

## BACKGROUND DATA

SITE: Town of Parkdale (MAP #21)

- A. Location: 1S 10E 6, 1N 10E 32, 32DC and 32DD (see Attachment A)
- B. Exception: Existing Exception from 1977 Mt. Hood Plan (see Attachment "B").
- C. Plan/Zoning: Lands are designated and zoned Industrial, Commercial, Low Density Residential, and Special Site. Zoning is commensurate with these designations with some exceptions. Planning Commission previously recommended changes to alleviate Plan/Zoning conflicts. (See report entitled Goal 2: Plan Changes Parkdale Area.)
- D. Land Use:
  - 1. Site: Uses include Diamond Fruit, (cold storage, presize plant, packing house) U.S. Forest Service Ranger Station, Middle Fork Irrigation District office and pond; elementary school, community center, County Road Department shows. post office, (4) retail stores, gas station, laundromat, (2) cafes (1 vacant) telephone company building, three church buildings and 79 dwellings and 13± acres orchard.
  - 2. Adjacent: Surrounding lands are in orchard.
- E. Soils: Parkdale and Dee silt loams (0-8% slopes). Both are agricultural class II. Parkdale loams have a cubic foot site class rating of 3. The Dee soils are considered suitable for commercial timber use.
- F. Deferral Status: Approximately 240 of land which is designated for residential use is receiving farm tax deferral.
- G. Acreage:
  - 1. Site: Approximately 168.00 acres. 104 acres are designated Low Density Residential, 9.0 are designated Commercial, 30.0 are designated Industrial, and 25.0 are designated Special Site.
  - 2. Parcel Size: Average parcel size of land designated residential is 1.78 acres; commercial, 0.56 acre; industrial, 2.02 acre; special site, 3.5 acre.
- H. Ownership Patterns:
  - 1. Site: Majority (720) of land designated Industrial is in two ownerships (Diamond Fruit Growers, Inc. or

L.W. Elliott, et. ux.). Ownerships in areas designated Commercial and Residential are generally private. Areas designated Special Site are in public ownership with the exception of 3.0+ acres.

2. Contiguous Ownerships: 1S 10E 6 #1900 and 2000, and 1N 10E 32 #2300, are portions of contiguous orchard ownerships.
3. Large Ownerships: (a) 1N 10E 32DC #100, 9.35 acres: Parcel is designated Industrial, but zoned EFU. Parcel is in farm use (orchard) and is four times larger than the average Industrial parcel size for this area.  
  
(b) 1S 10E 6 #5400, 9.63 acres: Parcel is designated Low Density Residential. Parcel is five times larger than the average parcel size of residential parcels in this area.  
  
(c) 1S 10E 6 #5500, 9.33 acres: see discussion for tax lot #5400 above.

- I. Development Patterns: Approximately 60% of land designated Industrial is developed. 11+ acres are available for development or expansion of current uses.

Approximately 5 acres of land designated Commercial is developed. 4+ acres are available for development.

Areas designated Special Site are in public ownership and use. School site has some open space associated with it.

Approximately 40% of the land designated Residential is developed. 64 acres are available. 370 houses (on 7,500 square foot lots) possible if maximum partitioning occurred. (No adjustment made for roads, etc.)

- J. Public Services:

1. Sewer: Parkdale Sanitary District and private systems.
2. Water: Crystal Springs, Parkdale, and McIsaac water.
3. School: Elementary school in area, busing available to other schools.
4. Fire: Parkdale Rural Fire Protection District.
5. Access: Highway 281, Baseline Drive, Highway 35, Cooper Spur Road (arterials); Clear Creek Road (secondary route).
6. Mail: Delivery available

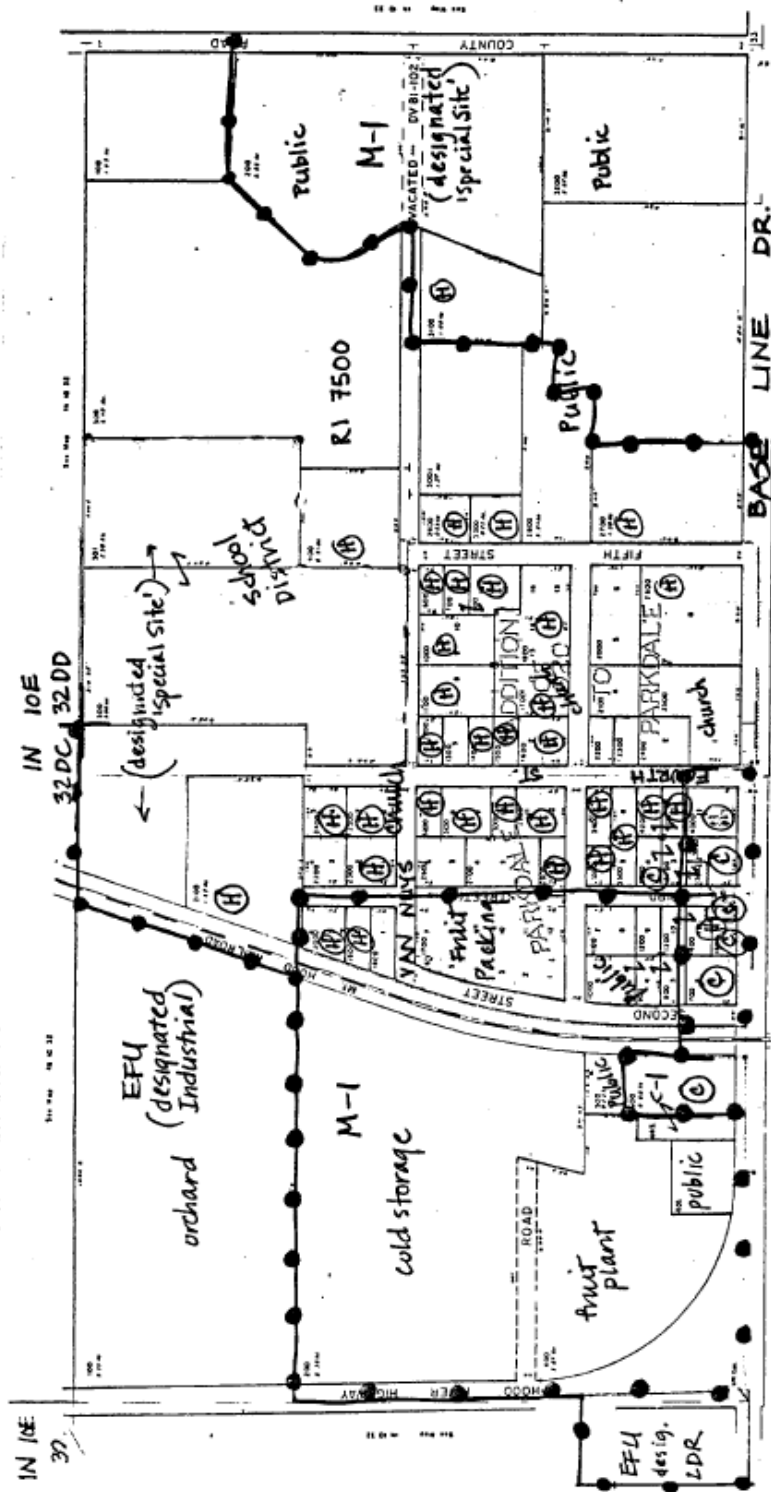
- K. Natural Boundaries: Two creeks traverse the area. Allen Road borders to the east; Highway 281 is to the west.

- L. Neighborhood and Regional Characteristics: Parkdale is a rural service center for the Upper Hood River Valley. Surrounding lands are in farm use (orchards) and zoned EFU. Parkdale Lava Beds are 1+ mile west, East Fork Hood River and Tollbridge County Park, 1+ mile east. The Community of Mt. Hood is 2+ miles northeast.

M. Recommendation: The Background Data indicates the majority of the area is built-out and committed to non-resource use. Support existing EFU zoning as a mechanism to reserve approximately 13 acres within the exception area for future residential and industrial use as the community grows

SW1/4 SE1/4 S4C32 T1N R1E WM  
HOOD RIVER COUNTY  
1"=100'

SE1/4 SE1/4 S4C32 T1N R1E WM  
HOOD RIVER COUNTY  
1"=100'

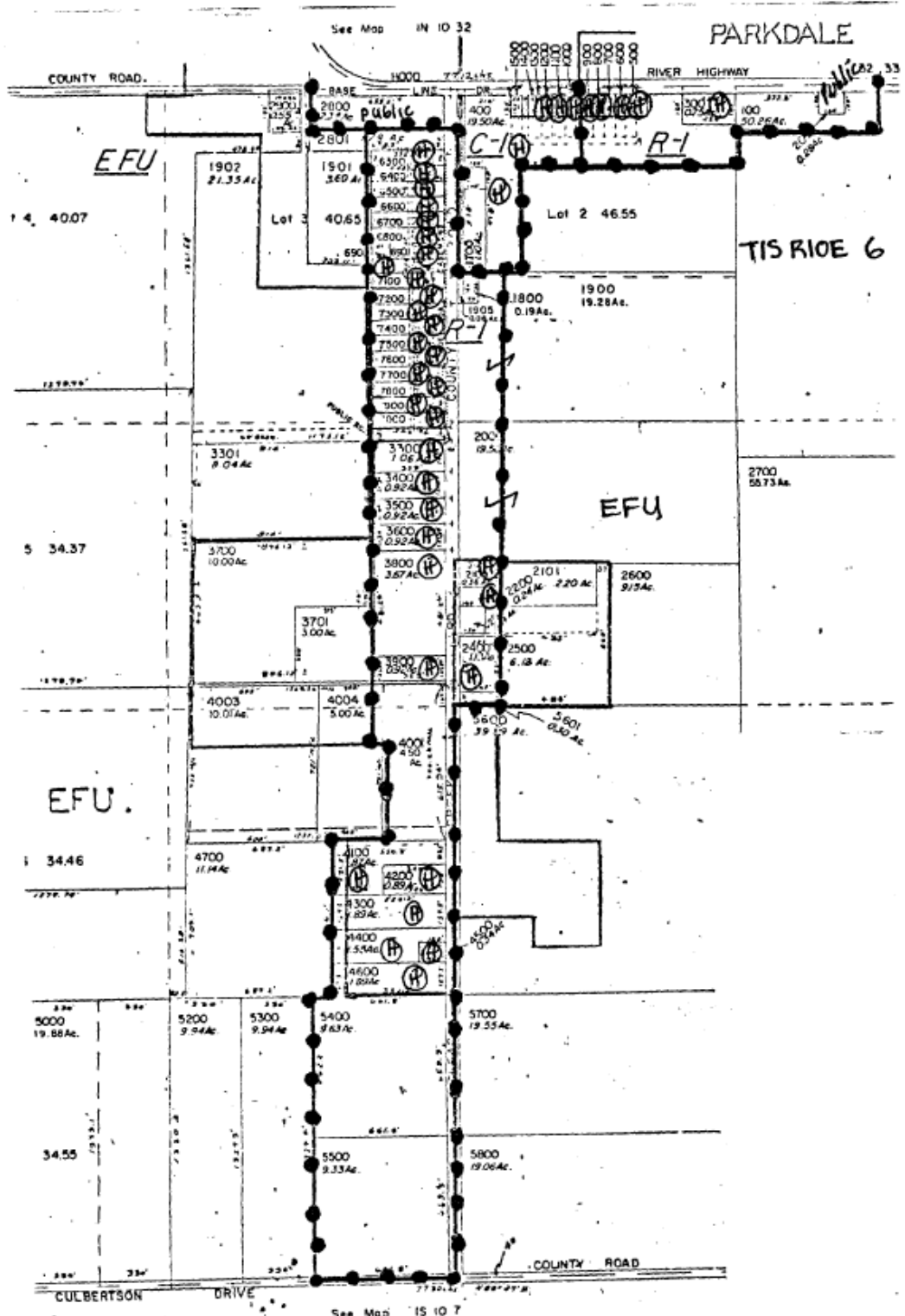


ATTACHES TO M/2




- (H) House
- (C) Commercial Bldg.
- Zone Boundary



ATTACHMENT "A" 1/2



  
 NORTH  
 TIS R10E 6

 House  
 Zone Boundary  
 Parkdale Sanitary District Boundary

ATTACHMENT "A" 2/2

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.

ATTACHMENT "B"

## BACKGROUND DATA

SITE: Area 1, Odell area, Central Valley (MAP #22)

- A. Location: Areas to the east and west of Odell Highway; south to Cheveron Drive and north approximately to Summit Drive (see Attachment "A").
- B. Exception: 1980 Central Valley Plan (see Attachment "B").
- C. Plan/Zoning: Commercial, Industrial, Light Industrial, Medium Density Residential and Rural Residential (C-1, M-1, M-2, R1-7500, RR-1/2)
- D. Land Use:
  - 1. Site: In areas designated for residential use, 62% of the parcels are built on (78 houses on 126 parcels). Within the area are two subdivisions: Folts (Mud Alley) which is built out and committed (33 houses on 40 parcels), and Whitesell Estates which was platted in 1979. Of 29 parcels platted in Phase I, 24 remain in the subdivider's ownership. Five houses have been built and four are currently being constructed. Development potential in the remaining 3 phases is 83 houses. The subdivision meets the standards for commitment in ORS 92.225.  
  
Present uses include: (5) retail stores, (1) pharmacy, (2) restaurants, (2) service stations (1) dental office, (1) post office, (1) fire department, (1) irrigation district office and storage yard, (8) warehouses (chemical, general and cold storage), (2) fruit packing plants, (1) manufacturer, (1) sawmill and offices associated with the above uses. Residential uses include 111 houses, (2) apartment buildings and a mobile home park approved for 85 spaces.
  - 2. Adjacent: Orchards and other farms uses surround the area.
- E. Soils: Wyeast silt loam and Hood loam (0-20% slopes).
  - 1. Agricultural: Class I, II, III.
  - 2. Forest: Not suitable for commercial forestry.
- F. Deferral Status: 30.00 acres are receiving Farm Use tax deferral.
- G. Acreages and Parcel Sizes: Refer to Table 1 below.

TABLE 1

	Residential	C-1	Industrial	Comments
Acres	143 + 11 (mh park)	14	210	Total acreage of Exception Area is 367.0 acres
Parcels	126	35	34	
Avrg Parcel Size	1.13	.40	6.17	1) large ownerships include 46.0 and 59.0 acres.
Houses	78	11 2)	19	2) not included in tally total were 2 apartment buildings in Odell.
% committed	62% of parcels	55% Total Acres	62% of Total Acres	
Deferrals (acres)	17.50	2.50	10.0	
Development potential	388 houses 3) 4)	6.0 Acres 5)	68 Acres	3) includes School site property.  4) 103 within approved subdivision.  5) new access would be necessary.

H. Ownership: Approx imately 12.25 acres are in public or tax exempt ownership.

I. Public Services:

1. Sewer: Area is within the Odell Sanitary District. Septic tank and drainfield system exist also.
2. Water: Davis (Odell) Water Co., and Crystal Springs
3. School: Mid-Valley School is within area, busing available to other schools.
4. Fire: Odel Rural Fire Protection District
5. Access: Highway 35, Odell Highway, Chevron Drive and Davis Drive (arterials). Lingren Road\* (Local).

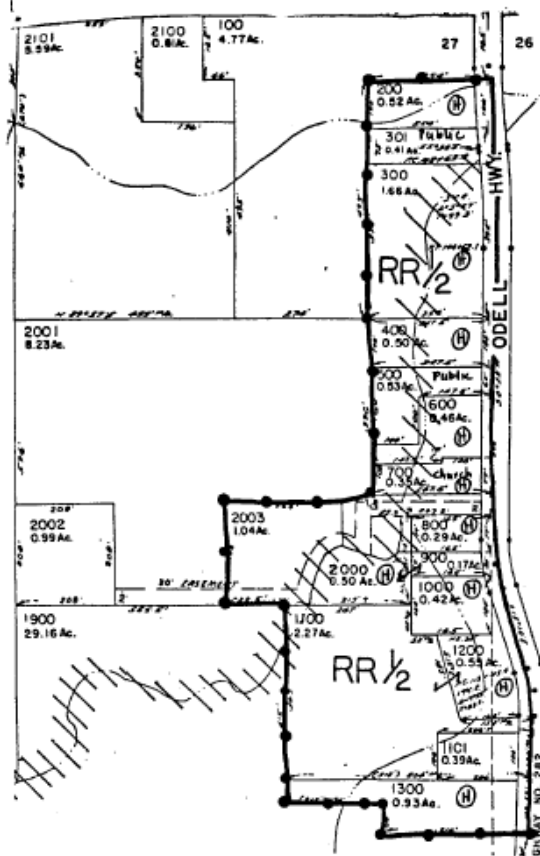
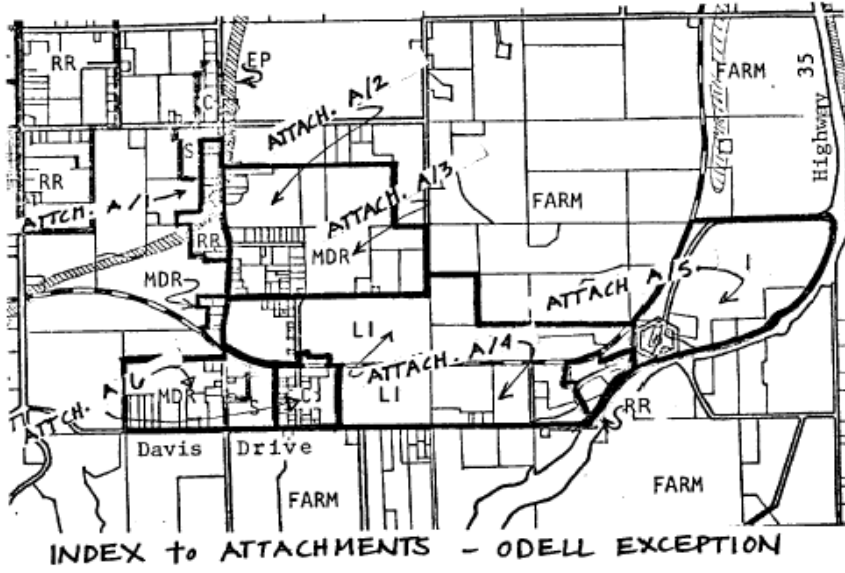
J. Natural Boundaries: Area is generally flat. Boundaries are generally roads or property lines.

\* Note: Information relating to the proposed Lingren Road extension has been attached (see Attachment "C").



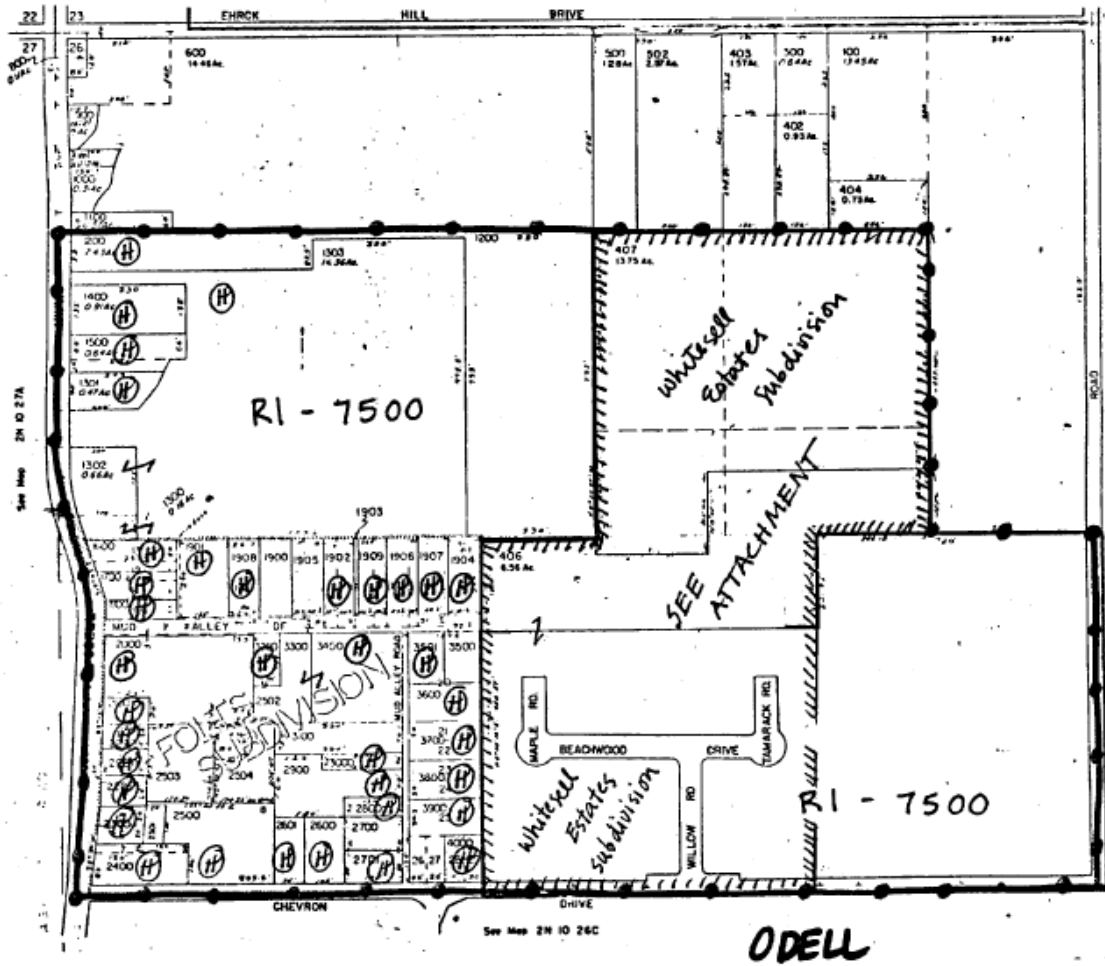
- K. Neighborhood and Regional Characteristics: Exemption area is the retail service center of the community of Odell and surrounding land in industrial use (three fruit companies and one lumbermill) and areas which are designated for residential use. Area is served by two highways. All lands have services available and are suitable for commercial, industrial and residential use. Other Exception Areas nearby include: Area 1A wedged between the light and heavy industrial areas, area 1C within ½ mile northwest. Another commercial area is at the corner of Odell highway and Summit Drive. Surrounding lands are in farm use and zones EFU.
- L. Recommendation: The Background Data provides supporting evidence that the Odell area is committed to non-resource uses. Although some parcels are currently in pasture use they are either committed to future development (i.e., Whitesell Estates Subdivision), in contiguous ownership with property in Industrial use (i.e., Diamond Fruit) or undeveloped, but surrounded by non-resource use. Roads and property lines are natural boundaries for this exception area. Zone splits in contiguous properties are minimal.

Staff recommends that the exception be supported and the above data be added to the County Background Data.



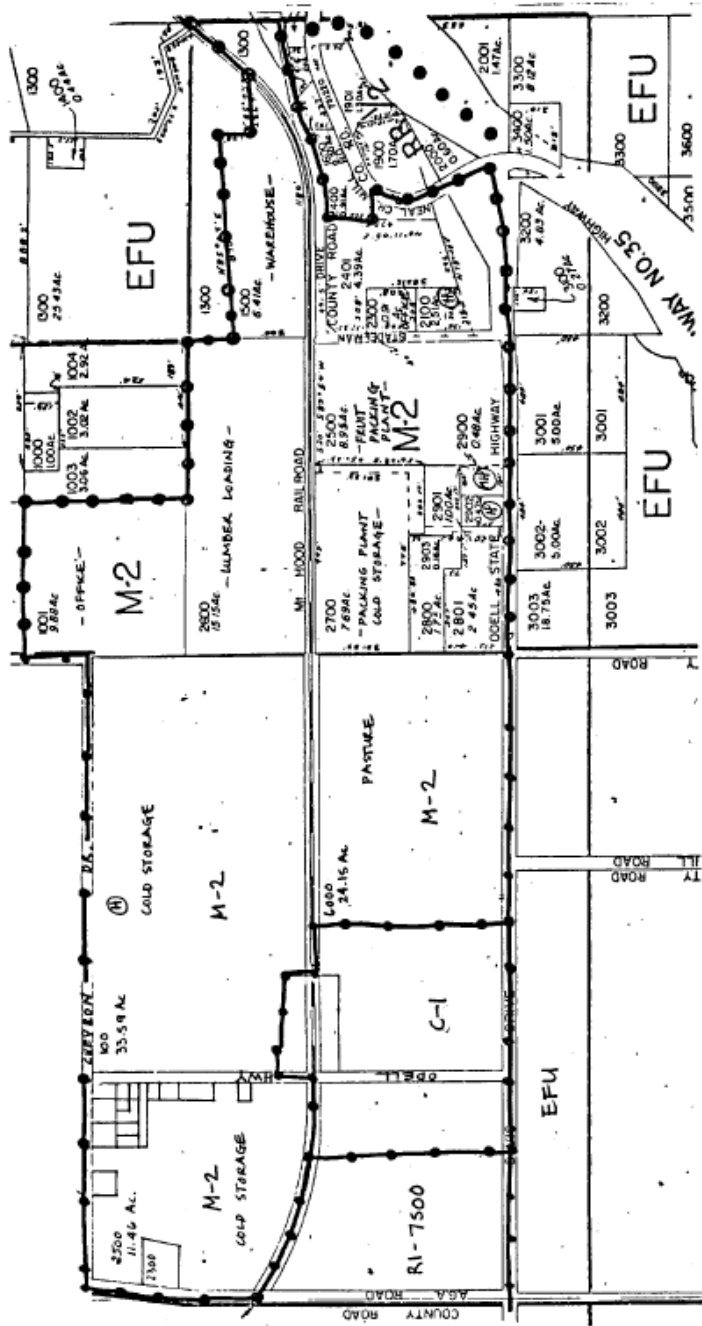
SEE MAP 2N 10 26B




**ODELL**  
ATTACHMENT "A" 1/6




**ODELL**  
 ATTACHMENT "A" 2/6



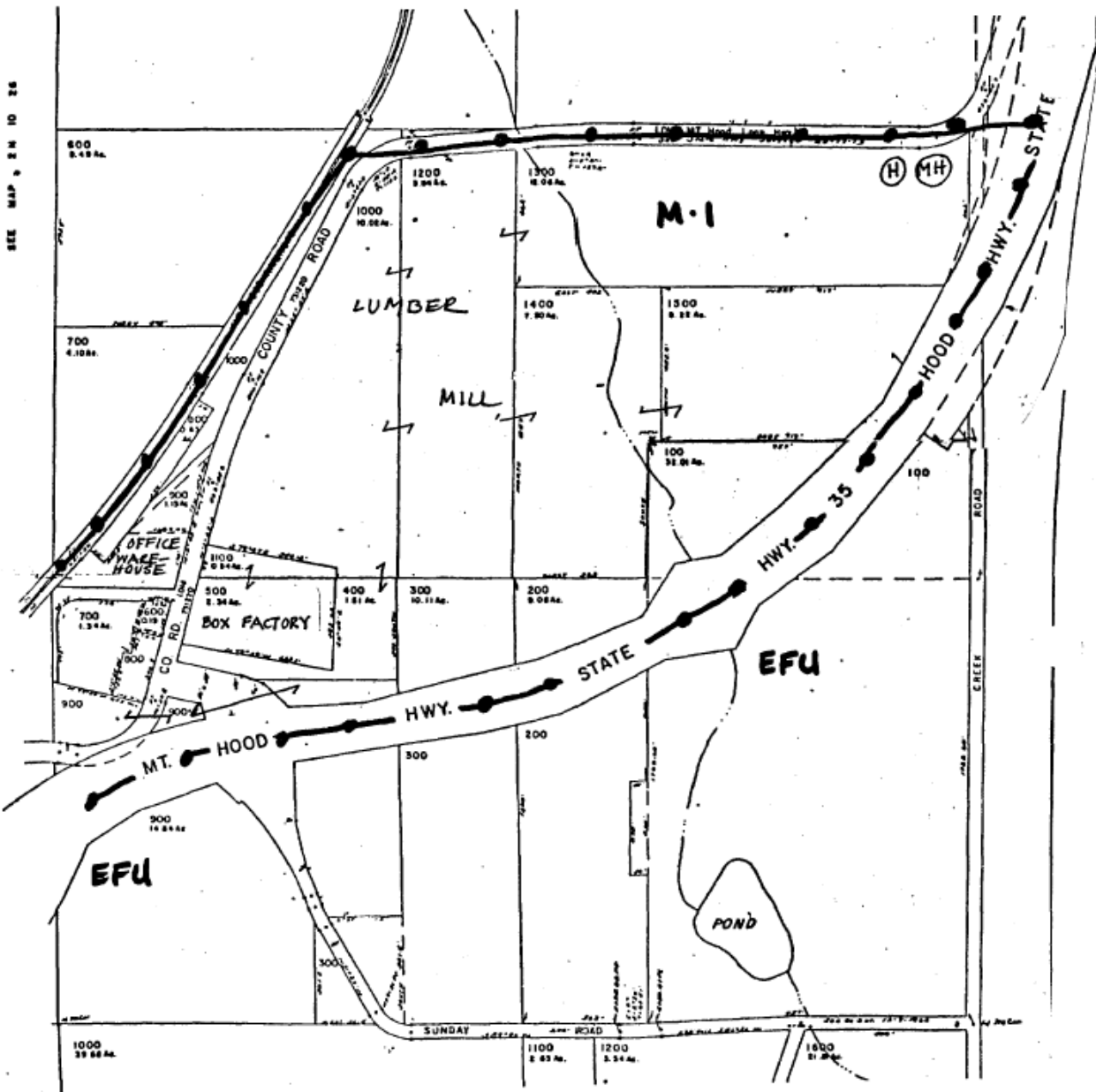


 House  
 Mobile home  
 Zone boundary

 NORTH

**ODELL**  
ATTACHMENT "A" 4/6

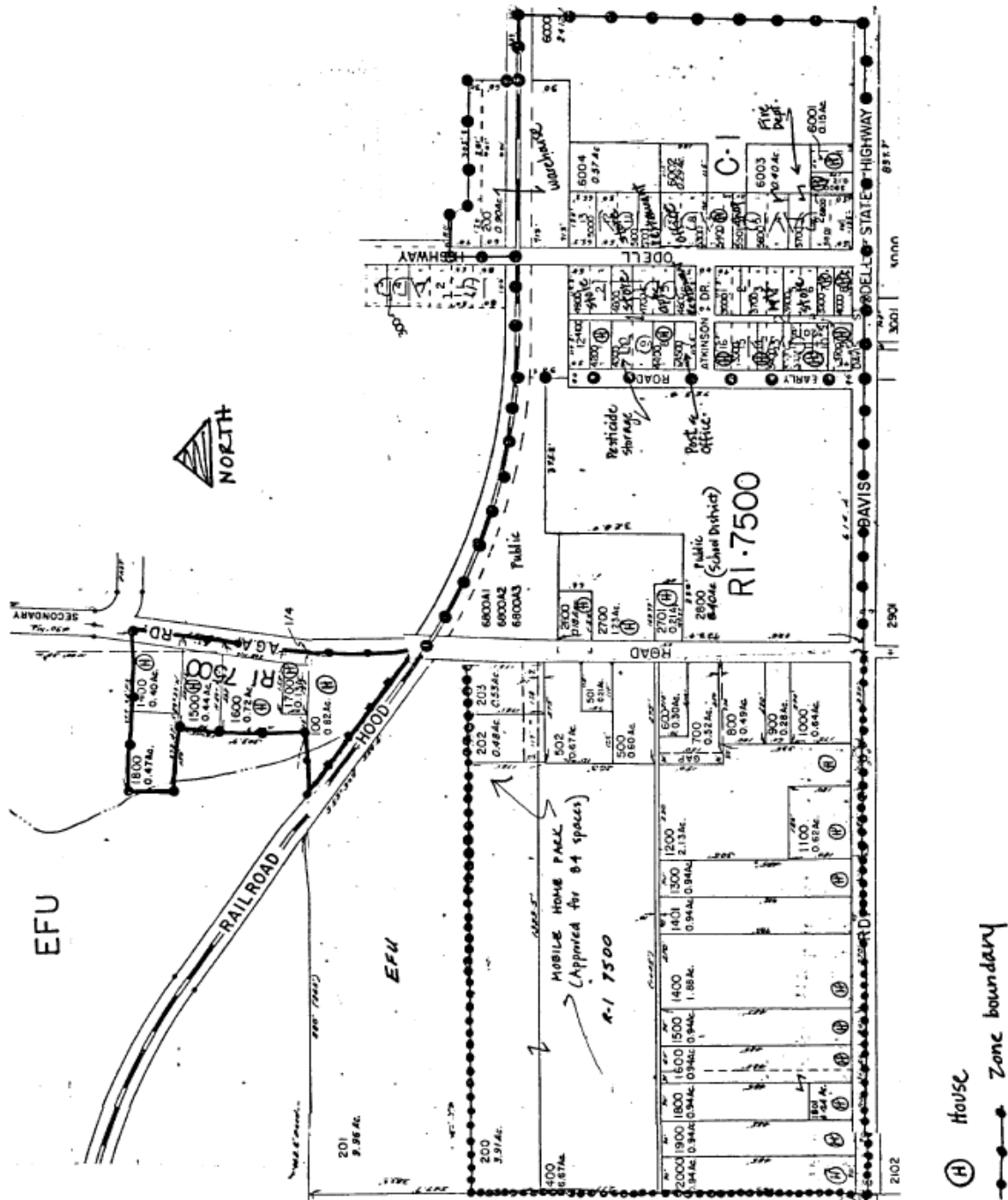
SEE MAP 2 N 10 26



(H) House  
 (MH) Mobile home  
 ●●●● Zone boundary



**ODELL**  
 ATTACHMENT "A" 5/6



**ODELL**  
ATTACHMENT "A" 6/6

# CENTRAL VALLEY PLAN EXCEPTIONS TO GOALS AND GOALS NOT APPLICABLE

## 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 Residen-

tial" 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 1960 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 fudge "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 about 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.

## IV. Commercial Land Use

The Plan Map designates two areas within the Odell Sanitary District as "Commercial," and an area in the community of Mt. Hood and one acre on the Dee Highway as "Commercial." All four "Commercial" designations in the planning area are at least in part presently zoned commercial and are in varying degrees currently built upon by commercial uses.

### A. Need

The Background Report for this Plan discovered there are approximately 90 acres of land zoned for commercial activities within the planning area. Of this total acreage, approximately 20 are built on or committed for commercial expansion. This Plan seeks to allocate land for commercial uses near existing commercial uses. It seeks to enlarge the commercial zoning in the Odell Central Business District, in the interest of efficiency and serving the expanding Odell community. It seeks to diminish the existing commercial zoning east of the junction of Summit Drive and the Odell Highway, in order to protect ten plus acres of orchard in an exclusive farm-use zone and keep development off of the Odell Creek floodplain. In order to allow for some commercial expansion, additional commercial land has been allocated on the Plan Map in the following locations: East of the Odell Central Business District, and in the Community of Mt. Hood.

### B. Alternatives

In allocating land for future commercial uses, the land that is presently zoned and used for commercial uses was first looked to. At the junction of Summit Drive and the Odell Highway, approximately 90 percent of the commercially-designated land on the Plan Map is presently devoted to commercial uses. Of the commercially-designated land in the Odell Central Business District, approximately 17 percent is presently devoted to commercial uses. Of the commercially-designated land at Mt. Hood, approximately 15 percent is presently devoted to commercial uses. Of the one acre zoned commercial on the Dee Highway, approximately 1/2 acre is devoted to commercial use.

Other possible locations for commercial designations that are presently being used for commercial uses have



serious drawbacks. They are along State highways in locations which have high speed limits posted. They are also removed from where people live, and would thus necessitate more driving than would commercial facilities in more centralized locations.

An examination of additional possible commercial locations identifies none that would be suitable. Other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses. Limited commercial use is allowed in Rural Centers. (See the Rural Center Exceptions section below.)

#### C. Consequences

The commercial designation at the junction of Summit Drive and the Odell Highway is located on Class II and III soils. No orchard would be removed from production if all the land in this commercial designation were developed. The fact that this property has a housing designation not far to the west and south and existing commercial uses to the east might make orcharding difficult.

The commercial designation at the Odell Central Business District is located on a Class III soil. Some of this land is presently used for pasture. Industrial uses are to the east and north. A school is to the west, and orchards to the south. No orchard land will be taken

of production in this commercial designation. The fact that Davis Drive separates the commercial designation from the orchards to the south should help mitigate land-use conflicts between the commercial activities in the Odell Central Business District and orcharding.

The commercial designation at Mt. Hood is predominantly on Class III and IV soils. No orchard land would be removed from production. Most of the land within the commercial designation here is either occupied by commercial uses or housing, or is vacant.

#### D. Compatibility

The commercial designation at the junction of Summit Drive and the Odell Highway abuts a Farm designation on its east, west, and north sides. The Odell Highway, Odell Creek, and a woods and bank separates this commercial designation from the orchards to the east. Hood River County's Zoning Ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones.

In the case of the Odell Central Business District, the commercial designation abuts housing, industrial, and farm designations. The "Commercial" designation at Mt. Hood and on the Dee Highway is surrounded by a farm designation. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

### V. Industrial Land Use

The Plan Map designates one area within the Odell Sanitary District as "Light Industrial" and one area immediately east of the Sanitary District as "Industrial." These designations roughly correspond with the existing 1973 Comprehensive Plan "Industrial" designations except they delete the acreage west of AGA Road.

Outside of the Odell Sanitary District, the Plan Map designates the currently industrially-zoned Hanel Mill and Dee Mill areas as "Industrial." The Hanel Mill area is allocated an additional eight acres to the south of Neal Creek Road for expansion, and an additional 17 acres north of the current mill operation for expansion.

#### A. Need

The Background Report for this Plan points out there are approximately 380 acres of land in the planning area that are currently zoned for industrial use. Of this land zoned "Industrial," approximately 210 acres are built on or committed for industrial expansion. To provide for the employment needs of the expected population increase in the planning area, and accommodate industrial uses and expansion where they exist now, the Plan Map has designated several large, level sites with adequate services available for industrial uses. Most new industrial use is projected to be located within the Odell Sanitary District. A limited industrial expansion is allocated at the Dee and Hanel mill sites.

