committed to non-farm residential development, commercial agriculture of a significant scale would be difficult to maintain. The Plan Map has excluded the two sizable orchards and a large dairy farm in the area from the "Rural Residential" designations, and placed them in the "Farm" designation.

Moving on to area 3, the Plan Map has designated most of the area south and west of the UGB and east of Phelps Creek as "Rural Residential". Most of this area is underlain by Rockford soils. As mentioned earlier, these soils are classified as Class III soils but pose serious problems for orchard production unless they are very carefully managed. In addition to the problems associated with Rockford soils mentioned earlier, farmers on the Rockford soils in this area must cope with the strong winds that come up the Columbia Gorge and plague the Westside area. An examination of the history of farming in this area will show that orchardists have in general moved away from the Rockford soils on the Westside and have concentrated their efforts on the more easily worked soils to the south and east in the planning area where strong winds are also less of a problem. Discussions with local farmers and the Oregon State Extension Service corroborate the fact that orchard production is relatively low on the Rockford soils in the Westside. A look at the parcelization map and the Existing Lands Use Map show that parcel sizes in the area under discussion are small (the average is approximately four acres) and there are very few orchards of commercial size. An examination of the area will show that most agriculture activity is of a "hobby farm" nature—primarily the raising of a few horses and/or cows. Domestic water lines are already in place throughout the area, and the proximity of the area to Hood River and its shopping and employment opportunities means that the Energy Conservation Goal will be better served than if the bulk of rural housing was planned to be located at a distance from the City.

D. COMPATIBILITY

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses in "Farm" designations, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, or topographic breaks in order to minimize land use conflicts with adjacent land uses.

IV. COMMERCIAL LAND USE

The Plan Map designates three areas outside the UGB as "Commercial". They will be defined as: area A - an area encompassing both sides of Tucker Road immediately south of the UGB; area B - in the vicinity of the second right-angle turn of Tucker Row coming south from the UGB; area C - an area at the junction of Highway 35 and the Old Columbia River Highway. All of the aforementioned areas designated as "Commercial" are at least in part presently zoned Commercial and are in varying degrees currently built upon by commercial uses.

A. NEED

The Background document for this Plan discovered that there are 458 acres of land zoned for commercial activities within the planning area. Of this total acreage, 53 acres are being used for commercial activities. Even though the amount of land zoned for commercial uses but not presently being used for commercial activities may seem more than adequate for expansion of commercial activities during the planning period, it should be noted that not all the land zoned commercial is suitable for commercial use because of steep slopes and other physical limitations. In addition, housing and other non-commercial activities are located within commercial zones. In order to provide for future choice in the market place and meet future commercial needs, some land for commercial uses outside the UGB is required. Generally, only those lands presently built on by commercial uses outside the UGB are designated "Commercial". Limited expansion of these existing uses is generally permitted.

B. ALTERNATIVES

In allocating land for future commercial uses, the land outside the UGB that is presently zoned and used for commercial uses was first looked to. In areas A and B, most of the area on the Plan Map designated "Commercial" is presently devoted to commercial uses. In area C, approximately 25 percent of the area is presently devoted to commercial uses.

Other possible areas for commercial designation that are presently being used for commercial uses have serious drawbacks. They are at scattered locations along Tucker Road. One is in the flight path for the Hood River Airport, while the others are businesses of a limited nature (one or two person businesses allowed under a special county ordinance). In both cases, it would seem

BACKGROUND DATA

SITE NAME OR NUMBER: 2B - City/Westside (MAP #3)

A. Location: 2N 10 2D #100, 200, 302, 303, 400, 500, 501, 502, 600, 601, 700, 800, 900, 1000, 1100, 1200, 1300, 1301, 1400, 1500, 1501, 1600, 1700, 1702, 1900, 2000, 2100, 2200, 2300, 2400, 2600, 2700, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3700, 3800, 4100, 4200, 4300, 4301, 4400, 4401, 4500, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 6000, 6100, 6200, 6300, 6500, 6600, 6700, 6701, 6800, 6900, 7000, 7200, and portions of 304, 2800, 3600, 5900, 5901, and 7300; 2N 10 1 #800, 900, 1000, and portion of 600. (See Attachment "A").

B. Exception; Existing: City/Westside (see Attachment "B").

C. Plan/Zoning: Rural Residential/RR-½

D. Land Use:

1. Site: There are 47 houses on 38 parcels. Density average is one house per 2.11 acres. Considering current land uses,maximum parcelization would create 105 additional parcels/dwellings.

   Conditional uses within the area include the Westside Fire Station/Ice Fountain Water District Office (1.28 acres), two cemeteries (1.24, 2.25 acres), and a mobile home park (5.0 acres). Vacant land is in pasture or remains undeveloped.

   There are mixtures of land uses in the area to include mobile home courts, cemeteries, offices for the Westside Rural Fire Protection District and Farmers Irrigation District, sporting goods store, RV sales lot, car sales lot, bowling alley, churches, 47 single-family dwellings, veterinary clinic, garage and body shop. Existing commercial uses are planned and zoned commercial because they are built out and committed.

   Alder Creek borders the area to the east and south.

2. Adjacent: Several commercial uses exist to the west and north along Tucker Road. Industrial uses also exist to the west where lands are planned and zoned Industrial. Lands south, east, and north are planned and zoned Exclusive Farm Use. Average parcel size to the north and east, 12± acres and 94% of the land is receiving farm deferral. Farms (orchard) to the south of Alder Creek. Parcels average 3.55 acres and 54% of the land is receiving farm deferral. State Experiment Station and Hood River County ownership is on land to the east.

E. Soils: Wind River fine sandy loams (0-12% slopes).

1. Forest: Not suitable.

2. Agricultural: Class IIIs (majority), IVe.

F. Deferral status: No deferrals.

G. Acreage:

1. Site: 99± acres.

2. Parcel sizes: 0-0.99 acres, 50; 1.0-1.49 acres, 8; 1.50-1.99 acres, 1; 2.0-2.49 acres, 4; 2.50-4.99 acres, 5; greater than 5 acres, 6.

3. Average Parcel Size: 1.29± acres.

H. Ownership Pattern:

1. Site: Generally single ownership. Public ownership include: K&P Cemetery (2N 10 2D #1500, 1.24 acre); Hood River Memorial Cemetery (2N 10 2D #1400, 2.25 acre) Westside Rural Fire Protection District (2N 10 2D #1300, 1.28 acre); Hood River County (2N 10 2D #1501, 1.24 acre).

2. Contiguous Ownerships: 2N 10 2D #5900, 5901, and 7300 are contiguous with larger acreages outside the area. Alder Creek divides these parcels.

3. Large Ownerships: Largest parcels are 10.52, 6.54, and 5.0 acres. These parcels have not been partitioned.

I. Partitions: Four parcels have previously been partitioned, but have not changed ownership. Potential for one new parcel (three parcels with a variance).

J. Public Services:

1. Sewer: Septic Tank/Drainfield

2. Water: Ice Fountain Water District or wells.

3. School: Busing available; schools are within one mile.

4. Fire: Westside Rural Fire Protection District

5. Access: Tucker Road (arterial), Bradley, Cherry, McCarthy, and Experiment Station Drive (local streets). Comprehensive Transportation Plan indicates a connector street is planned between Tucker road and Indian Creek Road (collector) at the northern edge of the Exception Area.

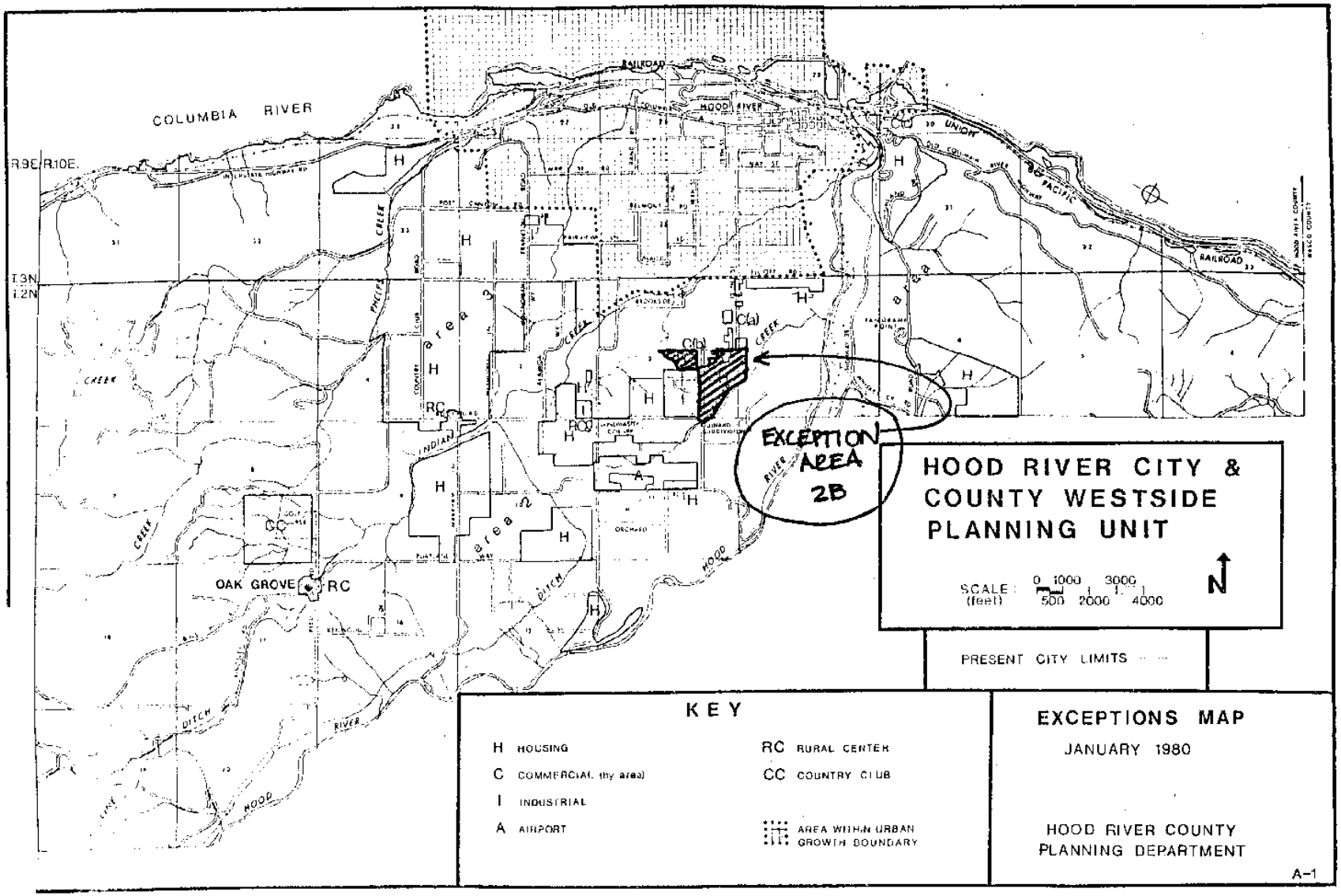
6. Mail: Delivery available.

K. Natural Boundaries: Alder Creek along southeastern edge of area, Indian Creek at northwestern corner.

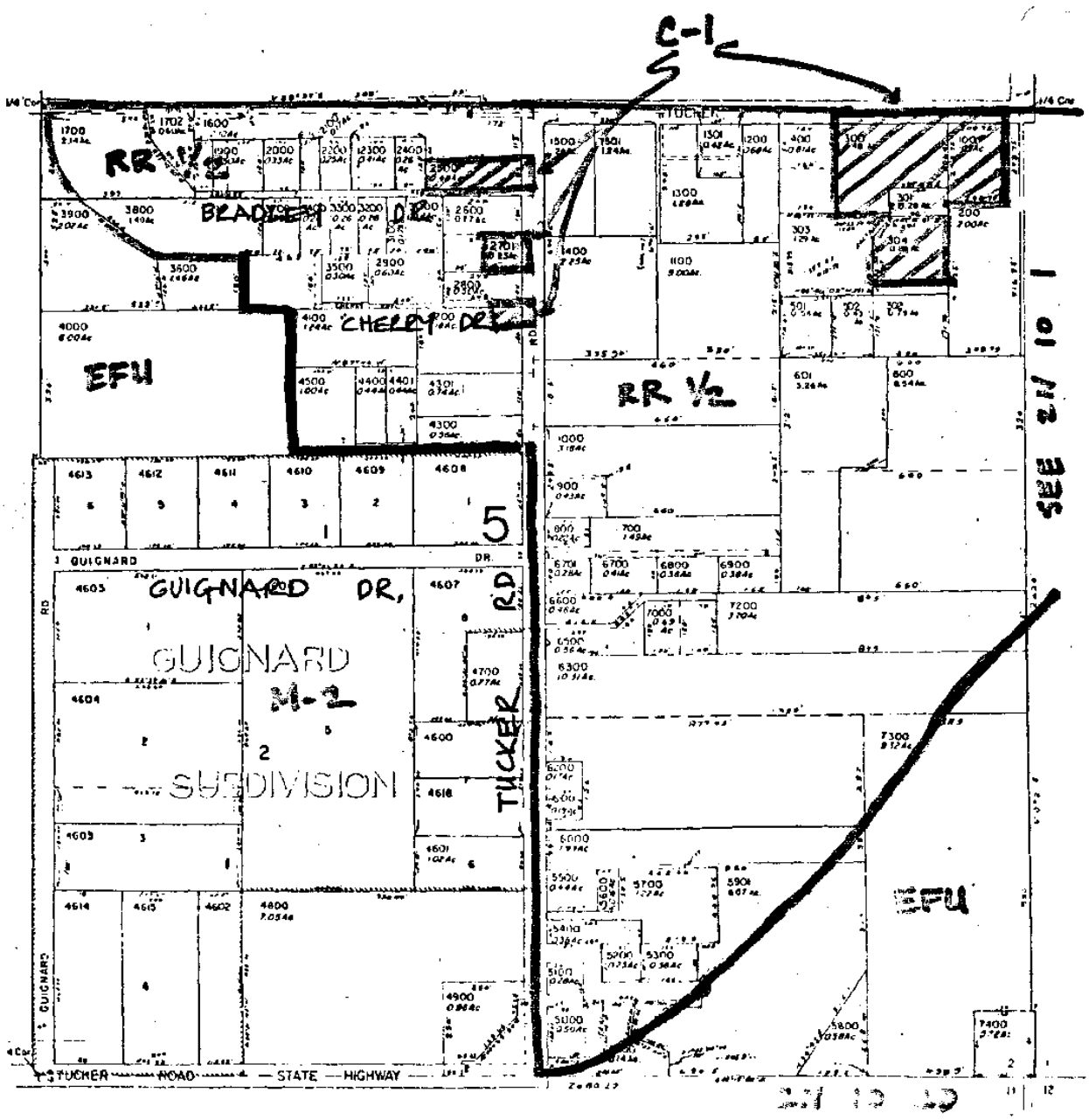
L. Neighborhood and Regional Characteristics: Commercial land uses and zoning to the north and within the area. Orchards to the east, southeast; rural residential and pasture uses in the Exception Area to the west; Industrial (M-2) between the two residential exception areas.

M. Recommendation: The Background Data presents additional justification that the area is primarily committed to development. In filling can accommodate projected population growth.

The additional information noted above to be incorporated into the existing Exception.



ATTACHMENT "A" 1/3


C-1
RR ½
BLADE
CHERRY DR
EFU
RR ½
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M-2
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TUCKER RD
EFU
TUCKER ROAD — STATE HIGHWAY
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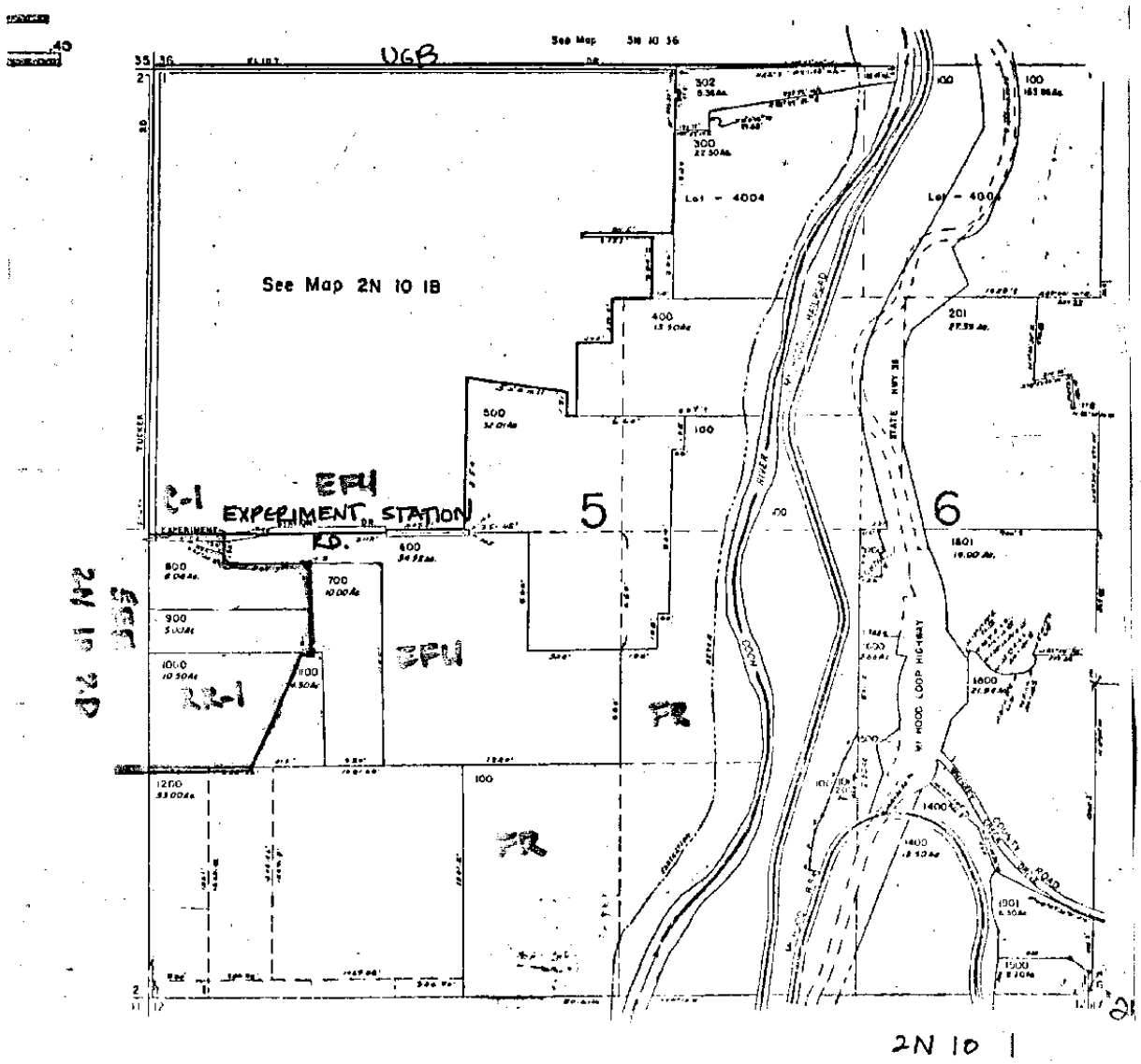
NORTH


UGB
See Map 3N 10 36
See Map 2N 10 1B
EFU
EXPERIMENT STATION
RD.
5
6
FR
R-1
2N 10 1
NORTH

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet.

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial" – see Plan Map) as "Rural Residential". The Plan Map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential". **2B**

All of the lands mentioned thus far in area 2 are located on Class II and III soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing at the present time.

The three remaining "Rural Residential" designations in area 2 are: (1) the vicinity of Markham Road and Portland Drive,

BACKGROUND DATA

SITE NAME OR NUMBER: 2C - City/Westside (MAP #4)

A. Location: 2N 10E 2C #1200, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1400, 1401, 1500, 1501, 1502, 1503, 1504, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2201, 2300, 2400, 2500, 2501, 2502, 2600.

2N 10E 11A #3000, 3100, 3101, 3200, 3300, 3400, 3401, 3500, 3600, 3800, 3900; portions of 2500, 2600, 2800, 2900.

2N 10E 11B #100, 200, 300, 500, 600, 700, 800, 900, 1000, 1400, 1500, 1601, 1700, 1800, 1900, 2000; and portions of 1100 and 1600. (See Attachment "A").

B. Exception; Existing: City/Westside (See Attachment "B")

C. Plan/Zoning: Rural Residential (RR-1)

D. Land Use:

1. Site: Two churches are in the area and also some pre-existing commercial uses (i.e., movie theatre, used car lot, automotive service, fruit stand). Dwellings are cluster along the roads in the exception area. Vacant land is generally in pasture. Housing density equals 1 dwelling per 2.36 acres.

2. Adjacent: To the north, farm and orchards; east, farm, orchards, industrial, residential, and waste transfer site; south, farm, orchards, and airport; west, farm, orchard, residential, and industrial. High school is less than 1 mile to the northwest.

E. Soils: Rockford stony loam (0-8%), VanHorn variant loam (0-8%), Wind River fine sandy loam (0-8%), and along Alder Creek, Wind River variant gravelly sandy loam (0-8%).

l. Forest: Not suitable for commercial forest production.

2. Agricultural: Majority is Class IIIs. Other soils are Class IIw, and IVs if irrigated or VIs if non-irrigated.

F. Deferral Status: Approximately 32 acres are receiving farm tax deferrals. This is 30% of the land area.

G. Acreage:

1. Site: 106± acres.

2. Parcel Sizes:

(29) – 0-0.99 acres	(4) – 2.00-2.99 acres	(6) greater than 5 acres
(11) – 0.99-1.99 acres	(5) – 3.00-4.99 acres	(average 8.0 acres)

Of 55 total parcels, 73% cannot be repartitioned.

3. Average Parcel Size: 1.93± acres.

H. Ownership Patterns:

1. Site: Generally single ownerships. Two non-profit parcels (churches).

2. Contiguous ownerships: 7.55 acres are contiguous with 5.55 acres outside the exception area (three ownerships).

3. Large ownerships: There are 6 parcels greater than 5 acres. Average parcel size is 8.0 acres.

I. Partitions: 6 partitions between 1975 and 1982. 6 parcels remain vacant and could be built upon.

J. Public Services:

1. Sewer: Septic systems

2. Water: Ice Fountain Water District

3. School: Busing available

4. Fire: Westside Fire District

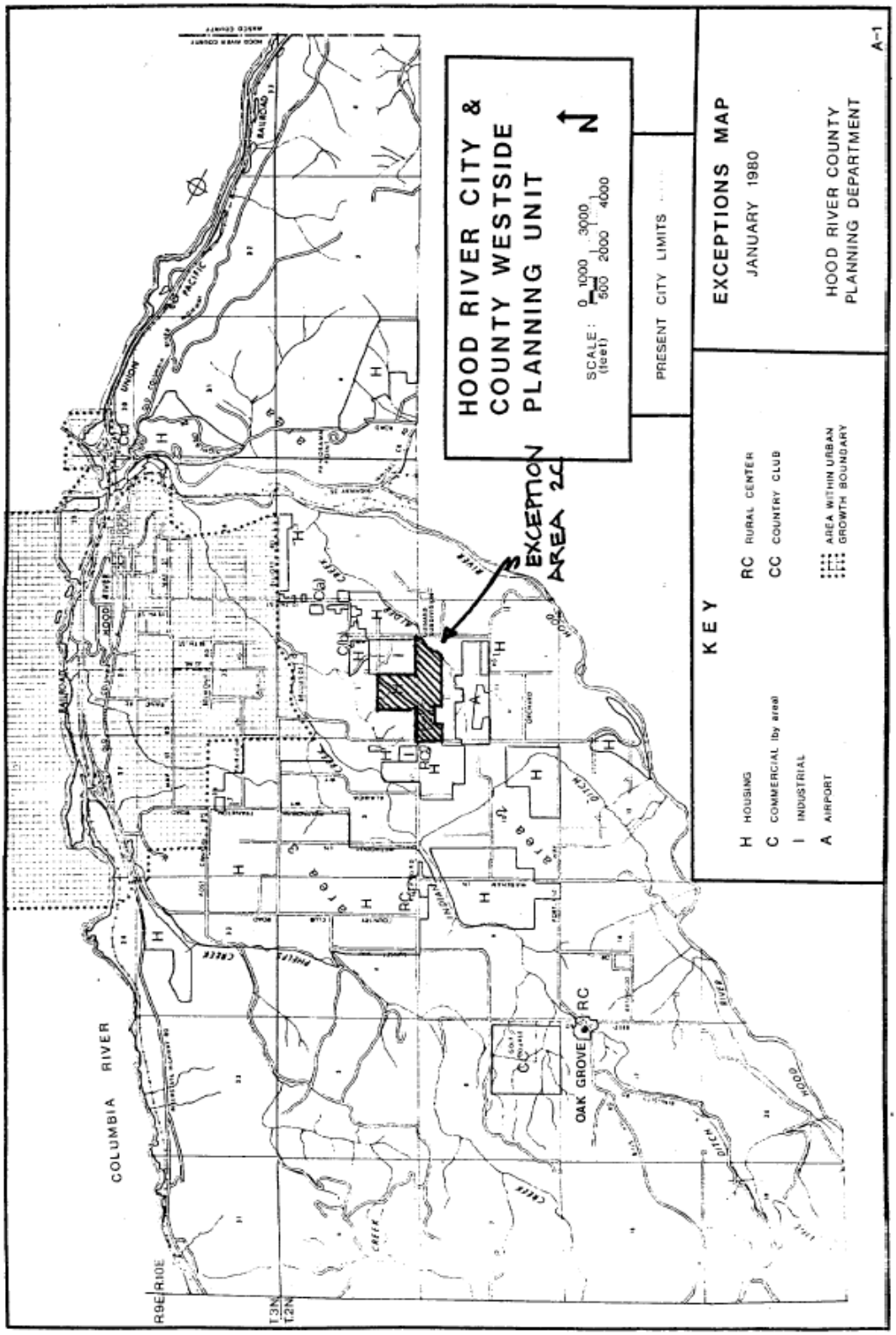
5. Access: Tucker Road (arterial), Indian Creek (collector), Jeanette Road, Martin Road, Dillon Road and Guignard Road (locals).

6. Mail: Delivery available.

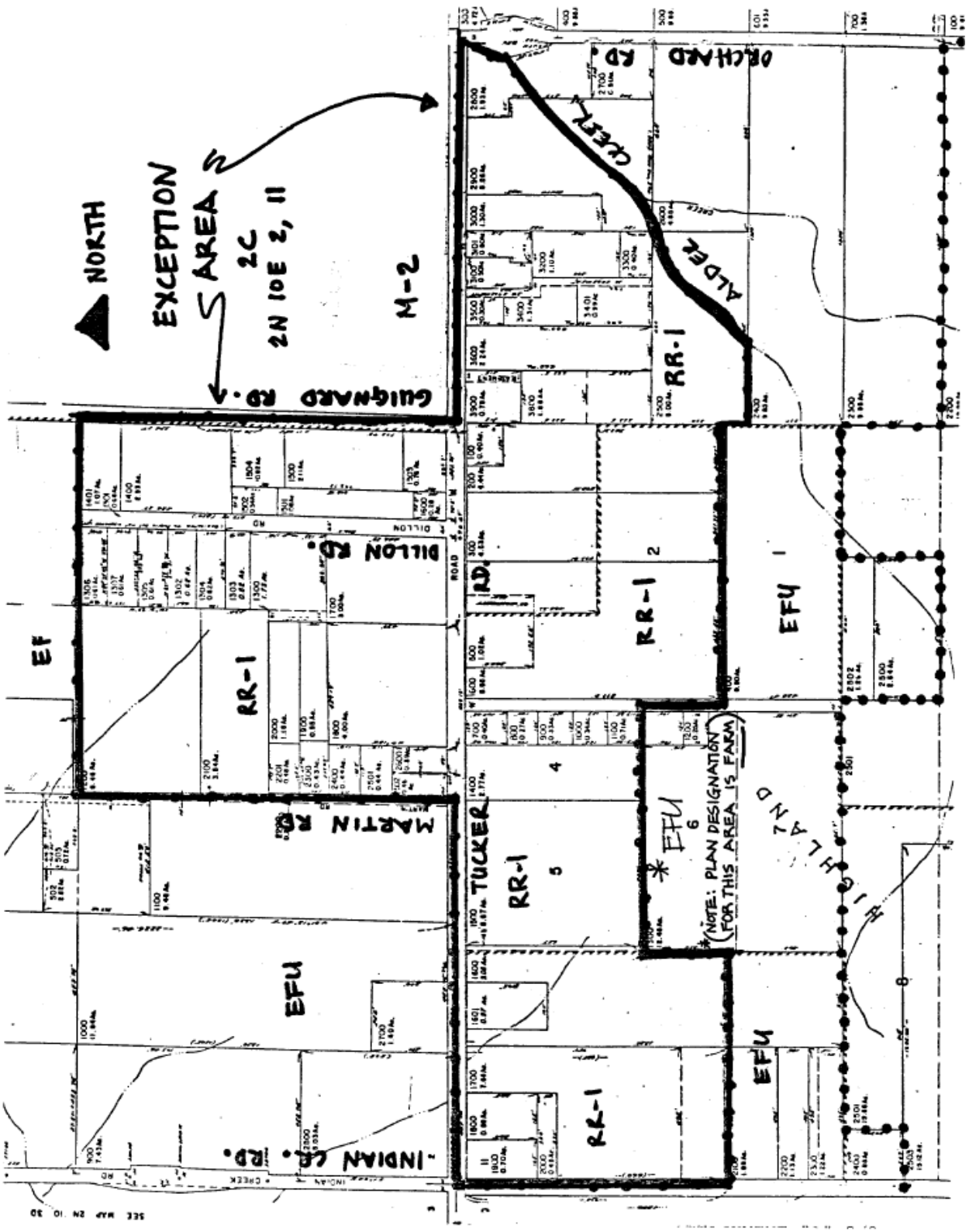
K. Natural Boundaries: Terrain is flat. Alder Creek defines the northeastern boundary.

L. Neighborhood and Regional Characteristics: Surrounding zoning is EFU and Industrial. Industrial area directly to the east and approximately ½ mile to the west. The airport is located less than ½ mile south.

M. Recommendation: The exception presented in the City/Westside Comprehensive Plan (page 93) and the Background Data indicate that an exception is justified. Four roads run north and south through the area. Dwellings are clustered along these roads leaving areas of land which may be suited for farming; however, the impacts of so many residential dwellings leave it unfeasible for farm use. The area is very close to schools, industrial areas, shopping, entertainment and the airport. Maximum development at RR-1 is 55 new dwellings.



ATTACHMENT "A" 1/2



ATTACHMENT "A" 2/2

EXCEPTIONS TO GOALS AND GOALS NOT APPLICABLE

I. INTRODUCTION –

This City/Westside Plan and Background document identifies a need for, and plans for the future provision of housing, commercial, and industrial land uses upon some lands that are Class II, III, and IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. FORMAT –

For each of the land uses to be provided for outside the UGB (i.e. housing, commercial, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need - why the use in question should be provided for; (b) alternatives - at what alternative locations within the planning area could the use in question be provided for; (c) consequences - the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility - how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by LCDC Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. HOUSING LAND USE –

There is a small "Medium Density Residential" area, and several "Rural Residential" areas of moderate size planned for housing outside the City of Hood River Urban Growth Boundary. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map A-1 as: area #1 - the two "Rural Residential" areas east of the Hood River; area #2 - those areas designated for housing that are south of the Urban Growth Boundary (UGB) and south of Indian Creek; area #3 - those areas designated for housing that are west of the Urban Growth Boundary and north of Indian Creek.

A. NEED

LCDC Goal #10 calls for provision of a variety of housing locations, types, and densities. The City/Westside Plan allocates lands for housing outside of the UGB on the basis of

both this requirement and the research on housing trends, needs, and the balancing needed to be done with reference to the other LCDC Goals found in the City/Westside Housing Report and City/ Westside Comprehensive Plan Background document. These documents found that by the year 2000, four thousand to four thousand five hundred additional people are expected to be residing within the entire planning area. Because of this and the fact that the number of persons per household in 1976 was 2.75 and continuing to drop, over 2,000 new housing units will have to be built by the year 2000. This number of new housing units includes replacement housing over and above those housing units demolished or changed in use (source: City/Westside Plan Background, 1977).

Based upon the need to put more controls on urban sprawl, and yet recognizing that the trend in the development pattern in the planning area (together with the requirement of LCDC Goal #10 mentioned previously) requires provisions for some additional land for low density housing outside of the UGB, the Planning Department projected that approximately 500 additional housing units will be planned for outside the Urban Growth Boundary (source: City/Westside Plan Background, 1977). This compares with 1,500+ new housing units planned for within the UGB during the same period, i.e. to the year 2000. Of these 500 additional housing units outside the UGB, 160 are projected to be built in areas planned for "Farm" and "Forest" designations (see Land Use Plan Map); 340 are projected to be in the "Medium Density Residential" and "Rural Residential" designations combined. Lot sizes for the "Medium Density Residential" and "Rural Residential" housing to be built outside the UGB will average about three acres. Taking into account the "market contingency factor" (i.e., the desirability of making available more land for development at any one time than is needed, in the interest of preserving choice in the market place and keeping costs low), plus the fact that somewhat less than 1½ times the net acreage figure of three acres per lot mentioned earlier will be required as gross acreage for the new housing (gross acreage being acreage that includes the housing lots plus land for roads and other facilities to serve the lots), the Planning Department estimates a total of 1,030 acres should be provided to accommodate the new housing projected for outside the UGB. The observant reader may have noted that 340 housing units multiplied by 4 acres comes to 1,360 acres. The reason the 1,030 acre figure is used is because there are many lots of record in the proposed Rural Residential designations that are smaller than 3 acres in size and are not presently built upon. In general, these lots may be built upon providing they meet septic tank requirements.

