

An aerial photograph of Parkdale, Oregon, showing a mix of residential houses, commercial buildings, and large agricultural orchards. In the background, the snow-capped peak of Mount Hood rises against a clear blue sky. A semi-transparent dark rectangle is overlaid on the middle of the image, containing the title text in white.

PARKDALE COMMUNITY PLAN APPENDICES NOVEMBER 2023



Appendix A. Plans & Policy Review



MEMORANDUM

Plans, Policy, and Regulatory Review (Task 1.2)
Parkdale Unincorporated Community Plan Update

DATE September 29, 2022
TO Project Management Team
FROM Clinton "CJ" Doxsee and Sun-gyo Lee, MIG, Inc.
CC FILE

OVERVIEW

This memorandum presents a review of existing plans, regulations, and policies that affect planning in unincorporated areas of Hood River County. The review explains the relationship between the documents and the Parkdale Unincorporated Community Plan (UCP) update process, identifying key issues that have a bearing on the planning effort.

This memorandum is intended to guide decisions regarding the development of the unincorporated community plan's necessary elements. Some documents included in this review establish standards, targets, and guidelines with which the planning effort must be coordinated and consistent with; others contain improvements that will need to be factored into future demand and otherwise reflected in the plan.

Local policy and regulatory requirements – such as the Hood River County zoning – may be subject to recommended amendments in order to implement the recommendations of the Parkdale Unincorporated Community Plan. This memorandum helps set the stage for those potential amendments, which will be prepared as part of project implementation.

The following documents were reviewed.

Overview 1
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STATE PLANS

Oregon Revised Statutes 660, Division 22 – Unincorporated Communities (1994)

Division 22 establishes a statewide policy for the planning and zoning of unincorporated communities that recognizes the importance of communities in rural Oregon. It is intended to expedite the planning process for counties by reducing their need to take exceptions to statewide planning goals when planning and zoning unincorporated communities.

Section -0010 defines the types of unincorporated communities which regulations in Division 22 apply. The Parkdale community is defined as an Unincorporated Community and is categorized as a Rural Community under the Division’s definitions. It states it as follows:

660-022-0010 Definitions

(7) “Rural Community” is an unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding rural area, or to persons traveling through the area.

(10) “Unincorporated Community” means a settlement with all of the following characteristics:

(a) It is made up primarily of lands subject to an exception to Statewide Planning Goal 3, Goal 4 or both;

(b) It was either identified in a county’s acknowledged comprehensive plan as a “rural community,” “service center,” “rural center,” “resort community,” or similar term before this division was adopted (October 28, 1994), or it is listed in the Department of Land Conservation and Development’s January 30, 1997, “Survey of Oregon’s Unincorporated Communities”;

(c) It lies outside the urban growth boundary of any city;

(d) It is not incorporated as a city; and

(e) It met the definition of one of the four types of unincorporated communities in sections (6) through (9) of this rule, and included the uses described in those definitions, prior to the adoption of this division (October 28, 1994).

Section -0020 provides standards for which areas can be identified and designated as an unincorporated community. The previous Parkdale planning effort identified a mix of commercial, industrial, and residential zones. The current Parkdale planning effort will adhere to the same zoned areas. It will not include land planned and zoned for adjacent farm uses.

660-022-0020 Designation of Community Areas

(2) Counties shall establish boundaries of unincorporated communities in order to distinguish lands within the community from exception areas, resource lands and other rural lands. The boundaries of unincorporated communities shall be shown on the county comprehensive plan map at a scale sufficient to determine accurately which properties are included.

(3) Only land meeting the following criteria may be included within an unincorporated community boundary:

(a) Land which has been acknowledged as a Goal 3 or 4 exception area and historically considered to be part of the community provided the land only includes existing, contiguous concentrations of:

(A) Commercial, industrial, or public uses; and/or

(B) Dwelling units and associated residential lots at a greater density than exception lands outside rural communities.

(b) Land planned and zoned for farm or forest use provided such land meets the criteria in section (4) of this rule.

Section -0030 establishes regulations for the types of commercial, industrial, and residential uses that can be authorized in an unincorporated community. The current Parkdale planning effort will identify land use regulations for each type of use consistent with the regulations in this section. The updated plan is expected to largely build on work conducted for the earlier planning effort in this regard.

660-022-0030 Planning and Zoning of Unincorporated Communities

(1) For rural communities, resort communities and urban unincorporated communities, counties shall adopt individual plan and zone designations reflecting the projected use for each property (e.g., residential, commercial, industrial, public) for all land in each community. Changes in plan or zone designation shall follow the requirements to the applicable post-acknowledgment provisions of ORS 197.610 through 197.625.

(2) County plans and land use regulations may authorize any residential use and density in unincorporated communities, subject to the requirements of this division.

(3) County plans and land use regulations may authorize only the following new or expanded industrial uses in unincorporated communities:

(a) Uses authorized under Goals 3 and 4;

(b) Expansion of a use existing on the date of this rule;

(c) Small-scale, low impact uses;

(d) Uses that require proximity to rural resource, as defined in OAR 660-004-0022(3)(a);

(e) New uses that will not exceed the capacity of water and sewer service available to the site on the effective date of this rule, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage;

(f) New uses more intensive than those allowed under subsection (a) through (e) of this section, provided an analysis set forth in the comprehensive plan demonstrates, and land use regulations ensure:

(A) That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;

(B) That such uses would not rely upon a work force employed by uses within urban growth boundaries; and

(C) That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries.;

(g) Industrial uses, including accessory uses subordinate to industrial development, as provided under either paragraph (A) or (B) of this subsection:

(A) Industrial developments sited on an abandoned or diminished industrial mill site, as defined in ORS 197.719 that was engaged in the processing or manufacturing of wood products, provided the uses will be located only on the portion of the mill site that is zoned for industrial uses; or

(B) Industrial development, and accessory uses subordinate to the industrial development, in buildings of any size and type, in an area planned and zoned for industrial use on January 1, 2004, subject to the territorial limits and other requirements of ORS 197.713 and 197.714.

(4) County plans and land use regulations may authorize only the following new commercial uses in unincorporated communities:

- (a) Uses authorized under Goals 3 and 4;*
- (b) Small-scale, low impact uses;*
- (c) Uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.*

Section -0050 establishes requirements under which a public facility plan is required. The population of the Parkdale community does not exceed 2,500. For communities below that population, it requires a sewer and water public facility plan if certain conditions are unable to be met. The current planning effort will include an analysis of existing public facilities to determine if existing conditions will be adequate to support anticipated growth.

660-022-0050 Community Public Facility Plans

(1) In coordination with special districts, counties shall adopt public facility plans meeting the requirements of OAR 660, division 11, and include them in the comprehensive plan for unincorporated communities over 2,500 in population. A community public facility plan addressing sewer and water is required if the unincorporated community is designated as an urban unincorporated community under OAR 660-022-0010 and 660-022-0020. For all communities, a sewer and water community public facility plan is required if:

- (a) Existing sewer or water facilities are insufficient for current needs, or are projected to become insufficient due to physical conditions, financial circumstances or changing state or federal standards; or*
- (b) The plan for the unincorporated community provides for an amount, type or density of additional growth or infill that cannot be adequately served with individual water or sanitary systems or by existing community facilities and services; or*
- (c) The community relies on groundwater and is within a groundwater limited or groundwater critical area as identified by the Oregon Department of Water Resources; or*
- (d) Land in the community has been declared a health hazard or has a history of failing septic systems or wells.*

Section -0060 outlines detailed requirements for ensuring resident participation opportunities throughout the planning process for unincorporated communities. The current planning effort will specify and include public engagement strategies to inform Parkdale residents of the Community Plan update and ensure their participation, adhering to the involvement requirement.

660-022-0060 Coordination and Citizen Involvement

(1) Counties shall ensure that residents of unincorporated communities have adequate opportunities to participate in all phases of the planning process. Counties shall provide such opportunities in accordance with their acknowledged citizen involvement programs.

(2) When a county proposes to designate an unincorporated community or to amend plan provisions or land use regulations that apply to such a community, the county shall specify the following:

(a) How residents of the community and surrounding area will be informed about the proposal;

(b) How far in advance of the final decision residents of the community and the surrounding area will be informed about the proposal;

(c) Which citizen advisory committees will be notified of the proposal.

Project Relevance: Division 22 provides clear standards for identifying and designating Parkdale as an unincorporated community. The Division sets standards regulating new or expanded land uses, adoption of public facility plans, and necessary public outreach. The Parkdale planning effort will be consistent with the standards provided in Division 22.

HOOD RIVER COUNTY PLANS

Hood River County Comprehensive Land Use Plan (Adopted 1984, Amended 2011)

The Hood River County Comprehensive Land Use Plan is the basic instrument used for County land-use planning. It is utilized to guide and direct the use and development of land use activities on private lands within the County. As a long-range planning guide for unincorporated county areas, its goals, policies, and implementation provide direction on land use and transportation decision-making in the County, consistent with Statewide Planning Goals.

The following policies were identified as relevant to the Parkdale planning effort.

GOAL 1 - Citizen Involvement

Policies

- 1. Improve and use existing citizen participation programs to insure ongoing citizen involvement in plan and land use regulation revisions now and after Plan acknowledgement.*
- 2. Establish, maintain and encourage use of an ongoing citizen involvement program for the County.*

Strategies

- 1. Encourage public participation in the planning process by continuing support of existing programs. The Planning Commission shall advise the Board of the effectiveness of these programs and changes to improve these programs;*

2. Improve the availability of planning information to citizens and agencies;

GOAL 2 - Land Use Planning

Policies

10. New development shall be limited to prevent excess demand on the sewer and water systems in unincorporated communities.

Strategies

7. Plan and zone pre-existing commercial, industrial and light industrial uses pursuant to affirmative findings being presented demonstrating compliance with the following criteria or factors:

- a. Making application through the County Planning Department for a plan or zone change or both.*
- b. Compliance with exception requirements for lands irrevocably committed to other uses.*
- c. Consideration of the following criteria if not addressed under b. above:*
 - (1) On site sewage disposal suitability or community sewage;*
 - (2) Domestic water supply availability;*
 - (3) Access;*
 - (4) Rural fire protection;*
 - (5) Lack of natural hazards;*
 - (6) Effects on resource lands.*

GOAL 3 – Agricultural Lands

Policies

1. Agricultural land shall be preserved and maintained for agricultural uses, consistent with existing and future needs for agricultural products.

6. Agricultural lands and existing agricultural uses will be protected from conflicting uses.

7. Redevelopment and improvement of existing communities and other developed area (s) is favored over development which will utilize existing agricultural lands.

Goal 10 – Housing

Policies

2. The preservation and rehabilitation of the existing housing supply will be encouraged.

5. Rural residential development will be encouraged in locations which do not conflict with established farming and forestry uses.

7. Buffer areas will be established between rural residential housing and agricultural activities and practices, and between new residential housing and commercial forestry activities and practices.

11. Rural Residential development will not be allowed in locations which conflict with traffic patterns.

Goal 11 – Public Facilities & Services

Policies

3. Public facilities and services to the Central Valley and Mt. Hood areas shall be in keeping with the rural character of these areas. Facilities and services for Odell and Parkdale shall be suitable for rural community development (i.e., public water and sewer shall be provided to areas within the Odell and Parkdale exception areas).

5. Encourage land use patterns that will minimize the cost of providing public water and sewerage facilities in the future.

Strategies

*3. Extension of new sewer trunk lines into areas designated “farm” on the Plan Map shall not be allowed without prior approval by the Planning Commission. At a minimum, the following criteria must be met: (a) the sewer line is necessary to correct a state documented health hazard or (b) extending the sewer line through an area designated “Farm” is the only reasonable means of providing sewer service to a justified exception area which lies within the boundaries of a legally created sewerage entity and which is designated for residential, commercial, industrial or light industrial on the Plan Map; and (c) the proposed facilities are shown to be appropriate for and limited to the exception area. Assessments and levies for sewer service of land designated “Farm” by the County shall comply with * ORS 308.401.*

9. Review the provisions for water and sewerage facilities for all types of development in order to insure these facilities are in accordance with County and State health standards.

11. All sanitary district plans which have significant impact on land-use patterns shall be reviewed by the Planning Commission in consultation with the Public Works Department, prior to action, as required by State law. Such plans include, but are not limited to those concerning expansion of treatment capabilities, extension of lines, and extension of Sewer District boundaries.

14. In order to minimize the cost of new sewer facilities (i.e., sewer lines) existing sewer district facilities shall be used wherever possible.

17. The present Parkdale Community Center should continue, but the County or Parkdale Community Association should secure additional parking to accommodate users' vehicles and eliminate the hazard that now exists

Project Relevance: The Parkdale UCP will be developed in accordance with the Comprehensive Plan. The UCP will be adopted as an element of the County's Comprehensive Plan. Recommendations resulting from the planning effort must either be consistent with existing policies, including those identified above, or the planning effort should result in proposed amendments to adopted policies.

Hood River County Transportation System Plan (Adopted in 2003, Amended in 2011)

The Transportation System Plan for Hood River County guides the design, implementation, and management of existing and planned transportation facilities within unincorporated areas of the County. The Transportation System Plan addresses all travel modes and includes goals and policies used to guide development of the key recommendations and policy directives established for each travel mode.

The Transportation System Plan conducted travel counts for selected highways prior to its adoption in 2003. In 2001, traffic volumes on Highway 281 (Hood River Highway) ranged between 1,100 and 2,220 average daily traffic (ADT). The highest ADT occurring within the downtown core of Parkdale and tapering off in either direction.

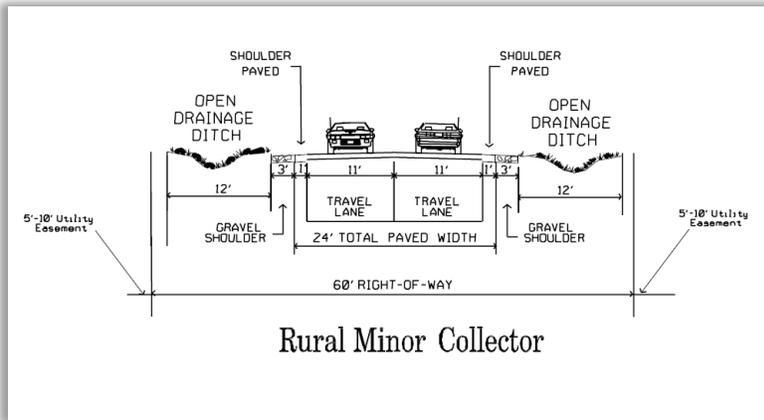
Street classifications relate to the design and function of roadways and determine the operational characteristics. Streets and highway within the Parkdale community are classified as follows:

- Highway 281 is classified as a Minor Arterial within the Parkdale area.
- Clear Creek Road is classified as a Rural Minor Collector.
- All other streets in the community are classified as Local Streets.

Minor Arterials in rural areas provide linkages among cities, larger towns, and other traffic generators. They are generally designed to facilitate high travel speeds and minimum interference with through movement. Rural arterials in Hood River County are typically under ODOT jurisdiction – including Highway 281 – and are subject to state design standards.

Rural collectors, and specifically Minor Collector roads, provide service to smaller communities and linkages to locally important traffic generators in rural areas. Street design standards for these streets require 60 feet right-of-way, two travel lanes, a paved and gravel shoulder, along with 12 foot drainage ditches (see Figure 1).

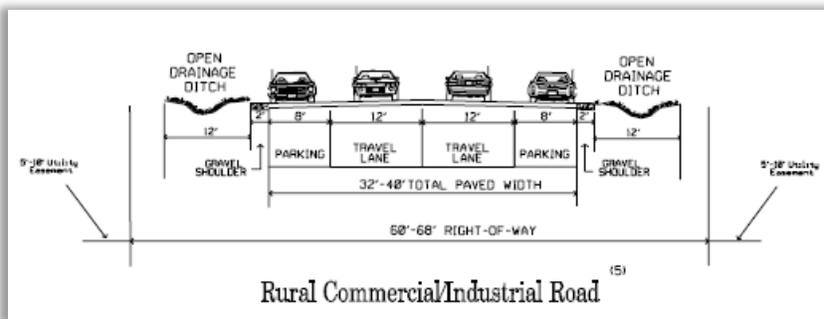
Figure 1: Rural Minor Collector Street Classification



Rural local roads provide access between local areas and the larger network of collectors and arterials. Design standards for rural local roads include right-of-way between 30-60 feet, two travel lanes, and potentially gravel shoulders and a 12-foot ditch.

The Transportation System Plan includes descriptions for Rural Commercial/Industrial Streets that are intended to serve commercial and industrial areas, including rural unincorporated areas where the need to for dedicated pedestrian and bicycle areas would be limited. The Transportation System Plan does not specifically apply these street classifications to any roads in the Parkdale area, however it would be applicable considering presence of industrial and commercial uses along Highway 281 and Clear Creek Road (See Figure 2).

Figure 2: Rural Commercial/Industrial Road Classification



Project Relevance: The Hood River County TSP does not identify specific transportation improvements in the Parkdale area. The Parkdale area includes a Minor Arterial, a Rural Minor Collector, and Local Street classification. Street classifications include associated street design standards are intended to accommodate growth over time. Improvements may be necessary outside of this planning process where sub-standard street currently

exist. This planning effort will conduct a preliminary review of traffic levels on key roadways to ensure they are consistent with their respective roadway classification and design.

Multi-jurisdictional Natural Hazards Mitigation Plan (2018)

Hood River County developed the Natural Hazards Mitigation Plan (NHMP) in an effort to prepare for the long-term effects resulting from natural hazards in Hood River County. The Plan identifies resources, information, and strategies to reduce risk from natural hazards.

Hood River County is regularly impacted by six natural hazards: wildfires, winter storms, windstorms, droughts, landslides, and floods. The County is also susceptible to risk from earthquake events and volcanic eruptions. Wildfires and winter storms are considered the highest risk.

Table HA-1 in the NHMP provides a general overview of the natural hazards present within the County (See Figure 3).

Figure 3: Hood River County Hazard Overview

Hazard	General location and extent	Risk Level
Winter Storm	Countywide; severe winter storms occur annually and create dangerous driving conditions, residential isolation, and power outages.	High
Wildfire	The entire county is vulnerable to the effects of wildfire; however steep slopes, unmanaged forests, and wind conditions intensify risk. Transportation and economic activity is disrupted by wildfire.	High
Earthquake (CSZ and Crustal)	A subduction zone earthquake would collapse buildings and damage infrastructure countywide. Crustal quake events stemming from local faults could be catastrophic to County infrastructure.	Moderate
Landslide	Hood River County has many areas adjacent to the Columbia River Gorge where landslides have taken place; steep slopes and high precipitation increase landslide risk. Severe landslides can damage infrastructure and transportation. Heightened risk in recent wildfire burn zone.	Moderate
Drought	Countywide; frequent to regular moderate droughts; affect agricultural and recreational sectors.	Moderate
Flood	Rivers in Hood River County historically flood every few years. These include the Hood River, Indian Creek, Phelps Creek and the Columbia River. Flood hazard areas are along the East, Middle and West forks of the Hood River, and along Emil, Odell, Baldwin and Neal Creeks.	Low
Windstorm	Windstorms are frequent throughout the County, but rarely create catastrophic damage.	Moderate
Volcano	Hood River County may be impacted by a volcanic eruption from Mt. Hood at any time, which would impact White River, Sandy, and Hood River channels.	Low

Source: Hood River County

The NHMP identifies critical facilities and infrastructure that are vital to the functioning of the County. The following structures were identified in Parkdale within the NHRMP:

- Hood River Electric
- Parkdale Water
- Parkdale Fire District

The Plan also identifies mitigation actions for local departments, citizens, and others to engage with to reduce risk. The mitigation action does not identify specific actions that are applicable to Parkdale.

Project Relevance: This project will consider potential hazards that could affect the Parkdale Community and may identify future actions or strategies needed to address them.

Hood River County Energy Plan (2018)

Hood River County Energy Plan was developed to address the risks associated with climate change and natural disasters, determine ways to procure and use energy more efficiently and cost-effectively.

The Plan presents goals, objectives, strategies, and potential actions for reducing fossil fuel emissions related to energy use in Hood River County. Its focus is on increasing investment in energy efficiency and locally-produced, renewable energy, and providing key services in the event of an emergency. It is organized into four focus areas: Buildings, Transportation and Land Use, Agriculture and Water, and Community Scale Solutions.

Of these, the Transportation and Land Use focus area contains the most applicable direction for the Parkdale planning effort. It addresses the planning decisions and infrastructure that impact how people move from place to place with the goal of reducing the energy used in transportation. In particular, Objective 4 and Strategy 4.1 are most relevant to Parkdale. Objective 4 states:

Objective 4 – Ensure Hood River County makes transportation system improvements that enhance connectivity for local & visitor travel.

Strategies 4.1 – Connect communities. Support efforts to provide accessible alternate transportation options to different communities within the county.

Project Relevance: The Hood River County Energy Plan provides general policy direction on various topic areas with a focus utilizing energy resources to reduce the risk of climate change and natural disasters. This project will consider the goals and strategies as they affect the Parkdale Community and identify additional strategies or actions, as needed and appropriate.

Hood River County Web map (2018)

The Hood River County Web Map provides several layers to help readers understand Parkdale's surroundings, zoning, tax lots, water district, fire district, public land ownership, etc.

Project Relevance: The web map will assist in the planning process with tools to analyze and compare numerous geographic data layers along with traditional databases.

PARKDALE PLANS

Parkdale Community Plan (2004)

The Parkdale Community Plan is the previous planning effort for the Parkdale community. The Parkdale Community Plan satisfies all the requirements necessary for an unincorporated community plan pursuant to OAR 660-022. However, the plan was not officially adopted upon completion and was put on hold in 2004 so the County could bolster its findings related to the Odell unincorporated community boundary.¹

The Parkdale Community Plan includes sections addressing plan process and background (Chapter I), land use planning (Chapter II), and public facilities planning (Chapter III). The plan process and background in Chapter I includes information about the planning process, public outreach efforts, and population and growth forecasts for the community. The land use planning section in Chapter II addresses existing land use and zoning, summarizes applicable OAR requirements, and identifies recommended changes to zoning and development requirements to comply with OAR requirements. Public facility planning in Chapter III addresses existing public facility conditions and a summary of their capacity to serve anticipated growth. The public facilities analysis determined the capacity of the local water, sanitary sewer, and transportation systems would be sufficient to accommodate the anticipated population increase under the Parkdale Community Plan.

Project Relevance: Parkdale Community Plan provides essential elements that identify and evaluate existing conditions of the unincorporated community. It includes housing and property information for each zone and supporting infrastructure such as water, sanitary system, and road capacity. Conformance to OAR 660-022 section provides fundamental background for future Parkdale Community Plan to adhere to requirements set forth in the State rule. The current planning effort will use the 2004 Community Plan as a foundational resource for developing the updated UCP.