#### B. Alternatives

Several level sites outside the Odell Sanitary District that might make good industrial sites due to proximity to main transportation routes and good soils for large septic tank drainfields happen to also be upon prime agricultural soils and would likely cause serious conflicts with adjacent farming uses. These sites are generally along Highway 35. It was decided to designate as "Industrial" only those sites outside of Odell that were largely committed to industrial use.

#### C. Consequences

All the industrial designations in the planning area are at least partly on Class I to IV soils. The Hanel Mill and Dee Mill sites, as mentioned previously, are largely committed to industrial uses. Whatever industrial

expansion occurs at these sites will likely be done only by the existing mills on the sites.

The "Industrial" and "Light Industrial" designations at Odell are located primarily on Wyeast Silt Loam, a Class III soil. That portion of the designation not presently built on by industrial uses is used for pasture and hay. Little impact on the County's agricultural economy will result from the loss of this land. No orchard land will be removed from production.

This area does have all public facilities readily available, has no orchard conflicts, and is adjacent to a rail line. The Oregon Rail Plan prepared by the Oregon Department of Transportation (1978) points out that if Oregon communities wish to maintain spur rail lines in use, they must provide adequate amounts of industrial land that will use such rail lines.

#### D. Compatibility

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. All of the industrial designations are committed or largely committed to industrial uses. Housing, farm, or commercial uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Industrial" designations. It is not expected that there will be serious land-use conflicts in Odell where the "Light Industrial" designation abuts the Central Business District. This is because the fruit packing plants in this area omit very little air or noise pollution. In the locations where industrial designations abut orchards in "Farm" designations, the boundary between the two is generally along some form of buffer such as a road or rail line.

### VI. Rural Center Land Use

The community of Van Horn has been designated "Rural Center" on the Plan Map. This designation allows for limited housing, cultural, governmental, and business services intended to serve the immediate area. Most of the parcels of land within boundaries of the Rural Center designation already have at least a commercial use or a dwelling located upon them.

#### A. Need

There is a need for local commercial services in the Pine Grove-Van Horn vicinity, since this location serves a population removed from the centers of Odell, Parkdale, and the City of Hood River.

#### B. Alternatives

Rural Center uses could be established elsewhere. But because Van Horn is presently developed with limited commercial and fire protection services, it was felt the "Rural Center" designation in this location was appropriate. The Plan Map allocates land for rural residential housing near Van Horn.

#### C. Consequences

Soils in the Van Horn Rural Center designation are Class I and II. This is excellent soil for orchard crops. Because the boundaries of the Rural Center designation here are drawn restrictively — mostly encompassing just the area already built on by existing commercial and fire protection uses — little should change by designating Van Horn as a "Rural Center."

#### D. Compatibility

Because of the restrictions that will be written into the Zoning Ordinance for Rural Center land uses and the fact that most of the lots within the boundaries of the Van Horn Rural Center are already built on to some extent by structures that are not farm-related, the designation of the area in question as "Rural Center" should cause little more impact upon surrounding land uses than they presently experience.

ANTHONY C. (TONY) KLEIN  
DIRECTOR



DEPARTMENT OF PUBLIC WORKS  
918 18TH STREET  
HOOD RIVER OREGON 97031

PHONE: 386-2616

November 17, 1982

NOV 17 1982

TO: MICHAEL NAGLER, PLANNING DIRECTOR

FROM: JAMES F. LYON, COUNTY ENGINEER *J*

SUBJECT: LINGREN ROAD EXTENSION STATUS

1. Plans are in being prepared for construction of the extension between Diamond Fruit and Duckwall Pooley. It is anticipated that bids will be received early in 1983. If property acquisition proceeds smoothly and if costs are within budget, the project should be completed by the fall of 1983.

2. It is presently the intention of the Board of Commissioners to trade this new road and Chevron Drive to the state for that portion of the Odell Highway (282) being by passed. The state has indicated a willingness to consider the trade. If the trade is consummated the road would probably be classed the same as the existing Highway 282, which I believe is a minor arterial.

3. The new road right of way will vary in width with a minimum of 60 feet. Chevron presently has a 40 foot right of way. There are no plans, at present, for further acquisition along Chevron.

4. It is anticipated that the new route will divert about 70 percent of the through traffic from the existing route through downtown Odell. Present traffic on 282 averages about 2700 vehicles per day. There is no data which would indicate how much of this is through traffic. It is possible that traffic could increase on Chevron by as much as 1000 vehicles per day. This would represent an increase of some 300 to 500 percent over existing traffic counts. This is a significant increase. Conflicts will become much more noticeable to vehicles trying to get onto Chevron Road from side roads and driveways. This type of conflict is difficult to quantify, but residents will be able to notice the increase.

JFL:bl

**ODELL EXCEPTION**

ATTACHMENT "C"

## BACKGROUND DATA

SITE NAME OR NUMBER: C(a) (b) City/Westside Commercial (MAP #23)

- A. Location: 2N 10 1B #2500, 2501, 2502, 2600, 2702, 2800, 3300, 3701, 3702, 3703, and portion of 2700; 2N 10 2A #900, 1000, 2301, 2501, 2700, and portions of 2300 and 2400; 2N 10 2D #100, 300, 301, 304, 2500, 2701, and a portion of 4200. (Attachment "A")
- B. Exception; Existing: City/Westside, page 95 (see Attachment "B").
- C. Plan/Zoning: Commercial/C-1.
- D. Land Use:
1. Site: 5 parcels are vacant (0.22, 0.11, 0.76, 0.81, 1.96 acre); 4 offices; 11 retail operations; 5 retail service establishments. 78% of the land area is in commercial tax assessment. Average of approximately 1/2 mile to the UGB. Commercial land uses are clustered along Tucker Road (arterial). Nearest rural center (Rockford) is 1 3/4 miles west.
  2. Adjacent: Farms to the north, east and west. Residential exception areas to the east and northeast. Industrial land use and zoning to the south.
- E. Soils: Wind River fine sandy loam, 0-8% slopes.
1. Forest: Not suitable.
  2. Agricultural: Class IIIs.
- F. Deferral Status: The acreage which is contiguous to the Hood River Nursery is receiving farm tax deferral. This acreage is not within the C-1 Zone.
- G. Acreage: Site is 20.82 acres; parcels vary from 0.22 acre to 1.96 acre. Average parcel size is 0.83 acre.
- H. Ownership Patterns:
1. Site: Businesses generally own the parcels on which they are located. Others are owned by private individuals or real estate firms.
  2. Contiguous Ownerships: 9 of the parcels are contiguous with adjacent lands.

I. Public Services:

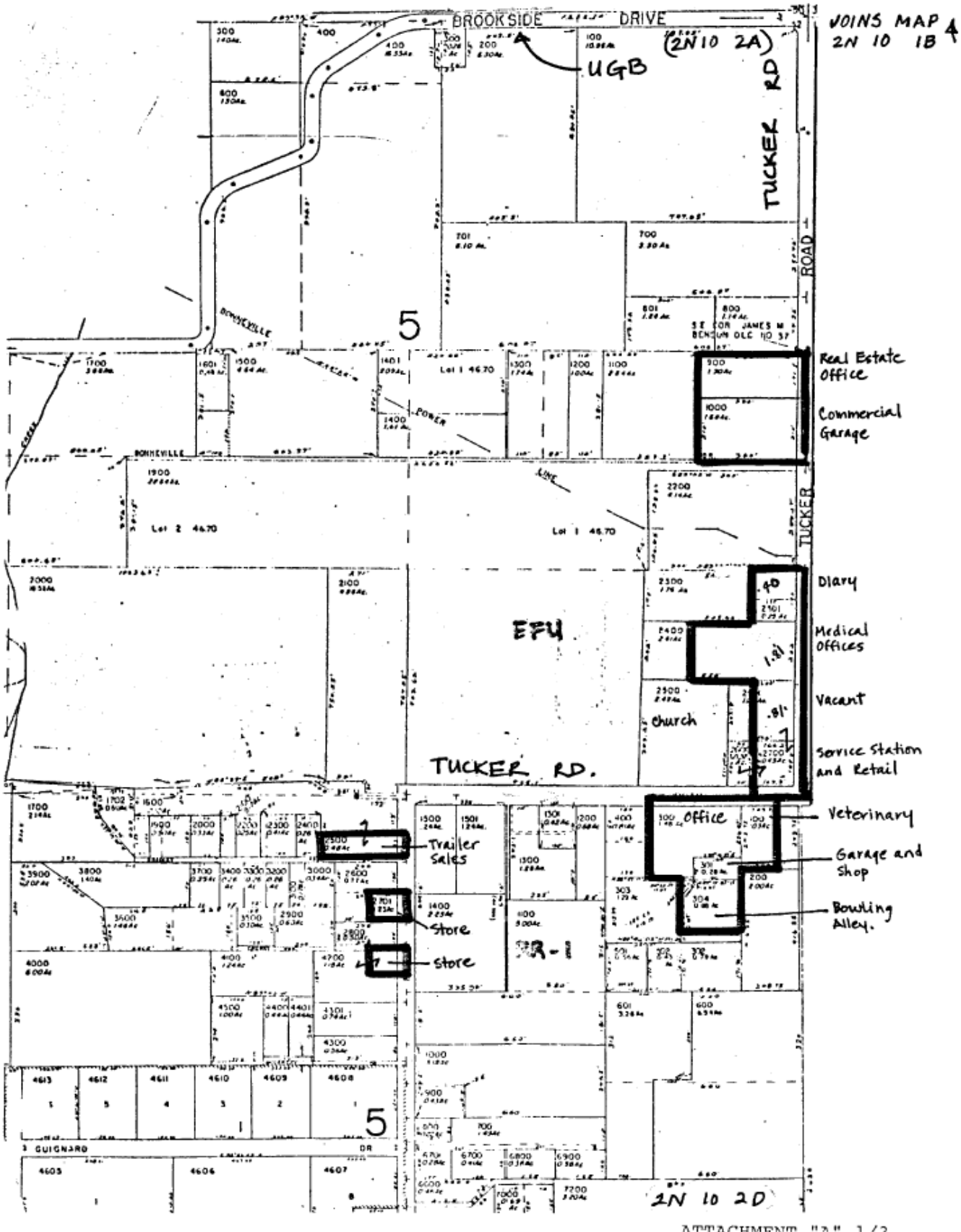
1. Sewer: Septic Tank/Drainfield
2. Water: Ice Fountain Water District
3. Fire: Westside Rural Fire Protection District
4. Access: Tucker Road (arterial)
5. Mail: Delivery available

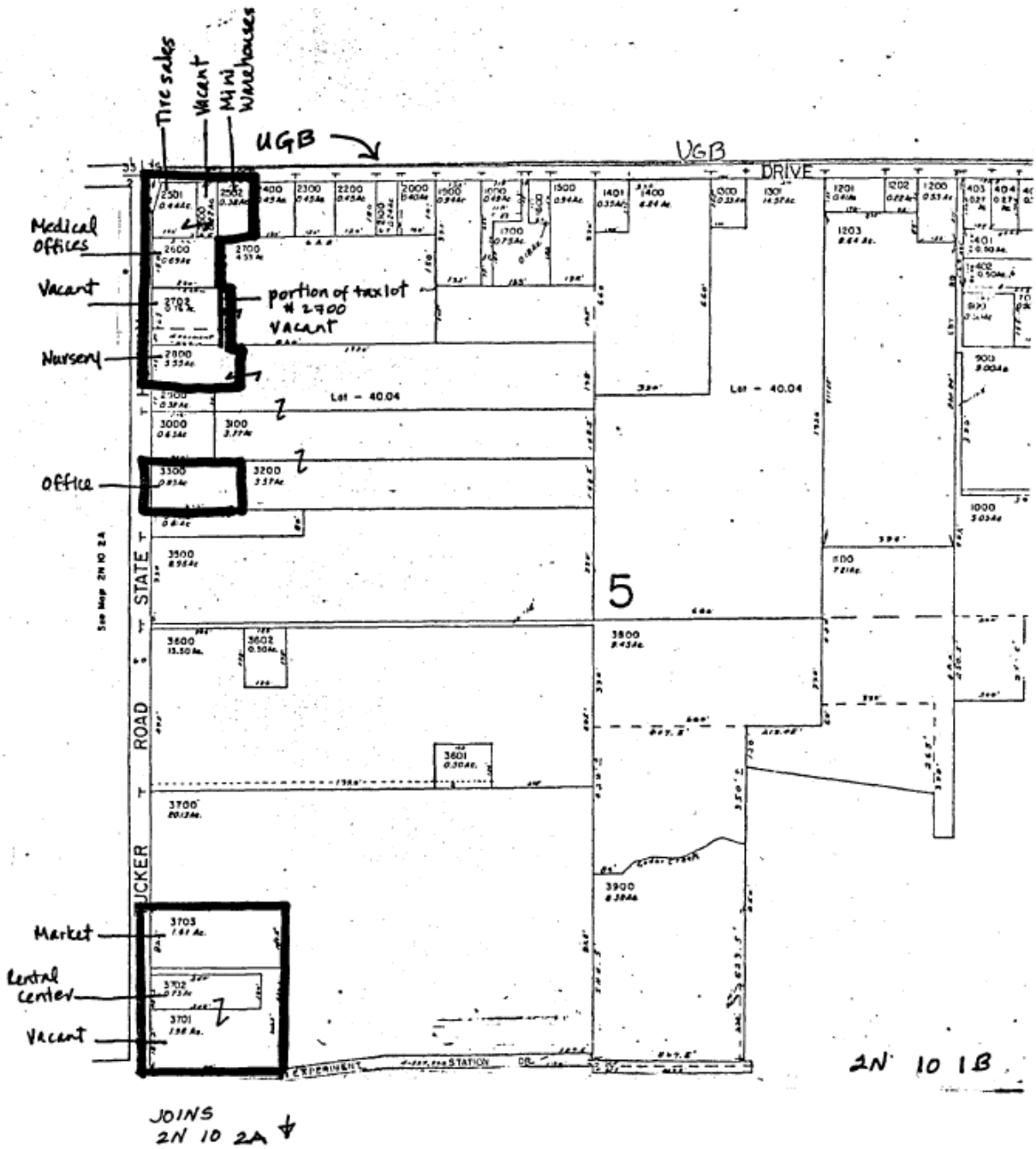
J. Natural Boundaries: None.

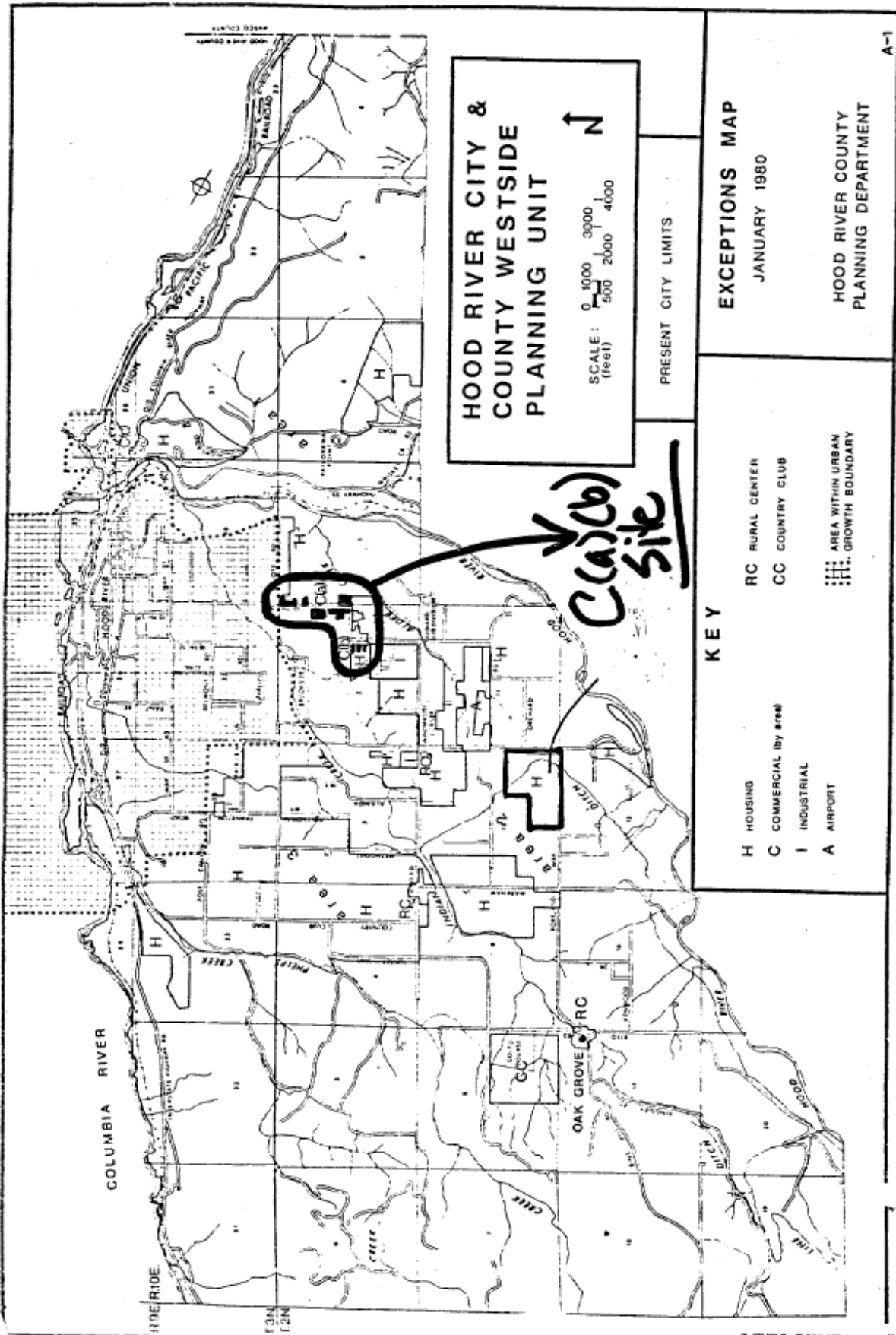
K. Neighborhood and Regional Characteristics: Tucker Road is a major arterial (State Highway 281) connecting Hood River with the Upper Valley. Commercial businesses and a few businesses associated with adjacent farm uses are noted. The areas are surrounded by rural residential and farm uses.

L. Recommendation: The Background Data provides justification that the Exception should be taken based on current land uses.

Add the above additional information to the previous Exception Data.







**HOOD RIVER CITY &  
COUNTY WESTSIDE  
PLANNING UNIT**

SCALE : 0 1000 2000 3000 4000  
(feet)



PRESENT CITY LIMITS

**EXCEPTIONS MAP**

JANUARY 1980

HOOD RIVER COUNTY  
PLANNING DEPARTMENT

**KEY**

- H HOUSING
- C COMMERCIAL (by area)
- I INDUSTRIAL
- A AIRPORT
- RC RURAL CENTER
- CC COUNTRY CLUB
- AREA WITHIN URBAN  
GROWTH BOUNDARY

A-1

ATTACHMENT "A" 3/3

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 Road 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

ATTACHMENT "B" 1/2



unwise to establish outright commercial zones in the future -- largely from the standpoint of protecting public safety from aircraft or vehicles on high-speed portions of a State highway.

An examination of additional possible commercial locations outside the UGB identifies none that would be suitable: other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses.

#### C. CONSEQUENCES

Commercial designations in areas A and B, are located on Class III soils. Area C is on a Class VI soil. As stated previously, the "Commercial" designations along Tucker Road include for the most part only those lands currently built on by commercial uses. Because only limited expansion of these uses will be permitted, little should change in the future with regard to adjacent orcharding conflicts or commercial-generated traffic volumes and hazards. Virtually no orchard land is included in the "Commercial" designation here. Those portions of area C that are not currently in commercial uses are largely vacant. It is doubtful that farm or forest operations could do well in these locations due to the high cost of the land, the small parcel sizes, and the conflicts with high traffic volumes on adjacent roads.

#### D. COMPATIBILITY

In area A, the commercial designations abut a "Farm" designation on the east and west sides. It is likely that residential uses would conflict with the orchard activities in the "Farm" designation more than would commercial activities. Hood River County's zoning ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones. In area B, the commercial designations abut farm, rural housing, and light industrial designations. In area C, the commercial designation abuts rural housing and forest designations. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

#### V. INDUSTRIAL LAND USE

The Plan Map designates three areas as "Light Industrial". These areas are: the junction of Tucker and Orchard Roads in a location known as the Guignard Subdivision; at Windmaster Corner; and near the junction of Fairview and Frankton Roads. The Plan Map designates 74 acres in the Airport and vicinity as "Airport". Of this 74 acres, approximately 20 acres could be used for light industrial purposes.

ATTACHMENT "B" 2/2

## BACKGROUND DATA

SITE NAME OR NUMBER: C (c) City/Westside Commercial (MAP #24)

- A. Location: 3N 10 25DD #300, 400, 600, 700, 800, 900, 901, and portions of 1000; 3N 11 30 #600 (see Attachment "A")
- B. Exception; Existing: City/Westside, page 95 (see Attachment "B").
- C. Plan/Zoning: Commercial/C-1
- D. Land Use:
1. Site: Uses include: oil company, warehouse, dock, fuel storage, bulk plant (wholesale), telecommunications office, boatworks, lumber company, gas company, and restaurant.  
  
58%-of the land zoned commercial is receiving commercial assessment.
  2. Adjacent: To the north, Highway I-84 and railroad; Hood River-White Salmon Highway and the highway connecting State Highway 35 both cut through the area. The river is to the west and City Limits to the north and west. M-2 zoning to the east (Hood River Sand and Gravel site).
- E. Soils: Xerofluvents, bald cobble loam (5-45%) and riverwash.
1. Forest: Bald cobble loam - cubic foot site class 5 and 6.
  2. Agricultural: Class VIs VIIs, VIIIs.
- F. Deferral Status: No deferrals.
- G. Acreage:
1. Site: 10.99 acres
  2. Average Parcel Size: 1.52 acres.
- H. Ownership Patterns:
1. Site: Parcels generally occupied by owner.
  2. Contiguous Ownerships: None.
  3. Large Ownerships: None.
- I. Partitions: None.

J. Public Services:

1. Sewer: Septic Tank/Drainfield or holding tanks
2. Water: City water
3. Fire: Pine Grove Fire District
4. Access: State Highway 35, Hood River-White Salmon Highway (arterials)
5. Mail: Delivery available

K. Natural Boundaries: Hood River to the west. U.S. Highway I-84 to the north.

L. Neighborhood and Regional Characteristics: The area is surrounded by traffic circulation systems (railroad, highways, etc.). City Limits are directly to the west. North of I-84 is the Port of Hood River property.

M. Recommendation: The Background Data justifies that an exception should be taken in this area.

The Background Data should be included in the Exceptions Background Document.

Additional comments: (1) the UGB is also to the north and across the river to the west; and (2) police protection includes patrol by deputy sheriff and State Highway Patrol.

SEE CITY ZONING

U.S. 30

HIGHWAY

HOOD

SEE CITY ZONING

1.0" = 13.20'

W1/4 SW Cor Int. Cor Nathan L  
DLC No 40 Benson DLC No 40  
O.W. R.R. and N. CO.

SEE CITY ZONING

HOOD RIVER-WHITE SALMON HWY

Mt. HOOD RAILROAD CO.

SEE CITY ZONING

HOOD RIVER-WHITE SALMON'S HWY

C-1

RIVER

C-1

G

FR

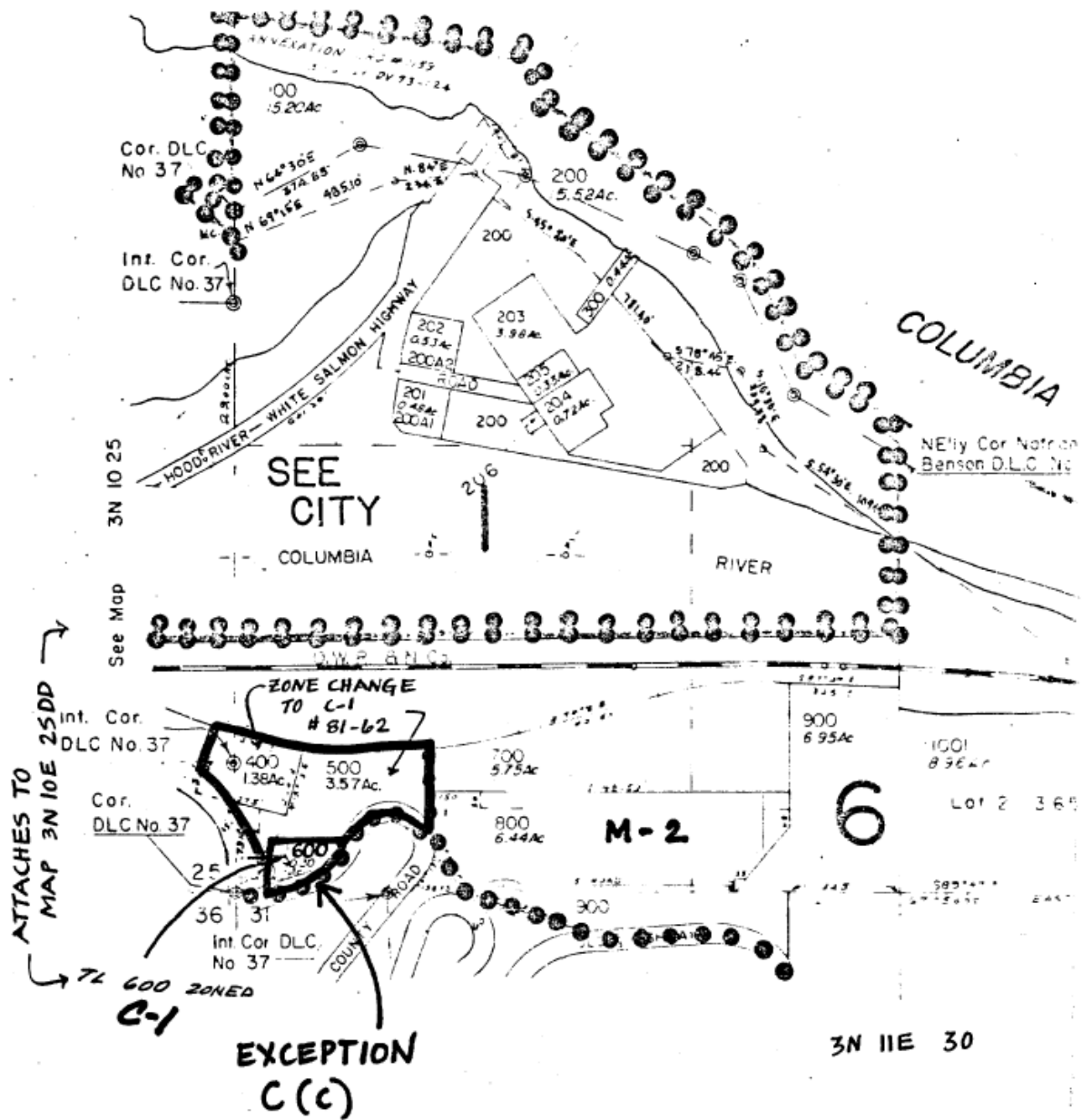
EXCEPTION  
AREA C(G)

ATTACHES TO  
MAP 3N 11E 30

3N 10 25DD

See Map 3N 10 36A

ATTACHMENT "A" 1/2



ATTACHMENT "A" 2/2

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 Road 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

ATTACHMENT "B" 1/2

unwise to establish outright commercial zones in the future -- largely from the standpoint of protecting public safety from aircraft or vehicles on high-speed portions of a State highway.

An examination of additional possible commercial locations outside the UGB identifies none that would be suitable: other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses.

#### C. CONSEQUENCES

Commercial designations in areas A and B, are located on Class III soils. Area C is on a Class VI soil. As stated previously, the "Commercial" designations along Tucker Road include for the most part only those lands currently built on by commercial uses. Because only limited expansion of these uses will be permitted, little should change in the future with regard to adjacent orcharding conflicts or commercial-generated traffic volumes and hazards. Virtually no orchard land is included in the "Commercial" designation here. Those portions of area C that are not currently in commercial uses are largely vacant. It is doubtful that farm or forest operations could do well in these locations due to the high cost of the land, the small parcel sizes, and the conflicts with high traffic volumes on adjacent roads.

#### D. COMPATIBILITY

In area A, the commercial designations abut a "Farm" designation on the east and west sides. It is likely that residential uses would conflict with the orchard activities in the "Farm" designation more than would commercial activities. Hood River County's zoning ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones. In area B, the commercial designations abut farm, rural housing, and light industrial designations. In area C, the commercial designation abuts rural housing and forest designations. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

#### V. INDUSTRIAL LAND USE

The Plan Map designates three areas as "Light Industrial". These areas are: the junction of Tucker and Orchard Roads in a location known as the Guignard Subdivision; at Windmaster Corner; and near the junction of Fairview and Frankton Roads. The Plan Map designates 74 acres in the Airport and vicinity as "Airport". Of this 74 acres, approximately 20 acres could be used for light industrial purposes.

ATTACHMENT "B" 2/2

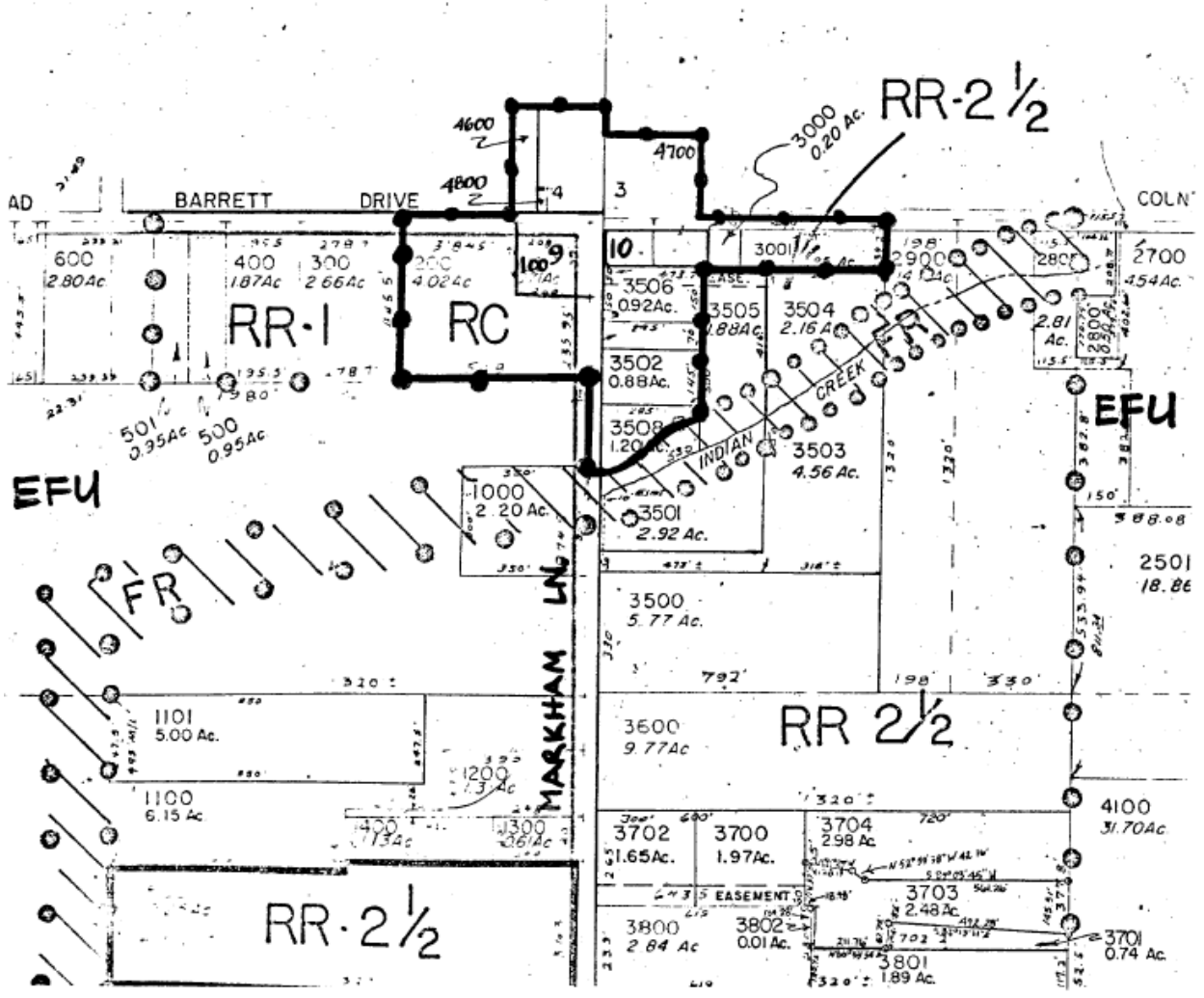
## BACKGROUND DATA

SITE NAME OR NUMBER: Rockford Rural Center (MAP #25)

- A. Location: Vicinity of Rockford Road and Markham Lane (see Attachment "A")
- B. Exception: City/Westside Plan, age 98 (See Attachment "B")
- C. Plan/Zoning: Rural Center (RC)
- D. Land Use:
1. Site: Residential, Commercial and Service. Uses include: automotive repair and radiator shop. Grange Hall, commercial telephone storage, restaurant (under construction), sprayer repair business, and store/gas station. Remainder of tax lots are in residential use.
  2. Adjacent: To the north, east and south, rural residential; to the southwest, farm use.
- E. Soils: Rockford stony loam, 0-8% slopes.
1. Forest: Cubic foot site class: 4
  2. Agricultural: IV if irrigated, VI if non-irrigated.
- F. Deferral Status: No deferrals.
- G. Acreage:
1. Site: 15.16 acres
  2. Parcel Sizes: 10 parcels are less than 1 acre, 4 parcels are greater than 1 acre, (1.20, 1.50, 3.11, 4.02 acres).
  3. Average Parcel Size: 1.08 acres.
- H. Ownership Patterns:
1. Site: Private ownerships. One tax lot (0.95) is contiguous with a 2.16 acre tax lot outside the exception area. Largest parcel is 4.02 acres.
- I. Public Services:
1. Sewer: Septic systems
  2. Water: Ice Fountain Water District
  3. School: Busing available



4. Fire: Westside Fire District
  5. Access: Barrett Drive (collector). Markham Lane (local road).
  6. Mail: Delivery available
  7. Law Enforcement: Regular patrol by deputy.
  8. Irrigation: Farmers Irrigation District (water available)
- J. Natural Boundaries: Indian Creek at the southern edge.
- K. Neighborhood and Regional Characteristics: The exception area has been an active service area for the surrounding community for many years. It is surrounded by Rural Residential zoning and Farm Use. It is approximately 2 miles to the Urban Growth Boundary.
- L. Recommendation: Background Data indicates the area is committed to nonresource use. Recommend that an Exception be taken for this area and findings for support be added to the existing exception.



2N 10E 3, 4, 9, 10

**ROCKFORD RURAL CENTER  
EXCEPTION AREA**

ATTACHMENT "A"

## VI. RURAL CENTER LAND USE

The communities of Rockford, Oak Grove, and Windmaster Corner have been designated "Rural Center" in the Plan. This designation allows for limited housing, cultural, governmental, and business services intended to serve the immediate surrounding areas. The boundaries of the Rural Center designations for the most part surround only those parcels of land already built on.

### A. NEED

There is a need for local commercial, governmental, and cultural services in the Rockford, Oak Grove, and Windmaster Corner areas since these locations are far removed from the City of Hood River.

### B. ALTERNATIVES

Rural Center uses could be established elsewhere. But because Rockford, Oak Grove and Windmaster Corner are presently developed with limited commercial, governmental, and cultural services, it was felt the "Rural Center" designation in these locations was appropriate. The Plan Map allocates land for rural residential housing in the vicinity of Rockford and Windmaster Corner. Oak Grove is an established small community in an area designated "Farm".

### C. CONSEQUENCES

Soils in the Rockford and Windmaster Corner areas are Rockford stony loam, a Class III soil. Most of the land in these two Rural Center designations is built on at the present time. Orchard land abuts the Rockford Rural Center designation on its southwest side. Rural residential land uses surround Rockford on its remaining sides. Rural residential and hay and pasture land uses surround the Windmaster Corner Rural Center designation on all but its north side. On the north side is a fruit packing plant.

The Oak Grove Rural Center is located on Oak Grove loam, a Class IIIe soil. The area is in a wooded topographic depression that is surrounded by orchards on the west, south, and east sides. The north side is wooded with scattered residences.

### D. COMPATIBILITY

Because of the restrictions that will be written into the Zoning Ordinance for Rural Center land uses and the fact that virtually all the lots within the boundaries of the Rockford, Oak Grove, and Windmaster Corner Rural Centers are already built on, the designation of the areas in question as "Rural Centers" should cause little more impact upon surrounding land uses than they presently experience.