There are presently approximately 1,290 acres in Plan Map housing designations outside the UGB that are already committed to development --.e., built upon. Thus, it was determined that 2,320 acres is the total amount of land that needs to be designated for housing outside the UGB to accommodate the existing land committed to housing plus the population growth anticipated during the planning period.

B. ALTERNATIVES

Less than 20 percent of the planning area is not on Class I - IV soils. By far the majority of this has slopes in excess of 25 percent. This means that it would be difficult to install a septic tank drainfield system. In addition, all but one-half square mile total of the aforementioned areas are commercial forest lands, as defined by forest site classes of the United States Forest Service (U.S.F.S.) manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories - Oregon, Washington, and California, 1974".

Of the areas within the planning area that are on Class I - IV soils, rural housing could be located in the areas designated "Farm" in areas l, 2, or 3 of the Plan Map. The "Farm" designation areas here have for the most part well-drained soils that are currently being used for orchard, pasture, or woodland. Small lot parcelization in the "Farm" designation areas is minimal. Providing for rural housing in the woodland portions of the "Farm" designations in area 1 would accelerate the hazards already experienced by orchardists in area 1 of increased erosion, vandalism, and complaints about orchard sprays when non-farm residences were located on steeply sloping woodland adjacent to orchards. Providing for rural housing in the pasture portions of the "Farm" designations in areas 1 or 2 would aggravate existing orchard - non-farm residences complaints with regard to orchard spray drift, and would likely cause increased vandalism of orchard crops. Locating housing in the pasture and "vacant" areas immediately to the north and west of the airport would lead to serious conflicts with airport uses as the airport expands.

C. CONSEQUENCES

The two "Rural Residential" designations in "area 1" are generally located upon steep lands that are wooded or open and have a number of small parcels. Little of the lands involved are being managed for forestry or agriculture. Thus, impact upon the agriculture of forestry-related sectors of the economy will be minimal.

The northern "Rural Residential" designation is in the vicinity of Highline Drive. The southern portion of this designation is on a Class IIIe (e = subject to erosion) soil; the remainder is on Class VI and VII soils. Forest site classes in the northern "RR" designation are 4 and 5. The area is highly parcelized and generally committed to non-farm or forestry use. This area was designated "Future Low Density Residential" in the 1973 Comprehensive Plan. There are no orchard lands in this "RR" designation.

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet.

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial" see Plan Map) as "Rural Residential". The Plan Map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential".

2C

All of the lands mentioned thus far in area 2 are located on Class II ar 3/4 soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing at the present time.

The three remaining "Rural Residential" designations are: (1) the vicinity of Markham Road and Portland Drive,

BACKGROUND DATA

SITE NAME OR NUMBER: 2D (MAP #5)

A. Location: 2N 10E 3D #700, 1000, 1002, 1003, 1400, 1401; 2N 10E 10 #700, 701, 702, 703, 704, 705, 800, 801, 802, 900, 1000, 1001, 1100, 1200, 1800, 1900, 2000, 2100, 2200, 2202, 2203, and 2204 (see Attachment "A").

B. Exception; Existing: City/Westside - area 2 (see City/Westside Plan, pages 90-100; no specific mention of this area made).

C. Plan/Zoning: Exception Area: Rural residential (RR2 ½); surrounding areas: to the north, south and west, Farm and EFU; to the east, Industrial (M-2) and Rural Center (RC).

D. Land Use:

1. Exception Area: Dwellings are generally clustered near the road with land in pasture, undeveloped, or wooded. Of 24 parcels, 22 have houses on them. Potential for 14 additional houses exists if existing parcels were partitioned.

2. Adjacent: Hood River Valley High School is directly adjacent to the north and east; Windmaster Corner Rural Center adjoins the east edge of the area at the junction of Indian Creek Road, Barrett Road and Tucker Road. The Drive-In Movie Theater is to the east of the Rural Center Zone. To the south and southwest, pasture; to the north and west, orchard land.

E. Soils: Includes Wind River, Van Horn, Rockford and xerofluvents. Majority of soils are Rockford Stony loam (0-8% slopes).

1. Forest: Rockford stony loam - cubic foot site class 4. Other soils not considered suitable for commercial timber production by Soil Conservation Service.

2. Agricultural: Suitability includes soils in classes IIIe, IIIs, IVe, IVs, VIs and VIIs, Rockford Stony loam is IVs if irrigated and VIs if non-irrigated. The subclass "e" indicates limitation due to erosion and "s" indicates stony.

F. Deferral status: In the exception area 22.56± acres are receiving farm tax deferral. Actual acreage being deferred varies from 0.09 acre to 9.60 acre. Two parcels are receiving forest land deferral totaling 7.84± acres.

G. Acreage:

1. Site: Total acreage is approximately 75 acres.

2. Parcel sizes: There are 24 parcels which range from 0.33 to 10.10 acre. Fourteen parcels are less than 4.5 acres and unable to partition further; ten parcels are of sizes greater than 4.5 acre.

3. Average Parcel Size: Approximately 3.0 acres.

H. Ownership Patterns:

l. Site: Mostly single ownerships; four parcels have more than one tax lot.

2. Contiguous Ownerships: Within the exception area include Manley parcel (0.74, 0.60 and 9.37); Smith (0.95 and 6.65); Negowski (5.69 and 0.42); and Klantchneck (2.17, 1.05, 0.43, & 2.00). None of the property owners within the exception area have contiguous properties outside the area.

3. Large Ownerships: The largest parcel is 9.97 acres.

I. Partitions: #75-12, (2) parcels (1.93 and 1.92); and #80-74, (2) parcels (1.94 and 2.85).

J. Public Services:

1. Sewer: Septic Tank/Drainfield

2. Water: Ice Fountain Water District

3. School: Busing available

4. Fire: Westside Rural Fire Protection District

5. Access: Barrett Drive, Tucker Road (collectors), Indian Creek Road (arterial).

6. Mail: Mail routes.

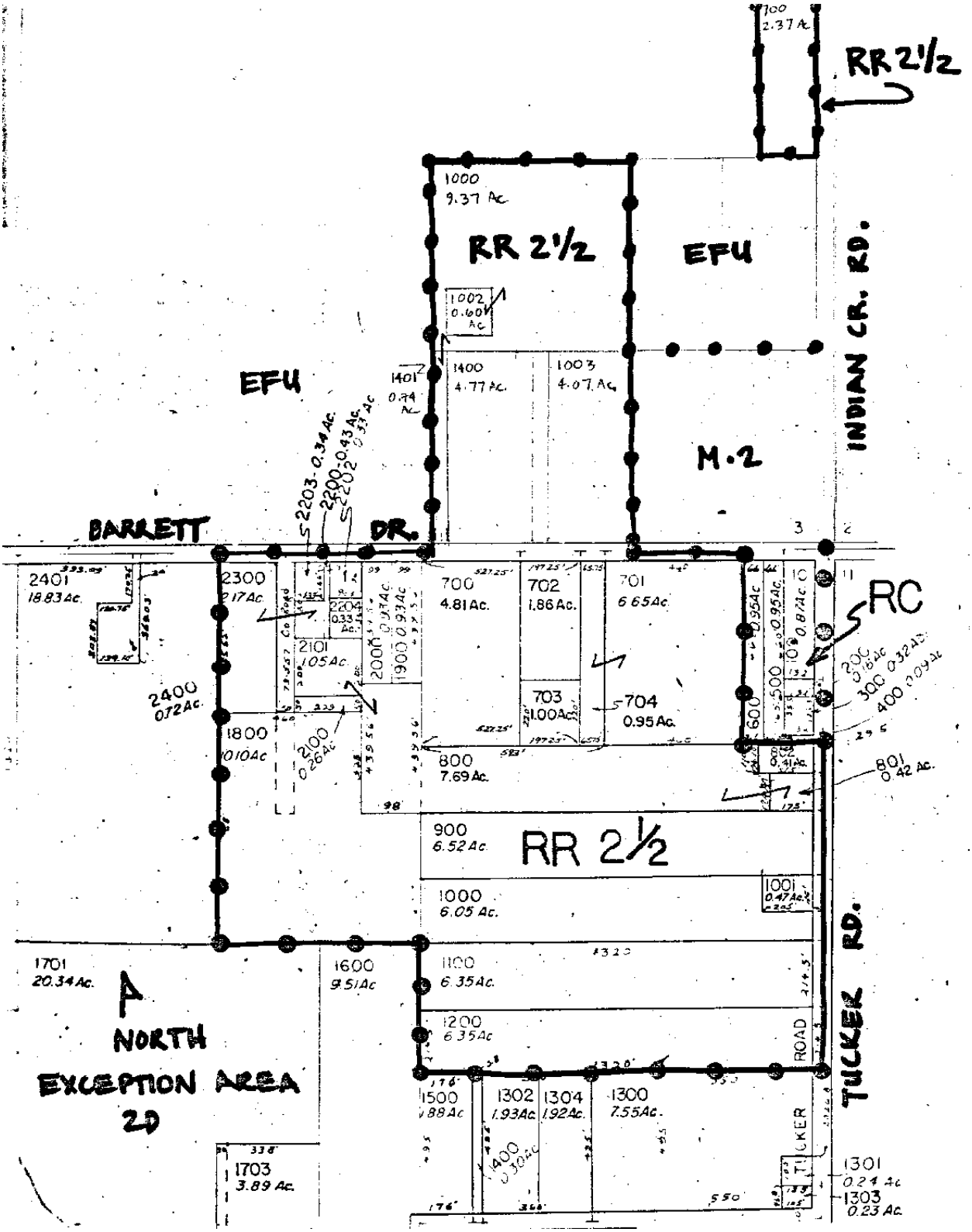
7. Other: Power/electrical lines.

K. Natural Boundaries: Two creeks running generally north and south cut through the area.

L. Neighborhood and Regional Characteristics: Majority of lands to the west and south are farm-related. High School is on approximately 40 acres to the northeast. Diamond Fruit Cold Storage Plant on approximately 9 acres to the east. The exception area is located near the intersection of Tucker Road (arterial), Barrett Drive, and Indian Creek Road (both collectors). The exception area is approximately 1/2 mile from the southern most limit of Hood River's UGB.

M. Recommendation: The exception is justified, because the majority of the area is built upon or committed to non-resource uses. Compelling reasons and facts justifying the exception are noted (directly or indirectly) in the following sections on the above Background Data: C; D. 1 and 2; G. 1 and 3; H. 1, 2, and 3; J. 1 through 7; and L.

ATTACHMENT "A" 1/2


RR 2½
EFU
INDIAN CR. RD.
M-2
BARRETT DR.
RC
RR 2½
TUCKER RD.
NORTH EXCEPTION AREA 2D
A
EFU
1000 9.37 Ac.
1002 0.60 Ac.
1400 4.77 Ac.
1003 4.07 Ac.
1401 0.94 Ac.
2203 0.34 Ac.
2200 0.43 Ac.
2201 0.33 Ac.
2401 18.83 Ac.
2300 2.17 Ac.
2400 0.72 Ac.
2101 1.05 Ac.
2000 0.97 Ac.
1900 0.93 Ac.
1800 0.10 Ac.
2100 0.26 Ac.
700 4.81 Ac.
702 1.86 Ac.
701 6.65 Ac.
703 1.00 Ac.
704 0.95 Ac.
800 7.69 Ac.
900 6.52 Ac.
1000 6.05 Ac.
1100 6.35 Ac.
1200 6.35 Ac.
1701 20.34 Ac.
1600 9.51 Ac.
1703 3.89 Ac.
1500 1.88 Ac.
1302 1.93 Ac.
1304 1.92 Ac.
1300 7.55 Ac.
1400 3.30 Ac.
1001 0.47 Ac.
801 0.42 Ac.
1301 0.24 Ac.
1303 0.23 Ac.
ROAD
TUCKER

BACKGROUND DATA

SITE NAME OR NUMBER: 3H - City/Westside (MAP #6)

A. Location: See Attachment "A".

B. Exception; Existing: City/Westside, page 94; see Attachment "B".

C. Plan/Zoning: Rural Residential/Columbia Gorge Combining Zone (RR-1; RR-2 ½; RR-2 1/2/CG).

D. Land Use:

l. Site: Within the area approximately 6± acres are zoned for Industrial use and 8.90± for commercial use. 80+ acres are zoned RR-l, 900± are zoned RR-2 ½, and 137± acres are zoned RR-2 1/2/CG. Non-residential uses include the Saddle Club, commercial horse stable, Murrays Auction Center, Krieg Millworks, and churches. Houses are generally clustered along the roads. There are 9 parcels (separate ownerships) in the northeastern corner that are presently in orchard use. Orchard parcels range from 2.16 acres to 31.60 acres, with average parcel size being 11± acres. Other land is in pasture use or woodland. There are 292 existing dwellings on 328 parcels. If maximum parcelization were to occur, 218 additional houses could be built for a total of 510 in the exception area. Density averages one house per 4.67 acres.

2. Adjacent: Exception area is adjacent to the UGB (or within ¼ mile) along the northeastern edge. Orchards to the southeast, Rural Center of Rockford, orchards and Rural Residential exception area to the south. Orchards to the southwest; pasture land and woods to the west. Exception area 3J to the northwest, I-84 to the north. High School is south of Indian Creek. Westside School is directly to the east within the Urban Growth Boundary. Average parcel size of adjacent lands to the east is 8.5 acres; to the west, 15 acres.

E. Soils: Rockford stony loam, 0-12%; Rockford very stony loam, 0-30%; Van Horn fine sandy loam, 0-8%; Van Horn variant, 0-8%; Wind River variant gravelly sandy loam, 0-30%; and Oak Grove loam, 0-8% and 12-20%.

1. Forest: Cubic foot site class 4.

2. Agricultural: Class IIe, IIw, IIIe, IIIs, IVe, VII, and IVs if irrigated, and VIs if non-irrigated.

F. Deferral Status: 42% of the land in the exception area is taxed as farm or forest land. 457.29± acres receiving farm tax deferrals. 15.60± acres receiving forest tax deferrals.

G. Acreage:

1. Site: 1,116.88± acres.

2. Parcel sizes: 0-0.99 acres, 104; 1.0-1.99 acres, 59; 2.0-2.49 acres, 38; 2.50-4.99 acres, 58; and greater than 5.0 acres, 69. There are 67 parcels over 5.0 acres , that have an average parcel size of 10± acres.

3. Average Parcel Size: 4.16 acres.

H. Ownership Patterns:

l. Site: Mostly in single private ownerships, although many parcels are comprised of contiguous tax lots.

2. Contiguous Ownerships: Few ownerships are contiguous with outside acreages. 4.85 acres are contiguous with an adjoining, 18.76 acre farm.

3. Large Ownerships: 60± acres, 30± acres. 69 parcels over 5.0 acres with an average parcel size of 10± acres.

I. Partitions: 11 partitions between 1980 and present creating 17 parcels.

J. Public Services:

1. Sewer: Septic systems or Hood River City sewer if within 300' of existing line.

2. Water: Ice Fountain Water District and taps from City main.

3. School: Schools nearby; busing available.

4. Fire: Westside Fire District.

5. Access: Frankton Road, Multnomah Way (arterials); Post Canyon Road, Country Club Road, Belmont Road, Rockford Road (collectors); Methodist Road, Cannon Drive, Markham Road (local roads).

6. Mail: Delivery available.

7. Police Protection: Sheriff's deputy patrols the area on a regular basis.

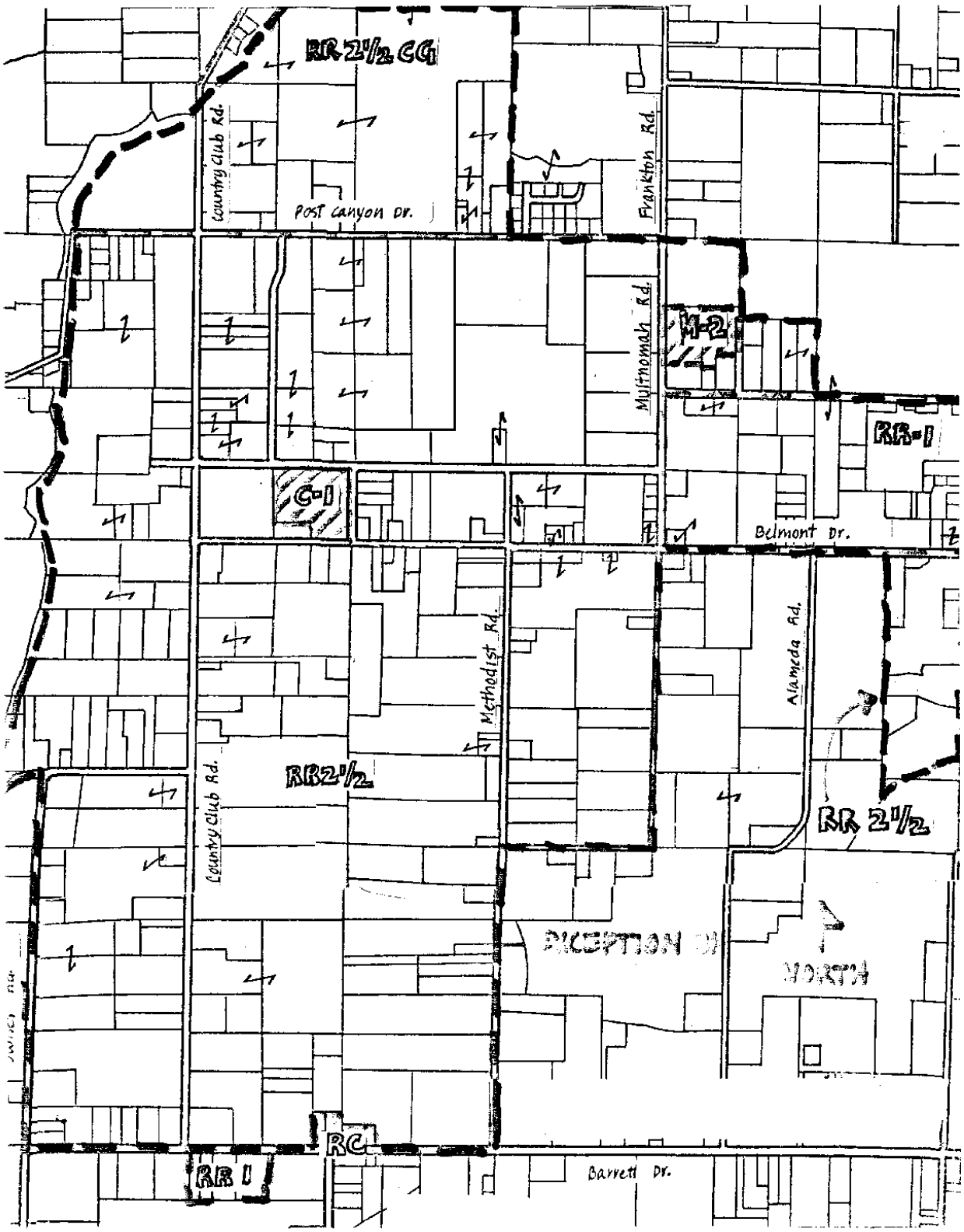
8. Irrigation: Farmers Irrigation District service is available.

K. Natural Boundaries: Phelps Creek to the northwest. Indian Creek runs through the north portion and is a boundary on the southwest edge. Topography is generally flat.

L. Neighborhood and Regional Characteristics: The exception area is open with land being used for raising cattle, horses and crops for both personal and commercial uses. Northern portion of the area is within the Columbia Gorge boundary and is zoned RR-2 1/2/CG. The UGB and associated services is directly to the east. Farm and forest uses and zoning to the southeast and west. Rural residential land to the south. Two arterials and four collector roads carry traffic through the area.

M. Recommendation: Information indicates site is not built out and committed to rural residential uses. The Commission should further discuss this exception area prior to making a recommendation.

On October 13th, the Planning Commission supported the previous exception for this area.



Attachment "A" 1/2

2N	10	3A	100, 200, 201, 202, 203, 204, 300, 400, 500, 600, 700, 800, 900, 1000, portions of 1100 and 1200.
2N	10	3B	All tax lots
2N	10	3C	2100, 2200, 2300, 2400, 2500, 2600, 2700, 2701, 2800, 2900, 2902, 3000, 3100, 3200, 3300.
2N	10	4	1600, portions of 2300.
2N	10	4A	All tax lots
2N	10	4D	100, 200, 300, 400, 500, 600,700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 1901, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3300, 3400, 3500, 3600, 3700, 3701, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500.
2N	10	9	300, 400, 500, 501
3N	10	33A	700, 701, 702, 703, 2200, 2201, 2400, 2401, 2500, 2600, 2700, 2800, 2900, 3000, 3001, 3100, 3200, and portions of 400 and 2300.
3N	10	33D	100, 200, 300, 400, 401, 500,501, 600, 700, 800, 900, 1000, 1001, 1100, 1200, 1300, 1400, 1500, 1700, 1800, 1900, 2000, 2001, 2100, 2101, 2200, 2300, 2400, 2401, 2700, 2701, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4300, 4400, 4500, 4600, 4700, 4800, 5000, 5100, 5200, and portions of 2201, 2202, 2500, and 2702.
3N	10	34B	Portions of tax lot numbers 1500, 1600, 1601, 1602, 1700, 1800, 1900.
3N	10	34C	All tax lots
3N	10	34D	400, 600, 602, 700, 701, 702, 800, 900, 901, 1000, 1100, 1200, 1300, 1301, 1302, 1303, 1400, 1401, 1402, 1404, 1500, 1600, 1700, 1800, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1909, 1910, 1911, 2000, 2100, 2200, 2201, 2202, 2203, 2204, 2300, 2304, 2305, 2307, 2401, 2500, 2600, 2700, 2701, 2702, 2800, 2801, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, portions of 500 and 604.

(2) the vicinity of Portland Drive and Tucker Road, and (3) ten acres south of the Airport. These designations primarily are located on Rockford stony loam. The ten acre RR designation south of the Airport is on Wind River fine sandy loam, a Class III soil. This designation, however, has ten houses located upon it and is committed to housing. Even though Rockford stony loam is a Class III soil, farmers in the area can verify that this soil is poor for orchard crops, largely because of stoniness and the shallow depth to restrictive layer. Parts of designations (1) and (2) are suitable for pasture. However, due to the small average parcel size (approximately six acres) in the designations and the fact that much of these designations are already committed to non-farm residential development, commercial agriculture of a significant scale would be difficult to maintain. The Plan Map has excluded the two sizable orchards and a large dairy farm in the area from the "Rural Residential" designations, and placed them in the "Farm" designation.

Moving on to area 3, the Plan Map has designated most of the area south and west of the UGB and east of Phelps Creek as "Rural Residential". Most of this area is underlain by Rockford soils. As mentioned earlier, these soils are classified as Class III soils but pose serious problems for orchard production unless they are very carefully managed. In addition to the problems associated with Rockford soils mentioned earlier, farmers on the Rockford soils in this area must cope with the strong winds that come up the Columbia Gorge and plague the Westside area. An examination of the history of farming in this area will show that orchardists have in general moved away from the Rockford soils on the Westside and have concentrated their efforts on the more easily worked soils to the south and east in the planning area where strong winds are also less of a problem. Discussions with local farmers and the Oregon State Extension Service corroborate the fact that orchard production is relatively low on the Rockford soils in the Westside. A look at the parcelization map and the Existing Lands Use Map show that parcel sizes in the area under discussion are small (the average is approximately four acres) and there are very few orchards of commercial size. An examination of the area will show that most agriculture activity is of a "hobby farm" nature—primarily the raising of a few horses and/or cows. Domestic water lines are already in place throughout the area, and the proximity of the area to Hood River and its shopping and employment opportunities means that the Energy Conservation Goal will be better served than if the bulk of rural housing was planned to be located at a distance from the City. **3H**

D. COMPATIBILITY

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses in "Farm" designations, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size in the rural housing zones shall be of such a

BACKGROUND DATA

SITE NAME OR NUMBER: 2H - City/Westside (MAP #7)

A. Location: 2N 10E 10 #3500, 3501, 3504, 3505, 3600, 3700, 3701, 3702, 3703, 3704, 3800, 3801, 3802, 3900, 4000, 4001, 4500, 4501, 4502, 2600, 4601, 4602, 4700, 4701, 4800, 4801, 4900, 4902, and portions of 2801 and 2900.

2N 10E 9 #1100, 1101, 1200, 1300, 1400, 1500, 1600, 1700, 1701, 5300, 5400, 5500, 5600, 5700, 5800, 5801, 5900, 6000, 6200, 6300, 6400, 6401, 6402, 6403, 6404, and portions of 1000 and 1001 (see Attachment "A").

B. Exception; Existing: City/Westside (see Attachment "B").

C. Plan/Zoning: Rural Residential, RR-2 ½.

D. Land Use:

l. Site: Dwellings are clustered near the roads. Many of the parcels are long and narrow extending as much as ¼ mile back from the road. These parcels are generally in pasture or other non-intensive farm use. One parcel in the northeast corner is in orchard (2N 10E 10 #2900; 14± acres). Some patchy wooded areas and a number of wind-breaks are evident. Area averages one dwelling per 5 ½ acres. Development potential for 23 parcels/dwellings if maximum partitioning of existing parcels occurred. Potential could be much greater, however, if parcels were combined and then partitioned as many of the existing parcels are slightly under 5.0 acres and unable to divide as is.

2. Adjacent: To the north and northwest, rural center of Rockford and associated commercial and residential uses. Further north is a similar mix of pasture, wooded land, and residential uses. To the east, south and west, orchards, croplands and associated residential uses.

E. Soils: The majority of soils are Rockford stony loam (0-8%). Oak Grove loam (20-35% slopes) along Indian Creek and approximately 3.0 acres of Oak Grove loam (0-8% slopes) in southwest corner.

1. Forest: Cubic foot site class 4.

2. Agricultural: Rockford stony loam; class IVs if irrigated, class VIs if non-irrigated.

F. Deferral Status: 103.67 acres are receiving farm tax deferral. This represents 52% of the land area which is not in actual residential use (assuming ½ acre per residential site).

G. Acreage:

1. Site: 200± acres.

2. Parcel sizes: Less than 2½ acres - 21;
2½-4.99 acres - 20;
5.0-7.5 acres - 4;
7.5-10.0 acres - 7;
10.0+ acres – 1

3. Average Parcel Size: 4.07 acres.

H. Ownership Patterns:

1. Site: Private ownerships.

2. Contiguous ownerships: 10± acres are contiguous with 46± acres in farm use outside the exception area (2N 10E 9 #1001). Five ownerships are comprised of contiguous tax lots (parcels not greater than 10 acres).

3. Large ownerships: See contiguous ownerships above. Largest parcels average 9.77 acres.

I. Partitions: 9 partitions since 1977. 4 have been sold and new dwellings built. 1 is invalid and 4 are still valid, but have not yet changed ownership. Possibility exists for 4 additional dwellings.

J. Public Services:

1. Sewer: Septic Tank/Drainfield

2. Water: Ice Fountain Water District (and taps from City Water main if within 300').

3. School: Busing available

4. Fire: Westside Fire District

5. Access: Portland Drive (Collector), Markham Road, Hays Drive (local streets).

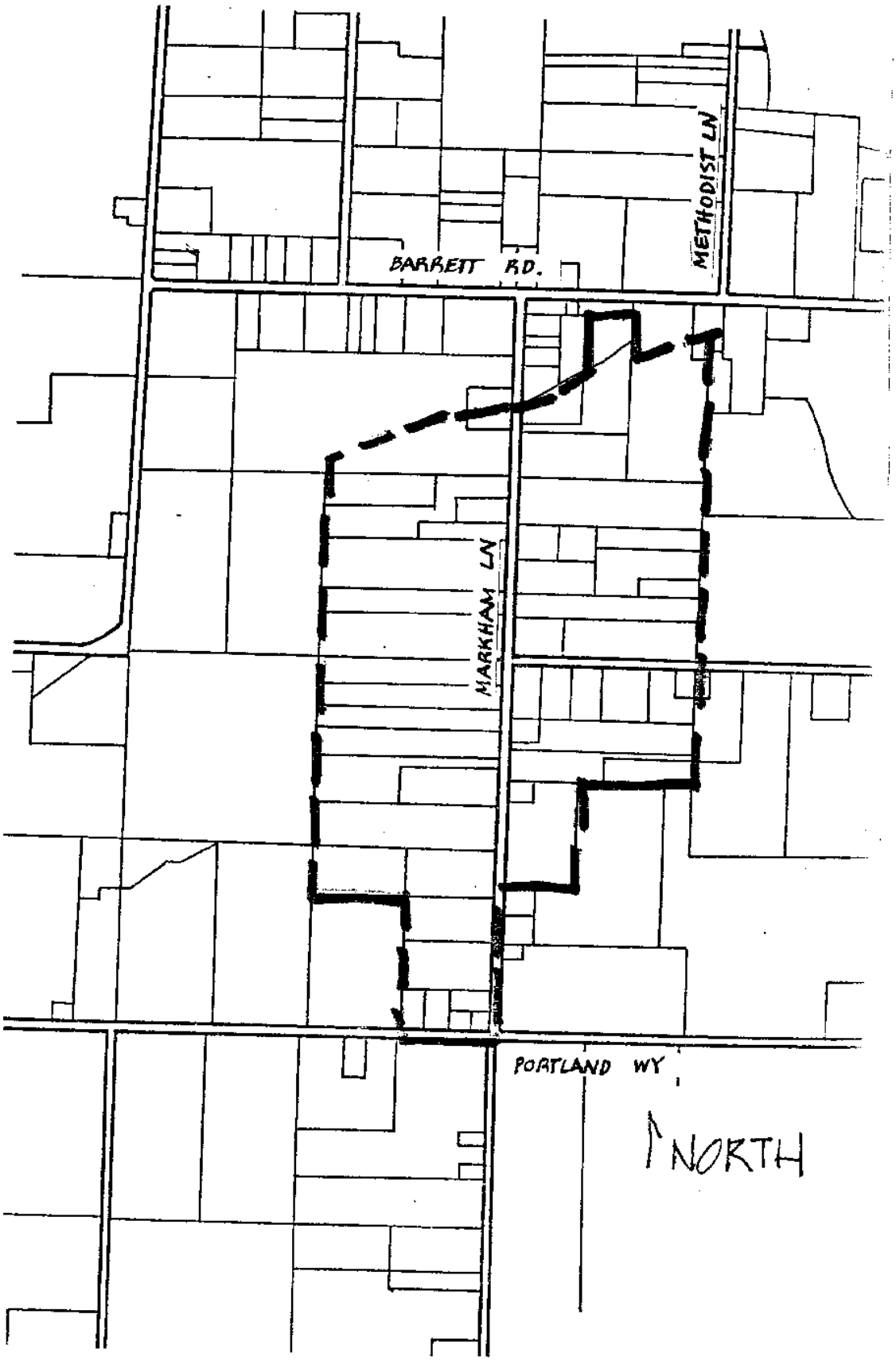
6. Mail: Delivery available.

K. Natural Boundaries: Indian Creek to the north and west edges; (limits possibly for combination with adjacent farm properties).

L. Neighborhood and Regional Characteristics: Area is surrounded by land in farm use. Across Rockford Road to the north is land in rural residential use.

M. Recommendation: Exception justified.

ATTACHMENT "A" 1/2



Attachment "A" 2/2

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet.

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial - see Plan Map) as "Rural Residential". The Plan Map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential".

All of the lands mentioned thus far in area 2 are located on Class II and III soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing, at the present time.

The three remaining "Rural Residential" designations are: (1) the vicinity of Markham Road and Portland Drive, (2) the vicinity of Portland Drive and Tucker Road, and (3) ten acres south of the Airport. These designations primarily are located on Rockford stony loam. The ten acre RR designation south of the Airport is on Wind River fine sandy loam, a Class III soil. This designation, however, has ten houses located upon it and is committed to housing. Even though Rockford stony loam is a Class III soil, farmers in the area can verify that this soil is poor for orchard crops, largely because of stoniness and the shallow depth to restrictive layer.

2H

Parts of designations (1) and (2) are suitable for pasture. However, due to the small average parcel size (approximately six acres) in the designations and the fact that much of these designations are already committed to non-farm residential development, commercial agriculture of a significant scale would be difficult to maintain. The Plan Map has excluded the two sizable orchards and a large dairy farm in the area from the "Rural Residential" designations, and placed them in the "Farm" designation.