Parkdale Community Survey (2002)

Hood River County conducted a community survey to develop rural community plan for Parkdale in 2002. The questionnaire was designed to obtain input from people who live and work in Parkdale. It

¹ The 2004 Parkdale planning effort was first initiated by the County in 2002 as part of a larger proposal, which include Odell, another exception area eligible to become an unincorporated community.

included questions about community character and residential and commercial property uses and sizes.

Project Relevance: The current planning effort will use a similar questionnaire to gather updated input from the community that will inform development of the UCP. The community survey for the previous planning effort will inform the updated questionnaire.

Parkdale Sanitary District Wastewater Facilities Plan (2014)

The purpose of this plan is to evaluate the wastewater collection, treatment, and disposal systems with respect to current and forecasted future wastewater flows and mass loads. The study area for this plan included all areas within the District's boundaries, which includes the Parkdale community. The plan study period was through the year 2035 and evaluated Parkdale Sanitary District's and identified recommendations for future long range development needs.

The Wastewater Facilities plan addresses a variety of conditions and characteristics. It includes a review of existing facilities and their capacity, existing and projected wastewater characteristics, wastewater composition, and ammonia. It also includes a review of applicable regulations and standards and identifies improvement alternatives, a capital improvement plan and implementation schedule, as well as financial evaluation.

The existing facilities and capacity include a sanitary sewer collection system and a wastewater treatment plant. The sanitary sewer collection system is comprised of two drainage basins with a network of gravity collection lines and a single pump station. The sewage treatment plant is designed to utilize the complete mix, activated sludge process to provide a minimum reduction of 90 percent of the 5-day Biological Oxygen Demand.

The notable aspect of the Wastewater Facility Plan includes the projected wastewater characteristics, which projects future wastewater flows using a base flow and an infiltration and inflow (I&I) component. According to the plan, future average dry weather flow is the product of 128 gpcd and corresponding estimated future population. Table 1-6 in the plan present projected future influent wastewater flows. The projected wastewater composition utilizes mass loading rates to project future loading based on population growth. Table 1-7 in the plan summarizes the maximum monthly average design loads.

Project Relevance: At the time of the study, the existing collection system was determined to have adequate capacity for current and future flows, although rehabilitation projects are required to maintain the system components and limit I&I within acceptable levels. The plan's forecast assumptions will be reviewed against current projections.

The plan also identifies upgrades to the wastewater treatment plan that were required to bring the plant into current compliance. Follow up with the District will be required to confirm that upgrades have been implemented.

Portland State University Population Forecasts (2020)

The Population Research Center (PRC), using its own methodology, estimates county and sub-area populations for the first 25 years of the 50-year. For years 26-50, PRC projects the county population using the annual growth rate from the 24th-25th year. To allocate the projected county population to its subareas, we extrapolate the change in sub-area shares of county population observed in years 1-25 and apply the resulting shares to the projected county population. The 2020 forecast for Hood River County is an update of the 2016 version. While no forecast for Parkdale area is available, prediction for non-UGB areas gives good reference to project population trends for Parkdale.

The PRC expected Hood River County's non-UGB areas to grow at slower rates throughout the forecast period than previously forecasted, in line with a slowdown in housing unit growth observed throughout the 2010s. Given slower forecasted growth in areas outside of UGBs, the City of Hood River is anticipated to gradually account for a greater share of the county population than previously forecasted (See Figure 4).

Figure 4: Hood River County and Sub-Areas – Historical and Forecast Populations

Area	Population (2000)	Population (2010)	AAGR (2000-2010)	Population (2020)	Population (2045)	Population (2070)	AAGR (2010-2020)	AAGR (2020-2045)	AAGR (2045-2070)
Hood River County	20,411	22,346	0.9%	24,406	29,702	35,124	0.9%	0.8%	0.7%
Cascade Locks	1,117	1,147	0.3%	1,324	1,534	1,729	1.4%	0.6%	0.5%
Hood River City	7,648	8,800	1.4%	10,177	13,924	18,185	1.4%	1.3%	1.1%
Outside UGBs	11,646	12,399	0.6%	12,905	14,244	15,211	0.4%	0.4%	0.3%

Figure 5 provides a 14-year population forecast (2020-2034) for the county and its sub-areas, as required by House Bill 2254. Populations at the 14th year of the forecast were interpolated using the average annual growth rate during the 2030-2035 period.

Figure 5: Hood River County and Sub-Areas – 14-Year Population Forecast

Area	Population (2020)	Population (2034)	14-Year Change	AAGR (2020-2034)
Hood River County	24,406	27,443	3,037	0.8%
Cascade Locks	1,324	1,430	106	0.6%
Hood River City	10,177	12,310	2,133	1.4%
Outside UGBs	12,905	13,703	798	0.4%

Assumptions for Smaller Sub-Areas Rates of population growth for the smaller UGBs are determined by corresponding growth in the number of housing units as well as changes in housing occupancy rates and persons per household (PPH). Average household size—or persons per household (PPH)—in Hood River County declined by about 2 percent during the 2000s. Each of Hood River County's sub-areas experienced a decline in PPH, which corresponds with a statewide trend of decreasing PPH. (See Figure 6 and 7).

Figure 6: Hood River County and Sub-Areas – Total Housing Units

Area	Housing Units (2000)	Housing Units (2010)	AAGR (2000-2010)	Share of County 2000	Share of County 2010	Change (2000-2010)
Hood River County	7,818	9,271	1.7%	100.0%	100.0%	0.0%
Cascade Locks	477	503	0.5%	6.1%	5.4%	-0.7%
Hood River City	3,265	4,120	2.4%	41.8%	44.4%	2.7%
Outside UGBs	4,076	4,648	1.3%	52.1%	50.1%	-2.0%

Figure 7: Hood River County and Sub-Areas – Persons per Household and Occupancy Rate

Area	Persons per Household (2000)	Persons per Household (2010)	Change 2000-2010	Occupancy Rate (2000)	Occupancy Rate (2010)	Change 2000-2010
Hood River County	2.7	2.6	-2.2%	92.7%	88.2%	-4.6%
Cascade Locks	2.6	2.6	-1.5%	89.7%	88.7%	-1.1%
Hood River City	2.5	2.4	-0.9%	92.3%	86.6%	-5.7%
Outside UGBs	2.9	2.8	-2.6%	93.4%	89.5%	-3.9%

Areas outside of UGB areas will also grow between 2020 and 2070, though at slower rates than the county as a whole. As a result, Hood River County will continue to experience a spatial redistribution of its population as the City of Hood River UGB gains as a share of total population and other areas have declining shares.

Project Relevance: Population forecasts are an important foundation for developing a future plan that anticipates potential needs for additional housing, facilities, land use, etc. This report delivers key indicators such as 14-year population forecast, total housing units, persons per household that can be used as reference for Parkdale.

Appendix B. Rural Unincorporated Community Zoning Amendments

ARTICLE 10 12 – PARKDALE UNINCORPORATED COMMUNITY
RESIDENTIAL (P-R1) ZONE

(Effective _____)

Section 10 12.10 - Uses Permitted

In ~~an R-1~~ **the P-R1** Zone, the following uses and their accessory uses are permitted outright, **subject to the requirements of Article 64 (Land Use Permits)**:

- A. **Single One single**-family dwelling.
- B. **A One** manufactured home or recreational vehicle as a temporary use while constructing a dwelling for a period not exceeding two-years. Applicable provisions in Article 16 shall apply.
- C. Collocation of antennas and wireless telecommunication facilities, subject to Article 74.
- D. Short-term rental, subject to Article 53.
- E. Animal keeping for personal enjoyment, excepting:
 - 1. Roosters or any other fowl known for its loud call; subject to Chapter 8.12 (Noise Code) of the Hood River County Code.
 - 2. Any animal raising, poultry, or breeding enterprise conducted on a commercial basis.
- F. **Bus stops and other facilities intended for public transit.**

//Staff comment: This provision is proposed to be added to reflect a use that is not currently listed but intended to be allowed in zones, such as the P-R1 zone, where transient related facilities would be encouraged. This provision supports the Columbia Area Transient Master Plan.

Section 10 12.20 - Conditional Uses Permitted

In ~~an R-1~~ **the P-R1** zone, the following uses and their accessory uses are permitted in accordance with the requirements of Article 60 **(Administrative Procedures)**:

- A. Airport.
- B. Bed & Breakfast Facilities, subject to Article 56.
- C. Cemetery including mausoleum, crematorium, columbarium.
- D. Church.
- E. Community club building.

F. Public building or use, such as a park or fire station.

G. School - nursery, primary, elementary, high.

H. Utility substation, pumping station, **and similar utility facilities.**

//Staff comment: The additional language is proposed to be consistent with similar language used in other sections of the zoning ordinance.

I. Temporary hardship dwelling **for a dependent relative,** subject to the following:

1. One manufactured dwelling, recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:

a. The temporary hardship dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If the hardship dwelling will use a public sanitary sewer system, such condition will not be required;

b. The applicant shall renew the permit every two-years for it to remain valid. Upon review, the applicant shall provide a statement confirming that the residence remains necessary for the relative named in the permit and pay the required renewal fee.

c. Within three-months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed non-residential use; and

d. The applicant shall submit written confirmation from a medical doctor that care is necessary for an aged or infirm person.

2. Temporary hardship dwellings for a dependent relative are subject to the following additional standards:

a. Justification that the relative with the hardship is not employed full-time off the site and is dependent upon medical care by either a relative or a person medically certified to care for such a person on a full-time basis.

b. The relative with the hardship, relative providing care, or medically certified person shall be the primary full-time resident **of the hardship dwelling.**

3. A temporary ~~residence~~ **hardship dwelling** approved under this section is not eligible for replacement. Department of Environmental Quality review and removal requirements also apply.
4. As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons.

J. Home occupation, subject to Article 53.

K. Duplex.

//Staff comment: Approximately one-third of all respondents to the Parkdale Community Survey indicated support for multi-family housing in Parkdale, include approximately two-thirds of those responding in Spanish. Additionally, the County Board of Commissioners identified “housing diversity and affordability,” including the support for efforts to provide affordable housing opportunities within Parkdale, as part of its approved Strategic Plan (2023). In response, staff had planned to recommend allowing duplexes and accessory dwelling units (ADUs) as “permitted” uses in the P-R1 zone, while allowing one 3-unit or 4-unit multi-family dwelling as a “conditional” use. By allowing some alternative housing types, more affordable housing units could be developed, while still maintaining the rural character of the Parkdale community. However, findings from the Parkdale Existing/Future Conditions Memo indicate that the Parkdale Wastewater Treatment Plant (WWTP) does not currently have the capacity to serve additional dwelling units besides those that could be developed on existing vacant property. Consequently, staff must recommend that all existing and future multi-family dwelling opportunities be removed from the P-R1 zone until such time as required upgrades to the Parkdale WWTP are completed to accommodate additional development opportunities.

Section 10 12.30 - Lot Size

In ~~an R-1~~ **the P-R1** Zone, the minimum lot size **for creating a new lot or parcel** shall be as follows:

- A. The minimum lot area shall be ~~7,500 square feet~~ **2 acres**. ~~provided the lot is served by the Parkdale Sanitary District. If the lot is not served by the Parkdale Sanitary District, the lot area shall be increased to conform to the requirements of the County Health Department established to avoid problems of water supply and sewage disposal, giving due consideration to soil structure and water table characteristics.~~

~~Pursuant to OAR 660-004-0040(7)(a), property zoned R-1 is subject to a 2-acre minimum lot size requirement, unless the parcel is situated within an established Urban Unincorporated Community or Rural Unincorporated Community.~~

//Staff comment: As shown above, the current zoning ordinance reflects a minimum lot size of 7,500 square feet in the R-1 zone. This minimum lot size was developed in the early 1980s when the current Comprehensive Plan and Zoning Ordinance were adopted by the County. However, in 1986, the Oregon Supreme Court ruled in 1000 Friends of Oregon v. LCDC (“Curry County Case”) that counties, under Statewide Planning Goal 14 (Urbanization), must properly differentiate between rural and urban uses and ensure that urban development is not allowed on rural lands, unless located within an urban growth boundary or by exception to Goal 14. This decision resulted in several changes to State law, including the creation of the unincorporated community rule (OAR 660-022) and the development of a 2-acre+ minimum lot size requirement in all residential zones located outside of a designated urban growth area, unincorporated community, or rural service center (per OAR 660-004). These rules were made effective by the State in 2000, which resulted in the second paragraph above being added by the County. As part of the Parkdale Rural Unincorporated Community Plan adoption process, staff initially proposed that the zoning ordinance revert back to the 7,500 square foot minimum lot size originally envisioned for Parkdale and other communities because (1) it is consistent with the size of existing lots already found in much of Parkdale, especially north of Baseline Drive and (2) it would allow lot densities at a level that will provide a meaningful amount of housing for future growth. As noted in the Buildable Lands Inventory for Parkdale, a total of approximately 237 new dwelling units could be provided in the P-R1 zone if a 7,500 square foot minimum lot size is developed.

However, as explained earlier and detailed in the Parkdale Existing/Future Conditions Memo, the Parkdale WWTP only has limited capacity to service additional growth based on data from the Parkdale Sanitary District’s 2015 Public Facility Plan. State law, specifically OAR 660-022-0030(8), prevents the County from adopting zoning regulations that would cumulatively allow development that would exceed the carrying capacity of existing public facilities, including sewer services. Consequently, reestablishing a 7,500 square foot minimum lot size for Parkdale, which would allow the potential for over 200 additional EDUs, is no longer an option without adequate facility upgrades to the Parkdale WWTP to accommodate additional growth.

According to a Sewer Capacity Analysis, prepared by John Grim & Associates (August 16, 2023), the available capacity of the current Parkdale WWTP is approximately 38 new homes, which is based on 2015 data. Since that time, 6 new single-family dwellings have been approved for construction, leaving 32 EDUs available. To help determine if the number of existing EDUs is sufficient to accommodate new homes on existing vacant lots/parcels or those having the ability to be created given the current 2-acre minimum lot size requirement, staff evaluated data from the County Department of Records and Assessment and GIS to determine potential buildout. This data shows that there are approximately 21 lots/parcels that are currently vacant and available for siting a new

residence in the P-R1 zone. Staff is also recommending that an existing M-1 zoned property containing 5 existing subdivision lots be rezoned to P-R1, which would then leave 6 EDUs available at full buildout with the existing 2-acre minimum lot size being retained.

Based on this information, staff recommends that the zoning ordinance be amended to set the minimum lot size requirement in the P-R1 zone at 2 acres to ensure that the carrying capacity of the Parkdale Sanitary District is not exceeded.

Additionally, staff recommends that the other language included in this subsection concerning septic approval if a parcel is not served by public sewer be removed as it does not apply in Parkdale since all P-R1 zoned lots/parcels located within the Parkdale Exception Area are also located within the Parkdale Sanitary District boundary. According to County Environmental Health, OAR 430-071-0160 prevents most septic systems from being used to serve property located within a sanitary district and so retaining this existing language would be misleading.

- B. The minimum average lot width shall be 70-feet.
- C. The minimum average lot depth shall be 100-feet.
- D. Minimum street frontage shall be 50-feet.

//Staff comment: Most zones have a minimum street frontage requirement when new lots or parcels are created by partition or subdivision. It is not entirely clear why the R-1 zone does not include a minimum street frontage requirement, although the 70-foot average lot width requirement would likely ensure that the property has sufficient frontage along a street. Therefore, it is probably a moot issue in most cases, although staff still suggests that the 50-foot street frontage requirement be added to the P-R1 zone just to ensure that reasonable frontage is provided for new lots or parcels, especially those that might be development at a larger acreage where minimum average lot width can be more easily skewed.

- ~~E. In the event that more than one dwelling building and/or mobile home is allowed on a tract of ground under single ownership there must be provided a sufficient lot area for each dwelling building and/or mobile home and such minimum lot must meet all other requirements of this Ordinance with special attention to setbacks and access.~~

//Staff comment: Staff finds that existing site development standards are sufficient to achieve the same purpose as this standard and, therefore, is recommending that it be removed.

Section 12.40 - Setback Requirements: In an R-1 Zone, the following apply:

- A. Article 50: Buffer Requirements shall apply to all proposed dwellings, except ~~dwellings located on and directly associated with farm uses, and temporary~~ hardship dwellings ~~in conjunction with a pre-existing, non-conforming dwelling, unless otherwise allowed pursuant to Section 50.35 (Variances) of this Ordinance.~~ The more restrictive provisions in either Article 50 or this section shall apply.

//Staff comment: This additional language is primarily to provide updated language that is more clear and objective and applicable to residential zoned areas.

- B. Front: 60-feet from the centerline of any arterial street, or 50-feet from the centerline of any local or collector street, or 20-feet from the right-of-way, whichever is greater.
- C. Side: Minimum of 5-feet.
- D. Rear: Minimum of 20-feet.
- E. No building, occupied by a conditional use, shall be closer to a property line than a distance equal to its height.
- F. Vision clearance setbacks from all street road and driveway intersections: ~~shall be~~ 35-feet.

Section 10 12.50 - Height of a Building

~~In an R-1 Zone, no~~ No building shall exceed a height of 35-feet ~~or two and one half stories, whichever is less.~~

//Staff comment: The maximum building height is consistently provided throughout the County at 35 feet, with the exception of the Industrial and Light Industrial zones that are set at 45 feet. It is unclear why this additional restriction of 2½ stories was added to the zoning ordinance. It only serves to complicate its implementation. It is, therefore, recommended that it be removed as shown above.

Section 10 12.60 - Lot Coverage

~~In an R-1 Zone, buildings~~ Buildings shall not cover more than 30 percent of the lot area.

Section 10 12.65 – Street Design Standards

The street design standards applicable to new subdivisions or major partitions in the P-R1 zone are prescribed in Section 18.32 of the Hood River County Subdivision Ordinance.

Section 10 12.70 - Signs

~~In an R-1 Zone, signs~~ Signs may be allowed in the P-R1 zone, subject to the following:

- A. Signs shall be limited to one per parcel, except that two temporary signs, each not to

exceed 12-square feet in area, may be erected to advertise the sale, lease, or rental of a lot or parcel.

- B. Signs shall be limited to those identifying the use of the premises or the sale, rental, or lease of the property on which the sign is located.
- C. The size ~~limit~~ of a sign shall not exceed 12-square feet in area, except for signs associated with a fire station, school, or other public facility, which may be enlarged up to 32-square feet.
- D. Signs may be non-illuminated or internally illuminated only. Exceptions include signs associated with a fire station, school, or other public facility **that** may include electronic messaging when shown to have minimal nighttime light intensity and illumination per industry standards.
- ~~F.~~ Signs are not permitted within a road or highway right-of-way, unless approved by either the County Public Work Departments or the State Highway Division.

**ARTICLE 24 25 – PARKDALE UNINCORPORATED COMMUNITY COMMERCIAL
ZONE (P-C1)**
(Effective ____)

Section 24 25.05 – Purpose and Intent

This section is adopted to implement the policies of the Comprehensive Plan for rural unincorporated communities. These provisions accommodate local shopping needs, recognize, and protect the historic character of rural centers and rural communities while preserving and protecting the agricultural or forestry character of the surrounding areas.

//Staff comment: Unlike most other zones, the C-1 zone does not currently have a purpose and intent statement. Having such a statement provides some explanation of the policies under which the zone was developed and intended to be used. It provides a connection between the zoning ordinance and comprehensive plan. The above statement was developed as part of the original Parkdale Community Plan.

Section 24 25.10 - Uses Permitted Outright

In ~~a C-1~~ **the P-C1 zone**, the following uses and their accessory uses are permitted outright, **subject to the standards set forth in Article 64 (Land Use Permits)**:

- ~~A. A single family, a duplex, or a multifamily dwelling.~~
- BA. A building or buildings not exceeding 4,000 square feet of floor space containing one or more of the following uses:**
1. Retail trade establishment, **except marijuana retailing, unless otherwise listed.**
 2. Commercial and professional service establishments, **including a psilocybin service center, subject to Article 53,** unless otherwise listed.

The additional language concerning marijuana retailing is being added to Subsection 1 above in response to the criteria from HRCZO Section 53.95(D), which precludes marijuana retail businesses within 1,000 feet of a school, daycare, public park, community center, and similar facilities. After taking measurements from Parkdale Elementary School and Parkdale Community Center, it was determined that no commercial properties exist in Parkdale that could meet this 1,000-foot buffer.

The additional language concerning psilocybin service centers is being added to Subsection 2 above pursuant to 53.120(H) to reflect that such facilities may be allowed, although they are also subject to a 1,000-foot buffer from a school. However, unlike marijuana retail establishments, psilocybin service centers are only required to be separate from schools and not daycares, public parks, or community centers. Consequently, it appears that a few commercial

properties exist south of Baseline Drive that could possibly accommodate a psilocybin service center.

B. A building or buildings not exceeding 8,000 square feet of floor space containing one or more of the following uses:

1. **Eating and drinking establishments.**
2. **General merchandise.**
3. **Grocery Stores.**
4. **Automobile repair and services.**
5. **Secondhand stores.**

//Staff comment: The building size limitations provided above align with State law. The building size limitation stated under Subsection A comes from OAR 660-022-0030(4) and (10), which restricts “small-scale, low impact” commercial uses in a rural unincorporated community to 4,000 square feet or less. The building size limitation provided under Subsection B is allowed to be larger since the uses listed are “intended to serve the community and surrounding rural area.” Eight-thousand square feet is proposed as a maximum building size limit to allow reasonable commercial building sizes for those businesses intended to serve the Parkdale community, while maintaining its rural character. By comparison, the size of McIsaac’s Grocery Store is approximately 10,000 square feet, while the next largest building is the Parkdale Farm Supply, gas station, and laundry mat building at approximately 6,000 square feet.

C. One single-family, a duplex, or a multifamily dwelling in conjunction with an onsite business, such as mixed-use building with a retail trade or other commercial use on the ground floor and a single-family dwelling on the upper floor.

//Staff comment: Currently in the C-1 zone, one single-family dwelling is outright allowed. However, given the limited supply of commercial land in Parkdale, as well as the limited capacity of the Parkdale Sanitary District to serve additional development, this provision is suggested to be modified to allow a single dwelling unit, but only if tied to an onsite commercial use.

~~D. All uses listed as Conditional Uses in the R-1 Zone.~~

~~E. Signs identifying a conditional use located on the same lot or parcel as the use and not exceeding 32 square feet in area.~~

DF. A One manufactured home or recreational vehicle required for security personnel in conjunction with a permitted commercial use, or as a temporary use while constructing a dwelling for a period not exceeding two years. Applicable provisions in Article 16 shall apply.

~~G. Communication facilities and towers, subject to Article 74.~~

E. Motels and hotels, up to 35 units, if served by Parkdale sewer system.

//Staff comment: Although motel/hotels are already currently allowed in the C-1 zone, this standard is provided in compliance with OAR 660-022-0030(5), which limits the number of motel/hotel units to 35 or less within a rural unincorporated community and requires it to be connected to a public sewer system.