## **RURAL CENTER EXCEPTIONS**

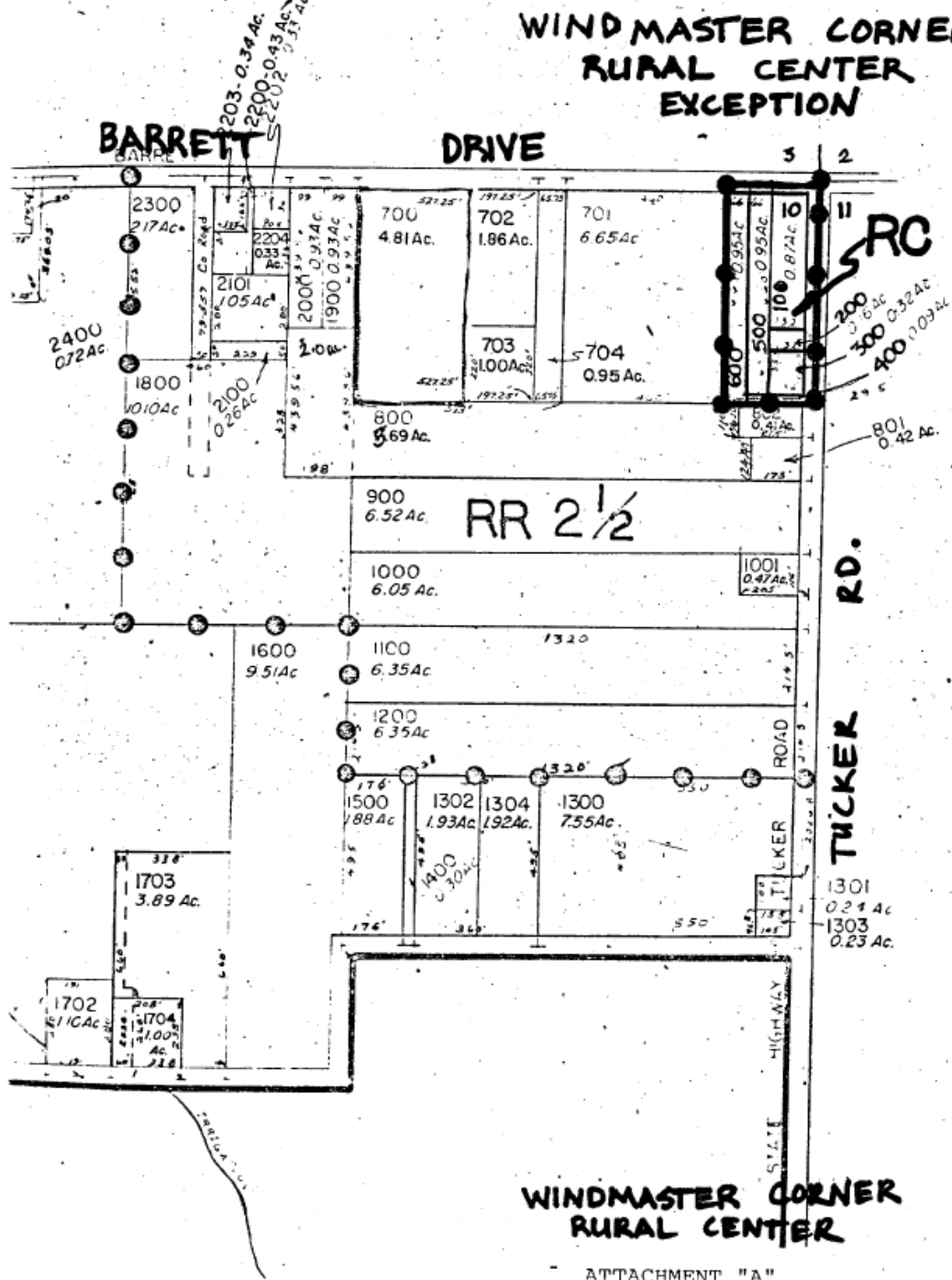
ATTACHMENT "B"

BACKGROUND DATA

SITE NAME OR NUMBER: Windmaster Corner Rural Center MAP #26)

- A. Location: Windmaster Corner, 2N 10E 10, tax lots 100-600 (Attachment "A")
- B. Exception: City/Westside Plan, page 98 (see Attachment "B")
- C. Plan/Zoning: Rural Center (RC)
- D. Land Use:
  - 1. Site: Of the six parcels, one is in commercial use (store/gas station). Four parcels are in residential use and one is vacant (City of Hood River, 0.09 acre).
  - 2. Adjacent: To the north, fruit packing plant; east, rural residential and drive-in movie theater; south and west, rural residential.
- E. Soils: Rockford stony loam, 0-8% slopes.
  - 1. Forest: Cubic foot site class 4.
  - 2. Agricultural: Class IV if irrigated, VI if non-irrigated.
- F. Deferral Status: No deferrals.
- G. Acreage: 3.34 acres total. Average parcel size is 1/2 acre.
- H. Ownership Patterns: City of Hood River, 0.09 acre. Remainder are in private ownership. No parcels are contiguous with outside ownerships. No large parcels.
- I. Public Services:
  - 1. Sewer: Septic systems
  - 2. Water: Ice Fountain Water District
  - 3. School: High school is less than 1/2 mile north. Busing is available to other schools.
  - 4. Fire: Westside Fire District
  - 5. Access: Tucker Road (arterial), Indian Creek Road and Barrett Drive (collectors).
  - 6. Mail: Delivery available.
  - 7. Irrigation: Farmers Irrigation District, water available.

- J. Natural Boundaries: None.
- K. Neighborhood and Regional Characteristics: Rural residential uses or small farm operations surround the rural center. Commercial uses exist intermittently on Tucker Road. The UGB is approximately one mile north.
- L. Recommendation: Exception should be taken and findings for support added to the Background Report. The area is committed to non-resource uses.



and tree nursery operations are possible and in fact are ongoing within the designation in question at the present time. However, the need for airport-related light industrial uses can best be met at this site. Impacts on the agriculture resource base of the County will be minimal by withdrawing the existing pasture and tree nursery land from production.

#### D. COMPATIBILITY

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. The "Light Industrial" designations are committed or partly committed to industrial uses. Rural housing or farm uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Light Industrial" designations. Orchard lands abut the Guignard Subdivision and the "Light Industrial" designation at the junction of Fairview and Frankton Roads. In both cases, a road separates the "Light Industrial" designations and the orchards. In the case of the Airport, airport-related industry is of course expected to be compatible with the Airport. The agricultural lands to the north are in pasture. The orchard lands to the east are across Orchard Road in a "Farm" designation.

### VI. RURAL CENTER LAND USE

The communities of Rockford, Oak Grove, and Windmaster Corner have been designated "Rural Center" in the Plan. This designation allows for limited housing, cultural, governmental, and business services intended to serve the immediate surrounding areas. The boundaries of the Rural Center designations for the most part surround only those parcels of land already built on.

#### A. NEED

There is a need for local commercial, governmental, and cultural services in the Rockford, Oak Grove, and Windmaster Corner areas since these locations are far removed from the City of Hood River.

#### B. ALTERNATIVES

Rural Center uses could be established elsewhere. But because Rockford, Oak Grove and Windmaster Corner are presently developed with limited commercial, governmental, and cultural services, it was felt the "Rural Center" designation in these locations was appropriate. The Plan Map allocates land for rural residential housing in the vicinity of Rockford and Windmaster Corner. Oak Grove is an established small community in an area designated "Farm".

ATTACHMENT "B" 1/2

### C. CONSEQUENCES

Soils in the Rockford and Windmaster Corner areas are Rockford stony loam, a Class III soil. Most of the land in these two Rural Center designations is built on at the present time. Orchard land abuts the Rockford Rural Center designation on its southwest side. Rural residential land uses surround Rockford on its remaining sides. Rural residential and hay and pasture land uses surround the Windmaster Corner Rural Center designation on all but its north side. On the north side is a fruit packing plant.

The Oak Grove Rural Center is located on Oak Grove loam, a Class IIIe soil. The area is in a wooded topographic depression that is surrounded by orchards on the west, south, and east sides. The north side is wooded with scattered residences.

### D. COMPATIBILITY

Because of the restrictions that will be written into the Zoning Ordinance for Rural Center land uses and the fact that virtually all the lots within the boundaries of the Rockford, Oak Grove, and Windmaster Corner Rural Centers are already built on, the designation of the areas in question as "Rural Centers" should cause little more impact upon surrounding land uses than they presently experience.

## VII. COUNTRY CLUB

This designation includes the Golf Course and an area to the west and south.

### A. NEED

There is a need for golfing and related amenities in the planning area to serve residents and visitors.

### B. ALTERNATIVES

There are other locations in the planning area that could meet the needs, but because there is already a golf course here, it would make sense to provide for golf course and related amenities here.

### C. CONSEQUENCES

Soils here are Oak Grove Loams, Class II, III, and IV soils. About one-quarter of the "Country Club" designation is in golf course (40 acres), 20 acres in orchard, and the remainder in forest (average tree age about 60 years).

ATTACHMENT "B" 2/2



## BACKGROUND DATA

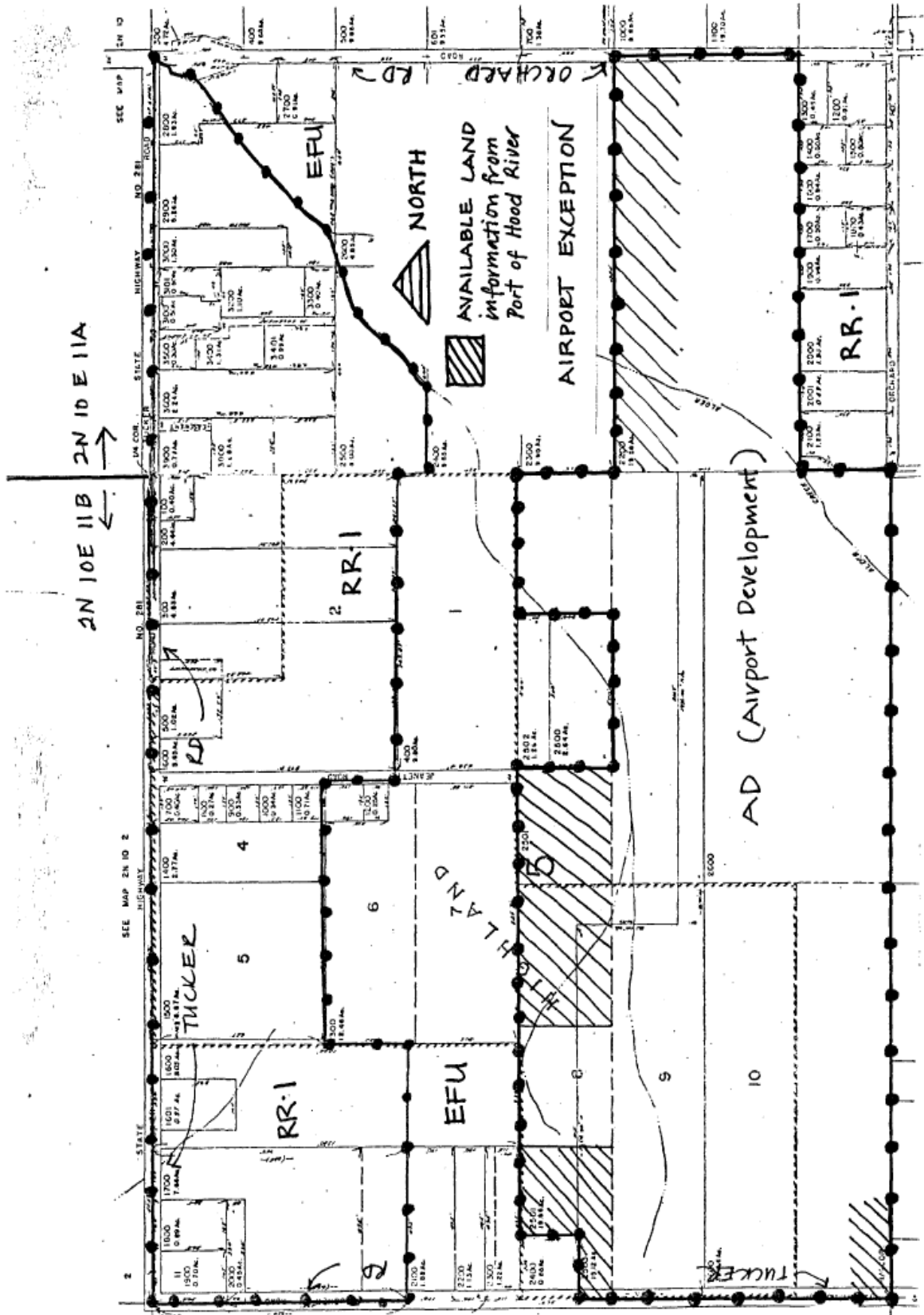
SITE NAME: Airport (MAP #27)

- A. Location: 214 10E 11A & 11B (Attachment "A").
- B. Exception: 1980 City/Westside Plan (Attachment "B").
- C. Plan/Zoning: Airport Development.
- D. Land Use:
  - 1. Site: Approximately 70 acres are developed in airport or related uses. This includes runway, hangars, parking, terminal, offices, repair facilities, etc. Approximately 12 acres are leased to airport-related operations (spray plane business, U.S. Forest Service, fire detection base, Hood River Aircraft fixed base operation). Approximately 24 acres are available. The owner (Port of Hood River) would like to see development of airport-related or light industrial uses. A new flight center is planned for 4 acres of the 24. The Hood River Airport Master Plan\* addresses development alternatives. Updated information was obtained from Jim O'Banion, Port Manager.
  - 2. Adjacent: Land surrounding the airport is in farm and rural residential use. Exception area 2E (RR-1) is directly southeast and considered incompatible with the airport operation, however, the Port has no intention of purchasing these properties. The exception. was supported by the Planning Commission based on commitment to housing. Other nearby exception areas include 2C and 2D to the north, and 2F to the southwest. Some commercial uses are located on Tucker Road to the west.
- E. Soils: Van Horn, Rockford, and Wind River loams (0-8°, slopes). Agricultural classes II, III and IV.
- F. Acreage: 94.18 acres.
- G. Ownership Patterns: Port of Hood River owns all land zoned AD and an additional 20 acres to the east in orchard use. They have no immediate plans for this area.
- H. Public Services:
  - 1. Sewer: Private septic systems.

\*Prepared for the Port of Hood River by Century West Engineering, Corn., 1977.

2. Water: Served by Ice Fountain Water District
  3. Fire: Westside Rural Fire Protection District
  4. Access: Highway 281/Tucker Road (arterial), Orchard Road, Airport Road (local roads).
- I. Natural Boundaries: Boundaries are those of Port ownership. Small creek flows through the area. Highway 281 (Tucker Road) to the west.
- J. Neighborhood and Regional Characteristics: Site is located within 10 minutes of I-84, the Port facility and main-line railway. Land zoned for rural residential use exists south-east of the site and less than 1/2 mile both to the north and south. All farm land surrounding the site is zoned EFU and receives farm tax deferral.
- K. Recommendation: The Background Data provides justification that the airport site is committed to its present non-resource use. The 94 acres zoned AD are all in one ownership and either in airport use, available for related development or necessary as a buffer between the airport and adjacent resource uses.

Recommend that the Exception be supported and the above data be included in the County Background Document.



AIRPORT EXCEPTION

ATTACHMENT "A"

unwise to establish outright commercial zones in the future -- largely from the standpoint of protecting public safety from aircraft or vehicles on high-speed portions of a State highway.

An examination of additional possible commercial locations outside the UGB identifies none that would be suitable; other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses.

#### C. CONSEQUENCES

Commercial designations in areas A and B, are located on Class III soils. Area C is on a Class VI soil. As stated previously, the "Commercial" designations along Tucker Road include for the most part only those lands currently built on by commercial uses. Because only limited expansion of these uses will be permitted, little should change in the future with regard to adjacent orcharding conflicts or commercial-generated traffic volumes and hazards. Virtually no orchard land is included in the "Commercial" designation here. Those portions of area C that are not currently in commercial uses are largely vacant. It is doubtful that farm or forest operations could do well in these locations due to the high cost of the land, the small parcel sizes, and the conflicts with high traffic volumes on adjacent roads.

#### D. COMPATIBILITY

In area A, the commercial designations abut a "Farm" designation on the east and west sides. It is likely that residential uses would conflict with the orchard activities in the "Farm" designation more than would commercial activities. Hood River County's zoning ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones. In area B, the commercial designations abut farm, rural housing, and light industrial designations. In area C, the commercial designation abuts rural housing and forest designations. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

#### V. INDUSTRIAL LAND USE

The Plan Map designates three areas as "Light Industrial". These areas are: the junction of Tucker and Orchard Roads in a location known as the Guignard Subdivision; at Windmaster Corner; and near the junction of Fairview and Frankton Roads. The Plan Map designates 74 acres in the Airport and vicinity as "Airport". Of this 74 acres, approximately 20 acres could be used for light industrial purposes.

AIRPORT EXCEPTION

ATTACHMENT "B" 1/3

#### A. NEED

The Background document for this Plan points out there are 326 acres of land in the planning area currently zoned for industrial use. Of this acreage, approximately 60 acres are presently used for industrial purposes (this acreage includes quarry operations). As is the case with land currently zoned Commercial, not all land zoned for industrial use is in fact physically suitable for industrial use. In addition, encroachment of housing into some industrial areas has divided the industrial land into smaller, less economic units. To provide for the employment needs of the expected population increase in the planning area, accommodate industrial uses where they exist now, and provide for the large industrial parcels needed by new firms moving into the area, the Plan Map has designated several large level sites with adequate services available as "Industrial" or "Light Industrial". Most new industrial use is projected to be located within the UGB. A limited industrial expansion is projected for outside the UGB.

#### B. ALTERNATIVES

Several level sites outside the UGB that might make good industrial sites due to proximity to main transportation routes and good soils for large septic tank drainfields happen to also be upon prime agricultural soils, are in highly parcelized areas, and/or are in locations that would cause serious conflicts with adjacent land uses. These sites are generally in the Tucker Road vicinity. It was decided, with one exception, to designate only those lands for industrial uses that are already largely committed to industrial use. The one exception is the Airport. As mentioned previously, there is an area approximately 20 acres in size at the Airport that is suitable for light industrial development.

#### C. CONSEQUENCES

In the "Guignard Subdivision" site, approximately 25 percent of the "Light Industrial" designation is currently used for industrial purposes. The site is on a Class III soil. There is an orchard covering about ten acres of the site. This orchard may be eliminated in the near future due to its proximity to incompatible land uses: it is surrounded by rural housing and commercial designations and uses. The Guignard Subdivision to the north of the orchard is vacant. Tucker Road, a State highway, is on the east and south sides of the Guignard Subdivision.

The other two "Light Industrial" designations are already committed to industrial uses. A fruit packing plant occupies the designation at Windmaster Corner; a millworking operation occupies the designation at the junction of Fairview and Frankton Roads.

The "Airport" designation is located upon Class III soils. The expansion of the airport could make farm, forest, or even residential uses in the immediate vicinity more difficult in the future. Agriculture such as hay or pasture operations,

ATTACHMENT "B" 2/3

and tree nursery operations are possible and in fact are ongoing within the designation in question at the present time. However, the need for airport-related light industrial uses can best be met at this site. Impacts on the agriculture resource base of the County will be minimal by withdrawing the existing pasture and tree nursery land from production.

#### D. COMPATIBILITY

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. The "Light Industrial" designations are committed or partly committed to industrial uses. Rural housing or farm uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Light Industrial" designations. Orchard lands abut the Guignard Subdivision and the "Light Industrial" designation at the junction of Fairview and Frankton Roads. In both cases, a road separates the "Light Industrial" designations and the orchards. In the case of the Airport, airport-related industry is of course expected to be compatible with the Airport. The agricultural lands to the north are in pasture. The orchard lands to the east are across Orchard Road in a "Farm" designation.

### VI. RURAL CENTER LAND USE

The communities of Rockford, Oak Grove, and Windmaster Corner have been designated "Rural Center" in the Plan. This designation allows for limited housing, cultural, governmental, and business services intended to serve the immediate surrounding areas. The boundaries of the Rural Center designations for the most part surround only those parcels of land already built on.

#### A. NEED

There is a need for local commercial, governmental, and cultural services in the Rockford, Oak Grove, and Windmaster Corner areas since these locations are far removed from the City of Hood River.

#### B. ALTERNATIVES

Rural Center uses could be established elsewhere. But because Rockford, Oak Grove and Windmaster Corner are presently developed with limited commercial, governmental, and cultural services, it was felt the "Rural Center" designation in these locations was appropriate. The Plan Map allocates land for rural residential housing in the vicinity of Rockford and Windmaster Corner. Oak Grove is an established small community in an area designated "Farm".

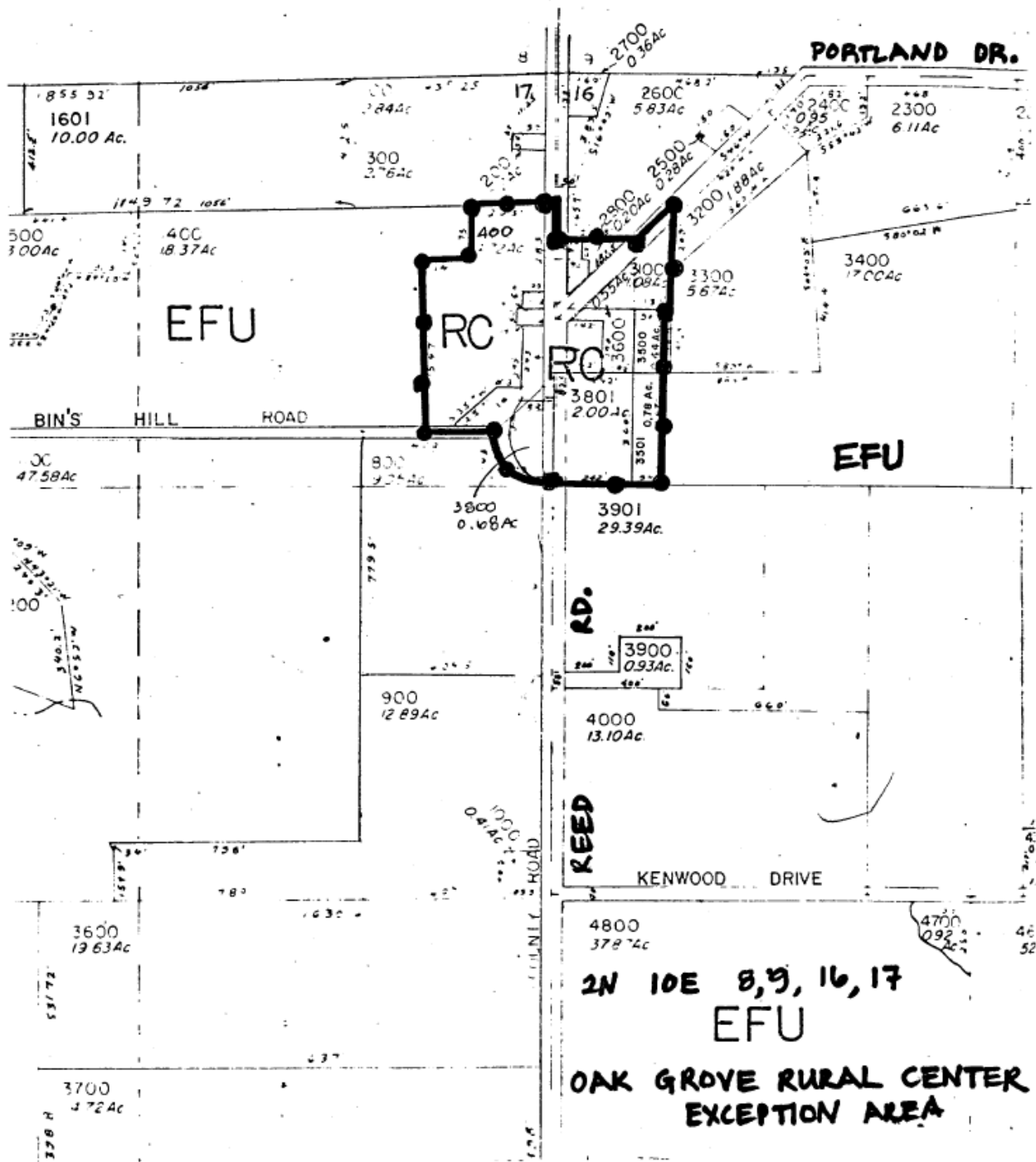
## BACKGROUND DATA

SITE NAME: Oak Grove Rural Center (MAP #28)

- A. Location: Vicinity of Country Club Road and Portland Drive (see Attachment "A").
- B. Exception: City/Westside Plan, page 98 (see Attachment "B").
- C. Plan/Zoning: Rural Center (RC)
- D. Land Use:
  - 1. Site: (1) commercial use (store/gas station). 1.5 acres are in industrial use (smoker manufacturer). Tennis courts and playground owned by Hood River County. The remainder of the land is in residential use.
  - 2. Adjacent: To the north, residential; east, south and west, residential and orchard; majority of parcels receiving farm tax deferral. Parcels average 20+ acres.
- E. Soils: Oak Grove loams, 8-20% slopes.
  - 1. Forest: Cubic foot site class 4.
  - 2. Agricultural: Class III.
- F. Deferral Status: No deferrals.
- G. Acreage:
  - 1. Site: 11.64+ acres.
  - 2. Parcel Sizes: (2) parcels are larger than the average (4.72, 2.0 acres).
  - 3. Average Parcel Size: 1.16 acres.
- H. Ownership Patterns:
  - 1. Site: 2.78 acres in Hood River County Ownership; 4.72 acres in LPD Investment Company Ownership. Remaining are private ownerships.
  - 2. Contiguous Ownerships: Three parcels are formed by contiguous ownership of small tax lots. No ownerships are contiguous with outside parcels.
  - 3. Large Ownerships: Largest parcel is 4.72 acres, owned by LPD Investment Corporation.

- I. Public Services:
  - 1. Sewer: Septic systems
  - 2. Water: Oak Grove Water Company
  - 3. School: Busing available
  - 4. Fire: Westside Rural Fire Protection District
  - 5. Access: Country Club Road and Portland Drive (collectors), Binns Hill Drive, Kingsley Road, and Reed Road (locals).
  - 6. Irrigation: Farmers Irrigation (water available).
  - 7. Mail: Delivery available
  - 8. Law Enforcement: Regular patrol by deputy
- J. Natural Boundaries: Indian Creek traverses the area.
- K. Neighborhood and Regional Characteristics: Area is surrounded by orchard lands which are zoned EFU.
- L. Recommendation: The Exception should be taken and findings in support added to the Background Data. The area is committed to non-resource use.





### C. CONSEQUENCES

Soils in the Rockford and Windmaster Corner areas are Rockford stony loam, a Class III soil. Most of the land in these two Rural Center designations is built on at the present time. Orchard land abuts the Rockford Rural Center designation on its southwest side. Rural residential land uses surround Rockford on its remaining sides. Rural residential and hay and pasture land uses surround the Windmaster Corner Rural Center designation on all but its north side. On the north side is a fruit packing plant.

The Oak Grove Rural Center is located on Oak Grove loam, a Class IIIe soil. The area is in a wooded topographic depression that is surrounded by orchards on the west, south, and east sides. The north side is wooded with scattered residences.

### D. COMPATIBILITY

Because of the restrictions that will be written into the Zoning Ordinance for Rural Center land uses and the fact that virtually all the lots within the boundaries of the Rockford, Oak Grove, and Windmaster Corner Rural Centers are already built on, the designation of the areas in question as "Rural Centers" should cause little more impact upon surrounding land uses than they presently experience.

## VII. COUNTRY CLUB

This designation includes the Golf Course and an area to the west and south.

### A. NEED

There is a need for golfing and related amenities in the planning area to serve residents and visitors.

### B. ALTERNATIVES

There are other locations in the planning area that could meet the needs, but because there is already a golf course here, it would make sense to provide for golf course and related amenities here.

### C. CONSEQUENCES

Soils here are Oak Grove Loams, Class II, III, and IV soils. About one-quarter of the "Country Club" designation is in golf course (40 acres), 20 acres in orchard, and the remainder in forest (average tree age about 60 years).

and tree nursery operations are possible and in fact are ongoing within the designation in question at the present time. However, the need for airport-related light industrial uses can best be met at this site. Impacts on the agriculture resource base of the County will be minimal by withdrawing the existing pasture and tree nursery land from production.

#### D. COMPATIBILITY

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. The "Light Industrial" designations are committed or partly committed to industrial uses. Rural housing or farm uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Light Industrial" designations. Orchard lands abut the Guignard Subdivision and the "Light Industrial" designation at the junction of Fairview and Frankton Roads. In both cases, a road separates the "Light Industrial" designations and the orchards. In the case of the Airport, airport-related industry is of course expected to be compatible with the Airport. The agricultural lands to the north are in pasture. The orchard lands to the east are across Orchard Road in a "Farm" designation.

### VI. RURAL CENTER LAND USE

The communities of Rockford, Oak Grove, and Windmaster Corner have been designated "Rural Center" in the Plan. This designation allows for limited housing, cultural, governmental, and business services intended to serve the immediate surrounding areas. The boundaries of the Rural Center designations for the most part surround only those parcels of land already built on.

#### A. NEED

There is a need for local commercial, governmental, and cultural services in the Rockford, Oak Grove, and Windmaster Corner areas since these locations are far removed from the City of Hood River.

#### B. ALTERNATIVES

Rural Center uses could be established elsewhere. But because Rockford, Oak Grove and Windmaster Corner are presently developed with limited commercial, governmental, and cultural services, it was felt the "Rural Center" designation in these locations was appropriate. The Plan Map allocates land for rural residential housing in the vicinity of Rockford and Windmaster Corner. Oak Grove is an established small community in an area designated "Farm".

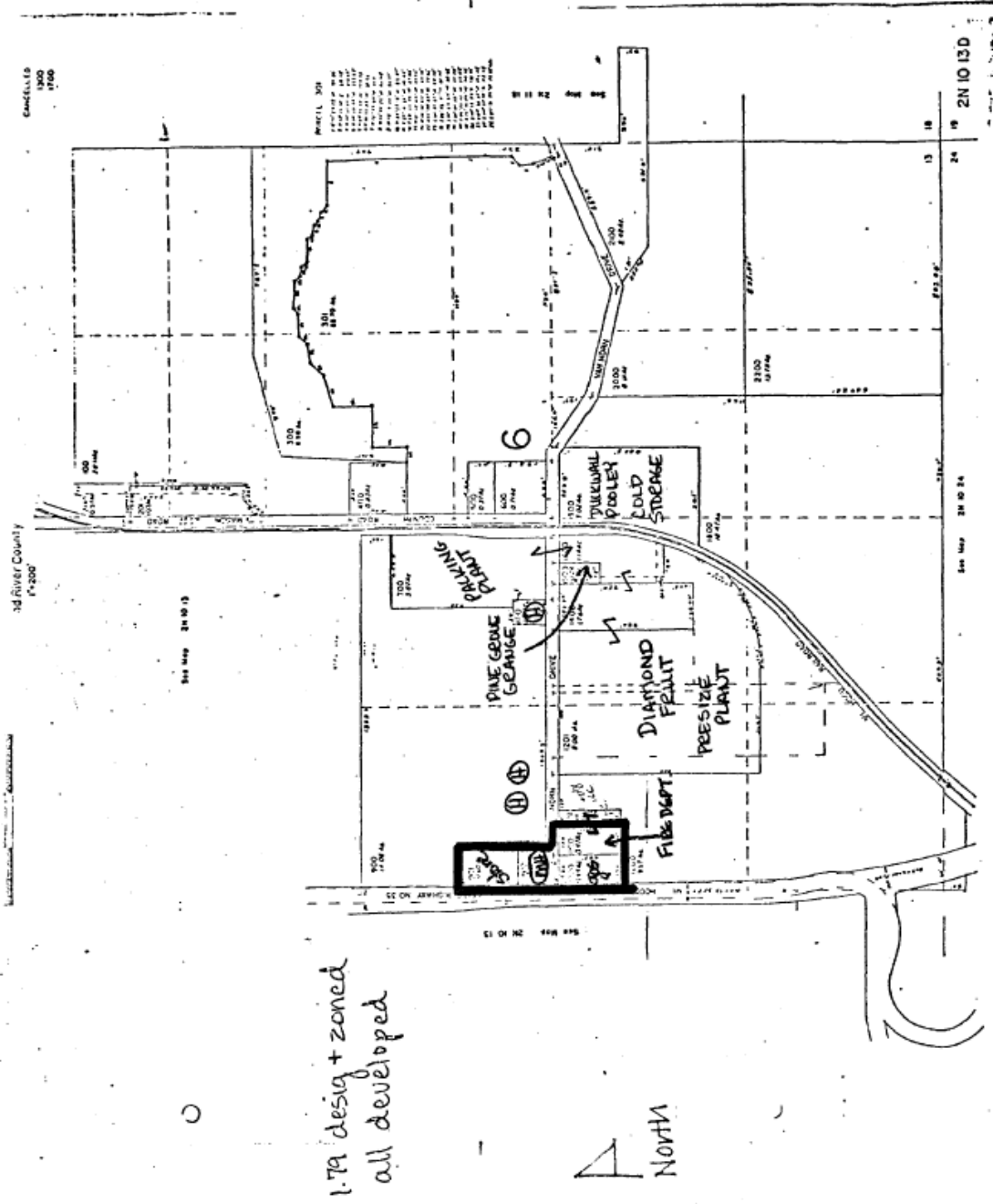
## BACKGROUND DATA

SITE NAME OR NUMBER: Van Horn Rural Center (MAP #29)

- A. Location: 2N 10E 13D #901, 902, 1000, 1100 (see Attachment "A")
- B. Exception: Existing exception for Central Valley; see Attachment "B"
- C. Plan/Zoning: Rural Center/RC; surrounding designation and zoning is Farm/EFU.
- D. Land Use:
1. Site: One store, one mobile home, one gas station and the Pine Grove Rural Fire Department (#1100). Tax lot #1100 is contiguous with #1202 which is outside the RC Zone and is also in Fire Department ownership.
  2. Adjacent: Primarily agricultural (orchard) uses, includes pre-size packing plants and cold storage, several dwellings and Pine Grove Grange Hall. Pine Grove elementary school is 1/2 mile to the east. Odell is about 1 1/2-2 miles to the southwest. One small area of RR-2 1/2 lies less than 1/4 mile to the south.
- E. Soils: Hood loam, 0-3% slope.
1. Forest: No cubic foot site class rating given.
  2. Agricultural: Class I. Few limitations to agricultural uses.
- F. Deferral Status: None of the parcels in the RC Zone are receiving farm or forest deferral. All properties surrounding the area are receiving farm use assessment with the exception of #1900, 2N 10E 13.
- G. Acreage: The site is 1.79 acres; average parcel size is 0.45 acre.
- H. Ownership Patterns:
1. Site: One public ownership (Pine Grove Fire District).
  2. Contiguous Ownerships: 0.28 acre parcel (#1202) is contiguous with 0.47 acre parcel (#1100).

- I. Public Services:
1. Sewer: Septic
  2. Water: Crystal Springs Water District
  3. School: Pine Grove Elementary School is approximately 1/2 mile to the west; busing is available to other schools.
  4. Fire: Pine Grove Fire Department
  5. Access: Highway 35 (arterial), Van Horn Drive (collector).
  6. Mail: Delivery available.
- J. Natural Boundaries: Highway 35 is western boundary and Van Horn Drive intersects the exception area.
- K. Neighborhood and Regional Characteristics: Area is mostly in orchard and other agricultural related uses.
- L. Recommendation: Exception is justified. Area is built out and committed to uses that support this rural community.

Recommend supporting the Exception and adding the above data to the existing Exception and County Background Document.



1.79 desig + zoned  
all developed

North

ATTACHMENT "A" 1/2

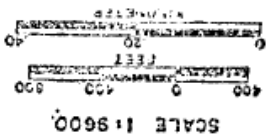
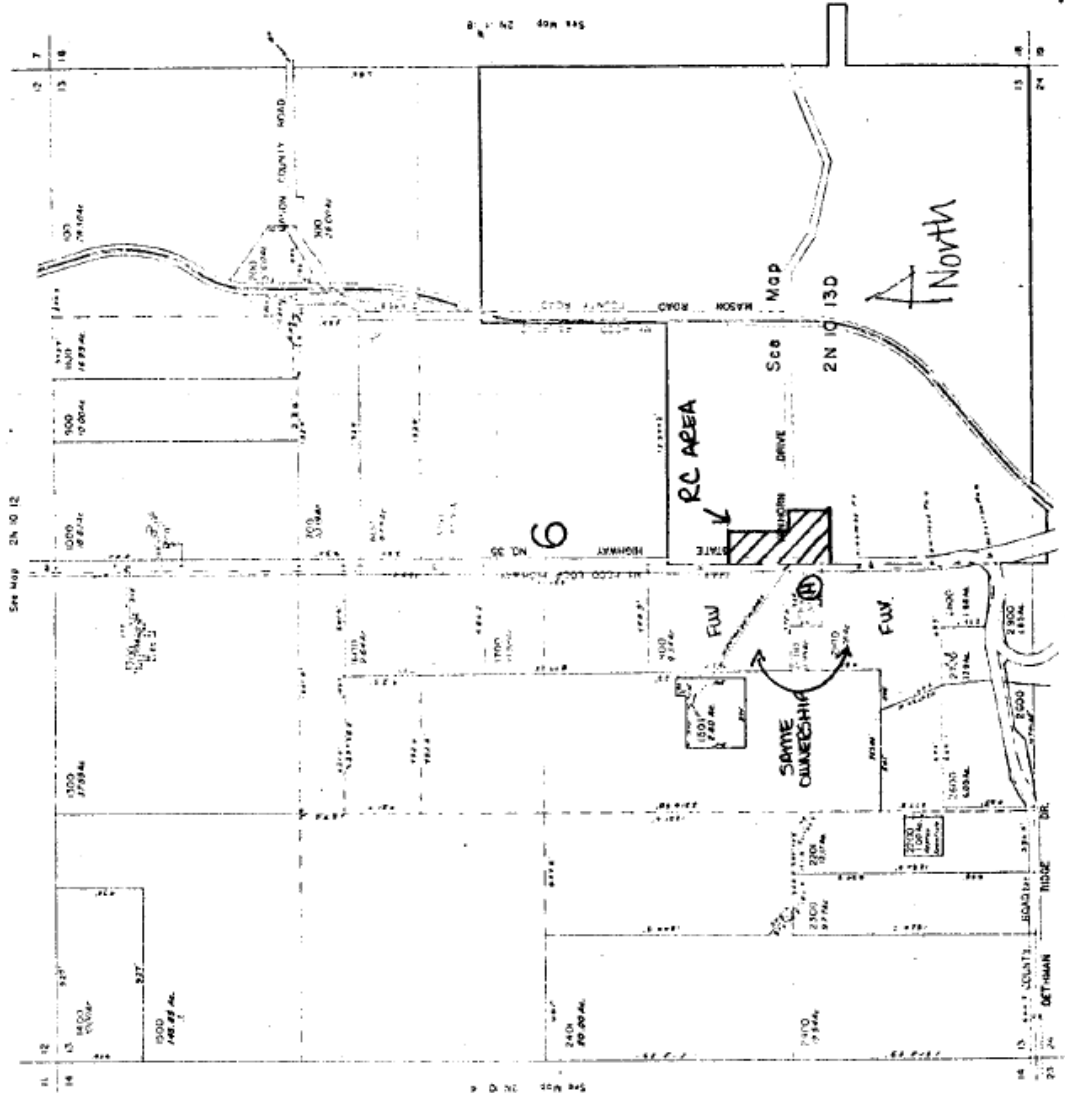
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HOOD RIVER COUNTY



ATTACHMENT "A" 2/2

Central Valley Plan  
(pg. 12)

appropriate. The Plan Map allocates land for rural residential housing near Van Horn.

**VI. Rural Center Land Use**

The community of Van Horn has been designated "Rural Center" on the Plan Map. This designation allows for limited housing, cultural, governmental, and business services intended to serve the immediate area. Most of the parcels of land within boundaries of the Rural Center designation already have at least a commercial use or a dwelling located upon them.

