

ARTICLE 45 - GEOLOGIC HAZARD ZONE (GH)

Section 45.00 - Purpose & Intent

The purpose of the GH Zone (Geologic Hazard) is to identify existing or potential local geological hazards and to take precautions or restrict development in the interests of preventing hazards from causing harm to people or property. The Geologic Hazard Zone is utilized to implement the Environmental Protection Plan designation. The GH Zone can be used as an overlay zone. The Geologic Hazard Zone (GH) applies to geologic hazards identified by the State of Oregon, Department of Geology & Mineral Industries in Bulletin #91, Geologic Hazards of Parts of Northern Hood River, Wasco & Sherman Counties, 1977, and on State Geologic Hazard Maps accompanying that report prepared by J.D. Beaulieu, 1977.

The Geologic Hazard Zone (GH) does not apply to geologic features shown on Geology Maps that accompany Bulletin #91.

Section 45.10 - Boundaries

The boundaries of the designated Geologic Hazard areas shall be as they appear on the official zoning maps kept on file with the County Planner. A copy of the maps shall also be kept in the office of the Oregon Department of Geology & Mineral Industries.

Section 45.20 - Permitted Uses

The following types of uses are permitted but not including permanent structures or incidental buildings:

- A. Farming and Accepted Timber Practices;
- B. Parks, playgrounds;
- C. Golf courses, driving ranges;
- D. Picnic grounds;
- E. Wildlife and nature preserves;
- F. Target, trap and skeet ranges;
- G. Hiking trails;
- H. Airports or airstrips;
- I. Truck and storage rental; and
- J. Rock, sand and gravel storage, but not including quarry operations.

Section 45.30 - Limitations on Use

The following types of uses are permitted subject to signing the Hood River County Geologic Hazard Waiver Form (Appendix "A" to this Zone), review and approval by the Building Official and obtaining, if necessary, a Land Use and Building Permit. If the provisions in this section cannot be met, the use will be denied.

- A. At least the following detached accessory uses that are 20 feet from a pre-existing dwelling or a dwelling approved under provisions in Section 45.40 below, or are placed in locations where in the estimation of the Building Official and the property owner the use will not cause harm to people or property: (1) private garage; (2) carport; (3) storage shed; or (4) patio cover.
- B. Accessory structures for farming and accepted timber practices except dwellings and quarry operations.
- C. Repair, maintenance and additions considered appurtenant to a preexisting dwelling and its accessory use(s) or a dwelling approved under Section 45.40 and its accessory use(s). Items include the following (list is not exclusive): (1) concrete slabs, driveways and sidewalks; (2) masonry repair; (3) painting; (4) non-bearing partitions; (5) shelving; (6) cabinet work; (7) gutters and down spouts; (8) replacement or repair of siding; (9) replacement and repair of roofing; and (10) plastic glazed windows.

Section 45.40 - Other Conditions to Use and Occupancy

- A. Uses not enumerated in Section 45.20 and permitted in the base zone may be established, altered, or enlarged providing at least one of the following conditions exist and signing of the Hood River County Geologic Hazard Waiver Form (Appendix "A" to this zone) and obtaining a Land Use and Building Permit.
 - 1. A certified professional engineer (licensed in Oregon), geologist, hydrogeologist, or other professional competent in geology prepares a report stating that no harm to the development or land will be caused by the proposed development or geologic hazard.
 - 2. A certified professional engineer (licensed in Oregon), geologist, hydrogeologist, or other professional competent in geology prepares a report stating a geologic hazard does not actually exist in the area of proposed development.
 - 3. A certified professional engineer (licensed in Oregon), geologist, hydrogeologist, or other professional competent in geology prepares a report stating a hazard does exist including the type, method, and materials for physical improvements which could significantly reduce the likelihood of personal harm or property in the area due to geological hazards. At a minimum the reports required under Subsection A., 1., 2., and 3., shall contain the following information:

4. At a minimum the reports required under Subsection A., 1., 2., and 3., shall contain the following information:
 - a. A scaled map at 1 inch = 200 feet scale, with contour intervals of 10 feet, north arrow, property lines, cultural features, geologic formation, slope, diagrammatic section of geology, and other factors as necessary.
 - b. An analysis report (based on field check) explaining the geologic hazard, geomorphology, groundwater, soil suitability, specific hazard characteristics both short and long term, and related matters as necessary.
- B. Uses permitted and the improvements associated with such uses shall be subject to the following criteria:
 1. The development of permitted uses and improvements will not substantially increase the specific hazard potential.
 2. Any subsurface sewage disposal system or individual well for the proposed site will not become a health hazard during the future hazard activity.
- C. The information required in paragraphs A and B above must be submitted to and approved by the Geological Hazard Technical Review Committee (County Planner, Building Inspector, Sanitarian, Engineer, with assistance from the State Geologist at the Department of Geology and Mineral Industries or its successors). The Committee may approve, conditionally approve, or deny the request based on the ordinance requirements. The Committee may establish conditions on approval which are designed to minimize public and private loss of life and property.

