



NOTICE PROPOSED COMPREHENSIVE PLAN AND ZONING FOR THE MT. HOOD CORRIDOR

Clackamas County is revising the 1976 Mt. Hood Community Plan and the zoning which implements that Plan.

This notice describes the Proposed Comprehensive Plan and Zoning for the Mt. Hood Corridor. The proposals are the subject of public hearings in June and July.

This notice includes:

- Background on why changes are proposed
- Maps showing proposed land use plan designations
- Land use policies proposed specifically for the Mt. Hood Corridor
- List of public hearings -- your opportunities to participate

This is a REVISION of the draft proposal that was distributed in March.

*WHY REVISE THE MT. HOOD COMMUNITY PLAN?

The Land Conservation and Development Commission (LCDC) in December ordered the County to review the following aspects of the Plan before June, 1982:

• Lands Outside the Hoodland Service District

Exceptions to LCDC goals #3 (Agriculture) and #4 (Forest) must be taken for any non-farm and non-forest land uses outside the Hoodland Service District. Exceptions must show that specific sites are no longer available for farm or forest use because they are already physically developed, irrevocably committed or needed for other uses.

• Wetlands

The County must examine available information on wetlands and determine whether they are to be protected, and if so how.

• Plan/Zone Conflicts & Site Specific Maps

The County must make sure no conflicts exist between uses allowed by a Plan designation on a site and uses allowed by Zoning of the site. In addition, the County wants Plan and zoning maps to be specific enough so that any property owner can know how his land is classified. The County wants to make the Mt. Hood Plan more understandable and useful and to build on already-acknowledged policies and ordinances that work well for other areas of the County.

The Mt. Hood Community Plan was adopted in 1976. Zoning to implement the Plan was adopted in 1979. LCDC's order to review portions of the Plan also enables the County to do a timely update of policies, land use designations, and the data on which both are based.

The County is asking LCDC for an extension of their May 31 deadline so that interested citizens will have an opportunity to understand the land use proposals and to present their views to the County.

SUMMARY OF ZONES FOR EACH PLAN DESIGNATION

Proposed Zoning	Principal Uses	Conditional Uses	Minimum Lot Size	Unimproved Lots	Non-Forest/Non-Farm Uses
FOREST (Plan Classification): Areas to be maintained for timber growing, timber products and related uses.					
CTD/General Timber	Timber growing & harvesting; General farm uses; Single-family dwellings when used in conjunction with timber or farm uses.	Parks, cemeteries, churches, schools, dumps, and truck quarters.	All new lots require review & approval with no new lot less than 40 acres.	If an existing lot is 40 acres or larger a new 2 acre lot can be created for the existing home.	Home may be allowed on existing lots of less than 3 acres if the land is unsuitable for farm or forest and will not adversely affect farm or forest uses.
TT/Transitional Timber	Same as above	Same as above	20 acres	If an existing lot is 20 acres or larger a new 2 acre lot can be created for the existing home.	New lots of at least 2 acres if shown that the property is unsuitable for farm or forest and will not adversely affect farm or forest uses.
AGRICULTURE (Plan Classification): Areas to be maintained for agriculture and related activities.					
CAB/General Agricultural	Farm uses; Timber growing & harvesting; Single-family dwelling when used in conjunction with timber or farm uses.	Parks, cemeteries, churches, schools, truck quarters.	All new lots require review & approval.	A new 2 acre lot can be created for the existing home.	New lots of at least 2 acres if shown that the property is unsuitable for farm or forest and will not adversely affect farm or forest uses.
EF/Exclusive Farm Use 20 acres	Same as above	Same as above	All new lots require review & approval with no new lot less than 20 acres.	If an existing lot is 20 acres or larger a new 2 acre lot can be created for the existing home.	Same as above.
RURAL (Plan Classification): Areas for small acreage residential sites and rural living opportunities.					
RF-10/Farm Forest, 10 acres	Single-family homes, farm uses, timber growing & harvesting.	Parks, cemeteries, airports, dumps, & truck quarters.	10 Acres	N/A	N/A
RF-5/Rural Residential Farm Forest	Same as above	Same as above	5 Acres	N/A	N/A
RF-2/Rural Agricultural Single-Family	Same as above	Same as above	2 Acres	N/A	N/A
RESIDENTIAL (Plan Classification): Areas designated as urban which are either developed or planned to be developed with adequate public services.					
HR/Hoodland Residential	Dwellings, Parks, Golf Courses	Churches, schools, day care centers, day, weekly structures.	4 units per acre	N/A	N/A
MR/Mountain Recreational Resort	Dwellings, Resort Housing, Apartments, Parks, Golf Courses	Churches, schools, mobile home parks	Established & existing lots only	N/A	N/A
COMMERCIAL (Plan Classification): Areas to accommodate shopping and service needs.					
MC/Urban Commercial (Applied outside the urban area)	Stores, Clothing, Businesses, Offices, Restaurants, Grocery, Gift Stores	Churches, schools, utility structures	NONE (Must meet minimum parking, setbacks and landscaping)	N/A	N/A
RTC/Rural Tourist Commercial (Applied inside the urban area)	Same as above and Hotels, Motels, Resort Accommodations	Theme parks and amusement parks	Same as above	N/A	N/A
OPEN SPACE - PUBLIC AND COMMUNITY USE (Plan Classification): Structures committed to open space which are located in urban areas.					
OS/Open Space Management	Public and private recreation areas such as school playgrounds, golf courses, parks	Accessory uses such as playgrounds, club houses, lodges	NONE	N/A	N/A