**A. Need**

There is a need for local commercial services in the Pine Grove-Van Horn vicinity, since this location serves a population removed from the centers of Odell, Parkdale, and the City of Hood River.

**B. Alternatives**

Rural Center uses could be established elsewhere. But because Van Horn is presently developed with limited commercial and fire protection services, it was felt the "Rural Center" designation in this location was appropriate.

**C. Consequences**

Soils in the Van Horn Rural Center designation are Class I and II. This is excellent soil for orchard crops. Because the boundaries of the Rural Center designation here are drawn restrictively — mostly encompassing just the area already built on by existing commercial and fire protection uses — little should change by designating Van Horn as a "Rural Center."

**D. Compatibility**




Because of the restrictions that will be written into the Zoning Ordinance for Rural Center land uses and the fact that most of the lots within the boundaries of the Van Horn Rural Center are already built on to some extent by structures that are not farm-related, the designation of the area in question as "Rural Center" should cause little more impact upon surrounding land uses than they presently experience.

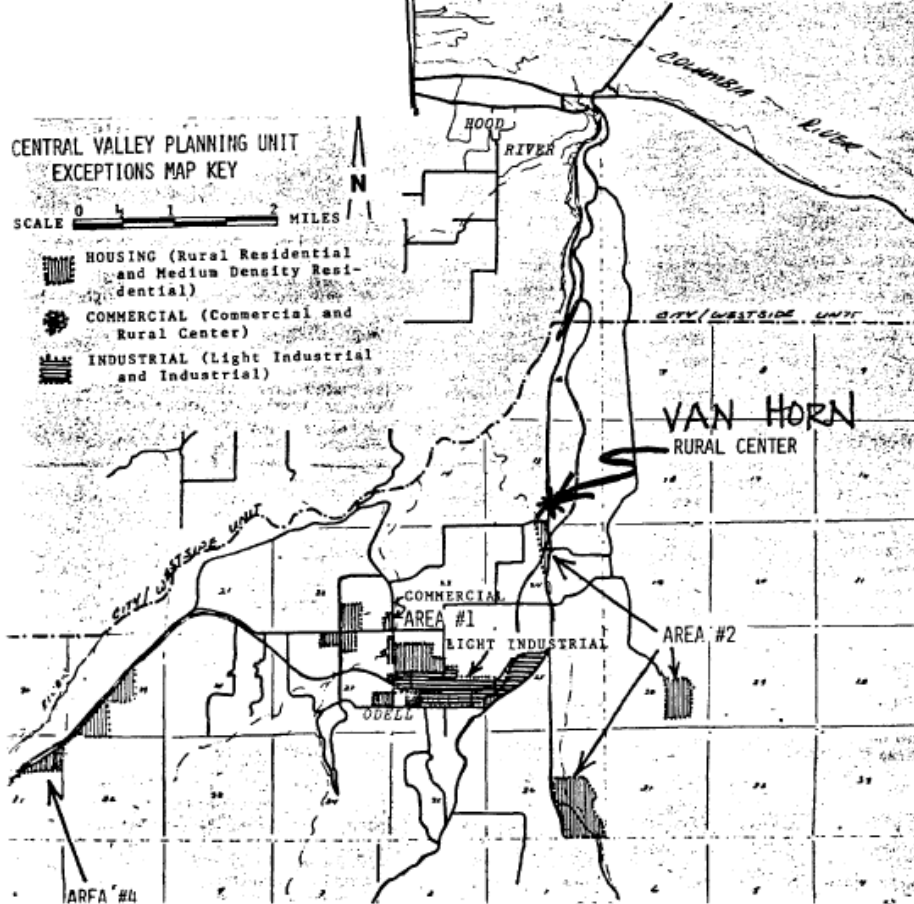
**VII. Goals Not Applicable**

LCDC Goals 15, 16, 17, 18, and 19 are not applicable to Hood River County.

CENTRAL VALLEY PLANNING UNIT  
EXCEPTIONS MAP KEY

SCALE 0 1 2 MILES

-  HOUSING (Rural Residential and Medium Density Residential)
-  COMMERCIAL (Commercial and Rural Center)
-  INDUSTRIAL (Light Industrial and Industrial)



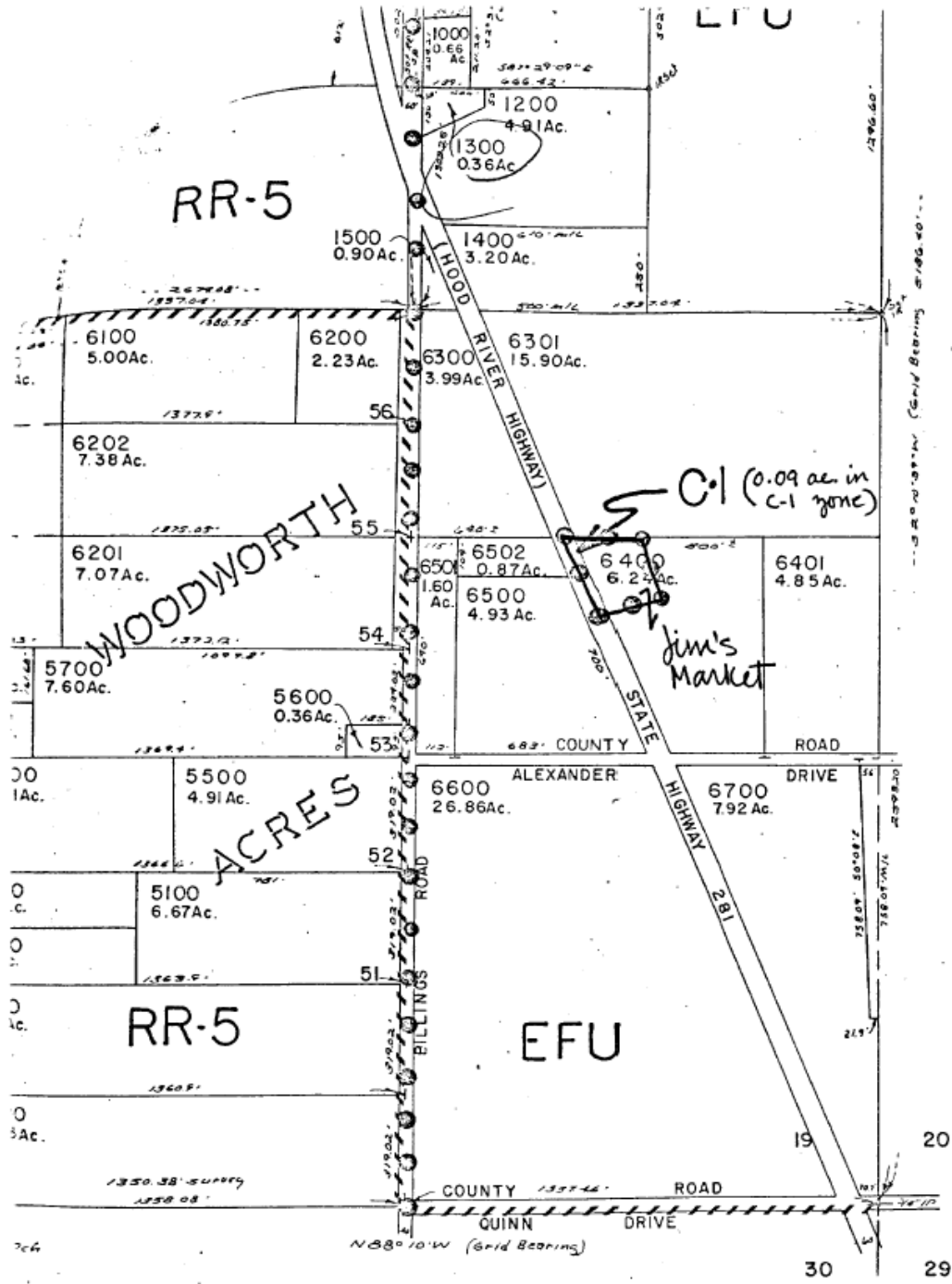
ATTACHMENT "B"



## BACKGROUND DATA

SITE NAME: Jim's Market (MAP #30)

- A. Location: 1N 10E 19 #6400, Highway 281, north of Alexander Road crossing. (See map, Attachment "A".)
- B. Exception: See Attachment "B".
- C. Plan/Zoning: Commercial/C-1.
- D. Land Use: Site of Jim's Market. Surrounding lands are in farm and residential use.
- E. Acreage: Site is 0.90 acre. Majority of parcel is in commercial use (market, parking, etc.).
- F. Ownership: Commercial designation and zoning is applied to a portion (0.90 acre) of a 6.24 acre tax lot which is contiguous to 15.90'acres, all in the same ownership. Total parcel size is 22.14 acres. Surrounding ownerships are private.
- G. Public Services:
  - 1. Sewer: Septic system, no storm sewer.
  - 2. Water: Drilled well.
  - 3. Fire: Parkdale Rural Fire Protection District
  - 4. Access: Highway 281 (arterial).
- H. Natural Boundaries: None.
- I. Neighborhood and Regional Characteristics: Store is on a main highway and surrounded by EFU Zoning. Rural residential exception area is directly west approximately 1/2 mile.
- J. Recommendation: Background Data above indicates that the area is committed to non-resource use and the exception is justified. Include the above information in the County Background Document.



SEE MAP IN IO 20



IN IO

ATTACHMENT "A"

**CENTRAL VALLEY  
PLAN  
EXCEPTIONS  
TO GOALS AND  
GOALS NOT  
APPLICABLE**

**IV. Commercial Land Use**

The Plan Map designates two areas within the Odell Sanitary District as "Commercial," and an area in the community of Mt. Hood and one acre on the Dee Highway as "Commercial." All four "Commercial" designations in the planning area are at least in part presently zoned commercial and are in varying degrees currently built upon by commercial uses.

**A. Need**

The Background Report for this Plan discovered there are approximately 90 acres of land zoned for commercial

activities within the planning area. Of this total acreage, approximately 20 are built on or committed for commercial expansion. This Plan seeks to allocate land for commercial uses near existing commercial uses. It seeks to enlarge the commercial zoning in the Odell Central Business District, in the interest of efficiency and serving the expanding Odell community. It seeks to diminish the existing commercial zoning east of the junction of Summit Drive and the Odell Highway, in order to protect ten plus acres of orchard in an exclusive farm-use zone and keep development off of the Odell Creek floodplain. In order to allow for some commercial expansion, additional commercial land has been allocated on the Plan Map in the following locations: East of the Odell Central Business District, and in the Community of Mt. Hood.

**B. Alternatives**

In allocating land for future commercial uses, the land that is presently zoned and used for commercial uses was first looked to. At the junction of Summit Drive and the Odell Highway, approximately 90 percent of the commercially-designated land on the Plan Map is presently devoted to commercial uses. Of the commercially-designated land in the Odell Central Business District, approximately 17 percent is presently devoted to commercial uses. Of the commercially-designated land at Mt. Hood, approximately 15 percent is presently devoted to commercial uses. Of the one acre zoned commercial on the Dee Highway, approximately 1/2 acre is devoted to commercial use.

Other possible locations for commercial designations that are presently being used for commercial uses have serious drawbacks. They are along State highways in locations which have high speed limits posted. They are also removed from where people live, and would thus necessitate more driving than would commercial facilities in more centralized locations.

An examination of additional possible commercial locations identifies none that would be suitable: Other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses. Limited commercial use is allowed in Rural Centers. (See the Rural Center Exceptions section below.)

**C. Consequences**

The commercial designation at the junction of Summit Drive and the Odell Highway is located on Class II and III soils. No orchard would be removed from production if all the land in this commercial designation were developed. The fact that this property has a housing designation not far to the west and south and existing commercial uses to the east might make orcharding difficult.

The commercial designation at the Odell Central Business District is located on a Class III soil. Some of this land is presently used for pasture. Industrial uses are to the east and north. A school is to the west, and orchards to the south. No orchard land will be taken out of production in this commercial designation. The fact that Davis Drive separates the commercial designation from the orchards to the south should help mitigate land-use conflicts between the commercial activities in the Odell Central Business District and orcharding.

The commercial designation at Mt. Hood is predominantly on Class III and IV soils. No orchard land would be removed from production. Most of the land within the commercial designation here is either occupied by commercial uses or housing, or is vacant.

**D. Compatibility**

The commercial designation at the junction of Summit Drive and the Odell Highway abuts a Farm designation on its east, west, and north sides. The Odell Highway, Odell Creek, and a woods and bank separates this commercial designation from the orchards to the east. Hood River County's Zoning Ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones.

In the case of the Odell Central Business District, the commercial designation abuts housing, industrial, and farm designations. The "Commercial" designation at Mt. Hood and on the Dee Highway is surrounded by a farm designation. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

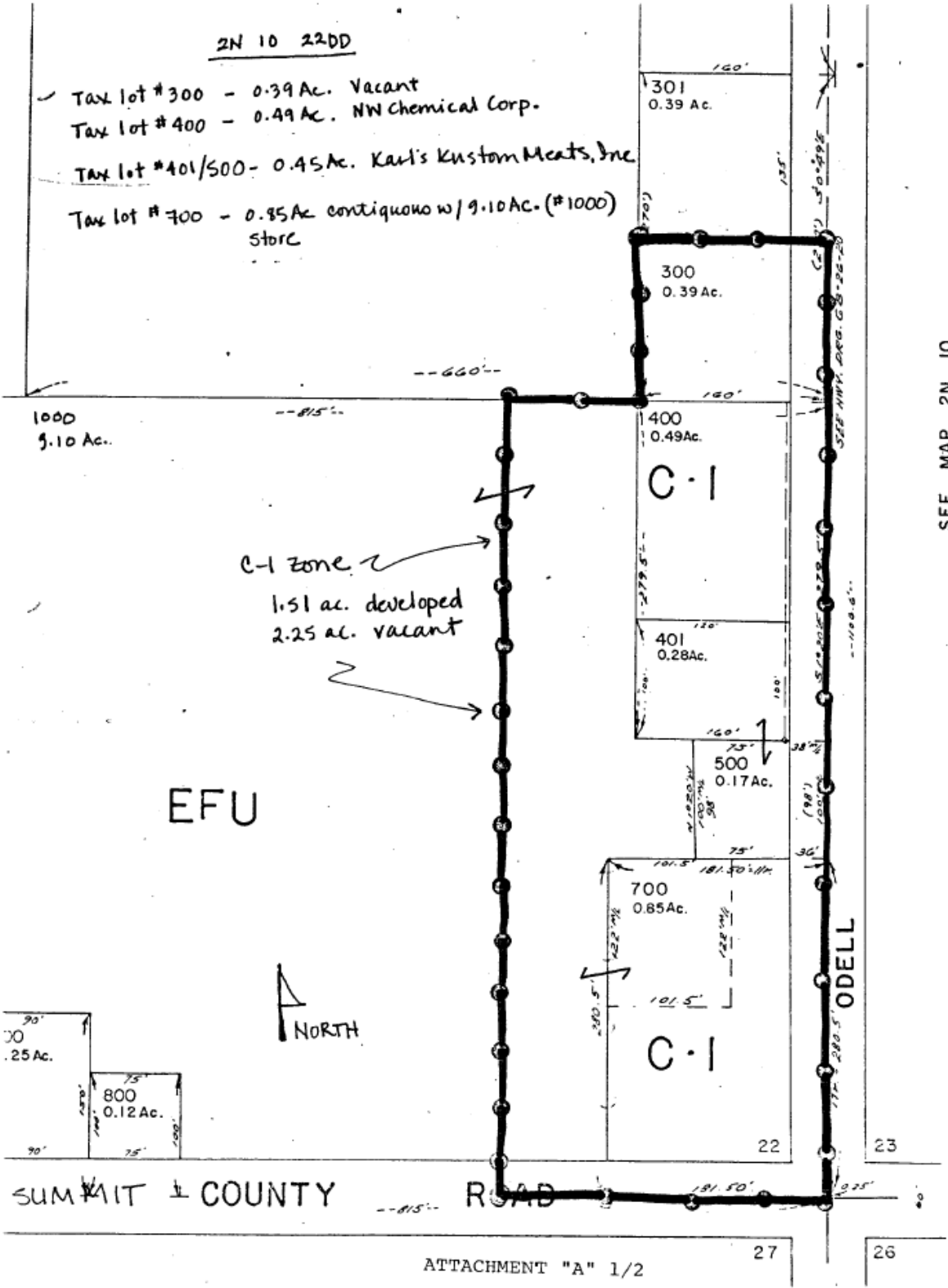
ATTACHMENT "B"

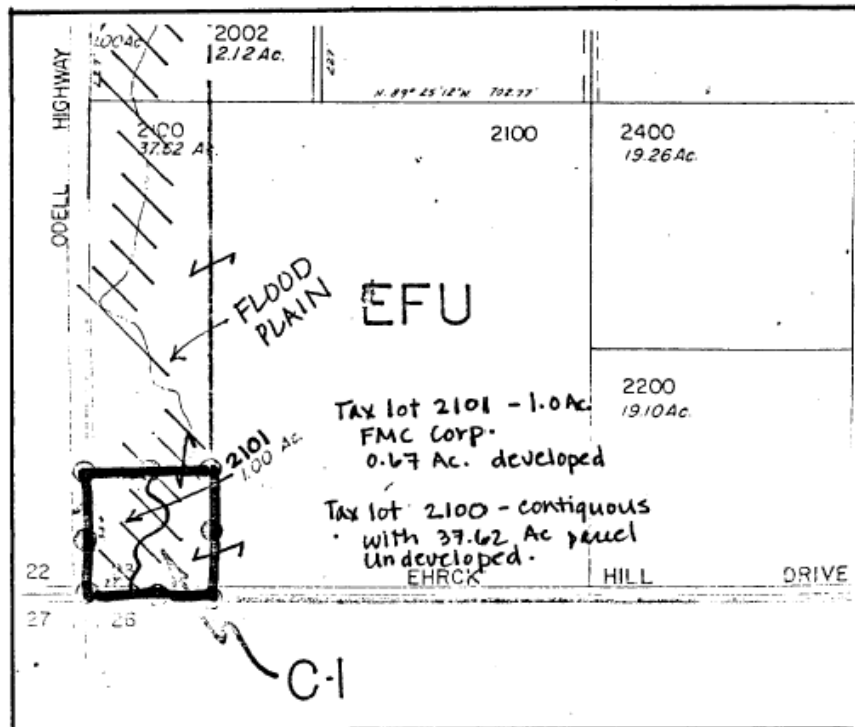
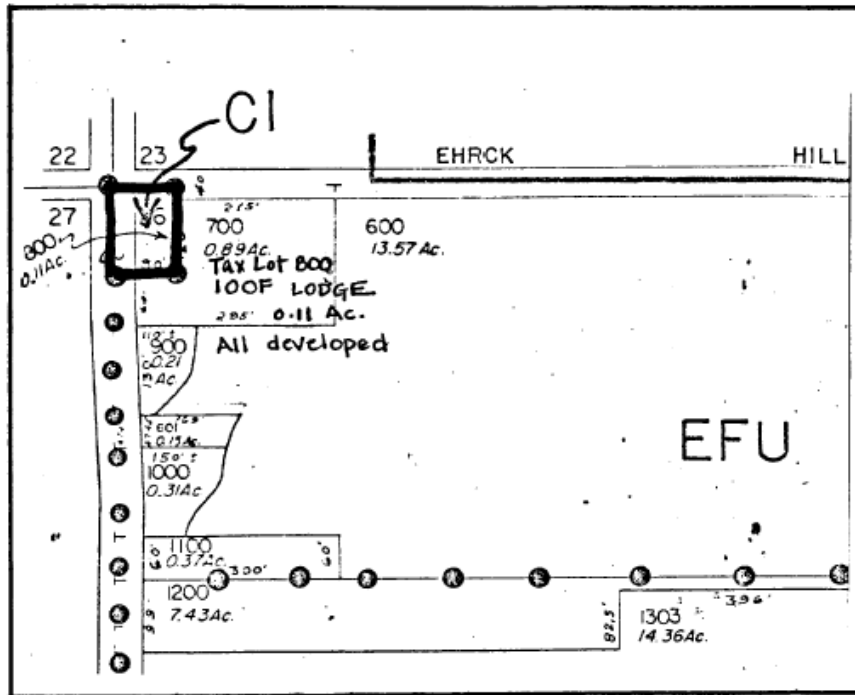
## BACKGROUND DATA

SITE NAME: Summit Road Commercial Area (MAP #31)

- A. Location: 2N 10E 22DD #300, 400, 401, 500, 700, 1000; 2N 10E 23 #2100, 2101; and 2N 10E 26B #800. Vicinity of Highway 282 and Summit Drive (see Attachment "A").
- B. Exception: See Attachment "B".
- C. Plan/Zoning: Commercial/C-1, Environmental Protection/FP.
- D. Land Use:
  - 1. Site: 2.29 acres in commercial use, 4.27 acres undeveloped. No residential uses. Uses include: IOOF Lodge #181; FMC Corporation (chemical storage); Northwest Chemical Corporation (chemical storage); meat market; retail store. Floodplain through 2N 10E 23 #2100, 2101.
  - 2. Adjacent: Agricultural land to the north and east. Two residential Exception areas are within 1/2 mile each. Odell industrial area is 1/2 mile south. Van Horn Rural Center is approximately 2 1/2 miles northeast. Mid-Valley Elementary School is directly south.
- E. Soils: Wyeast silt loam (8-12o slopes), agricultural class II. Approximately 2.8 acres are cumulic haploxerolls, nearly level, agricultural class II. Neither are suitable for commercial forestry.
- F. Deferral Status: No tax deferrals for resource land.
- G. Acreage: Site is 6.56 acres.
- H. Ownership: Majority of parcels are owned by occupant. Approximately 2.43 acres of 2N 10E 22DD #1000 are contiguous with non-commercially zoned land.
- I. Public Services:
  - 1. Sewer: Odell Sanitary District or septic systems.
  - 2. Water: Served by Odell Cold Springs Water Company and Crystal Springs Water District.
  - 3. Fire: Odell Rural Fire Protection District
  - 4. Access: Highway 282 (arterial), Summit Drive (collector).

- J. Natural Boundaries: None.
- K. Neighborhood and Regional Characteristics: Surrounding zoning: EFU to north, east and west. Commercial area is close to schools, the Fairgrounds and residential areas. Additional commercial zoning is located on Davis Drive approximately one mile south.
- L. Recommendation: Area is justified as being built out or committed.





ATTACHMENT "A" 2/2

# CENTRAL VALLEY PLAN EXCEPTIONS TO GOALS AND GOALS NOT APPLICABLE

## IV. Commercial Land Use

The Plan Map designates two areas within the Odell Sanitary District as "Commercial," and an area in the community of Mt. Hood and one acre on the Dee Highway as "Commercial." All four "Commercial" designations in the planning area are at least in part presently zoned commercial and are in varying degrees currently built upon by commercial uses.

### A. Need

The Background Report for this Plan discovered there are approximately 90 acres of land zoned for commercial

activities within the planning area. Of this total acreage, approximately 20 are built on or committed for commercial expansion. This Plan seeks to allocate land for commercial uses near existing commercial uses. It seeks to enlarge the commercial zoning in the Odell Central Business District, in the interest of efficiency and serving the expanding Odell community. It seeks to diminish the existing commercial zoning east of the junction of Summit Drive and the Odell Highway, in order to protect ten plus acres of orchard in an exclusive farm-use zone and keep development off of the Odell Creek floodplain. In order to allow for some commercial expansion, additional commercial land has been allocated on the Plan Map in the following locations: East of the Odell Central Business District, and in the Community of Mt. Hood.

### B. Alternatives

In allocating land for future commercial uses, the land that is presently zoned and used for commercial uses was first looked to. At the junction of Summit Drive and the Odell Highway, approximately 90 percent of the commercially-designated land on the Plan Map is presently devoted to commercial uses. Of the commercially-designated land in the Odell Central Business District, approximately 17 percent is presently devoted to commercial uses. Of the commercially-designated land at Mt. Hood, approximately 15 percent is presently devoted to commercial uses. Of the one acre zoned commercial on the Dee Highway, approximately 1/2 acre is devoted to commercial use.

Other possible locations for commercial designations that are presently being used for commercial uses have serious drawbacks. They are along State highways in locations which have high speed limits posted. They are also removed from where people live, and would thus necessitate more driving than would commercial facilities in more centralized locations.

An examination of additional possible commercial locations identifies none that would be suitable: Other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses. Limited commercial use is allowed in Rural Centers. (See the Rural Center Exceptions section below.)

### C. Consequences

The commercial designation at the junction of Summit Drive and the Odell Highway is located on Class II and III soils. No orchard would be removed from production if all the land in this commercial designation were developed. The fact that this property has a housing designation not far to the west and south and existing commercial uses to the east might make orcharding difficult.

The commercial designation at the Odell Central Business District is located on a Class III soil. Some of this land is presently used for pasture. Industrial uses are to the east and north. A school is to the west, and orchards to the south. No orchard land will be taken out of production in this commercial designation. The fact that Davis Drive separates the commercial designation from the orchards to the south should help mitigate land-use conflicts between the commercial activities in the Odell Central Business District and orcharding.

The commercial designation at Mt. Hood is predominantly on Class III and IV soils. No orchard land would be removed from production. Most of the land within the commercial designation here is either occupied by commercial uses or housing, or is vacant.

### D. Compatibility

The commercial designation at the junction of Summit Drive and the Odell Highway abuts a Farm designation on its east, west, and north sides. The Odell Highway, Odell Creek, and a woods and bank separates this commercial designation from the orchards to the east. Hood River County's Zoning Ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones.

In the case of the Odell Central Business District, the commercial designation abuts housing, industrial, and farm designations. The "Commercial" designation at Mt. Hood and on the Dee Highway is surrounded by a farm designation. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

ATTACHMENT "B"



## BACKGROUND DATA

SITE NAME OR NUMBER: Mt. Hood Commercial Area (MAP #32)

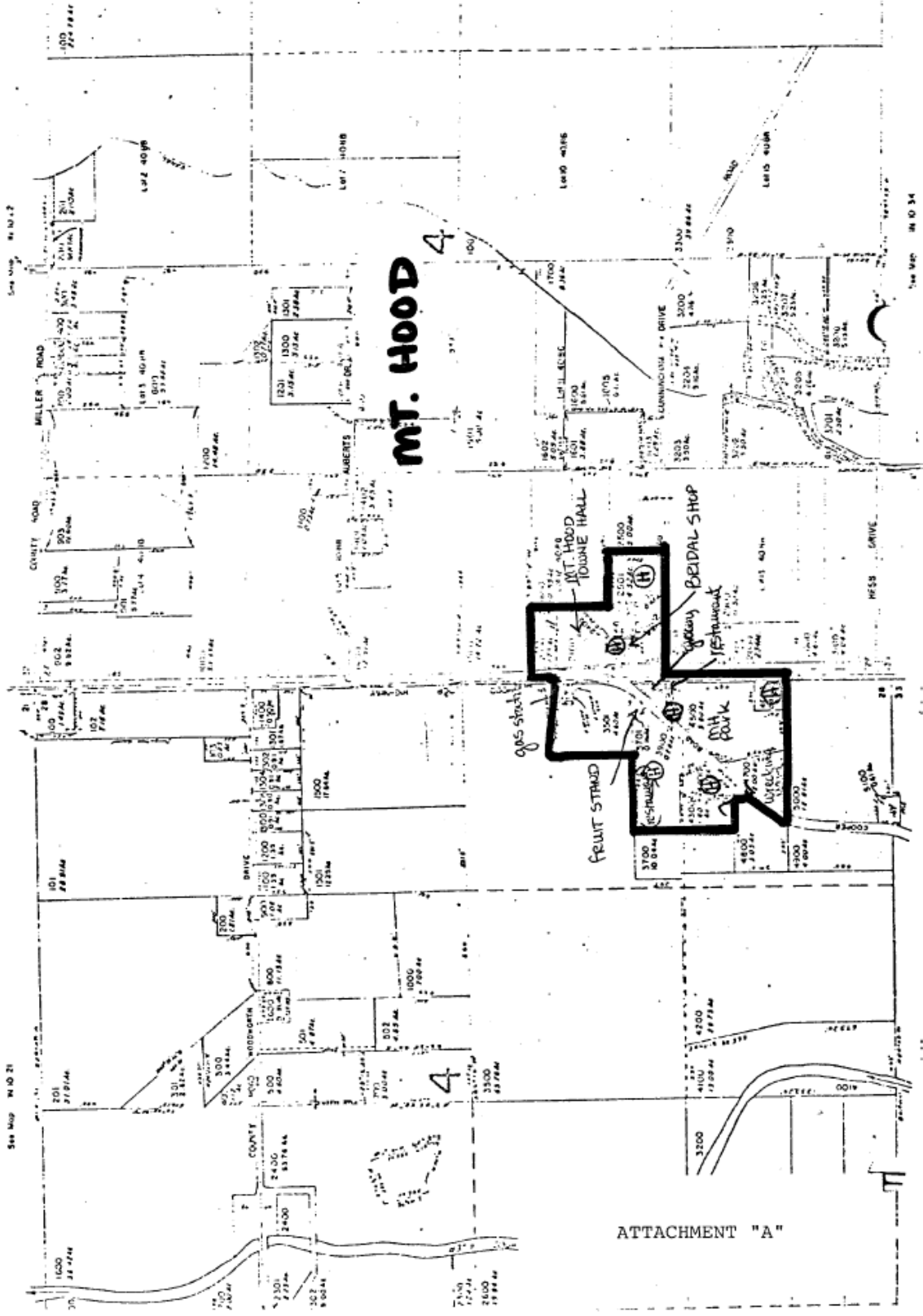
- A. Location: 1N 10E 27 #2000, 2100, 2200, 2400, 2401, 2402, and 2501; 1N 10E 28 #3501, 3600, 3700, 3701, 3800, 3900, 4000, 4300, 4400, 4500, 4600, and 4700. (Attachment "A")
- B. Exception: See existing Central Valley Exception (Attachment "B").
- C. Plan/Zoning: Commercial/C-1; surrounding area designated and zoned Farm/EFU.
- D. Land Use:
1. Site: Six houses, gas station, real estate office, two\* restaurants, grocery store and fruit stand, mobile home park. (16 spaces), bridal shop, Mt. food Towne Hall and an auto wrecking yard.
  2. Adjacent: Priiiarily farm uses; U.S. Forest Service ranger district is 1/4 mile to the south on Highway 35. Zibe Dimmick County Park is 1/2 mile to the southwest on Cooper Spur Road and Parkdale is approximately 1/2 mile to the southwest. East Fork Hood River is 1/2 mile to the west.
- E. Soils: Rockford stony loam, Culbertson loam, Cumulic Haplaquolls and Haploxerolls.
1. Forest: Cubic foot site class 4-5.
  2. Agricultural: Class II and IV.
- F. Deferral Status: None of the properties in the Exception Area are receiving farm or forest tax deferrals.
- G. Acreage: The site is 33.93 acres. Parcels average about 2.25 acres in size. The two largest parcels are approximately 6.0 acres each.
- H. Ownership Patterns:
1. Site: All in private ownership except IN 10E 27 #2100, which is owned by Hood River County (Mt. Hood Towne Hall).
  2. Contiguous Ownershiips: Two parcels have some acreage outside the Exception Area (approximately 4.3 acres and 46.6 acres). State Forestry owns 3+ acres to the west.

\*One existing, one yet to be built.

- I. Public Services:
  - 1. Sewer: Septic
  - 2. Water: Crystal Springs Water District
  - 3. School: Elementary schools in Parkdale and Odell busing is available.
  - 4. Fire: Parkdale Rural Fire Protection District.
  - 5. Access: Highway 35 (arterial), Cooper Spur (collector), Cunningham Drive (local).
  - 6. Mail: Delivery available.
- J. Natural Boundaries: Highway 35 and Cooper Spur Road intersect the Community; Cunningham Drive bounds it on the southeast.
- K. Neighborhood and Regional Characteristics: Mt. Hood is primarily a commercial service center that serves both tourists and the surrounding farm community.
- L. Recommendation: Exception is justified; area is built out and committed to non-resource uses. Recommend that the Exception be supported and the Data above be added to the County Background Document.

SECTION 27 TIN RICE WM  
Hood River County  
1-1-80

SECTION 20 TIN RICE WM  
Hood River County  
1-1-80



ATTACHMENT "A"

# Central Valley Exception - Commercial.

## IV. Commercial Land Use

The Plan Map designates two areas within the Odell Sanitary District as "Commercial," and an area in the community of Mt. Hood and one acre on the Dee Highway as "Commercial." All four "Commercial" designations in the planning area are at least in part presently zoned commercial and are in varying degrees currently built upon by commercial uses.

### A. Need

The Background Report for this Plan discovered there are approximately 90 acres of land zoned for commercial activities within the planning area. Of this total acreage, approximately 20 are built on or committed for commercial expansion. This Plan seeks to allocate land for commercial uses near existing commercial uses. It seeks to enlarge the commercial zoning in the Odell Central Business District, in the interest of efficiency and serving the expanding Odell community. It seeks to diminish the existing commercial zoning east of the junction of Summit Drive and the Odell Highway, in order to protect ten plus acres of orchard in an exclusive farm-use zone and keep development off of the Odell Creek floodplain. In order to allow for some commercial expansion, additional commercial land has been allocated on the Plan Map in the following locations: East of the Odell Central Business District, and in the Community of Mt. Hood.

### B. Alternatives

In allocating land for future commercial uses, the land that is presently zoned and used for commercial uses was first looked to. At the junction of Summit Drive and the Odell Highway, approximately 90 percent of the commercially-designated land on the Plan Map is presently devoted to commercial uses. Of the commercially-designated land in the Odell Central Business District, approximately 17 percent is presently devoted to commercial uses. Of the commercially-designated land at Mt. Hood, approximately 15 percent is presently devoted to commercial uses. Of the one acre zoned commercial on the Dee Highway, approximately 1/2 acre is devoted to commercial use.

Other possible locations for commercial designations that are presently being used for commercial uses have serious drawbacks. They are along State highways in locations which have high speed limits posted. They are also removed from where people live, and would thus necessitate more driving than would commercial facilities in more centralized locations.

An examination of additional possible commercial locations identifies none that would be suitable: Other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses. Limited commercial use is allowed in Rural Centers. (See the Rural Center Exceptions section below.)

### C. Consequences

The commercial designation at the junction of Summit Drive and the Odell Highway is located on Class II and III soils. No orchard would be removed from production if all the land in this commercial designation were developed. The fact that this property has a housing designation not far to the west and south and existing commercial uses to the east might make orcharding difficult.

The commercial designation at the Odell Central Business District is located on a Class III soil. Some of this land is presently used for pasture. Industrial uses are to the east and north. A school is to the west, and orchards to the south. No orchard land will be taken out of production in this commercial designation. The fact that Davis Drive separates the commercial designation from the orchards to the south should help mitigate land-use conflicts between the commercial activities in the Odell Central Business District and orcharding.

The commercial designation at Mt. Hood is predominantly on Class III and IV soils. No orchard land would be removed from production. Most of the land within the commercial designation here is either occupied by commercial uses or housing, or is vacant.

### D. Compatibility

The commercial designation at the junction of Summit Drive and the Odell Highway abuts a Farm designation on its east, west, and north sides. The Odell Highway, Odell Creek, and a woods and bank separates this commercial designation from the orchards to the east. Hood River County's Zoning Ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones.

In the case of the Odell Central Business District, the commercial designation abuts housing, industrial, and farm designations. The "Commercial" designation at Mt. Hood and on the Dee Highway is surrounded by a farm designation. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

ATTACHMENT "B"

## CITY/WESTSIDE INDUSTRIAL EXCEPTIONS (MAPS #33, 34, AND 35)

Attached are three Industrial Exceptions for the City/Westside Planning Area. They are referred to as: I. Guignard Subdivision, II. Diamond Fruit, and III. Krieg Millworks. Because of the amount of vacant lands which have been designated and zoned for industrial use in the County, the Exceptions should be closely coordinated with the Goal 9, Industrial Lands Inventory and Need Analysis. The following general information is provided for all the areas. Detailed Background Data for each area is presented in the attached Background Reports.

- A. Exception: Existing, pages 96-98, City/Westside Plan. (see Attachment "B" 1/3 - 3/3)
- B. Plan/Zoning: Light Industrial/M-2.
- C. Recommendations:
  - 1. The entire Guignard Subdivision Industrial Area is built out or committed. However, Exceptions for Residential and Commercial do exist in the area. The majority of lands built out or committed are along Tucker Road. The soils are suitable for agricultural use. Portions of the area are currently in orchard and pasture. Additional information presented in Attachment "C" 1/3 - 3/3 justifies that the majority of the area is surrounded by lands already committed and these exceptions have been justified.
  - 2. Due to justified exceptions to the west and south, the Diamond Fruit parcel can be considered committed to non-resource use. It is recommended that an Exception be taken for this area.
  - 3. The majority of the Krieg Millworks land is built upon and committed to industrial/commercial uses and is no longer available for resource use. It is recommended that an exception be taken for this area.

At the January 19th workshop the Planning Commission determined that due to the additional information provided in Attachment "C" 1/3 - 3/3, the area is committed.

- I. SITE: Guignard Subdivision Industrial Area. (MAP #33)
- A. Location: 2N 10E 2D #4600-4616, 4700, 4800, 4900 (see Attachment "A" 1/3).
- B. Land Use:
1. Site: Uses include: public utility building, refuse transfer site, (4) commercial uses; (2) manufacturing/ repair, warehouse, storage, residential, farm (pasture, orchard), (1) office (Champion International); and other offices associated with on-premise use.
  2. Adjacent: Commercial fruit stand to the west. Surrounding parcels generally in rural residential use. Larger parcels are in farm use.
- C. Soils: Van Horn and Wind River loams, 0-12% slopes.
1. Forest: Not suitable.
  2. Agricultural: Class II, III, IV.
- D. Deferral Status: 9.24 acres on farm tax deferral.
- E. Acreage: 46+ acres.
1. Parcel Sizes: See Attachment "A" 1/3.
  2. Average Parcel Size: 3+ acres.
- F. Ownership Patterns:
1. Contiguous ownerships: 1.15 acre is contiguous with 0.44 acre outside the area. Three parcels are the result of combination of more than one tax lot.
  2. Large Ownerships: 12.12 acres (commercial use near road and vacant land), 7.05 acres (orchard, residence and associated structures).
- G. Public Services:
1. Sewer: Septic systems.
  2. Water: Ice Fountain Water District.
  3. Fire: Westside Rural Fire Protection District.
  4. Access: Tucker Road (arterial), Guignard Drive (local).
  5. Law Enforcement: Regular patrol by deputy.
  6. Irrigation District: Water is available.
- H. Natural Boundaries: None.