Moving on to area 3, the Plan Map has designated most of the area south and west of the UGB and east of Phelps Creek as "Rural Residential". Most of this area is underlain by Rockford soils. As mentioned earlier, these soils are classified as Class III soils but pose serious problems for orchard production unless they are very carefully managed. In addition to the problems associated with Rockford soils mentioned earlier, farmers on the Rockford soils in this area must cope with the strong winds that come up the Columbia Gorge and plague the Westside area. An examination of the history of farming in this area will show that orchardists have in general moved away from the Rockford soils on the Westside and have concentrated their efforts on the more easily worked soils to the south and east in the planning area where strong winds are also less of a problem. Discussions with local farmers and the Oregon State Extension Service corroborate the fact that orchard production is relatively low on the Rockford soils in the Westside. A look at the parcelization map and the Existing Lands Use Map show that parcel sizes in the area under discussion are small (the average is approximately four acres) and there are very few orchards of commercial size. An examination of the area will show that most agriculture activity is of a "hobby farm" nature—primarily the raising of a few horses and/or cows. Domestic water lines are already in place throughout the area, and the proximity of the area to Hood River and its shopping and employment opportunities means that the Energy Conservation Goal will be better served than if the bulk of rural housing was planned to be located at a distance from the City.

D. COMPATIBILITY

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses in "Farm" designations, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size in the rural housing zones shall be of such a size as to maintain relatively

BACKGROUND DATA

SITE NAME OR NUMBER: 2E (MAP #8)

A. Location: 2N 10E 11A #1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2001, and 2100. (See Attachment "A").

B. Exception; Existing: City/Westside (see Attachment "B").

C. Plan/Zoning: Rural Residential (RR-1).

D. Land Use:

1. Site: Residential. 11 dwellings on 9 parcels (9 houses, 1 double-wide mobile home, 1 single-wide mobile home placed on property with a Conditional Use Permit - 1967).

2. Adjacent: North, Hood River Airport; east, south and west, orchard, pasture, residential and aviation-related use.

E. Soils: Majority in Wind River fine sandy loam (0-8% slopes), also Van Horn fine sandy loam and variant loam (0-8% slopes).

1. Forest: Not suitable for commercial timber production.

2. Agricultural: Majority is IIIs, remaining is IIe and IIw.

F. Deferral status: No farm or forest tax deferrals.

G. Acreage:

1. Site: 8.54 acres

2. Average Parcel Size: 1.07 acre (largest parcel is 1.23 acres). No potential for development exists.

H. Ownership Patterns: Eight ownerships in exception area. No parcels are contiguous with ownerships outside exception area. Largest ownership is 1.23 acres.

I. Partitions: No partitions in exception area.

J. Public Services:

1. Sewer: Septic Tank/Drainfield

2. Water: Ice Fountain Water District

3. School: Busing available

4. Fire: Westside Fire District

5. Access: Orchard Road (local)

6. Mail: Delivery available

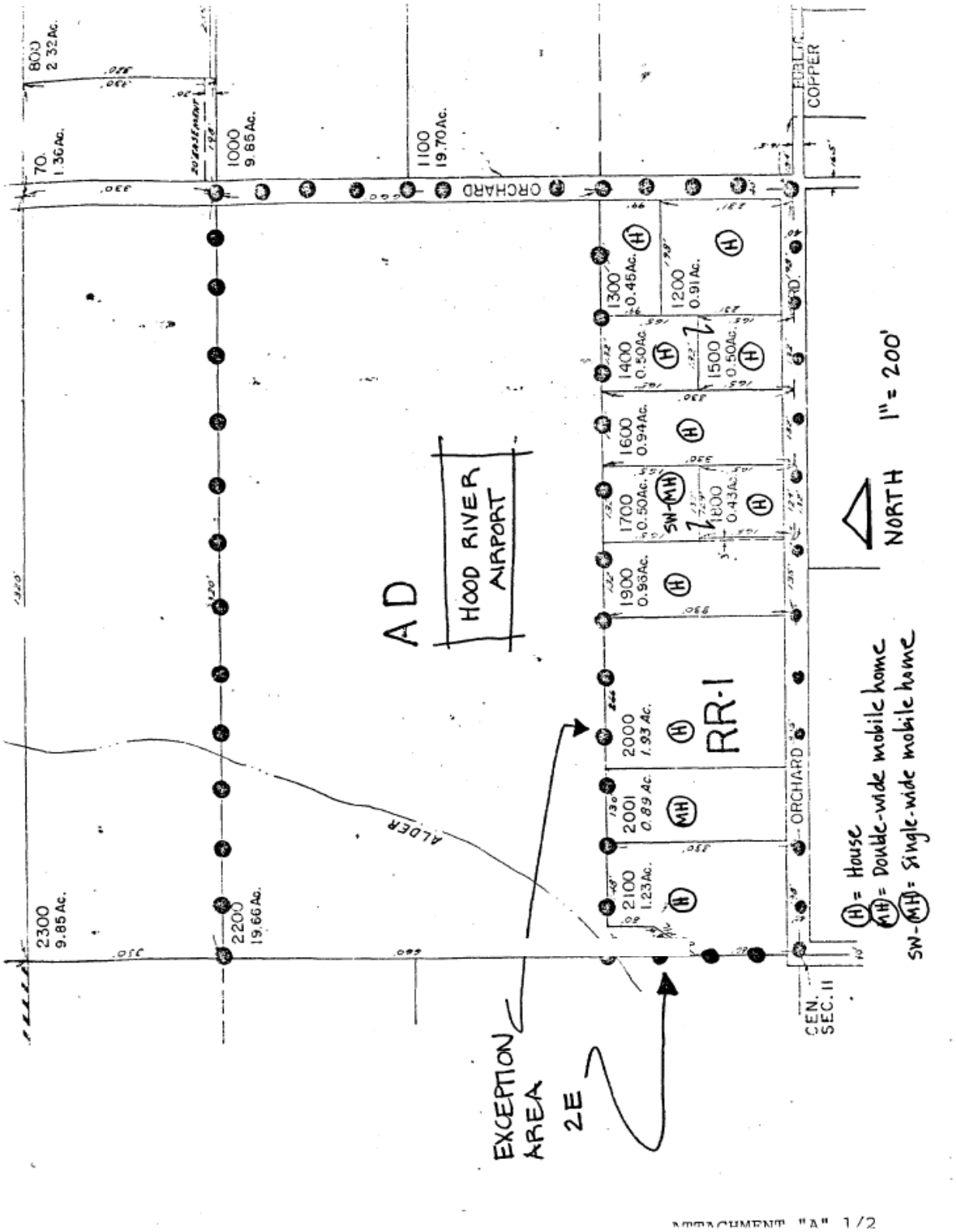
K. Natural Boundaries: No natural boundaries.

L. Neighborhood and Regional Characteristics: Residential area is surrounded by airport property. The east end of the airport proper is directly to the north. Airport lands leased to other parties are in farm, an aviation related use. Zoning is Rural Residential and Exclusive Farm Use. Rockford Rural Center is approximately l¼ miles northwest.

The Hood River Airport Master Plan* identifies the existing residential use as incompatible with airport operation. Airport has requested that all lands in Sections 10 and 11 of 2N 10E be zoned EFU.

M. Recommendation: The Background Data provides justification for this exception. The area is committed to residential use and not available for resource use. Additional findings should be added to the current exception.

* Century West Engineering Corporation, 1977-2000.



ATTACHMENT "A" 1/2

ATTACHMENT "A" 2/2

Attachment "B"

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet.

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial - see Plan Map) as "Rural Residential". The Plan Map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential".

All of the lands mentioned thus far in area 2 are located on Class II and III soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing, at the present time.

The three remaining "Rural Residential" designations are: (1) the vicinity of Markham Road and Portland Drive, (2) the vicinity of Portland Drive and Tucker Road, and (3) ten acres south of the Airport. These designations primarily are located on Rockford stony loam. The ten acre RR designation south of the Airport is on Wind River fine sandy loam, a Class III soil. This designation, however, has ten houses located upon it and is committed to housing. Even though Rockford stony loam is a Class III soil, farmers in the area can verify that this soil is poor for orchard crops, largely because of stoniness and the shallow depth to restrictive layer. Parts of designations (1) and (2) are suitable for pasture. However, due to the small average

2E

parcel size (approximately six acres) in the designations and the fact that much of these designations are already committed to non-farm residential development, commercial agriculture of a significant scale would be difficult to maintain. The Plan Map has excluded the two sizable orchards and a large dairy farm in the area from the "Rural Residential" designations, and placed them in the "Farm" designation.

Moving on to area 3, the Plan Map has designated most of the area south and west of the UGB and east of Phelps Creek as "Rural Residential". Most of this area is underlain by Rockford soils. As mentioned earlier, these soils are classified as Class III soils but pose serious problems for orchard production unless they are very carefully managed. In addition to the problems associated with Rockford soils mentioned earlier, farmers on the Rockford soils in this area must cope with the strong winds that come up the Columbia Gorge and plague the Westside area. An examination of the history of farming in this area will show that orchardists have in general moved away from the Rockford soils on the Westside and have concentrated their efforts on the more easily worked soils to the south and east in the planning area where strong winds are also less of a problem. Discussions with local farmers and the Oregon State Extension Service corroborate the fact that orchard production is relatively low on the Rockford soils in the Westside. A look at the parcelization map and the Existing Lands Use Map show that parcel sizes in the area under discussion are small (the average is approximately four acres) and there are very few orchards of commercial size. An examination of the area will show that most agriculture activity is of a "hobby farm" nature—primarily the raising of a few horses and/or cows. Domestic water lines are already in place throughout the area, and the proximity of the area to Hood River and its shopping and employment opportunities means that the Energy Conservation Goal will be better served than if the bulk of rural housing was planned to be located at a distance from the City.

D. COMPATIBILITY

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses in "Farm" designations, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size in the rural housing zones shall be of such a size as to maintain relatively

BACKGROUND DATA

SITE NAME OR NUMBER: 2F (MAP #9)

A. Location: 2N 10 10D #400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 500, 501, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1801, 1802, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200 (Attachment "A").

B. Exception; Existing: City/Westside Plan (Attachment "B").

C. Plan/Zoning: Rural Residential (RR-5, RR-2 ½). All surrounding lands designated and zoned Farm/EFU.

D. Land Use:

1. Site: There are 41 dwellings on 96.66 acres which equals one dwelling unit per 2.36 acres. Portion of one tax lot is in orchard use. The majority of parcels are in residential and pasture/hay uses. Three of the 41 parcels are vacant. Maximum partitioning would result in five additional parcels at current zoning.

2. Adjacent: Pasture and farm buildings with associated dwellings to the north and west. Primarily orchards to the east and south with farm buildings on most parcels. Most of the properties are receiving farm tax deferral.

E. Soils:

1. Forest: Cubic foot site class 4-5.

2. Agricultural: Class IIe-1; IIw-1; and IV s-1 (irrigated), VIs (non-irrigated).

F. Deferral status: 45.05 acres are receiving farm tax deferral out of 96.66 acres total (almost 50%). None of the parcels are receiving forest tax deferral.

G. Acreage:

1. Site: 96.66 acres

2. Parcel sizes: 22 parcels - 0-1 acres; 15 parcels - 1.01-4.99 acres; 3 parcels - 5.0-9.99 acres; 1 parcel - greater than 10 acres.

3. Average Parcel Size: 2.42 acres; largest parcel is 14.04 acres.

H. Ownership Patterns:

1. Site: 38 ownerships.

2. Contiguous Ownerships: no contiguous ownerships outside the exception area.

3. Large Ownerships: (1), 14.04 acres.

I. Partitions: #75-15, on Schull Drive (two lots created); #77-3, on Schull Drive (two parcels created); #79-10, on Schull Drive (three parcels created); #79-11, on Schull Drive (three parcels created); #79-64, on Schull Drive, no longer valid (three parcels created).

J. Public Services:

l. Sewer: Septic Tank/Drainfield

2. Water: Ice Fountain Water District

3. School: Yes.

4. Fire: Westside Rural Fire District

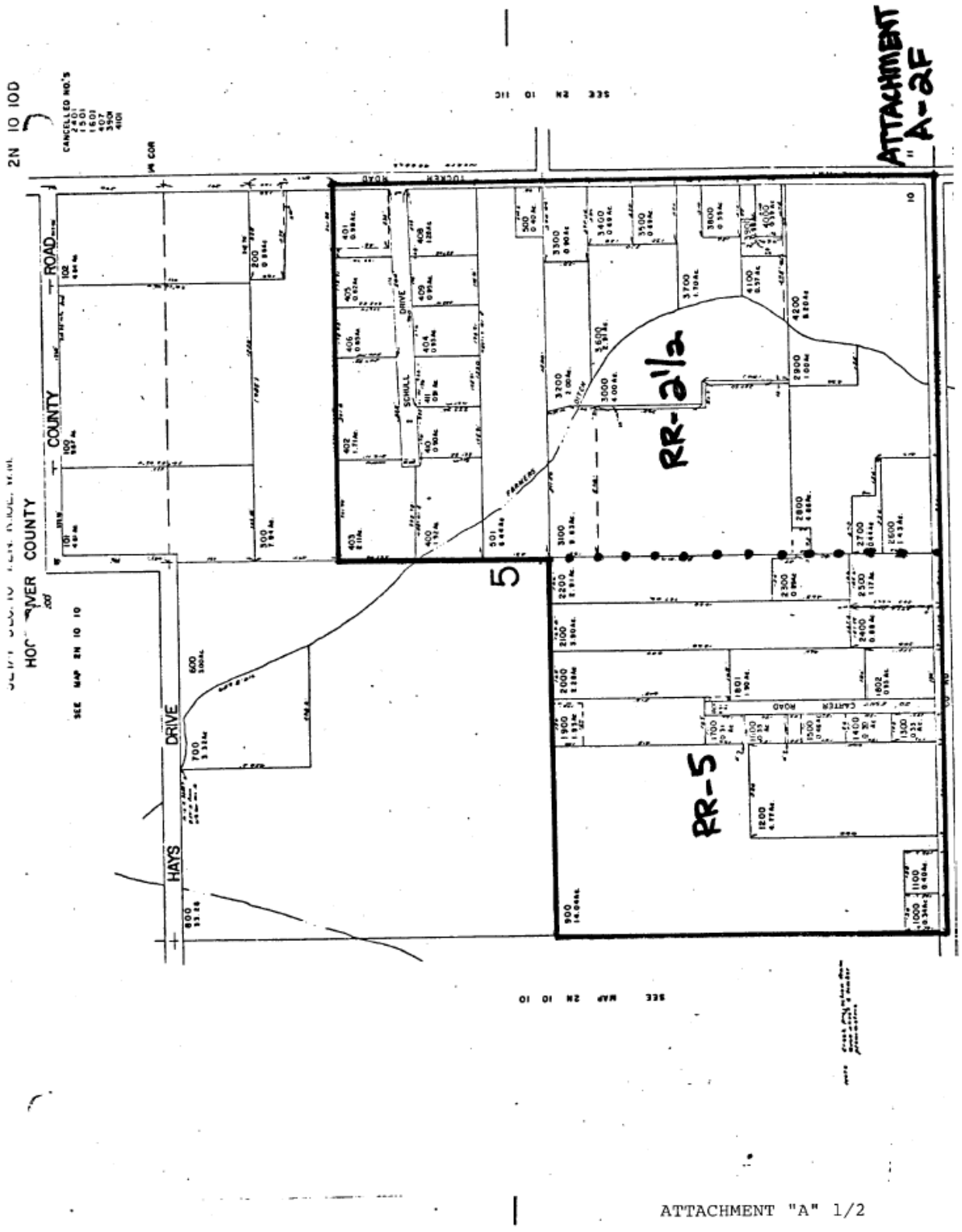
5. Access: Tucker Road, arterial; Portland Drive, collector; Carter Road and Schull Drive, local.

6. Mail: Yes.

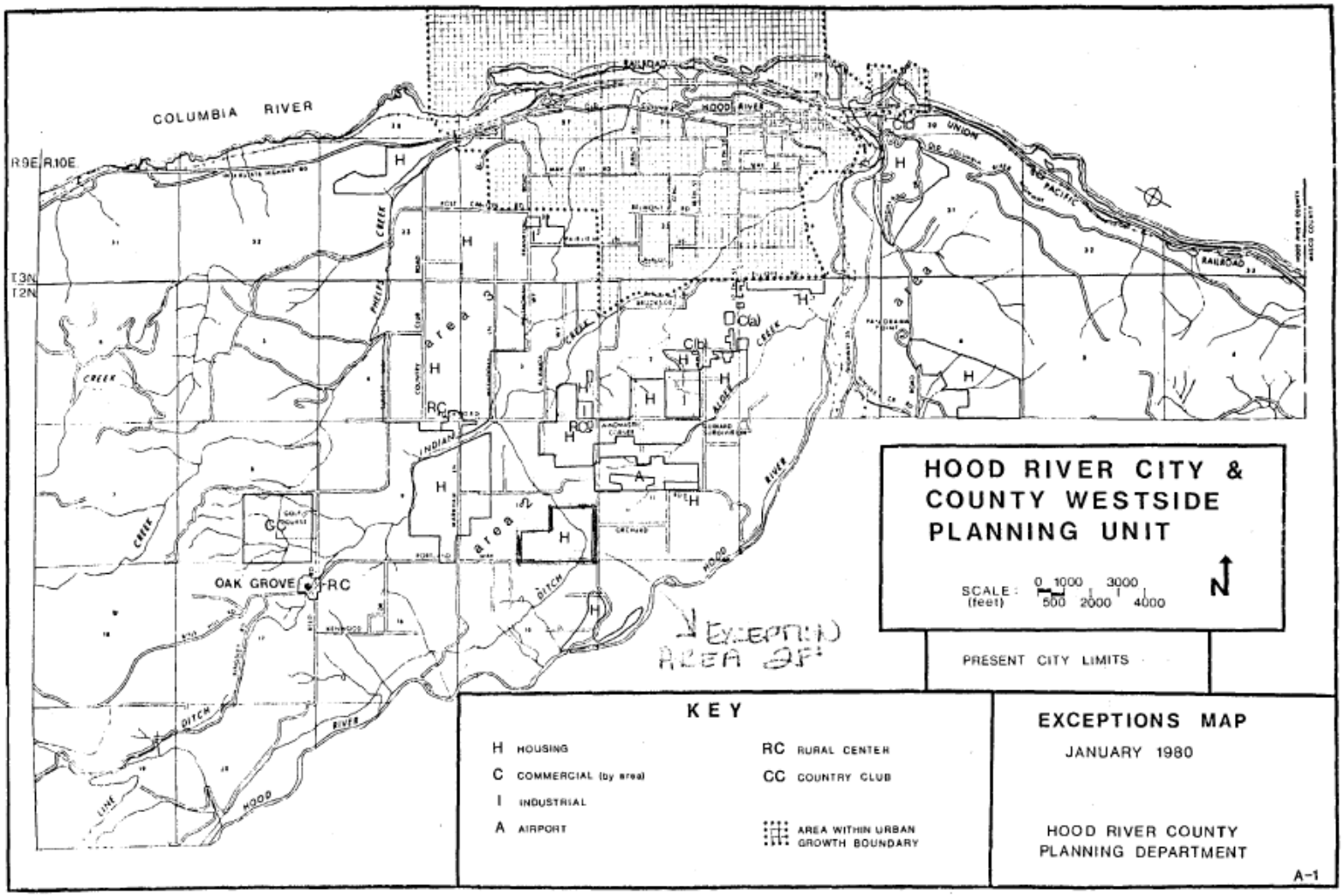
K. Natural Boundaries: Site is fairly flat. Farmers Irrigation Ditch runs through the eastern portion of the exception area.

L. Neighborhood and Regional Characteristics: All lands surrounding exception areas designated Farm and zoned EFU. Mostly in pasture, orchard and associated residential uses. The City of Hood River is approximately 3-4 miles to the north and Rockford and Oak Grove are each about 1½-2 miles west and northwest. The airport is less than ¼ mile to the north. The UGB is approximately 1¾ miles north.

M. Recommendation: Background information indicates that this area is committed to residential uses and small average lot sizes of less than 2.50 acres.



ATTACHMENT "A" 1/2



ATTACHMENT "A" 2/2

(2) the vicinity of Portland Drive and Tucker Road, and (3) ten acres south of the Airport. These designations primarily are located on Rockford stony loam. The ten acre RR designation south of the Airport is on Wind River fine sandy loam, a Class III soil. This designation, however, has ten houses located upon it and is committed to housing. Even though Rockford stony loam is a Class III soil, farmers in the area can verify that this soil is poor for orchard crops, largely because of stoniness and the shallow depth to restrictive layer. Parts of designations (1) and (2) are suitable for pasture. However, due to the small average parcel size (approximately six acres) in the designations and the fact that much of these designations are already committed to non-farm residential development, commercial agriculture of a significant scale would be difficult to maintain. The Plan Map has excluded the two sizable orchards and a large dairy farm in the area from the "Rural Residential" designations, and placed them in the "Farm" designation.

Moving on to area 3, the Plan Map has designated most of the area south and west of the UGB and east of Phelps Creek as "Rural Residential". Most of this area is underlain by Rockford soils. As mentioned earlier, these soils are classified as Class III soils but pose serious problems for orchard production unless they are very carefully managed. In addition to the problems associated with Rockford soils mentioned earlier, farmers on the Rockford soils in this area must cope with the strong winds that come up the Columbia Gorge and plague the Westside area. An examination of the history of farming in this area will show that orchardists have in general moved away from the Rockford soils on the Westside and have concentrated their efforts on the more easily worked soils to the south and east in the planning area where strong winds are also less of a problem. Discussions with local farmers and the Oregon State Extension Service corroborate the fact that orchard production is relatively low on the Rockford soils in the Westside. A look at the parcelization map and the Existing Lands Use Map show that parcel sizes in the area under discussion are small (the average is approximately four acres) and there are very few orchards of commercial size. An examination of the area will show that most agriculture activity is of a "hobby farm" nature—primarily the raising of a few horses and/or cows. Domestic water lines are already in place throughout the area, and the proximity of the area to Hood River and its shopping and employment opportunities means that the Energy Conservation Goal will be better served than if the bulk of rural housing was planned to be located at a distance from the City.

D. COMPATIBILITY

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses in "Farm" designations, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size in the rural housing zones shall be of such a size as to maintain relatively

BACKGROUND DATA

SITE NAME OR NUMBER: 2G (MAP #10)

A. Location: 2N 10E 14 #1500, 1501, 1600, 1700, 1800, 2100, 2200, and portion of 2000. 2N 10E 15 #2901, 2903, 3000, 3100, 3200, 3201, 2905, 1000, 1001, and portions of 2900. (Attachment "A")

B. Exception; Existing: City/Westside - Attachment "B"

C. Plan/Zoning: Rural Residential (RR2½ and RR5)

D. Land Use:

1. Within Area: Majority of parcels are currently in Rural Residential use with any farm activity limited to pasture land. 12 of 16 parcels have houses on them.

2. Adjacent: Across the Hood River to the south and east is generally in orchard with the exception of wooded streambank areas. To the north and northwest, pasture and orchard.

E. Soils: Xerofluvents, Xerumbrepts, Hood loams (3-20% slopes), Wy'east silt loam (0-8% slopes).

1. Forest: RR2½ area is on cubic foot site class 4 timber land. Soils in RR-5 area are not suitable for production of commercial trees.

2. Agricultural: Soils in RR2½ area are not suitable for farm use (Class VII). Soils in RR5 are Agricultural class IIe, IIIe, and IIw.

F. Deferral status: 2 parcels in contiguous ownership with adjacent farm parcels are receiving farm tax deferral (approximately 16.5± acres total).

G. Acreage:

1. Site: 45.64± acres.

2. Parcel sizes: RR2½ parcels average 2.10± acres. Approximately 8.0± acres are contiguous with a farm parcel to the north. All other parcels are less than 2½ acres. Within the RR5 area all parcels are less than 10.0 acres. (4 parcels less than 1 acre; 1 parcel less than 5 acres; 3 parcels greater than 5 acres, but less than 10 acres). Approximately 8.5± acres are contiguous with a farm parcel to the west.

3. Average Parcel Size: 2.72 acres for total exception area.

H. Ownership Patterns:

1. Site: Mostly single, private ownerships.

2. Contiguous Ownerships: 16.5± acres are contiguous with adjacent farm parcels (2N 10E 14 #2000 - 8± acres in RR2½, 29.5± acres in EFU; 2N 10E 15 #2900 - 8.5± acres in RR5, 7.63± acres in EFU).

3. Large Ownerships: Largest acreages are those listed in H,2 above.

I. Partitions: # 77-62 (2 parcels, 19.02 and 5.09 acres - 2N 10E 15 #2900, 2906, 2907)
77-69 (3 parcels - 15.5, 16.4, 6.2 acres - 2N 10E 14 #2000)

J. Public Services:

1. Sewer: Septic tank/drainfield

2. Water: Ice Fountain Water District

3. School: Busing available

4. Fire: Westside Fire District

5. Access: Dee Hwy, Tucker Road (arterial).

6. Mail: Service available

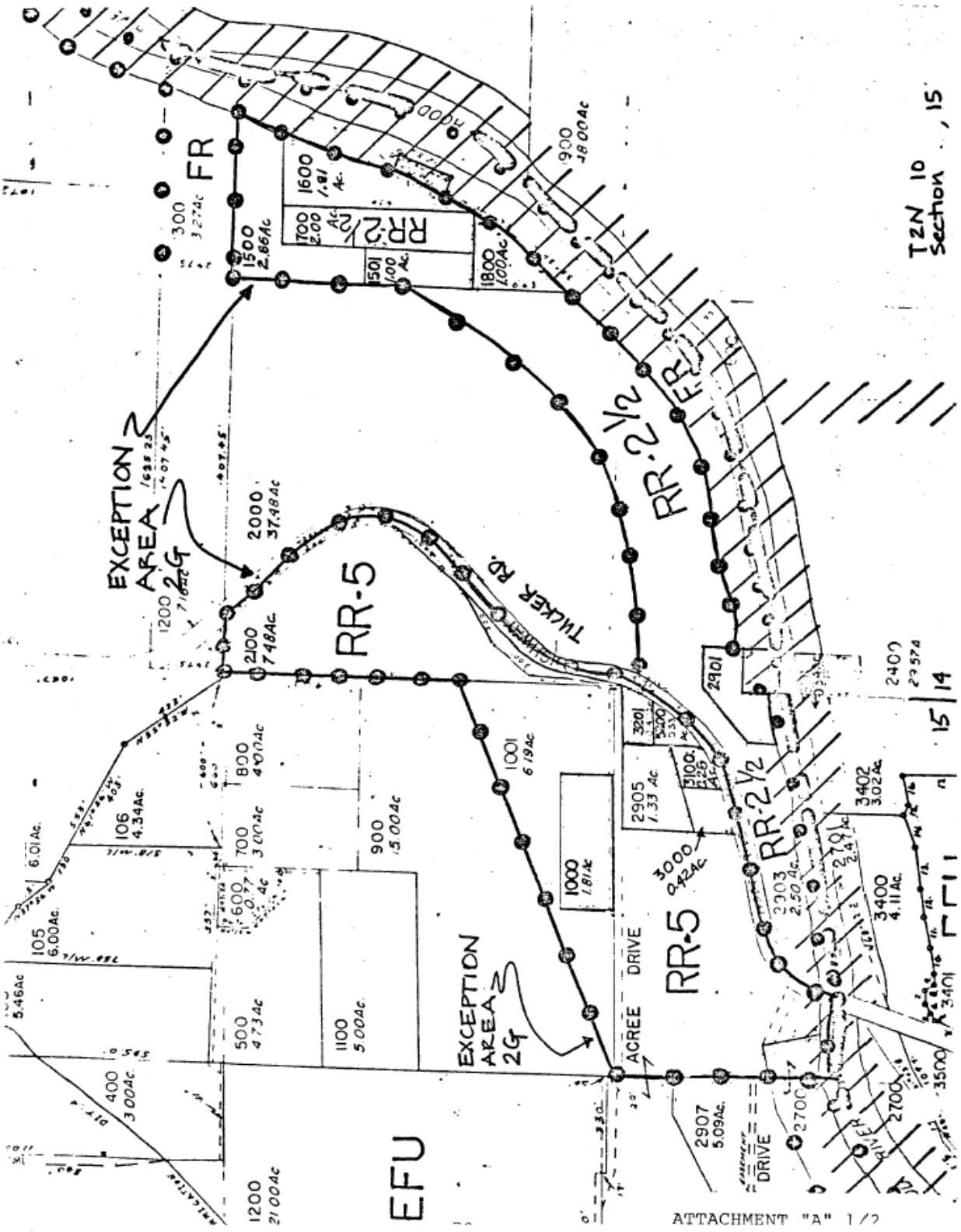
K. Natural Boundaries: The Hood River and associated floodplain to the south.

L. Neighborhood and Regional Characteristics: Surrounding area is generally in resource use (farm), and has been designated and zoned FARM (EFU). The nearest rural center is 1½ miles north (Rockford).

M. Recommendation: The Background Data presents justification that the area is not available as resource land and is committed to residential uses. The exception is justified and the additional findings should be added to the existing exception to justify this action.

The area zoned RR2½ is situated on soils not suitable for agricultural use, and although the soils are cubic foot site class 4, the area is not of sufficient size to be suited for commercial timber production nor are there timber operations in the vicinity with which it could be combined.

The area zoned RR5 is on Agricultural class II and III soils, but committed to residential uses. None of the parcels can be divided further. Development potential for the entire Exception Area is four (4) additional dwellings.


EXCEPTION AREA 2G
EXCEPTION AREA 2G
RR-5
RR-5
RR-2 1/2
RR-2 1/2
FR
EFU
TUCKER RD.
ACREE DRIVE
DRIVE
T2N 10
Section 15
15 14
ATTACHMENT "A" 1/2

ATTACHMENT "A" 2/2

The southern "Rural Residential" designation in area 1 is southeast of the County Park at Panorama Point. It is on Class IV - VII soils. Forest site classes are 4 - 6. Virtually all of the land has in excess of 20 percent slopes. There are no orchards in this Rural Residential designation.

The two "Rural Residential" designations in area 1 have been so designated because they are the least productive agricultural lands as compared to surrounding lands, based on SCS and Oregon State University Extension Service data. They will help accommodate the need for Rural Residential housing while not significantly interfering with agricultural practices on nearby lands.

Moving to area 2, we have designated several areas for rural housing. The Plan Map designates a strip along the south side of Eliot Drive for "Medium Density" housing. This area is already committed to dense' housing. There are very few lots that are not already built upon. The area is adjacent to the Urban Growth Boundary. Average lot size in the area is less than 20,000 square feet.

The Plan Map designates an area immediately to the east and an area immediately to the north of the Guignard Subdivision (designated "Light Industrial" see Plan Map) as "Rural Residential". The Plan map designates lands in a roughly semi-circular pattern to the west of the aforementioned lands as "Rural Residential".

All of the lands mentioned thus far in area 2 are located on Class II and III soils. Average lot size in the area is 5 - 10 acres. Areas built upon are scattered throughout the housing designations, thus making commercial farming impracticable. Orchard lands are generally excluded from the rural housing designations; the orchards to the north of the rural housing designations have been protected by a "Farm" designation. Because of the very small amount of commercial agricultural land within the aforementioned rural housing designations, the loss to the economy will be minimal. These rural housing areas are located on or in close proximity to Tucker Road, the arterial with the most traffic that connects Hood River and the Upper Hood River Valley. The area is close to schools, shopping, and employment opportunities. As such, designating the area for housing will help meet the Energy Conservation Goal.

The "Rural Residential" designation near the Tucker Road Bridge across the Hood River is located on Class II and III soils, most of which are wet or subject to erosion. No orchard activity is presently taking place on these lands. The lands are adjacent to Tucker Road, and largely committed to rural housing at the present time. **2G**

The three remaining "Rural Residential" designations are: (1) the vicinity of Markham Road and Portland Drive,

BACKGROUND DATA

SITE NAME: Area 2, site A, Central Valley (MAP #11)

A. Location: Vicinity of Hwy 35 and Meadowbrook Road, 2N 10E 13 #2900. 2N 10E 24 #900, 1000, 1102, 1200, 1300, 1400, 1500, 2600, 2700, 2800, 2801. (See Attachment "A")

B. Exception: A general Exception for residential lands was prepared for the 1980 Central Valley Plan (see Attachment "B").

C. Plan/Zoning: Rural Residential/RR-2½/RR-5.

D. Land Use:

1. Site: Exception Area is a 600± foot wedge of land between Highway 35 and Neal Creek. 8 of 9 parcels have dwellings on them. Parcel without dwelling is publicly owned. Potential exists for 3 additional dwellings with maximum partitioning. Land not devoted to residential use is scrub or fields.

2. Adjacent: Surrounding lands are in farm use. Exception is buffered by Highway 35 to the east and dense riparian vegetation to the west.