~~1. Short term rental, subject to Article 53.~~

~~2. Bed & Breakfast Facilities, subject to Article 56.~~

~~FH. Short-term rentals, subject to Article 53.~~

G. Bed & Breakfast Facility, subject to Article 56.

H. Service and retail trade establishments serving farm and forest industries, including but not limited to feed stores, logging equipment sales and service, and farm implement dealers.

//Staff comment: This use is already allowed in the C-1 zone, but is being identified specifically because, as a use that is authorized under Statewide Planning Goal 3 (Agriculture) and Goal 4 (Forestry), it qualifies as being exempt from the building size limitations per OAR 660-022-0030(4)(a).

~~I. Marijuana retailing~~

I. Airport.

J. Cemetery including mausoleum, crematorium, columbarium.

K. Church.

L. Community club building.

M. Public building or use, such as a park or fire station.

N. School – nursery, primary, elementary, high.

O. Utility substation, pumping station, and similar utility facilities.

//Staff comment: In the C-1 zone, Section 21.10(D) allows “all uses listed as Conditional uses in the R-1 zone.” To prevent the reader from having to view a separate document to determine what those uses are, it was decided to just list them above. This includes those listed under Subsections I through O.

P. Home occupation, subject to Article 53.

~~**J. Psilocybin service center, subject to Article 53.**~~

Q. Collocation of antennas and wireless telecommunication facilities, subject to Article 74.

R. Bus stops and other facilities intended for public transit.

//Staff comment: Subsections P through R are being added to reflect other allowed activities that are not explicitly listed but intended to be allowed in the commercial zone.

Section 24 25.20 - Conditional Uses Permitted

In the ~~C-1~~ **P-C1** zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Article 60:

- A. Animal hospital.
- B. Recreational vehicle park. Manufactured dwelling parks shall comply with applicable provisions in Article 16.
- C. Temporary hardship dwelling **for a dependent relative**, subject to the following:
 - 1. One manufactured dwelling, recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:
 - a. The temporary hardship dwelling shall use the same subsurface sewage disposal system used by the existing dwelling if that disposal system is adequate to accommodate the additional dwelling. If the hardship dwelling will use a public sanitary sewer system, such condition will not be required;
 - b. The applicant shall renew the permit authorizing the use every two-years for it to remain valid. Upon review, the applicant shall provide a statement confirming that the residence remains necessary for the relative named in the permit and pay the required renewal fee;
 - c. Within three-months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed non-residential use; and
 - d. The applicant shall submit written confirmation from a medical doctor that care is necessary for an aged or infirm person.

2. Temporary hardship dwellings for a dependent relative are subject to the following additional standards:
 - a. Justification that the relative with the hardship is not employed full-time off the site and is dependent upon medical care by either a relative or a person medically certified to care for such a person on a full-time basis.
 - b. The relative with the hardship, relative providing care, or medically certified person shall be the primary full-time resident **of the hardship dwelling**.
3. A temporary ~~residence~~ **hardship dwelling** approved under this section is not eligible for replacement. Department of Environmental Quality review and removal requirements also apply.
4. As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons.

D. ~~Communication facilities and~~ **New communication** towers, subject to Article 74.

Section 24 25.30 - Limitations on Use

In ~~a C-1~~ **the P-C1** zone, the following conditions shall apply:

- A. All business, service, repair, processing, storage, and merchandise display on property abutting or facing a residential or farm zone shall be conducted wholly within an enclosed building unless screened from the residential or farm zone by a site-obscuring fence or planting permanently maintained at least six feet in height or a character in keeping with residential development. Screening shall ~~allow for vision clearance at driveways.~~ **Screening shall** be located outside of ~~the~~ public right-of-way **and allow for vision clearance at driveways intersections.**
- B. Openings to structures on sides adjacent to or across a street from a residential or farm zone shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential or farm properties.
- C. **Exterior lighting or** ~~L~~ight from a sign shall be directed away from a lot in **an adjacent farm or** residential zone.

//Staff comment: These changes are proposed to be consistent with similar language in the M-2 zone.

D. Sewage Disposal. An engineered assessment shall be provided to ensure that the Parkdale Sanitary District Wastewater Treatment Plant has sufficient capacity to serve any new or expanded use having the potential to collectively discharge more than 260 gallons of effluent per day, which equals 1 Equivalent Dwelling Unit (EDU).

//Staff comment: This language is being added to ensure that future commercial uses, especially those that involve extensive effluent discharge, can be reasonably accommodated by the existing sewage disposal system operated by Parkdale Sanitary District.

~~D. Dwellings shall comply with the lot size, setbacks, height and lot coverage requirements of the R-1 zone.~~

~~E. Article 50: Buffer requirements shall apply to all proposed dwellings, except temporary hardship dwellings, that abut property zoned EFU, F-1 or F-2. The more restrictive provisions in either Article 50 or this section shall apply.~~

//Staff comment: Subsections D and E are being relocated to Section 25.50 (Site Development Standards) below since that is typically where these types of standards would be found.

Section 25.35 – Building Size Limitations

- A. Any commercial use, including those listed in Sections 25.10(A) or (B) above, may occupy a building in the P-C1 zone that existed on October 28, 1994, regardless of its size.
- B. Any building in the P-C1 zone that existed on October 28, 1994, may be enlarged beyond applicable size limitations by up to 20 percent of the building's original size to accommodate a use provided in Section 25.10(A) or (B) above.
- C. In the case of a mixed-use building containing both a commercial business and single-family dwelling unit, the portion containing the residence shall not be counted towards the building size limitations provided in Section 25.10(A) or (B) above.
- D. In the case of a multi-story building, the size limitations provided in Section 25.10(A) or (B) above shall be calculated based on the total square footage of the building and not only its footprint.

//Staff comment: The above provisions are being added to provide additional clarification concerning the building size limitations implemented as part of Sections 25.10 (A) and (B) above.

Section 24 25.40 - Lot Coverage Requirements

In the ~~C-1~~ P-C1 zone, buildings, except covered parking and loading areas, shall not cover more than 50 percent of the lot area.

Section 24 25.50 - ~~Setback Requirements~~ Site Development Standards

In the ~~C-1~~ P-C1 zone, setbacks shall be as follows:

- A. No **commercial** building shall be closer to a lot in a residential or farm zone than a distance equal to the height of the building, or 20 feet, whichever is greater.

- B. No **commercial** building shall be constructed closer than 60-feet from the centerline of any arterial street, or 50-feet from the centerline of any local or collector street, or 20-feet from the right-of-way, whichever is greater.

//Staff comment: These changes are proposed to differential between commercial and residential buildings and the development standards that apply. As noted in Section 25.50(C) below, residential buildings are subject to the site development standards of the R-1 and not those identified in this section.

- C. **Dwellings shall comply with the lot size, setbacks, height and lot coverage requirements of the P-R1 zone.**

- D. **Article 50: Buffer requirements shall apply to all proposed dwellings, except temporary hardship dwellings, that abut property zoned EFU, F-1 or F-2, unless otherwise allowed pursuant to Section 50.35 (Variances) of this Ordinance. The more restrictive provisions in either Article 50 or this section shall apply.**

//Staff comment: The siting requirements from Subsection C and D were moved from Section 25.30 (Limitations on Use) because they better align with site development standards.

The language change proposed as part of Subsection D reflects that there are no forest zoned properties adjacent to the Parkdale community boundary (just EFU). The additional language was also added to be consistent with similar language used elsewhere in the zoning ordinance.

- ~~E.~~ **Vision clearance: Minimum buffer from all road and driveway intersections: 35 feet.**

Section 24 25.60 – Site Design Standards

~~Locational Criteria are listed in the County Policy Document under Goal 9 (Economy of the State) and apply at the time of a Comprehensive Plan or zone change to C-1.~~ At the time of new development, or change of use, the applicant shall demonstrate:

//Staff comment: The above statement applies whether explicitly stated here or not. It is, therefore, unnecessary and recommended for removal.

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.
- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.
- C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

Section 24 25.65 – Street Design Standards

A. The following street design standards ~~for Urban Commercial/Industrial Roads only apply outside of the Urban Growth Areas and~~ shall apply to new streets built within the ~~C-1, M-1, and M-2 zones for new development with a proposed or potential average lot size of one-half or less~~ P-C1 zone:

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-70'	30'-42' ¹	Two 11'	12' min., if needed.	None	8' one or both sides	See note 2	Two 6'-8'	One or two 5'-10'

1. 42' with center turn lane
 2. 4'-6' wide planting strip, or tree wells with 8-foot sidewalk
- * = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

~~B. The following street design standards for Rural Commercial/Industrial Roads shall apply to new streets built within the C-1, M-1, and M-2 zones for new development outside the Urban Growth Areas with a proposed or potential average lot size of more than one-half acre:~~

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-68'	32'-40' ¹	Two 12'	None	None	8' one or both sides	None	None	2' gravel shoulder both sides; 12' ditch one or both sides

* = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

Section 24 25.70 – Access Management

Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.

ARTICLE 31 28 - PARKDALE UNINCORPORATED COMMUNITY INDUSTRIAL ZONE

(P-M1)

(Effective _____)

Section 28.05 – Purpose and Intent

This section is adopted to implement the policies of the Comprehensive Plan for rural unincorporated communities. These provisions accommodate rural and natural resources-oriented industries which are not generally labor intensive, which complement rural character and development, and are consistent with rural facilities and services. Uses in the P-M1 zone are generally less stringently regulated than in a light industrial zone and therefore the zone is not suited to be in close proximity to residential zones.

//Staff comment: Unlike most other zones, the M-1 zone does not currently have a purpose and intent statement. Having such a statement provides some explanation of the policies under which the zone was developed and intended to be used. It provides a connection between the zoning ordinance and comprehensive plan. The above statement was developed as part of the original Parkdale Community Plan.

Section 31 28.10 - Uses Permitted Outright

In the P-M1 zone, the following uses and their accessory uses are permitted outright, subject to the standards set forth in Article 64 (Land Use Permits):

- A. ~~Any use permitted in the C-1 zone, other than a psilocybin service center, or dwelling or mobile home except when exclusively connected with the business involved.~~
Commercial: Commercial uses incidental and directly related to the services and operations of the permitted industrial use as permitted, pursuant to applicable building size standards in Article 25, Section 25.10 of this Ordinance (Parkdale Unincorporated Community Commercial Zone).

//Staff comment: Currently, the M-1 zone states that commercial uses are allowed outright in the M-1 zone. It is unclear why commercial uses were broadly allowed in an industrial zone when the County's current comprehensive plan and zoning ordinance were adopted in early 1980s. There is nothing in the County Comprehensive Plan that supports this ordinance allowance. Additionally, the County was involved in a lawsuit several years ago concerning a proposed commercial hotel in the Dee exception area that was also zoned M-1 zone. The County argued that the proposed commercial use was allowed outright given the explicit language in the County Zoning Ordinance, however, the Oregon Land Use Board of Appeals (LUBA) disagreed. They concluded that the ordinance provision, although explicitly allowing commercial activities, was inconsistent with the original goal exception taken for the Dee Mill site, which was justified based on the property being built and committed to an industrial use (lumber mill). The exception was specific to that use. With that said, the goal exception taken for Parkdale's M-1 zone does not appear to be as specific as the one taken for Dee. Nevertheless, it remains questionable why the County would set aside land to accommodate industries to

arbitrarily allow that same land to be improved with a retail or service-oriented commercial business, which could be incompatible with adjacent industrial activities. For these reasons, staff is recommending that the current provision to allow commercial uses outright in the P-M1 zone be removed, but instead allow some commercial uses that are incidental and directly related to the onsite industrial use.

- B. Manufacturing, repairing, compounding, processing, packing or storage, ~~except for psilocybin production or processing.~~
- C. Wholesale distributing or outlet.
- D. Railroad facilities such as switching yards, spur or holding tracks.
- E. Kennels.
- F. **A One** recreational vehicle or single-wide manufactured home for temporary security personnel purposes only for a period not exceeding two years. Applicable provisions in Article 16 shall apply.

G. Signs.

H. Utility substation, pumping station, and similar utility facilities.

//Staff comment: This particular use is listed in other zones, including the M-2 zone. It is unclear why such a use would not be allowed in the M-1. This seems to be an oversight.

GI. Communication facilities and towers, subject to Article 74.

HJ. Marijuana ~~businesses~~ **production/grow business (indoor only) and processing,** subject to Article 53.

//Staff comment: This change is proposed to provide clarity that only indoor production and processing of marijuana may be allowed in the M-1 zone per Article 53 of this Ordinance.

K. Home occupation, in conjunction with a pre-existing single-family dwelling.

//Staff comment: Given that there are some single-family dwellings that currently exist in the M-1 zone in Parkdale, it would seem appropriate to allow opportunities for the occupants of the dwelling to conduct small-scale commercial or industrial activities, similar to what is already allowed other zones.

L. Bus stops and other facilities intended for public transit.

//Staff comment: This provision is proposed to be added to reflect a use that is not currently listed but intended to be allowed in zones, such as the P-M1 zone, where transient related facilities would be encouraged. This provision supports the Columbia Area Transient Master

Plan.

Section 31 28.20 - Conditional Uses Permitted

In ~~an M-1~~ **the P-M1** zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Article 60 (**Administrative Procedures**) of this **Ordinance**.

- A. Motor vehicle wrecking yard.
- B. Junk yard.
- C. Communication facilities and towers, subject to Article 74.
- D. **One dwelling** Dwelling for security purposes, subject to the following:
 - 1. Accessory to an existing or permitted industrial use.
 - 2. Demonstrated that the dwelling is required for security purposes.

//Staff comment: The word "one" is added to this existing provision to clarify that a security dwelling will be limited to a single dwelling and not multiple dwellings, which is consistent with how the current standard is interpreted.

E. Indoor recreational sport facilities, not including health and fitness clubs.

//Staff comment: Indoor recreational sports facilities, such as those accommodating basketball, soccer, gymnastics, etc., require a large footprint that may not conform to the building size limitations of the commercial zone. Therefore, staff is recommending that this new use be added to the P-M1 and P-M2 zones to allow an opportunity for such facilities.

- ~~FF.~~ Other similar uses to those listed in the zone may be permitted as a conditional use upon demonstrating no adverse impacts to adjacent properties.

Section 31 28.30 - Limitations on Use

In addition to State Department of Environmental Quality and Federal Environmental Protection Agency regulations, and all other applicable State and Federal statutes, the following limitations shall apply to all uses in the P-M2 zone.

- A.** In ~~an M-1~~ **the P-M1** zone, erection of a building or ~~the~~ use of property within 100 feet of a lot ~~or parcel~~ in ~~farm or residential~~ **either the Exclusive Farm Use (EFU) or Parkdale Unincorporated Community Residential (P-R1)** zone shall be subject to the **requirements of Section 30.30 (Use Limitations of the P-M2 zone) of this Ordinance.** ~~review and approval of the Commission. The Commission may impose limitations on openings, access, or other restrictions to reduce adverse effects the use may be on adjacent properties.~~

//Staff comment: The above modifications are proposed for a couple of reasons. First, the changes will make the criterion more clear and objective by referencing specific restrictions from the P-M2 zone instead of relying on more broad limitations. Second, the modification will remove the requirement for Planning Commission approval, which, in staff's opinion, is unnecessary for this type of application, especially with the other changes proposed.

B. Sewage Disposal. An engineered assessment shall be provided to ensure that the Parkdale Sanitary District Wastewater Treatment Plant has sufficient capacity to serve any new or expanded use having the potential to collectively discharge more than 260 gallons of effluent per day, which equals 1 Equivalent Dwelling Unit (EDU).

//Staff comment: This language is being added to ensure that future industrial uses, especially those that involve extensive effluent discharge, can be reasonably accommodated by the existing sewage disposal system operated by Parkdale Sanitary District before being established.

C. Lighting: Sign lighting and exterior lighting shall not project into an adjacent residential zone.

//Staff comment: This new provision is consistent with existing language in the M-2 zone and is recommended to ensure that all new lighting associated with industrial use not adversely impact adjacent residential zoned properties.

Section 31 28.40 – Setback Requirements Site Development Standards

In ~~an M-1~~ the P-M1 zone, the ~~setbacks shall be as follows~~ following site development standards shall apply:

A. Minimum street frontage: 50 feet.

//Staff comment: A minimum street frontage standard is proposed to be consistent with other zoning districts, including the P-M2 zone.

AB. Minimum front yard setback: The front yard shall be a minimum of Twenty (20) feet from the edge of the right-of-way.

BC. No building shall be closer to ~~an Exclusive Farm Use (EFU), R-1 zone property line than the height of the building in the Industrial Zone or to the required setback of buildings in the EFU or R-1 zoned, whichever distance is greater~~ a residential or farm zone than the height of the building in the P-M1 zone.

D. Maximum building height: Forty-five (45) feet.

//Staff comment: The M-1 zone does not currently provide a maximum building height limit for new industrial buildings unless adjacent to a residential or farm zone as noted in Subsection C above. Outside of the M-1 zone, the building height limits are 45 feet in the Light Industrial zone and 35 feet elsewhere. In conversation with the Parkdale Fire Chief, it was suggested that the P-M1 zone include a building height limit of 45 feet, similar to the P-M2 zone, to ensure consistency and maximum fire protection.

~~C~~E. Vision clearance setbacks from all **street road and driveway** intersections: ~~shall be~~ 35 feet.

Section 31 28.50 - Lot Coverage

In the ~~M-1~~ **P-M1** zone, buildings, except covered parking or loading areas, shall not cover more than 60 percent of the lot area.

Section 31 28.60 Site Design Standards

At the time of new development, or change of use, the applicant shall demonstrate:

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.
- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.
- C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

Section 31 28.65 – Street Design Standards

A. The following street design standards ~~for Urban Commercial/Industrial Roads~~ shall apply ~~outside of the Urban Growth Areas~~ to new streets built within the ~~M-1, M-2, and C-1 zones for new development with a proposed or potential average lot size of one-half or less~~ **P-M1 zone**:

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-70'	30'-42' ¹	Two 11'	12' min., if needed.	None	8' one or both sides	See Note 2	Two 6'-8'	One or two 5'-10'

- 1. 42 feet with center turn lane
- 2. 4-6 foot wide planting strip, or tree wells with 8 foot sidewalk
- * = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

~~B. The following street design standards for Rural Commercial/Industrial Roads shall apply to new streets built within the M-1, M-2, and C-1 zones for new development outside the Urban Growth Areas with a proposed or potential average lot size of more than one-half acre:~~

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60' - 68'	32' - 40'[±]	Two 12'	None	None	8' one or both sides	None	None	2' gravel shoulder both sides; 12' ditch one or both sides

* — Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

Section 31 28.70 – Access Management

Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.

**ARTICLE 30 – PARKDALE UNINCORPORATED COMMUNITY LIGHT
INDUSTRIAL ZONE (P-M2)**

(Effective ___)

Section ~~32~~ 30.10 - Purpose and Intent

This section is adopted to implement the policies of the Comprehensive Plan for the Parkdale Rural Unincorporated Community. These provisions accommodate both rural and natural resources-oriented industries that are not generally labor intensive, which complement rural character and development, and are consistent with rural facilities and services, and commercial businesses. The purpose of this zone is to The P-M2 zone provides for types of manufacturing or other industries which, because of their characteristics, can be permitted in relatively close proximity to residential, commercial, and farm zones. The development standards for the ~~M-2~~ P-M2 zone are more stringent than those of the Parkdale Unincorporated Community Industrial (P-M1) ~~M-1~~ and other rural industrial zones.

//Staff comment: Most of the language added above was proposed as part of the original Parkdale Community Plan and provides some additional explanation about the uniqueness of the Parkdale Rural Unincorporated Community, as opposed to other communities.

Section ~~32~~ 30.15 – Uses Permitted

In ~~an M-2~~ the P-M2 zone, the following uses and their accessory uses are permitted, subject to the standard set forth in ~~a land use permit~~ Article 64 (Land Use Permits) of this Ordinance. Permitted uses shall not be obnoxious for reasons of smoke, fumes, noise, sewage or other nuisances or threats to man or property.

- A. Commercial: ~~Commercial~~ uses ~~incidental and directly related to the services and operations of the permitted industrial use,~~ pursuant to the standards in Article 25 (Parkdale Unincorporated Community Commercial (P-C1) Zone) of this Ordinance, **specifically Section 25.30 (Limitations on Use), Section 25.35 (Building Size Limits), Section 25.40 (Lot Coverage Requirements), Section 25.50 (Site Development Standards), and Section 25.60 (Site Design Standards).**

//Staff comment: In the County's Light Industrial (M-2) zone, commercial uses are typically only allowed in conjunction with an onsite industrial use. Currently, no property in Parkdale is zoned M-2. However, after analyzing existing development patterns within Parkdale, especially Industrial (M-1) zoned lots located immediately east of the Mt. Hood Railroad, it was determined that there may be some benefits to rezoning some of these properties to Light Industrial (aka P-M2). After meeting with several property owners within this area, it was determined that those M-1 zoned lots located south of McIssac Drive, between 2nd and 3rd Streets should be recommended for rezoning to P-M2, which would include opportunities for both commercial and light industrial type uses. Such a designation would ensure consistency with the existing land use pattern of this area, while supporting how property owners want to use or continue to use their land in the future. Designating these properties as P-M2 will also ensure that future development in this area is more likely to be compatible with nearby commercial and residential development, which is not necessarily the case given current M-1 zoning that can allow all types of intensive industrial uses.

- B. Manufacturing and Assembly:

1. Automotive - Trucking
 - a. Assembly.
 - b. Body and fender works.
 - c. Repair.
 - d. Painting.
 - e. Trailers.
2. Boats.
3. Ceramic Products.
4. Electrical parts.
5. Engines.
6. Garments.
7. Gas and electric fixtures.
8. Machinery shops.
 - a. Carpentry and cabinet shops.
 - b. Machine shops.
 - c. Paint shops.
 - d. Sheet metal shops.
9. Manufacturing, compounding, processing, and/or packing of products such as:
 - a. Bakery goods.
 - b. Candy.
 - c. Cosmetics.
 - d. Food products.
 - e. Fruit and vegetables.
 - f. Marijuana businesses, subject to Article 53. (*Note: Psilocybin manufacturing and processing businesses are not allowed in the **M-2 P-M2** zone per Article 53*).
10. Signs
11. Manufacturing, compounding, assembly or treatment of articles made from the following: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal, shell, textiles, wax, and yarns.
12. Radio and television storage, assembly repair, rebuilding and wholesale.
13. Rubber and metal stamps.
14. Shoes.
15. Textiles.
16. Furniture.

C. Processing

1. Creameries.
2. Laboratories.
3. Cleaning, laundry and dyeing plants.
4. Tire retreading.
5. Marijuana **production/growing (indoor only) and** processing, subject to Article 53.

//Staff comment: This change is proposed to provide clarity that only indoor production/growing of marijuana is allowed in the M-2 zone per Article 53 of this Ordinance.

D. Fabrication

1. Products made of finished rubber.
2. Assembly of electrical or electronic equipment.

E. Wholesaling and Warehousing of All Types

F. Utilities

1. Distribution plants and substations.
2. Service yards.
3. **Utility substation, pumping station, and similar utility facilities.**
4. Communication facilities and towers, subject to Article 74.