- I. Neighborhood and Regional Characteristics: Farm uses to the northwest. Rural residential neighborhoods on all other sides. Airport is approximately 1/2 mile south. Tucker Road (State Highway 281) borders the area to the east and south. Commercial uses are scattered along Tucker Road within and beyond the exception area.

Exceptions for Rural Residential housing have been justified to the east of the site across Tucker Road. Justified Exceptions for commercial exist to the north and south. The entire area is not built out or committed consequently need must be justified for non-committed areas.

II. SITE: Diamond Fruit Industrial Area. (MAP #34)

- A. Location: 2N 10E 3D #1500 (see Attachment "A." 2/3) .

B. Land Use:

1. Site: Only one parcel is included in the Exception area. (9.26 acres, owned by Diamond Fruit Growers, Inc. Approximately 2.3 acres are currently used as fruit packing plant, cold storage unit, truck scale area, and office. Remaining land (7.0+ acres) is vacant (wooded). No outstanding topographic features.
2. Adjacent: High School to the north; to the east, orchard; south, intersection of Tucker Road, Rockford Road and Indian Creek Road (Windmaster Corner), uses include: commercial and rural residential (exception areas 2C, 2D); west, rural residential, wooded.

- C. Soils: Wind River and Rockford loams, 0-8% slopes.

1. Forest: Not suitable.
2. Agricultural: Class III, IV and VI (only if non-irrigated).

- D. Deferral Status: No deferrals.

E. Public Services:

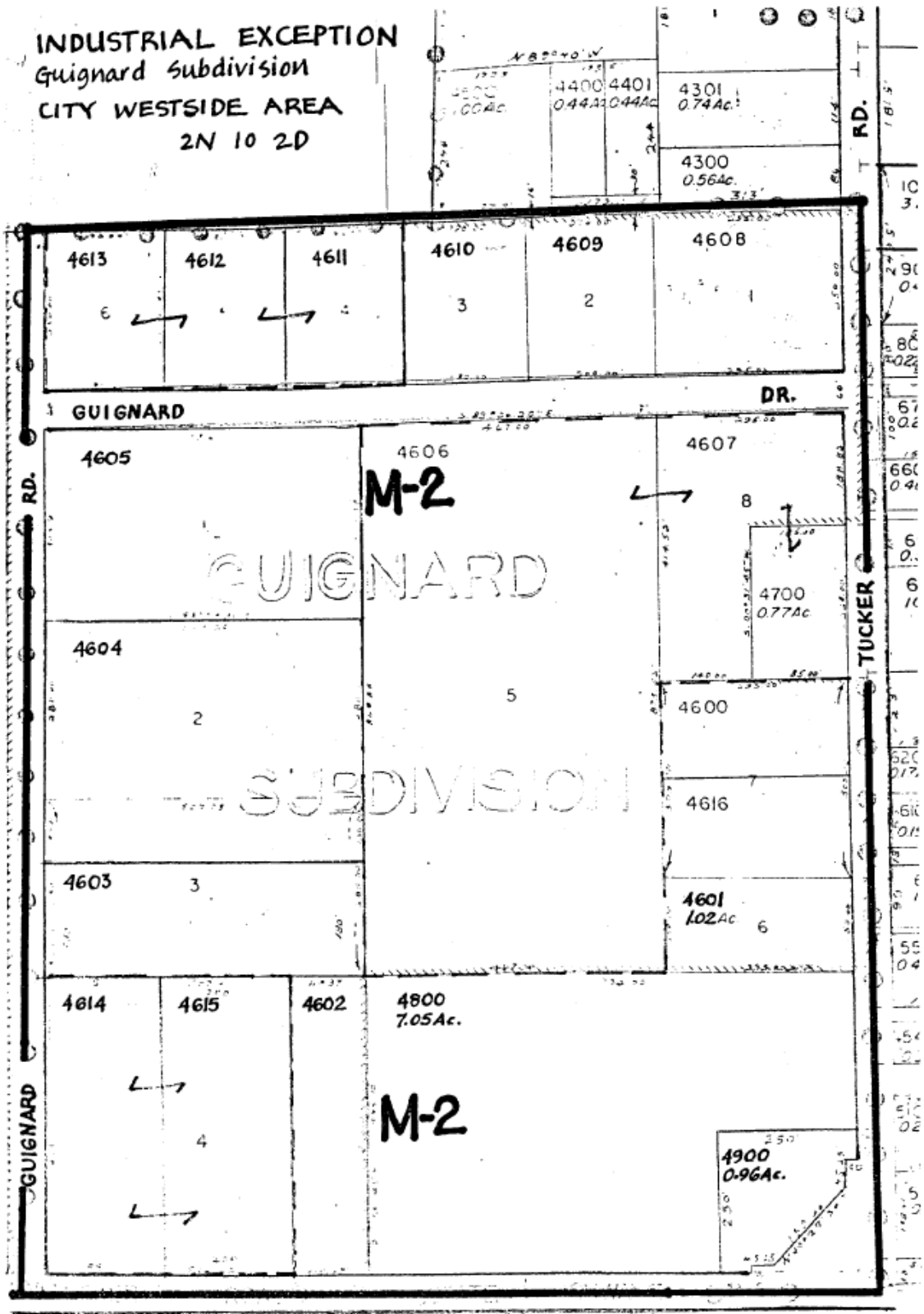
1. Sewer: Septic systems
2. Water: Ice Fountain Water District
3. Fire: Westside Rural Fire Protection District
4. Access: Tucker Road (arterial), Indian Creek Road, Barrett Drive (collectors).
5. Law Enforcement: Regular patrol by deputy.
6. Irrigation: Farmers Irrigation District, water is available

- F. Natural Boundaries: None.

- G. Neighborhood/Regional Characteristics: Industrial area is accessible by the main arterial from town and orchards to the south. Rural residential and commercial/service uses are predominant to the south. Farm use to the north, east and west. Airport is approximately 1/2 mile south and the UGB is approximately 1 mile north.
- III. SITE: Krieg Millworks Industrial Area (MAP #35)
- A. Location: 3N 10E 34D #501, 502, 603, and portions of 604 (see Attachment "A," 3/3).
- B. Land Use:
1. Site: Planer mill, retail building materials outlet, custom cabinet shop, storage buildings, and office associated with on premise use. All of the land (6.38+ acres) in the Exception is in one ownership. The majority of the land is in industrial use.  
There is one residence on the property.
  2. Adjacent: Surrounding lands are part of a Rural Residential exception area. Predominant land uses are pasture and other farm uses.
- C. Soils: Rockford stony loam 0-8% slopes (majority of soils), Van Horn variant loam, 0-8%.
1. Forest: Cubic foot site class: 4.
  2. Agricultural: Class IV if irrigated, VI if non-irrigated; class II.
- D. Deferral Status: No deferrals.
- E. Public Services:
1. Sewer: Septic system
  2. Water: Ice Fountain Water District
  3. Fire: Westside Rural Fire Protection District
  4. Access: Frankton Road (arterial)
  5. Law Enforcement: Regular patrol by deputy.
  6. Irrigation: Farmers Irrigation District, water available.
- F. Natural Boundaries: None.
- G. Neighborhood and Regional Characteristics: Area is surrounded by Rural Residential zoning (Exception area 3H). The Urban Growth Boundary is 1,000 feet to the north. The area is generally in low intensity agricultural uses and orchard land.



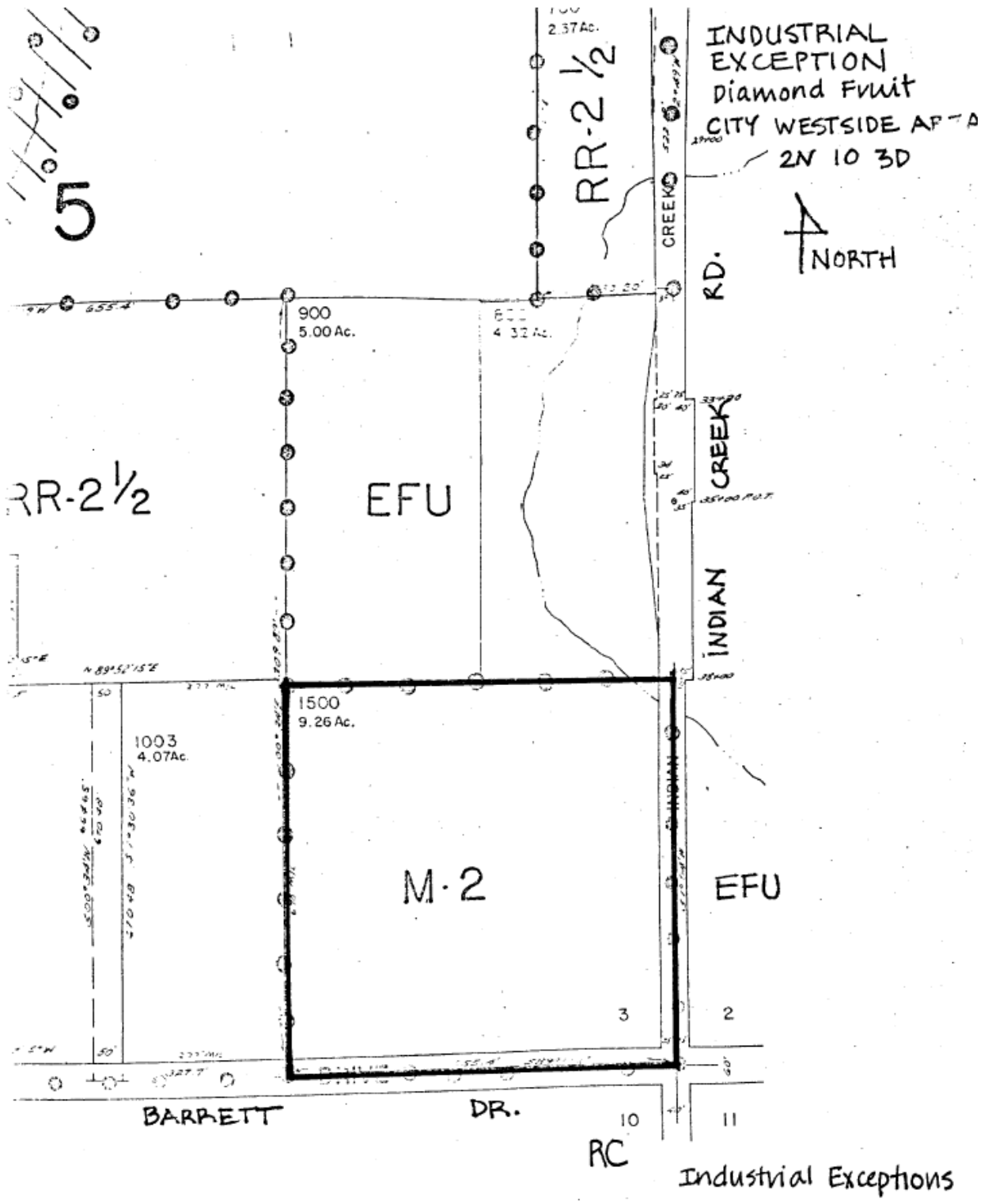
**INDUSTRIAL EXCEPTION**  
 Guignard Subdivision  
 CITY WESTSIDE AREA  
 2N 10 2D



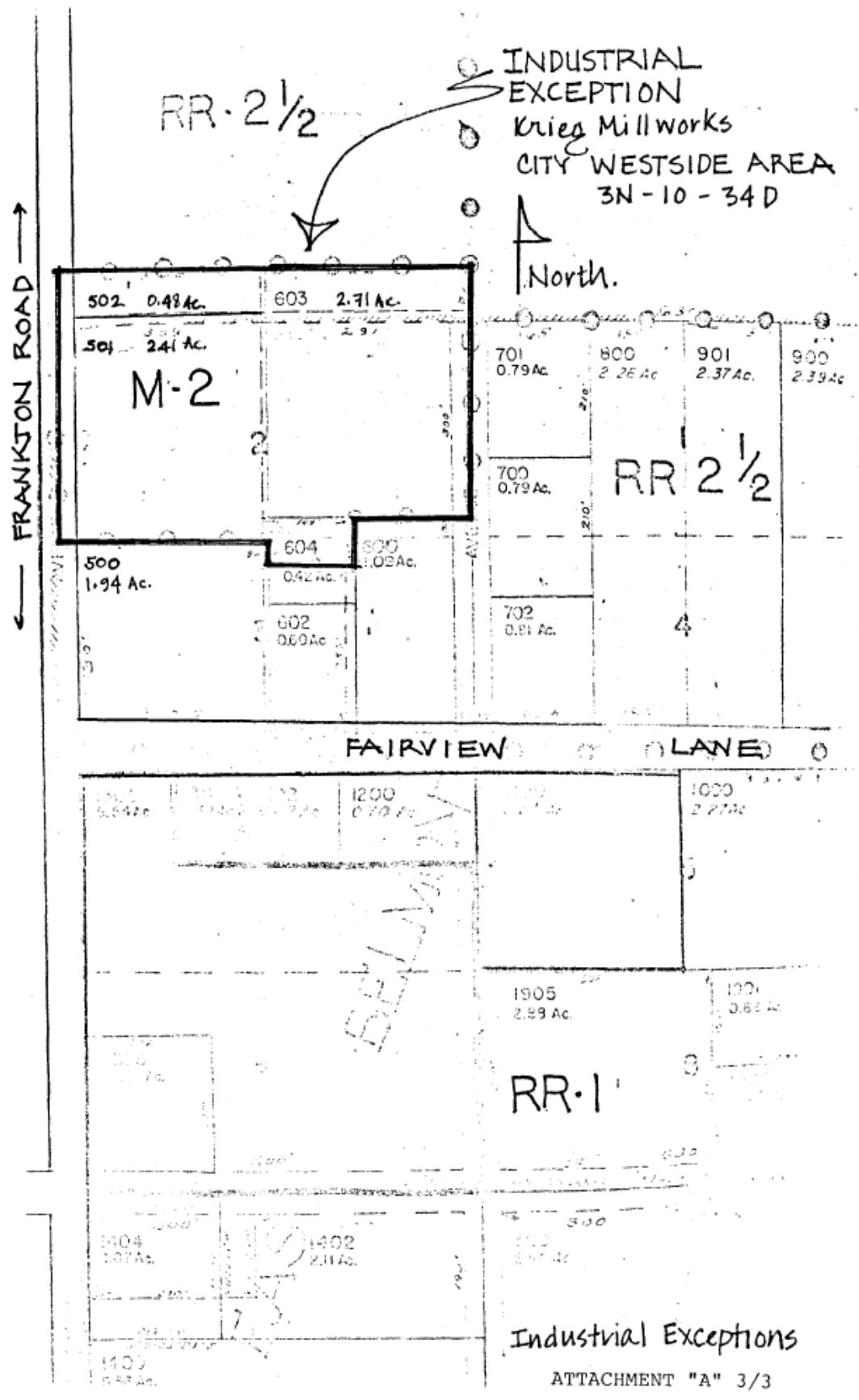
INDUSTRIAL EXCEPTIONS

ATTACHMENT "A" 1/3

5



ATTACHMENT "A" 2/3



unwise to establish outright commercial zones in the future -- largely from the standpoint of protecting public safety from aircraft or vehicles on high-speed portions of a State highway.

An examination of additional possible commercial locations outside the UGB identifies none that would be suitable: other possible locations would either not have the traffic volume or facilities that would attract commercial activity, are in locations that would be hazardous from a traffic congestion standpoint, and/or would introduce new commercial activities in areas in which they would not be compatible with existing land uses.

#### C. CONSEQUENCES

Commercial designations in areas A and B, are located on Class III soils. Area C is on a Class VI soil. As stated previously, the "Commercial" designations along Tucker Road include for the most part only those lands currently built on by commercial uses. Because only limited expansion of these uses will be permitted, little should change in the future with regard to adjacent orcharding conflicts or commercial-generated traffic volumes and hazards. Virtually no orchard land is included in the "Commercial" designation here. Those portions of area C that are not currently in commercial uses are largely vacant. It is doubtful that farm or forest operations could do well in these locations due to the high cost of the land, the small parcel sizes, and the conflicts with high traffic volumes on adjacent roads.

#### D. COMPATIBILITY

In area A, the commercial designations abut a "Farm" designation on the east and west sides. It is likely that residential uses would conflict with the orchard activities in the "Farm" designation more than would commercial activities. Hood River County's zoning ordinance requires that commercial uses abutting farm or residential zones shall be conducted wholly within an enclosed building or be screened from the farm or residential zones. In area B, the commercial designations abut farm, rural housing, and light industrial designations. In area C, the commercial designation abuts rural housing and forest designations. As previously indicated, the Zoning Ordinance requires measures that seek to minimize land-use conflicts between commercial uses and adjoining farm or residential uses.

#### V. INDUSTRIAL LAND USE

The Plan Map designates three areas as "Light Industrial". These areas are: the junction of Tucker and Orchard Roads in a location known as the Guignard Subdivision; at Windmaster Corner; and near the junction of Fairview and Frankton Roads. The Plan Map designates 74 acres in the Airport and vicinity as "Airport". Of this 74 acres, approximately 20 acres could be used for light industrial purposes.

-  
INDUSTRIAL EXCEPTIONS  
- City Westside Area -

ATTACHMENT "B" 1/3

#### A. NEED

The Background document for this Plan points out there are 326 acres of land in the planning area currently zoned for industrial use. Of this acreage, approximately 60 acres are presently used for industrial purposes (this acreage includes quarry operations). As is the case with land currently zoned Commercial, not all land zoned for industrial use is in fact physically suitable for industrial use. In addition, encroachment of housing into some industrial areas has divided the industrial land into smaller, less economic units. To provide for the employment needs of the expected population increase in the planning area, accommodate industrial uses where they exist now, and provide for the large industrial parcels needed by new firms moving into the area, the Plan Map has designated several large level sites with adequate services available as "Industrial" or "Light Industrial". Most new industrial use is projected to be located within the UGB. A limited industrial expansion is projected for outside the UGB.

#### B. ALTERNATIVES

Several level sites outside the UGB that might make good industrial sites due to proximity to main transportation routes and good soils for large septic tank drainfields happen to also be upon prime agricultural soils, are in highly parcelized areas, and/or are in locations that would cause serious conflicts with adjacent land uses. These sites are generally in the Tucker Road vicinity. It was decided, with one exception, to designate only those lands for industrial uses that are already largely committed to industrial use. The one exception is the Airport. As mentioned previously, there is an area approximately 20 acres in size at the Airport that is suitable for light industrial development.

#### C. CONSEQUENCES

In the "Guignard Subdivision" site, approximately 25 percent of the "Light Industrial" designation is currently used for industrial purposes. The site is on a Class III soil. There is an orchard covering about ten acres of the site. This orchard may be eliminated in the near future due to its proximity to incompatible land uses: it is surrounded by rural housing and commercial designations and uses. The Guignard Subdivision to the north of the orchard is vacant. Tucker Road, a State highway, is on the east and south sides of the Guignard Subdivision.

The other two "Light Industrial" designations are already committed to industrial uses. A fruit packing plant occupies the designation at Windmaster Corner; a millworking operation occupies the designation at the junction of Fairview and Frankton Roads.

The "Airport" designation is located upon Class III soils. The expansion of the airport could make farm, forest, or even residential uses in the immediate vicinity more difficult in the future. Agriculture such as hay or pasture operations,

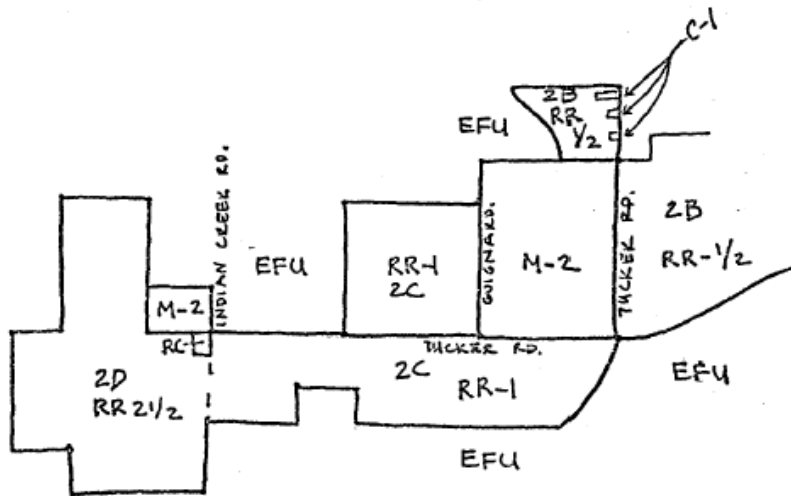
ATTACHMENT "B" 2/3

and tree nursery operations are possible and in fact are ongoing within the designation in question at the present time. However, the need for airport-related light industrial uses can best be met at this site. Impacts on the agriculture resource base of the County will be minimal by withdrawing the existing pasture and tree nursery land from production.

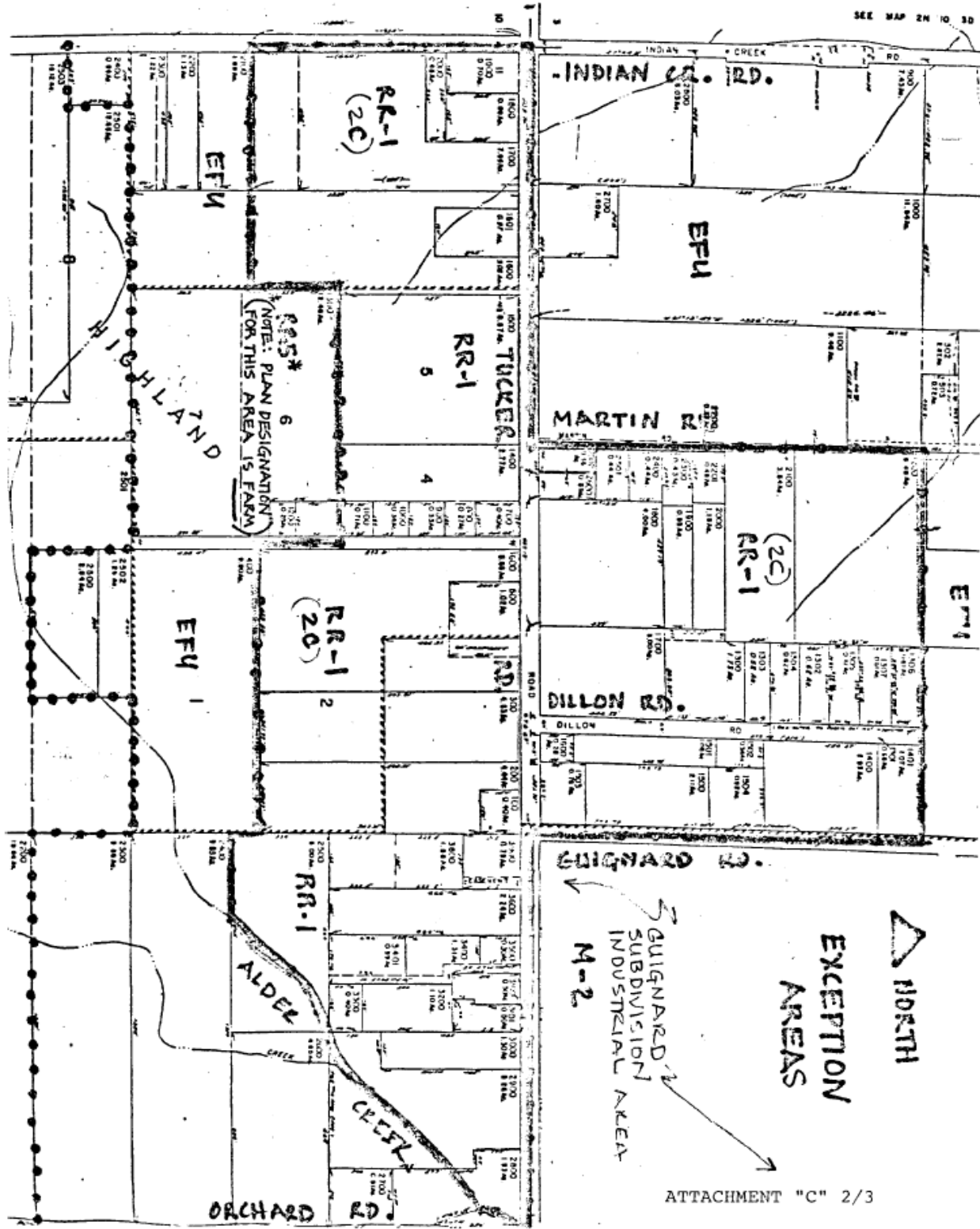
#### D. COMPATIBILITY

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. The "Light Industrial" designations are committed or partly committed to industrial uses. Rural housing or farm uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Light Industrial" designations. Orchard lands abut the Guignard Subdivision and the "Light Industrial" designation at the junction of Fairview and Frankton Roads. In both cases, a road separates the "Light Industrial" designations and the orchards. In the case of the Airport, airport-related industry is of course expected to be compatible with the Airport. The agricultural lands to the north are in pasture. The orchard lands to the east are across Orchard Road in a "Farm" designation.

ATTACHMENT "B" 3/3

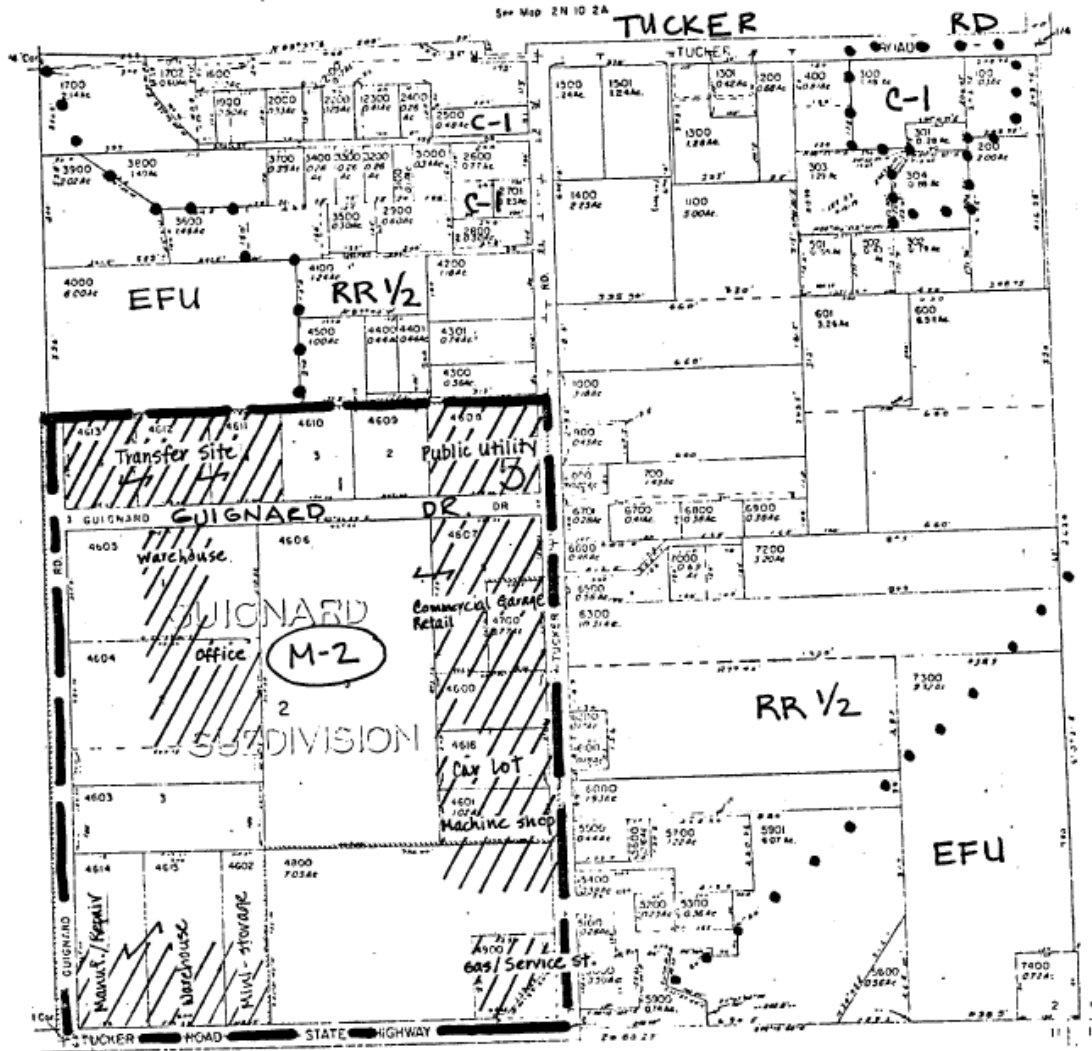


INDEX MAP of EXCEPTION AREAS  
 surrounding GUIGNARD and DIAMOND FRUIT  
 INDUSTRIAL AREAS





SF 1/4 Sec 2 T2N R10E WM  
 Hood River County  
 1"=200'



TUCKER RD.

/// Land built out or committed.  
 Farm lands excluded



NORTH

BUILT OUT and COMMITTED  
 LAND in GUIGNARD  
 M-2 AREA

ATTACHMENT "C" 3/3

## BACKGROUND DATA

SITE NAME: Dee Hardboard Industrial Exception (MAP #36)

- A. Location: 1N 10E 7 #200, 201, 500. (See Attachment "A").
- B. Exception: 1980 Central Valley Plan, Exception to Goal 4. (See Attachment "B").
- C. Plan/Zoning: Industrial/M-1.
- D. Land Use:
1. Site: 28+ acres are the site of the Dee Hardboard Plant and associated pond, sawdust piles, etc. 39+ acres are within the established floodplain of the East Fork Hood River or are on extreme slopes and unusable for development. The remaining 26+ acres are available for expansion of the current use or other industrial uses, however flooding must be considered in lower areas.
  2. Adjacent: Land to the east is generally in timber (Middle Mountain). An abandoned quarry is located on tax lot #300 east of the Dee Highway. Land to the west is in orchard. To the north and south, land is similar to that of the Exception Area: river flood plain and associated vegetation, land slopes steeply down to the riverbed from higher ground on either side.
- E. Soils:
1. Forest: Cubic foot site classes 4, 5, and 6.
  2. Agricultural: VI and VII.
- Majority are xerofluvents (nearly level riverbed soils) which are Agricultural Class VII. Also present in limited areas are xerumbrepts and Bald Cobbly loams on the steep slopes down to the river bed. These are Agricultural Class VI and VII and cubic foot site classes 4, 5, and 6. It would not be feasible for commercial timber operations due to the proximity to Dee Highway, Lost Lake Road, and the Hood River.
- F. Acreage: 92.95 acres
- G. Ownership:
1. Site: With the exception of 0.01 acres in United Telephone ownership, the entire parcel is in the ownership of Champion International Corporation and Champion Building Products.

2. Adjacent: Public ownership included to the north Pacific Power & Light\_ and State Highway Commission; the east Mt. Hood Railroad, Hood River County, and Champion International Corporation. Hood River County Forest lands are further east. Orchard land to the west is in private ownership.

H. Public Services:

1. Sewer: Septic system, storm sewer.
2. Water: Available
3. Fire: Dee Rural Fire Protection District
4. Access: Dee Highway (arterial), Lost Lake Road (collector)
5. Other: Served by railroad.

I. Natural Boundaries: Area is bounded to the east and west by steep sloping banks up from the East Fork Hood River Floodplain. River flows through the middle.

J. Neighborhood and Regional Characteristics: Surrounding area is in resource use and designated accordingly, farm to the west, forest to the east. Dee Highway is one of the major north/south arterials connecting the Parkdale/ Odell area with Hood River and Interstate-84. Two rural residential exception areas are within 2 miles.

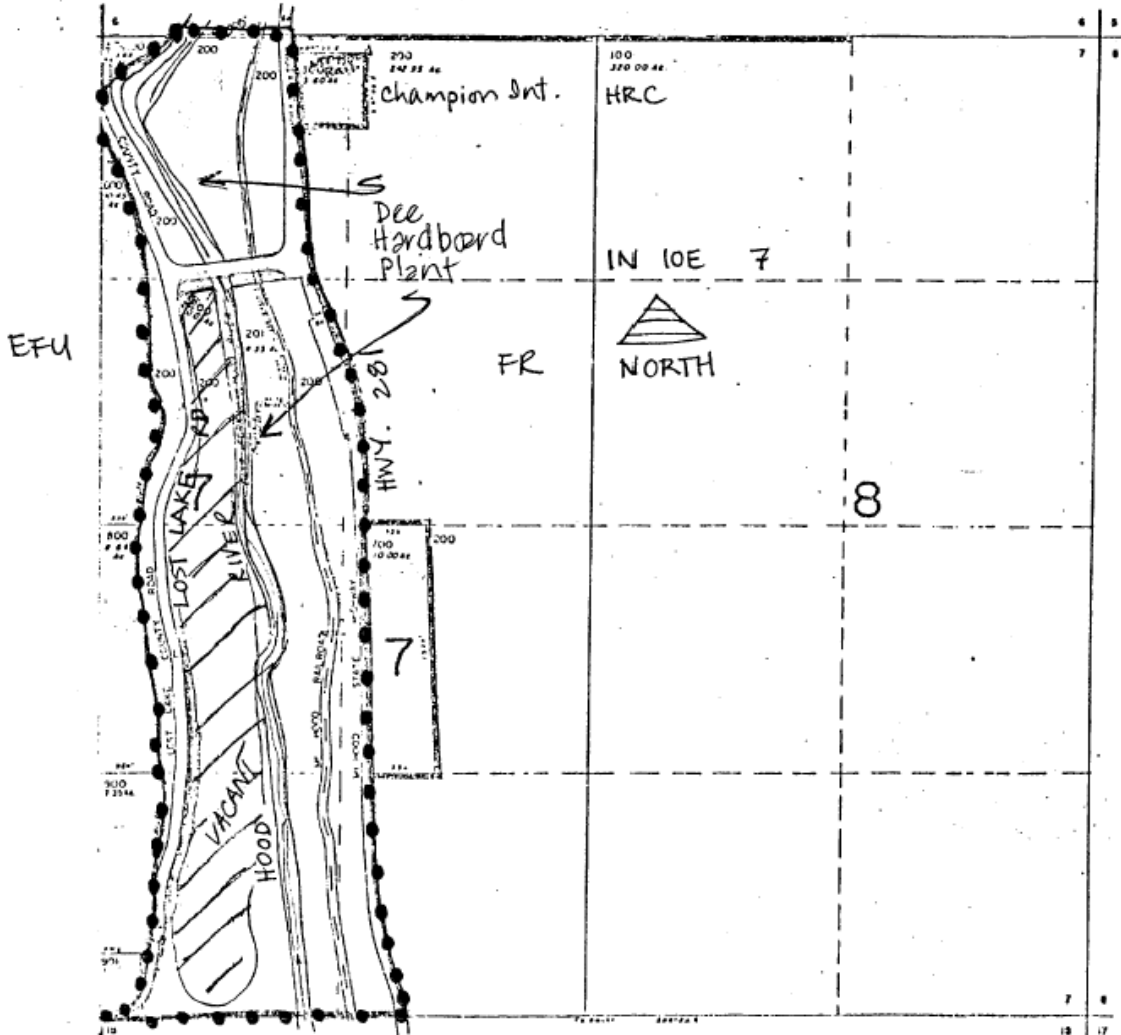
K. Recommendation: The Background Data above indicates that approximately 72% of the land designated for industrial use is either committed or is undevelopable due to terrain or floodplain. The adjacent undeveloped lands in the same ownership can be allowed for expansion purposes (Mitch Rohse, DLCD Staff).

The Exception from Goal 4 should be supported and the above information added to the Background Document.


Section 7 TIN RICE WM  
 Hood River County  
 1"=400'

IN 10

See Map IN 10 6



See Map IN 10 18

 vacant land  
 boundary of  
 section

DEE HARDBOARD  
 INDUSTRIAL EXCEPTION

ATTACHMENT "A"

#### V. Industrial Land Use

The Plan Map designates one area within the Odell Sanitary District as "Light Industrial" and one area immediately east of the Sanitary District as "Industrial." These designations roughly correspond with the existing 1973 Comprehensive Plan "Industrial" designations except they delete the acreage west of AGA Road.

Outside of the Odell Sanitary District, the Plan Map designates the currently industrially-zoned Hanel Mill and Dee Mill areas as "Industrial." The Hanel Mill area is allocated an additional eight acres to the south of Neal Creek Road for expansion, and an additional 17 acres north of the current mill operation for expansion.

##### A. Need

The Background Report for this Plan points out there are approximately 380 acres of land in the planning area that are currently zoned for industrial use. Of this land zoned "Industrial," approximately 210 acres are built on or committed for industrial expansion. To provide for the employment needs of the expected population increase in the planning area, and accommodate industrial uses and expansion where they exist now, the Plan Map has designated several large, level sites with adequate services available for industrial uses. Most new industrial use is projected to be located within the Odell Sanitary District. A limited industrial expansion is allocated at the Dee and Hanel mill sites.

##### B. Alternatives

Several level sites outside the Odell Sanitary District that might make good industrial sites due to proximity to main transportation routes and good soils for large septic tank drainfields happen to also be upon prime agricultural soils and would likely cause serious conflicts with adjacent farming uses. These sites are generally along Highway 35. It was decided to designate as "Industrial" only those sites outside of Odell that were largely committed to industrial use.

##### C. Consequences

All the industrial designations in the planning area are at least partly on Class I to IV soils. The Hanel Mill and Dee Mill sites, as mentioned previously, are largely committed to industrial uses. Whatever industrial

(Continued on Page 12)

PAGE 12

## CENTRAL VALLEY PLAN EXCEPTIONS TO GOALS AND GOALS NOT APPLICABLE

(Continued from Pg. 11)

expansion occurs at these sites will likely be done only by the existing mills on the sites.

The "Industrial" and "Light Industrial" designations at Odell are located primarily on Wyeast Silt Loam, a Class III soil. That portion of the designation not presently built on by industrial uses is used for pasture and hay. Little impact on the County's agricultural economy will result from the loss of this land. No orchard land will be removed from production.