E. Soils: Majority are Cumulic Haploxerolls (nearly level). Remainder are Hood loams (20-40% slopes).

1. Forest: Not suitable for commercial timber production.

2. Agricultural: II (majority) and IV.

F. Deferral Status: 10± acres receiving farm land tax deferral.

G. Acreage:

1. Site: 23.98± acres.

2. Parcel Sizes: 0-2.49 acres, 6; 2.5-4.99 acres, 2; 5.0-7.49 acres, 0; 7.5+ acres, 1.

3. Average Parcel Size: 2.66 acres. Smallest parcel is 0.58 acres and largest is 8.87 acres.

H. Ownership Patterns:

1. Site: Mt. Hood Railroad, 0.58 acres. Remainder is private.

2. Contiguous Ownerships: 1.60 acres are contiguous with 32.80 acres outside the Area (2N 10E 24 #900,1000).

I. Public Services:

1. Sewer: Septic systems. Problems may be encountered with Cumulic Haploxerolls due to proximity to streams.

2. Water: Crystal Springs Water District

3. School: Busing available.

4. Fire: Pine Grove Rural Fire Protection District.

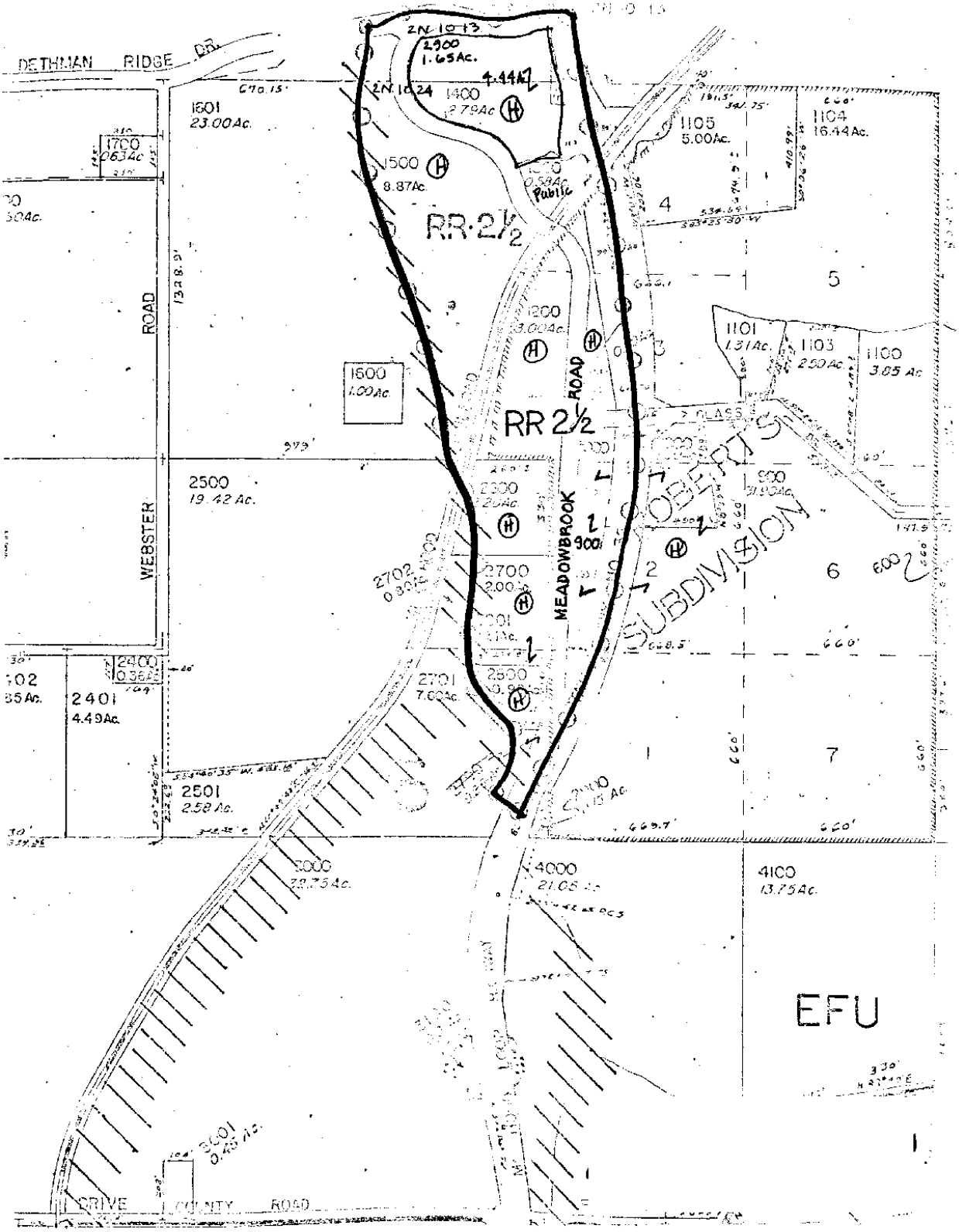
5. Access: Highway 35 (arterial) Dethman Ridge Road (collector) Meadowbrook Road (local road).

6. Mail: Delivery available.

J. Natural Boundaries: Neal Creek transects the Area from south to north. Mt. Hood Railroad passes through and Mt. Hood Highway (Highway 35) defines the eastern boundary.

K. Neighborhood and Regional Characteristics: Farm use and zoning surrounds the Area which is buffered by Highway 35 to the east and Neal Creek to the west. Town of Odell, commercial area, is approximately 2½ miles south. Industrial area (approximately 200 zoned acres) is approximately 1½ miles south.

L. Recommendation: Background Data above supports findings that the area is committed to non-resource uses. An exception is justified Include the Background Data above in the County Background Document.



Attachment "A"

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

I. Introduction—

This Central Valley Plan and Background document identifies a need for, and plans for, the future provision of housing, commercial, and industrial land uses upon some lands that are Class I to IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. Format—

For each of the land uses to be provided for (i.e. housing, commercial, rural center, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need — why the use in question should be provided for; (b) alternatives — at what alternative locations within the planning area could the use in question be provided for; (c) consequences — the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility — how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. Housing Land Use—

There are several "Medium Density Residential" and "Rural Residential" areas designated on the Plan Map. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map E-1 as: area #1 — the four "Medium Density Residential" and three "Rural Residential" areas within the Odell Sanitary District boundary; area #2 — the two "Rural Residential" areas along Neal Creek, and the one area abutting Fir Mountain Road; area #3 — the "Rural Residential" area in the vicinity of Miller Road and east of Hanel's Mill; area #4 — the two "Rural Residential" areas along the Dee Highway.

A. Need

The Central Valley Background Report notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the Central Valley Plan, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway, but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area is rocky. It is mostly in scrub woodland.

AREA 2

D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

Attachment "B"

BACKGROUND DATA

SITE NAME: Area 2, Site B, Central Valley (MAP #12)

A. Location: Fir Mountain Road, 2N 11E 30 (see Attachment "A").

B. Exception: General Exception for residential lands was taken in the 1980 Central Valley Plan based on need. Possibility of conflicts between County forestry practices and residences was noted (see Attachment "B").

C. Plan/Zoning: Rural Residential/RR-5.

D. Land Use:

1. Site: Area is heavily wooded with mixed deciduous and coniferous trees. Approximately 8 acres of orchard in the northeastern corner. There are few houses. 7 of 13 parcels have residential uses. Fir Mountain Road is a narrow road maintained by the County. It is hard surfaced only part way (around northeastern corner of the Exception Area). Remainder of the road is graveled and used primarily as logging access. Fire District trucks may experience trouble in winter months. All new lots or parcels must meet Fire District road standards.

2. Adjacent: Fir Mountain Road is one access route into County forest lands in Section 31. Swyers Drive to the west is another route. Surrounding County forest lands are in various stages of timber management (clearcut, replant, second growth, etc.). Light traffic associated with these uses can be expected and may conflict the residential character. Surrounded by wooded lands on all sides similar to that of the Exception Area. County forest lands to the southwest.

E. Soils: Bald Cobbly loams (5-45% slopes) and Culbertson loams(20-50%). County Sanitarian indicates Bald soils may present difficulties in obtaining septic tank/drainfield approval.

1. Forest: Cubic foot site classes 4 and 5/6. Majority of 4.

2. Agricultural: Class IV (approximately 1/3 of soils) and VI.

F. Deferral Status: Approximately 50 acres are receiving farm or forest deferrals.

G. Acreage:

1. Site: 107.17 acres.

2. Parcel Sizes: 8 parcels with average parcel size of 5.03 acres. 2 parcels with average of 14.88 acres. Remainder of parcels are contiguous with surrounding ownerships.

3. Average Parcel Size: 8.24 acres.

H. Ownership Patterns:

1. Site: Private. Hood River County forest land adjacent on south and west boundaries. Willamette University owns 2N 11E 30 #2201.

2. Contiguous Ownerships: Small parcels are contiguous with larger parcels on north and east boundaries (see map, Attachment "A").

3. Large Ownerships: Largest ownership contained within the Exception Area is 34.98 acres (partitioned into 3 parcels: 5.0, 10.0 and 19.86 acres, but remain in same ownership).

I. Public Services:

1. Sewer: Septic systems. Problems may be experienced with Bald soils.

2. Water: Crystal Springs Water District; 4" line to edge of Exception Area serves 2 dwellings at present. Other parcels have private water systems. Crystal Springs does not plan on extending the line further into the Area. Property owners will have to run private water lines to meet the 4" line. Water pressure is adequate to serve the entire area.

3. School: Busing available.

4. Fire: Pine Grove Rural Fire Protection District.

5. Access: Fir Mountain Road (local road.)

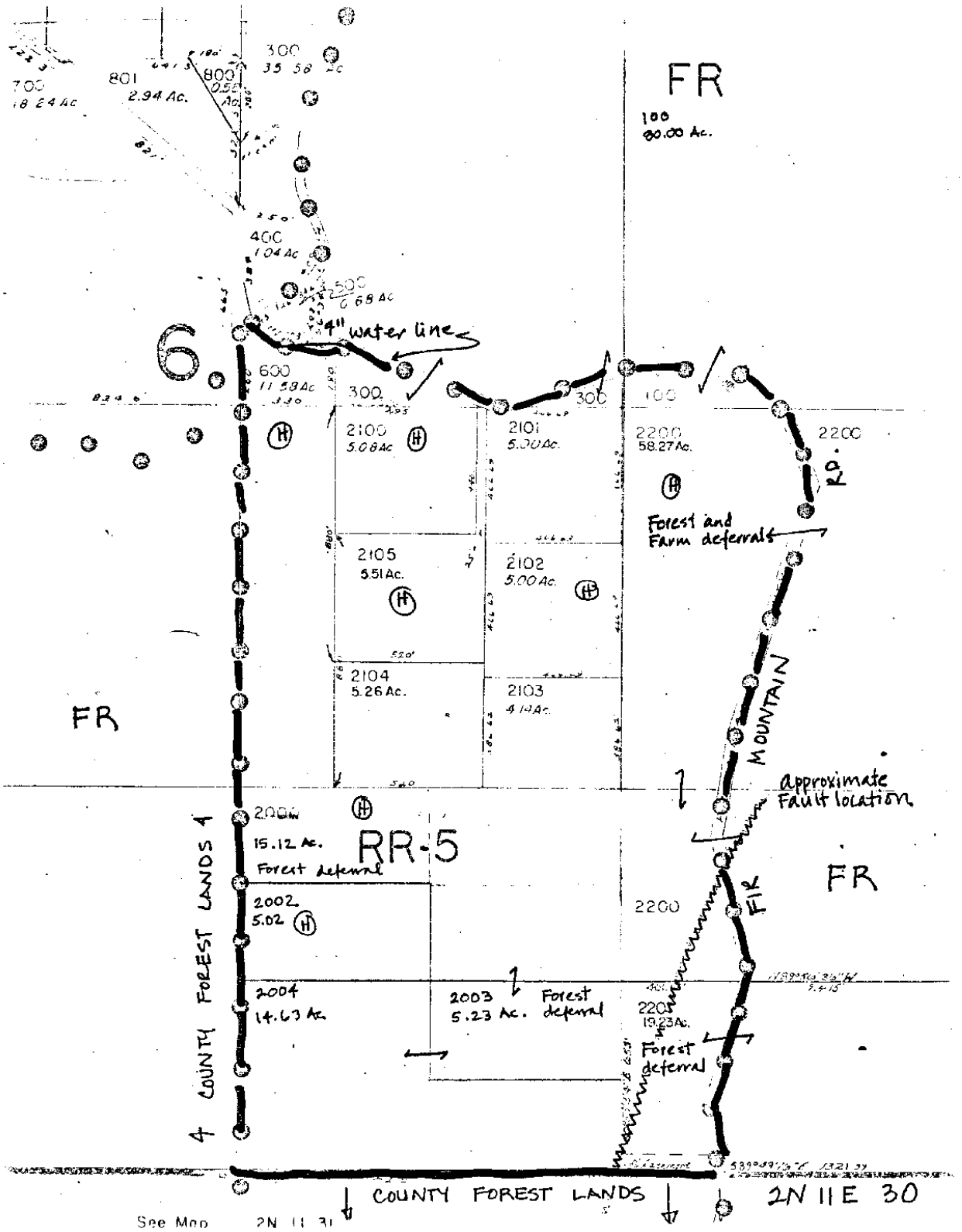
6. Mail: Delivery available.

K. Natural Boundaries: Three creeks cross the Area. One parallels Fir Mountain Road and defines the northern and eastern boundaries of the Area. State of Oregon DOGAMI has mapped a faultline which transects the southeast corner of the area. This is indicated on the Comprehensive Plan map and proposed to be added to the zoning map.

L. Neighborhood and Regional Characteristics: Forestry zoning and use on all sides. Nearest Rural Center is Pine Grove, approximately 2½ miles northwest. Town of Odell and commercial and industrial areas, approximately 3 miles west.

M. Recommendation:

On January 19, 1983, at a scheduled work session, the Planning Commission determined the area was built out and committed.



Attachment "A"

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

I. Introduction—

This Central Valley Plan and Background document identifies a need for, and plans for, the future provision of housing, commercial, and industrial land uses upon some lands that are Class I to IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. Format—

For each of the land uses to be provided for (i.e. housing, commercial, rural center, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need — why the use in question should be provided for; (b) alternatives — at what alternative locations within the planning area could the use in question be provided for; (c) consequences — the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility — how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. Housing Land Use—

There are several "Medium Density Residential" and "Rural Residential" areas designated on the Plan Map. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map E-1 as: area #1 — the four "Medium Density Residential" and three "Rural Residential" areas within the Odell Sanitary District boundary; area #2 — the two "Rural Residential" areas along Neal Creek and the one area abutting Fir Mountain Road; area #3 — the "Rural Residential" area in the vicinity of Miller Road and east of Hanel's Mill; area #4 — the two "Rural Residential" areas along the Dee Highway.

AREA 2

A. Need

The Central Valley Background Report notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the Central Valley Plan, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

AREA 2

C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway, but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area is rocky. It is mostly in scrub woodland.

AREA 2

D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

Attachment "B"

BACKGROUND DATA

SITE NAME: Area 2, site C, Central Valley (MAP #13)

A. Location: Vicinity of Neal Creek Road, Thomsen Road and Sherrard Drive; 2N 10E 36 (see Attachment "A").

B. Exception: Area was considered committed to rural housing in 1980 Central Valley Plan (see Attachment "B").

C. Plan/Zoning: Rural Residential/RR 2½, RR 5.

D. Land Use:

1. Site: Approximately 2/3 of the total area is wooded. Remainder is open and in farm and/or residential use. Farm uses include alfalfa field and pasture. The area zoned for 2½ acre lots is generally level while the 5 acre area slopes gently to the east. Of 26 parcels, 15 have dwellings (58%). Potential exists for 21 additional dwellings with maximum partitioning.

2. Adjacent: To the north, farm use; east, wooded and residential; south, mix of agricultural and wooded lands; west, wooded and residential. Exception area is buffered from orchard uses to the west by woods. Land to the east slopes steeply away from the exception area.

E. Soils: Oak Grove and Culbertson loams, Bald cobbly and very cobbly loams.

1. Forest: Cubic foot site class 4, 6.

2. Agricultural: Class II, III, IV. Also present are class VI, VII and VIII.

F. Deferral Status: 16.0± acres are receiving farm use tax deferral. 6.0± acres are receiving forest use tax deferral. This represents approximately 17% of the total area.

G. Acreage:

1. Site: 135± acres.

2. Parcel Sizes: 0-2.49 acres, 13; 2.50-4.99 acres, 4; 5.0-7.49 acres, 2; 7.50-9.99 acres, 2; greater than 10 acres, 5.

3. Average Parcel Size: Average parcel size of parcels under 10 acres is 2.7± acres. Average of parcels over 10 acres is 15.7± acres. Parcels zoned RR-2½ average 4.9± acres. Parcels zoned RR-5 average 7.4± acres.

H. Ownership Patterns: Tax lot #4000, 38.62 acres (26.6± within RR Zone, 12.0 within FR Zone), is in Hood River County forest ownership and is presently being traded to a private party.*

I. Public Services:

1. Sewer: Septic systems

2. Water: Crystal Springs Water District

3. School: Busing available

4. Fire: Odell Rural Fire Protection District

5. Access: Thomson Road (collector), Neal Creek Road, Sherrard Road, Swyers Drive (local roads).

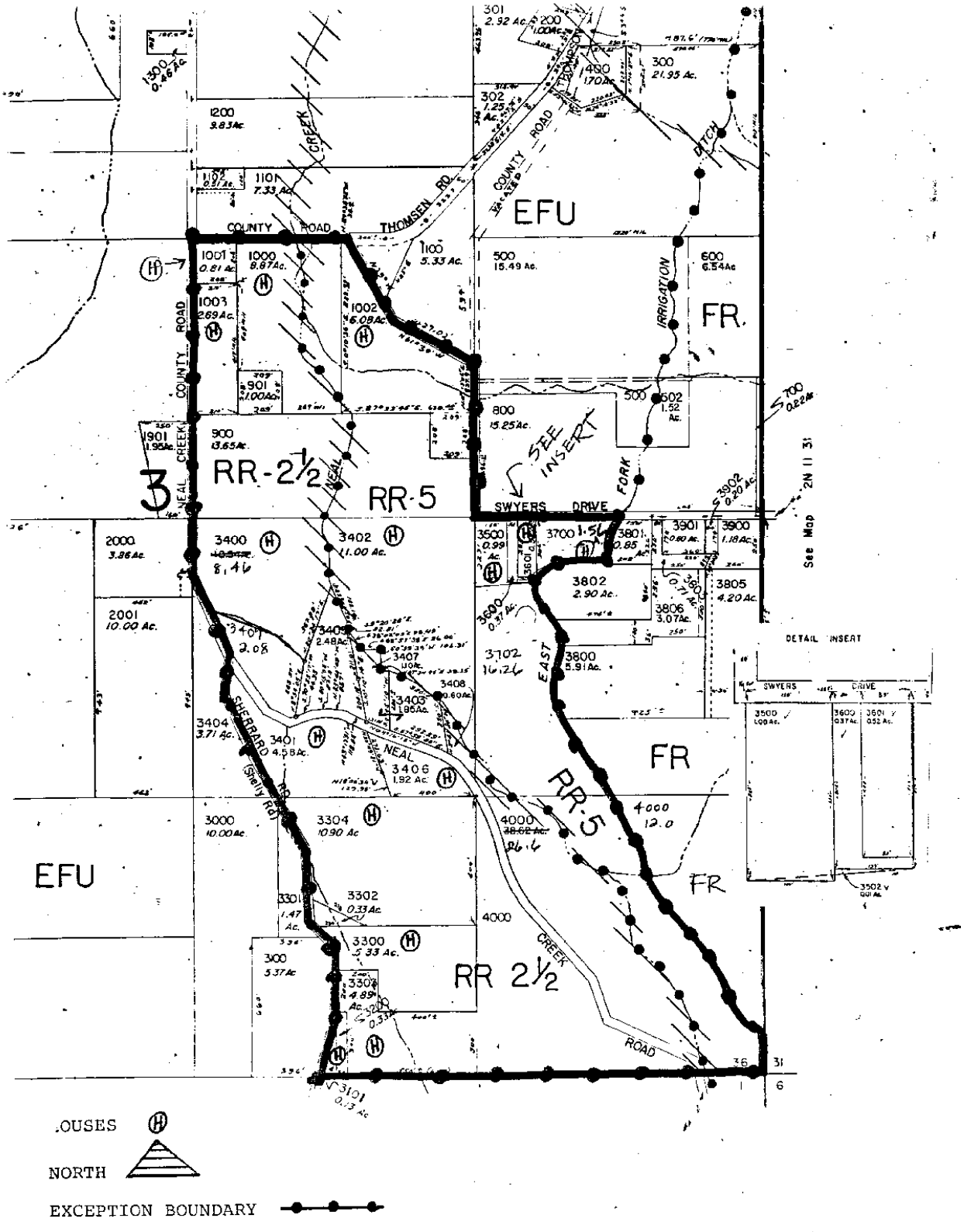
6. Mail: Delivery available

J. Natural Boundaries: Neal Creek flows roughly north/south through the center of the area. East Fork Irrigation Ditch is at the eastern edge.

K. Neighborhood and Regional Characteristics: Land to the east is designated Forest. To the north, south and west, Farm. Exception area is a transitional area between the steep forested lands to the east and farm uses to the west. Town of Odell is approximately two miles northwest.

L. Recommendation: The Background Data indicates the area is committed to non-resource use. A few larger parcels remain within the Exception Area, however, development patterns and physical features of the area limit resource opportunities. The current eastern boundary (irrigation ditch) provides a physical barrier between rural residential and forest uses and should be retained.

* The Board of County Commissioners, County Forester and Planning Director determined that tax lot #4000 was not resource land (i.e., due to Neal Creek Road, Neal Creek, topography, historic non-resources use, existing housing, etc.), consequently it was traded to a private party.



Attachment "A"

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

I. Introduction—

This Central Valley Plan and Background document identifies a need for, and plans for, the future provision of housing, commercial, and industrial land uses upon some lands that are Class I to IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. Format—

For each of the land uses to be provided for (i.e. housing, commercial, rural center, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need — why the use in question should be provided for; (b) alternatives — at what alternative locations within the planning area could the use in question be provided for; (c) consequences — the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility — how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. Housing Land Use—

There are several "Medium Density Residential" and "Rural Residential" areas designated on the Plan Map. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map E-1 as: area #1 — the four "Medium Density Residential" and three "Rural Residential" areas within the Odell Sanitary District boundary; area #2 — the two "Rural Residential" areas along Neal Creek and the one area abutting Fir Mountain Road; area #3 — the "Rural Residential" area in the vicinity of Miller Road and east of Hanel's Mill; area #4 — the two "Rural Residential" areas along the Dee Highway.

AREA 2

A. Need

The Central Valley Background Report notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the Central Valley Plan, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

AREA 2

C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway, but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area is rocky. It is mostly in scrub woodland.

D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

BACKGROUND DATA

SITE NAME: Area 1, Site C, Central Valley (MAP #14)

A. Location: Vicinity of WyEast and Summit Drives, 2N 10E 22DB, 22DC; 27A, 27BA (see Attachment "A").

B. Exception: Exception from 1980 Central Valley Plan is attached (see Attachment "B").

C. Plan/Zoning: Rural Residential/RR 2½ /RR ½; Medium Density Residential/R1-7500.

D. Land Use:

1. Site: Orchard View Subdivision (2N 10E 27BA) is committed to residential use. Parcels are built upon and parcel average is 7500 square feet. No further development potential exists. Remainder of the Exception Area is in mixed residential and farm use. Majority of the houses are sited near the road. The larger parcels are in pasture or open fields. In the northern section (2N 10E 22DC), the pattern of development has left four parcels (averaging 5 acres) between two strips of residential parcels. In the southeastern section, the lots are narrow and approximately 1000' in length. These back lots are generally in land use similar to that surrounding the area (pasture, hay, open fields). In the total exception area, there are 117 parcels. 105 (or 90%) have houses on them. Development potential for the area is 45 houses with maximum partitioning based on current ownership patterns:

2. Adjacent: To the north, farm; east, farm use, some orchard land; south, and southwest, farm; northwest, site of WyEast Junior High School, orchard further west.

E. Soils: Majority are WyEast silt loams (0-8% slopes).

1. Forest: Not suitable for commercial forestry.

2. Agricultural: class II.

F. Deferral Status: Nine parcels are receiving farm use deferral. Total deferred acres: 37.20, average size of parcel on deferral, 4.13 acre, largest parcel on deferral, 7.48 acre.

G. Acreage:

1. Site: Approximately 85 acres (excluding roads)

2. Average Parcel Size: Orchard View Subdivision, 0.17 acre (7500 square feet). Remainder of Exception Area, 1.36 acre.

H. Ownership Patterns: Generally single, private ownerships. (117 parcels, 116 owners.)

I. Public Services:

1. Sewer: Odell Sanitary District or septic systems.

2. Water: Odell Cold Springs Water Company.

3. School: Bus available. Junior High School is within walking distance. Elementary School is approximately one and one-half miles southeast.

4. Fire: Odell Rural Fire Protection District

5. Access: WyEast Drive, Summit Drive (collectors); Sixth Street, Grand Street, Kusito Road (local roads).

6. Mail: Delivery available.

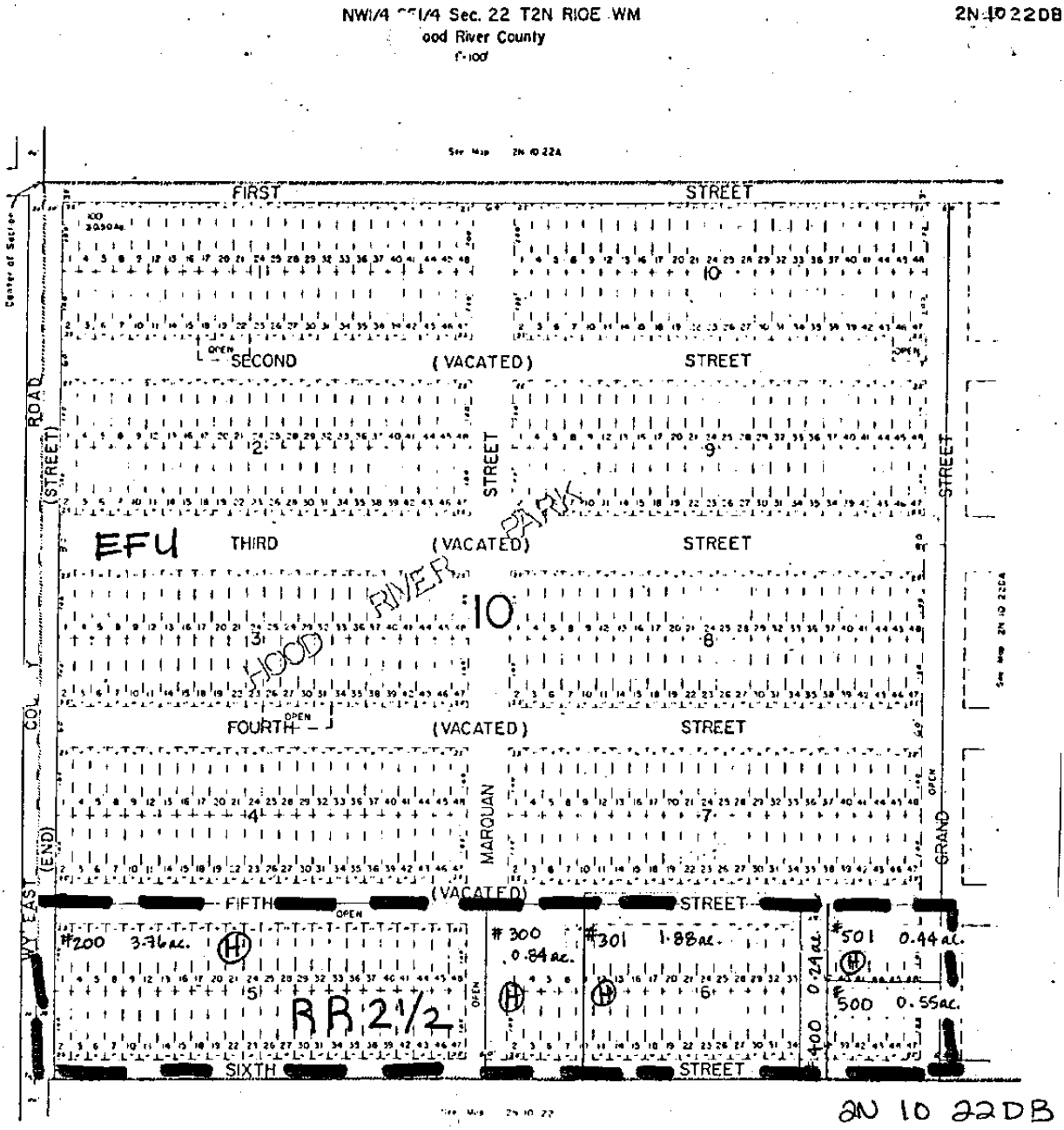
J. Natural Boundaries: None.

K. Neighborhood and Regional Characteristics: Exception Area is close to Odell and schools. Area zoned for commercial use is approximately ½ mile east. Downtown Odell is a little more than one mile southeast as is an area zoned for industrial use (approximately 200 acres).

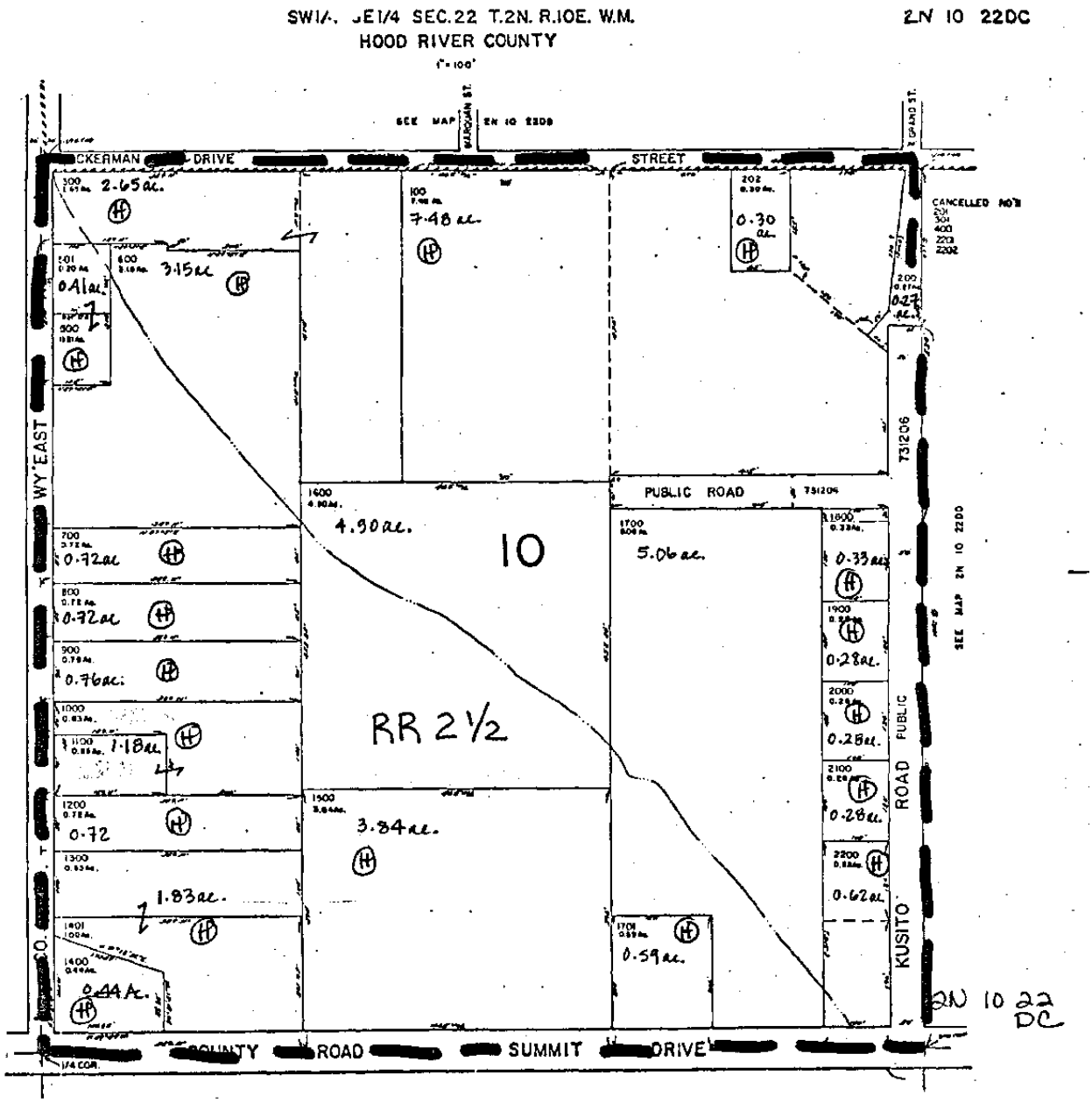
L. Recommendation: Background Data indicates that the Orchard View Subdivision (2N 10E 27BA) is built-on and committed to non-resource use. An exception is justified for this area.