//Staff comment: This added language is intended to be consistent with similar language used in in other zones.

G. Other

1. Research and development facilities.
2. Printing and publishing.
3. Building material yards, excluding lumber manufacturing and planer mills.
4. Contractors' equipment yard. Repair facilities shall be enclosed.
5. **A One** recreational vehicle or single-wide manufactured home for temporary security personnel purposes only for a period not exceeding two years. Applicable provisions in Article 16 shall apply.
6. Recycling center.
7. **Bus stops and other facilities intended to accommodate public transit.**

//Staff comment: This provision is proposed to be added to reflect a use that is not currently listed but intended to be allowed in zones, such as the P-M2 zone, where transient related facilities would be encouraged. This provision supports the Columbia Area Transient Master Plan.

8. **Home occupation, in conjunction with a pre-existing single-family dwelling.**

//Staff comment: Should the Planning Commission and Board support proposed zone changes of certain properties from M-1 to M-2, it may result in some existing single-family dwellings remaining in an industrial zone. It seems appropriate to allow opportunities for the occupants of those dwellings to conduct small-scale commercial or industrial activities, similar to what is already allowed other zones.

Section 32 30.20 - Conditional Uses Permitted

In the P-M2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Section 30.25 below and Article 60 (Administrative Procedures) of this Ordinance:

- A. Junk yards.
- B. Motor vehicle wrecking yards.
- C. **Public parks** ~~Parks~~ or community facilities.
- D. Communication facilities and towers, subject to Article 74.
- E. **One dwelling** ~~Dwelling~~ for security purposes, subject to the following:
 - 1. Accessory to an existing or permitted industrial use.
 - 2. Demonstrated that the dwelling is required for security purposes.

//Staff comment: The word "one" is added to this existing provision to clarify that a security dwelling will be limited to a single dwelling and not multiple dwellings, which is consistent with how the current standard is interpreted.

- F. **Indoor recreational sport facilities, not including health and fitness clubs.**

//Staff comment: Indoor recreational sports facilities, such as those accommodating basketball, soccer, gymnastics, etc., require a large footprint that may not conform to the building size limitations of the commercial zone. Therefore, staff is recommending that this new use be added to the P-M1 and P-M2 zones to allow an opportunity for such facilities.

- G. Other similar uses to those listed in the zone may be permitted as conditional uses, subject to the following:
 - 1. Determined to be in keeping with the purpose and intent of this zone.
 - 2. Demonstrated no adverse impacts to adjacent properties.
 - 3. Meet the requirements of Section ~~3230~~**3230**.25 below.

Section ~~32~~30.25** - Conditional Use Criteria**

The Planning ~~Commission~~ **Director** may grant a conditional use permit for uses described in Section ~~3230~~**3230**.20 **above** if each of the below criteria are met, ~~as determined by the Planning Commission~~:

//Staff comment: It is unclear why a conditional use in the M-2 zone would need to be reviewed by the Planning Commission instead of the Director. No other zone has a similar requirement.

- A. The use shall not discharge smoke, fumes, sewage, or other nuisances beyond the property line on which it is located. Discharges, which are maintained and utilized solely to serve as warning devices or originate from highway vehicles, and will not cause nuisance on adjacent properties, are excluded.

- B. ~~The~~ Except for those uses identified in Sections 30.20(C) through (F) above, the proposed use must primarily manufacture, assemble, process, fabricate, wholesale, or store materials or products.

//Staff comment: This modification is intended to eliminate a conflict with existing language that allows certain “non-industrial” type uses in the Light Industrial, such as community buildings and security dwellings, subject to a standard that requires that they primarily manufacture something, which would automatically preclude the use.

- C. The use shall comply with ~~all~~ the requirements of Section 30.30 (Limitations on Use) and Dimensional Section 30.35 (Site Development Standards) applicable to this zone.

Section ~~32~~ 30.30 - Limitations on Use

In addition to State Department of Environmental Quality and Federal Environmental Protection Agency regulations, and all other applicable State and Federal statutes, the following limitations ~~on~~ use shall apply to all uses in the ~~M-2~~ P-M2 zone.

- A. Liquid and Solid Wastes: Animal, vegetable, or other wastes shall not be stored in a way which attracts insects or rodents or otherwise create a health hazard ~~shall be prohibited~~.
- B. Discharge Standards: There shall be no emission of smoke, fly ash, dust, vapor, gases, or other forms of air pollution that may cause nuisance or injury to human, plant, or animal life, or to properties as determined by the County ~~Planner~~ Planning Director. Discharges created by highway vehicles or trains are excluded.
- C. Lighting: Sign lighting and exterior lighting shall not project into an ~~adjoining~~ adjacent residential zone.
- D. Landscaping:
1. Site plans submitted with an application for a land use permit must include a landscaping plan, which shows the location and type of plant materials.
 2. New industrial uses, which abut a residential zone, shall provide and maintain a dense evergreen landscape buffer, landscaped berm, or site obscuring fence which effectively screens the operation and which attains a (mature) height of at least six (6) feet. Screening shall allow for vision clearance at driveways. Screening shall be located outside of public right-of-way.
 3. All unused property shall be maintained in native or existing vegetative ground cover or planted grass, shrub and ~~barkdust~~ bark dust, or other suitable ground cover in an uncluttered manner.
 4. Responsibility for establishment and maintenance of landscaping rests with the industrial property owner.

E. Noises from within any site shall not be permitted which produce disturbing or obnoxious sounds for extended time periods beyond the property line. Noise devices which are maintained and utilized solely to serve as warning devices and noise created by highway vehicles or trains are excluded.

F. Drainage:

1. Site plans submitted with an application for a land use permit shall include a drainage plan which identifies the location and flow direction of all surface and subsurface waterways, the 100-year flood plain of any stream(s), the location of any standing water during wet seasons, and all improvements which will mitigate any potential flooding outside of the 100-year flood plain.
2. The installation of uses and improvements shall not substantially change the flow of surface water during future flooding.
3. A storm drainage system of sufficient quality to mitigate all flooding outside the 100-year flood plain shall be required to preclude future flooding.

G. Parking:

1. Any site plan submitted with an application for land use permit must include a parking plan which shows the location and number of parking spaces, circulation patterns, and ingress and egress provisions.
2. All uses within ~~a Light Industrial~~ the P-M2 zone shall provide at least two parking spaces for every three employees on the major shift during normal season.
3. All parking lots shall have an all-weather surface.
4. Adequate provisions for safe and convenient circulation, ingress, and egress shall be provided.

H. Sewage Disposal. An engineered assessment shall be provided to ensure that the Parkdale Sanitary District Wastewater Treatment Plant has sufficient capacity to serve any new or expanded use having the potential to collectively discharge more than 260 gallons of effluent per day, which equals 1 Equivalent Dwelling Unit (EDU).

//Staff comment: This language is being added to ensure that future industrial uses, especially those that involve extensive effluent discharge, can be reasonably accommodated by the existing sewage disposal system operated by Parkdale Sanitary District.

Section 32 30.35 - Site Development Standards

- A. Minimum street frontage of lots: Fifty- (50) feet.
- B. **Minimum front yard setback:** Twenty (20) feet from the edge of ~~all rights~~ the right-of-way.

- C. Vision clearance setback from all **street road and driveway** intersections: Thirty-five (35) feet.
- D. No building shall be closer to a residential or farm (~~EFU~~) ~~zoned parcel than~~ **zone than** the height of the building in the **M-2 P-M2** zone.
- E. Maximum **building** height: Forty-five (45) feet.

Section 32 30.40 - Site Design Standards

At the time of new development or change of use, the applicant shall demonstrate:

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.
- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.
- C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

Section 32 30.45 – Street Design Standards

- A. The following street design standards ~~for Urban Commercial/Industrial Roads~~ shall apply ~~outside of the Urban Growth Areas~~ to new streets built within the **M-1, M-2, and C-1 zones for new development with a proposed or potential average lot size of one-half or less P-M2 zone:**

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-70'	30'-42' ¹	Two 11'	12' min., if needed.	None	8' one or both sides	See Note 2	Two 6'-8'	One or two 5'-10'

- 1. 42 feet with center turn lane
- 2. 4-6 foot wide planting strip, or tree wells with 8 foot sidewalk
- * = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

- ~~B. The following street design standards for Rural Commercial/Industrial Roads shall apply to new streets built within the M-1, M-2, and C-1 zones for new development outside the Urban Growth Areas with a proposed or potential average lot size of more than one-half acre:~~**

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60' - 68'	32' - 40'[±]	Two 12'	None	None	8' one or both sides	None	None	2' gravel shoulder both sides; 12' ditch one or both sides

* — Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

Section ~~32~~ 30.50 – Access Management

Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.

Article 1 – Introductory Provisions

Section 1.075 Classification of Zones

For the purpose of this Ordinance, the following zones are hereby established:

<u>Resource Zone Classifications</u>	<u>Abbreviated Designation</u>
Exclusive Farm Use Zone	EFU
Forest Zone	F-1
Primary Forest Zone	F-2
<u>Other Zone Classifications</u>	<u>Abbreviated Designation</u>
Airport Development Zone	AD
Commercial Zone	C-1
Industrial Zone	M-1
Light Industrial Zone	M-2
Mt. Hood Unincorporated Community Commercial Zone	MH-C1
Natural Area Zone	NA
<u>Parkdale Unincorporated Community Commercial Zone</u>	<u>P-C1</u>
<u>Parkdale Unincorporated Community Industrial Zone</u>	<u>P-M1</u>
<u>Parkdale Unincorporated Community Light Industrial Zone</u>	<u>P-M2</u>
<u>Parkdale Unincorporated Community Residential Zone</u>	<u>P-R1</u>
Residential Zone	R-1
Rural Center Zone	RC
Rural Residential Zone	RR
Rural Unincorporated Community Commercial Zone	RUC-1
Surface Mining Zone	SM
<u>Overlay Zones</u>	<u>Abbreviated Designation</u>
Airport Height Combining Overlay Zone	AH
Airport Noise Overlay Zone	AN
Environmental Protection Overlay Zone	EP
Floodplain Overlay Zone	FP
Geologic Hazard Overlay Zone	GH
Health Hazard Overlay Zone	HH
Historic Preservation Overlay Zone	HP
Interchange Area Management Plan	IAMP
Stream Protection Overlay Zone	SPO

Section 1.160 - Definitions

(***)

ACCESSORY DWELLING UNIT: A residential structure that is used in connection with or that is auxiliary to an existing single-family dwelling.

//Staff comment: This new definition comes from ORS 215.501(a).

(***)

SETBACKS: A horizontal distance measured at a right angle from adjacent property lines, intended to provide separation between adjacent uses. Setbacks are intended to apply to all structures and buildings, including those exempt from a land use permit pursuant to Section 64.99 of this Ordinance, except for the following:

1. Fences, retaining and freestanding walls not exceeding 8-feet in height.
2. Agricultural related fencing, regardless of height.
3. Retaining walls, regardless of height, when located within a front yard and required for the construction of a road or other transportation improvements.
4. In-ground swimming pools.
5. Hot tubs and portable swimming pools without decks above 30-inches in height.
(Portable swimming pools are designed to be easily deflated or broken down and moved or stored over the winter and should not be confused with other types of above-ground pools with structural framing designed to be left on a permanent or semi-permanent basis.)
6. Uncovered decks less than 30-inches in height.
7. Uncovered patios.
8. Paved and unpaved driveways and parking areas.
9. Uncovered play structures/equipment, such as swings and slides.
10. Signs.
11. **Structures, such as bus stops, intended to accommodate public transit.**
12. Other similar structures as determined by the County Planning Director.

(***)

ARTICLE 53 – HOME OCCUPATIONS, SHORT-TERM RENTALS, PSILOCYBIN & MARIJUANA BUSINESSES

(***)

Section 53.20 – Permitted Uses:

- A. Home occupations that are not a short-term rental, marijuana, or psilocybin business are permitted in the following zones pursuant to compliance with the provisions in the zones in which the use is proposed: Commercial Zone (C-1), **Parkdale Unincorporated Community Commercial (P-C1) Zone**, Mt. Hood Unincorporated Community Commercial Zone (MH-C1), Industrial Zone (M-1), **Parkdale Unincorporated Community Industrial Zone (P-M1)**, Light Industrial Zone (M-2), and **Parkdale Unincorporated Community Light Industrial Zone (P-M2)**.

Section 53.25 - Conditional Uses

- A. The following conditional uses are required to comply with provisions in Article 72 (Planning Director's Review Procedure) and Section 53.30:
1. A home occupation proposed in the following zones in an existing dwelling or pre-existing building on the same lot or parcel as the resident's dwelling: Residential Zone (R-1), **Parkdale Unincorporated Community Residential Zone (P-R1)**, Rural Residential Zone (RR), and Rural Center Zone (RC).

(***)

Section 53.44 Short-Term Rental Use Table

Short-term rentals are permitted as home occupations as specified for each of the different zoning districts, subject to the following review Type and regulations:

- A. Type I (Ministerial Action) and Type II (Non-Ministerial or Administrative Action) are review types defined in Article 1 - Definitions.
- B. "C" means the use is a Conditional Use, approval of which is subject to Section 3.05 or 4.05, Conditional Use Review and other listed criteria.
- C. "P" means the use is Prohibited.
- D. "Subject To" column identifies provisions in this Ordinance to which the use is subject.
- E. In addition to the provisions listed under the "Subject To" column below, all permitted and conditionally permitted uses are also subject to the applicable short-term rental provisions (Sections 53.48 - 53.68) and other applicable Articles of the Hood River County Zoning Ordinance.

Table 53.44 Summary of Use Table for Short-Term Rentals

Zoning	Review Type	Subject To
Forest		
Forest Zone (F-1)	C (Type II)	Article 4; Section 4.05 Section 53.60(A)
Primary Forest Zones (F-2)	P	
Exclusive Farm Use (EFU); High Value	C (Type II)	Article 3; Section 3.05 Section 53.60(A)
Exclusive Farm Use (EFU); Non-High Value	C (Type II)	Article 3; Section 3.05 Section 53.60(A)

Zoning	Review Type	Subject To
Residential (R-1)	Type I	
<u>Parkdale Unincorporated Community Residential (P-R1)</u>	<u>Type I</u>	
Rural Residential (RR)	Type I	
Hood River Urban Growth Area (UGA)		Article 17
Commercial (C-1)	Type I	
Rural Center (RC)	Type I	
<u>Parkdale Unincorporated Community Commercial (P-C1)</u>	<u>Type I</u>	
Mt. Hood Unincorporated Community Commercial (MH-C1)	Type I	
Industrial (M-1)	P	
<u>Parkdale Unincorporated Community Industrial (P-M1)</u>	<u>P</u>	
<u>Light Industrial (M-2)</u>	P	
<u>Parkdale Unincorporated Community Light Industrial (P-M2)</u>	<u>P</u>	
Airport Development (AD)	P	
Natural Area (NA)	P	
Overlays: SPO, EP, FP, GH, HHO	P	
National Scenic Area		Article 75

(***)

Section 53.52 Short-Term Rental Permit Required

An owner shall obtain a revocable short-term rental permit prior to using or allowing another person to use the dwelling unit as a short-term rental and shall comply with the following requirements:

- A. Except in the Commercial (C-1), **Parkdale Unincorporated Community Commercial (P-C1)**, Rural Unincorporated Community Commercial (RUC-1), or Mt. Hood Unincorporated Community Commercial (MH-C1) zones, the short-term rental shall be operated by a resident of the property and out of the dwelling that serves as the operator’s domicile, as defined in Article 1 of this Ordinance. To demonstrate proof of residency, the operator shall provide a copy of their Federal and/or State income tax return from the most recent tax year (page 1 only with financial data redacted) and at least one of the following documents:
 - 1. Current Oregon voter registration;

2. Current Oregon driver’s license;
3. Hood River County Community Identification Card.

(***)

Section 53.60 Short-Term Rental Standards

All short-term rentals shall meet the following standards:

- A. Incidental and Subordinate – The primary use of the dwelling proposed for use as a short-term rental shall remain residential and shall not be rented out a predominance (i.e., more than 180 days) of the year. This standard shall not apply to parcels zoned Commercial (C-1), **Parkdale Unincorporated Community Commercial (P-C1)**, Rural Unincorporated Community Commercial (RUC-1), or Mt. Hood Unincorporated Community Commercial (MH-C1).

(***)

Section 53.85 Marijuana Businesses Use Table & Procedures

Table 53.85 below identifies the marijuana uses permitted as specified for each of the different zoning districts, subject to the review Type and regulations.

As used in the Table “P” means the use is prohibited; including new agriculture dwellings to support the commercial growing of marijuana, farm stands to sell marijuana products, and commercial activities in conjunction with marijuana on EFU.

As used in the Table “A” means the use is allowed outright subject to the general provisions set forth by this Ordinance and do not require land use review.

Type I (Ministerial Action) and Type II (Non-Ministerial or Administrative Action) are review types defined in Article 3 - Definitions.

(***)

Table 53.85 Summary of Use Table for Marijuana Businesses

Zoning District	Production / Grow	Processing	Retailing
Forest (F-1 & F-2)	Type I	P	P
Exclusive Farm Use (EFU)	Type I	Type II ¹	P
Residential (R-1) <u>and Parkdale Unincorporated Community Residential (P-R1)</u>	P	P	P
Rural Residential (RR)	P	P	P

Zoning District	Production / Grow	Processing	Retailing
Hood River UGA	See Article 17	See Article 17	See Article 17
Commercial (C-1)	P	P	Type II
Rural Center (RC)	P	P	P
<u>Parkdale Unincorporated Community Commercial (P-C1)</u>	P	P	P
Mt. Hood Unincorporated Community Commercial (MH-C1)	P	P	P
<u>Industrial (M-1) and Parkdale Unincorporated Community Industrial (P-M1)</u>	Type I ²	Type II	P
<u>Light Industrial (M-2) and Parkdale Unincorporated Community Light Industrial (P-M2)</u>	Type I ²	Type II	P
Airport Development (AD)	Type I	P	P
Natural Area (NA)	P	P	P
Overlays: SPO, EP, FP, GH, HHO	P	P	P
National Scenic Area	P	P	P

¹ Processing products and floor area subject to ORS 215.283(1)(r), as amended.

² Indoor production is permitted; outdoor production is prohibited.

* Wholesaling, specific to products grown off-site, is prohibited.

* Permitted uses are subject to the applicable provisions Section 53.90 – 53.95 and other applicable Articles of this Ordinance.

(***)

Section 53.90 Marijuana Business Standards

A Marijuana Business reference in Table 53.85 above shall be subject to the following standards and criteria:

- E. **Odor – Industrial Zones:** Marijuana production and processing in ~~the M-1 and M-2~~ **any industrial or light industrial** zones is allowed if the building or structure is equipped with a charcoal, air filtration system or a building design that mitigates marijuana odor. The marijuana producer or marijuana processor must operate and maintain the filtration system in a manner such that no more than faint odor and no pungent odors are detectable from the property line.

(***)

Section 53.105 Psilocybin Business Applicability

B. No psilocybin business may be permitted in conjunction with or on the same parcel as a home occupation, short-term rental, or bed & breakfast, except in the Commercial (C-1), **Parkdale Unincorporated Community Commercial (P-C1)**, Rural Center (RC), Rural Unincorporated Community (RUC-1), and Mt. Hood Unincorporated Community Commercial (MH-C1). No psilocybin business may be located on the same parcel as a marijuana business in any zone.

(***)

Section 53.115 Psilocybin Business Use Table & Procedures

Table 53.115 below identifies the psilocybin uses permitted as specified for each of the different zoning districts, subject to the review type and regulations.

As used in the Table, “P” means the use is prohibited, including those specific uses listed in Section 53.105.

As used in the Table, “A” means the use is allowed outright subject to the general provisions set forth by this Ordinance and do not require land use review.

As used in the Table, Type I (Ministerial Action) and Type II (Non-Ministerial or Administrative Action) are review types defined in Article 1 - Definitions.

(***)

Table 53.115 Summary of Use Table for Psilocybin Businesses

Zoning District	Manufacture	Service Centers
Forest (F-1 & F-2)	P	P
Exclusive Farm Use (EFU)	Type I (Production) Type II (Processing)	Type II (Conditional Use Permit)
Residential (R-1) <u>and Parkdale Unincorporated Community Residential (P-R1)</u>	P	P
Rural Residential (RR)	P	P
Hood River UGA	See Article 17	See Article 17

Zoning District	Manufacture	Service Centers
Commercial (C-1) and Parkdale Unincorporated Community Commercial (P-C1)	P	Type II (Commercial Land Use Permit)
Rural Center (RC)	P	Type II (Conditional Use Permit)
Mt. Hood Unincorporated Community Commercial (MH-C1)	P	Type II (Commercial Land Use Permit)
Industrial (M-1) and Parkdale Unincorporated Community Industrial (P-M1)	P	P
Light Industrial (M-2) and Parkdale Unincorporated Community Light Industrial (P-M2)	P	P
Airport Development (AD)	P	P
Natural Area (NA)	P	P
Overlays: SPO, EP, FP, GH, HHO	P	P
National Scenic Area	P	P

Note:

- *Outdoor manufacturing is prohibited.*
- *Psilocybin testing facilities shall be treated the same as any other testing facility when determining if it is an allowed use or not in the affected zoning district.*

(***)

ARTICLE 56 - BED & BREAKFAST FACILITIES (BB)

SECTION 56.20 - CONDITIONAL USE:

A. A conditional use permit is required for Bed and Breakfast Facilities containing 5 or fewer guest rooms and proposed within the following zoning districts: Residential (R-1), **Parkdale Unincorporated Community Residential (P-R1)**, Rural Residential (RR), Rural Center (RC), Exclusive Farm Use (EFU), Forest (F-1), Primary Forest (F-2), Scenic Protection (SP), and Columbia Gorge Combining (CG). Approval shall be granted if applicant demonstrates through documented written findings compliance with the following procedures and criteria:

(***)

ARTICLE 73 – HOME OCCUPATION TO HOST WEDDINGS & RELATED EVENTS

(***)

Section 73.15 – Applicability

This ordinance applies to the following zones: Residential Zone (R-1); **Parkdale Unincorporated Community Residential Zone (P-R1)**; Rural Residential Zone (RR); Rural Center Zone (RC); Historic Preservation Zone (HP); Forest Zone (F-1); and Exclusive Farm Use Zone (EFU). It also applies to appropriate zones (i.e., where the primary use is allowed) in designated unincorporated communities. In the Hood River Urban Growth Area (UGA), it applies to those zones which allow Bed & Breakfasts (B&Bs); and in the R-1 zone, to B&Bs legally existing as of January 1, 2004.

This ordinance does not apply to land zoned Commercial (C-1); **Parkdale Unincorporated Community Commercial Zone (P-C1)**; Mt. Hood Unincorporated Community Commercial Zone (MH-C1); Industrial (M-1); **Parkdale Unincorporated Community Industrial Zone (P-M1)**; Light Industrial (M-2); **Parkdale Unincorporated Community Light Industrial Zone (P-M2)**; or to land located within the County’s Columbia River Gorge National Scenic Area (NSA).