This area does have all public facilities readily available, has no orchard conflicts, and is adjacent to a rail line. The Oregon Rail Plan

prepared by the Oregon Department of Transportation (1978) points out that if Oregon communities wish to maintain spur rail lines in use, they must provide adequate amounts of industrial land that will use such rail lines.

##### D. Compatibility

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. All of the industrial designations are committed or largely committed to industrial uses. Housing, farm, or commercial uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Industrial" designations. It is not expected that there will be serious land-use conflicts in Odell where the "Light Industrial" designation abuts the Central Business District. This is because the fruit packing plants in this area omit very little air or noise pollution. In the locations where industrial designa-

ATTACHMENT "B"

## BACKGROUND DATA

SITE NAME: Hanel Mill Industrial Area (MAP #37)

- A. Location: 1N 10E 10 #701, 1000, 1100; 1N 10E 10D #100, 201; 1N 10E 11 #300, 400, 601, 1200, 1301 (see Attachment "A").
- B. Exception: 1980 Central Valley Plan (Attachment "B").
- C. Plan/Zoning: Industrial/M-1.
- D. Land Use:
  - 1. Site: Tax lot #701 (0.45 acre) is site of the Elkhorn Inn, a tavern/restaurant. Remainder of land is the site of the Hanel Lumber Company sawmill. Approximately 19 acres have yet to be developed.
  - 2. Adjacent: Surrounding lands are generally wooded; some orchard and other farm uses exist. Nearby areas designated for residential use include 90 acres to the east and 880 acres directly southwest.
- E. Soils: Culbertson and Oak Grove loams; Dee silt loams. Slopes range from 9-30%.
  - 1. Forest: Culbertson and Oak Grove loam are cubic foot site class 4. Dee soils are considered suitable for commercial timber-use. (Site index-information is limited regarding Dee-soils. In general, further site evaluation is necessary to determine cubic foot site class.)
  - 2. Agricultural: Agricultural classes II, III and IV are present.
- F. Deferral Status: 11.25 acres are receiving tax deferral for forest land. Eight acres are appraised as vacant tract land. The remainder of the Hanel property (42.48 acres) is appraised as Industrial property and improvements. The restaurant property (0.45 acres) is appraised as Commercial property.
- G. Acreage: 60.72+ acres.
- H. Ownership:
  - 1. Site: Elkhorn Inn, 0.45 acres; Hanel Lumber Company, Inc., 60.27+ acres.
  - 2. Contiguous Ownerships: Hanel Mill is contiguous to 34.0+ acres in same ownership.

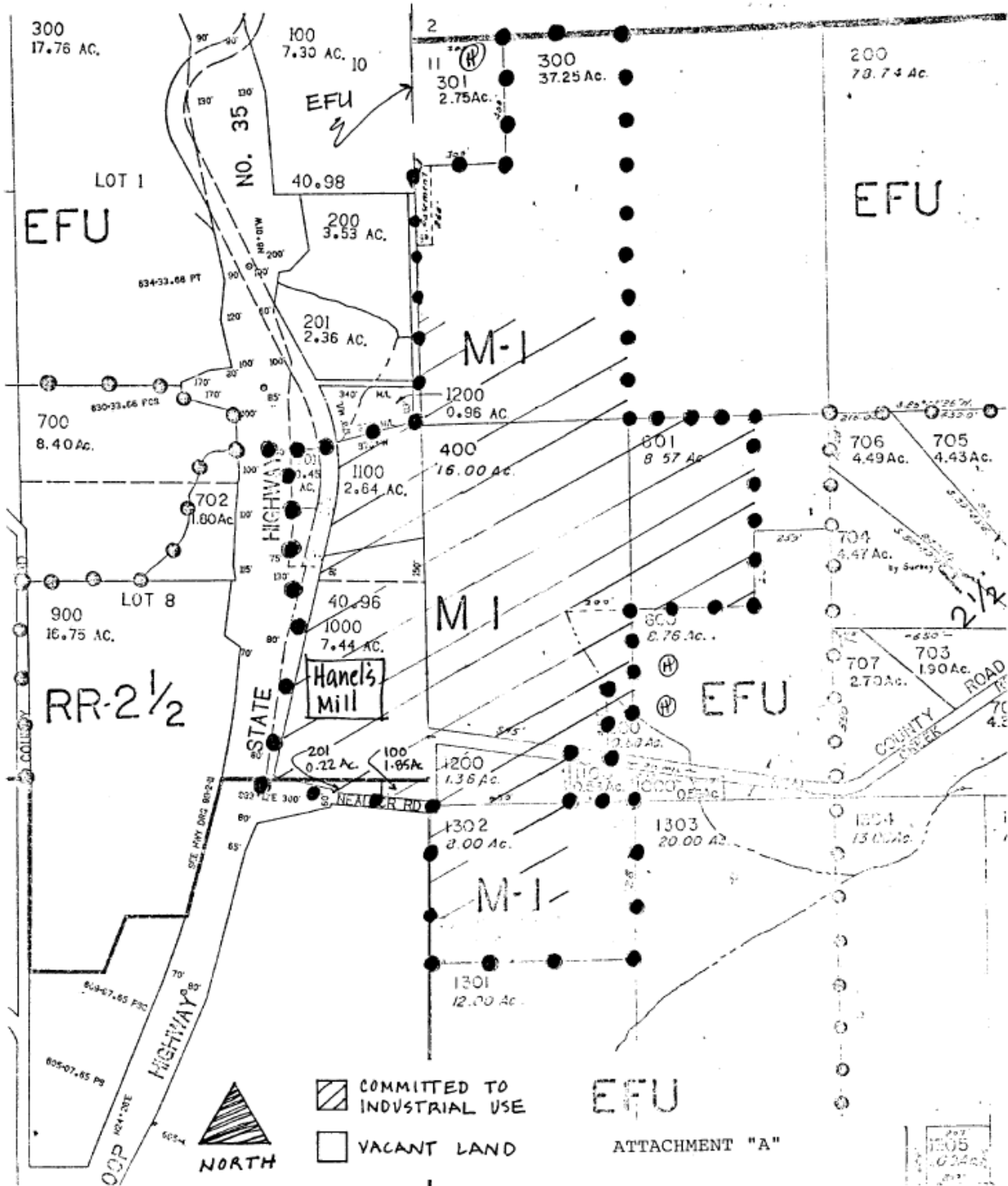
I. Public Services:

1. Sewer: Septic system
2. Water: Crystal Springs Water District
3. Fire: Parkdale Rural Fire Protection District
4. Access: Highway 35 (arterial), Neal Creek Road (local).
5. Mail: Delivery available.

J. Natural Boundaries: Highway 35 to the west.

K. Neighborhood and Regional Characteristics: Lands to the north and east are zoned EFU. Further east, RR-2 1/2 and FR; to the west, FR; southwest, RR-2 1/2; southeast, FR. Surrounding area is generally in resource use with rural residential uses developed along roads.

L. Recommendation: Background Data indicates the area is committed to the present forest-related industrial use. Recommend the Exception be supported and the above information be added to the County Background Document.





# CENTRAL VALLEY PLAN EXCEPTIONS TO GOALS AND GOALS NOT APPLICABLE

## 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.

## V. Industrial Land Use

The Plan Map designates one area within the Odell Sanitary District as "Light Industrial" and one area immediately east of the Sanitary District as "Industrial." These designations roughly correspond with the existing 1973 Comprehensive Plan "Industrial" designations except they delete the acreage west of AGA Road.

Outside of the Odell Sanitary District, the Plan Map designates the currently industrially-zoned Hanel Mill and Dee Mill areas as "Industrial." The Hanel Mill area is allocated an additional eight acres to the south of Neal Creek Road for expansion, and an additional 17 acres north of the current mill operation for expansion.

### A. Need

The Background Report for this Plan points out there are approximately 380 acres of land in the planning area that are currently zoned for industrial use. Of this land zoned "Industrial," approximately 210 acres are built on or committed for industrial expansion. To provide for the employment needs of the expected population increase in the planning area, and accommodate industrial uses and expansion where they exist now, the Plan Map has designated several large, level sites with adequate services available for industrial uses. Most new industrial use is projected to be located within the Odell Sanitary District. A limited industrial expansion is allocated at the Dee and Hanel mill sites.

### B. Alternatives

Several level sites outside the Odell Sanitary District that might make good industrial sites due to proximity to main transportation routes and good soils for large septic tank drainfields happen to also be upon prime agricultural soils and would likely cause serious conflicts with adjacent farming uses. These sites are generally along Highway 35. It was decided to designate as "Industrial" only those sites outside of Odell that were largely committed to industrial use.

### C. Consequences

All the industrial designations in the planning area are at least partly on Class I to IV soils. The Hanel Mill and Dee Mill sites, as mentioned previously, are largely committed to industrial uses. Whatever industrial

expansion occurs at these sites will likely be done only by the existing mills on the sites.

The "Industrial" and "Light Industrial" designations at Odell are located primarily on Wyeast Silt Loam, a Class III soil. That portion of the designation not presently built on by industrial uses is used for pasture and hay. Little impact on the County's agricultural economy will result from the loss of this land. No orchard land will be removed from production.

This area does have all public facilities readily available, has no orchard conflicts, and is adjacent to a rail line. The Oregon Rail Plan

prepared by the Oregon Department of Transportation (1978) points out that if Oregon communities wish to maintain spur rail lines in use, they must provide adequate amounts of industrial land that will use such rail lines.

### D. Compatibility

The Zoning Ordinance requires that for industrial zones, erection of a building or the use of property within 100 feet of a lot in a farm or residential zone will be subject to the approval of the Planning Commission. The intent of the Ordinance is to minimize conflicts between industrial uses on the one hand, and farm and residential uses on the other. All of the industrial designations are committed or largely committed to industrial uses. Housing, farm, or commercial uses are adjacent to these designations. The low density allowed in the rural housing, and farm designations will help prevent conflicts between the people occupying the residences in the lands adjacent to the "Industrial" designations. It is not expected that there will be serious land-use conflicts in Odell where the "Light Industrial" designation abuts the Central Business District. This is because the fruit packing plants in this area omit very little air or noise pollution. In the locations where industrial designa-

tions abut orchards in "Farm" designations, the boundary between the two is generally along some form of buffer such as a road or rail line.

ATTACHMENT "B"

## BACKGROUND DATA

SITE NAME OR NUMBER: 3J - Area west of Hood River (MAP #38)

- A. Location: 3N 10E 33 #2002, 2003, 2004, and portion of 2000. 3N 10E 33A #100, 200, 300, 400, 500, 600, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, and portion of 2300 (Attachment "A").
- B. Exception; Existing: City/Westside (Attachment "B")
- C. Plan/Zoning: Rural Residential (RR-5, Columbia Gorge)
- D. Land Use:
- Site: Site is in residential, pasture, and forest uses. There are 7 dwellings on 114.05 acres = 1 dwelling unit per 16.3 acres. Majority of tax lots in 3N 10-E 33 are in forest uses. 14 of 21 parcels are vacant (67%). Maximum partitioning would allow the creation of 3 additional parcels. (86% of the parcels cannot be repartitioned). If all lots were partitioned and built upon to the fullest extent possible under the present zoning, an additional 17 dwellings could be built.
  - Adjacent: Adjacent properties are in forest and residential uses, with very few receiving a farm tax deferral. Area is generally heavily wooded and slopes fairly steeply up from the highway and from Phelps Creek. Exception area 3H is to the south of site.
- E. Soils:
- Forest: Cubic foot site class 4, 5, and 6.
  - Agricultural: Class VII (majority of area), Class III and IV.
- F. Deferral Status: Approximately 37.63 acres (33% of total) are receiving, forest tax deferral and none are receiving farm tax deferral.
- G. Acreage:
- Site: 114.05 acres
  - Parcel Sizes: 21 parcels total -  
0-4.99 acres = 12 parcels  
5-9.99 acres = 6 parcels  
10-14.99 acres = 2 parcels  
15 + acres = 1 parcel (49.55 acres) - (only 14 acres is in exception area) 86% of parcels could not be repartitioned
  - Average Parcel Size: 4.9 Acres

H. Ownership-Patterns:

1. Site: Generally single ownerships - one owner has 3 non-contiguous parcels in exception area.
2. Contiguous Ownerships: Only a portion of 3N 10E 33 #2000 is in the exception area (14± acres). It is part of a 49.5 acre parcel that includes 3N 10E 33 #2000 & 2007 and 3N 10E 32 #500. When this total acreage is included, the average parcel size increases to 7.48 acres.
3. Large Ownerships: One; 49.5 acres (see (2) above).

I. Partitions: #77-65 - all in 3N-10E 33

#78-67 - “ “ “ “ - (also a variance to Ordinance 90.)

#79-37 - “ “ “ “

#79-49 - “ “ “ “ - no longer valid – zoning is now Forest (40 acres) on a portion of tax lot 2000, and all of 2007 & 3N 10E 32 #500.

J. Public Services:

1. Sewer: Septic Tank/Drainfield.
2. Water: Ice Fountain Water District. Water is available with line extensions.
3. School: Busing available.
4. Fire: Westside Rural Fire District; roads must meet fire department standards when new dwellings are proposed.
5. Access: Country Club Road-collector, Post Canyon-local, Westwood-local, and easements. Easements are generally quite narrow; are not suitable for additional traffic.
6. Mail: Yes.
7. Police: Area patrolled regularly by County Sheriff Department.

K. Natural Boundaries: Phelps Creek runs along southeasterly boundary of exception area. Most of area is on a bluff overlooking the Columbia River and slopes southward to Phelps Creek.

L. Neighborhood and Regional Characteristics: Area is generally in forest/pasture uses. No orchards nearby. Site is within Columbia Gorge Boundary and is approximately one mile from City of Hood River. Columbia Gorge Commission has no objection to 5 acre zoning (as indicated in testimony during zone change #81-58).

- M. Recommendation: Maintain the Rural Residential plan designation and RR-5 acre and Columbia Gorge Overlay Zones for the area based upon consideration of the above Background Data and the following Exceptions analysis.

It is not possible to apply Goals 3 and 4 to lands described in Map Exhibit "A" primarily based upon compelling reasons and facts generated from analyzing the following four Goal 2 factors including the testimony and exhibits presented at the May 25th hearing and those submitted by June 1st.

1. Why Residential Uses Should be Provided For: The area is not commercial or productive agricultural lands primarily due to the following reasons: (a) the area is dominated by Rockford very stony loam soils that have an agricultural capability of VIIs; (b) slopes vary from 0-30%; (c) Hood River County is a western county and in western counties classes I through IV soils are considered agricultural soils, whereas Class VIIs is not; (d) soils along the northern portions of the area consist primarily of Wyeth very gravelly loam soils with an agricultural capability of Class VIs and several areas have rock out crops, consist of cliffs, etc., consequently these areas do not lend themselves to productive and safe agricultural practices or uses; (e) a Soil Conservation Technician states most open areas are not conducive for recombining for agricultural or forest operations primarily due to shallowness of soils (less than one meter deep), rock out crops, and exposed rock in open areas; (f) the Hood River County Policy Document contains policies directing that marginal agricultural lands will be developed to insure the protection of the commercial agricultural land base; (g) the County's approach of using marginal lands is echoed by current proposed legislation at the State level; (h) the area contains 19 parcels and 16 ownerships, making it extremely difficult to recombine for viable commercial agricultural or forest management uses or operations; (i) several of the parcels have been in separate ownerships for more than two decades, indicating it is highly unlikely that they will eventually be reconveyed for agricultural or forest uses; (j) the average ownership size is 5.9 acres while the average parcel size is 4.9 acres; these sizes are not conducive to commercial agricultural use because the County has justified 20 acre minimums for commercial agricultural production; (k) agricultural management problems associated with Rockford soils pose serious problems for orchard land production because farms must cope with strong winds that come from the Columbia River Gorge and they continually plague the west side of the Valley; also an examination of the history of farms in the area will show that orchardists have in general, moved away from Rockford soils in the Westside area and have concentrated farming activities and efforts on the more easily worked soils to the south and east portions of the County where strong winds are less of a problem and soil capabilities vary from I-IV; (l) discussions with the local farmers and Oregon State Extension Service corroborate the fact that orchard production is relatively low in Rockford soils in the Westside area; (m) grazing of livestock is not safe or economical due to the terrain and fencing would not be practical in this particular area; (n) the area is not absolutely needed to permit farm practices on adjacent or nearby lands because commercial farm operations are limited to non-existent and the majority of the land uses to the southeast are in

residential and considered built out and committed to development; and (o) portions of the area do not have irrigation water.

The area is not commercial or productive forest land due primarily to the following reasons: (a) difficult to recombine several smaller parcels in different ownerships (see above); (b) the following soil limitations exist on the property: shallowness of soil depth; overall rockiness, rock-out crops, and bluffs, and exposed rocks; (c) Soil Conservation Technician states it is not practical nor physically possible due to soil limitations to recombine parcels for forest management; (d) Harley Horn, local forester, states that due to winds in the area, the timber is not commercially desirable because it has a tendency to become twisted and the soil conditions are poor for the production of timber; (e) property owners state most trees are substantially shorter than would be noted in more productive soils; (f) the area does not contain other forest uses like wildlife and fisheries habitat identified by the State Fish and Game Department, except for possible areas along the creek to the south which is zoned Rural Residential and Floodplain; and (g) the area does not contain specific recreational uses, however the property is covered under the Columbia River Gorge Overlay Zone which protects the Gorge's scenic qualities and furthermore, the Columbia River Gorge Commission has no objection to the Rural Residential plan designation and the Rural Residential zoning within this area if provisions of the Columbia River Gorge Combining Zone are kept in affect.

The County's Plan supports use of marginal lands rather than commercial productive lands for development. This area can accommodate a portion of the additional growth noted in the Population Projection Background Report (Table 7) that will not occur within the Cities of Hood River and Cascade Locks, the Urban Growth Areas, or areas already built upon and committed to other uses. This additional growth amounts to approximately 408 dwelling units. It is estimated that this area can accommodate another 12+ dwelling units, or twice as many as currently exist, which is 6. (Background Data Sheets state 17 dwelling units are possible for infilling, however this is under ideal conditions without taking into consideration site development problems such as topography, access, septic tank and drainfield systems, rockiness and rock out crops, and overall soil limitations, etc.)

2. What Alternative Locations in the Area Could be Used for Residential Purposes:
  - (a) Primarily due to the marginal resource character of the area, and the County's Policy Document supporting development on marginal lands rather than commercial productive lands, this area is an adequate alternative site for residential development; (b) services and facilities are either existing or are in close proximity as noted in the above Background Data Sheets; furthermore, Country Club Road is an existing collector street which leads onto arterials, and such streets are used for traffic movement within residential, commercial and industrial areas, consequently the public investment in Country Club Road and other existing services and facilities provides further justification that the area must be developed for residential housing; (c) the area has been identified as a non-resource area consequently an exception is not required; (d) if development is not allowed in this area, pressures on more productive and commercial agricultural and forest lands could be noted; (e) because the area is not commercial resource land, productive resources are not being taken out of production to satisfy residential needs; (f) other areas have been designated to accommodate growth (i.e., cities, UGAs, and areas built out and committed),

however additional lands are necessary to accommodate projected growth to the year 2000, because these lands are marginal they must be used to accommodate portions of the projected growth rather than utilizing them for resource lands; (g) this area must be considered as having primarily the same development characteristics as the areas to the southeast across but adjacent to Country Club Road that have been justified as being built upon or committed to residential uses; and (h) the average parcel size in this area is 4.9 acres, while the average parcel size across the road is 4.16 acres; these figures are comparable, furthermore both areas were considered as being within the same area during the County's previous exceptions report.

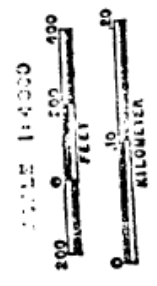
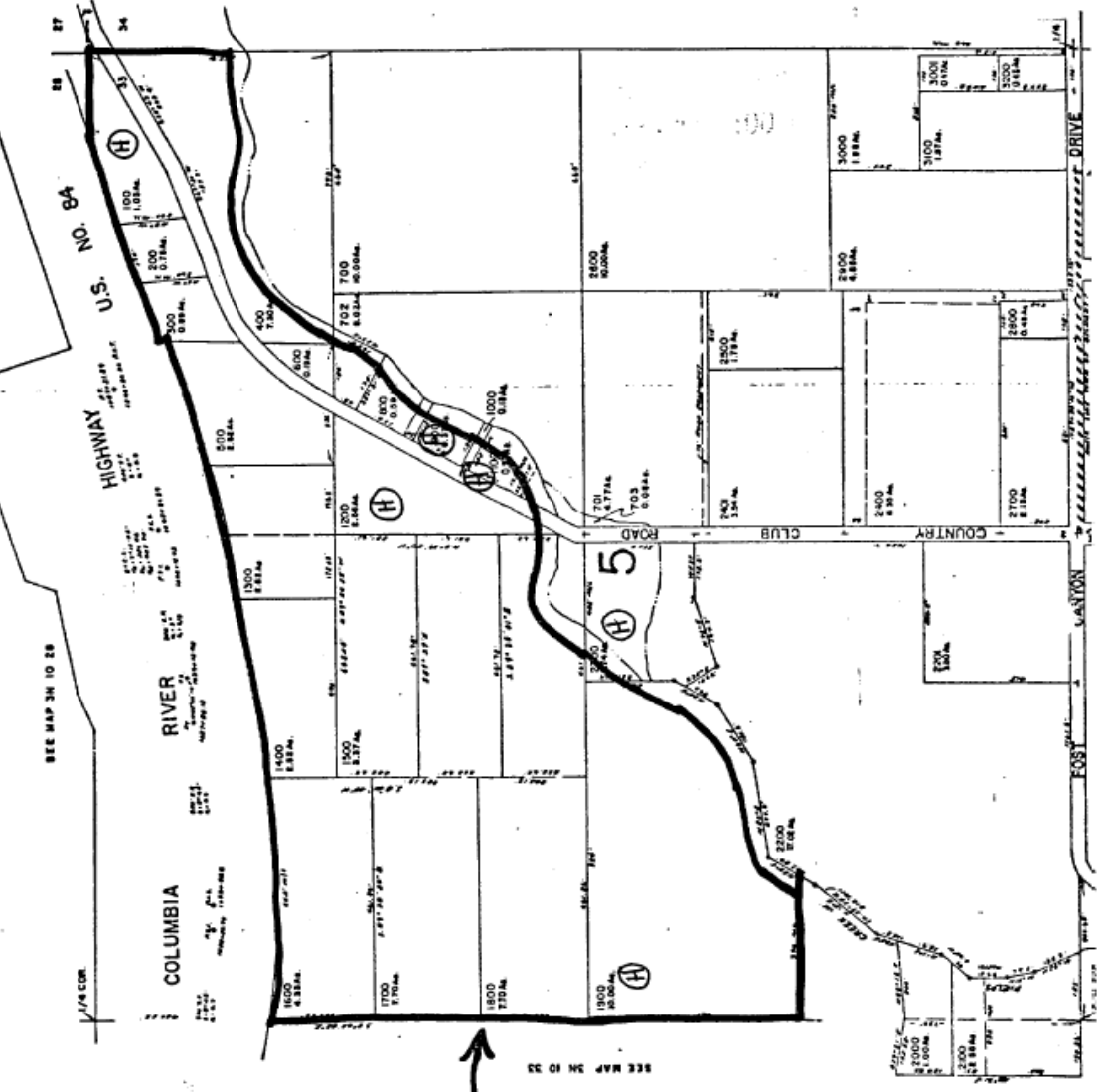
3. What are the Long Term Environmental, Economic, Social and Energy Consequences to the Locality, the Region and State from not Applying the Agricultural or Forest Goals or from Permitting Residential Use: (a) the County Policy Document represents the values and social attitudes of the citizens of Hood River County and they support development on marginal lands rather than commercial productive lands; (b) as presented above, the area is not suitable for commercial agricultural or forest production; it is considered marginal resource land, consequently the County will not be depleting the County, Region, or State's economic resource base by allowing development to occur on these lands; (c) development in this area will not substantially deplete employment, payroll or resource production within the County, Region or State because the lands are marginal for resource production; (d) assessed valuation will substantially be higher and property values will increase substantially if the area is allowed to develop, wherein economic returns on marginal lands is in it's own right marginal; (e) the long term economic impact on the general area, etc., caused by irreversible removal of this marginal land base from the resource base is negligible because the land is marginal resource land; (f) by allowing development on marginal land, productive resource lands and the market value derived from such lands will be retained and will benefit the County, Region, etc.; (g) utilities will be expanded at the expense of the property owner with no expense to the public; (h) energy would be conserved because utilities are existing and the area is in close proximity to areas justified as being built upon or committed where services will eventually occur; also this area is not in an isolated portion of Hood River County where new services and facilities would have to be provided.
  
4. Whether the Residential Uses will be Compatible with other Adjacent Uses: (a) the Oregon and Washington Columbia Gorge Commissions have no objections to the Rural Residential plan designation and zoning, so long as the provisions of the Columbia River Gorge Zone are kept in effect. The County has not changed these provisions; (b) the I-84 right-of-way extends into the treeline from north to south and provides a natural buffer between the area and the highway; (c) development must comply with several provisions in the Columbia River Gorge Overlay Zone to protect the scenic qualities of the Columbia River Gorge; for example, structures shall be set back so they will not be visible from the Columbia River, I-84, or Washington State Route 14; all exterior materials shall be stained or colored a native earthtone shade, etc.; (d) residential development adjacent to

lands zoned for Farm or Forest use will be required to meet buffer requirements (e.g., in general 80' buffer would be required on the property being developed and property owner would be required to place a deed notification statement in the deed stating owners of dwelling(s) will not complain about resource practices on adjacent property, etc.) ; and (e) areas to the southeast have been justified as being built upon and committed to development and the current parcel size is 2, acres whereas 5 acre parcels are proposed for the subject property.

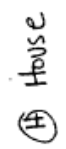
- N. Further Justification: Applicable comments from the attached exhibits (Exhibits resulting from May 25th, 1983 public hearing) were abstracted and placed in the above justification. For additional comments see Exhibits 1, 4, 5, 6, 7, 8, 9, 21, and 33, attached to this report.)

3N 10 33A

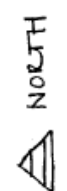
NE 1/4 S. 33 T. 3N. R. 10E. WM.  
HOOD RIVER COUNTY



PORTION  
EXCEPTION  
AREA 3J



HOUSE



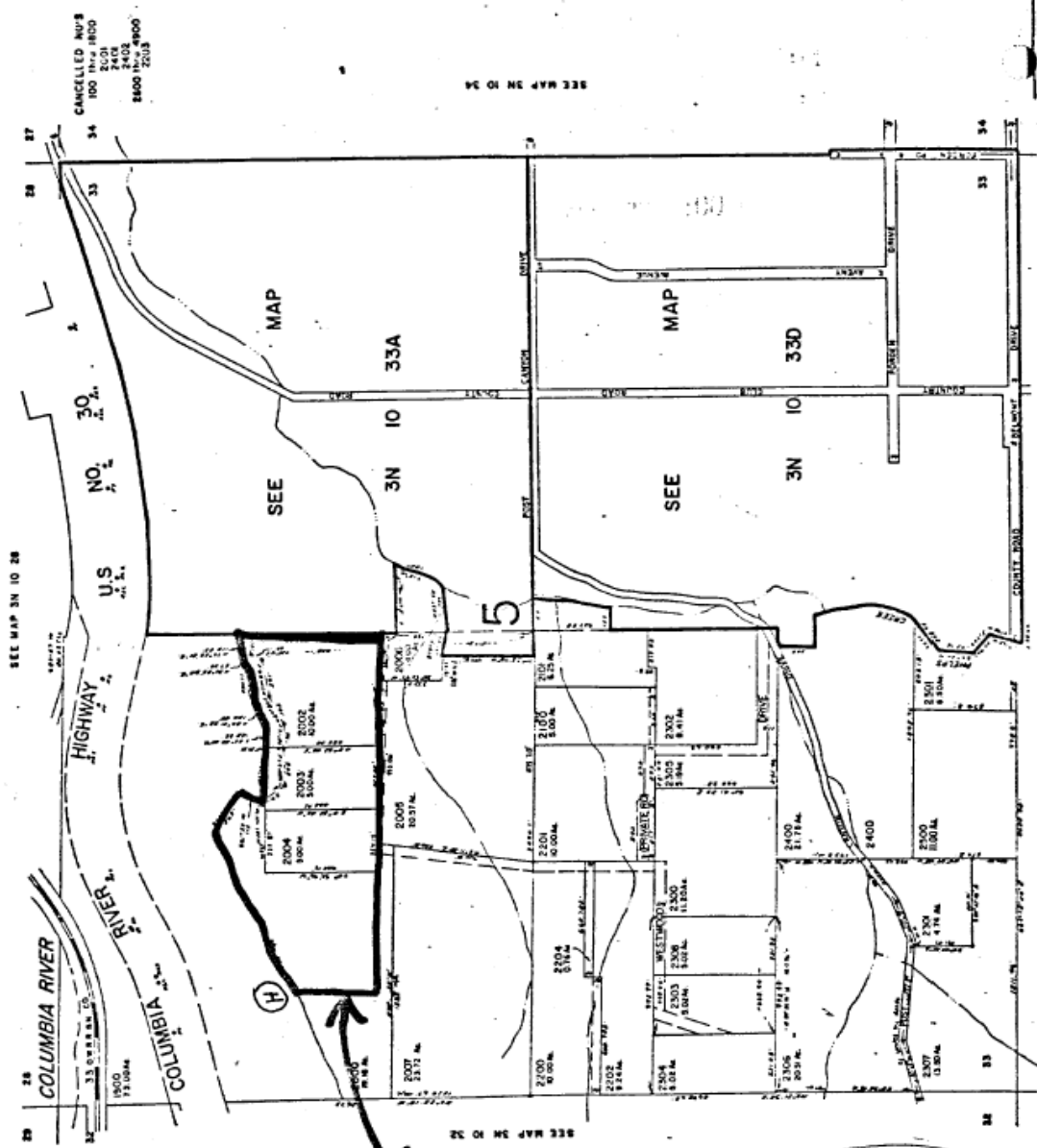
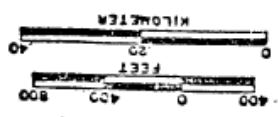
NORTH

ATTACHMENT "A" 1/3

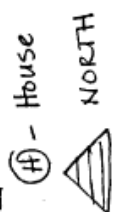
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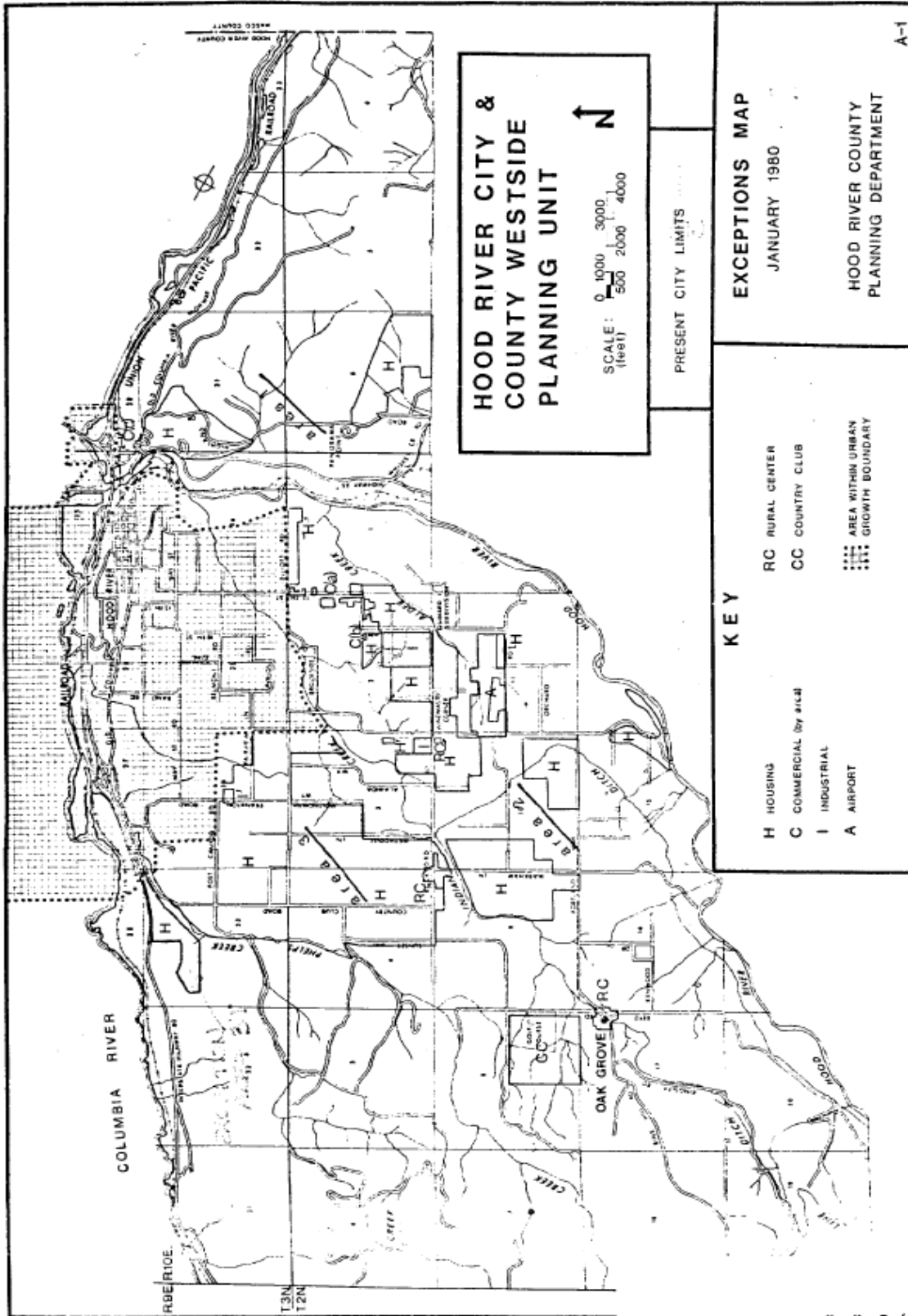


SEC 1 33 T.3N, R.10E, W.M.  
HOOD RIVER COUNTY  
1--400



PORTION  
EXCEPTION  
AREA 3-3





ATTACHMENT "A" 3/3

(CONSEQUENCES, CONT.)

(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.

3J

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

ATTACHMENT "B"

May 9, 1983

Mr. Mike Negler, Planning Director  
Planning & Community Development  
Hood River County Courthouse  
Hood River, OR 97031

MAY 12 1983

Dear Mr. Negler:

Reference: 05 3N 10 33A 500 and 05 3N 10 33A 1500 (James M. Struck--Trustee)

There appears to be some confusion within and outside the Morton/Struck family about the status of the property designated in the above parcels. I am seeking a clarification of the zoning and tax status of this property, and, if necessary, would like to register a request for a zoning change. When my mother, Gladys M. Struck, and her sisters divided the land originally, these parcels were intended to be held in trust for the younger generation of the family. There is some concern that zoning restrictions adopted by Hood River County since then and potential actions by a Columbia Gorge Commission or similar agency might affect this original goal in unforeseen ways. We need to establish the proper designation in case we need to register an official request or challenge.

My husband, children, and I have been planning our future recreation and retirement use of this acreage for many years. The agricultural potential for these parcels is extremely limited and their proximity to Country Club Road and the water system makes them more fitted for limited recreational and restricted residential use. As I understand previous restrictions, the I-84 right-of-way extends into the tree line to provide a natural buffer zone to preserve what little scenic value remains after the freeway cut. Additionally, this buffer screens any proposed residence from the freeway. Although a similar natural barrier does not exist elsewhere on that neighboring stretch of Country Club Road, a limited buffer zone might be acceptable where that road cuts through the property. The mixed character of current development in this West-Side area obviously makes it desirable to establish a zone of transition near Country Club Road. These parcels, with their accessibility, long-standing water rights for the farm below, and their historical continuity in one family, provide a logical point of transition between the current West-Side patterns and any proposed scenic areas further west in the Gorge.

Without going into a lengthy discussion of my own family's reasons for wanting to establish a residence in this location, a brief explanation of interest and plans is appropriate. Over the years, the Morton/Struck family has demonstrated its ability and willingness to maintain the primary agricultural purpose of the old family farm and to maintain its historical continuity and essential scenic values. Unfortunately, over the years, the "civilizing" byproducts of material culture (Bonneville Dam, the railroad, and I-84) have scarred the original landscape, have changed the character of the farm, and have destroyed the visible heritage of Indian villages and the trails of the explorers and pioneers. Yet, the historical legacy of the farm remains intact, and we intend to protect this heritage. My husband is a professional historian, and he has a very personal commitment to preserving this heritage and in developing public awareness of the history of the Columbia River Gorge. Looking forward to hearing from you.

Sincerely yours,

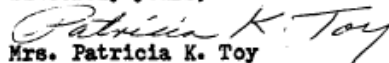
  
Mrs. Patricia K. Toy  
205 Sandra Dr.  
Walla Walla, WA 99362

EXHIBIT #1

①

EXHIBIT # 4 1/6

Tom Manfull  
1693 Country Club Road  
I should be able to stay within the  
5 minute time limit but maybe I have more time if  
Property I don't

5A. 3N 10E 33 # 2003 TAX lot.  
Unit "A" - 3J

#① My first reference will be to  
your original correspondence letter of  
Feb 8, 1983, second paragraph  
and I quote " Basically the report  
states the area is not built upon  
nor committed to non-farm or non-  
forest uses and the existing exception  
is currently inadequate to justify  
the need for additional residential  
housing outside the City of Hood River  
Urban Growth Boundary."

and to be more specifically  
660-04-006 Division 4 Goal 2  
exceptions process, page 1 unit 2  
" the exception is the documentation of a  
City or County's Conclusion that  
" It is not possible to apply a  
particular goal to certain properties  
and situations" and #3) The  
intent of the exceptions process  
is to permit necessary flexibility  
in application of state planning  
goals.

EXHIBIT #4 1/6

2

The Conclusion must be supported by compelling reasons and facts.

In short I will give you the reasons and re-open the previous facts.