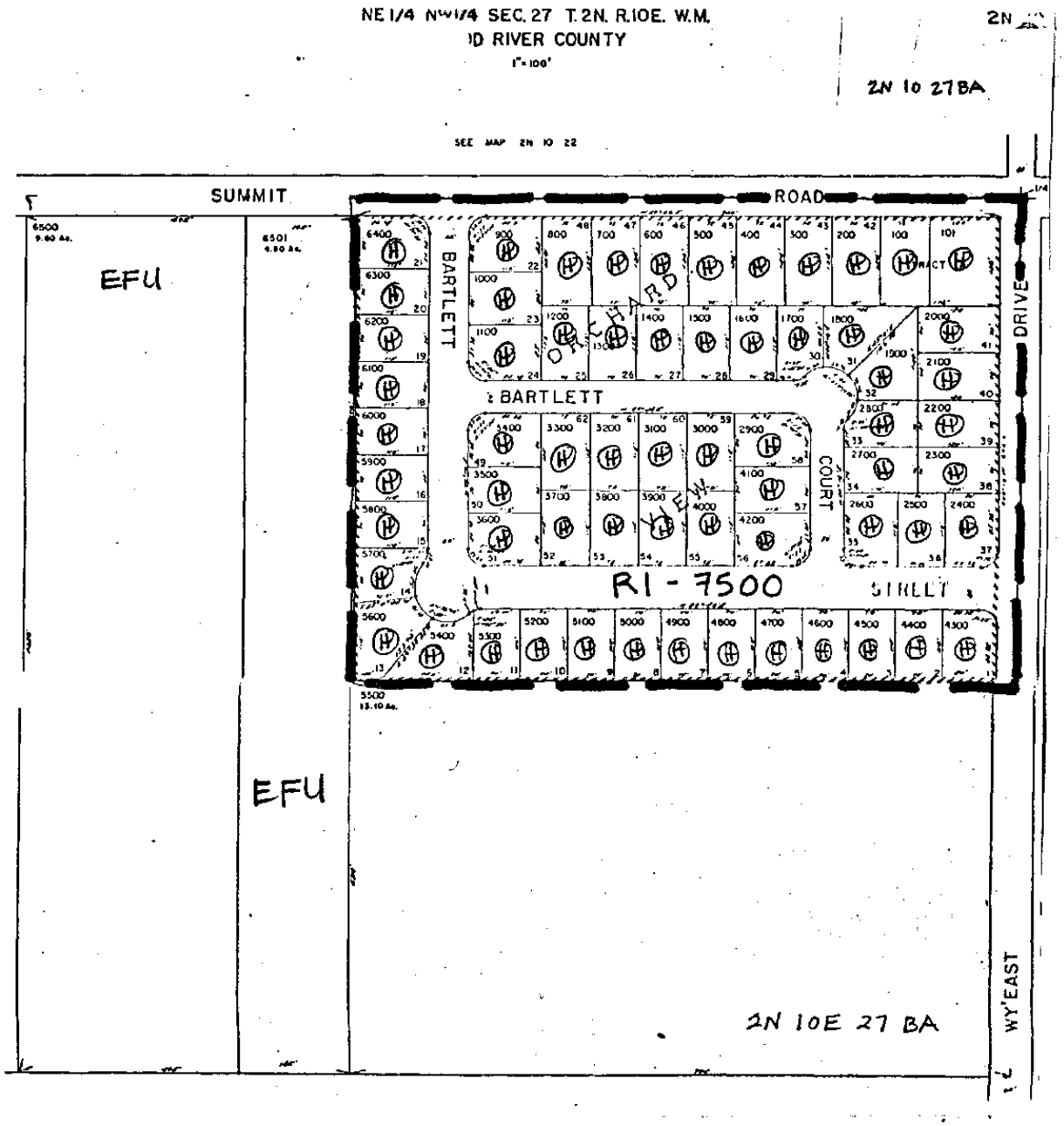
Background Data indicates that the majority of land in the Exception Area is committed to non-resource use or cannot be feasibly farmed because of development patterns. The south-eastern corner of the area is still available for farm use. Consideration should be given to reducing the size of this Exception Area in the southeast corner. Recommended Plan and zone would be Farm (EFU).

The above information should be included in the County Background Document.

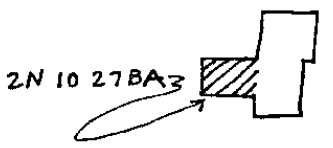


Attachment "A" 1/4


SW1/4 SE1/4 SEC.22 T.2N. R.10E. W.M.
HOOD RIVER COUNTY
2N 10 22DC
1"=100'
SEE MAP 2N 10 22DB
BURGUN ST.
E GRAND ST.
ACKERMAN DRIVE
STREET
CANCELLED NO'S
2.65ac.
7.48 ac.
0.30 ac.
3.15ac
0.41ac.
0.22 ac.
WY'EAST
731206
PUBLIC ROAD
731206
1600
4.90ac.
10
1700
5.06 ac.
0.72ac
0.72ac
0.76ac.
RR 2½
1.18ac.
0.72
1.83ac.
1500
3.84ac.
0.44Ac.
0.59ac.
0.33ac
0.28ac.
0.28ac.
0.28ac.
0.62ac.
PUBLIC ROAD
KUSITO
SEE MAP 2N 10 22DD
2N 10 22 DC
COUNTY ROAD
SUMMIT DRIVE
1/4 COR.
(H) House on parcel
2N 10 22DC
AREA 1
SITE A
INDEX
NORTH
EXCEPTION
AREA 1 SITE A



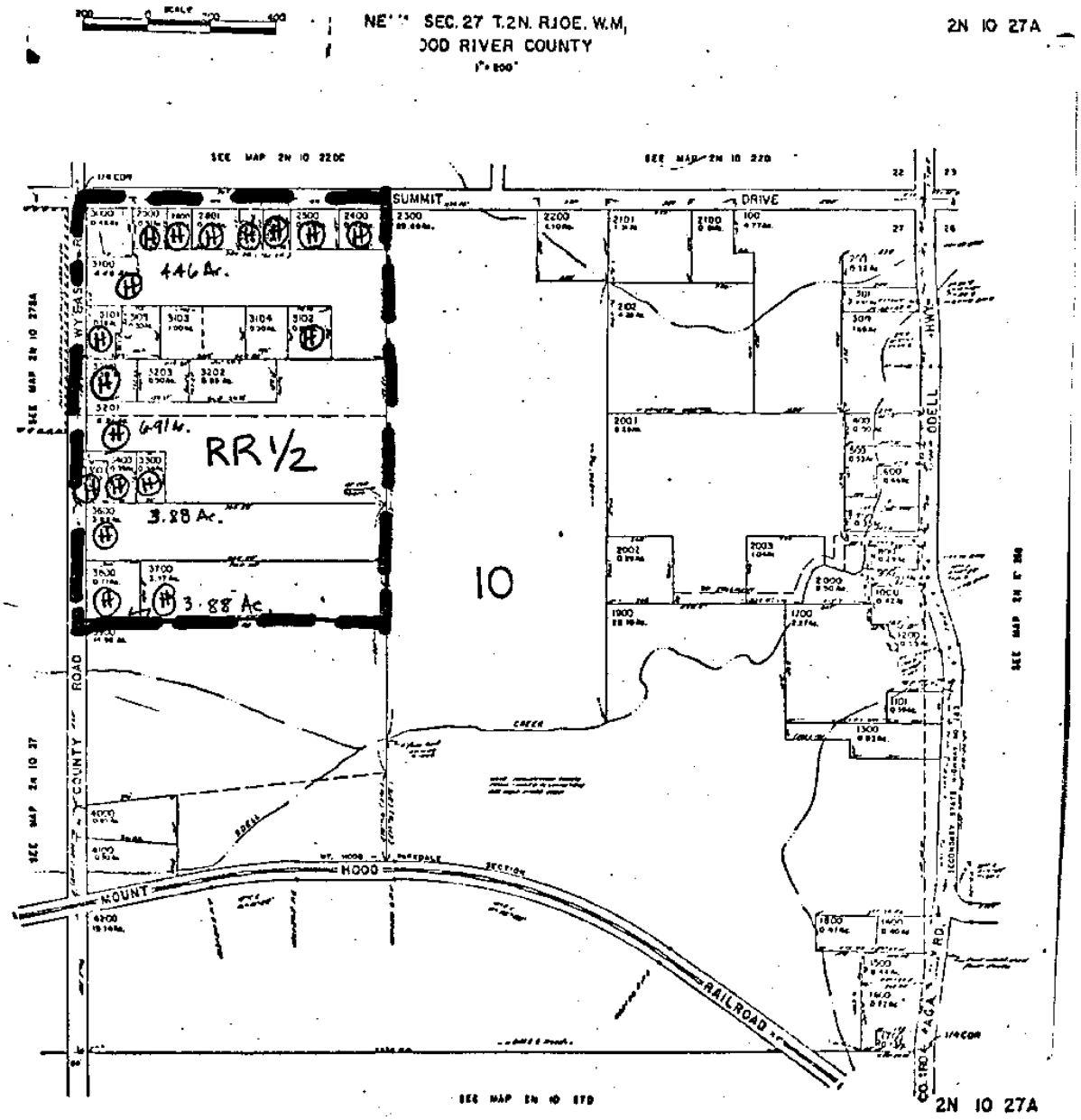
(H) - House on parcel



INDEX MAP

NORTH

EXCEPTION AREA 1 SITE A



(H) House on parcel

INDEX MAP
2N 10 27A

NORTH

EXCEPTION
AREA 1 SITE A

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

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A. Need

The Central Valley Background Report notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the Central Valley Plan, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway, but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area rocky. It is mostly in scrub woodland.

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In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

BACKGROUND DATA

SITE NAME: Area 4, site A, Central Valley (MAP #15)

A. Location: East of Highway 281 (Dee Highway) in 2N 10E Sections 29, 30, 31. For specific properties see attached map (Attachment "A") and list of tax lots, Item "M".

B. Exception: Exception was taken to Goals 3 and 4 in the 1980 Central Valley Comprehensive Plan. Need, Alternatives, Consequences, and Compatibility were addressed. This area was found to be "largely committed to housing" at that time (Attachment "B").

C. Plan/Zoning: Rural Residential/RR-5, RR 2½.

D. Land Use:

1. Site: 25 parcels averaging 4.5 acres. 18 of these parcels with dwellings. Land slopes steeply east into scrub woodland. Beyond the exception area are County owned forest lands. Potential exists for 13 additional dwellings.

2. Adjacent: Steeply sloping woodland to the east and south. Pasture land and a small dairy operation across the Highway to the west. Scrub woodland further west.

E. Soils: Oak Grove loams (0-12%) and Wyeth very gravelly loam (45-75% slopes). Building sites are generally on Oak Grove soils near the Highway.

1. Forest: Cubic foot site class 4.

2. Agricultural: Agricultural classes II and III.

F. Deferral Status: Two parcels within the Exception Area are receiving tax deferrals for resource land (4.50 acres and 19.33 acres).

G. Acreage:

1. Site: 118± acres. 7.12 acres in RR 2½ zoning. Remainder is RR-5.

2. Parcel Sizes: 0-2.49 acres, 8; 2.5-4.99 acres, 9; 5.0-7.49 acres, 4; 7.5-9.99 acres, 1; over 10 acres, 3.

3. Average Parcel Size: 4.5 acres.

H. Ownership Patterns:

1. Site: Individual ownerships.

2. Contiguous Ownerships: One corner (approximately 6.5 acres) of a 40 acre parcel has been included in the Exception Area. With present RR-5 zoning, the lot could not be partitioned without a variance to lot size for the remaining 34± acres in the FR Zone (2N 10E 31 #300).

I. Public Services:

1. Sewer: Septic systems.

2. Water: City water main lies at the western boundary of the Exception Area. Water will be available for additional dwellings, but may be at considerable expense to the property owner.[*]

3. School: Bus available.

4. Fire: Dee Rural Fire Protection District.

5. Access: Dee Highway (arterial).

6. Mail: Delivery available.

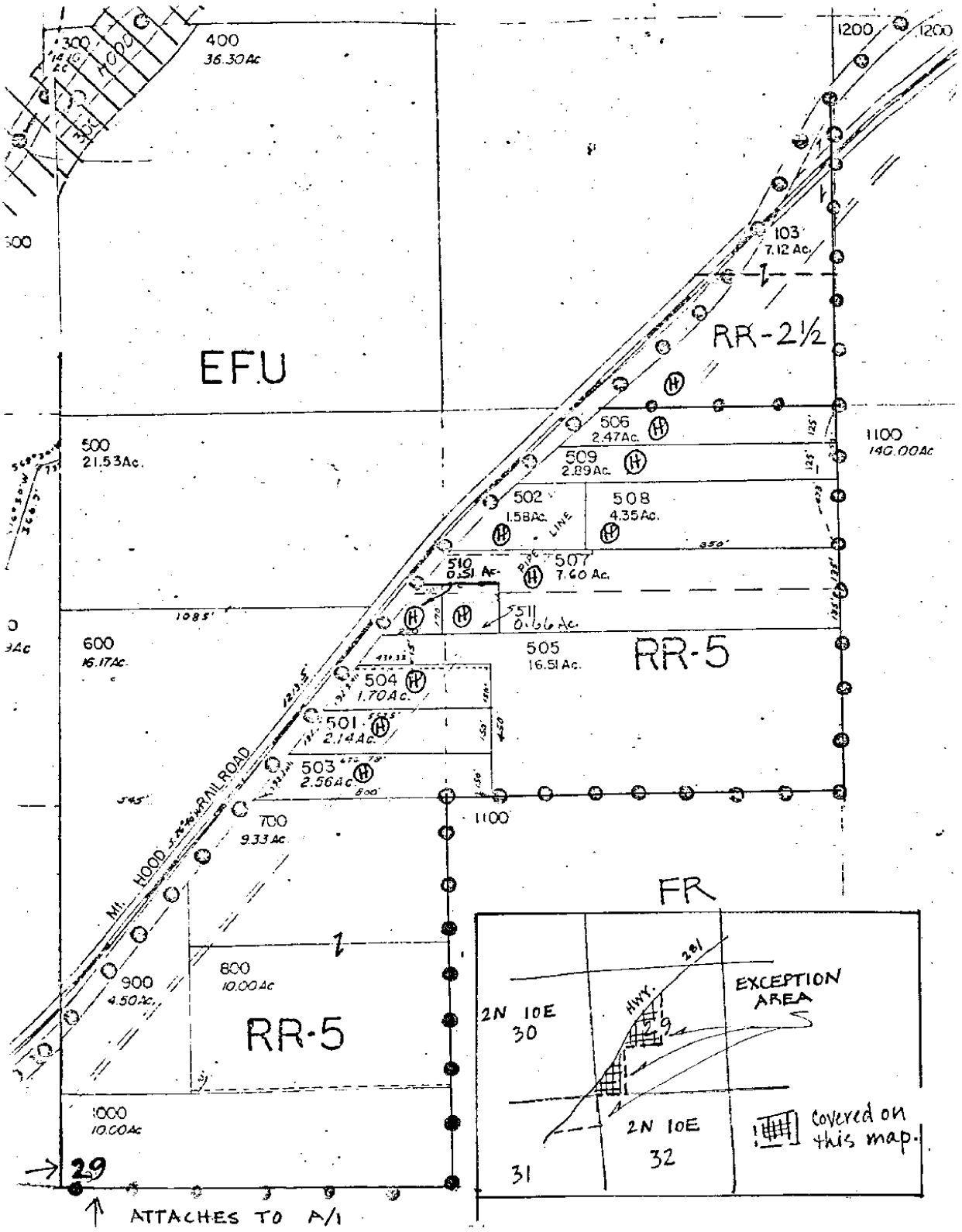
J. Natural Boundaries: Dee Highway and Mt. Hood Railroad are the western border of the Exception Area and separate it from lands designated and used as farm land.

K. Neighborhood and Regional Characteristics: Surrounding lands are planned and zoned for resource use - EFU and FR. Employment opportunities exist in the nearest town, Odell (approximately four miles northeast). Additional land zoned for industrial use is approximately three miles south (site of Dee Hardboard Plant).

L. Recommendation: Based on the criteria outlined in OAR 660-04-025 and discussed in the Background Data above, the area is found to be committed to non-resource use and an exception is justified. The Background Data should be included in the Exceptions Document.

M. Tax Lots Involved: 2N 10E 29 #103, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 700, 800, 900, 1000; 2N 10E 30 #900, 901, 1000; 2N 10E 31 #100, 101, 102, 103, 104, 105, 106, and portion of 300.

[*] City water will allow hook-ups only to existing 6" taps. If 6" tap is not in place, property owner can pay for a new installation (estimated $800 minimum, 1982).



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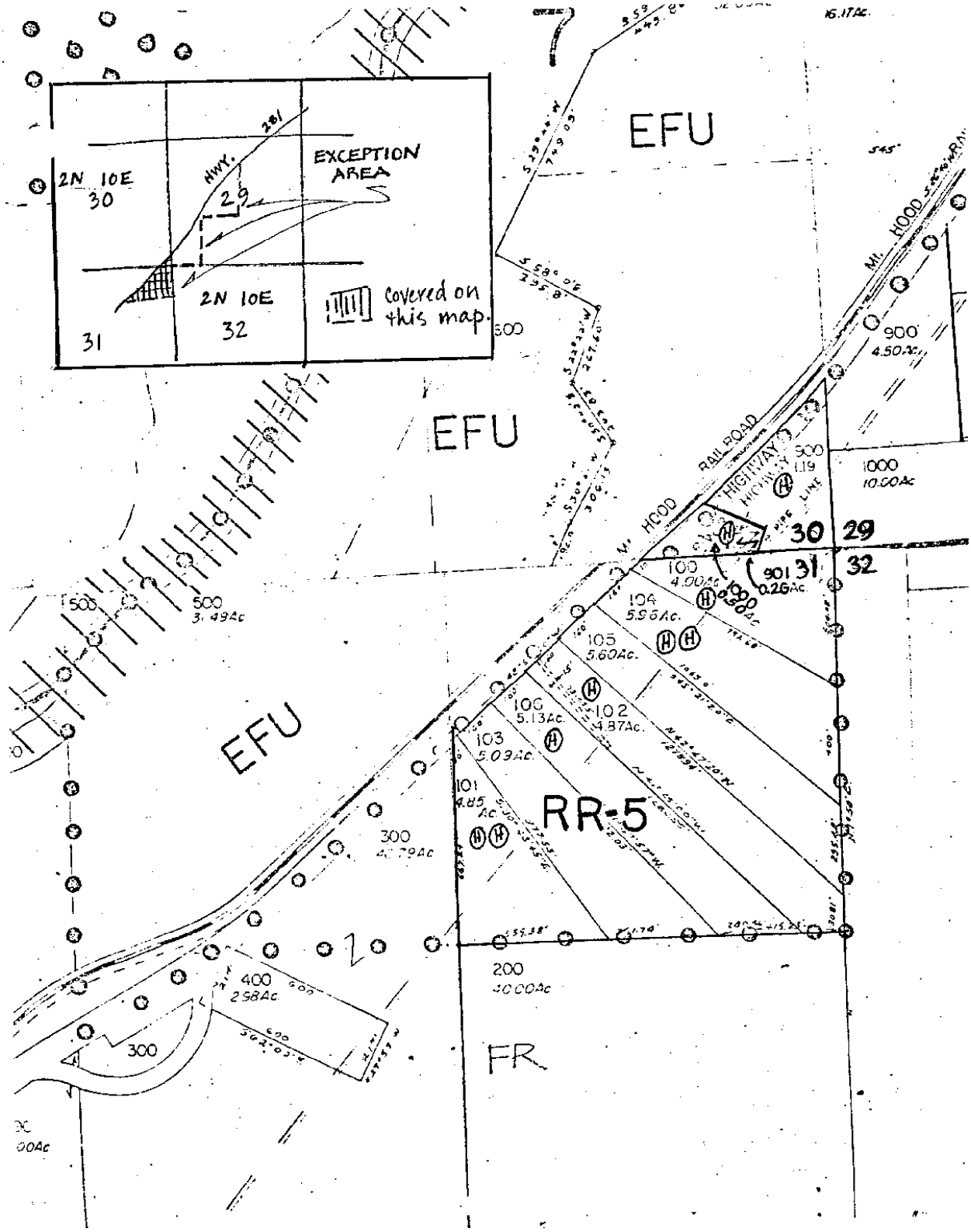

Attachment "A" 2/2

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D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

Attachment "B"

BACKGROUND DATA

SITE NAME OR NUMBER: Area 1, Site A, Central Valley (MAP #16)

A. Location: 2N 10E 26 #1600, 1700, 1701, 1800, 1900, 1901, 2000, 2400. Vicinity of Neal Creek Mill Road and Highway 35 (see Attachment "A").

B. Exception: (See Attachment "B").

C. Plan/Zoning: Rural Residential/RR-2 ½

D. Land Use:

1. Site: Residential Area is sandwiched between two industrially zoned sites. There are 5 houses on 7 parcels.

2. Adjacent: Adjacent industrial uses are discussed in Industrial Exceptions. Land directly north and west: warehouse, office, house; east, vacant; and south, Highway 35.

E. Soils: Hood loams (8-20% slopes). Agricultural class III, not suitable for commercial forestry.

F. Deferral Status: No deferrals for resource land.

G. Acreage: Site is 5.49 acres. There are 7 parcels; smallest is 0.17 acres, largest is 1.70 acres, average of 0.78 acres.

H. Ownership Patterns: Private ownerships with exception of a 0.60 acre parcel contiguous with Highway 35 which is owned by the State Highway Commission. No parcels are contiguous with outside ownerships.

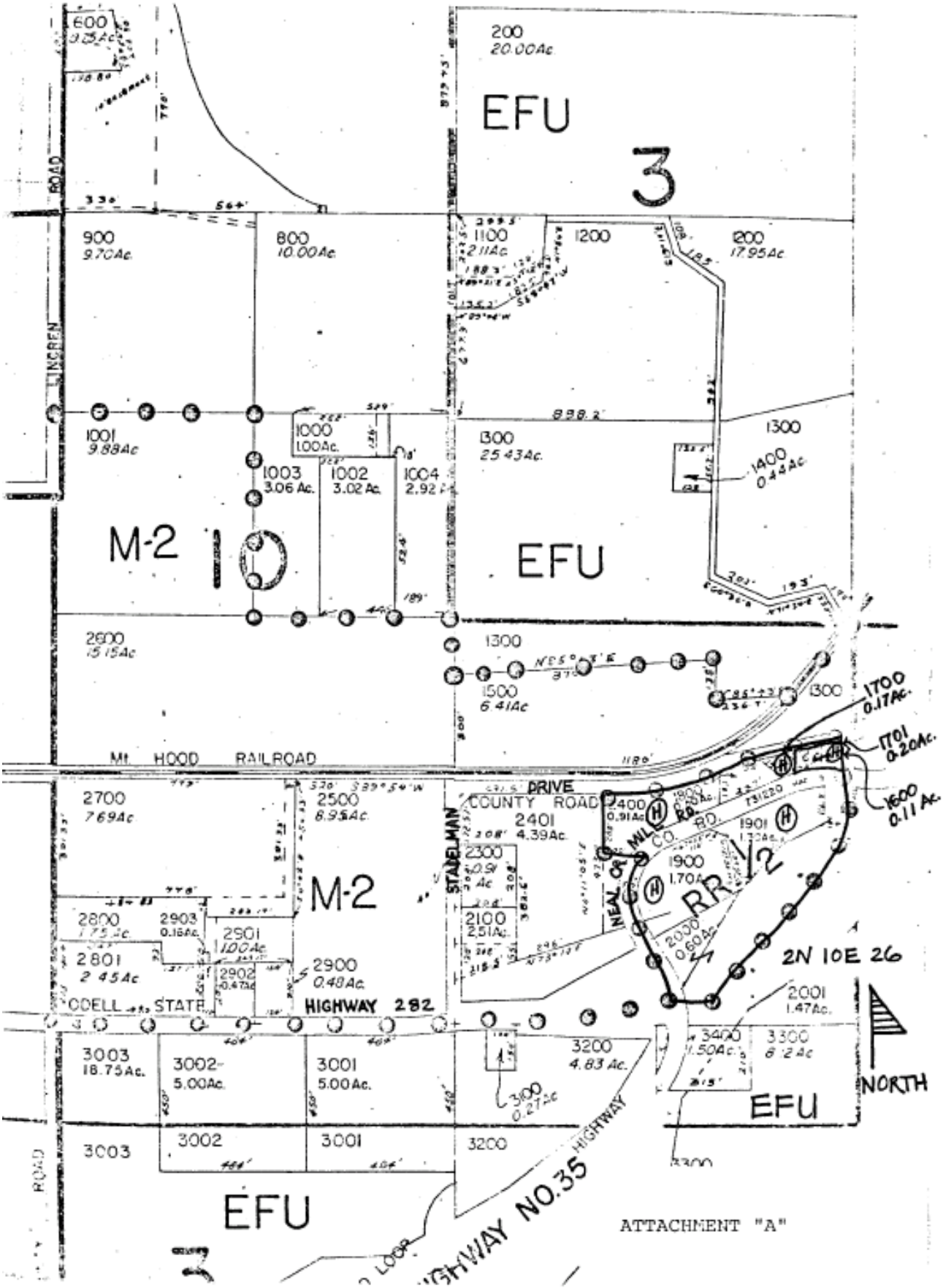
I. Public Services:

1. Sewer: Odell Sanitary District or septic systems.
2. Water: Odell Cold Springs Water Company.
3. School: Busing available.
4. Fire: Odell Rural Fire Protection District.
5. Access: Highway 35 (arterial) Neal Creek Mill Road and Stadelman Drive (local roads).
6. Mail: Delivery available.

J. Natural Boundaries: None.

K. Neighborhood and Regional Characteristics: Surrounding zoning: north, M-1; east, M-2; south, EFU; and West, M-2. Highway 35 right-of-way extends to the southern boundary of the Area.

L. Recommendation: Background Data indicates land is committed to non-resource use and the Exception is justified. Include the information above in the County Background Document.


EFU
M-2
M-2
EFU
EFU
EFU
Mt. HOOD RAILROAD
COUNTY ROAD
HIGHWAY 282
HIGHWAY NO.35
STADELMAN
LINCREN
ROAD
NEAL CR. MILL RD.
RR 2
2N 10E 26
NORTH
ATTACHMENT "A"

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

I. Introduction—

This Central Valley Plan and Background document identifies a need for, and plans for, the future provision of housing, commercial, and industrial land uses upon some lands that are Class I to IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. Format—

For each of the land uses to be provided for (i.e. housing, commercial, rural center, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need — why the use in question should be provided for; (b) alternatives — at what alternative locations within the planning area could the use in question be provided for; (c) consequences — the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility — how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. Housing Land Use—

There are several "Medium Density Residential" and "Rural Residential" areas designated on the Plan Map. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map E-1 as: area #1 — the four "Medium Density Residential" and three "Rural Residential" areas within the Odell Sanitary District boundary; area #2 — the two "Rural Residential" areas along Neal Creek, and the one area abutting Fir Mountain Road; area #3 — the "Rural Residential" area in the vicinity of Miller Road and east of Hanel's Mill; area #4 — the two "Rural Residential" areas along the Dee Highway.

A. Need

The Central Valley Background Report notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the Central Valley Plan, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway, but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area rocky. It is mostly in scrub woodland.

D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

ATTACHMENT "B"

BACKGROUND DATA

SITE NAME OR NUMBER: Area 3, Site B, Central Valley - Area South of Neal Creek Road along Highway 35 (MAP #17)

A. Location: 1N 10E Sections 10, 15, 21, 22; see map attachment "A". (General vicinity of Miller road and Highway 35)

B. Exception: Exception to Goals 3 and 4 in 1980 Central Valley Plan (Attachment "B").

C. Plan/Zoning: Rural Residential/RR-2 1/2

D. Land Use:

1. Site: 176 parcels; 136 dwellings on 128 parcels. 73% of the parcels are occupied by homes. Approximately 70% of the area is in non-resource use. Less than 40 acres is in orchard use (5 non-contiguous parcels). Remainder is in pasture and scrub woodland and homesites. Development potential or in fillinq.(maximum partitioning) approximately 130+ additional dwellings. Two Farm/EFU parcels exist within Exception Area and are currently in pasture use and are surrounded by rural residential uses.

2. Adjacent: Farm and forest uses to the southeast and southwest; farm to south; primarily forest to the northwest; and forest and industrial (Hanels Mill) to the north. Middle Mountain lies to the northwest.

E Soils: Culbertson loams (0-30% slopes); Oak Grove loams (0-20% slopes); Dee Silt loams (0-8% slopes); Cumulic Haplaquolls and Haploxerolls (nearly level).

1. Forest: Cubic foot site class 4.

2. Agricultural: Class II, III and IV.

F. Deferral Status: 63.15 acres receiving forest land tax deferral; 243.54 acres receiving farm land tax deferral. Total of 265.68 acres which is 33% of total land in Exception Area.

G Acreage:

1. Site-, 882+ acres.

2. Parcel Sizes: 176 parcels. Approximately 148 parcels (85%) are 9 acres and under. Approximately 27 (15%) are over 9 acres.

3. Average Parcel Size: 5.04 acres.

H. Ownership Patterns:

1. Site: Generally single private ownerships. Some ownerships consist of two or more parcels, but are fairly small.

2. Contiguous Ownerships: Three ownerships are contiguous to large parcels outside the Exception Area (41, 46, and 50 acres).

3. Large Ownerships: One over 50 acres, approximately 5 between 19-50 acres. One 30+ acre parcel designated Farm/EFU lies within the Exception Area.

I. Public Services:

1. Sewer: Septic systems

2. Water: Crystal Springs Water District

3. School: Busing available

4. Fire: Parkdale Rural Fire Protection District

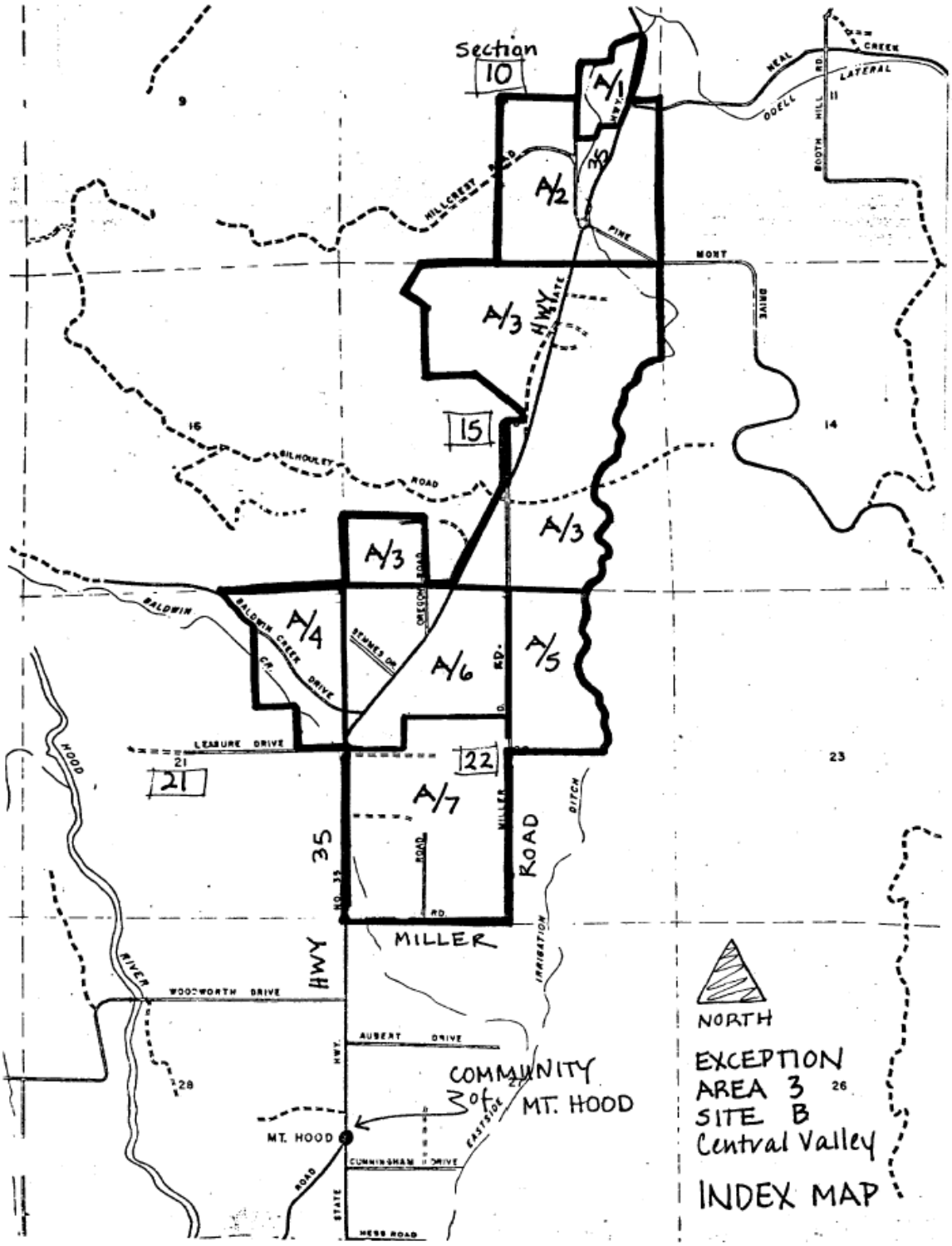
5. Access: Highway 35 (arterial), Miller Road, Baldwin Creek Drive,.Hillcrest Road, Neal Creek Road, and Leasure Drive (local roads).

6. Mail: Delivery available

J. Natural Boundaries: Irrigation ditch is eastern boundary. Middle Mountain bounds to west, and Miller Road to the south.

K. Neighborhood and Regional Characteristics: To the east and west. are primarily timber and open space. To the south, orchards. Community of Mt. Hood is approximately 1/2 mile to the south. Forest and industrial uses to the north.