(***)

Section 73.25 - Conditional Uses

The following conditional uses are required to comply with applicable requirements of the zone in which the home occupation is located, as well as with provisions in Article 60 (Administrative Procedures), Article 72 (Planning Director's Review Procedure), and this Article:

- A. A home occupation to host weddings proposed in the following zones shall comply with applicable requirements of the zone in which it is located: Residential Zone (R-1); **Parkdale Unincorporated Community Residential Zone (P-R1)**; Mt. Hood Unincorporated Community Commercial Zone (MH-C1); Rural Residential Zone (RR); Rural Center Zone (RC); Historic Preservation Zone (HP); and Urban Growth Area. If the property is located adjacent to a Farm or Forest Zone, prior to operating the proposed event site, the applicant shall record a deed statement acknowledging the right of adjacent farm and nearby forest operators to employ accepted farm and forest management practices. Such practices include, but are not limited to: noise, dust, spray, smoke, etc.

(***)

ARTICLE 74 – COMMUNICATION FACILITIES & TOWERS

(***)

Article 74 – Table A: Height Requirement in Each Zone						
ZONE	COLLOCATIONS / ELIGIBLE FACILITIES REQUESTS ¹	HEIGHT LIMIT (Feet) ²	TOWER WITH CONCEALMENT TECHNOLOGY	HEIGHT LIMIT (Feet)	NEW TOWER	HEIGHT LIMIT (Feet)
F-1	Type I	200	Type II	200	Type II - CUP	200

F-2	Type I	200	Type II	200	Type II - CUP	200
EFU	Type I	200	Type II	200	Type II - CUP	200
R-1 & P-R1	Type I		P	N/A	P	N/A
RR	Type I		Type II	60	Type II - CUP	60
C-1	Type I		Type II	55	Type II - CUP	55
RC	Type I		P	N/A	P	N/A
P-C1	Type I		P	N/A	P	N/A
MH-C1	Type I		P	N/A	P	N/A
M-1 & P-M1	Type I		Type II	65	Type II - CUP	65
M-2 & P-M2	Type I		Type II	65	Type II - CUP	65
AD Zone	Type I		Type II	50	Type II - CUP	50
NA Zone	Type I		P	N/A	P	N/A
<u>Overlays:</u> SPO, EP, FP, GH, HHO	Type I		P	N/A	P	N/A

(***)

Appendix C. Proposed Zone Change Memorandum

In total, 16 tax lots, held by 12 different landowners, were identified. County staff mailed letters to each landowner explaining the reasons why their property was identified and requesting the opportunity to meet with them to get their input. Staff met with 9 of the 12 landowners contacted. As explained later, most landowners were generally supportive of the changes proposed.

EXISTING ZONING:

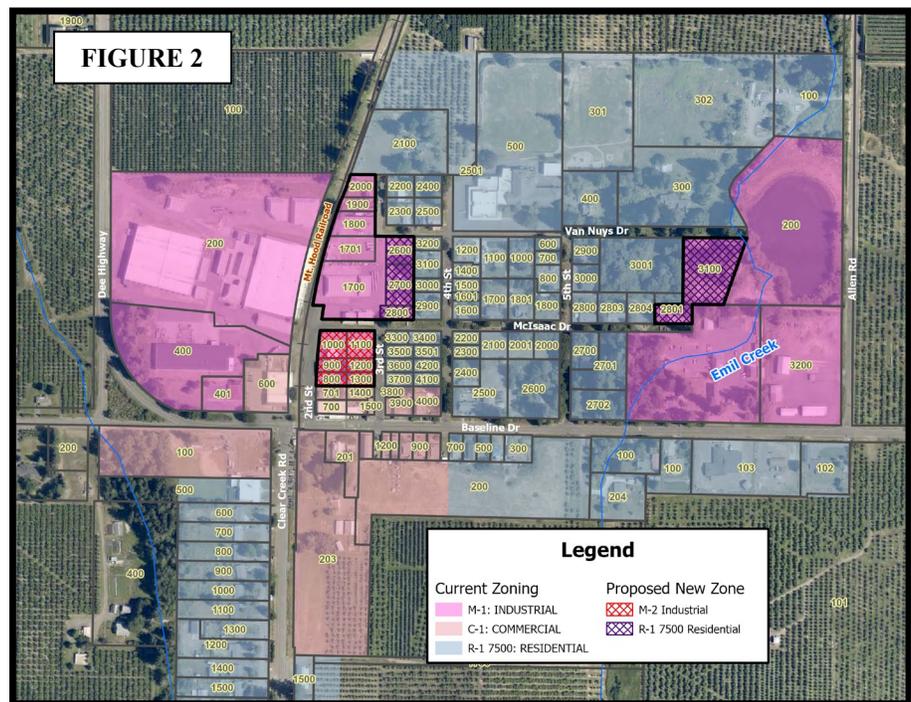
In the M-1 zone, all types of industrial use may be allowed with few restrictions. Several of the M-1 zoned properties identified currently abut improved residential and commercial properties, thereby elevating the potential for significant conflicts. Currently, the industrial uses that exist adjacent to residential and commercial lots include a fruit bin storage lot, farm supply wholesaler, equipment yard for the USDA Forest Service, manufacturing business (indoors), etc. However, the current M-1 zone also allows the opportunity for more intense/heavy industrial development, such as a lumbermill, kennel, or extensive manufacturing, which could be less compatible with existing and future residential and commercial uses nearby.

PROPOSED ZONING:

As shown in Figure 2, the Planning Department is suggesting that the zoning of 11 of the 16 tax lots identified be rezoned from M-1 to either Light Industrial (M-2) or Residential (R-1). In each instance, the new zoning designations will either result in greater compatibility with adjacent land uses, eliminate an existing non-conforming use, or provide better consistency with existing nearby land uses.

The Light Industrial (M-2) zone allows for manufacturing or other light industries that can be permitted relatively close to residential, commercial, and farm zones. Compared to the M-1 zone, development standards for the M-2 are more stringent and are intended to ensure new development in the zone is compatible with adjacent non-industrial uses.

The Residential (R-1) zone primarily allows for low-density, single-family residential development, but also allows various commercial or institutional uses as part of a conditional use permit. Development standards in the R-1 zone are intended to preserve the character and quality of the residential area and ensures compatibility with the surrounding area.



FINDINGS TO SUPPORT THE PROPOSED ZONING:

Tax Lots 800, 900, 1000, 1100, 1200, and 1300:

These six tax lots include all M-1 zone properties located between 2nd and 3rd Streets, south of McIsaac Drive (see Figure 3). The remainder of the block south to Baseline Drive is zoned commercial.

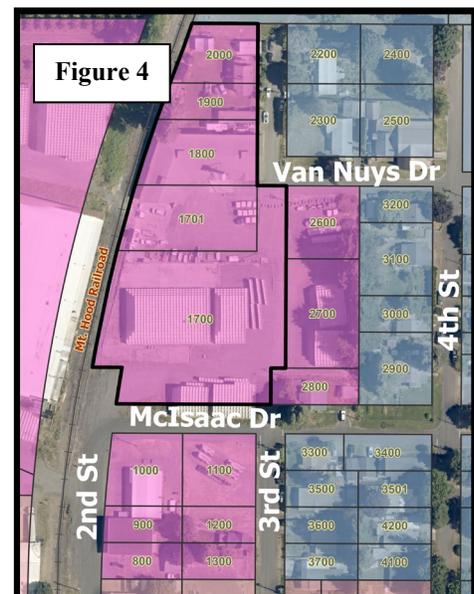
Two of the six tax lots identified are either improved with a commercial business (Tax Lot 900) or used in conjunction with an adjacent commercially zoned business (Tax Lot 1300). One contains a residence (Tax Lot 1200). Tax Lot 1000 contains a manufacturing business, while the other two properties (Tax Lots 800 and 1100) are either improved or unimproved but used for equipment/vehicle storage.

After talking with the landowners of these properties, most wanted the flexibility to continue using their property for commercial or industrial purposes, or both. Given the current development pattern of these properties, as well as their close proximity to Parkdale's commercial core immediately to the south, rezoning them to M-2 is appropriate. Proposed as part of this new zoning designation, is an allowance for establishing both light industrial and commercial development outright since these types of uses already exist in this area. As zoned M-2, the future use of these properties for commercial or industrial activities would be subject to additional siting standards that will better ensure that they remain generally compatible with adjacent residential uses as well.

Tax Lots 1700, 1701, 1800, 1900, and 2000:

These five tax lots border the east side of the Mt. Hood Railroad right-of-way, north of McIsaac Drive. The three southern most tax lots contain existing industrial uses, including a fruit bin storage lot (Tax Lot 1700) and a farm supply wholesaler (Tax Lots 1701 and 1800). The remaining northern most tax lots are improved with residences (Tax Lots 1900 and 2000).

The owner of Tax Lots 1700 was interested in possibly changing the property to R-1, while the owner of Tax Lots 1701/1800 wanted to retain the existing designation of their property as M-1, unless the zoning of other property surrounding them were rezoned R-1. Given the existing development pattern in this area, their location along the railroad, and proximity to other industrial development to the west, maintaining these parcels as M-1 seems more appropriate than rezoning them as R-1.



Tax Lot 3100 is entirely zoned M-1, although it is improved with a residence. Access to this property comes via a narrow roadway from the west through a residential zoned area. Access to the east through other M-1 zone property is restricted given a large pond located on Middle Fork Irrigation District property between it and Allen Road. Given the current access limitations, future use of the property for industrial development is not practicable without securing an alternative way of access. Rezoning the property to residential will eliminate an existing nonconforming use, as well as minimize the potential for conflicts with adjacent residential properties to the west, especially those located along the existing access road. The owners of this property were generally supportive of having it rezoned to residential.

RECOMMENDATION:

Based upon the above findings, it is recommended that the official County Zoning Map be amended to reflect the following zone changes:

Location/Address	Size	Existing Zoning	Proposed Zoning
1N 10E 32DC #800 (7265 2 nd Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #900 (7259 2 nd Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #1000 (7253 2 nd Street)	0.22 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #1100 (4945 McIsaac Dr.)	0.23 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #1200 (7260 3 rd Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #1300 (7264 3 rd Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #2600 (4935 Van Nuys Dr.)	0.23 acre	Industrial (M-1)	Residential (R-1)
1N 10E 32DC #2700 (7225 3 rd Street)	0.23 acre	Industrial (M-1)	Residential (R-1)
1N 10E 32DC #2800 (4930 McIsaac Dr.)	0.14 acre	Industrial (M-1)	Residential (R-1)
1N 10E 32DD #2801 (4840 McIsaac Dr.)	0.32 acre	Industrial (M-1)	Residential (R-1)
1N 10E 32DC #3100 (4831 Van Nuys Dr.)	1.00 acre	Industrial (M-1)	Residential (R-1)

Appendix D. Findings for Conformance with OAR 660-022

COMPREHENSIVE PLAN POLICY AMENDMENTS

The following section identifies policies in the Comprehensive Plan Policy Document that will be amended for consistency with the Parkdale Community Plan. Changes are shown in legislative formatting, using underline formatting for additions and strikeout formatting for deletions.

COMPREHENSIVE PLAN POLICY DOCUMENT

...

Goal 2 – Land Use

...

B. Policies

...

8. ¹¹The following documents provide guidance and set requirements for planning and development in unincorporated communities: adopted Community Plans, such as the Oak Grove Community Plan, Rockford Community Plan, ~~and~~ Mt. Hood Community Plan, and Parkdale Community Plan¹²; Hood River County Subdivision Ordinance (Sections on Major Partitions, Access Management, and Streets); and the following zoning ordinance provisions: Rural Center Zone (RC) and Rural Unincorporated Community Commercial Zone (RUC-1), and Mt. Hood Unincorporated Community Commercial Zone (MH-C1). Other zoning and subdivision ordinance provisions are valid where applicable.

9. County plans and land use regulations shall ensure that new uses authorized within the Oak Grove, Rockford, ~~and~~ Mt. Hood, and Parkdale Community Plans do not adversely affect agricultural uses in the surrounding Exclusive Farm Use (EFU) areas.

...

Goal 9 – Economic Development

...

D. Land Use Designations and Standards

1. Commercial

¹¹ The Goals, Policies, Strategies, and Land Use Designations and Standards developed by the County are not binding on the management of the National Forest Service Lands within Hood River County.

¹² HRC Ordinance #272, BOC adopted September 17, 2006; DLCD approved October 30, 2006 and HRC Ordinance # , BOC adopted , 2024; DLCD approved , 2024.

...

1.e. The size of commercial buildings within unincorporated communities shall conform to the limitations required under Oregon Administrative Rule 660, Division 022 (Unincorporated Community Rule).

...

3. Industrial

...

3.b. Commercial uses ~~compatible with~~ incidental and directly related to the services and operations of a permitted industrial uses will be permitted ~~as a conditional use~~ as provided for in the Zoning Ordinance.

...

Goal 10 – Housing

...

B. Policies

...

16. The County is committed to fostering a diverse housing landscape within the Parkdale Rural Unincorporated Community, encompassing single-family dwellings, duplexes, and accessory dwellings, contingent upon the availability of adequate public facilities and infrastructure support.

...

Goal 11 – Public Facilities

...

B. Policies

...

3. Public facilities and services to the Central Valley and Mt. Hood areas shall be in keeping with the rural character of these areas. Facilities and services for Odell and Parkdale shall be suitable for rural community development (i.e., public water and sewer shall be provided to areas within the Odell and Parkdale exception areas), **as outlined in their respective community plans.**

...

9. The County is dedicated to promoting responsible growth within the Parkdale community through encouraging and supporting the expansion of the Parkdale Wastewater Treatment System to facilitate future development and ensure sustainable infrastructure for meeting the community’s needs.

FINDINGS SUMMARY

This section provides findings to support zoning and comprehensive plan amendments to show compliance with OAR Chapter 660, Division 22, the Unincorporated Communities Rule.

OAR 660-022-0010 Definitions

- (7) *"Rural Community" is an unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding rural area, or to persons traveling through the area.*

Finding: The unincorporated community of Parkdale includes a fruit-packing plant, a school, post office, and various other public uses, along with numerous commercial businesses serving residents, the surrounding rural area, and persons passing through.

- (9) *"Urban Unincorporated Community" is an unincorporated community which has the following characteristics:*
- (a) *Include at least 150 permanent residential dwellings units;*
 - (b) *Contains a mixture of land uses, including three or more public, commercial or industrial land uses;*
 - (c) *Includes areas served by a community sewer system; and*
 - (d) *Includes areas served by a community water system.*

Finding: The unincorporated community of Parkdale includes fewer than 150 dwelling units. The community includes a mix of residential, commercial, and industrial uses. The Parkdale Sanitary District provides a sewer system to the community. The Parkdale Water District provides water services to the community. Parkdale does not meet the definition of an Urban Unincorporated Community.

- (10) *"Unincorporated Community" means a settlement with all of the following characteristics:*
- (a) *It is made up primarily of lands subject to an exception to Statewide Planning Goal 3, Goal 4 or both;*

Finding: The Parkdale community is composed primarily of state exception lands as described below in the findings for OAR 660-022-0020(3) and (4).

- (b) *It was either identified in a county's acknowledged comprehensive plan as a "rural community", "service center", "rural center", "resort community", or similar term before this division was adopted (October 28, 1994), or it is listed in the*

Department of Land Conservation and Development's January 30, 1997 "Survey of Oregon's Unincorporated Communities";

Finding: Parkdale is listed in the Department of Land Conservation and Development (DLCD) January 30, 1997 "Survey of Oregon's Unincorporated Communities."

(c) *It lies outside the urban growth boundary of any city;*

Finding: Parkdale is not within a UGB.

(d) *It is not incorporated as a city; and*

Finding: Parkdale is not incorporated as a city.

(e) *It met the definition of one of the four types of unincorporated communities in sections (6) through (9) of this rule, and included the uses described in those definitions, prior to the adoption of this division (October 28, 1994).*

Finding: Parkdale satisfies the definition of Rural Community under OAR 660-022-0010(7) (see findings for subsection 7 above).

CONCLUSION: The Parkdale community satisfies the rule definitions of unincorporated community and Rural Unincorporated Community.

660-022-0020 Designation of Community Areas

(1) *Except as provided in OAR 660-022-0070, county comprehensive plans shall designate and identify unincorporated communities in accordance with the definitions in OAR 660-022-0010. Counties may amend these designations as circumstances change over time.*

Finding: Adoption of the Parkdale Community Plan as part of the Hood River County Comprehensive Plan will designate and plan for Parkdale as a rural unincorporated community in accordance with the rule.

(2) *Counties shall establish boundaries of unincorporated communities in order to distinguish lands within the community from exception areas, resource lands and other rural lands. The boundaries of unincorporated communities shall be shown on the county comprehensive plan map at a scale sufficient to determine accurately which properties are included.*

Finding: The Parkdale Community Plan Map includes a boundary that distinguishes the unincorporated community from surrounding exception areas, resource lands, and other rural land. The map shows the Community boundary at a scale that clearly indicates the properties that are included within the boundary.

(3) *Only land meeting the following criteria may be included within an unincorporated community boundary:*

- (a) *Land which has been acknowledged as a Goal 3 or 4 exception area and historically considered to be part of the community provided the land only includes existing, contiguous concentrations of:*
 - (A) *Commercial, industrial, or public uses; and/or*
 - (B) *Dwelling units and associated residential lots at a greater density than exception lands outside rural communities.*
- (b) *Land planned and zoned for farm or forest use provided such land meets the criteria in section (4) of this rule.*

Finding: The land included within the Parkdale unincorporated community boundary includes only Goal 3 or 4 exception areas that have historically been considered part of the community and consist of commercial, industrial, residential, or public uses. The residential lots included within the unincorporated community boundary must be zoned at a minimum lot size of approximately two acres to ensure that development does not exceed the carrying capacity of wastewater facilities. If the wastewater treatment plant is expanded in the future, the County could then consider amending the Parkdale Community Plan further to either reestablish the 7,500 square foot residential minimum lots size allowance created as part of the original County Comprehensive Plan and Zoning Ordinance or some other variation(s).

- (4) *Community boundaries may include land that is designated for farm or forest use pursuant to Goals 3 and 4 if all the following criteria is met:*
 - (a) *The land is contiguous to Goal 3 or 4 exception lands included in the community boundary;*
 - (b) *The land was occupied on the date of this division (October 28, 1994) by one or more of the following uses considered to be part of the community: Church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility;*
 - (c) *Only the portion of the lot or parcel that is occupied by the use(s) in subsection (b) of this section is included within the boundary; and*
 - (d) *The land remains planned and zoned under Goals 3 or 4.*

Finding: No land designated farm or forest land is included within the proposed Parkdale unincorporated community boundary.

- (5) *Site specific unincorporated community boundaries that are shown on an acknowledged plan map on October 28, 1994, are deemed to comply with subsections (2) and (3) of this rule unless the boundary includes land designated for farm or forest use that does not meet the criteria in section (4) of this rule.*

Finding: The 1984 Hood River County Comprehensive Plan does not include specific boundaries for unincorporated communities.

- (6) *Communities which meet the definitions in both OAR 660-022-0010(6) and (9) shall be classified and planned as either resort communities or urban unincorporated communities.*

Finding: Parkdale does not satisfy the definition of a resort community in OAR 660-022-0010(6), so this subsection does not apply.

CONCLUSION: The Parkdale Community Plan is part of the Hood River County Comprehensive Plan and meets all designation requirements under OAR 660-022-0200.

660-022-0030 Planning and Zoning of Unincorporated Communities

- (1) *For rural communities, resort communities and urban unincorporated communities, counties shall adopt individual plan and zone designations reflecting the projected use for each property (e.g., residential, commercial, industrial, public) for all land in each community. Changes in plan or zone designation shall follow the requirements to the applicable post-acknowledgment provisions of ORS 197.610 through 197.625.*

Finding: The Parkdale Community Plan Map provides plan designations for each property within the community in compliance with this requirement. Changes to these designations will follow the requirements of ORS 197.610 through 197.625 as called for in the Hood River County Zoning Ordinance.

- (2) *County plans and land use regulations may authorize any residential use and density in unincorporated communities, subject to the requirements of this division.*

Finding: The Parkdale Community Plan includes a new Rural Unincorporated Community Residential zone that permits single-family residential dwellings.

- (3) *County plans and land use regulations may authorize only the following new industrial uses in unincorporated communities:*
- (a) *Uses authorized under Goals 3 and 4;*
 - (b) *Expansion of a use existing on the date of this rule;*
 - (c) *Small-scale, low impact uses;*
 - (d) *Uses that require proximity to rural resource, as defined in OAR 660-004-0022(3)(a);*
 - (e) *New uses that will not exceed the capacity of water and sewer service available to the site on the effective date of this rule, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage;*

- (f) *New uses more intensive than those allowed under subsection (a) through (e) of this section, provided an analysis set forth in the comprehensive plan demonstrates, and land use regulations ensure:*
 - (A) *That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;*
 - (B) *That such uses would not rely upon a work force served by uses within urban growth boundaries; and*
 - (C) *That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries.*

Finding: The Parkdale Community Plan includes two new industrial zones. They include the Parkdale Rural Unincorporated Community Industrial (P-M1) and Parkdale Unincorporated Community Light Industrial (P-M2) zones. These zones permit the uses identified in OAR 660-022-0030(3).

- (4) *County plans and land use regulations may authorize only the following new commercial uses in unincorporated communities:*
 - (a) *Uses authorized under Goals 3 and 4;*
 - (b) *Small-scale, low impact uses;*
 - (c) *Uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area.*

Finding: The Parkdale Community Plan includes a new Rural Unincorporated Community Commercial (P-C1) zone that permits the uses identified in OAR 660-022-0030(4). This zone includes a limit on building sizes consistent with the definition of small-scale, low impact uses (maximum 4,000 square feet of floor space) as defined by OAR 660-022-0030(10). Uses determined to serve only the needs of the local community, the surrounding rural area, and people passing through the area have a maximum building size limit of 8,000 square feet. These include general merchandise; grocery stores; automobile repair and services; and second-hand stores.

- (5) *County plans and land use regulations may authorize hotels and motels in unincorporated communities only if served by a community sewer system and only as provided in subsections (a) through (c) of this section:*
 - (a) *Any number of new motel and hotel units may be allowed in resort communities;*
 - (b) *New motels and hotels up to 35 units may be allowed in an urban unincorporated community, rural service center, or rural community if the unincorporated*

community is at least 10 miles from the urban growth boundary of any city adjacent to Interstate Highway 5, regardless of its proximity to any other UBG;

- (c) New motels and hotels up to 100 units may be allowed in any urban unincorporated community that is at least 10 miles from any urban growth boundary.*

Finding: The Parkdale Rural Unincorporated Community Commercial (P-C1) zone allows hotels and motels up to 35 units within the community boundary if served by a community sewer system, as Parkdale does not lie within 10 miles of the UGB of a city adjacent to Interstate Highway 5. Hotels and motels of greater than 35 units are not allowed in rural unincorporated communities.