*WHEN ARE THE MEETINGS AND DECISIONS?

ALL MEETINGS AND HEARINGS ARE AT THE HOODLAND WOMEN'S CLUB ON SALMON RIVER ROAD AND HWY. 26.
 7:30 p.m., Wednesday, May 26: Citizens' Information Meeting on Proposed Plan and Zoning. Purpose of the meeting is two-fold: To explain the proposal that will be considered at public hearings and to assist citizens with the most effective way to present their views of the proposal to the Planning Commission and Board of Commissioners.
 7:30 p.m., Monday, June 15: Planning Commission Public Hearing on Plan and Zoning.
 7:00 and 7:00 p.m., Wednesday, July 7: Board of County Commissioners Public Hearing on proposed plan.

*WHAT THE MAP SHOWS

The map shows Comprehensive Plan land use designations. Within each plan designation one or more zoning districts may be applied. The chart on the right describes the map designations and the implementing zones.

Note: The County has no land use authority over federally owned land and Plan designations for their lands are only advisory.

*WHAT POLICIES ARE PROPOSED?

The following policies have been condensed slightly to save space.

INTRODUCTION

The Clackamas County Comprehensive Plan is applicable to the Mt. Hood area; however, the Mt. Hood Community Plan policies take precedence where conflicts between the two documents exist. The Mt. Hood Community Plan contains policies which are in addition to, or different from, the County Comprehensive Plan.

PROPOSED POLICIES

VILLAGES
 The three distinct villages of Government Camp, Rhododendron, and Wemme/Welches are recognized for their separate character and individual environment.

Government Camp

Provide for a development character of high intensity. Encourage a pedestrian-oriented business center. Require only one on-site parking space for each residence built on an existing lot of record. Require new commercial development or residential development of more than three units to plan for snow removal and stockpiling. Require all new residential development of more than three units to provide covered parking. Limit building height to 35 feet, unless additional height is necessary to accommodate underground parking.

Rhododendron

Provide for a development character of low intensity, and encourage development of crosswalks, signals, or a pedestrian overpass or underpass across Highway 26.

Wemme/Welches

Provide for a development character of medium intensity, and orient new development away from Highway 26, a scenic highway. Encourage development of recreational-resort facilities, and a shuttle bus system to provide access to ski areas.

RESIDENTIAL AREAS

Two residential designations are used in the Mt. Hood urban area: Low Density Residential and Mountain Recreational. The Low Density Residential designation, when applied within the Mt. Hood urban service area, shall be implemented only by the Hoodland Residential (HR) zone, which has a density of four (4) units per acre.

The Mountain Recreation designation may be applied within the Mt. Hood urban service area when all of the following criteria are met:

- a. Land is within a village district.
- b. Public sewer and a State-approved water system are available and adequate to support the potential development.
- c. The character of the area would not be adversely affected.

Density calculations in the Mountain Recreation areas will be based on floor area and will vary according to the village.

Allow the following density per net acre for each village district:

Floor Area per unit in sq. ft.	Typical Unit Type	Govt. Camp	Wemme/Welches	Rhododendron
1200+	2-3 bedroom	8	6	4
1000		10	7	5
800	1-2 bedroom	12	8	6
600	Efficiency	16	10	8
400		22	14	12

Density credit and transfer provisions and density bonuses are allowed in the Mountain Recreational Resort and the Hoodland Residential zones.

Density standards for fragile or hazardous areas shall be as follows:

- a. No density credit allowed for land within the 100 year floodplain.
- b. Identified land movement areas, wetlands, and slopes over 25% shall not be developed; 50% of the density allowed by zoning may be transferred to an unrestricted area.