L. Recommendations: The, area is justified as being built upon and committed-to Rural Residential and RR-2 1/2 acre zoning based upon justification presented in the above Background Data, testimony presented at the hearing and additional public justification presented in Exhibits 14, 15, 16, 18, 32, 34, and 35, and the Planning Commission's May 25th hearing minutes pertaining to Map Exhibit "D". (See Attachment "C")


Section
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HWY
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DITCH
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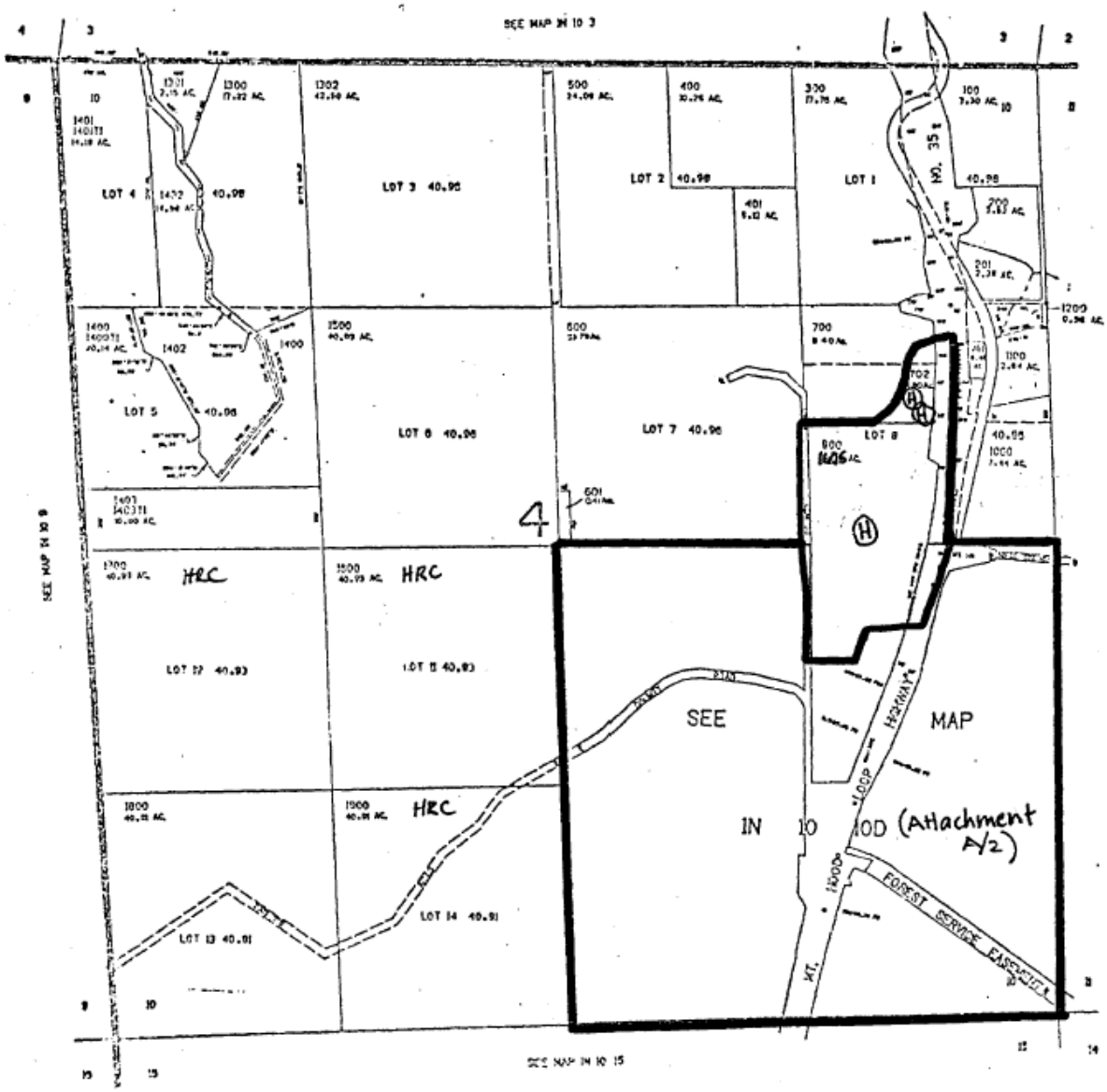
of
MT. HOOD
EXCEPTION
AREA 3
SITE B
Central Valley
INDEX MAP



ATTACHMENT "A" 1/7

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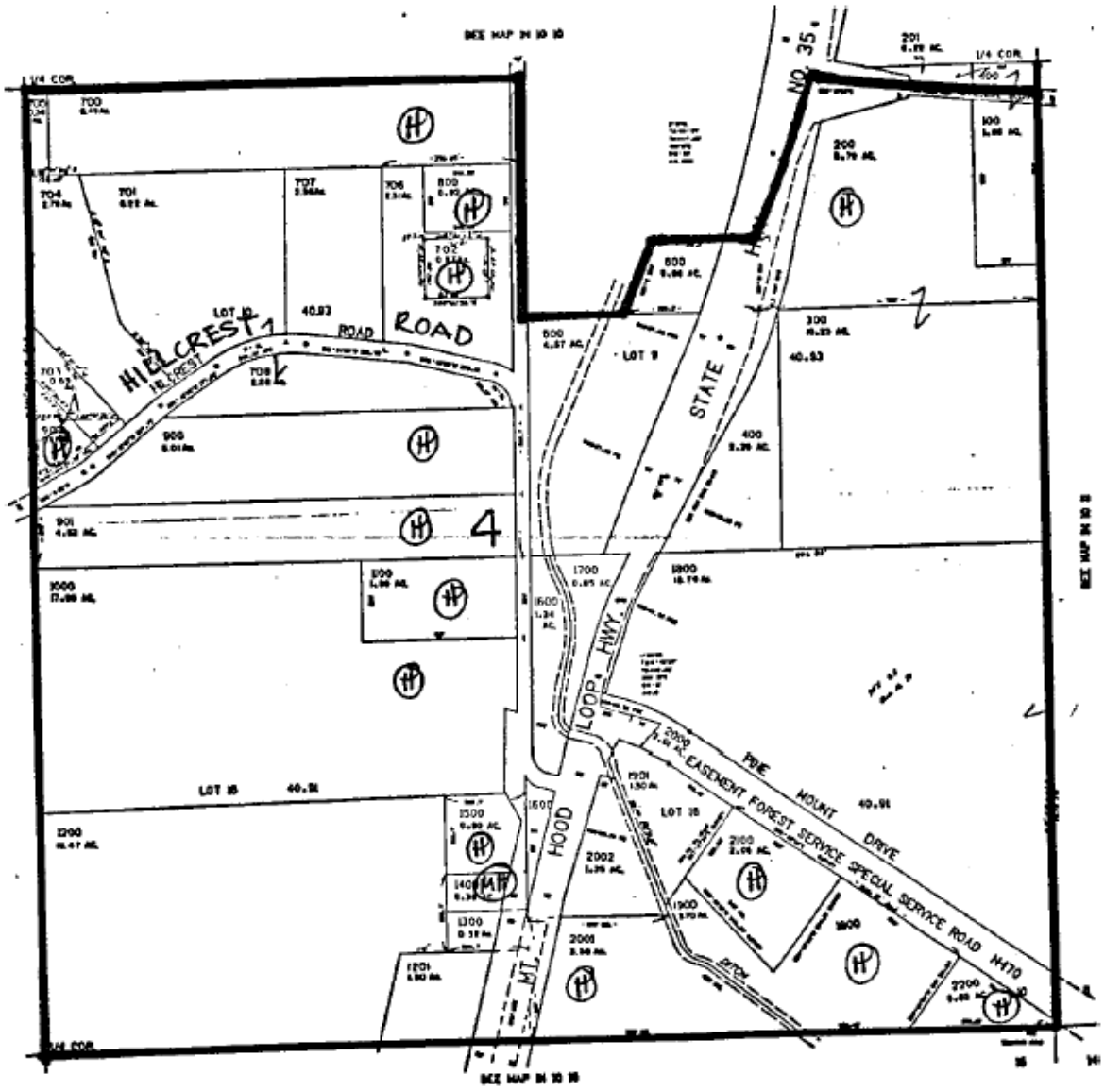

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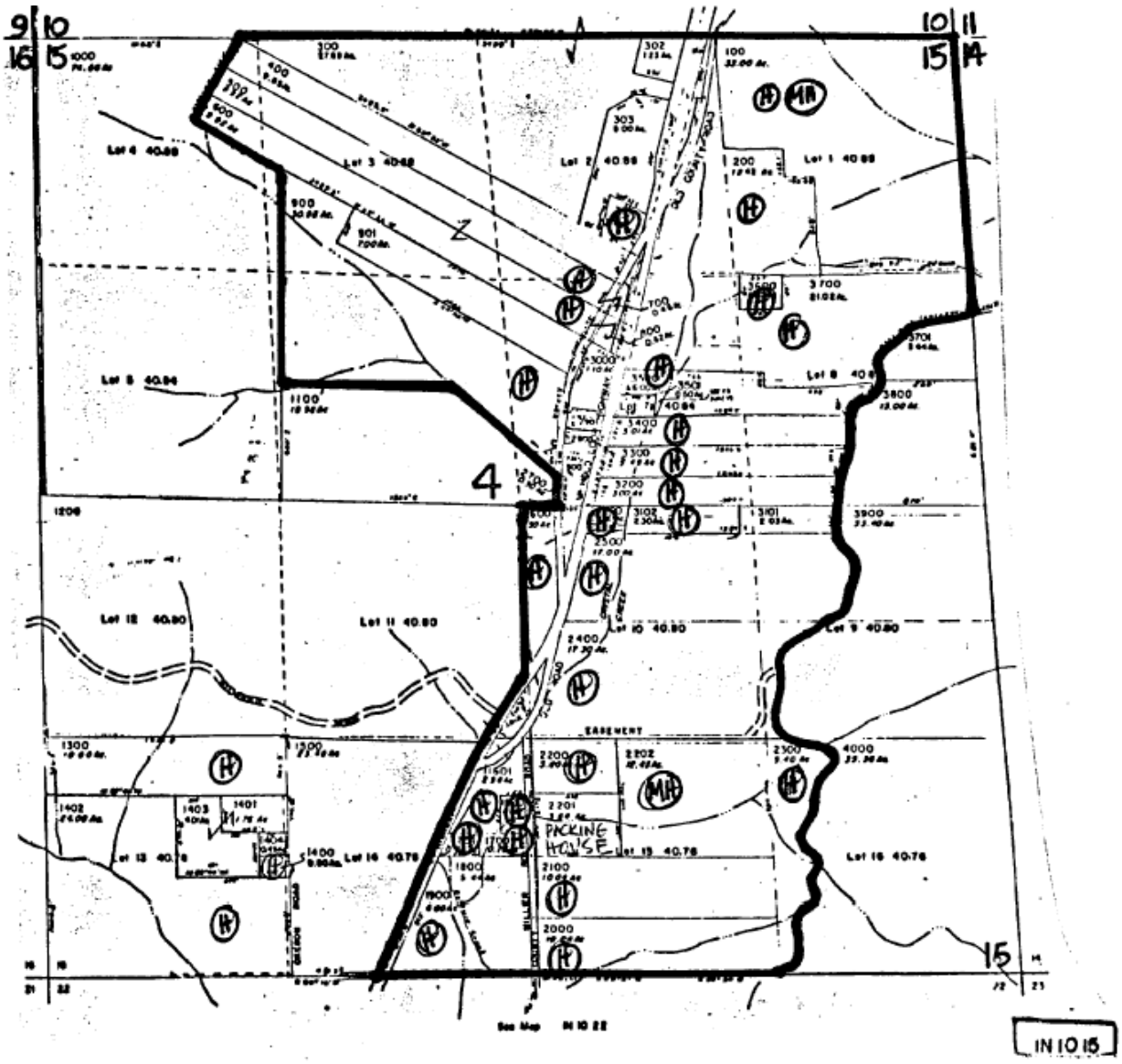

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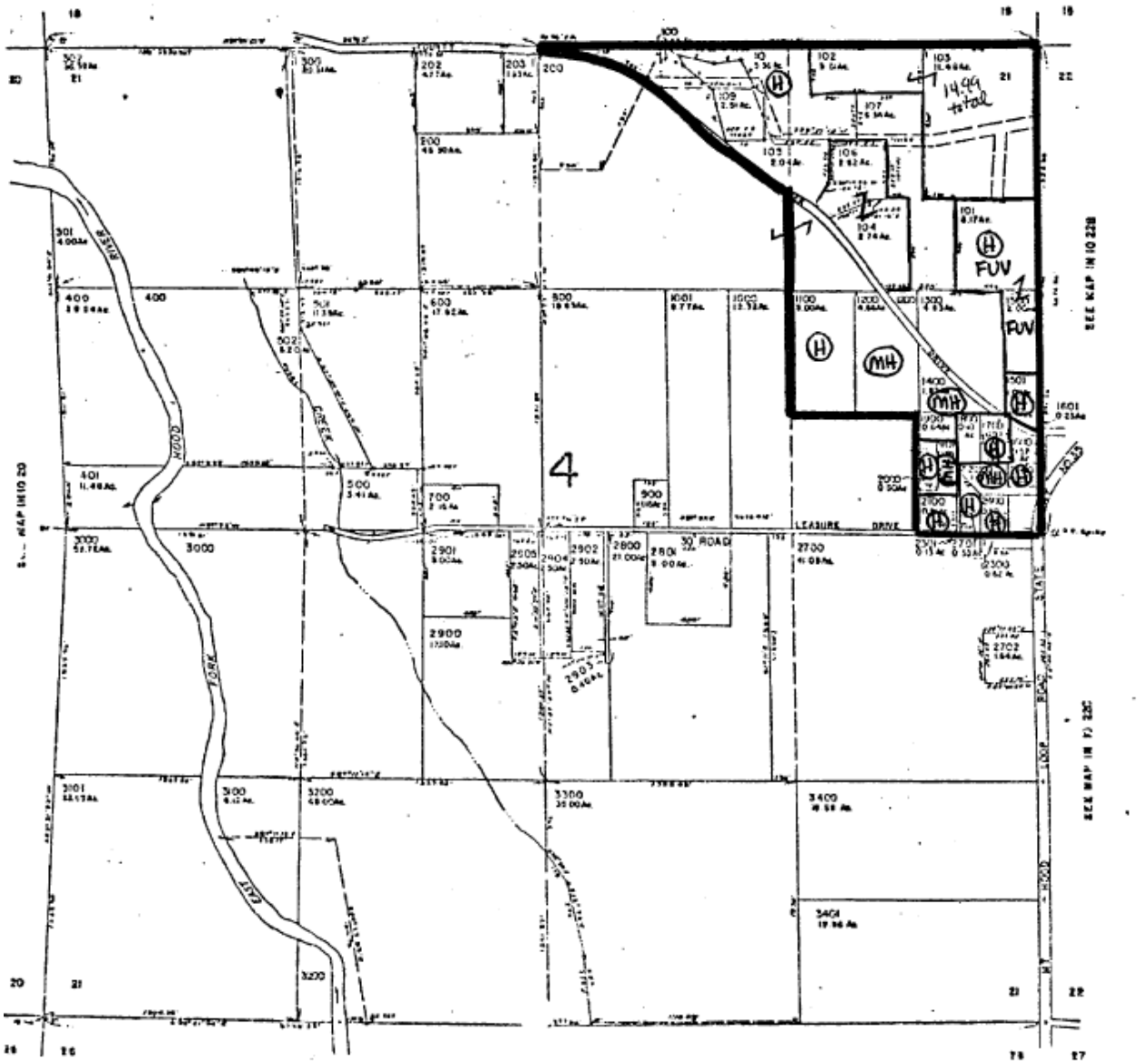

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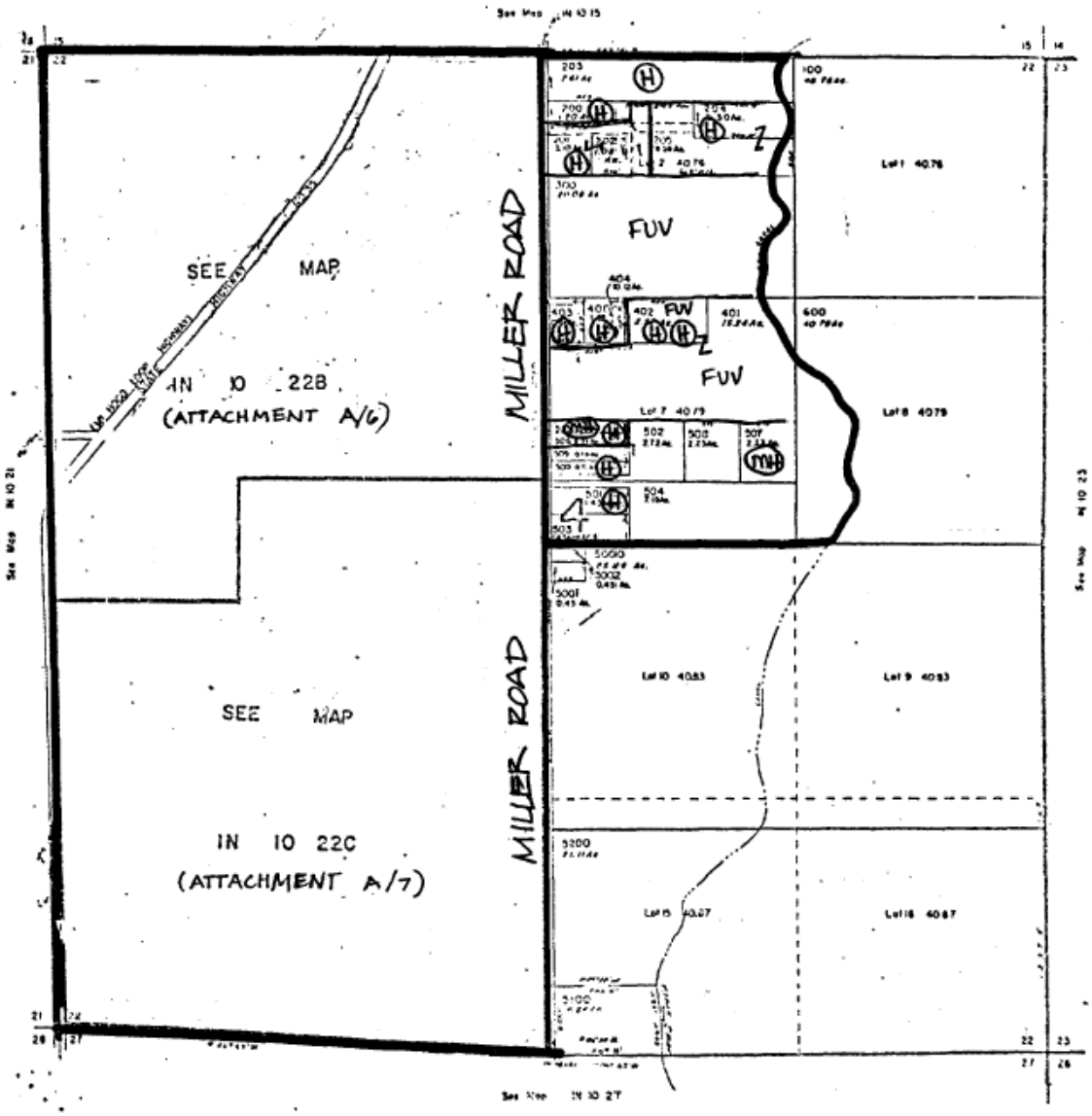

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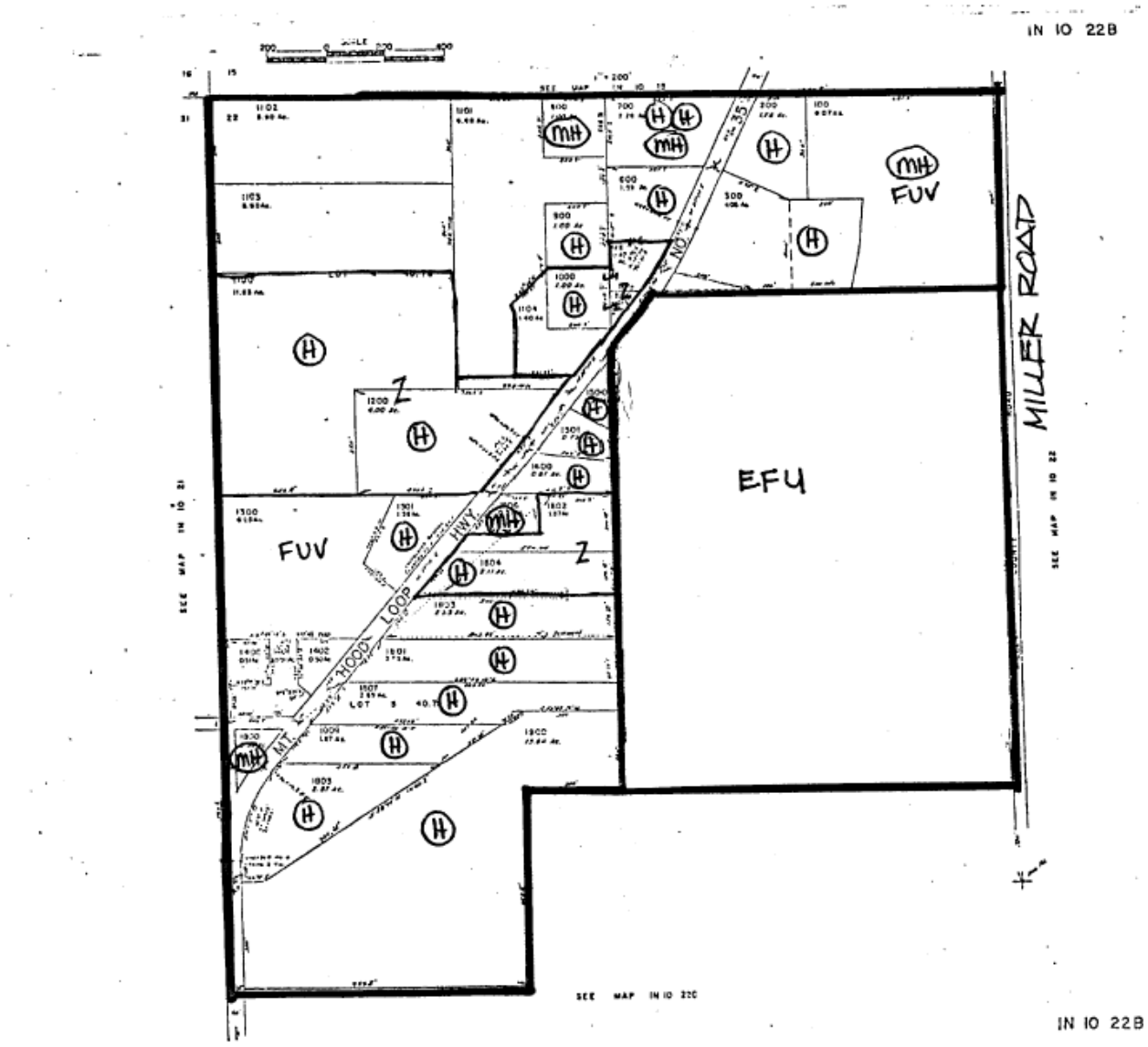

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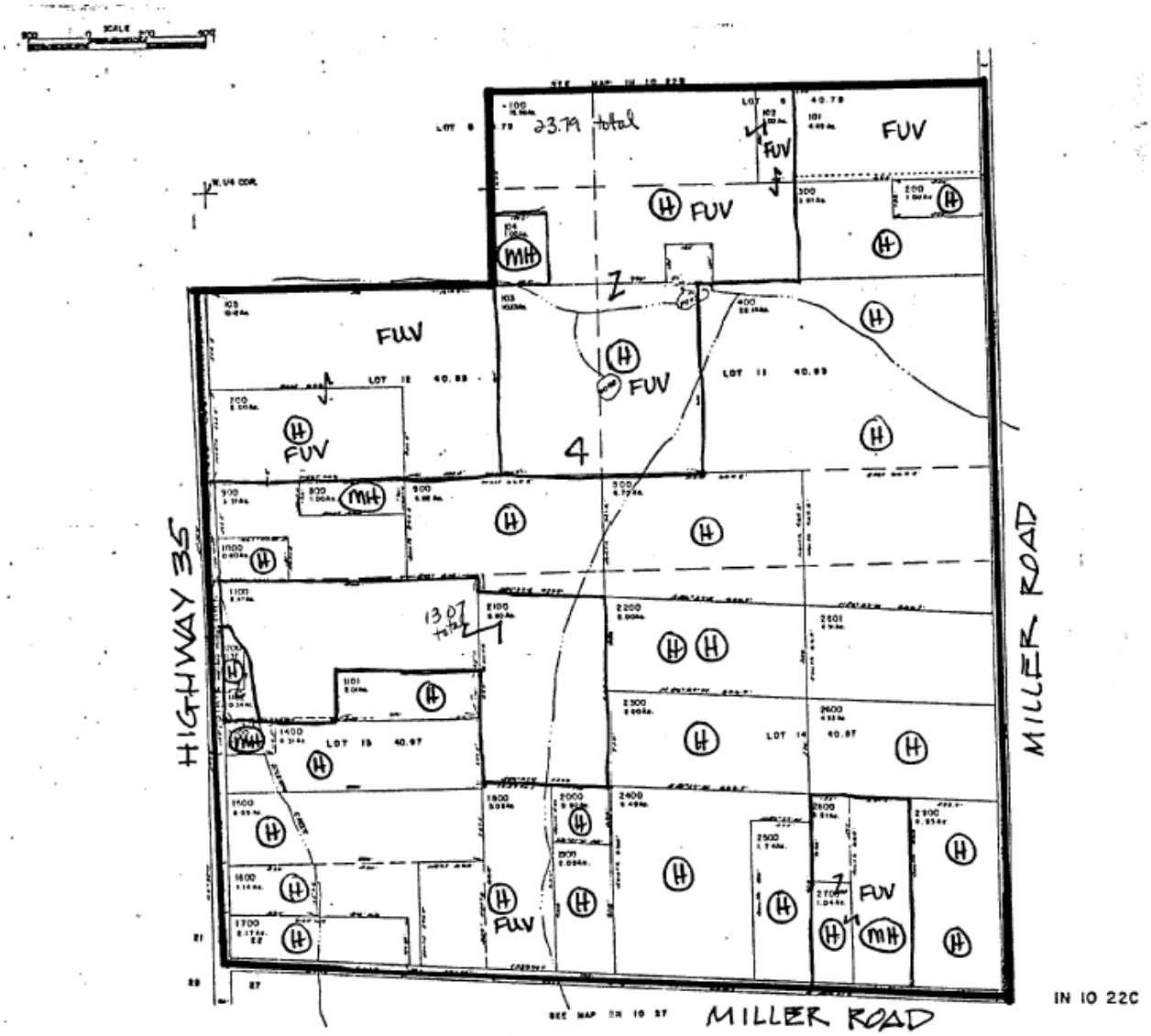

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(H) House

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ATTACHMENT "A" 7/7

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ATTACHMENT "B"

David Waller said that if there was an 18 hole golf course, the Hood River residents could use and enjoy it. If it is well done, the residents will be very proud of it. This would provide the residents an adequate golf facility which would serve to enhance both the environmental and economic surroundings in this area.

John Tallman 3856 May Drive.

John Tallman stated that he is speaking as a golfer. Mr. Tallman said that he does not have any other interest in the course other than this. Mr. Tallman said that ever since he moved here 10 years ago, he has been hoping that some day Hood River would have an 18 hole course. Mr. Tallman stated that he has been playing golf for about 25 years, mostly on 18 hole courses.

John Tallman stated that Hood River is a caliber of area that would benefit from an 18 hole golf course. One of the problems with the way the course is currently constructed, is that it is too small and it takes about three hours on a busy day to play 9 holes of golf, when the average is two hours. This is because the demand is greater than the facility can accommodate. The sport of golf is universal; it is played by people of all ages. Mr. Tallman noted that lie is always impressed how 80 year old people can play and get along with 20 year old kids on the course. He said that this is something that Hood River should promote rather than try to put a lid on.

John Tallman stated that saying Hood River doesn't need a regulation size golf course in Hood River severely limits the desirability of this area for tourists. Mr. Tallman said that he knows the golf crowd pretty well and when they look on a golf guide of Oregon and they see six or seven 9 hole courses, and one 18 hole course, they will always pick the 18 hole course. An 18 hole golf course would be a tremendous asset to Hood River County and would be something the residents could be proud of.

John Tallman noted that he has been back in the woods behind the course and it would make an excellent site for a few holes and homesites. This is not a good timber site. The trees are mostly oak and a few douglas fir. This wouldn't be a good area to harvest timber because of the close proximity of homes in the area.

Michael Nagler, Planning Director, pointed out that Mr. Shipley is asking to be removed from this Exception Area, and have his property remain in resource use. Mr. Nagler stated that tax lot #1700, which is the Shipley ownership, has been taken out of this Exception Area.

MAP EXHIBIT "D"

Steven Wood 4470 London Drive.

Steven Wood stated that he owns 1N 10E 15 #300 and 1N 10E 10D #1200. Mr Wood said that he would like to see the Valley not have to go to industry-base of a substantial nature. He said that he would like to see light industry or a "white collar" aspect, as well as more tourism. Mr. Wood said that he felt that these type of uses would not have such a major impact on the area and would

ATTACHMENT "C"

give the County good economic results. Mr. Wood stated that the president of United Telephone Company has questioned the lack of residential sites and the cost in Hood River Valley. He feels that this is one of the main reasons that his type of industry is not coming to Hood River County. The president of United Telephone has even talked about possibly moving the company out of the area.

Steven Wood stated that the current land use for the property is 2 1/2 acres. The average parcel size is 5.04 acres. Eighty-five percent of the parcels are under 9.00 acres. This land has been designated for smaller lots and has been zoned accordingly. It has been planned this way for years. This land cannot be farmed economically at this time because no irrigation is available. Dave Burkhart, Extension Service, has looked at this property and he said that this land is not suitable for orchard production. This land is not suitable for forest either. There are not many trees on the land that are of a loggable size and type.

Steven Wood stated that this land would be more valuable to Hood River County if it was designated for residential lots. The parcel is too small to produce agricultural crops economically due to remaining usable terrain. The shape of the parcel, the freezing zone, and available irrigation water prohibit the use of the property for agriculture. Mr. Wood submitted a copy of a topographical map of the parcel, and also a site plan showing the location of this property. These were submitted into the record and marked as Exhibit #14 (see attachment).

Steven Wood noted that he purchased this property approximately 1 1/2 years ago and it was purchased based upon 2 1/2 acre zoning. Any new designation will cause a financial hardship on owners in the area. There should be little or no affect on the community if this remains in 2 1/2 acre zoning There are no ridge tops that will be built on. Everything would remain virtually hidden from sight from the road. This site is located close to Hanel Mill and the old dump. This area is nice but it is not pristine. It is not wilderness.

There are 176 parcels in this area; 136 dwellings exist on 128 parcels. Over 73% of the parcels are occupied by residences. Less than 27% are available for future use. There are less than 40 acres of land in orchard use. These are in five non-contiguous parcels. These are probably people who like having a few fruit trees on their property along with a residence. These are not being used for their prime income. The property in this area has scrub woodland. The area is used mainly for homesites.

Steve Wood stated that this residential use should be provided for, for the economic good of Hood River County based upon the type of industry people have indicated they want here. People in Hood River County do not want heavy industry, but white collar industry. There should be no long-term environmental effects from leaving this in 2 1/2 acre lots. The County will have a better tax base under the economic reasons. There should be no additional services at cost to the County, but instead, additional services would be at the land owners` cost. Socially, there will be no loss to agricultural use. The view will not be obstructed from anyone. The land is south and east facing and is good for building solar homes.

Steven Wood pointed out that this area is close to the businesses in the Middle and Upper Valley. This would be a gas savings for people who live and work there.

ATTACHMENT "C" 2/4

The residential use will be compatible with surrounding uses. Mr. Wood pointed out that 73% of the parcels are built on. Most of these parcels are under 5 acres. 85% are less than 9 acres. There is less than 2% of the land in this Exception Area that is agricultural at this time.

Loren Miller 5426 Highway 35.

Mr. Miller stated that his parcel is located in 1N 10E 15 #900.

Loren Miller said that in 1973 his property was zoned for residential use, so he installed services on his property so that he could develop the land for home sites. Mr. Miller noted that at the present time he has two small homes plus his own residence on the land. There is 3,000' of deeded right-of-way through this property.

Loren Miller stated that he had two letters to submit to the Planning Commission The first is from Donald Walker, Hood River Electric Co-op, stating when and why table was put in. This was read to the Commission, and marked as Exhibit #15. Mr. Miller said that he also had a letter from John C. Stanley, Mid-Columbia Title Company verifying the roadway easements. This was read to the Commission, and marked as Exhibit #16 (see attachments).

Loren Miller stated that at the present time the water line has not been put in. He said that if this property remains in rural residential use, the line will be installed and a fire hydrant will be put in.

Loren Miller stated that he spoke with one of the planners recently. She said that when the decision was made as far as which properties to exclude from the RR-2 1/2acre Zone, no one knew that the right-of-way easement and the buried utilities were in place on this property. The planner called LCDC and they said it could go either way as far as they were concerned. The planner also explained that the way the decision was made was that anything over 20 acres was placed into the Farm designation. Mr. Miller noted that his parcel is 30 acres. Mr. Miller stated that LCDC is not to blame for this. Mr. Miller further stated that the back 10 acres of the property is so steep that it is no good for housing or farming. Loren Miller said that he always thought it would be good for a buffer zone between forestry and residential uses.