- (6) County plans and land use regulations shall ensure that new uses authorized within unincorporated communities do not adversely affect agricultural or forestry uses.*

Finding: Parkdale is surrounded by Exclusive Farm Use land. The Parkdale Community Plan and other County land use regulations and policies, including those in the Hood River County Policy Document and zoning ordinance ensure that surrounding agricultural uses will not be impacted. The county's zoning ordinance section for EFU land includes a number of provisions intended to protect agricultural land including right-to-farm requirements, restrictions on uses on high-value farmland and buffering requirements. A limited number of properties within the unincorporated planning area are proposed to be rezoned from industrial to residential, however, these proposed changes do not represent a change in existing development patterns or an extension of residential or other non-agricultural areas because the rezoning will accommodate current uses. Most new development will consist of infill development on relatively small parcels. These developments will adhere to the minimum setback standards included under Article 10: Residential of the Hood River County Zoning Ordinance. They include a front-yard setback of 60 feet from the centerline of any arterial and 50 feet from the centerline of all other streets, or 20 feet from the right-of-way, whichever is greater. The standards include a rear-yard setback of 10 feet and side-yard setbacks of 5 feet. In addition, housing will be required to comply with buffer requirements provided in Article 50, which require stringent setbacks for development adjacent to areas zoned for farm uses.

- (7) County plans and land use regulations shall allow only those uses which are consistent with the identified function, capacity and level of service of transportation facilities serving the community, pursuant to OAR 660-012-0060(1)(a) through (c).*

Finding: The land use regulations contained in the Parkdale Community Plan and other applicable County planning documents are consistent with the function, capacity, and level of service identified for the transportation facilities serving Parkdale in the Hood River County Transportation System Plan (TSP). A preliminary traffic analysis prepared for this plan indicates that current transportation facilities will be sufficient to serve the area.

- (8) *Zoning applied to lands within unincorporated communities shall ensure that the cumulative development:*
- (A) *Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and*
 - (B) *Will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.*

Finding: Hood River County does not have an overall public facilities plan. A limited public facilities analysis was completed in accordance with OAR 660-022-0050 to determine the current capacity of the community's sewer and water systems and their ability to meet the demand of the future development anticipated under this Plan. The public facilities analysis concluded that the Parkdale Wastewater Treatment Plan can accommodate an estimated 32 additional dwelling units without any system improvements. This is sufficient to support growth forecasts for the area. However, it would not be sufficient to support the potential buildout of vacant land at densities above 0.5 units per acre. As a result, minimum lot size requirements for dwellings are proposed to be two-acre minimum until capacity improvements are completed. In recognition of this, two new policies are proposed to support expansion of the wastewater treatment plant and changes to residential zones in the Parkdale area.

- (9) *County plans and land use regulations for lands within unincorporated communities shall be consistent with acknowledged metropolitan regional goals and objectives, applicable regional functional plans and regional framework plan components of metropolitan service districts.*

Finding: This requirement is not applicable, because there is no metropolitan or regional plan in place in Hood River County.

- (10) *For purposes of this section, a small-scale, low-impact commercial use is one which takes place in an urban unincorporated community in a building or building not exceeding 8,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 4, 000 square feet of floor space.*

Finding: The Parkdale Rural Unincorporated Community Commercial (P-C1) Zone includes the 4,000 square foot size limit for small-scale, low-impact buildings in commercial use within rural unincorporated communities.

- (11) *For purposes of this section, a small-scale, low impact industrial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 20,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 10,000 square feet of floor space.*

Finding: These size limitations were revised as part of modifications to the rule by DLCD pursuant to direction from the state legislature.

CONCLUSION: The Parkdale Community Plan is implemented through the proposed new Parkdale Unincorporated Community Commercial, Light Industrial, Industrial, and Residential Zones, as well as the existing the Exclusive Farm Use zones. The application of these zones is consistent with the requirements of OAR 660-022-0030.

660-022-0050 Community Public Facility Plans

- (1) *In coordination with special districts, counties shall adopt public facility plans meeting the requirements of OAR 660, Division 11, and include them in the comprehensive plan for unincorporated communities over 2,500 in population. A community public facility plan addressing sewer and water is required if the unincorporated community is designated as an urban unincorporated community under OAR 660-022-0010 and 660-022-0020. For all communities, a sewer and water community public facility plan is required if:*
- (a) *Existing sewer or water facilities are insufficient for current needs, or are projected to become insufficient due to physical conditions, financial circumstances or changing state or federal standards; or*
 - (b) *The plan for the unincorporated community provides for an amount, type or density of additional growth or infill that cannot be adequately served with individual water or sanitary systems or by existing community facilities and services; or*
 - (c) *The community relies on groundwater and is within a groundwater limited or groundwater critical area as identified by the Oregon Department of Water Resources; or*
 - (d) *Land in the community has been declared a health hazard, or has a history of failing septic systems or wells, or a community sewage or water system is projected to be needed by the next periodic review.*

Finding: Parkdale is a rural unincorporated community with a population of less than 2,500. A preliminary public facility analysis was conducted to determine if a full community public facility plan would be required. This analysis determined that the existing sewer and water facilities are sufficient to support forecasted growth in the community. The community is served by the Parkdale Water Company and does not rely on groundwater. Land in the community has not been declared a health hazard and does not have a history of failing septic systems or wells. For these reasons no community public facility plan is required for Parkdale.

[Subsections (2) and (3) of this section relate to the required contents of a community public facility plan and are not applicable to the Parkdale Community Plan.]

- (2) *A community public facility plan shall include inventories, projected needs, policies and regulations for the water and sewerage facilities which are existing or needed to serve the unincorporated community, including:*
 - (a) *An inventory of the condition and capacity of existing public facilities and services;*
 - (b) *An assessment of the level of facilities and services needed to adequately serve the planned buildout within the community area boundary; and*
 - (c) *Coordination agreements consistent with ORS Chapter 195.*
- (3) *If existing community facilities and services are not currently adequate to serve the development allowed in the plan and zoning ordinance, the community public facility plan shall contain either:*
 - (a) *Development restrictions to ensure development will not exceed the capacity of the land to absorb waste and provide potable water and will not exceed the capacity of public facilities; or*
 - (b) *A list of new facilities, and improvements for existing public facilities, necessary to adequately serve the planned buildout in the unincorporated community, including the projected costs of these improvements and an identification of the provider or providers of these improvements; and*
 - (c) *A discussion of the provider's funding mechanisms and the ability of these and possibly new mechanisms to fund the development of each community public facility project; and*
 - (d) *A requirement that development not occur until the necessary public facilities are available for that development.*

CONCLUSION: The Parkdale Community Plan satisfies the public facilities planning requirements of OAR 660-022-0050.

660-022-0060 Coordination and Citizen Involvement

- (1) *Counties shall ensure that residents of unincorporated communities have adequate opportunities to participate in all phases of the planning process. Counties shall provide such opportunities in accordance with their acknowledged citizen involvement programs.*

Finding: Hood River County and its consultants engaged in an extensive public process to involve residents and landowners in Parkdale in the unincorporated community planning effort. This process included two public meetings in Parkdale. Bilingual community surveys were also compiled and distributed by the County. These surveys asked Parkdale residents about their opinions on desired community character, preferences for residential zoning densities and commercial land use and zoning requirements, and any additional comments

or suggestions that they had about the project (See Appendix D of this Plan for the results of the community survey). Results of all public meetings and surveys were considered and incorporated, as appropriate, in this planning process. Parkdale residents and the rest of the County will be notified of such decisions pursuant to state and county notification requirements and will have the opportunity to comment through public hearings processes and other means.

(2) *When a county proposes to designate an unincorporated community or to amend plan provisions or land use regulations that apply to such a community, the county shall specify the following:*

(a) *How residents of the community and surrounding area will be informed about the proposal;*

(b) *How far in advance of the final decision residents of the community and the surrounding area will be informed about the proposal;*

(c) *Which citizen advisory committees will be notified of the proposal.*

(3) *The information on these three points shall be included in the appropriate plan amendment proposals or periodic review work task.*

Finding: Notice and adoption of the Parkdale Community Plan will follow the County's requirements and procedures, consistent with state requirements. This includes public hearings held by the Planning Commission and County Board of Commissioners with opportunity for public comment; notice published in a newspaper and mailed to all affected Parkdale residents; notice emailed to members of the public who asked to be included on the Parkdale Community Email List; and notice provided to affected public agencies.

(4) *When a county proposes to designate an urban unincorporated community, the county shall adopt a citizen involvement program for that community in accordance with the provisions of Goal 1, Citizen Involvement.*

Finding: Subsection (4) above applies to urban unincorporated communities and is not applicable to Parkdale.

(5) *Proposals to designate, plan, or zone unincorporated communities shall be coordinated with all special districts, metropolitan service districts, and cities likely to be affected by such actions. For any unincorporated community, such coordination shall include a minimum of 45-day mailed notice to all cities and special districts (including metropolitan service districts) located within the distance described in OAR 660-022-0040(2).*

Finding: Parkdale lies more than 10 miles from the UGB of Hood River, an urban growth boundary with a population of less than 25,000. Thus, the proposal to designate Parkdale as a rural unincorporated community does not have to be coordinated with the City of Hood River. This project has been coordinated with the Parkdale Sanitary and Parkdale Water Districts. Notice of the proposals to designate Parkdale as a rural unincorporated

community will be mailed to these districts, other special districts in the County (irrigation and fire districts) and affected public agencies prior to the first adoption hearing. The planning process was coordinated with the Parkdale Sanitary and Water Districts as described in the Parkdale Community Plan.

CONCLUSION: The Parkdale Community planning process satisfies the requirements of OAR 660-022-0060.

Appendix E. Parkdale Existing & Future Conditions



MEMORANDUM

Parkdale Existing and Future Conditions (Task 3.2) Parkdale Community Plan Update

DATE October 10, 2023
TO Eric Walker, Hood River County Community Development Director
FROM Clinton “CJ” Doxsee, MIG | APG
CC Jon Pheanis & Matt Hastie, MIG | APG

OVERVIEW

This memorandum presents information on current and forecasted conditions in the Parkdale community. The County and the MIG | APG consultant team – the project team – will use this information to develop the Parkdale Community Plan.

Background¹

The Parkdale community is located in the upper Hood River Valley, approximately 15 miles south of the Columbia River in Hood River County, Oregon. The community is known for its picturesque landscapes, fruit orchards, and proximity to scenic Mt. Hood.

The local economy in Parkdale is primarily based in the agriculture industry, including fruit growing on surrounding farmlands and one fruit packing plant (Diamond Fruit). Parkdale’s secondary economy is based on tourism. The community is also home to several businesses including a brew pub, general merchandise store, gas station, museum, and other commercial and industrial businesses. The Parkdale area also includes public or community-oriented uses such as the Parkdale Library/Community Center, Parkdale Elementary School, Parkdale Fire Station, and the Parkdale Grange Hall. Clear Creek Road is part of the Hood River Fruit Loop, a collection of agricultural businesses that promote tourist activities in Parkdale and other areas in the Hood River Valley. The Mt. Hood Railroad terminates in Parkdale adjacent to the Hutson Museum.

¹ Parts of the information provided in this section are based on descriptions from the original Parkdale Community Plan planning effort initiated around 2004. This memorandum provides updates to these descriptions where changes have occurred or where new information is available.

Parkdale is accessible via OR-281 via OR 35 (Hood River Highway). The road provides access to nearby towns and recreational areas, including the Mt Hood National Forest.

Parkdale is served by the Parkdale Water Company and Parkdale Sanitary District. Additional information on each of the service providers is provided later in this memorandum.

Most of Parkdale's residents live there year-round, though the community includes several short-term rental homes, vacation homes, and other lodging.

The 2020 US Census identified a population of 299 people in the Parkdale Census Defined Place (CDP). The Parkdale CDP boundary is larger than the Parkdale unincorporated community boundary. The Parkdale CDP boundary includes land zoned for exclusive farm uses to the south and east of the unincorporated community boundary. Areas zoned for exclusive farm uses do not typically have housing on them unless it is used in conjunction with farming.

Table 1 provides a demographic summary for the population within the Parkdale CDP and for Hood River County as a whole. According to the 2020 US Census data, approximately 38% of the population within the Parkdale CDP and 30% of the overall County population are of Hispanic or Latino ethnicity. The concentration of Hispanic/Latino population is higher in Parkdale compared to the rest of the County. Conversely, the white population in the Parkdale CDP is lower than the rest of the County at 55% and 62% respectively. All other races, except for Black or African American populations, are present in small numbers within the Parkdale CDP and follow similar patterns as the overall County.

Table 1: Race & Ethnicity

Demographic Populations	Hood River County		Parkdale CDP	
Total Population	23,977		299	
Hispanic or Latino	7,148	30%	115	38%
White	14,935	62%	163	55%
Black or African American	47	0%	0	0%
Native American & Alaska Native	149	1%	2	1%
Asian	381	2%	5	2%
Native Hawaiian or Pacific Islander	33	0%	1	0%
Other	119	0%	1	0%
Two or More Races	1,165	5%	12	4%

Unincorporated Community Boundary

Provisions for developing and adopting a community plan are regulated by Oregon Administrative Rules (OAR). Specifically, OAR 660-022-0020 identifies requirements for lands that may be included within an unincorporated community boundary.

- (3) *Only land meeting the following criteria may be included within an unincorporated community boundary:*

- (a) Land which has been acknowledged as a Goal 3 or 4 exception area and historically considered to be part of the community provided the land only includes existing, contiguous concentrations of:
 - (A) Commercial, industrial, or public uses; and/or*
 - (B) Dwelling units and associated residential lots at a greater density than exception lands outside rural communities.**
 - (b) Land planned and zoned for farm or forest use provided such land meets the criteria in section (4) of this rule.*
- (4) Community boundaries may include land that is designated for farm or forest use pursuant to Goals 3 and 4 if all the following criteria are met:*
- (a) The land is contiguous to Goal 3 or 4 exception lands included in the community boundary;*
 - (b) The land was occupied on the date of this division (October 28, 1994) by one or more of the following uses considered to be part of the community: Church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility;*
 - (c) Only the portion of the lot or parcel that is occupied by the use(s) in subsection (b) of this section is included within the boundary; and*
 - (d) The land remains planned and zoned under Goals 3 or 4.*
- (5) Site specific unincorporated community boundaries that are shown on an acknowledged plan map on October 28, 1994, are deemed to comply with subsections (2) and (3) of this rule unless the boundary includes land designated for farm or forest use that does not meet the criteria in section (4) of this rule.*
- (6) Communities which meet the definitions in both OAR 660-022-0010(6) and (9) shall be classified and planned as either resort communities or urban unincorporated communities.*

In Parkdale, these requirements translate into contiguous areas zoned for commercial, industrial, and residential uses (i.e., exception areas). Most of the residential land within the community boundary is within a long narrow strip of properties adjacent to Clear Creek Road, south of Baseline Drive and in the northeast corner of the community, north of Baseline Drive.

Commercial properties are located on either side of Baseline Drive both east and west of Clear Creek Road and 2nd Street. Land zoned for industrial uses is located northwest of the intersection at Clear Creek Road and Baseline. This includes the Diamond Fruit packing plant located beyond the commercial businesses. Additional industrial land is located in the east part of the community, north of Baseline Drive.

Most of this area is within the Parkdale Water District. Some properties in the southernmost portion of the community are within the Parkdale Water District but are served by the Crystal Springs Water District through a cooperative agreement between the two districts. All of this area is within Parkdale Sanitary District. The district boundaries for both the Parkdale Water District and the Parkdale Sanitary District are slightly larger than the community boundary.

Project History

In 1994, the State of Oregon's Land Conservation Development Commission (LCDC) adopted OAR 660, Division 22 (Unincorporated Communities Rule). The Unincorporated Communities Rule provides a framework for counties to identify and designate communities outside of established urban growth boundaries (UGBs), and to establish planning rules for those communities pertaining to development standards, allowed land uses, and public facilities.

The County formally identified unincorporated communities and rural service centers, including Oak Grove, Rockford, Windmaster, Van Horn (Pine Grove), and Mt. Hood in response to the Unincorporated Communities Rule.

Hood River County initiated a project in 2002 to plan for the Parkdale community. The planning effort included a community survey and community meetings. It also considered existing and future growth needs and identified potential changes to the County's development ordinances. The planning efforts were completed but adoption was delayed around 2008 because it was determined the Parkdale Sanitary District Wastewater Treatment Facility was out of compliance with DEQ discharge requirement, which had the potential to affect planned development densities and land uses. Consequently, the project was put on hold to give the Parkdale Sanitary District time to work with DEQ to correct system deficiencies.

The current planning effort is a continuation of the 2002 project. The current planning effort builds on the previous work and has updated applicable information in order to adopt the Parkdale Community Plan. This planning effort is providing a review of existing land uses and public facilities, conducting community engagement, and updating draft zoning ordinance amendments and accompanying maps from the 2002 project.

Plan Process

The planning process involves a technical analysis of existing and future conditions, as well as engagement with the local community to understand local values and preferences. The project team has been engaged in the following activities between the project start date in August 2022, leading to the development of the draft Community Plan for Parkdale.

- Reviewed and confirmed the preliminary community boundary from the 2002 planning effort.
- Obtained and analyzed planning level data related to existing land uses, capacity of public services, and current plan and zone designations.

- Reviewed existing zoning designations and zoning designations from the 2002 planning effort for compliance with the Unincorporated Communities Rule.
- Revised residential, commercial, industrial, and light industrial designations from existing zoning designations and zoning designations from the 2002 planning effort based on community feedback and public facility capacity findings.
- Analyzed current development and anticipated future buildout as compared to available planned public facilities capacity.
- Established requirements for future development to study impacts to public facilities and ensure future development does not exceed capacity of facilities.

In addition to the above activities, the project team has been involving the community to share information about the project and involve community members in the planning process. Additional information about the community engagement effort is provided in the following section.

Community Engagement

OAR 660-022-0060 provides requirements for citizen involvement as part of the development of a community plan. Relevant sections are included below.

- (1) *Counties shall ensure that residents of unincorporated communities have adequate opportunities to participate in all phases of the planning process. Counties shall provide such opportunities in accordance with their acknowledged citizen involvement programs.*
- (2) *When a county proposes to designate an unincorporated community or to amend plan provisions or land use regulations that apply to such a community, the county shall specify the following:*
 - (a) *How residents of the community and surrounding area will be informed about the proposal;*
 - (b) *How far in advance of the final decision residents of the community and the surrounding area will be informed about the proposal;*
 - (c) *Which citizen advisory committees will be notified of the proposal.*

The community outreach strategy for this project sought to share information about the project and gather input from the community regarding their vision for the community's future and the need for specific types of land uses and services. This included the development of a bilingual survey (Spanish and English), hosting a community meeting and open house (planned), and providing project updates and FAQs to those who shared their contact information.

Bilingual survey: The project team developed a bilingual non-statistical survey to gather feedback from residents in and around Parkdale. The survey was developed using the survey associated with the original Parkdale Community Plan planning effort initiated around 2002. Like the 2002 survey, the updated survey asked respondents about how the community should grow from a residential

and commercial standpoint. The survey was mailed to more than 600 property owners in the Parkdale community and areas immediately surrounding the community. Project team members also conducted in-person surveys throughout the community through one-on-one interactions and by holding information sessions outside Mclsaac’s store in the community. Overall, the survey received 327 responses. Most respondents completed the survey in English (287), while the remainder completed it in Spanish (40).

Community meeting: The project team also held a community meeting on November 16, 2022, at the Parkdale Elementary School. The purpose of the meeting was to share information about the Community Plan and process and address questions and comments related to the project. More than 100 people from the community attended the meeting.

Community open house (planned): A second event is planned for October 26, 2023, where the project team will share additional information about existing and future growth in the community as well as potential changes to the County’s development ordinances.

Land Use Planning

Existing Land Use and Zoning

Authorized land uses in an unincorporated community include those provided under OAR 660-022-0030. These regulations allow for a variety of industrial, commercial, and residential uses that are consistent with Statewide Planning Goals 3 and 4.

The Parkdale community includes a mix of land used and zoned for residential, commercial, and industrial land. The community also includes several community facilities. Table 2 provides a summary of existing zoning in the Parkdale area.

Table 2: Zone Descriptions

Zone	Description
R-1 7500: Residential	The R-1 7500 zone was established as part of the County Comprehensive Plan to allow for single-family residential development on lots of at least 7,500 square feet in size. However, in 2000, OAR 660-004-0040(6) went into effect requiring all residential zones located outside of a designated urban growth area, unincorporated community, or rural service center be considered rural land and subject to a two-acre minimum lot size. The Parkdale community is subject to this requirement until an unincorporated community plan – such as this planning effort – is adopted.
C-1: Commercial	The C-1 zone allows for a variety of residential and commercial uses. Permitted residential uses in the C-1 zone include single-family, duplex, or multi-family dwellings. Permitted commercial uses include a variety of retail and commercial/professional service establishments. Uses that are permitted conditionally in the R-1 zone are also allowed in the C-1 zone.

Zone	Description
M-1: Industrial	The M-1 zone allows for more intensive industrial uses. The zone permits industrial uses for the manufacturing, repairing, compounding, processing, packing, or storage of goods, as well as wholesale distributions. With some exceptions, the zone also allows all non-residential uses permitted in the C-1 zone, including retail and commercial/professional services.

Proposed Zoning

The County is proposing new zones for the community as part of adoption of the Parkdale Community Plan. The proposed zoning is similar to existing zoning with some key differences. Table 3 below provides a summary of the differences.

Table 3: Proposed Zoning

Proposed Zone	Description
P-R1	<p>The proposed P-R1 zone would replace the existing R1 zone in the community. Key differences between the zone include the following:</p> <ul style="list-style-type: none"> - Duplex removed as a conditional use. - Minimum lot size at 2 acres. <p>The differences are necessary based on findings that the Parkdale Wastewater Treatment Plant does not currently have capacity to serve additional dwellings besides those that could be developed on existing vacant property. See the Public Facilities section below for additional information. The County is required to ensure that the cumulative development of the area will not exceed the carrying capacity of public facilities pursuant to OAR 660-022-0030(8)(b).</p>
P-C1	<p>The proposed P-C1 zone would replace the existing C-1 zone. Key differences between the zone include the following:</p> <ul style="list-style-type: none"> - Single-family dwellings limited to when in conjunction with an onsite business. - Duplex or multi-family dwelling not a permitted use. - Establishes a maximum building size limit of either 4,000 or 8,000 square feet for certain new buildings, depending on the type of business. - Requirement to provide an engineering assessment for all new development in the P-C1 zone to ensure the use will not exceed the sewage capacity.
P-M1	<p>The proposed P-M1 zone replaces the existing M1 zone. Key differences between the zone include the following:</p> <ul style="list-style-type: none"> - Commercial uses not allowed outright unless accessory to and connected with an onsite industrial use.