I ask you to please review the findings of both the Hood River Planning Comm. and the Hood River County Commission reports - both giving approval for RR-1 status from RR 5 -

Now the state would like to direct you to return a verdict in favor of Farm-~~EFU~~ for this property with life long ~~tenancy~~ Tenancy to ~~the~~ the Oregon-Wash-Columbia River Gorge Commission

Glenn Adams and I did not pursue the sub-division process on our property because we felt it was not economically feasible. Had we continued the sub-division that was approved by the HR Planning Commission and the HR

County Commissioners - I wonder if we would be here today discussing how LCDC wanted us to remove these houses.

I would like to address both goals #3 & #4

#3 agricultural land.

I would like to submit a letter to Mr. Ed Crepper - Chairman of Soil-Water Conservation Board - and written by Theodore C. Bryant, U.S. Dept of Agriculture.

In addition it should be again inserted into the record that the above parcel does not have any irrigation rights.

#4

Exhibit #4 4/6

#4 Zone 4 - Forest Lands -

Please refer to Mr. Bryant's letter regarding forest land and if you will check previous testimony by Honley Horne - a local expert on forest lands, he has previously gone on record stating that he would not purchase timber from this bluff property because of quality & wind twisting damage.

I would like to submit a copy of a recent news article in the Oregonian entitled "House gives approval to land-use bill". This refers to House bill 2295 and it was passed 53-to-5 -

#3

At Gov. Atiyeh request a group was formed to study our LCDC problems.

The off-shot of this bill is many fold - but they felt it would eliminate the tendency for LCDC to "nitpick".

I certainly concur with the 55 to 53 to 5 vote in the house as this is at least the 5<sup>th</sup> time I have given testimony on the same piece of land and it seems we always get the same affirmative answer <sup>out of</sup> in <sup>of</sup> HR county but the Oregon - Washington Columbia River Gorge Commission ~~etc~~ and

EXHIBIT #4 4/6



54)

EXHIBIT #4 5/6

The state LCDC think a little different and ~~we~~ want you to change your decisions.

Do we want the Fed Govt, State Govt, LCDC or the Oregon-Wash Col. Gorge Commission to dictate our County planning or will we stand firm on the original decisions, to allow the property in question to remain R1-5 or R1-1. After all your decisions was made after personal inspection and a lengthy hearing based on facts.

No matter what you give in response to LCDC -

Some lobby group such as the Ore-Wash Col Gorge Commission (and incidentally who are all-appointed) or the 1,000 friends of Oregon - will want just ~~one~~ one more bit out of our pie.

EXHIBIT #4 5/6

If you plan to fight for our County rights - now is the time to uphold your planning Commission vote and the approval given by the County Commissioners in connection with tax lot 2003 E 2004., for RR-1 designation.

If you choose not to fight for our rights - now would be the time to buckle under.

It should not be too hard to remember that LCDC almost went down by a public vote.

The more LCDC erodes your County decisions and steps on toes - The more votes are gained for total repeal.

I think the legislature will try to take the nit-picking out of LCDC - but it could certainly use all the help it can get at the County level.

#1



*Handwritten signature*

PLANNING &  
COMMUNITY DEVELOPMENT  
ROOM 101  
HOOD RIVER COUNTY COURTHOUSE  
HOOD RIVER, OREGON 97031  
PHONE 503-386-1306

February 8, 1983

Dear County Resident:

The County is currently in the process of bringing it's Comprehensive Land Use Plan into compliance with the requirements of the Land Conservation and Development Commission (LCDC). The County has been directed to review existing exception areas because some do not comply with the requirements of the exception process as outlined in Oregon Administrative Rule (OAR) 660-04-000. In meeting these requirements, the County Planning Department has prepared the enclosed Background Data Report analyzing the Exception Area involving your ownership.

Basically, the Report states the area is not built upon nor committed to non-farm or non-forest uses and the existing exception is currently inadequate to justify the need for additional residential housing outside the City of Hood River/Urban Growth Boundary.

As a property owner within the enclosed Exception Area, you are being informed of the Exception Process. You have the right to present additional compelling reasons justifying the exception during the hearings process which will be held in the near future, and you will be informed of the hearing. The following information is enclosed to further assist you in justifying the exception: (1) Background Data Report, which includes the previous Exception and a recommendation; and (2) Oregon Administrative Rule 660-04-000, Goal #2 Exception Process. If you find that additional assistance or information is desired, please call and make an appointment with me. (503) 386-1306.

Your time and patience are appreciated.

Sincerely,  
*Handwritten signature of Michael Nagler*  
Michael Nagler  
Planning Director

db

enclosures (2)

EXHIBIT #5

*Tom Mayfull*

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

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March 28, 1983

Mr Ed Crippen Chairman  
Hood River SWCD  
Smith's Auto Center Bldg.  
Hood River, OR 97031

Dear Mr Crippen,

Mr Glenn Adams requested that I look at three parcels of land located in the North 1/2 of the SE 1/4 of the NW 1/4 section 5, R10E T3N, WM.

#2

The individual parcels are being looked at with the idea of recombining them into EFU and Forest Use. Adams' parcel and an adjoining one are proposed for EFU.

The following is based on a visit to the site on March 16, of this year.

The Hood River Soil Survey indicates this area to have Oak Grove Loam and Parkdale Loam. The soil depth in open areas does not have the depth associated with either of these soils. Most open areas have soil depth less than 1 meter deep. There are rock outcrops, and exposed rock in the open areas. Forested areas do not appear to be merchantable due to lack of access. There is an additional consideration of the visual impact that logging would have on these steep slopes along the edge of the Columbia Gorge.

Thank you very much.

Sincerely yours,  
*Theodore C. Bryant*  
Theodore C. Bryant  
Technician



EXHIBIT #6

Tom Marshall  
#3

## House gives approval to land-use bill

By FOSTER CHURCH  
of The Oregonian staff

SALEM — The Oregon House Thursday passed a major bill designed to streamline and simplify the state's land-use planning process.

House Bill 2295, which was the subject of nearly three months of hearings in the House Committee on Energy and Environment, was approved 53-5. It now moves to the Senate, where opposition to many of its provisions is expected.

Supporters said the bill would provide strict time limits for making land-use decisions and thereby foster economic development. They also said it would eliminate a tendency by the Department of Land Conservation and Development to "nitpick" local land-use plans when it considers whether these plans should be acknowledged as being in compliance with state land-use planning goals.

Among its provisions, the bill would:

— Set a Jan. 1, 1984, deadline for cities and counties to submit their plans to the Land Conservation and Development Commission, and set a July 1, 1984, deadline for the plans to be acknowledged. Of 280 local jurisdictions in Oregon, 103 do not have acknowledged plans.

— Allow the LCDC to approve local plans that are in "substantial compliance" with state standards. This provision is designed to guard against what some believe is time-consuming, over-zealous enforcement of rules by the LCDC.

— Allow the LCDC to grant "partial acknowledgment" of a plan. This would allow withholding acknowledgment for a particularly troublesome aspect of a plan.

— Abolish the Land Use Board of Appeals and create in its place an administrative agency, the Land Development Review Panel, to hear appeals of LCDC planning and zoning decisions. Decisions of the panel could be appealed to the state Court of Appeals.

— Set new deadlines for local government and LCDC action. Local permit decisions would be limited to 120 days; disputes would be resolved by the review panel within 119 days; and the Court of Appeals would be required to settle appeals within 147 days.

House supporters Thursday included some conservative members who have been critical of the LCDC in the past. Among them were Reps. Fred Parkinson, R-Silverton, and Verner Anderson, R-Roseburg.

"I don't think this is the best that could have been achieved, but hopefully it removes some of the worst things," Parkinson said.

Rep. Bernie Agrons, D-Klamath Falls, also supported the bill but with more reservations. "I'm going to hold my nose and vote for HB2295 because it is better than what we have now," he said. "It still embodies principles that are distasteful to me and the constituents I represent."

Rep. George Trahern, R-Grants Pass, urged members to oppose the bill. He opposed creation of the review panel and said an elected land-use court would be better. He also said there should be a process by which land-use planning decisions could be overridden by citizens on a local level.

Voting against the bill, in addition to Trahern, were Reps. Denny Jones, R-Ontario; Peggy Jolin, D-Cottage Grove; Rebecca DeBoer, R-Medford; and Max Simpson, D-Baker.

EXHIBIT #7

# LCDC Facing More Challenges to State Land Use Goals, Criteria

by David S. Hill

**Director, Oregon Business Planning Council**  
Pressure for amendments to several of the statewide goals beginning to build on the Land Conservation and Development Commission (LCDC).

There has probably always been some interest by various parties to amend one or more of the goals since they were first adopted by the Commission in the mid-1970s. The Commission has generally resisted the urge to begin changing the goals by stating it first wanted to get all of the plans acknowledged, including two-thirds of the counties. Time may be short, however, before the Commission must seriously consider goal amendments or risk some loss of public confidence in the land use program's ability to respond to changing circumstances.

Heat to change goal wording was initially applied to Goal 4 in its past fall and winter. In a legislatively-mandated process to convert all of the Commission's informal policies into administrative rules, LCDC struggled with the issue of "conserving forest lands for forest uses." While many other subjects also proved controversial, the Commission was generally able to articulate its existing acknowledgement interpretations in rule form, including several of the other issues surrounding Goal 4.

LCDC held a final public hearing March 10 on the controversial Section 025 (conserving forest lands for forest uses) of the Forest Lands Rule. Public testimony remained heavily weighted in opposition to the latest wording of the Section as had in several previous reviews. LCDC decided against adoption after hearing that the proposed wording would

"move the goal posts again," conflict with the goal itself and be subject to extensive legal challenges.

Then there was considerable discussion but no action taken on possible amendments to Goal 4. The process of amending a statewide land use goal requires extensive public hearings and the Commission and Department see this as counter-productive to getting all the plans acknowledged within the next 12 months.

A committee recently formed by Governor Atiyeh to review Oregon's process for siting destination resorts has received public testimony in the past several weeks that could possibly result in the amendment to three statewide goals in addition to Goal 4. The committee, made up of three LCDC Commissioners and three members of the state Economic Development Commission (EDC), was created as a result of a recommendation in the Governor's Task Force on Land Use report to include destination resorts as an outright forest use.

The destination resorts committee will soon recommend to the Governor that the Legislature resurrect a 1973 planning law that was deleted from the statute books by the 1981 Legislature. The law, passed at the beginning of the state's planning process, allowed LCDC to take control of siting "activities of statewide significance." Under that siting standard, developers would deal directly with the state agency rather than beginning an application at the local level. Appeals would go directly to the courts.

Currently, since most such resorts are planned for farm or forest zones where intensive development is prohibited, developers are required to apply for an exception to the state's planning goals and guidelines. Developers testified

that the "exceptions" process was so time-consuming and expensive that no large resort could be sited without changes in the laws.

Interestingly, other solutions considered by the Destination Resorts Committee that might also prove effective and will be mentioned in the report to the Governor include:

- Amending Goal 8 to establish new criteria for destination resort siting;
- Amending the Goal 2 "exceptions" rule to provide guidance on taking exceptions for destination resorts; and
- Amending Goal 3 as well as Goal 4 to allow destination resorts as a local conditional use.

A third source of heat on LCDC to amend the goals has been applied by Agriculture for Oregon, a group of farmers and ranchers who advocate strong land use laws for the protection of commercial agriculture. They want the Legislature to amend the EFU statutes, (ORS 215.213, 215.214 and 215.263) via SB 237. The proposal would create a Marginal Lands category that could be assigned in the planning process to less productive land in a county that is not suitable for commercial agriculture or high-quality timber production. This Marginal Lands category could also be applied to areas of land that have already been broken into small ownerships.

It is obvious from the examples above that one or more goal amendments, either as a result of LCDC or Legislative action, are on the horizon. The unanswered question is how long LCDC can hold off amendment pressures while trying to complete the initial acknowledgment process and avoid renewed criticism of "changing the goal posts" in mid-game.

*SUBMITTED BY  
GLENN ADAMS*

EXHIBIT #8

5/25/83

MY NAME IS HAROLD BEACH AND MY ADDRESS IS 608 COUNTRY CLUB RD.  
HOOD RIVER, OREGON

I BOUGHT THE PROPERTY OWNED BY GILBERT CLARKE, TOM MANFULL, GLENN ADAMS AND WHAT I PRESENTLY OWN THAT IS INVOLVED IN THIS HEARING IN 1965. I HAVE BEEN OVER EVERY SQUARE FOOT OF THIS PROPERTY AND KNOW IT WELL.

THE GOAL 2 EXCEPTION PROCESS RELATES TO SPECIFIC STATEWIDE GOALS THAT PRESCRIBE OR RESTRICT CERTAIN USES OF RESOURCE LAND.

UNDER DEFINITIONS, "RESOURCE LAND" IS LAND SUBJECT TO THE STATEWIDE GOALS LISTED IN OAR-660-04-000 (1) (A) THROUGH (E).

"NON RESOURCE" LAND IS LAND NOT SUBJECT TO THE STATEWIDE GOALS LISTED IN OAR 660-04-000 (1) (A) THROUGH (E).

THE 14 ACRES I OWN AND THE 5 ACRE PARCELS OWNED BY MANFULL, ADAMS AND THE 10 ACRES OWNED BY CLARKE WHICH ARE ADJOINING DO NOT QUALIFY FOR ANY OF THE FIVE LAND CLASSIFICATIONS AS OUTLINED IN OAR 660-04-000 AND SHOULD NOT BE CONSIDERED AS RESOURCE LAND.

UNDER THE STATEWIDE GOALS AND GUIDELINES, FOREST LANDS ARE LISTED - (1) LANDS COMPOSED OF EXISTING AND POTENTIAL FOREST LANDS WHICH ARE SUITABLE FOR COMMERCIAL FOREST USES. THIS LAND IS NOT SUITABLE FOR COMMERCIAL FOREST PRODUCTS. MUCH OF THE PROPERTY IS VERY ROCKY WITH ROCK BLUFFS. MUCH OF THE PROPERTY IS COVERED WITH SCRUB OAK AND THERE ARE SOME DOUGLAS FIR AND A FEW PONDEROSA PINES. BECAUSE OF THE HIGH WINDS IN THIS AREA, THE TIMBER IS NOT DESIRABLE BECAUSE OF THE TWISTING OF THE TREES. IN PREVIOUS TESTIMONY, HARLEY HORNE, A FORESTER, TESTIFIED TO THIS FACT. LAST WINTER A DOUGLAS FIR, APPROXIMATELY 24" IN DIAMETER AND 50' TALL ALONG THE INNER BLUFF BLEW DOWN. I CONTACTED A LOCAL TIMBER BUYER WHO LOOKED AT THE TREE AND ADVISED ME TO CUT IT UP FOR FIREWOOD AS IT WOULD NOT MAKE GOOD LUMBER.

THE MAJORITY OF THIS SOIL IS CLASS 7 WHICH IS VERY MARGINAL. IN THE STUDY "SOILS INTERPRETATIONS FOR OREGON" UNDER "WOODLAND SUITABILITY", THEY DISCUSSED THE POTENTIAL PRODUCTIVITY IN THE USE OF THE DIFFERENT SOILS FOR WOODLAND PRODUCTION. FOR DOUGLAS FIRS THEY SHOW THE POTENTIAL HEIGHT OF TREES AFTER 100 YEARS FOR THE DIFFERENT CLASS OF SOILS. THEY DO NOT CONSIDER SOILS POORER THAN CLASS 5. FOR PONDEROSA PINE THE HEIGHT AFTER 100 YEARS ON CLASS 7 SOILS IS LESS THAN 43' AS COMPARED TO 113' FOR TREES IN CLASS 1, APPROXIMATELY 1/3 THE GROWTH. BASED ON THESE STUDIES, THIS PROPERTY COULD

EXHIBIT #9 1/3

NOT BE CONSIDERED SUITABLE FOR COMMERCIAL FOREST USES.

FURTHER UNDER FOREST LANDS THEY LIST (2) OTHER FORESTED LANDS NEEDED FOR WATERSHED PROTECTION, WILDLIFE AND FISHERIES HABITAT AND RECREATION. THIS PROPERTY DOES NOT QUALIFY IN THIS CATEGORY.

(3) LANDS WHERE EXTREME CONDITIONS OF CLIMATE, SOIL AND TOPOGRAPHY REQUIRE THE MAINTENANCE OF VEGETATION COVER IRRESPECTIVE OF USE. THIS PROPERTY DOES NOT QUALIFY IN THIS CATEGORY.

(4) OTHER FORESTED LANDS IN URBAN AND AGRICULTURAL AREAS WHICH PROVIDE URBAN BUFFERS, WIND BREAKS, WILDLIFE AND FISHERIES HABITAT, LIVESTOCK HABITAT, SCENIC CORRIDORS AND RECREATIONAL USE. UNDER THIS CATEGORY, ONLY THE SCENIC CORRIDORS COULD BE QUESTIONED. THIS PROPERTY IS ALREADY COVERED UNDER THE COLUMBIA GORGE COMBINING REGULATIONS WHICH PROTECT THE SCENIC ASPECT.

UNDER THE STATEWIDE PLANNING GOALS AND GUIDELINES, AGRICULTURAL LAND IN WESTERN OREGON IS LAND OF PREDOMINATELY CLASS 1, 2, 3, AND 4 SOILS AND OTHER LANDS WHICH ARE SUITABLE FOR FARM USE TAKING INTO CONSIDERATION SOIL FERTILITY, SUITABILITY FOR GRAZING, CLIMATIC CONDITIONS, EXISTING AND FUTURE AVAILABILITY OF WATER FOR FARM IRRIGATION PURPOSES, EXISTING LAND USE PATTERNS, TECHNOLOGICAL AND ENERGY INPUTS REQUIRED, OR ACCEPTED FARMING PRACTICES. LANDS IN OTHER CLASSES WHICH ARE NECESSARY TO PERMIT FARM PRACTICES TO BE UNDERTAKEN ON ADJACENT OR NEARBY LANDS, SHALL BE INCLUDED AS AGRICULTURAL LAND IN ANY EVENT.

THE MAJORITY OF THIS PROPERTY IS CLASS 7 WITH SOME CLASS 3 & 4. THE SOIL IS VERY SHALLOW AND VERY ROCKY. IT WAS NECESSARY TO BLAST IN ORDER TO PUT IN UNDERGROUND POWER, PHONE AND WATER LINES. ACCORDING TO THE U.S. SOIL CONSERVATION SERVICE CLASS 3 & 4 SOILS IN THIS AREA REQUIRE IRRIGATION. THERE ARE NO WATER RIGHTS FOR IRRIGATION FOR THIS PROPERTY AS THEY WERE CANCELLED IN 1975 AS THERE WAS NO WATER AVAILABLE FROM 1965 ALTHOUGH I WAS PAYING AS HIGH AS \$900 PER YEAR FOR WATER.

OF THE TWENTY ACRES BEING CONSIDERED FOR EXCLUSIVE FARM USE ONLY APPROXIMATELY 1/4 OF AN ACRE IS CLEARED. GRAZING OF LIVESTOCK IN SUCH A WOODED AREA IS NOT ECONOMICAL AND BECAUSE OF THE TERRAIN, FENCING WOULD BE IMPRACTICAL.

THIS PROPERTY IS NOT NEEDED TO PERMIT FARM PRACTICES ON ADJACENT OR NEARBY LANDS AS THERE ARE NO FARM OPERATIONS NEARBY.

AS OUTLINED IN THE STATEWIDE PLANNING GOALS AND GUIDELINES, THIS PROPERTY DOES NOT QUALIFY AS AGRICULTURAL LAND OR FOREST LAND OR ANY OF THE OTHER THREE CLASSIFICATIONS FOR RESOURCE LAND AND AS A NON-RESOURCE LAND SHOULD NOT BE INVOLVED IN THE EXCEPTION PROCESS.



AS NON-RESOURCE LAND, THIS PROPERTY IS IDEAL FOR RURAL RESIDENTIAL 5 ACRE COLUMBIA GORGE COMBINING ZONING. THIS PROPERTY IS CLOSE TO HOOD RIVER AND OFFERS OUTSTANDING BUILDING SITES THAT ARE NOT AVAILABLE IN ANY OTHER AREA. UNDERGROUND POWER AND TELEPHONE ARE ALREADY IN. WELL WATER IS AVAILABLE TO TWO PARCELS AND WATER FROM ICE FOUNTAIN WATER DISTRICT IS AVAILABLE WITH LINE EXTENSIONS. ACCESS ROADS ARE FROM COUNTRY CLUB RD. OR POST CANYON RD. ROAD EASEMENTS FROM POST CANYON RD. ARE 50' AND THIS ROAD CAN BE MADE TO MEET STANDARDS AS ADDITIONAL USEAGE REQUIRES AT THE EXPENSE OF THE OWNERS. WESTSIDE RURAL FIRE DISTRICT SERVES THIS AREA AND THE COUNTY SHERIFF'S DEPARTMENT PATROLS IT. SCHOOL BUS AND MAIL ARE ALREADY AVAILABLE.

THERE ARE NO FARMING OR ORCHARD OPERATIONS NEARBY THAT WOULD BE AFFECTED BY RURAL RESIDENTIAL 5 ACRE ZONING AND THE COLUMBIA GORGE COMMISSION HAS NO OBJECTION TO THIS ZONING.

FROM AN ECONOMIC STANDPOINT, IF THIS PROPERTY IS CHANGED FROM RURAL RESIDENTIAL TO FOREST AND EXCLUSIVE FARM USE, THE ASSESSED VALUATION FOR COUNTY TAXES WILL DROP FROM \$5720 PER ACRE TO \$83 PER ACRE OR PRACTICALLY NO INCOME TO THE COUNTY. THERE CAN BE NO PRODUCTIVE INCOME FROM THE PROPERTY EITHER. IF THE PROPERTY REMAINS AS RURAL RESIDENTIAL, AS HOMES ARE BUILT THE PROPERTY VALUE WILL INCREASE MATERIALLY AND THE COUNTY INCOME WILL INCREASE SUBSTANTIALLY. WITH THE ADDITION OF ONLY FIVE HOMES THE POPULATION DENSITY WOULD NOT WARRANT ANY COUNTY COST FOR ROADS AND SERVICES.

IF THE STATEWIDE PLANNING GOALS AND GUIDELINES ARE ADHERED TO, THERE IS NO LOGICAL JUSTIFICATION TO CHANGE THIS PROPERTY TO FOREST AND EXCLUSIVE FARM USE. I RECOMMEND THAT IT REMAIN AS ZONED, RURAL RESIDENTIAL 5 ACRE/COLUMBIA GORGE COMBINING.

THANK YOU

# OREGON & WASHINGTON COLUMBIA RIVER GORGE COMMISSIONS

May 27, 1983

MAY 31 1983

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Michael Nagler, Director  
Hood River County Planning Department  
Room 101, County Courthouse  
Hood River, OR 97031

RE: Proposed Comprehensive Plan and Zone Changes, Map Exhibit A

Dear Mr. Nagler:

Exhibit map A, as presented at the May 25 Planning Commission hearing, proposes a change in the Comprehensive Plan and zoning designations for certain lands in the north half of Section 33, Township 3N, Range 10E. More specifically, the comprehensive plan designation would change from rural residential to Forest and Farm, and zoning would change from RR-5/CG to Forest, Exclusive Farm Use and Columbia Gorge Combining.

As you know, the Gorge Commissions have, in recent years, had considerable interest in how these lands are to be utilized. Our concern results from the largely open and natural state of these lands and their high visibility. While testimony at the May 25 hearing provided little new information as to why the proposed changes should not be made, the Gorge Commissions would like to go on record that they have no objection to the Rural Residential comprehensive plan designation and the RR-5 zoning, so long as the provisions of the Columbia Gorge Zone are kept in effect.

Sincerely,



Jeff Breckel, Director

CC: Earl Warzynski, Chairman, Oregon Gorge Commission  
Clarence Irwin, Chairman, Washington Gorge Commission  
Min Asai, Oregon Gorge Commission

EXHIBIT #21

May 31, 1983

To: The County Planning Commission:

This written testimony is submitted in connection with your May 11, 1983 notice of public hearing concerning proposed revision to the Comprehensive Plan and Zone Changes of lands identified therein as Map Exhibit "A".

I am Kent Rosemont and I live at 436 Country Club Rd., Hood River, Oregon.

The proposal would change the lands identified on Map Exhibit "A" from Rural Residential to Forest and Farm. These lands are to the south and west of Phelps Creek.

A quick study of the location of residences already constructed along Country Club Rd. and west of Phelps Creek shows an intensity of development generally greater than that which exists to the east.

EXHIBIT #33 1/3

between Phelps Creek and Frankston Rd. Yet, the area to the east of Phelps Creek is designated as Rural Residential and that designation is not being questioned.

The selection of Phelps Creek as the proposed boundary between Rural Residential and Forest/Farm appears to have been totally arbitrary and without logic. The land along Country Club Rd. is irrevocably committed to residential use. If the Comprehensive Plan and Zone Changes to Forest and Farm are to be made as proposed, then I submit that the logical boundary should be Country Club Rd., not Phelps Creek.

I also take issue with the contention that the land immediately along the cliff above the Columbia Gorge is suitable either for Farm or Forest. The old land records

show the name of this area  
as Rock Cliff, which is  
very descriptive of its nature.  
As a consequence of this  
rockiness it is totally unsuit-  
able for farming and pre-  
servation of this scenic area  
of the Edge make it inap-  
propriate to harvest the  
timber thereon. Therefore,  
what appropriate use remains  
except rural residential?

I appreciate your giving  
me this opportunity to  
submit testimony and am  
confident that it will receive  
your serious consideration

Sincerely,

Kent Bennett

## BACKGROUND DATA

SITE NAME OR NUMBER: 1B - Area East of Eastside Road (Map #39)

INTRODUCTION: Hood River County, in developing its Comprehensive Plan, found it necessary to take a variety of exceptions to the Statewide Planning Goals throughout the County on lands that were considered committed to development and/or already built upon. One area, however, appears to have been erroneously considered to be totally committed so as to require an exception to be taken. This site has been designated Map #39 by the County's Exception Document and is located on Eastside Road. Upon further review, the County has determined no such exception is required for this site and the Rural Residential - 5 designation is justified due to the predominance of non-farm/non-forest soils existing on the site, making the site non-resource land. As non-resource land, the Statewide Planning Goals do not apply to this site.

The site is approximately 153± acres, SCS Class III and IV soils on the site constitute less than 18% of the site. A revised Background sheet, providing the factual basis for the Rural Residential justification follows: Also attached are several Exhibits, including an aerial photo, letters from the County Forester and various property owners, and a Soils map.

- A. Location: 2N 11E 6 #1800, 1901, 2100, 2000, 2001, 2002, 3400, 3500, 3501 and portions of 1702, 3600, and 3700 (see Attachment "A")
- B. Plan/Zoning: Area is planned and zoned Rural Residential and RR-5. Generally to the northwest, west and southwest, Farm and EFU; and to the northeast, east, and south, Forest and FR.
- C. Land Use:
  - 1. Site: The majority of the 153 acres is undeveloped. The slopes range between 5% and 75%. Site is a mixture of forested land and barren land. There are two dwellings in the area (one on a 6.20 acre parcel and another on 6.45 acres). Potential exists for approximately 20 additional dwellings (more or less depending upon terrain).
  - 2. Adjacent: Orchards and associated structures to the northwest, west, and southwest. Hilly wooded terrain to the northeast and southeast. Scattered dwellings.
- D. Soils:
  - 1. Forest: Cubic foot site classes 4 and 5.
  - 2. Agricultural: See Attachment "A".

<u>Soil</u>	<u>SCS Class</u>	<u>CFSC</u>	<u>Acreage</u>
Oak Grove Loam	IIIe	4	8
Culbertson Loam	IVe	4	19.2
Bald Cobbly Loam	VI	5	33
Bald Very Cobbly Loam	VII	5	25
Bodeli Very Cobbly Loam	VII	-	69

E. Deferral Status: 33.23± acres are receiving farm tax forest land deferral and 57.50± acres are receiving forest land deferral.

F. Acreage:

1. Site: 153± acres.
2. Parcel Sizes: 8 parcels - 0-9.99 acres  
0 parcels - 10.0-20.0 acres  
3 parcels - greater than 20 acres
3. Average Parcel Sizes: 42.69± acres. Largest parcel is 148.25 acres (this figure includes contiguous parcels).

G. Ownership Patterns:

1. Site: There are seven different ownerships within the exception area.
2. Contiguous Ownerships: 58.81± acres outside the exception area are contiguous with parcels inside the area.
3. Large Ownerships: 148.25 acres are in one contiguous ownership (93.44± acres within exception area, 54.81± acres outside).

H. Partitions: None in exception area.

I. Public Services:

1. Sewer: Septic Tank/Drainfield
2. Water: Crystal Springs Water District
3. School: Busing is available
4. Fire: Pine Grove Fire District
5. Access: Eastside Road, Old Dalles Drive
6. Mail: Mail route

J. Natural Boundaries: Panorama Point borders the area to the west. A ridge is the northern boundary and a power line constitutes the northern border. Whiskey Creek runs east and west through the center of the area.

- K. Neighborhood and Regional Characteristics: The predominant surrounding uses are orchard and marginal grazing land. There are no rural centers nearby. Pine Grove is approximately two miles to the south and the City of Hood River is approximately three or four miles to the north. There is only one other small area designated for rural residential development in the northeastern portion of the County. This area is so designated because it has already been developed. It is located approximately one mile north of this site. Small non-resource parcels developed for rural residential-type use borders the property to the west.
- L. Site Justification: The Soils Map, which is attached, indicates the location and types of various soils on the site. Class III soils constitute eight acres of the 153 acre site and are located in four distinct areas on the site, the largest of which is 3.5 acres. Class IV soils constitute 19.2 acres of the site and are located in three separate ownerships, one of which has been used as a gravel resource extraction site in the past. The majority of the site contains non-resource soils, Classes VI and VII. These constitute a total of 127 acres; Class VI soils 33 acres, and Class VII soils 94 acres. Clearly the site does not contain enough resource land to be considered significant. It is predominantly non-resource land and as such is not subject to Goals 3 and 4 of the Statewide Planning Goals. As indicated in the Background Data information, all normal public services are readily available to the site.
- M. Additional Clarification and Justification Presented at the LCDC Public Hearing October 11, 1984: The following is additional information demonstrating that the site is not comprised of predominantly agricultural or forest soils as defined by Goal 3 and Goal 4.
1. The information provided in the County's Exception Document (Map #39) presents justification that the majority of the area of 127 acres consists of lands in agricultural capability classes VI-VIIs. The County's submittal provides the following further justification that the land base is not considered agricultural lands, but non-productive land. Chuck Thomsen, property owner in the exception area, stated the following, which is part of the County's submittal: "Chuck Thomsen stated that this area has bare slopes, a lack of moisture, and sparse vegetation. The soil in this area is very shallow and extremely rocky, and is not conducive to vegetative growth. Mr. Thomsen noted that his father attempted to raise five head of longhorn cattle in this area, and due to the lack of grass and vegetative growth, the land could not support them. The cattle had to be moved. Mr. Thomsen stated that the conditions that exist in this area are not productive to either growing commercial timber, or farm use."
  2. Furthermore, the exception justification further states that all lands usable for orchard land have been put to resource or orchard use, and that it is not possible to plant anything above the existing orchards, (Orchard lands are generally located at a lower elevation, not within the exception area) because the soils are too shallow and rocky.
  3. The Exception Document states that allowing limited housing in this area would provide a good buffer for keeping the deer out of the orchards. Basically the lands in the exception area do not provide adequate foliage, consequently the deer



will go to lower elevations and eat bark off the young orchard trees, eventually killing them. Development in this area would provide a buffer for protecting resource lands at a lower elevation.

4. Before development could occur in this area, County Buffer Requirements (Article 50, County Zoning Ordinance) must be met. The burden is upon the developer to protect agricultural activity on adjacent lands. Buffer setback requirements must be provided. Furthermore, the developer must also provide a deed notification stating he will accept agricultural practices on adjacent lands.

#### FINDINGS OF FACT

- A. The site contains 153± acres and is located on and adjacent to Eastside Road, a full improved and maintained Hood River County Road.
- B. The soils existing on the site are predominantly non-resource soils, SCS Classes VI and VII. Over 127 acres, or 82% of the site contain these non-resource soils.
- C. All normal public facilities, including domestic water, public roads, school bus service, fire and police protection are readily available to the site.
- D. The site has already experienced extensive parcelization, with eight parcels of eleven less than 10 acres.
- E. The County Forester does not consider the site as forest land (see Attachment "D").
- F. Designating the land Rural Residential will not interfere with farm practices on nearby lands due to its location (eastern fringe of farm land) and the existence of several residential parcels between the site and existing orchards.
- G. Although the SCS Soil Survey inventories portions of the area as CFSC 4, the site is not suitable for commercial conifer production for the following reasons:
  1. Southwest aspect of eastern side of site not suitable for commercial production, oak scrub grows in draws.
  2. Not large enough acreage to support a commercial timber operation; and
  3. The site has historically been "bare" of timber (grasses, scrub oak, etc.).
- H. The area was inventoried as deer and elk winter range. The Goal 5 analysis recommends the area be designated as 3B (Allow Conflicting Uses Fully) and the existing Rural Residential Plan and Zone be maintained. (See Goal 5 Background Report: Fish and Wildlife Areas and Habitats.)
- I. No other known Goal 5 resources exist on this site.

- J. All of the property owners involved support the continuation of the Rural Residential designation which has existed since 1980.

### CONCLUSION

The site is not resource land as defined by Goals 3 and 4. The County recommends the existing Rural Residential designation and zone be retained. An exception to Goals 3 and 4 is not necessary.\*

\*NOTE. This justification replaces "Exception Justified Through Meeting the Four Factors in Goal 2": Map #39. Minutes and testimony from the May 25th, 1983 public hearing are included for your information.



## 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

ATTACHMENT "B" 1/5

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 1 1/2 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

ATTACHMENT "B" 2/5

omitted 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" 3/5

**1B**

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) ...

ATTACHMENT "B" 4/5

(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

ATTACHMENT "B" 5/5



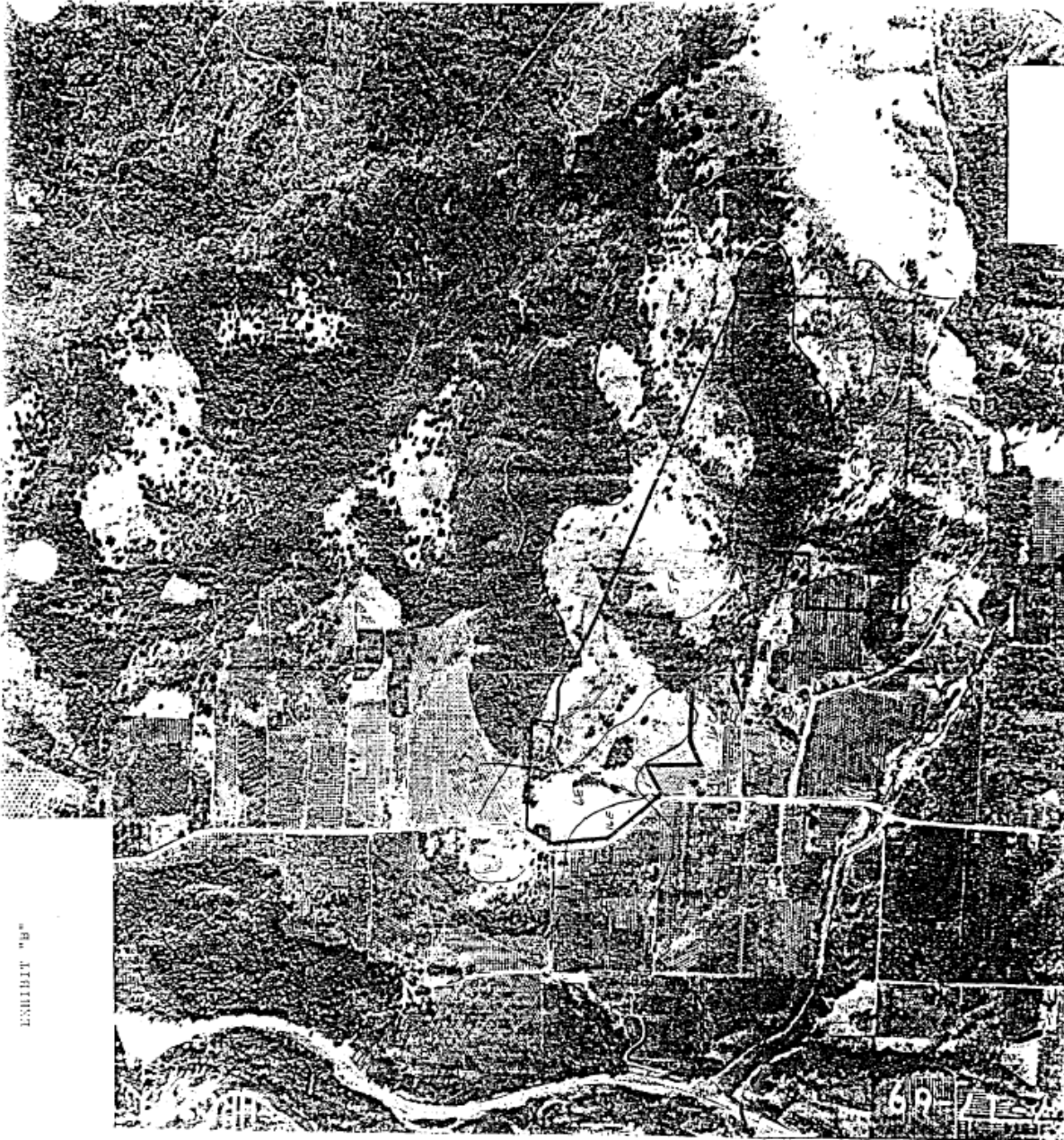


EXHIBIT "B"

NOTE: This is a copy of a photo submitted by Will Carey. The original is located in the Planning Department file.

ATTACHMENT "C"



EXHIBIT "C"

FORESTRY DEPARTMENT

KENNETH GALLOWAY, JR.  
FOREST MANAGER

918 18th STREET  
HOOD RIVER, OREGON 97031  
PHONE: (503) 386-2616

June 1, 1983

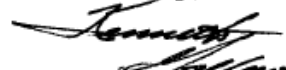
TO: MR. WILL CAREY

SUBJECT: LAND DESIGNATION SEC. 6 T2N, R11E, W.M.