Loren Miller pointed out that the rest of this land is in a frost zone. The land is not suitable for orchard. A garden can be raised, but it is a late garden. Mr. Miller said that he has lived on this land for 24 years. Mr. Miller said that in that amount of time it is possible to determine whether or not the land is farmable. Homes surround this parcel. There are 25 in the immediate area.

Loren Miller stated that if he was forced to farm and raise animals of any volume the neighbors would not appreciate the smell, regardless of whether it was chickens, oats, etc.

Loren :Miller noted that he also owns 1/2 acre out on the highway. It is not even shown on the map. Mr. :filler said that he lost this piece of property once in 1973. The County w'as going to foreclose on it and Mr. Miller had to go to Salem and speak to the Attorney General, and a deal was worked out with Ken Kirby.

ATTACHMENT "C" ¾

Mr. Miller said that the Attorney General told him that he had every right in the world to sue the County. Mr. Miller noted that he didn't want to do this because he had to live here. Loren Miller stated that he purchased his first piece of property in the County when he was 15 years old; he built his first house when he was 16. Loren Miller stated that he is a chartered member in the Hood River Electric Co-op (#595). He noted that he bought a share in it before they ever put a pole up. He emphasized that all his life he thought he would be able to build houses on this land so that he could retire, and now he is being told he can't do that. Mr. Miller stated that he has spent his entire life working towards this and he wants to have something built up for his wife so that she'll have something to live on. Mr. Miller stated that this really meant a lot to him and thanked the Planning Commission for their time.

Eldon V. Bailev 3050 Eliot Drive.

Eldon Bailey stated that he is speaking reference, to tax lot #100 in Map Exhibit "D"; the area below Pine Mont Drive. This parcel contains 33 acres. Mr. Bailey said that he wanted to go on record as being opposed to this proposed change to Exclusive Farm Use and Forest Zones. Mr. Bailey said that he is speaking for himself and Arnold and Elsie Bailey. Out of 33 acres, less than 1/2 is in productive agriculture. The unproductive portion is swampy. Some of it is in dry land hillside and marginal pasture. The productive portion is approximately 12 acres and is planted in pears.

Eldon Bailev noted that the portion that is planted in pears started out as 20 acres. It was originally planted about 30 years ago. The land was continually unproductive to the point that the orchard has been reduced to the present 12 acres. Mr. Bailey said that lie has been fighting a swampy ground problem and this is not good for orchard production.

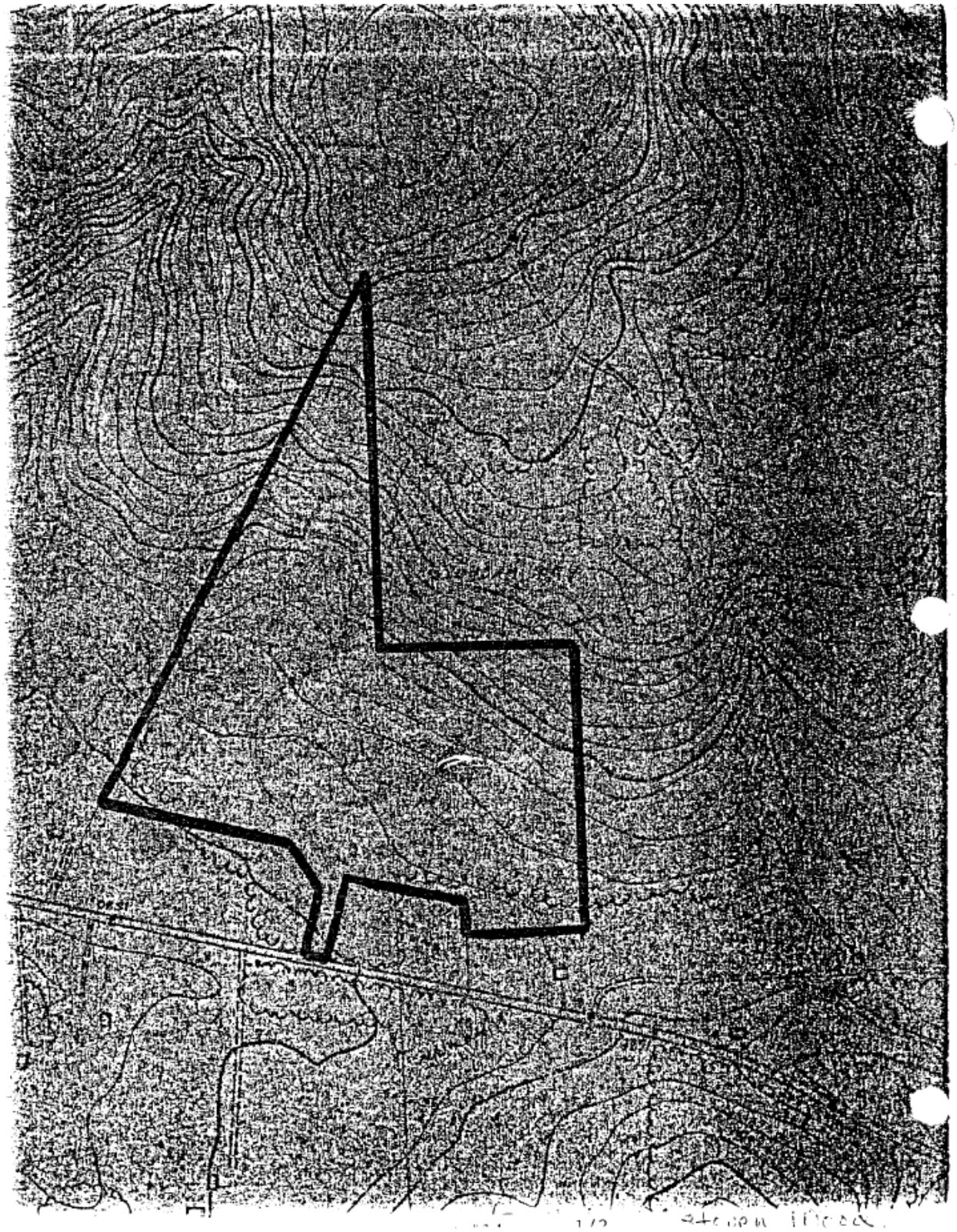
Eldon Bailey said that he feels that residential uses should be provided for, not to allow a California-type subdivision, not to tear out the remaining pears, but to some day be able to build your own home on property that you have grown up on and that has been in the family for over 45 years. Eldon Bailey said that all he is for is the freedom to use the non-productive portions of the acreage for the option of his own building needs. The existing orchard would be left intact.

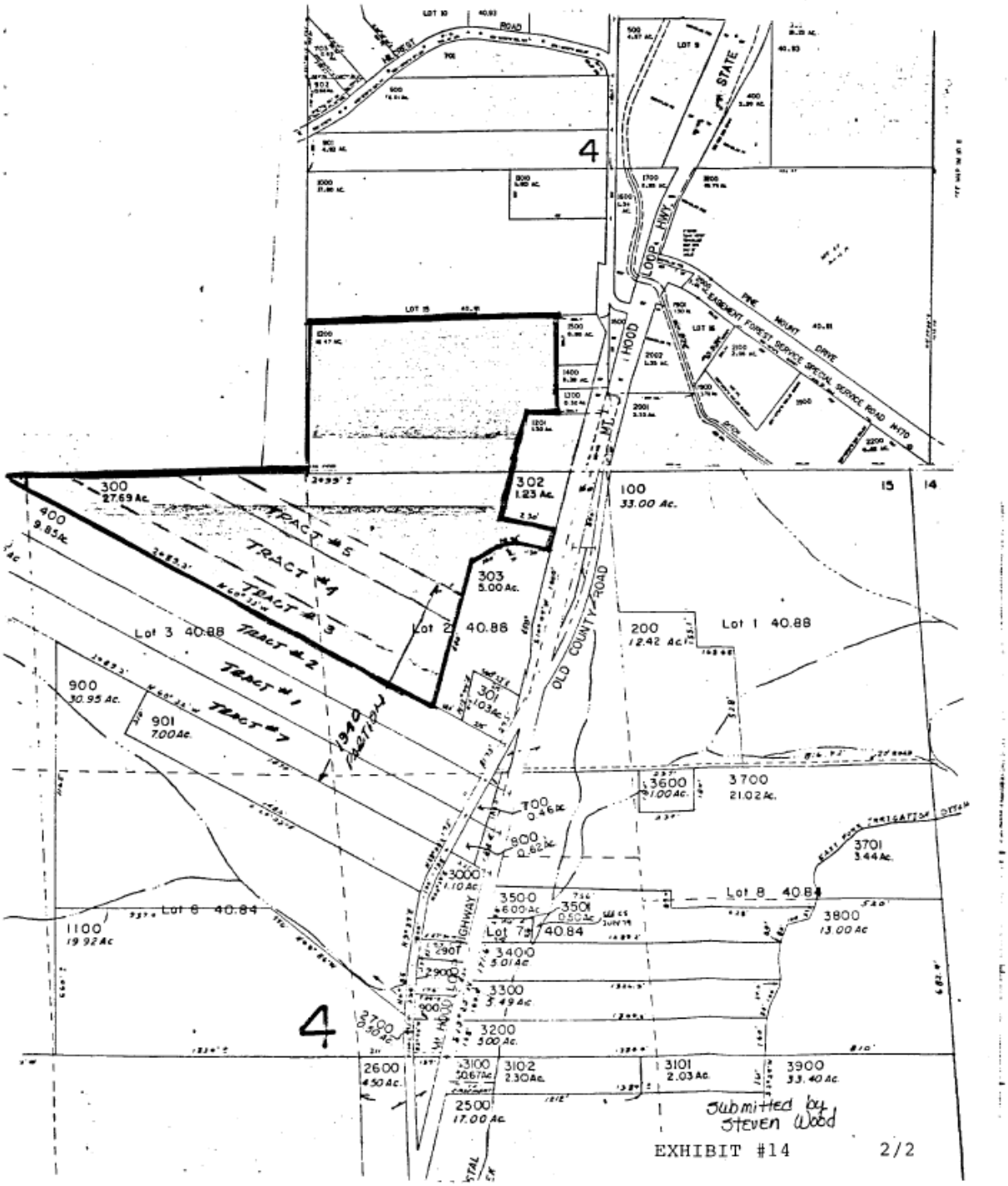
Mr. Bailey pointed out that any additional housing would be on unproductive agricultural land. There is a lot of housing in the area at the present time and it is compatible with the agriculture in the area. Mr. Bailey emphasized that he is not talking about a housing development, but the possible addition of two more residential units in the future.

MAP EXHIBTT "E"

Dick Close Representative of Edelweis Meadows, Oregon LTD.

Mr. Close stated that he is a land use consultant and vice-president of R.J. Frank & Associates in Portland. Dick Close stated that Edelweis owned 313 acres in map Exhibit "E".




ROAD
STATE
LOOP HWY
HOOD
MT
OLD COUNTY ROAD
HIGHWAY
TRACT #5
TRACT #4
TRACT #3
TRACT #2
TRACT #1
TRACT #7
300 27.69 Ac.
400 9.85Ac.
302 1.23 Ac.
303 5.00 Ac.
100 33.00 Ac.
200 12.42 Ac.
Lot 1 40.88
Lot 2 40.88
Lot 3 40.88
900 30.95 Ac.
901 7.00Ac.
301 1.03Ac.
340 FEET PLAT
3600 1.00Ac.
3700 21.02Ac.
700 0.46Ac.
800 0.62Ac.
3000 1.10Ac.
3701 3.44Ac.
Lot 8 40.84
3500 6.00Ac.
3501 0.50Ac.
Lot 7 40.84
3800 13.00Ac.
1100 19.92Ac.
3400 5.01Ac.
3300 3.49Ac.
3200 3.00Ac.
2600 4.50Ac.
3100 30.67Ac.
3102 2.30Ac.
3101 2.03Ac.
3900 33.40Ac.
2500 17.00Ac.
Submitted by Steven Wood
EXHIBIT #14
2/2

HOOD RIVER ELECTRIC CO-OP

THEODORE W. PERRY, Manager

Locally Owned And Operated
POST OFFICE BOX 125 ODELL, OREGON 97044
PHONE: 386-1911 — 354-1233

May 3, 1983

To Whom It May Concern:

The Hood River Electric Cooperative placed total underground electrical services on the Loren Miller property in October of 1978. The basic purpose & intent was to convert an existing aerial line & provide for rural residential development as his property was so divided. The electrical service was made sufficient for several additional residences. Additionally by arrangement we placed a T.V. cable in the same trench.

Respectfully,
Donald W. Walker
Engineer

EXHIBIT #15

Mid-Columbia Title Company
114 CASCADE AVENUE / HOOD RIVER, OREGON 97031 / (503) 386-5300

May 18, 1983

Hood River County Planning Department
Courthouse
Hood River, Oregon 97031

Ladies and Gentlemen:

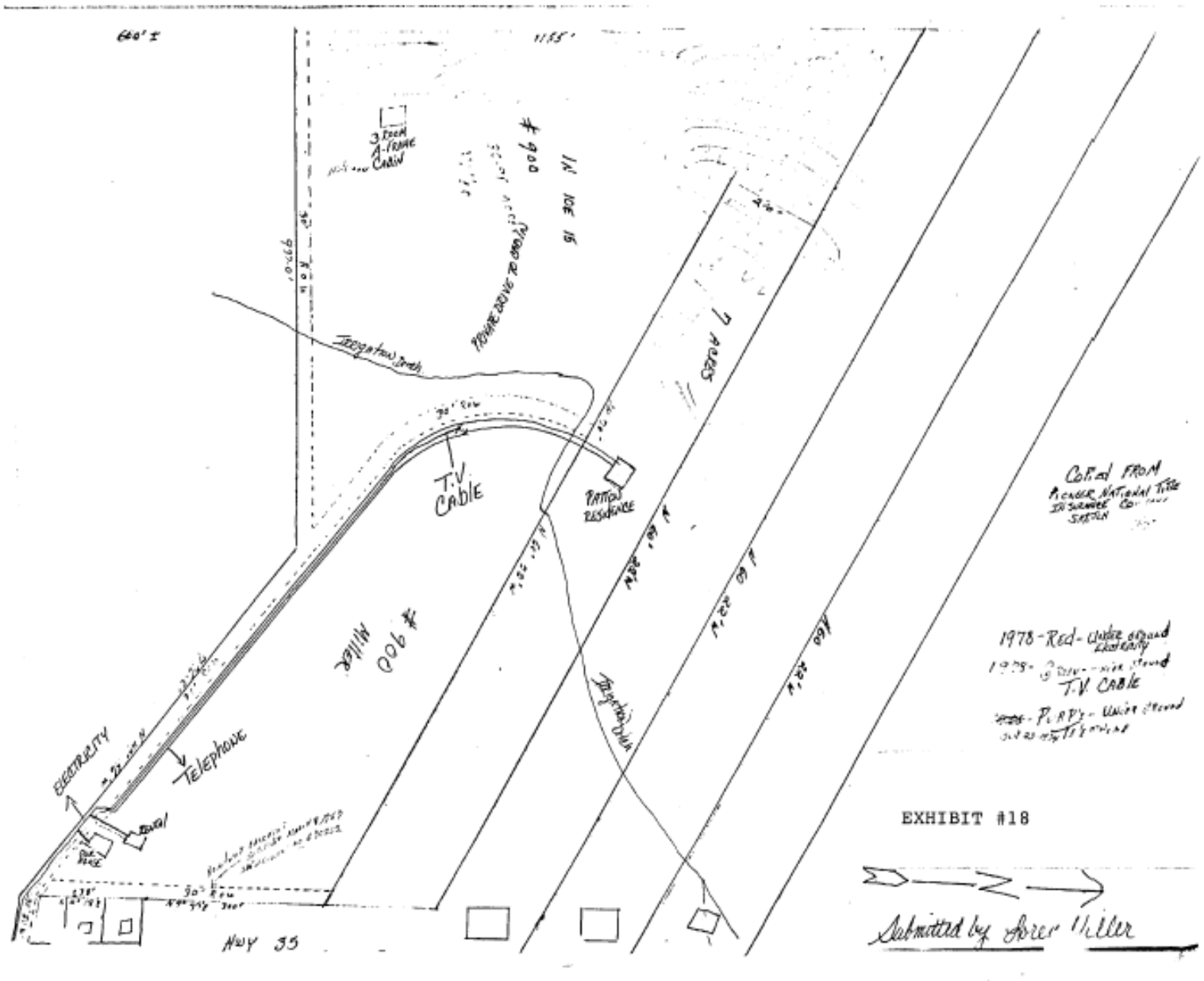
We have examined title to Tax Accounts 1N 10 15 900 and 901 for the purpose of determining the validity of a certain Roadway easement which crosses 900 to serve 901, and we find that said roadway was created of record in deed to Albert Mosley and Elsie Mosley, Recorded May 30, 1975 as Recorder's Fee No. 751088 Film Records.

We also find that a portion of said Easement was created by conveyance to L. Sterling Hanel et ux., by deed recorded February 26, 1962 in Book 70, page 248, Deed Records.

MID-COLUMBIA TITLE COMPANY

John C. Stanley
President

EXHIBIT #16


660' ±
1155'
3 Room A-Frame Cabin
Telephone Drive to Cabin
Telephone Drive
T.V. CABLE
Patton Residence
Miller
900
ELECTRICITY
TELEPHONE
Telephone Cable
Hwy 99
Copied from Pioneer National Title Insurance Co. Sketch
1978 - Red - Underground Electricity
1978 - Green - Underground T.V. CABLE
EXHIBIT #18
Submitted by Greer Miller

PLANNING &
COMMUNITY DEVELOPMENT
ROOM 101
HOOD RIVER COUNTY COURTHOUSE
HOOD RIVER, OREGON 97031

PHONE 503-386-1306

April 12, 1983

Lyle G. and Dorothy M. Nicholson
10935 SW Highland Drive
Tigard, OR 97223

RE: T1N R10E SECTION 10D, TAX LOT #1800 AND T1N R10E SECTION 11, TAX LOT #1400 (EXCEPTION AREA).

Dear Lyle and Dorothy:

Your queries April 11th were appreciated.

Our discussion prompted additional research regarding your property, consequently the following additional clarifying comments are provided:

(1) The parcel to the east is zoned Forest with a 40 acre minimum lot size, consequently you could not partition for two 24± acre parcels.

(2) Under the existing zoning you could create parcels as small as 2½ acres, however, as you know, changes are being proposed but will not be in effect until adopted by the Board of County Commissioners.

(3) If the Exclusive Farm Use Zone is approved, the following processes exist if you desire to build:

   (a) Provide evidence that you need a dwelling in conjunction with farm use and make application for a building permit;

   (b) Apply for a Conditional Use Permit to construct a non-farm dwelling; or

   (c) Seek a Variance because your lot is substandard to the proposed zoning.

(4) Options regarding the property zoned Forest include:

   (a) Provide evidence that the existing cabin, etc., is actually a house and has been continually occupied and

EXHIBIT #32 1/2

has not been vacant for a one year period. If it meets th above, we would allow replacement, however, if it does not, you would have to make application for a Conditional Use Permit to reinstate the non-conforming use.

(b) Seek a Plan and Zone Change to Exclusive Farm Use to allow creation through partitioning of two 24± acre parcels. This would involve an application fee and hearings by the Planning Commission and Board.

The above comments are general and are not exclusive due to the complexities of planning, and if you desire additional information, please contact me. Incidentally, I was born in Portland, but raised primarily in Tigard.

Sincerely,

Michael Nagler
Planning Director

MN:djd

cc: Planning Commission

EXHIBIT #32 2/2

4290 Treasure Dr.
Mt. Hood / Parkdale, Or 97041
June 1, 1983

JUN 1 1983

Planning Commission
Hood River County Court House
Hood River, Or 97031

Dear Commissioners,

After listening to Mr. Miller's testimony on May 25, 1983 (map exhibit 'D') in which he stated he had made plans to subdivide his property. He also mentioned the draw backs to his neighbors in the community if he should farm his acreage. (The smell - not forgetting flies) I feel his property should remain Rural Residential.

Most of that immediate area was subdivided and houses built on each of those properties as far back as in the 1930's and early 40's. Therefore the area has been committed for over 40 years.

There is very little irrigation water available. The area is also a frost pocket so raising crops is not feasible. It is however a good area for Rural Residential

I felt this way in 1973 when the planners first made it Rural Residential and still do.

Yours truly,

Constance Mantsie

EXHIBIT #34

Page I

Mr & Mrs. T. W. Milford
5461 Hwy. 35
Parkdale, Or. 97041

JUN 1 1983

Planning Commission
Room 101, Courthouse
Hood River, Or. 97031

EXHIBIT # 35
1/2

Re: Proposed Zoning revision on Hwy. #35
Map Exhibit "D"
(Area south of Neal Creek Road along Hwy. #35)

Dear Commissioners:

As landowners and Consistant residents of a home and parcel of land (tax lot 2500) along Highway #35 (2 miles north of the Mt Hood Country Store) for the past 39 years, We feel we must speak up in behalf of Ourselves and our neighbors concerning the proposed Zoning revision.

For our own selves - We just want to be left as is, Rural Residential. We bought this property in July, 194 to be our home and it still is. But it is

EXHIBIT #35 1/2

physically impossible for us to farm it now. We are retired and both of us in poor health.

Due to the fact that we are in a frost pocket and some of our irrigation water has been taken from us, its not economically wise to try farming it. We can't see where a farm is feasible in this area, so we recommend that this area be left in the Rural Residential Zoning.

Now pertaining to Mr. and Mrs. Loren Miller, who are close neighbors and whose property is in question. We recommend that if they want to keep the R.R. Zoning for their property that they be allowed to do so. We feel it should be their privilege.

After all, since 1973, We've paid exhibitant taxes because We were Zoned R.R. Without our permission, are keeping the taxes paid up, Want to keep that Zoning and it should be our privilege.

EXHIBIT #35 2/2

Respectively, Mr. & Mrs. T. W. Milford.

BACKGROUND DATA

SITE NAME OR NUMBER: Area 3, Site A, Central Valley. (MAP #18)

A. Location: Vicinity of Neal Creek and Booth Hill Road, east of Hanel's Mill in 1N 10E Section 11. See item "L" for tax lots and Attachment "A" for map.

B. Exception: Exception was taken to Goals 3 and 4 in the 1980 Central Valley Plan. Need, alternative, consequences, and compatibility were addressed for all the residential areas. This area was not specifically addressed other than a statement that little commercial orchard land would be involved as the areas were largely devoted to rural housing (Attachment "B").

C. Plan/Zoning: Rural Residential - RR 2 ½

D. Land Use:

1. Site: Houses are clustered in wooded areas along existing roads within the exception area. Majority of houses are not associated with resource use, but are situated in transitional areas between farm and forest use. Approximately 40 acres in the central portion of the Exception Area are in pasture, hay, woods, or vacant. Total of 13 dwellings on 17 parcels. Potential exists for 22 additional dwellings with maximum partitioning of the area. (Figure based on a parcel by parcel analysis of existing land use and potential. Acreage necessary for road development was taken into consideration).

2. Adjacent: Parcels to the north are in farm use or wooded. To the east, farm use; to the south, forest; to the west, pasture and scrub; further west, Hanel Lumber Mill Industrial Site. Access to the Exception Area is a road through the mill.

E. Soils: Culbertson loams (0-30% slopes); Dee silt loam (0-8%). Majority of the home sites are located on Culbertson slopes. The County Sanitarian has indicated that difficulty can be expected in obtaining septic tank drainfield approval on Dee silt loams (see Attachment "C").

1. Forest: All have cubic foot site class rating of 4 with the exception of Dee silt loams which are not suitable for commercial timber production. The farm uses in the center of the Exception Area are on these Dee soils.

2. Agricultural: All soils are suitable for agricultural uses. Class II,III, and IV are present.

F. Deferral Status: Total of 40± acres are receiving tax deferrals for resource use (29± acres on farm deferral, 11±, acres on forest deferral). Land receiving deferrals represents 44% of the total land area in the Exception. Two parcels are being farmed in conjunction with parcels outside the Exception Area.

G. Acreage:

1. Site: 90.63± acres (excluding roads).

2. Parcel sizes: 0-2.49 acres, 7; 2.50-4.99 acres, 5; 5.0-7.49 acres, 1; 7.5-9.99 acres, 1; 10+ acres, 3. Parcels greater than 10 acres are 13.0, 15.0, and 16.58 acres.

3. Average Parcel Size: 5.33 acres. The average parcel is large enough to divide in half under current minimum lot size.

H. Ownership Patterns:

1. Site: Private ownerships

2. Contiguous Ownerships: 1N 10E 11 #701, 900: 16.58 acre parcel is in contiguous ownership with approximately 175 acres to the east. 1N 10E 11 #1700: 55.82 acre parcel is split by the zone boundary. Approximately 3.67 acres are within the Exception boundary.

I. Public Services:

1. Sewer: Septic systems. Difficulty can be expected with Dee soils (refer to item "E",above. Alternative types of systems may be required.
2. Water: Crystal Springs Water District
3. School: Bus at corner of Neal Creek and Booth Hill Road.
4. Fire: Parkdale Rural Fire Protection District.
5. Access: Neal Creek Road, Booth Hill Road (local roads).
6. Mail: Delivery available

J. Natural Boundaries: West Fork Neal Creek traverses the area in both a east/west and north/south direction.

K. Neighborhood and Regional Characteristics: Area is rounded by resource zoning and use. Hanel's Mill is approximately 1/2 mile west and is zoned M-1. Majority of land between the area and mill is in Hanel ownership. Forested land to the east includes Hood River County and private ownerships. A Hood River County rock quarry (inactive is approximately 1 12, miles east and the State Highway Department is examining prospective rock sources in the same area. Direct access to Highway 35 from these sites and the commercial forest lands is through the Exception Area. The large "Miller Road" Exception area begins west of Hanel Mill and Highway 35.

L. Tax Lots Involved: 1N 10E 11 #700, 701, 702, 703, 704, 705, 706, 707, 708, 900, 1300, 1304, 1305, 1306, 1600, 1702, 1703, 1704, and portion of 1700.

M. Recommendation:

On January 19, 1983, the Planning Commission, at a work session, determined that due to the information provided (Background Data) the area was built-out and committed

ATTACHMENT "A"

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

I. Introduction—

This Central Valley Plan and Background document identifies a need for, and plans for, the future provision of housing, commercial, and industrial land uses upon some lands that are Class I to IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. Format—

For each of the land uses to be provided for (i.e. housing, commercial, rural center, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) need — why the use in question should be provided for; (b) alternatives — at what alternative locations within the planning area could the use in question be provided for; (c) consequences — the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) compatibility — how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. Housing Land Use—

There are several "Medium Density Residential" and "Rural Residential" areas designated on the Plan Map. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map E-1 as: area #1 — the four "Medium Density Residential" and three "Rural Residential" areas within the Odell Sanitary District boundary; area #2 — the two "Rural Residential" areas along Neal Creek, and the one area abutting Fir Mountain Road; area #3 — the "Rural Residential" area in the vicinity of Miller Road and east of Hanel's Mill; area #4 — the two "Rural Residential" areas along the Dee Highway.

A. Need

The Central Valley Background Report notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the Central Valley Plan, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

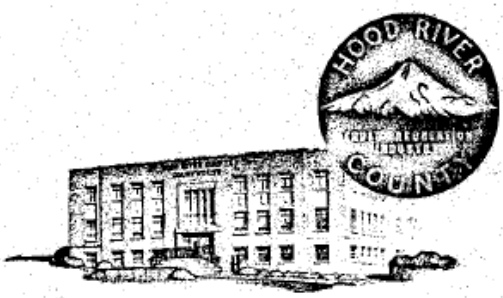
C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway, but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area is rocky. It is mostly in scrub woodland.

D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

ATTACHMENT "B"



HOOD RIVER COUNTY HEALTH DEPARTMENT
1109 JUNE STREET
HOOD RIVER, OREGON 97031

TELEPHONE 386-1115

FEB 2 2 1982

TO: WENDY HILL, PLANNING DEPARTMENT

FROM: SCOTT FITCH, COUNTY SANITARIAN

DATE: FEBRUARY 22, 1982

SUBJECT: PROBLEM SOILS FOR SEPTIC TANK DRAINAGE FIELDS SDF

This letter is to follow up a conversation of February 18 regarding those soils which are not suitable for the conventional drainfield system. This listing is to help notify those applicants who may have soils requiring a more elaborate and costly system. In addition, these soils may not be suitable because the site does not have enough fall or difference in elevation to permit adequate drainage. Some of the sites with these soils may not be able to obtain approval for an individual subsurface sewage disposal system.

SOIL TYPE	DIFFICULTY
Bald	Inadequate soil depth in relation to side hill slope.
Bins	Inadequate soil depth in relation to side hill slope.
Bindle	Inadequate soil depth in relation to side hill slope.
Bodel	Inadequate soil depth in relation to side hill slope.
Cumulic Haplaquolls	Wetness proximity to streams set back requirements.
Cumulic Haploxerolls	Wetness proximity to streams set back requirements.
Dee	Poorly drained, wet.
Lava Flows	Self-explanatory.
River Wash	Self-explanatory.
Rock Outcrop	Self-explanatory.
Van Horn Wet Variant	Wetness.
Wyeast	Wetness.
Xerofluvents	Rapid draining, proximity to screams set back requirements.
Xerumbrepts	Inadequate soil depth in relation to side hill slope.

If these soils are soil mapped near the proposed drainfield, difficulty can be expected with obtaining septic tank drainfield approval.

SDF/sb

ATTACHMENT "c"

BACKGROUND DATA

SITE NAME: Area 4, site B, Central Valley (MAP #19)

A. Location: Vicinity of Trout Creek Ridge Road and the Dee Highway in 1N 10E 19 and 30. Specific properties are listed in item "L" below. (See map, Attachment"A").

B. Exception: Exception was taken in 1980 Central Valley Comprehensive Plan based on need for residential housing in the Planning Unit (see Attachment "B").

C. Plan/Zoning: Rural Residential/RR5

D. Land Use:

1. Site: Trout Creek runs north and south through the Exception Area. Land slopes down from road to the creek on both sides. Houses are located mainly along the roads, but a few are sited closer to the creek. Land not in residential use is in pasture. Many of the residential parcels have pasture land associated with them. There are 2 orchards in the area, both less than 5 acres each. Of 57 parcels, 45 have houses.

2. Adjacent: Adjacent lands are generally in farm use and associated residential use. Pasture and hay, etc. to the northeast, orchards to the south, southeast, and west. Land to the southwest is in 10± acre parcels similar to the Exception Area.

E. Soils: Majority of soils are Parkdale loams (0-20% slopes). Remainder are Dee silt loams (0-12%).

1. Forest: Cubic foot site class 3 (Parkdale loams).

2. Agricultural: Class II and III.

F. Deferral Status: 153.40 acres are receiving farm use deferral. This represents approximately 56% of the total land area. Average size of parcels on deferral is 8.5 acres.

G. Acreage:

1. Site: 276.11± acres

2. Parcel sizes: 0-4.99 acres, 39; 5.0-9.99 acres, 16; 10± acres, 3. Parcels greater than 10 acres are: 17.16 acres, 11.23 acres, and 14.14 acres.

H. Ownership Patterns:

1. Site: Generally single, private ownerships.

2. Contiguous Ownerships: Trout Creek is the Exception Area boundary in Section 30 and splits 6 parcels. In all cases the portion of the parcel outside the RR-5 area is smaller than that within.