Section 45.50 - Site Development Standards

- A. Same as those required in the base zone or as required by the approval under this Article (45) or as follows:
- B. Maximum height: 35 feet
- C. Setbacks, minimum:
 1. Front:

50 feet from the centerline of any local street or 20 feet from the right-of-way line, whichever is greater. 60 feet from the centerline of any arterial street or 20 feet from the right-of-way line, whichever is greater.

2. Rear: 20 feet.
3. Side: Interior: 10 feet.
Exterior, side or corner lot: 50 feet from the centerline of any street.
4. Setbacks between buildings: 10 feet minimum.
5. Accessory farm buildings may be located within 10 feet of the rear property line.
6. Minimum lot size for new lots or parcels: Compliance with one of the following: (a) as required by each base zone; or (b) must be consistent with the requirements of the predominant adjacent (abutting) zone.
7. Vision clearance: Vision clearance for corner lots shall be a minimum of 35 feet.

APPENDIX "A"

**GEOLOGIC HAZARD WAIVER FORM - HOOD RIVER COUNTY
EXHIBIT TO LAND USE OR BUILDING PERMIT NO. _____**

DATED _____
Property Descriptions

Hood River County Map No. _____
Tract No. _____

Addition, _____ Block _____
_____ Lot _____

or Deed Volume No. _____ Page _____

The owner and/or contractor understand that the property for which the attached building permit is issued, may be located within an area of Hood River County that has been identified in the Comprehensive Plan as a Geologic Hazard area and zoned Geologic Hazard. In consideration of the issuance of the permit, the owner and/or contractor agree that the County shall not be liable for any damage, loss, expense, cost or inconvenience which either or both of them may suffer if there is an earth movement which affects the structure for which this permit is issued, or which affects the property on which it is designated to be located. The owner and/or contractor further understand and agree that the issuance of this permit and the acceptance of it by them shall operate as a disclaimer of all responsibility and liability on the part of the County for any of the foregoing.

_____, 20 _____

Owner _____

Contractor _____

Subscribed and sworn to before me this _____ day of _____, 20 _____

Notary Public for State of Oregon

My commission expires _____

ADMINISTRATIVE LAND USE APPLICATION



HOOD RIVER COUNTY COMMUNITY DEVELOPMENT

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

PLANNING
File No.:
Date received:
Date issued:
Application Review Fee \$

TYPE OF LAND USE PERMIT:

Dwellings:

- Farm Operator Dwelling
 Income _____ Acreage _____
- Relative Farm Dwelling
- Accessory Farm Dwelling
- Farm Lot of Record
- Forest Template Dwelling
- Forest Large Tract Dwelling
- Forest Lot of Record

Conditional Use:

- Non- Farm Dwelling
- Dependent Relative Dwelling
- Home Occupation
- Bed and Breakfast

Other:

- Variance
- Subdivision

- Plan and Zone Change
- Planned Unit Development
- Zone Boundary Adjustment
- Comprehensive Plan Amendment

- _____
- _____

SITE INFORMATION:

Township: _____	Range: _____	Section: _____	Tax Lot: _____	Parcel size: _____ ac.	Zoning: _____
Site Address: _____			City: _____		

Description of Proposed Development or Use: _____

APPLICATION CHECKLIST:

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

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

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

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

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

Owner Name: _____	Owner Name: _____
Signature req'd _____	Signature req'd _____
Mailing Address: _____	Mailing Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____	Phone: _____ E-mail: _____
Applicant if other than owner: _____	<i>By signing, I acknowledge that the information provided in this application is accurate to the best of my knowledge. Signature of the property owner(s) indicates that the property owners(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes the County planning staff reasonable access to the site in order to evaluate the application.</i>
Signature req'd _____	
Mailing Address: _____	
City: _____ State: _____ Zip: _____	
Phone: _____ E-mail: _____	

SITE PLAN:

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

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

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

MINIMUM SITE PLAN INFORMATION REQUIREMENTS:

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

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

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

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

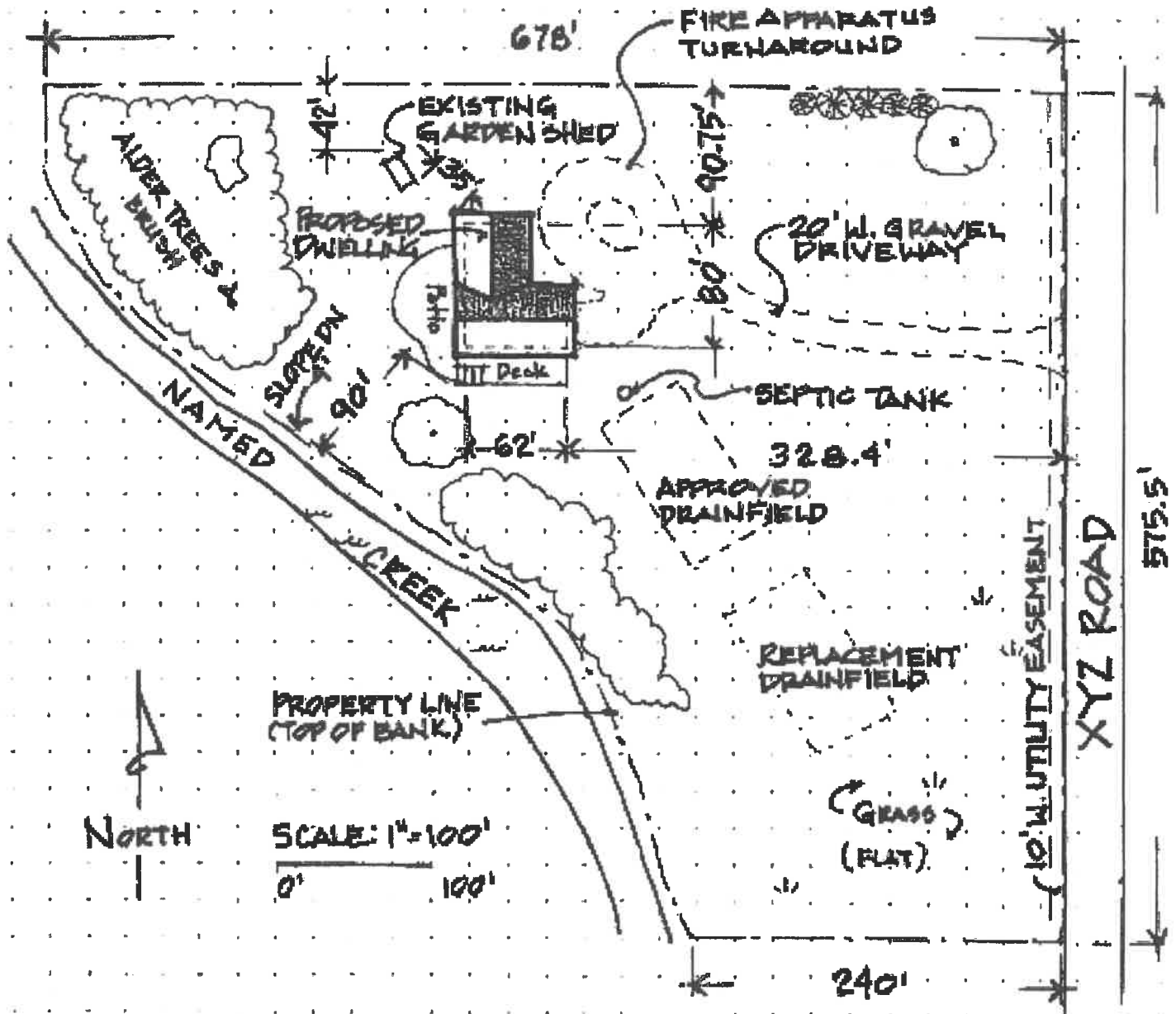
SITE PLAN EXAMPLE

Applicant: Joe and Jane Homeowner

Owner: Joe and Jane Homeowner

Property Address: 123 XYZ Road

Twn 3N Rng 8E Sec 10 TxLt 2010



Does your site plan show the following?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Property Information. | <input checked="" type="checkbox"/> Location of utilities, septic drainfields. |
| <input checked="" type="checkbox"/> Scale and north arrow. | <input checked="" type="checkbox"/> All easements (access, utility, irrigation, etc.). |
| <input checked="" type="checkbox"/> Boundaries of parcel with dimensions. | <input checked="" type="checkbox"/> Significant slope or terrain features. |
| <input checked="" type="checkbox"/> Existing and proposed structures. | <input checked="" type="checkbox"/> Vegetation type. |
| <input checked="" type="checkbox"/> Setback distances of proposed buildings. | <input checked="" type="checkbox"/> Portion of property in farm or forest use. |
| <input checked="" type="checkbox"/> Access roads, driveways, turnarounds, & parking. | <input checked="" type="checkbox"/> Vicinity map (if needed to augment your site plan). |

SITE PLAN

Applicant: _____

Owner: _____

Property Address: _____

Twn _____ Rng _____

Sec _____

TxLt _____

Does your site plan show the following?

- | | |
|---|--|
| <input type="checkbox"/> Property Information. | <input type="checkbox"/> Location of utilities, septic drainfields. |
| <input type="checkbox"/> Scale and north arrow. | <input type="checkbox"/> All easements (access, utility, irrigation, etc.). |
| <input type="checkbox"/> Boundaries of parcel with dimensions. | <input type="checkbox"/> Significant slope or terrain features. |
| <input type="checkbox"/> Existing and proposed structures. | <input type="checkbox"/> Vegetation type. |
| <input type="checkbox"/> Setback distances of proposed buildings. | <input type="checkbox"/> Portion of property in farm or forest use. |
| <input type="checkbox"/> Access roads, driveways, turnarounds, & parking. | <input type="checkbox"/> Vicinity map (if needed to augment your site plan). |