Proposed Zone	Description
	<ul style="list-style-type: none"> - Allow for indoor recreational sport facilities as a conditional use. - Requirement to provide an engineering assessment for all new development in the P-M1 zone to ensure the use will not exceed the sewage capacity. - Establish a maximum building height of 45 feet.
P-M2	<p>The P-M2 zone would be a new zone for the Parkdale community and some properties currently zoned M1 would be rezoned to the P-M2. The P-M2 zone is based on the County’s existing M2 zone, which are generally more compatible with nearby residential, commercial, and farm zones. Key differences between the P-M2 and M2 zone include:</p> <ul style="list-style-type: none"> - Allows commercial uses outright instead of in conjunction with an onsite industrial use. - Allow for indoor recreational sport facilities as a conditional use. - Requirement to provide an engineering assessment for all new development in the P-M1 zone to ensure the use will not exceed the sewage capacity.

Buildable Land Inventory

The project team completed a preliminary buildable land inventory (BLI) to assess the capacity of land within the Parkdale community boundary. Attachment A provides the methodology and detailed results of the BLI.

Overall, there is approximately 139 acres of land within the Parkdale community boundary. Most of the land is zoned for residential uses (about 72%), followed by land zoned for industrial uses (21%), and land zoned for commercial uses (about 6%).

Table 4: Gross Acreage in Parkdale Land Inventory

Zone	Number of Tax Lots	Gross Acres	Proportion
R-1 7500: Residential	137	100.4	72.3%
C-1: Commercial	19	9.0	6.5%
M-1: Industrial	21	29.4	21.2%
Total	177	138.8	100.0%

The project team designated each tax lot within the Parkdale Community Boundary with a “development status” of either vacant, partially vacant, or developed. These designations are based on County tax assessor’s data and aerial photography.

Table 5 shows the acreage of tax lots within each status category by the respective zoning. Figure 2 illustrates the location and development status of these tax lots.

Table 5: Tax Lot Development Status (in acres)

Zone	Vacant		Partially Vacant		Developed		Total	
	Count	Acres	Count	Acres	Count	Acres	Count	Acres
R-1 7500: Residential	13	10.6	5	14.0	119	75.7	137	100.4
C-1: Commercial	2	1.9	1	4.1	16	3.0	19	9.0
M-1: Industrial	7	2.6	0	0	14	26.8	21	29.4
Total	22	15.2	6	18.1	149	105.5	177	138.8

The capacity of residential development is estimated based on a two-acre minimum lot size. Housing densities were assumed to be 0.5 dwelling units per acre with a minimum capacity of one dwelling for vacant lots. After deductions for existing development and future public improvements (i.e., right-of-way improvements), there is an estimated 21 acres of land that could potentially support development of 21 additional dwelling units. Most of this potential capacity is associated with vacant lots. The actual level of future development on these lots will depend on a variety of factors, including land values, construction and infrastructure costs, and property owners’ desires to develop addition homes or divide their properties for future development. Ultimately, the amount of development could be less than the potential capacity and could take some time to fully develop.

Table 6: Buildable Acres and Housing

Zoning	Projected Density	Vacant	Partially Vacant	Total
R-1 7500: Residential	0.5 DU/acre	13	8	21

After deductions for existing development and future public improvements, there is an estimated 5 acres of commercial and industrial land available for employment. Table 7 provides a summary for each zone. Most of the development potential for commercially zoned areas are primarily associated with two tax lots (See Figure 1 and legend in Figure 2) which have the greatest capacity to support new commercial development due to their overall size.

Figure 1: Vacant and Partially Vacant Commercial Areas



Table 7: Net Developable Acres of Employment Land

Zoning	Vacant Acres	Partially Vacant Acres	Total Acres
C-1: Commercial	1.1	1.5	2.7
M-1: Industrial	2.3	0.0	2.3
Total	3.4	1.5	4.9

Figure 2: Parkdale Buildable Land Inventory

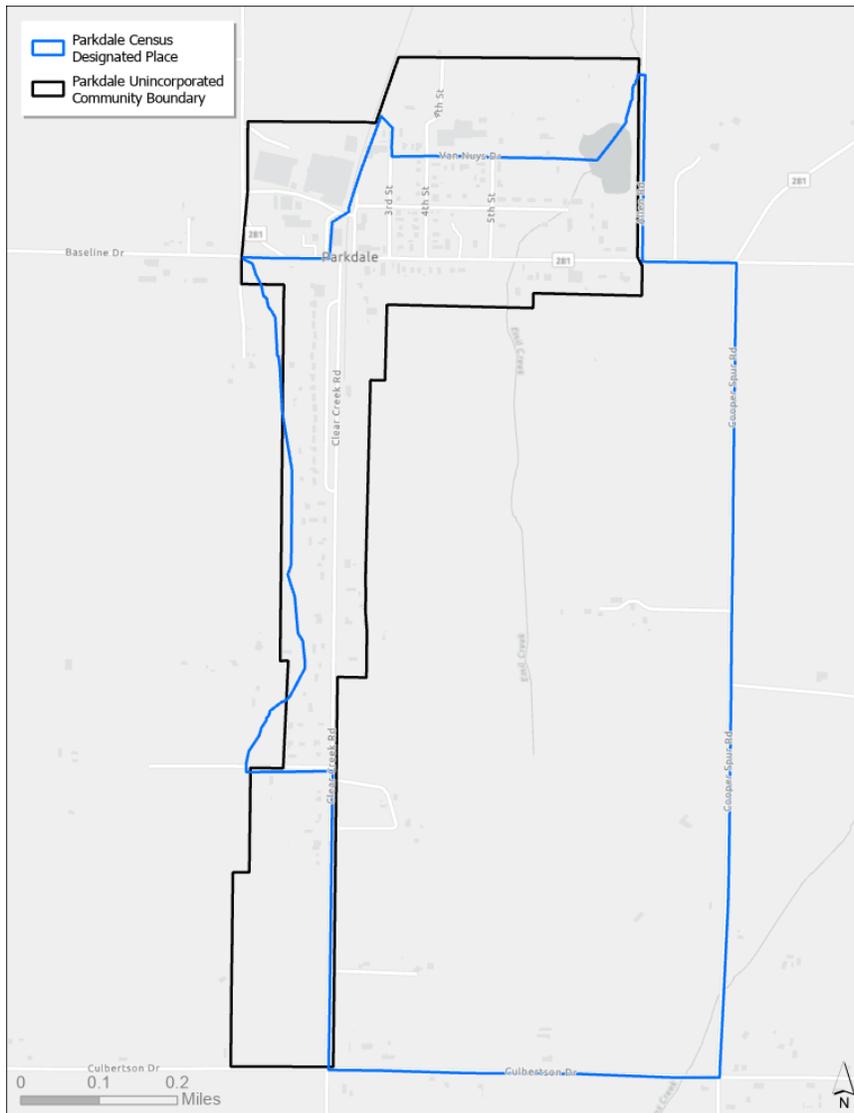


Population and Growth Forecasts

Historical and forecasted growth information for the Parkdale community is based on the Parkdale Census Designation Place (CDP) from the 2020 US Census. The US Census provides statistical information for the Parkdale CDP. The Parkdale CDP boundary is similar to the proposed Parkdale community boundary. Figure 3 provides a comparison of the two boundaries. As shown in the Figure, the CDP boundary is larger than the community boundary. Both boundaries have overlap along portions of OR 281 and Clear Creek Road. The CDP boundary extends further south and east and includes areas zoned for farm uses. The community boundary extends further southwest, northwest, and north. It includes areas zoned for residential and industrial uses.

Areas outside of the CDP boundary but inside the community boundary are located in the northern and southwestern portions of the boundary. Overall, there are 22 residentially zoned lots in these areas. Of those, one is developed with a religious facility, two are vacant, and an additional two instances where adjoining lots are under the same ownership. The remainder is an estimated 17 lots developed with residential dwellings that are not factored in the US Census CDP Boundary.

Figure 3: Parkdale Community Boundary and US Census CDP Boundary



Historical Growth

Historic and current population estimates were gathered from 2010 and 2020 US Census data. Table 8 presents historic population levels for the Parkdale CDP. Between 2010 and 2020, population in the Parkdale CDP area dropped by 12 people, representing an average annual growth rate (AAGR) of -0.4%. By contrast, the overall population in Hood River County increased by 1,631 people over the same time period, an average annual growth rate of 0.7%.

Table 8: Historic Population Growth

Area	Population (2010)	Population (2020)	Change (2010 – 2020)	AAGR (2010-2020)
Parkdale CDP	311	299	-12	-0.4%
Hood River County	22,346	23,977	1,631	0.7%

Source: US Census 2010, 2020 Decennial Data

Projected Growth

Population estimates and forecasts have been developed to identify likely future growth and development patterns. Population forecasts prepared for this project are based on growth rates established by the Population Research Center (PRC) at Portland State University. The PRC provides 50-year forecasts for each county and its subareas. Subareas include individual UGB's and a single category for all areas outside of UGB's.

Projections for the Parkdale community are based on the PRC's forecast estimate for all areas outside of UGB's in Hood River County. According to growth rates projected by the PRC, the population in Hood River County is projected to grow at an average of approximately 0.8% per year through the year 2045.² Under this assumption, the County would have a population of 29,702 in 2045.

In estimating how much growth will occur in Parkdale, the PRC assumed that urban areas would absorb a larger share of the County's forecasted growth than rural areas. In 2020, approximately 52% of the County's population lived in areas outside of Hood River City and Cascade Locks. This portion of the County's population is projected to grow at a slower rate. As a result, the PRC forecasts a 0.4% AAGR between 2020 and 2045 in rural parts of the County.

Table 9: Population Forecast, Hood River County and Sub-areas

Area	Population (2020)	Population (2045)	Change (2020 – 2045)	AAGR (2020-2045)
Cascade Locks	1,534	1,729	195	0.6%
Hood River City	10,177	13,924	3,747	1.3%
Outside UGBs	12,905	14,244	1,339	0.4%
Hood River County	24,406	29,702	5,296	0.8%

Source: Population Research Center

PRC's population forecast growth estimate of 0.4% is applied to the Parkdale CDP population count from the US Census. Using the 0.4% AAGR, the Parkdale area is forecasted to add an estimated 30 people by the year 2045. This represents a 10% increase in the overall Parkdale CDP population over this time period.

Persons per household (PPH) data was gathered from PRC resources and 2021 5-year American Community Survey data. As shown in Table 10, PPH across Hood River County increased by 4%. PPH in rural areas increased over this time period from 2.8 to 3.0, an increase of 7%. PPH in urban areas decreased over the same time period, with decreases between 4-8%.

² Although not required for unincorporated communities, future growth is estimated using a 20-year planning horizon. A 20-year planning horizon is consistent with state requirements for several other long-range planning efforts which require a minimum 20-year time span (i.e., urban growth boundary amendments, transportation planning rule requirements, scenario planning, etc.)

Table 10: Hood River County and Sub-areas – Persons per Household (PPH) (2010 and 2017-2021)

Area	PPH (2010)	PPH (2017-2021)	Change (2010 – 2017-2021)
Cascade Locks	2.6	2.4	-8%
Hood River City	2.4	2.3	-4%
Outside UGBs	2.8	3.0	7%
Hood River County	2.6	2.7	4%

Source: Population Research Center and 2021 5-year American Community Survey

Assuming no changes to PPH for rural areas, there would be an estimated need for an additional 16 houses to support projected growth in Parkdale and maintain a five-percent vacancy rate over the next 20 years

Table 11: Expected Housing Units, Parkdale Community

Estimated (2020) Population	Forecasted 2045 Population	Projected Avg Household Size	Projected Households	Vacancy Rate	Expected Housing Units
299	331	3.0	110	5%	116

Public Facilities

The State of Oregon’s rules related to unincorporated community planning require consideration of the capacity of local water, sewer, and transportation systems to meet the service needs of any new developments approved in the community or allowed under changes to the local zoning code. For example, OAR 660-022-0030(3)(e) says that county plans and land use regulations may only authorize new industrial uses that “will not exceed the capacity of water and sewer service available to the site.” Additionally, OAR 660-022-0030(8)(b) requires the zoning of lands within unincorporated communities to ensure that the cumulative development of the area “will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.”

Sanitary Systems

Sanitary services in Parkdale are provided by the Parkdale Sanitary District. The District owns and operates the Parkdale Wastewater Treatment Plant (WWTP) which manages and treats wastewater from homes, businesses, and other sources in Parkdale.

The available capacity of the WWTP was calculated in terms of level of service (Equivalent Dwelling Units, or EDUs) by a certified civil engineer. The level of service is based on current flow and maximum flow capacity and, using the estimated flow per EDU, calculating the available capacity in EDUs. The estimated level of service at the treatment plant is 269 EDUs. The level of service is 231 EDUs based on the most recent available data from 2015. The capacity at that time was approximately 38 EDUs. There have been six new dwellings constructed since 2015, resulting in a remaining capacity of 32 EDUs in the community.

In summary, about 32 new homes would be able to connect to the treatment plant before it reaches its permitted capacity. Any industrial or commercial development would need to be

evaluated to identify the projected number of EDU's to ensure the available capacity of the WWTP is not exceeded.

Based on this information and in order to be consistent with state requirements, the County will need to ensure future development does not exceed the capacity of the treatment plant until the Parkdale Sanitary District increases the overall capacity. To this end, proposed zoning in Parkdale will require a two-acre minimum lot size and commercial and industrial development will be required to conduct a sewage capacity study prior to approval. The BLI analysis summarized in a previous section of this memo evaluated the remaining potential development capacity of vacant and partially vacant land in Parkdale assuming a two-acre minimum lot size requirement. The BLI analysis found that there would be an estimated potential to build 21 additional dwellings, which would not exceed the available capacity of the treatment plant. Any new commercial or industrial development, including the approximate 5 acres of vacant or partially vacant land, would need to produce an analysis of its impact on the sanitary system to ensure it would not exceed the treatment plant's capacity.

Water Systems

The Parkdale Water Company serves both residential and commercial/industrial customers within the Parkdale community boundary. Overall, there are 172 residential customers and 29 commercial/industrial customers within the District. The largest estimated users are the school and fruit processing plant. The Parkdale unincorporated community area is a subset of the overall District.

The Parkdale Water Company is permitted to draw 1.5 cubic feet per second (CFS) from their "A" Spring, which is located at the south end of the service area, south of Baseline Drive and west of Clear Creek Road. Water use and demands using an estimated usage for the District results in an average flow rate of between 0.06 and 0.19 CFS. Assuming the population in the District grows at an AAGR of 0.4%,³ water demand is expected to be between 0.07 and 0.21 CFS. This is well below the permitted 1.5 CFS.

Transportation Systems

The available capacity of the roads in Parkdale was calculated in terms of level of service by a certified traffic engineer.

The Parkdale community is served by a network of local roads and OR 281 (Dee Highway). Local roads in Parkdale connect residences, businesses, and institutions (Parkdale Elementary) with OR 281. OR 281 is classified as a District Highway under ODOT jurisdiction. District Highways function largely as arterials and collectors, providing links between small, urbanized areas, rural centers and

³ The 0.4% AAGR is based on Portland State University's Population Research Center population forecast estimate for areas in Hood River County located outside of an urban growth boundary.

urban hubs, and also serve local access and traffic. The highway crosses east-west along Baseline Road and provides a regional connection between the City of Hood River and Parkdale and other rural communities in the upper and middle valleys.

An analysis of traffic impacts associated with potential development was completed as part of this project. The analysis included a review of existing conditions and land use impacts.

The existing conditions portion of the analysis reviewed existing traffic volumes at two intersections. The analysis found the intersections meet the current operating conditions. Table 12 provides a summary of each study intersection.

Table 12: Existing (2023) Weekday PM Peak Hour Intersection Operations.

Intersection	Traffic Control	Mobility Target	Intersection Operations		
			V/C Ratio	Delay (secs)	LOS
Baseline Dr & Cleark Creek Rd	Two-way Stop-controlled	v/c ≤ 0.80	0.06/0.00	7.5/10.2	A/B
Baseline Dr & Allen Rd	Two-way Stop-controlled	v/c ≤ 0.80	0.06/0.00	7.5/10.1	A/B

The land use impact portion of the analysis reviewed the potential impacts of a worst-case development scenario to understand future year traffic volumes and operating conditions for the study intersections. Future intersection operations under the worst-case development scenario would continue to meet ODOT intersection operation requirements, indicating Parkdale has adequate transportation facilities to support growth. Table 13 provides a summary of each intersection.

Table 13: Future (2043) Weekday PM Peak Hour Intersection Operations

Intersection	Traffic Control	Mobility Target	2043 Background			2043 Build		
			V/C Ratio	Delay (secs)	LOS	V/C Ratio	Delay (secs)	LOS
Baseline Dr & Cleark Creek Rd	Two-way Stop-controlled	v/c ≤ 0.80	0.06/0.00	7.5/10.2	A/B	0.27/0.01	8.1/22.6	A/C
Baseline Dr & Allen Rd	Two-way Stop-controlled	v/c ≤ 0.80	0.06/0.00	7.5/10.1	A/B	0.21/0.00	8.1/16.8	A/C

Additional local roads may need to be constructed to serve future development. Road standards for Parkdale are specified in the County’s zoning ordinance. Street design standards in the zoning ordinance require all new streets built in Parkdale to provide right-of-way between 30-70 feet, with varying road surface widths depending on the type and amount of development proposed. The street design standards ensure streets built to serve future development will provide adequate access and mobility for the community.

Columbia Area Transit (CAT) provides public transit service within Hood River County. Service for Parkdale is provided as part of CAT’s Upper Valley route, which provides service between Hood

River and the communities of Odell and Parkdale. CAT provides five round trips during weekdays with a stop located at McIsaac's Store. Deviations up to a ¼ mile are available with advance notice to transport people closer to their destinations. CAT is in the process of updating its Transit Master Plan which is reviewing potential ways to improve service throughout the transit service area, including Parkdale.

Emergency Services

Emergency services are provided by the Parkdale Rural Fire Protection District and the Hood River County Sheriff's Department. The Parkdale Rural Fire Protection District is responsible for ensuring the safety and well-being of the community by responding to emergencies, including fires, medical incidents, and other public safety concerns.

In tandem, the Hood River County Sheriff's Department serves as the primary law enforcement agency in the Parkdale community. Their responsibilities encompass maintaining public safety, enforcing local laws, responding to emergencies, and engaging in community policing efforts to foster a secure environment for residents.

Both organizations work collaboratively to ensure the Parkdale community receives comprehensive emergency response and public safety services. Both organizations are expected to have the capacity to continue serving the area, including any potential growth.

Conclusion

- The Parkdale Community Plan is a continuation of the planning effort initiated in 2002 by the County.
- Current zoning includes R-1 7500, C-1 Commercial, and M-1 Industrial, which allow for a variety of uses.
- New zoning will be proposed as part of adoption of the Parkdale Community Plan. New zones include P-R1, P-C1, P-M1, and P-M2. The new zones will be similar to existing zones, but will include requirements to ensure compliance with OAR 660-022-0030(3)(e) and (8)(b).
- Aspects of the current zoning are not implementable until Parkdale is designated as an unincorporated community. Land is considered rural land and residential uses are currently subject to 2-acre minimum lot size requirements.
- The proposed unincorporated community boundary is based off of contiguous areas zoned for commercial, industrial, and residential uses and is consistent with the requirements of OAR 660-022-0020.
- A buildable land inventory of residential, commercial, and industrial land was completed. It finds there is approximately 33 acres of vacant or partially vacant land to support growth under current zoning regulations, including a 2-acre minimum lot requirement. This results in a potential capacity to support 21 additional dwelling units.
- Population growth in Parkdale decreased between 2010 and 2020. Population growth is forecasted to grow to at an average annual growth rate of 0.4% through the year 2045.
- There is a need for an additional 16 dwelling units to support growth forecasts.

- There are adequate public facilities to support the potential development of 32 additional dwelling units. Capacity for additional dwelling units would require an expansion of the Parkdale Sanitary District's overall capacity.
- Additional commercial and industrial development should evaluate potential impacts to the sanitary systems prior to receiving approval.

Appendix F. Parkdale Buildable Land Inventory



MEMORANDUM

Parkdale Buildable Lands Inventory – Methodology and Results

DATE December 13, 2022 (Revised October 10, 2023)
TO Eric Walker, Hood River County Community Development Director
FROM Clinton “CJ” Doxsee, Sun-gyo Lee, MIG | APG
CC FILE

INTRODUCTIONS

The purpose of this memorandum is to describe the methodology for the Parkdale Buildable Lands Inventory (BLI) and the results of the inventory. The lands in Parkdale are classified to estimate land available for future development and calculate the community’s capacity for possible housing and employment increase. There is a conclusion provided at the end of this memorandum based on the results of the Parkdale BLI.

The BLI addresses land within the Parkdale Community Boundary, and has followed these steps:

- **Step 1: Classification of Land.** Each tax lot within Parkdale is classified based on the County’s residential, commercial, and industrial zoning.
- **Step 2: Assign Development Status.** Each tax lot within the Parkdale is given a “development status.” These development statuses are based on County tax assessor’s data and aerial photography. Each development status type is defined later in the memo.
- **Step 3: Development Capacity.** For land categorized as residential, the team identified development capacity in number of housing units based on the developable acreage of a parcel and available employment development for commercial and industrial zones.

STEP 1 - CLASSIFICATION OF LAND

For comparison purposes, this memorandum generalizes the net buildable land zoning from this land inventory into three categories: residential, commercial, and industrial. The categories are based on current zoning and do not reflect potential changes to zoning resulting from adoption of the Parkdale Community Plan.