I. Public Services:

1. Sewer: Septic tank/drainfield

2. Water: Crystal Springs Water District

3. School: Busing available

4. Fire: Parkdale Fire District

5. Access: Trout Creek Road, Billings Road (local roads). Highway 281 (arterial).

5. Mail: Delivery available

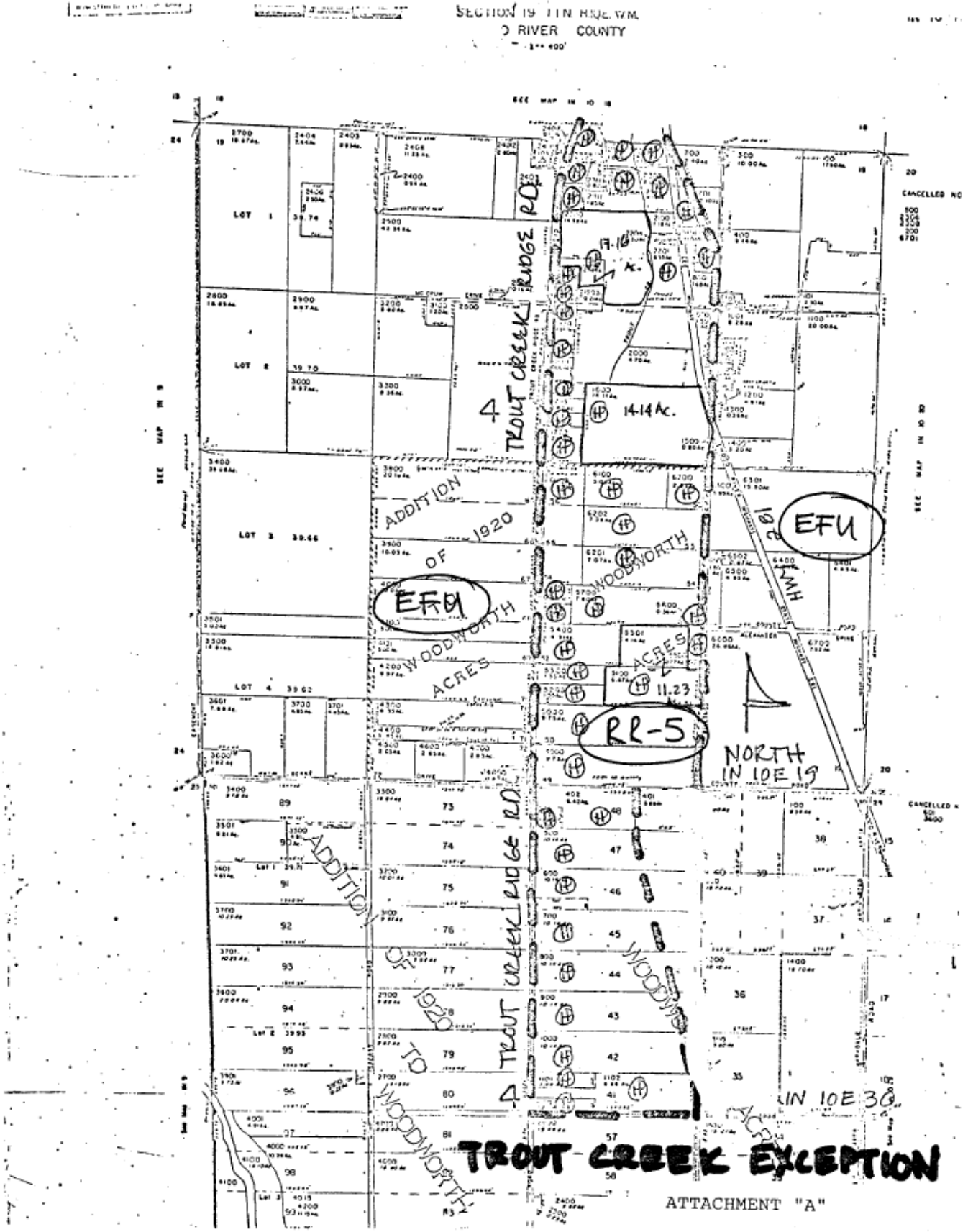
J. Natural Boundaries: Trout Creek runs north and south through the Area.

K. Neighborhood and Regional Characteristics: Surrounding zoning is EFU. Dee Hardboard Plan (M-1) is approximately 12-2 miles northwest on Highway 281. Town of Parkdale is approximately 3 miles southeast.

L. Tax Lots Involved: 1N 10 19 #701, 800, 801, 802, 900, 1600, 1700-1703, 1800, 1900-1904, 2000, 2100, 2200, 2201-2204, 2300-2305, 2307, 2309, 2310, 2311, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6201, 6202.

M. Recomendation: Background.Data above indicates that the Area is committed to non-resource use *(and) 'Exception is justified. The Background Data should be included in the County Background Document.

*ch – transcription insert; original document illegible


SECTION 19 T1N R10E WM
D RIVER COUNTY
SEE MAP IN 10 18
SEE MAP IN 10 19
SEE MAP IN 10 20
CANCELLED NO
LOT 1 39.74
LOT 2 39.70
LOT 3 39.66
LOT 4 39.62
TROUT CREEK RIDGE RD
4
ADDITION OF 1920 TO WOODWORTH ACRES
19.16 Ac.
14.14 Ac.
11.23 Ac.
EFU
RR-5
102
HWY
NORTH IN 10E 19
IN 10E 30
TROUT CREEK EXCEPTION
ATTACHMENT "A"

CENTRAL VALLEY PLAN
EXCEPTIONS TO GOALS

I. Introduction—

This **Central Valley Plan** and **Background** document identifies a need for, and plans for, the future provision of housing, commercial, and industrial land uses upon some lands that are Class I to IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and upon some lands that are capable of growing commercial timber (forest site classes 3, 4, 5, and 6 within the planning area). Because the Plan calls for the provision of these uses upon lands that could also serve the purposes of agriculture and forestry, an exception to LCDC Goals 3 and 4 is required.

II. Format—

For each of the land uses to be provided for (i.e. housing, commercial, rural center, and industrial land uses), this "Exceptions" portion of the Plan discusses: (a) **need** — why the use in question should be provided for; (b) **alternatives** — at what alternative locations within the planning area could the use in question be provided for; (c) **consequences** — the long-term environmental, economic, social, and energy consequences to the locality, the region, or the state of not applying the relevant goal(s) or permitting the alternative use; (d) **compatibility** — how compatible the use in question is with the adjacent land uses.

It should be noted that there is considerable overlap of agricultural lands and forest lands, as defined by LCDC Goals #3 and #4. For those forest lands as defined by LCDC Goal #4 that are also agricultural lands as defined by Goal #3, an exception taken to Goal #3 shall also be considered an exception to Goal #4, the Forest Lands Goal.

III. Housing Land Use—

There are several "Medium Density Residential" and "Rural Residential" areas designated on the Plan Map. For the purpose of this "Exceptions" portion of the Plan, these areas have been identified on map E-1 as: **area #1** — the four "Medium Density Residential" and three "Rural Residential" areas within the Odell Sanitary District boundary; **area #2** — the two "Rural Residential" areas along Neal Creek, the one area abutting Fir Mountain Road; **area #3** — the "Rural Residential" area in the vicinity of Miller Road and east of Hanel's Mill; **area #4** — the two "Rural Residential" areas along the Dee Highway.

A. Need

The Central Valley **Background Report** notes that current residential construction in the planning area amounts to about 50 dwelling units per year. If this housing demand rate continues, 1,000 new residences will need to be built in the 20 year planning period. Throughout the series of Citizen Advisory Group (CAG) meetings that led to the writing of the **Central Valley Plan**, people recognized the need for allocating land for new housing while at the same time preserving the rural character and commercial agriculture and forest economic base of the planning area.

A 1980 survey by the County Planning staff of the amount of new dwellings that could be built under the Plan shows that the current rate of housing demand could be accommodated by this Plan.

B. Alternatives

Approximately half of the settled portion of the planning area (i.e. the area shown on the Pine Grove-Mt. Hood Section map) is not on Class I-IV soils. Most of this has slopes in excess of 25 percent. This means that it would be difficult, if not impossible, to install a septic tank drainfield system. In addition, most of the land that does not contain Class I-IV soils is commercial forest land, as defined by forest site classes of the U.S.F.S. manual "Field Instructions for Integrated Forest Survey and Timber Management Inventories — Oregon, Washington, and California, 1974."

Of the areas within the planning area that are on Class I-IV soils, rural housing could be located in the areas designated as "Farm." However, such a decision would increase the problems already experienced by orchardists of vandalism and complaints about orchard sprays when non-farm residences are allowed to locate next to established orchards. There could be similar though possibly less serious, land use conflicts if rural residential housing was located in large areas presently devoted to hay, pasture, or other farm uses.

C. Consequences

Designating land for housing within the "Rural Residential" and "Medium Density Residential" designations within the Odell Sanitary District will affect commercial orcharding in the area very little. A limited amount of hay and pasture land will be taken out of production west of the Odell Highway; but this will have a minimal impact on the County's overall economy. Designating land for housing in areas 2 and 3 will take out very little commercial orchard land, as these areas are presently committed or largely devoted to rural housing at the present time. There may be some conflicts between County Forest forestry practices and residences in the "Rural Residential" designation on Fir Mountain Road. Very little commercial orchard land will be taken out of production for the Trout Creek Ridge "Rural Residential" designation in Area #4. The "Rural Residential" area north of Dee along Highway 281 is largely committed to housing. Much of this area is rocky. It is mostly in scrub woodland.

D. Compatibility

In cases where rural housing designations abut commercial orchards or other high intensity agricultural uses, buffer strips shall be required of the landowner introducing any new use and/or the minimum lot size for new lots in the rural housing zones shall be of such a size as to maintain relatively low density housing in the interest of minimizing vandalism to orchards, complaints about orchard spray drift, and maintaining commercial orchards in production. Wherever possible, consistent with maintaining the best agriculture and forest lands in "Farm" and "Forest" comprehensive plan designations, boundaries of the rural housing designations have been drawn at roads, streams, irrigation canals, or topographic breaks in order to minimize land-use conflicts with adjacent land uses.

ATTACHMENT "B"

BACKGROUND DATA

SITE: East of Parkdale (MAP #20)

A. Location: Area parallel to the north/south section of Baseline Road near the East Fork of the Hood River in 1S 1OE 5 and 1S 10E 8 (see Attachment "A").

B. Exception: Inadequate Exception was included in the Mt. Hood Plan (see Attachment "B").

C. Plan/Zoning: Rural Residential, RR-5; and Rural Residential, Environmental Protection, RR-5/FP. Approximately 20 acres were designated Rural Residential in the Mt. Hood Plan, but zoned EFU on the official zoning maps dated 1977 (portion of 1N 10E 33 #2800**,** (see Attachment "A").

D. Land Use:

1. Site: Exception area is situated generally between the Hood River and Knight Creek. Two general types of land use are prevalent; pasture and woodland/riparian vegetation associated with the river. A total of 32 parcels are included in the area. Fifteen have houses on them (47%. of the parcels). Average size of parcels with houses is 6.87 acres, which is slightly smaller than the average parcel size for the area of 7.20 acres. Development potential for 27 additional houses exists with maximum partitioning, however actual development may be lower due to restrictions in existing and proposed County Floodplain ordinance.

2. Adjacent: To the north, areas of pasture and woodland; east, Hood River, associated floodplain and riparian vegetation; site of Hood River County Tollbridge Park is directly east of the northern edge of the area; south, orchards; west, orchards. Orchards are buffered from the exception area by a strip of creek vegetation which averages 250' in width.

E. Soils: Dee silt loams (0-8% slopes); Parkdale loams (8-40% slopes); and xerofluvents (nearly level along the river).

1. Forest: Parkdale loams - cubic foot site class 3/4 (lands currently in pasture use).
2. Agricultural: Dee loams (along Knight Creek), class II, Parkdale loams (pasture lands) class II, III, and IV; xerofluvents (vegetation along Hood River), class VII.

F. Deferral Status: 150+ acres receiving farm use tax deferral.

G. Acreage:

1. Site: 237.69+ acres.

2. Parcel Sizes: 0 - 4.99 acres, 13; 5.0 - 9.99 acres, 13; 10.0 - 14.99 acres, 4; 15+ acres, 2.

3. Average Parcel Size: 7.20 acres.

H. Ownership Patterns:

1. Site: Generally single private ownerships. Hood River County has approximately eight acres within the area and thirty acres contiguous to the area.

2. Contiguous Ownerships: Zone boundary splits a few parcels in the area (see map, Attachment "A").

I. Public Services:

1. Sewer: Private septic systems. The Sanitarian has identified both Dee silt loams and xerofluvents as soil types which may pose difficulty for sub-surface drainage systems because of wetness (Dee) and rapid drainage and proximity to streams (xerofluvents). The majority of the Dee soils are under the Knight Creek vegetative strip and the majority of the xerofluvents are under the Hood River vegetative strip.
2. Water: Crystal Springs Water District (12" main line on Baseline Drive).
3. School: Busing available.
4. Fire: Parkdale Rural Fire Protection District
5. Access: Baseline Drive (main arterial).
6. Mail: Delivery available.

J. Natural Boundaries: Knight Creek to the west, East Fork of the Hood River to the east. Site is fairly flat.

K. Neighborhood and Regional Characteristics: Surrounding zoning: to the north, EFU; east, FR-FP; south, EFU; and west, EFU. Town of Parkdale is approximately one mile west from the northern edge of the area. Land use is generally farms to the west and wooded land to the east. Houses in the exception area are generally sited on the pasture lands.

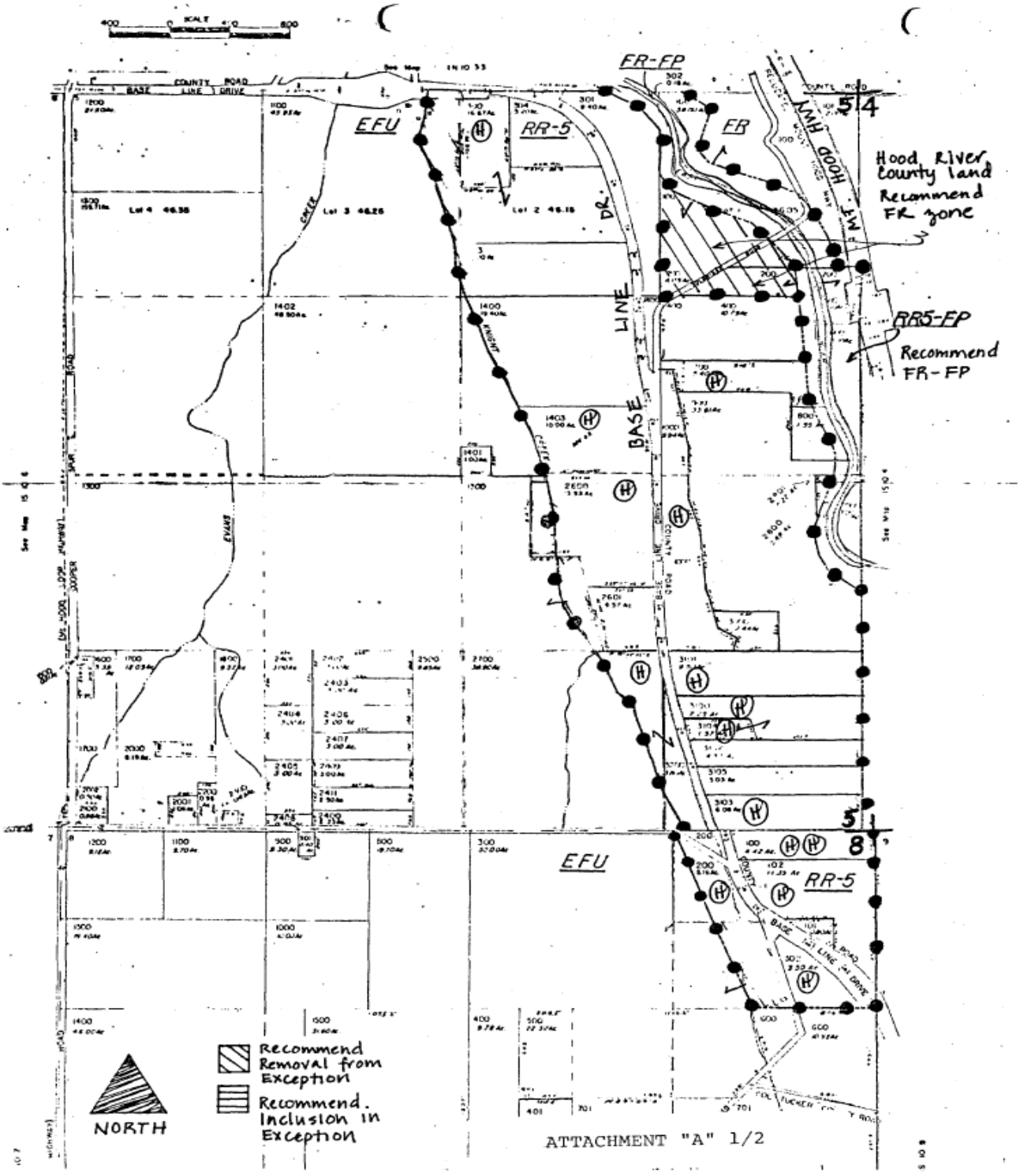
L. Recommendation: Background Data indicates the site is no longer available for commercial farm use. The area is bounded by two waterways and divided by an arterial transportation route. Forest practices would be difficult because of the proximity to streams and scenic highway. It is recommended:

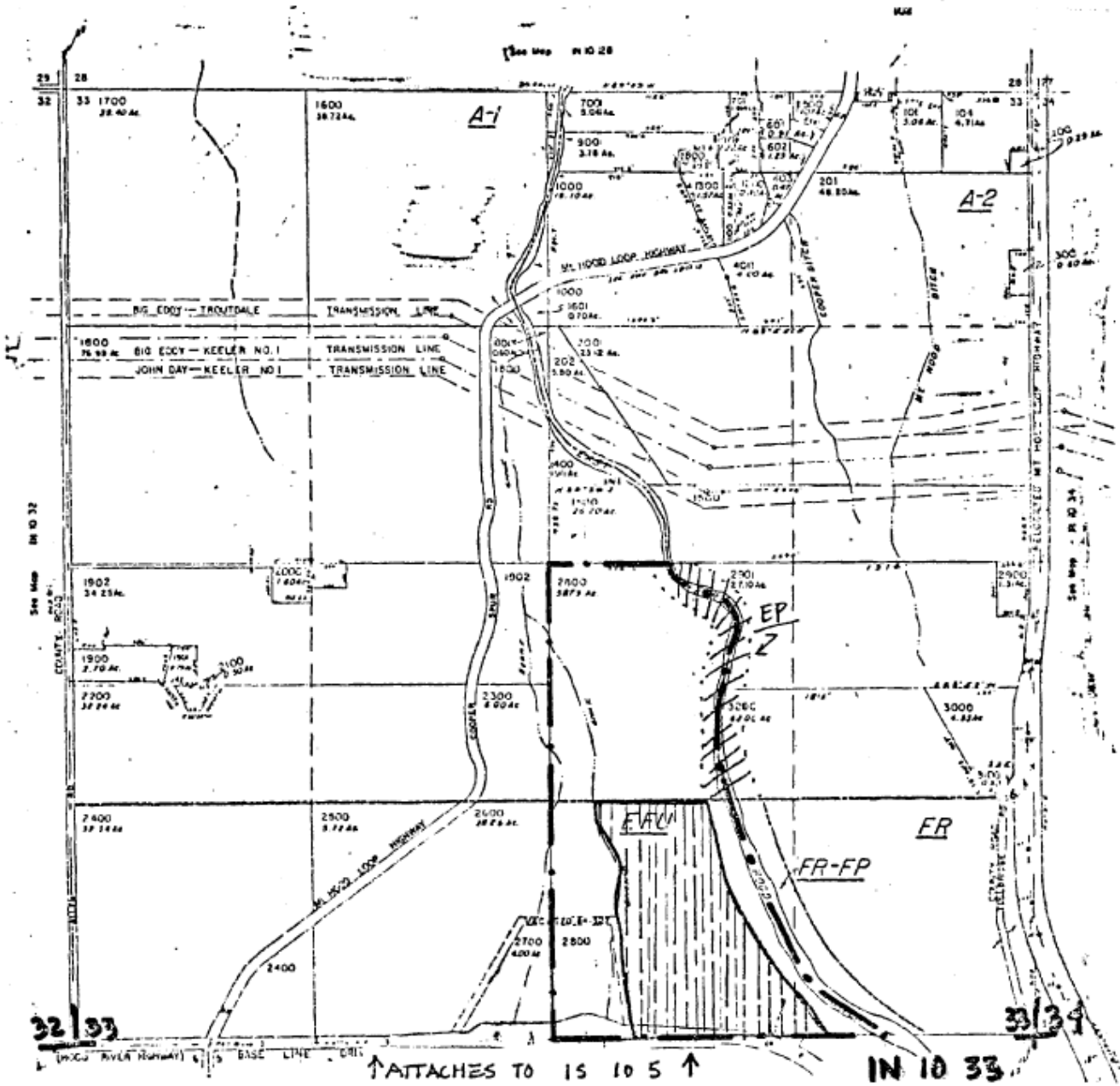
l. An Fxception be taken for this area and the Background Data be included in the County Background Document.

2. Commission consider zoning the land along the East Fork FR/FP; Comprehensive Plan designates this area EP only. (A separate report is being prepared.)

3. Boundary of Exception Area be justified to exclude Hood River County wnership (1S 10E 5 #100, 200). This is consistent with recommendation of 9/21/82 for County Forest Lands designated other than Forest.

4. The Planning Commission held a separate hearing regarding tax lot #2800, TlN R10 Section 33, and approved a Comprehensive Plan and Zone Change to Rural Residential based upon Exceptions to Goals 3 and 4, noted in Attachment "C"


FR-FP
EFU
RR-5
FR
Hood River County land Recommend FR zone
RR5-FP
Recommend FR-FP
EFU
RR-5
Recommend Removal from Exception
Recommend. Inclusion in Exception
NORTH
ATTACHMENT "A" 1/2



PARCEL SUBJECT OF CP and ZONE CHANGE # 82-242

AREA DESIGNATED R. RESIDENTIAL BUT ZONED EFU

NORTH

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EXCEPTIONS TO STATEWIDE GOALS

In Goal #2 relating to the Planning Process, a method to evaluate and review exceptions to the goals has been developed. Evaluating an exception the following criteria should be taken into account:

1. Why these uses should be provided for;

2. What alternative location within the area could be used for the proposed use;

3. What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use.

4. A finding that the proposed uses will be compatible with the adjacent uses.

Exception #1 - From Goal #3

Goal #3 relating to preservation of agricultural land, states that all land with an agricultural soil suitability of I-IV shall be preserved for agricultural uses. There are two exceptions to this requirement:

a. The Parkdale Community and surrounding land is on agricultural class II land. It is necessary to take exception from the goal to allow continued use of the community and to allow the use and expansion of the community.

b. The area parallel to Baseline Road near the East Fork of Hood River has class III farmland, but has been classified Rural Residential.

Exception #2 - From Goal #4

Goal #4 states that lands composed of existing and potential forest production, which are suitable for commercial forest areas, shall be conserved for forest use.

a. Four-hundred and fifty acres of land at the south end of Clear Creek Road has been designated as Rural Residential.

Exception #3 - From Goal #13

Goal #13 relating to Energy Conservation requires an exception, since there will be an increase in energy consumption beyond that needed to accommodate our population. Heating, transportation, and construction relating to second home development cause the requirement for an exception.

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ATTACHMENT "B"

BEFORE THE PLANNING COMMISSION

FOR HOOD RIVER COUNTY

IN THE MATTER OF THE APPLICATION OF WILBUR HALLIDAY FOR A COMPREHENSIVE PLAN AND ZONE CHANGE	)))))	ORDER

The above entitled matter came on for public hearing before the Hood River County Planning Commission on the 13th day of July, 1983, upon the application of Wilbur Halliday for a Comprehensive Plan change from Farm/Environmental Protection/Rural Residential to Rural Residential and a Zone change from Exclusive Farm Use/Forest/Flood Plain to Rural Residential 5 acre. The subject property is located in Section 33, Township 1 North, Range 10 East of the Willamette Meridian in tax lot number 2800. The property is located approximately 1/3 mile east of the intersection of Cooper Spur Road and Baseline Drive with the approximate address of 4520 Baseline Drive.

Due notice was given of the hearing and the applicant appeared in person before the Planning Commission. Based upon a staff report and evidence and testimony produced at the hearing, the Hood River County Planning Commission hereby makes the following findings:

SEE ATTACHEMENTS

Based upon the foregoing findings and after due deliberation and a vote being taken by the Planning Commission, there being a quorum present, IT IS HEREBY ORDERED that the application of Wilbur Halliday for a Zone change is hereby GRANTED. It is further recommended to the Board of Commissioners that the application of Wilbur Halliday for a Comprehensive Plan Change be approved.

Dated this 10th day of August, 1983 nunc pro tunc for July 13, 1983.

Joyce A. Reming
Chairperson

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LAND USE PLANNING
GOAL ANALYSIS
COMPREHENSIVE PLAN AND ZONE CHANGE
MR. AND MRS. WILBUR HALLIDAY

1. Type of Land Use Action:

Mr. and Mrs. Wilbur Halliday are requesting comprehensive plan map and zoning map amendment on portions of property they own in Section 33 Township 1 North Range 10 East, WM, Hood River County, Oregon. The property is described as Tax Lot 2800 and contains 58.79 acres. The property has been the subject of several discussions by the Hood River County Planning Commission and first appeared before the Planning Commission as a quasi judicial request in January, 1983. Subsequent discussions by the Planning Commission resulted in a favorable consideration through a legislative action to designate all of this property as Rural Residential 5 on both the comprehensive plan map and zoning map. Although the Planning Commission has taken this legislative action, it has been determined by County Planning Staff that additional findings would be required; therefore the staff continued the quasi judicial process. The purpose of this document is to provide the necessary information and findings for the Planning Commission in a quasi judicial proceeding to coincide with their legislative decision. The following material also contains

the necessary information required for an exception to the statewide planning goals and an analysis of the statewide planning goals with regard to proposed amendments. The information presented relied heavily upon the background data prepared by the Hood River County Planning Department. Their assistance is greatly appreciated in this matter.

2. Background Information:

The property is described as Tax Lot 2800, Section 33, Township 1 North Range 10 East, WM, lies between the Mt. Hood Loop Highway and the East Fork of Hood River. The property has provided access by Baseline Road, a fully improved county right of way. The property contains approximately 58.79 acres on which two dwelling units are currently situated. One of the dwelling units is used for farm labor. The property is served by Crystal Springs Water and provided fire protection by Parkdale Fire District. School bus service is immediately available. The property is within 1/2 mile of the community of Parkdale and 2 1/2 road miles to the community of Mt. Hood. At the present time, the north one-half of the property is designated Farm by the Central Valley Plan; approximately the south one-half of the property is designated Rural Residential by the Mt. Hood Plan. The

The property is divided by the boundaries of the two plans and thus one of the difficulties in providing a basis for reasonable land management for the owners.

The zoning ordinance designates most of the property as EFU. The area immediately adjacent to the East Fork of Hood River is Forest and Flood Plain. The applicants understand the rationale for the Flood Plain designation and do not request its removal.

Goal 1. Citizen Participation

The Land Use matter has been the subject of a variety of hearings before the Hood River County Planning Commission. Public notics have been printed in the Hood River News, the local weekly newspaper, and notices have been sent to the adjoining property owners. This opportunity to participate is required for adequate citizen involvement in the planning process. Therefore the action complies with the goal requirements.

Goal 2. Land Use Planning

The applicants have followed the appropriate process as required by the Hood River County Planning Commission. Appropriate applications and fees have been submitted. Because portions of the property have been designated as Exclusive Farm Use and Forest by either the comprehensive plan map or the zoning map, an exception to the

to the agricultural goal, Goal 3, and the forestry goal, Goal 4, must be taken. The following information is therefore provided:

A. (Why These Other Uses Should Be Provided for)

This site location provides a logical extension for rural residential development which has been ongoing along Baseline Road. The property has been demonstrated to be unsuitable for agricultural purposes. (See Exhibit 1.) The applicants have tried to harvest a fruit orchard for the past thirty years. From 1950 through 1970 all but two crops have suffered severe frost damage. In 1970 a modern pressurized oil heating system was installed; however, the cost of heating oil increased during that time from 12 cents a gallon to 85 cents a gallon. At a cost of over $1,000 an acre to heat the orchard, the harvests have resulted in negative returns. There was an attempt made by the owners to cut down on the heating oil which resulted in severe frost damage. In 1981 the decision was made to remove the orchard.

The close proximity to other rural residential lands lying to the south along Baseline Road make this property logical, in terms of public services available to continue with the rural residential designation.

B. (What Alternative Locations Within the Area Could Be Used for the Proposed Use.)

There are several general locations with the area that additional rural residential lots could be located, however this site is particularly advantageous in that it is completely buffered from existing agricultural uses.

i. (Can the Proposed Use be located on Non-Resource Land that Would Not Require an Exception Including Increasing the Density on Non-Resource Land. If not, why not.)

Hood River County Planning Department Population Projections and Land Inventories indicate a need for additional rural residential development on lands beyond those lands currently designated non resource or other resource lands considered committed and built out. Therefore, the proposed use of this site will assist in meeting those needs.

ii. (Can the Proposed Use be located on Resource Land that is already Committed to other uses not allowed by the Applicable Goad including Resource Land in Existing Rural Centers or by Increasing the Density on Committed Lands. If Not, why not.)

The Zoning Designation on committed lands is limited by the maximum allowable density for subsurface sewage disposal as required by the Oregon State Department of Environmental Quality. Therefore, the density of committed lands cannot be increased.

iii. (Can the Proposed Use be Located on Other Resource Lands that would Require an Exception but with Fewer Negative Consequences in Compatibility Conflicts with Adjacent Land Uses. If Not, why not.)

The negative impacts or consequences of rural residential

on this site are markedly less than other comparable resource lands in the area. The geographic location along the East Fork of Hood River provides substantial vegetative cover which not only buffers the site from other agricultural uses but also provides a visual buffer into the site.

C. (What are the Long Term Environmental, Economic, Social and Energy Consequences to the Locality, the Region, or the State from not applying the Goal or Permitting the Alternative Use.)

i. Environmental Consequences The development of a potential eleven additional rural residential homesites at this site will not have significant environmental effects on the locality, the region, or the State. There will be some on-site construction required and water service will be required to be extended into the property. However, the additional homesites will pose no degradation to the environment.

ii. Economic Consequences The economic consequences of providing the rural residential development will also be slight. Because the property is located adjacent to existing rural residential development, there will be some economies of scale is using public services which are already in place.

iii. Social Consequences The rural residential development will continue the pattern of development which has occurred over the years in this localized portion of

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Hood River County. It will continue to provide and enhance a sense of community to the area.

iv. Energy Consequences There will be a small amount of energy expended in the construction of the on-site improvements, however, such use is not considered significant.

D. (A Finding that the Proposed Uses will be Compatible with other Adjacent Uses)

The proposed residential use will be compatible with adjacent land uses. The property is bounded on the south by rural residential development and buffered by dense vegetative cover on all other sides.

Goal 3. Agricultural Lands

While a soils analysis notes a variety of soils contained on this site ranging in SCS classifications II-E to IV-E, evidence has been submitted (Exhibit 1) which indicates this property is one of two orchards in the Parkdale District which is most likely to be frozen out and is not recommended as orchard land. The existing orchard planted years before has since been removed due to severe frost problems. Because of this, an exception to Goal 3 has been taken.

Goal 4. Forest Lands

The Forest Cubic Foot Site Class is 3. However, only a small portion along the river frontage has been designated as forest by the zoning map. Because of the

location and proximity to the river, it is extremely doubtful that this could be successfully harvested due to environmental constraints working adjacent to the river. An exception to Goal 4 has also been taken. (See Goal 2 above.)

Goal 5. Open Spaces, Scenic and Historic Areas, and Natural Resources

The property is bounded on the east by the Hood River and portions of the site serve as a riparian and wildlife habitat. The property is immediately adjacent to a designated rural residential area in which extensive rural residential development has occurred. This development is even further south and provides a strong barrier for wildlife migration. There is substantial development on all sides of this property within the immediate area, including the community of Parkdale, the community of Mt. Hood, and along Highway 35. The development of an additional eleven rural residential lots will have minimal impact on the wildlife habitat.

Goal 6. Air, Water, and Land Resource Quality

The designation to Rural Residential would allow the creation of a potential eleven additional home sites. The property is already served by Crystal Springs Water District and will be subject to Oregon Departmen.

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of Environmental Quality subsurface sanitary sewer regulations. The overall development potential of eleven additional rural residential lots will not be significant.

Goal 7. Areas Subject to Natural Disasters and Hazards

This site borders the East Fork of Hood River and a small area parallel to Hood River has been designated as Environmental Protection and/or Flood Plain. This is in accord with federal regulations, however, it does not render the remainder of the land unavailable for development. The rural residential development which will occur will be on other portions of the property sufficiently buffered from the flood plain.

Goal 8. Recreational Needs

The property has not been designated or noted to be needed for recreational purposes by the Hood River County Comprehensive Plan. There is a county park lying to the southeast and across the East Fork of Hood River. Given the topography of the property and the location of the park, there will be no visual impacts on the park created by the rural residential development.

Goal 9. Economy in the State. In that only eleven additional rural residential sites will be created, there will be little impact on the economy of the state or of the County.

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Goal 10. Housing

The development of this site as a rural residential land use will provide a continuation of a development pattern that has been ongoing for decades. The site will allow development of a variety of dwelling units suitable for the rural lifestyle required by residents of Hood River County.

Goal 11. Public Facilities and Services.

Previous portions of this analysis note all necessary public facilities and services are available to this property, including water, road access, fire protection, school busing, and police. On site improvements, including the development of access road into the site and extension of waterline will be at the applicant's expense.

Goal 12. Transportation

As noted in the background data, the property is presently served by Baseline Road, a fully improved county road. Baseline Road and other county roads are the principal means of transportation in rural Hood River County.

Goal 13. Energy Conservation

There are no known energy resources on this property. Close proximity to rural centers, including Parkdale

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and the community of Mt. Hood, provides potential for savings of energy for transportation to goods and services.

Goal 14. Urbanization

Because this is a rural residential development, the urbanization goal does not apply.

ATTACHMENT "C" 12/13

Charles Tiorelli
P.O. Box # 304
Odell, Ore 97044

H. R. County Planning Com.
Hood River, Ore 97031

JUL 7 1983

IN RE: Wilbur Halliday's acreage at Webb Halliday's home place.

To Whom it may Concern:

From Jan 1, 1961 to Jan. 1, 1982, I was employed by Diamond Fruit Growers as a fieldman covering the area in the Parkdale district.

It was my experience in those 21 years that some orchards were planted in very susceptible frost pockets and difficult to grow marketable commercial fruit or any fruit at all.

This orchard at Webb Halliday's residence was one of the two (2) orchard in the Parkdale district that was most likely to get frozen out. Therefore, I could never recommend this piece of property as good orchard land or for that matter any crop that is frost susceptible.

Sincerely,
Charles Tiorelli

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