Dear Sir,

In reviewing on the ground and in aerial photos the land East of East Side road and generally located in the South 1/2 of Section 6 T2N, R11E, W.M. should not be considered as forest land but class 4 grazing land. It is marginal land for grazing as there is little potential for irrigation. The only other potential forest related use would be as a rock quarry, however I am not aware of any studies on the rock quality. I would therefore suggest that since only grasses and a very poor quality of oak on this land with the oak generally in draws, that these lands have a potential for a higher use than forest. Forest would be marginal since there is no forest land to raise a crop of merchantable conifers. I would suggest that a residential classification would place the lands at a more reasonable or better land use. Also since these lands are in the fringe and not in the center of a commercial forest block I see little reason to not zone this other than forest. I have no recommendation for minimum acres for lot size. However if any questions need answering please call me. Thank you.

Sincerely,

  
Kenneth Galloway, Jr.  
County Forest Manager

KG/pb

ATTACHMENT "D"

Will Carey & Dan Meader

Will Carey stated that he and Mr. Meader would be making their presentation together. Mr. Carey noted that his address is 540 Highline Drive and Mr. Meader's address is 409 Lincoln Street (The Dalles, Oregon).

Will Carey stated that he is here tonight on behalf of property owners in the area marked as Map Exhibit "B". These property owners include Mr. and Mrs. Joe Young, Mr. and Mrs. Harold Utley, and Mr. and Mrs. V. Robert Thomsen.

Will Carey said that he was very interested in going back through the records to find out why this was kicked back from LCDC. Mr. Carey said he remembered all the hearings that had been held regarding this area and how intensive the research was. Mr. Carey said that he remembered some of the commissioners actually walking over this property. Mr. Carey said that he feels that the reason this came back from LCDC is because there was a complaint by the 1000 Friends of Oregon. They objected to this area. Mr. Carey read a statement that gave the reason for their objection.

"The City/Westside Unit southeast of Panorama Point: This area is designated as Rural Residential and contains class IV-VII soils and forest site classes 4-6. The whole area lies adjacent to orchard farms along its western and northern boundaries. It is composed of 54 acres and the land use map indicates very little development in this area. A field inspection revealed that the area is pasture land and some forest, and is bordered by an orchard. It appears that it is possible to apply Goals 3 and 4 on this site."

Mr. Carey stated that based upon this objection, this was kicked back to Hood River County. Mr. Carey pointed out that the field inspection that was done by the 1000 Friends of Oregon could not be very accurate. Will Carey submitted three photographs into the record that were taken of the area today. These photographs show what the land actually looks like. These photos were marked Exhibits #10, #11, and #12.

Will Carey emphasized that this land is bare hillside. There isn't a barer hillside anywhere in Hood River County. This is not a bare hillside because someone clear-cut it; it is a bare hillside because nothing has ever grown on this hillside, and nothing ever will grow there. Nothing will grow up here because of the slope and southern exposure. This land is not forest land. It will not even grow a tree.

Will Carey pointed out that the Planning Commission has forest experts who would probably agree that nothing is ever going to grow up here.

Will Carey noted that this property is bounded by the transmission lines to the north. To the west and south is a roadway. The transmission line also goes to the east.

Mr. Carey said that one argument has been made that this area is a wildlife habitat. Mr. Carey commented that this could not be true. There are a few stray deer that come down and get into the orchards. The orchardists have to go out and get special permits to kill the deer because they nibble the trees.

ATTACHMENT "E" 1/5

Will Carey stated that no one is going to preserve these few deer because they are harming the orchards. The land in question is not usable for any other practical use except for residential. If this type of property is not utilized for residential use, it can't be used for anything else. Mr. Carey said that if this type of property is not used for residential purposes, then productive resource land might be taken out of production. This is one of the things the Planning Commission should try to avoid.

Mr. Carey pointed out that there are very few areas in Hood River County with this kind of a view. You can see out over the whole Valley, and can also see Mt. Hood.

Will Carey stated that he feels that the County must be a little more precise in determining the Forest Zone. The County has designated some of Bill Laraway's fruit trees as "Forest". The County must be more accurate when designating these lands.

Will Carey stated that the Goal 5 concerns spoken about for this area pertain strictly to wildlife. Mr. Carey said that he and Mr. Meader would present full documentation prior to June 1st that this area is not a refuge for elk and deer. Mr. Carey pointed out that up towards the top of this hill is the microwave station. There is always a lot of traffic going up this road. There is not a wildlife area until you go over the top of the hill. Mr. Carey said that he thought it would be a good idea to provide some type of buffer to prevent the existing deer from getting into the orchards. This way people wouldn't have to get permits to shoot the deer.

Will Carey stated that there is a definite need in Hood River County for specific types of housing. The LCDC recognizes this. The County has low income housing, medium income housing, and they need "view" housing. These are very desirable lots that are well serviced.

Dan Meader stated that he is a planning consultant for Tenneson Engineering. Mr. Meader said that he has been asked by Mr. and Mrs. Young, and Mr. and Mrs. Thomsen to assist in the preparation of the exceptions document in regards to this area.

Dan Meader stated that his preliminary findings are that the soils located in this area are predominantly beyond what is considered agricultural soil for Hood River County. The soils are classes VI and VII. Hood River County is considered a western county and in western counties, classes I through IV are considered agricultural soils. Mr. Meader noted that this area has forest cubic foot site class 6 soils. Mr. Meader stated that he has not been able to get all his research done for this property, but it will be submitted to the Commission prior to June 1st.

Dan Meader stated that the location of the site for residential use provides an opportunity in the northeast area of the County for housing. There is no other rural residential area within a mile of this area. There is some rural residential approximately one mile to the north, and the Hood River Urban Growth Boundary is approximately one mile to the west. The majority of the lots in Map Exhibit "B" are committed to developments of less than 10 acres. Mr. Meader stated that the view from this property is outstanding. There are services available in the area for rural residential development. The area is served by the Pine Grove Fire District, Crystal Springs Water District, and a paved County road on two sides. Mr. Meader noted that the wildlife concerns would be addressed by the residents in the area.

ATTACHMENT "E" 2/5

Dan Meader concurred with Mr. Carey's statement that the microwave station generates a lot of traffic. There is traffic year-round and this is obviously a barrier to too much wildlife.

Chuck Thomsen

Chuck Thomsen stated that he is speaking on behalf of Thomsen Orchards. Mr. Thomsen stated that he is opposed to the proposed change from Rural Residential to Forest and Farm.

Chuck Thomsen stated that this area has bare slopes, a lack of moisture, and sparse vegetation. The soil in this area is very shallow and extremely rocky and is not conducive to vegetative growth. Mr. Thomsen noted that his father attempted to raise five head of longhorn cattle in this area and due to the lack of grass and vegetative growth, the land could not support them. The cattle had to be moved. Mr. Thomsen stated that the conditions that exist in this area are not productive to either growing commercial timber, or farm use.

Chuck Thomsen pointed out that his family has an orchard in this area and they have utilized all the land possible for this orchard. It is not possible to plant anything above the existing orchards because the soils are too shallow and rocky. Mr. Thomsen stressed that they would plant more trees on this land if it were possible.

Chuck Thomsen stated that one of the reasons this proposal is made to change the land from residential to farm or forest is to help create a buffer zone for wildlife. Chuck Thomsen questioned what wildlife the County is talking about. Mr. Thomsen said that he has hunted in this area for approximately five years and has not seen any deer or elk. Mr. Thomsen said that he has talked to some hunters who have hunted this area quite a bit in the last few years. One of the men said that he saw an elk here about five years ago but hasn't seen any since. Another hunter who has hunted this area all his life said that he could remember seeing three elk about twelve years ago. Chuck Thomsen said that he has never seen any wintering of deer or elk in the area. Mr. Thomsen said he believes that there isn't enough foliage to bring the elk down. They cannot survive here. Mr. Thomsen stated that he isn't saying that there aren't any deer in the area, because occasionally one is spotted. But these are usually the deer that end up down in the orchards. These deer eat the bark off the young trees and kill them. Chuck Thomsen stated that Bob Willis owns an orchard in this vicinity, and in a one year time period, he had to get permits to kill 12 deer. This was just in one year. Chuck Thomsen noted that Mr. Willis even has a deer fence in that area.

Chuck Thomsen stated that he feels that residential housing would make a good buffer for keeping the deer out of the orchards. He said that if someone is really interested in protecting the deer, they should keep them away from the orchards so that the trees are not damaged.

Chuck Thomsen stated that his father purchased this land with an intent of developing some homesites on the property. All of the other land owned by him is zoned for farm use. This is the last bit of land that is zoned for residential use. The area is already surrounded by homes on the north, south and west sides. People like living up here because of the seclusion and the view of Mt. Hood and the Valley. Mr. Thomsen said that it makes more sense to him to build homes in this type of soil than to take resource land out of production.

ATTACHMENT "E" 3/5

Joe Young 1002 Oak Street.

Joe Young stated that he and his wife Dorothea, own 2N 11E 6 #1800 and 2100. Mr. Young said that he is speaking on behalf of himself and his wife.

Joe Young stated that he and his wife are opposed to any down zoning of this property. Mr. Young said that he and his wife purchased this property in 1947 as an investment. The view from the property and the location make the area good for homesites. The view from Mr. Young's property is the same as the view from Panorama Point.

Joe Young submitted his oral testimony in writing. It is attached as Exhibit #19 (see attachment).

Bill Corrado 2360 Old Dalles Road.

Bill Corrado stated that he is speaking on behalf of his wife, Vita. Dr. Corrado stated that the parcel in question is tax lot #3400, 6.45 acres.

Dr. Corrado stated that this land is not agricultural land. Nothing can be grown on this property. There are currently some trees on the parcel that will ultimately become firewood. At the most there might be 4 acres of trees. Bill Corrado stated that there are possibly two building sites on this land. These sites have very nice views.

Bill Corrado said that the reason they would like this kept in residential use is that in the future this land will probably be given to their children.

Bill Corrado pointed out that there are five dogs between his house and "the edge of civilization", and no deer will get past those five dogs. There are four houses in this general vicinity and these have been there for the last several years. The properties have all necessary services.

Bill Corrado stated that he cannot see this land as being good for anything else but building sites.

Donna Kelly 2230 Old Dalles Road.

Donna Kelly stated that she and her husband own property southeast of this exception area.

Donna Kelly said that she moved to the Hood River area about two years ago and she and her husband spent considerable time looking for an area to live. Mrs. Kelly said they finally decided on a lot located on Old Dalles Road because of the aesthetic value of the area, the rural residential appeal, and the homes in the area. The homes in this area are very nice and aesthetic. They blend with the rocky terrain. Mrs. Kelly said that she hopes her home contributes to this also. She stated that she has had several people comment on their solar home and how it contributes to the beauty of the area. There are several residences in the area of the Kelly home and many of them have been built in the last few years. Mrs. Kelly said that she would like to see this trend continue.

Donna Kelly noted that one of the builders of a home in this area was Al Lichen, who was a Fish & Wildlife officer at the time. He has since moved out of the area, but apparently he considered this a suitable place to live and didn't feel

ATTACHMENT "E" 4/5

that this interfered with the fish and wildlife in the area. Donna Kelly said she would like to see the trend in the area continue as it is. The residential nature of the area is compatible with the zoning in the area. Many of the orchards in the area are very small and have residences. Directly to the south of the Kelly home across Whiskey Creek Road is forest land. Donna Kelly said that she feels that this zoning is very compatible with the residential zoning. Mrs. Kelly said that she would welcome more neighbors with open arms because she has been burglarized twice within the last six months. Mrs. Kelly said that she felt that more neighbors would help police the area and would also contribute to the neighborhood atmosphere that is developing.

Donna Kelly pointed out that there is a microwave tower directly south of this area on the Old Dalles Road (farther up the road). There is extensive traffic year-round. Mrs. Kelly said that she spent a year at home with her little girl and watched the traffic quite a bit. The telephone company people go up to the microwave station several times per day. Mrs. Kelly said that they go up there at least six times a day, even in the winter. The road is always clear in the winter even when it snows.

Donna Kelly stressed that the view from this area is very scenic. Mrs. Kelly showed the Planning Commission a picture taken by Bill McKinney which was featured on the cover of Old West Magazine. Donna Kelly emphasized that it is because of this view that there is quite a bit of traffic on Sundays and during Blossom Day. A lot of people stop and talk during this time and comment on what a pretty area it is. They always want to know why there aren't more homes in this area.

Donna Kelly stated that there is a lot of recreational activity in the Valley. Many people go cross country skiing in this particular area. Mrs. Kelly said that she feels that the rural residential trend in this area is compatible with the recreational uses. Mrs. Kelly noted that the soil in this area is very rocky. She stated that when they built their driveway, they had to blast with dynamite. Mrs. Kelly stressed that she likes where she lives and she would like to see it continue to be the type of neighborhood atmosphere that it is now.

Commissioner Frank Backus asked Mrs. Kelly what she thought of the heavy logging truck traffic that occasionally comes by her house.

Donna Kelly replied that it doesn't bother her. She stated that they do have a lot of traffic and sometimes some sort of Oregon Reserve group camp out up the road.

ATTACHMENT "E" 5/5



EXPLOSIVES DISTRIBUTOR  
BLASTING ACCESSORIES

13th and WASCO / PHONE 386-1282  
P.O. BOX 267, HOOD RIVER, OREGON 97031

Protesting Statement

May 25, 1983  
Public Hearing

To--Hood River County Planning Dept.

This statement is made by Joe & Dorothea Young, Owners, protesting any action to down zone our property near Panorama Point Park. Legal Key 05-2N-11-06 Tax lots 1800 and 2100.

The above mentioned property was purchased by Joe & Dorothea Young in 1947 as an investment. The location and View makes it most desirable as home sights. We get the same view from our property ~~and~~ they do from Panorema Point Park.

In 1948, one year after we purchased the property, we built a road from the main East Side Road to the top of our property. Mr. Clyde Gray of Parkdale Lumber Co. was the Contractor. Since the land was so full of Rocks (in the rock industry it is called "diced-Basalt", Mr. Gray built the road to accommodate both cars and trucks. Approximately a 5% grade around the hill to the top. His contract was for \$300.00 while the asseessment value was \$240.00

The property was used at one time for a rock quarry. The scar of course is still there for every one to see. The land is too rocky to farm or raise fruit trees. At one time there was an orchard on the property. They had to blast to be able to plant the trees. The trees did not produce so the orchard was removed. This was approx. 50 years ago.

We want to keep, the the residential zone, as is, for the following reasons.

1. The view from this property is the same as from Panorama Point Park, which makes the property most desirable as view property for homes.
2. The main East Side Road borders this land approx the length of the property.
3. The Power line border the property.
4. The gas line borders the property.
5. Crystal Springs water main is on the property with a Fire hydrant installed on our property. This is a 6 inch water main.
6. The property is in the Pine Grove Fire Dist.
7. The School Bus goes by the property
8. We do not have a Farm or Forest Tax Deferral
9. We have paid taxes on this land as residential property since we bought it 36 years ago. in 1947.

ATTACHMENT "F" 1/6





EXPLOSIVES DISTRIBUTOR  
BLASTING ACCESSORIES  
13th and WASCO /PHONE 386-1282  
P.O. BOX 267, HOOD RIVER, OREGON 97031

Protesting Statement Continued  
Legal Key 05-2N-11-06 Tax lots 1800  
& 2100

May 25, 1983  
Public Hearing

10. Following are figures from the assessor's office showing the taxes paid and the assessed value.

	Taxes Paid	Assessed Value
1947 --	3.21 -----	240.00
1960 --	35.89 -----	440.00
1970 --	78.83 -----	2,990.00
1972 --	318.11 -----	11,870.00
1979 --	676.41 -----	42,900.00
1980 --	840.25 -----	62,300.00
1982 --	1,314.14 -----	76,006.00

We hope the statements and figures will convince the Hood River County planning Dept. that this property should be left with no zone change.

Sincerely,  
*Joe Young*  
*Christina E. Young*

ATTACHMENT "F" 2/6

May 27, 1983

**MAY 31 1983**

Hood River County Planning Commission  
Room 101  
Hood River County Court House  
Hood River, Oregon 97031

RE: PROPOSED ZONE CHANGE  
Exception Area, Exhibit B  
Tax Lots 3500 & 3501

Gentlemen---

The proposed zone change from RR-5 to forest for tax lots 3500 and 3501 should not be made for the following reasons:

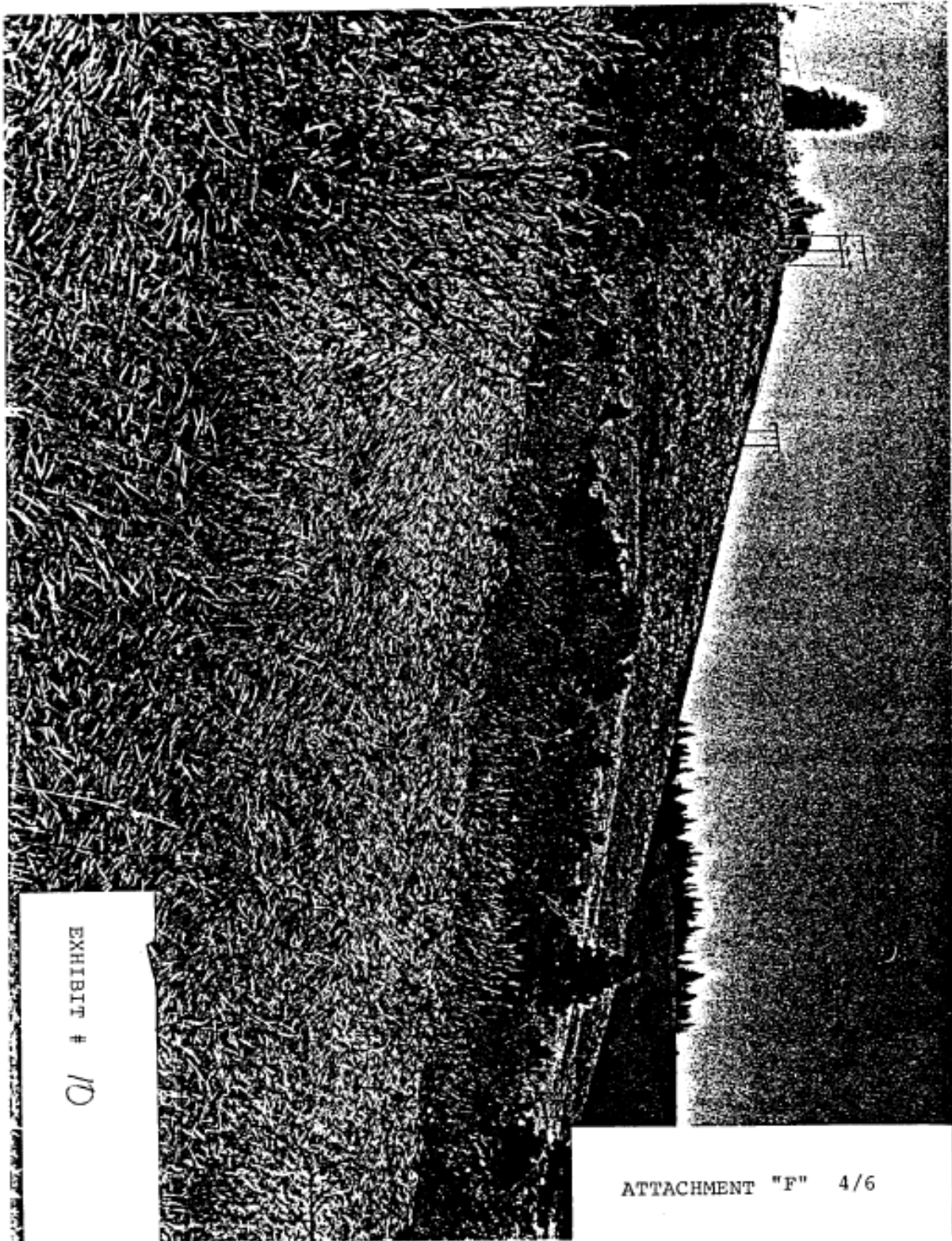
1. The property is not good forest land due to soil and slope.
2. Six years ago (area was zoned residential, 2 acre, minimum at that time). I prepared the area for a home site with the following developments:
  - A. Installed 1,000 gal. water tank with Crystal Springs Water Supply.
  - B. Received waste disposal approval from county sanitarian.
  - C. PP & L power crosses the property.
  - D. Driveway access exists to the south property line (note two houses presently border on south property line).

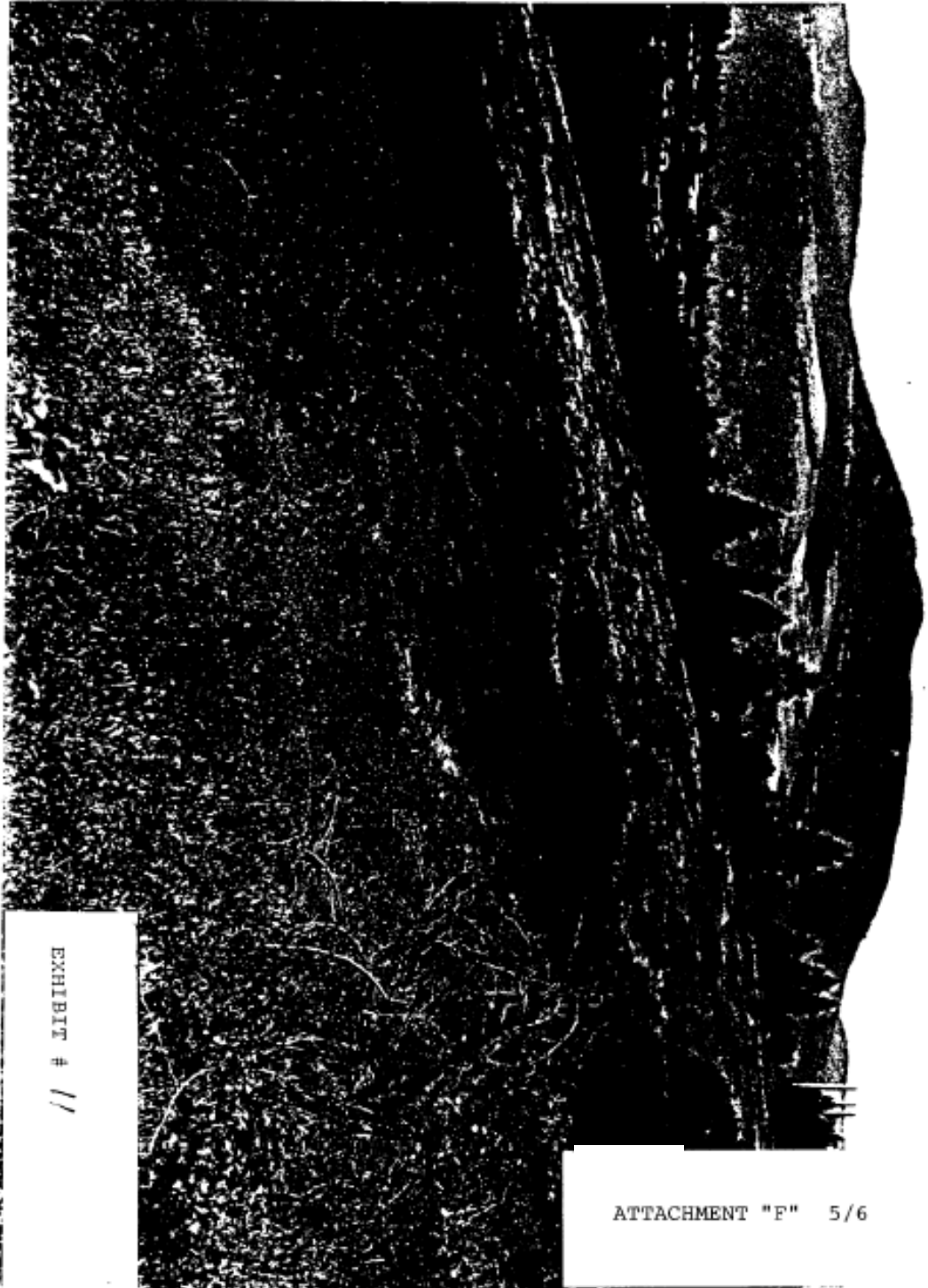
Due to the effort and expenditures made this tax lot has been committed to a homesite and I respectfully request that the zone not be changed to forest.

  
Roland B. Leavens

RBL:mam

ATTACHMENT "F" 3/6





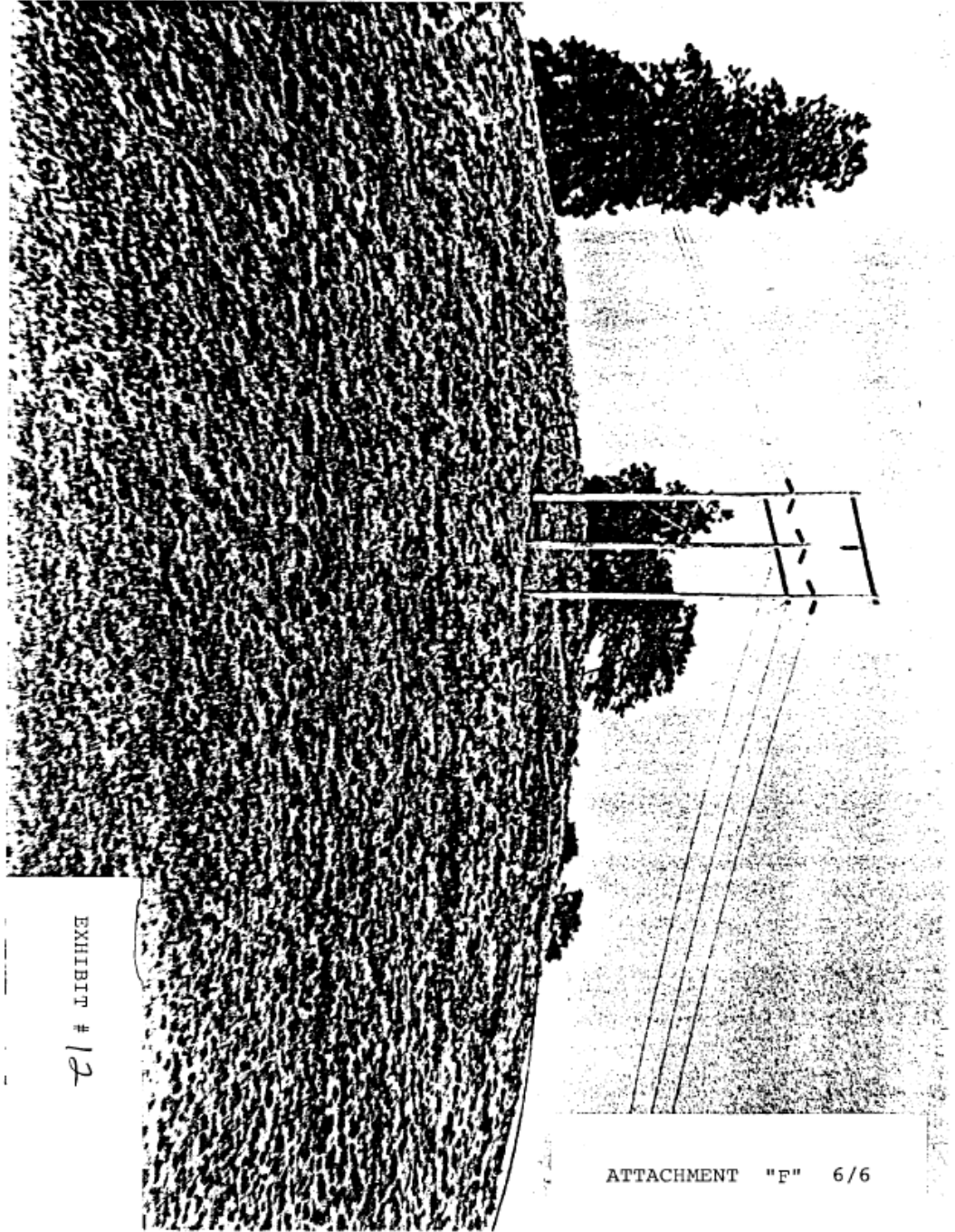


EXHIBIT # 12  
12

ATTACHMENT "F" 6/6

## BACKGROUND DATA

SITE NAME OR NUMBER: Country Club - Area West of Country Club {MAP #40}

- A. Location: 2N 10E 8 #1200; 2N 10 # 8 #1600; see Attachment "A"
- B. Exception; Existing: City/Westside (see Attachment "B").
- C. Plan/Zoning: Approximately two-thirds of the ownership (158± acres) is planned and zoned Country Club; remainder Forest. Planning and zoning to the west, Forest; to the north, east and south, Farm and Exclusive Farm Use.
- D. Land Use:
1. Site: Approximately 50-60 acres of the area planned and zoned Country Club contain primarily the following uses: golf course proper, including fairways, clubhouse lounge and restaurant, pro-shop, parking and one house. The remaining 100± acres planned and zoned Country Club, contains the remaining holes of the nine(9) hole golf course. The remaining portion of the contiguous ownership to the west (78±acres) which is planned and zoned Forest, consists primarily of forest cover. Existing structures include two houses, one machine shed, one labor cabin, and one shed.
  2. Adjacent: North and south, a mixture of forest and agricultural lands and related uses; east, orchard land and related farm uses; and west, primarily forest land and farm land.  
  
Developed land uses to the north, York Hill Drive, 5 dwellings, 12± labor cabins, and several accessory farm buildings; east, Country Club Road, 5+ dwellings, 5 labor cabins, accessory farm buildings, and industrial/ agricultural processing buildings; south, 5± dwellings and accessory farm buildings; and west, 3± dwellings and accessory farm buildings.
- E. Soils:
1. Forest: Cubic foot site class, low 4; average for Hood River County.
  2. Agricultural: Golf course proper, agricultural suitability IIIe and IIe; remainder IIIe and IVe.
- F. Deferral Status: Approximately 145± acres of the entire ownership is designated by the County Assessor as forest land and has been placed in the forest deferral. The majority of the surrounding parcels are either in forest or farm deferral.
- G. Acreage:

1. Site: Total acreage is subject ownership 236±, however, only 158± acres are planned and zoned Country Club. The remaining 78± acres is planned and zoned Forest.
2. Parcel Sizes: (Acres) North, 19.93, 9.70, 4.65, 14.79, 9.69, 1.29 and 11.16; east, 9.11, 9.55, 9.27, 21.73, .86; south, 1.11, 2.84, 10.00, 17.93, 5.20, 1.82, and 35.30; and west, 18.53, 9.55, 5.03, 10.02, and 4.54.
3. Average Parcel Size: Surrounding parcels, 10.15 acres.

H. Ownership Patterns:

1. Site: Ownership includes three contiguous tax lots g 236± acres (orchard machinery corporation).
2. Contiguous Ownerships: Contiguous ownerships adjacent to site (acres): north, 33.96, and 19.47; east, 38.21 and 34.50; south, 31.37, and 63.60.
3. Large Ownerships: Subject property 236± acres, also see contiguous adjacent ownerships mentioned in 2. above.

I. Partitions: None in Country Club Exception Area. Two on adjacent lands: #76-34, (3) parcels (4.65, 4.19, 4.50); and #78-45, (2) parcels (5.0, and 5.0).

J. Public Services:

1. Sewer: Septic Tank/Drainfield
2. Water: Ice Fountain/Oak Grove
3. School: School busing
4. Fire: Westside Fire District
5. Access: Country Club Road, or Portland way; both are collectors.
6. Mail: Mail route

K. Natural Boundaries: Treeline and forest cover provide a natural boundary on the western portion of the property. Over ½ the ownership is in forest cover. A natural swale or low area runs west to east through the Golf Course proper and a small creek, swale, etc., runs in a west-east direction on the southern portion of the property. The property generally west to east.

L. Neighborhood and Regional Characteristics: The majority of adjacent surrounding lands are in farm use, while the remainder is forest. Dominant land uses are farm and forest oriented. There are three dwellings within the subject property and 18+ surrounding lands. The site is approximately three miles from the Urban Growth Boundary and eight miles from the city of Hood River. The Rural Center of Oak Grove is located approximately 1/4 mile to the south. Attachment “C” is a 1979 air photo, which shows the golf course and development surrounding it.

- M. Golf Course Operation and Regional Characteristics: The Hood River Golf Course, a nine-hole course, serves as the only public golf course in the Mid-Columbia area. The Hood River Golf Course was first constructed in 1921 with plans for enlargement to a full size 18-hole course. The course serves golfers in Wasco, Sherman and Hood River Counties as well as tourists in the area. The only other golf course in the three counties is in The Dalles and is a private club.

The Hood River Golf Course is currently operating at capacity. The maximum recommended rounds of golf per month by professional golf management specialists is 3,500 rounds. Hood River Golf Course, in a peak month, currently is operating at 3,450. The construction of an additional nine holes will relieve the pressure on the existing course and create a full size 18-hole course, allowing more tournament play and provide an additional recreational opportunity for tourists in the area.

- N. LCDC Critique: The critique provided by the Department of Land Conservation and Development staff was based on Goal 5 measures which were changed between the time of submission of the Hood River County Comprehensive Plan and the critique. The Plan was submitted in 1980, the critique was completed in November, 1981. In the interim the rules governing Goal 5 analysis changed dramatically.

The golf course ownership should be considered a recreational opportunity and enterprise and should not be designated as "Open Space". All reference to the golf course as "Open Space" in the Hood River County Comprehensive Plan should be deleted.

- O. Recommendation: The Department of Land Conservation and Development and the Land Conservation and Development Commission will not accept the Golf Course Exception Area as presented. However, the Director, DLCD, and his staff (Craig Greenleaf) strongly feel the Golf Course Exception Area can be justified subsequent to completing the process outlined below. (Items are not necessarily in order, some can be completed simultaneously.) This process to involve a collaborative effort between the property owner of the golf course, Hood River County, and the Department of Land Conservation and Development
1. In order for the County to achieve compliance by December 1984, the County adopt EFU zoning for the golf course. After acknowledgment, the following to be completed.
  2. Golf course property owner must develop a detailed design plan to scale showing at least the following, but including meeting all requirements of the PUD Ordinance:
    - a. Location of new 9 holes including tees, fairways, greens, etc.;
    - b. Circulation pattern for all activities;
    - c. Specific location of the proposed dwellings, road systems, and other intensive accessory uses to the golf course;



- d. Dwellings, roads and other accessory uses to be clustered (as outlined in the PUD Ordinance) primarily around the existing intensive uses or within the eastern half of the ownership. The western portion to be used primarily for the fairways, greens, etc.; and
    - e. Substantial buffers to be provided between the proposed dwellings and other intensive uses and surrounding farm uses on other ownerships.
3. The County to pursue, analyze and justify expansion through the Exceptions process, the Oak Grove Rural Center. The Oak Grove Rural Center to be expanded so that it is contiguous with the golf course property. The expansion of the Oak Grove Rural Center, including completion of a detailed site plan for the golf course will further assist in justifying the Golf Course Exception Area.
4. The County to further analyze the developed area to the west of the golf course ownership to determine if an exception is justified. The DLCD states this area could assist in justifying the Golf Course Exception Area, but is not a prerequisite.
5. The County, property owner, and LCDC to use the existing Golf Course Exception findings and facts to further justify the Golf Course Exception Area.
6. Based upon completion of a detailed site plan including meeting all PUD requirements; further justification of expansion of the Oak Grove Rural Center; use of existing findings of fact justifying the golf course, and any additional justification of other exception areas, the property owner make application for a Comprehensive Plan and Zone Change for a residential PUD, and justify an Exception to Goals 3 and 4.
7. The Director of the Department of Land Conservation and Development and his staff to provide assistance to the County and property owner justifying the Golf Course Exception Area. The Director of the DLCD has stated to the Board of County Commissioners November 19, 1984, that he and his staff will provide support in justifying, implementing, and finalizing the Plan and Zone Change request. This will be presented in a letter by the Director of the DLCD. Furthermore, Craig Greenleaf, staff member, DLCD, has stated he will provide a letter to the County further outlining the process.
8. Application for a Plan and Zone Change to occur after the County has achieved compliance. Appeals would be made to LUBA. It is anticipated the County will receive acknowledgment at the LCDC's December meeting, subsequent to affirmative findings of adoption by the Board of County Commissioners on December 17, 1984.



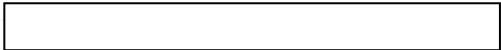
NORTH

SCALE:  
Approximately  
1" = 850'

LEGEND:

--- Boundary of Country Club Ownership  
(Orchard Machinery Corporation)

ATTACHMENT "A"



#### C. CONSEQUENCES

Soils in the Rockford and Windmaster Corner areas are Rockford stony loam, a Class III soil. Most of the land in these two Rural Center designations is built on at the present time. Orchard land abuts the Rockford Rural Center designation on its southwest side. Rural residential land uses surround Rockford on its remaining sides. Rural residential and hay and pasture land uses surround the Windmaster Corner Rural Center designation on all but its north side. On the north side is a fruit packing plant.

The Oak Grove Rural Center is located on Oak Grove loam, a Class IIIe soil. The area is in a wooded topographic depression that is surrounded by orchards on the west, south, and east sides. The north side is wooded with scattered residences.

#### D. COMPATIBILITY

Because of the restrictions that will be written into the Zoning Ordinance for Rural Center land uses and the fact that virtually all the lots within the boundaries of the Rockford, Oak Grove, and Windmaster Corner Rural Centers are already built on, the designation of the areas in question as "Rural Centers" should cause little more impact upon surrounding land uses than they presently experience.

### VII. COUNTRY CLUB

This designation includes the Golf Course and an area to the west and south.

#### A. NEED

There is a need for golfing and related amenities in the planning area to serve residents and visitors.

#### B. ALTERNATIVES

There are other locations in the planning area that could meet the needs, but because there is already a golf course here, it would make sense to provide for golf course and related amenities here.

#### C. CONSEQUENCES

Soils here are Oak Grove Loams, Class II, III, and IV soils. About one-quarter of the "Country Club" designation is in golf course (40 acres), 20 acres in orchard, and the remainder in forest (average tree age about 60 years).

ATTACHMENT "B 1/2"

D. COMPATIBILITY

The existing golf course is reasonably compatible with surrounding farming. An expansion of the golf course should be also. Any forestry uses to the west of the "Country Club" designation should be buffered from the Golf Course proper by the rugged forested topography immediately to the west of the Golf Course, but within the "Country Club" Plan Map designation.

VIII. GOALS NOT APPLICABLE

LCDC Goals 15, 16, 17, 18, and 19 are not applicable to Hood River County.

ATTACHMENT "B 2/2"