As shown in Table 1, Parkdale has approximately 138.8 acres of land within its boundaries. Most of the land, over 70 percent, is zoned as residential (R-1 7500: Residential), followed by industrial at about 21 percent (M-1: Industrial), and commercial at about 6 percent (C-1: Commercial).¹

Table 1: Gross Acreage in Parkdale Land Inventory

Zone	Number of Tax Lots	Gross Acres	Proportion
R-1 7500: Residential	137	100.4	72.3%
C-1: Commercial	19	9.0	6.5%
M-1: Industrial	21	29.4	21.2%
Total	177	138.8	100.0%

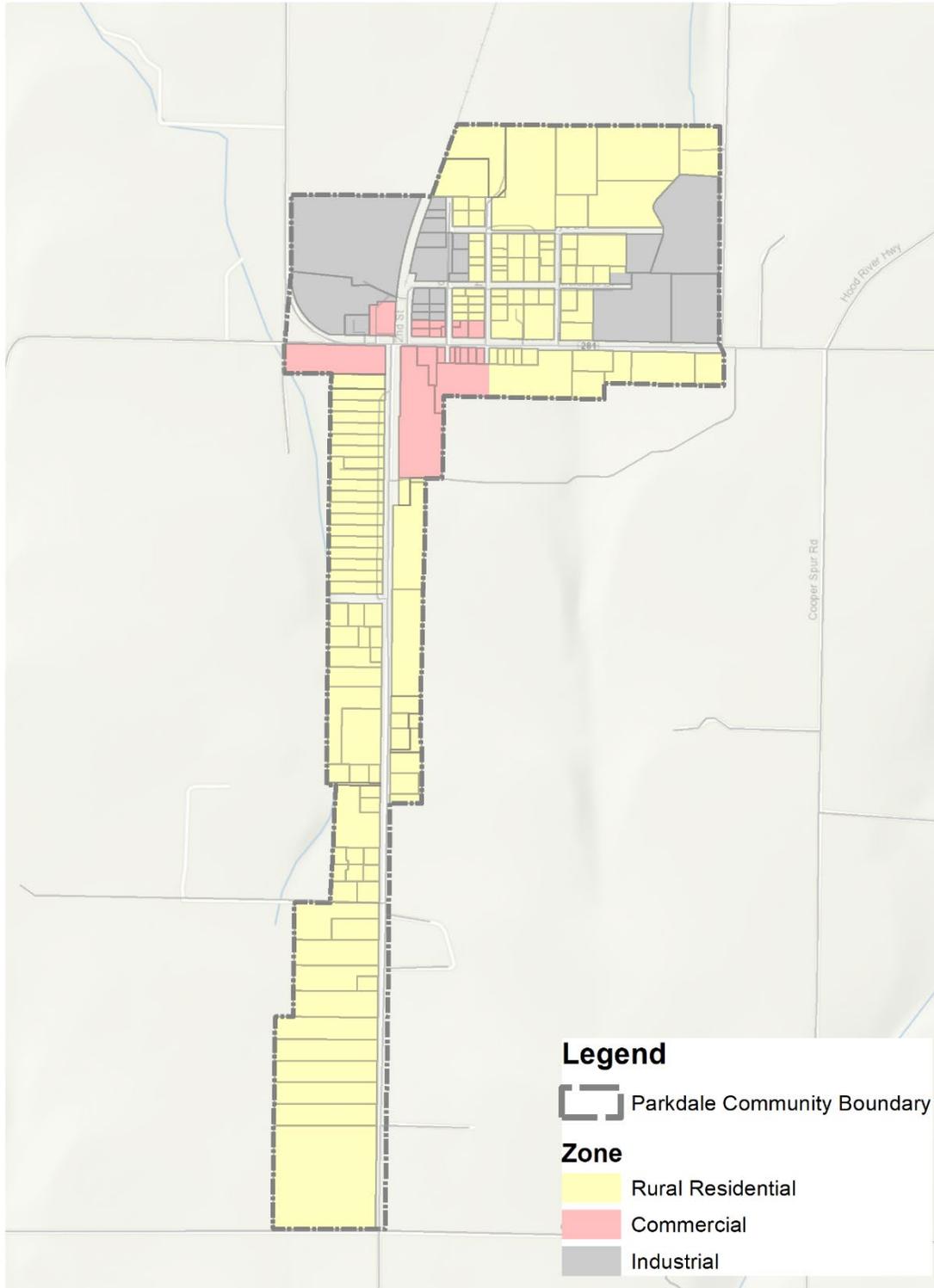
Residential zoning is located throughout the area. Multiple single-family homes are located along the west side of Clear Creek Rd towards the south of Parkdale. There is another residential area located between the two industrial zoned areas north of Baseline Drive. The Parkdale Elementary School is in this residentially zoned area.

Commercial zoning is concentrated around the center of the Parkdale community, near the intersection of Baseline Drive and Clear Creek Road. The commercial area is in the most accessible geographic center of Parkdale and provides residents with a variety of services including a grocery store, restaurants, a brewery, farm equipment and a home goods store. Hutson Museum and Red Barn Park attract residents and visitors, adding more vitality to the area.

Industrial zoning is in the northwestern and northeastern corners of the Parkdale community. The industrial zone in the northwestern corner, adjacent to Clear Creek Road, is developed with the Diamond Fruit Packing plant and associated accessory uses. This area includes some properties currently developed with residential and commercial uses. The industrial zoned area in the northeastern corner of the community is developed with institutional uses, including the US Forest Service Work Center, Hood River County Public Works Facility, Middle Fork Irrigation District facility, and some existing residential development.

¹ Some areas have existing uses that differ than current zoning. For example, there are residential uses throughout Parkdale, including within industrial zoned areas.

Figure 1. Land Classification Map



STEP 2 - DEVELOPMENT STATUS

The planning team designated each tax lot within the Parkdale Community Boundary with a “development status” of either vacant, partially vacant, or developed. These designations are based on County tax assessor’s data and aerial photography. Criteria for these categories are described below.

DEVELOPMENT STATUS FOR RESIDENTIAL TAX LOTS

- **Vacant** – Vacant tax lots have no existing development, as identified by assessor data or aerial photography.
- **Partially Vacant properties** – Partially vacant tax lots are defined as either of the following:
 - Tax lots that are greater than four acres in size and have an existing single-family home. Two acres are deducted from the acreage of the tax lot to account for the existing home and any remaining acreage is considered available for future development.
 - Tax lots that have received a prior subdivision where only one single-family home exists and does not cross a lot line.
- **Developed** – Tax lots with this designation are assumed to be fully developed and unavailable for additional uses. Any tax lot that was not previously identified as vacant or partially vacant was assumed to be developed.

DEVELOPMENT STATUS FOR COMMERCIAL/INDUSTRIAL TAX LOTS

- **Vacant** – Tax lots that meets one or more of the following criteria:
 - Not currently containing permanent improvements
 - Improvement value is less than \$5,000 or less than 5% of the property’s land value.
- **Partially Vacant** – These lots have an improvement value of between 5% and 40% of the land value or are greater than one acre in size with at least ½ acre not improved (based on aerial photo). These lands will assume that 50% is vacant/50% is developed unless aerial photos or other information shows otherwise.
- **Developed** – Tax lots that have an improvement value greater than 40% of the land value and do not meet the definition of vacant or partially vacant.

Table 2 shows the acreage of tax lots within each development status category by the respective zoning. It is estimated that about 23% of Parkdale’s land is developable. Most buildable lands are in the residential zone and only less than 2 acres of lands in commercial zone are available for future development, which should be considered for the community’s balanced growth.

Table 2. Tax Lot Development Status (in acres)

Zone	Vacant		Partially Vacant		Developed		Total	
	Count	Acres	Count	Acres	Count	Acres	Count	Acres
R-1 7500: Residential	13	10.6	5	14.0	119	75.7	137	100.4
C-1: Commercial	2	1.9	1	4.1	16	3.0	19	9.0
M-1: Industrial	7	2.6	0	0	14	26.8	21	29.4
Total	22	15.2	6	18.1	149	105.5	177	138.8

Figure 2 summarizes the location and development status of tax lots within the Parkdale boundary.

Figure 2. Development Status



STEP 3 – DEVELOPMENT CAPACITY

RESIDENTIAL BUILDABLE LANDS

The capacity for residential development is estimated based on the County’s zoning. The assumed density for the residential zone was determined using a 2-acre minimum lot size. Vacant lots under the minimum lot size are assumed to have capacity for one dwelling.

Table 3: Residential areas, minimum lot size, and density assumption

Zoning	Minimum Lot Size	Density Assumption (Dwelling Units/Acre)
R-1 7500: Residential	2 acres	0.5 DU/acre

Buildable land for the residential zone is the sum of the vacant and partially vacant land acreage. Buildable land for vacant residential lots is deducted by 15% to account for future right-of-way (ROW) dedication (e.g., streets) and other infrastructure. Table 4 shows the buildable acreage for each zone.

Table 4: Estimated Buildable Acres By Development Status and Zone (Including ROW Deductions)

Zoning	Vacant Acres	Partially Vacant Acres	Total Acres
R-1 7500: Residential	9.3	11.5	20.9

The housing capacity was estimated by multiplying the assumed density by the estimated buildable acreage for each zone; estimates were rounded down to the nearest whole number. This approach assumes that every vacant parcel can accommodate at least one unit. Table 5 shows the estimated housing capacity and density assumptions for each zone, respectively.

Table 5: Housing Unit Capacity Estimate and Density Assumptions

Zoning	Projected Density	Vacant	Partially Vacant	Total
R-1 7500: Residential	0.5 DU/acre	13	8	21

EMPLOYMENT BUILDABLE LANDS

The following assumptions were used to determine the net acreage of land within the area.

- 50% of employment land identified as partially vacant will not be developable to account for existing development and infrastructure.
- 15% of employment land identified as vacant will be set aside to account for infrastructure, setbacks, etc.

There is an estimated 4.9 acres available for employment land after accounting for existing development on partially vacant land and set asides for infrastructure-related and other needs on vacant land. Table 6 below provides a summary for each zone.

Table 6: Net Developable Acres of Employment Land

Zoning	Vacant Acres	Partially Vacant Acres	Total Acres
C-1: Commercial	1.1	1.5	2.7
M-1: Industrial	2.3	0	2.3
Total	3.4	1.5	4.9

CONCLUSIONS

- There is approximately 21 acres of vacant and partially vacant residentially zoned land available for residential development. This results in a potential housing capacity of 21 dwellings units. Most of this capacity is associated with vacant lots.
- Potential for commercial development on vacant or partially vacant land is limited to two lots, one of which is only partially zoned for commercial uses (the remaining portion is zoned for residential uses). Both of these lots have the potential to support new commercial development due to their size and proximity to existing commercial uses, however, one of the lots – the split zoned lot – has limited access to Baseline Drive and would require infrastructure improvements to provide access.
- Approximately 2.3 acres of industrially zoned land is considered vacant. This represents less than 10% of the overall amount of industrial zoned areas. The largest of the vacant industrial site is approximately 1.2 acres in size.

Appendix G. Public Outreach Summary



MEMORANDUM

Community Outreach Summary

Parkdale Unincorporated Community Plan

DATE November 9, 2023
TO Eric Walker, Hood River County
FROM Clinton “CJ” Doxsee, Brandon Crawford, & Sun-gyo Lee, MIG
CC Eve Elderwell & Elizur Bello, The Next Door Inc.

PARKDALE UNINCORPORATED PLAN COMMUNITY OUTREACH

Hood River County is developing a community plan for Parkdale based on compliance with Statewide Planning Goal 14. Community engagement is a vital component of the project to ensure everyone has an opportunity to participate in and influence the County’s planning process. This memorandum provides a summary of the project team’s outreach efforts to date associated with the Parkdale Unincorporated Community (PUC) project.

The outreach strategy for this project was to share information about the project and to gather input from the community. This included development of a bilingual survey (Spanish and English), two community open houses, and project updates and FAQs provided to those who shared contact information. This summary provides additional information on community outreach completed to date, as well as results.

Parkdale Community Survey

The project team developed a non-statistical community survey to gather feedback from residents in and around Parkdale. The survey for this project was developed using the survey associated with the original Parkdale Community Plan planning effort initiated around 2004. The survey was designed to be consistent with the previous community survey with a few notable differences. The survey was formatted in English and Spanish. The survey was also formatted using plain language principles to ensure that content was understandable to as many respondents as possible. Like the 2004 survey, this survey asked respondents about how the community should grow from a residential and commercial standpoint. A copy of the survey is provided in Attachment A.

Survey Distribution and Project Promotion

The County distributed the community survey through several distribution methods to gather feedback. These methods included mailings to residents, making the survey available online, and completing in-person surveys with support from the project team.

- Mailed surveys: The County mailed paper surveys to approximately 643 property owners in the Parkdale community and areas immediately surrounding the community. The mailings included paper surveys, pre-paid return envelopes, and flyer information about the community meeting. The paper surveys included a link where respondents could complete the survey online rather than complete and return the paper survey.
- In-person surveys: In October and November 2022, the project team conducted in-person surveys and collected 50 surveys throughout the community. The project team also helped community members complete the surveys (especially those with limited literacy skills) by visiting homes and helping family members complete the surveys. Many of these home visits occurred in Spanish-speaking Parkdale homes.
- Local distribution: The County also distributed surveys and community meeting flyers through the Parkdale Elementary School. School representatives also posted links on their digital parent news boards where respondents could complete online surveys.
- Information sessions: Project team members held two informational sessions outside of McIsaac’s store in Parkdale on November 7th and 10th to collect additional surveys and share information about the community meeting.

Community Survey Results

The survey was open from October 28th to December 5th, 2022. There were 327 total responses. Most respondents completed surveys in English (287 responses, 87.8%). The remainder of respondents completed surveys in Spanish (40 responses, 12.2%).¹ The following summarizes responses for both the English and Spanish, including both paper and online surveys. A copy of all responses is provided in Attachment B.

Table 1: Summary of Survey Responses

Question / Answers	English	%	Spanish	%	Combined	%
1. Would you prefer the area inside the Parkdale community boundary to be more rural in nature, or have a more urban character?						
Rural	240	85%	22	63%	262	82%
Urban	44	15%	13	37%	57	18%

¹ The percentage values in Table 1 represent the number of selected answers out of the number of respondents who completed each question. For example, 240 out 284 respondents who answered question 1 submitted “rural” as their response. Therefore the English survey percentage of that answer was 84% (240/284).

Question / Answers	English	%	Spanish	%	Combined	%
2. What do you like most about Parkdale? (multiple choice)						
Small community character	239	83%	14	36%	253	77%
Agricultural industry	95	33%	8	21%	103	31%
Local businesses	77	27%	3	8%	80	24%
Access to parks	42	13%	14	14%	56	17%
Other	4	2%	0	0%	4	1%
3. What types of housing does Parkdale need most? (multiple choice)						
Single-family homes	199	71%	27	69%	226	70%
Accessory Dwelling Units (granny flat or guest house)	136	49%	2	5%	138	43%
Duplex or Triplex (2 or 3 homes attached to each other or within the same building)	96	34%	7	18%	103	32%
Apartments or condominiums	37	13%	26	67%	63	20%
Senior housing	21	8%	4	10%	25	8%
Other ²	17	5%	0	0%	17	5%
4. The Parkdale Plan should provide housing for... (multiple choice)						
People or families who have low or moderate incomes	132	48%	29	74%	161	51%
Local workforce	139	51%	11	28%	150	48%
Young homeowners or renters	133	49%	2	5%	135	43%
Large families	47	17%	21	54%	68	22%
Seniors	38	14%	5	13%	43	14%
Other ³	26	8%	1	0%	27	9%
5. Is there a need for more business and a larger business area in Parkdale?						
No	202	73%	6	15%	208	66%
Yes	76	27%	33	85%	109	34%
6. If you answered "yes," where should the businesses be located?						
Existing industrial areas	48	63%	2	6%	50	46%
Existing residential areas near Baseline Drive	18	24%	26	81%	44	41%
Existing residential areas elsewhere in Parkdale	4	5%	1	3%	5	5%
Other ⁴	6	8%	3	9%	9	8%

² Other: Most respondents said affordable or workforce housing.

³ Other: Most respondents said "locals"

⁴ Other:

The following questions include brief summaries of the themes found from written responses.

7. Are you aware of any property that you believe should be zoned differently? If so, which property and why?

- Parkdale museum
- Allow ADUs on all properties or on properties that meet a minimum size
- Protect existing farmland and natural resource areas with zoning restrictions
- Industrial lots and car/junk yard properties should be zoned industrial
- Higher density in the Parkdale core
- Allow smaller lots or subdivisions to support housing that is affordable to existing residents and workforce

8. Are there other improvements like sidewalks, utilities, parks, or bus stops you would like to see in Parkdale?

- Sidewalks
- Clinics and medical services
- Affordable food options and grocery stores
- Public transit and bus stops, shelter for existing bus stops
- Traffic control/calming measures – crosswalks, speed bumps, speed limit signs, street lights
- Underground utilities
- Water needs repairs and improvements in systems/customer management
- Sewer
- More parks and improved maintenance of existing parks
- Fiber internet
- Trails/paths
- Bike paths or wider road shoulders
- N/A – keep Parkdale the way it is

9. Do you have any other comments to share with us?

- Need more workforce housing and affordable housing, allow ADUs
- Limit vacation rentals

-
- *Undeveloped parcels adjacent to existing industrial/commercial land*
 - *Hwy 35*
 - *Mt Hood Corner at Cooper Spur*
 - *Clear Creek Road*
 - *Along Highway 35 at the community of Mt Hood. Have two small centers like was historically the case. Build on existing assets and intersections. No more area than that.*
 - *Baseline Drive and Clear Creek Road*
 - *Mas Tiendas (More stores)*
 - *Dee Highway*

- Community has become expensive and congested
- More affordable food, grocery, and shopping options
- Need a clinic/medical services
- More job opportunities needed
- More support for agriculture workers, particularly affordable housing
- Keep Parkdale small and rural
- More/better grocery, food/restaurant options
- Concerns about increased traffic and traffic speed
- Maintain rural and agrarian character

The following table provides a demographic summary of respondents who shared information about themselves. This portion of the survey was optional for respondents to complete.

Table 2: Summary of Demographic Responses

Question/Answer	English	%	Spanish	%	Combined	%
11. Do you live or work in Parkdale?						
Live here	198	85%	34	87%	232	81%
Work here	74	32%	29	74%	103	36%
Other ⁵	31	13%	0	0%	31	11%
12. Which best describes your current housing situation?						
I own	222	91%	7	18%	229	82%
I rent	12	5%	16	41%	28	10%
I live with friends or family, so I do not own or pay rent	4	2%	3	8%	7	3%
I do not have a permanent home now	2	1%	1	3%	3	1%
Other ⁶	2	1%	12	31%	14	4%
13. How do you identify yourself?						
White non-Hispanic or Latino	186	78%	1	3%	187	64%
Hispanic or Latino	34	14%	37	95%	47	16%
Native American	1	0%	10	26%	11	4%

⁵ Other:

- Part-time resident/second home
- Retired
- Own property, planning to build
- Live nearby
- Live in Mt. Hood area or other areas of County

⁶ Of the respondents who answered other, 12 respondents said worker cabin or crew cabin (Spanish responses only). The other respondents were not residents in the Parkdale area.

Question/Answer	English	%	Spanish	%	Combined	%
Asian or Asian American	3	1%	0	0%	3	1%
African American	2	1%	0	0%	2	1%
Native Hawaiian or Pacific Islander	0	0%	0	0%	0	0%
Other	6	3%	0	0%	6	2%
Prefer not to say	34	14%	1	3%	35	12%
14. What is your age group?						
65 or older	92	38%	2	5%	94	34%
50 to 64	83	35%	17	44%	100	36%
30 to 49	57	24%	17	44%	74	27%
18 to 29	8	3%	3	8%	11	4%
Under 18	0	0%	0	0%	0	0%

Community Survey Key Findings

- Overall, most respondents (four out of five) want Parkdale to be more rural in nature. However, respondents who completed Spanish surveys were less likely to want Parkdale to be more rural. About two out of five respondents want Parkdale to be more urban.
- Most respondents (three out of four) like Parkdale's small community character. Nearly one-third of respondents also like Parkdale's agricultural industry and one-quarter like Parkdale's local businesses.
- Most respondents want single-family homes in the Parkdale community. Overall, some respondents also want accessory dwelling units (ADUs) (two out of five) and duplexes/triplexes (one out of three). Respondents who completed Spanish surveys diverged from the overall responses, preferring apartments and condominiums almost as much as single-family homes.
- Close to half of all respondents say the Parkdale Community Plan should provide housing for people or families with low or moderate incomes as well as local workforce housing. About two out of five respondents say the plan should provide housing for young homeowners or renters. Respondents who completed the survey in Spanish diverged from the overall responses, saying the Parkdale Plan should provide housing for people or families who have low or moderate income (three out of four) and housing for large families (one out of two).
- Overall, two out of three respondents do not believe there is a need for more or larger businesses in the area. However, among those who completed the survey in Spanish, about four out of five believe there is a need for more or larger businesses.
- For respondents who say there is a need for more or larger businesses, close to half say it should be located in existing industrial areas, followed by close to half who say it should be in existing residential areas near Baseline Drive. Respondents who completed the survey in

English said they wanted businesses in industrial areas. Whereas respondents who completed the surveys in Spanish said they wanted businesses in residential areas.

- For respondents who shared demographic information about themselves:
 - Four out of five respondents live in the Parkdale area. Among those who completed the survey in Spanish, an almost equal amount also work in the area.
 - Overall, four out of five respondents own a home, however, only one out five respondents who completed the survey in Spanish are homeowners. Three out of five respondents who completed the survey in Spanish are renters, compared to one of ten overall.
 - Most respondents are over the age of 50. Very few respondents were under the age of 29.

Parkdale Community Meeting

Hood River County held the Parkdale Community Meeting in the gym at Parkdale Elementary School on November 16, 2022, between 6:00 and 7:30. The purpose of the event was to share information about the Unincorporated Community Plan and process, and address questions and comments related to the project. More than 100 people from the community attended the meeting. Due to the number of attendees, the meeting used a town hall format and included a main presentation followed by a question-and-answer session instead of the planned small-group format.

Hood River County staff provided follow-up information to attendees who provided contact information which included information covering several of the topics raised during the question and answer portion and additional details for some of the more complex questions. The information was also provided on the County's social media outlets and posted on the Planning Department website. Attachment C provides a copy of the follow-up information.

Meeting Presentation

CJ Doxsee, MIG | APG, welcomed community members in attendance. He then introduced team members who were present at the meeting and helped organize it. Team members from Hood River County and the consultant project team (MIG, The Next Door, and Alcance Consulting) were present at the meeting. The following provides a summary of key points of the meeting presentation. The presentation included a summary of what an unincorporated community plan is, why it's important, and that the plan needs to comply with state requirements for unincorporated communities.

- Generally, Hood River County is responsible for permitting new development in the Parkdale area. An unincorporated community plan is the long-range guide that the County will use to help manage growth in the area. The plan needs to be consistent with statewide requirements for unincorporated community plans. These requirements provide some flexibility to the County on how to manage growth.

- The other aspect of the project's objectives is to gather information from people in the community on how the Parkdale area should grow over the next 20 years, and to gather information on the forecasted growth (how much the area is expected to grow) and the availability of water, sewer, and roads to support that growth.
- The information shared during this meeting and through available surveys, along with information the project team is gathering on available utilities, will be summarized in the unincorporated community plan. The unincorporated community plan will also provide direction to the County to support how the community wants to grow.
- The planning project started in September of 2022 and is expected to wrap up in June of 2023. The project is in the early stages where team members are gathering information. This includes community outreach and conducting technical analysis.
- Community outreach includes surveys and the Parkdale community meeting.⁷ Surveys were mailed out to nearby residents. Surveys are also made available online. Additional opportunities for people to share their opinions during the two public hearings in the Spring will also be provided including one before the Planning Commission and one before the Board of Commissioners.
- The technical analysis includes reviewing information on forecasted growth and the availability of water, sewer, and streets to support that growth. Parkdale is a small community and current population forecasts suggest it will continue to be a small community. These population forecast estimates suggest there will be around 30 additional people living within the Parkdale boundary over the next 20 years, although anecdotally the potential for growth could be higher depending on the development opportunities provided as part of the final community plan. The ongoing technical analysis is looking at whether there is enough land and services to support such growth, although the initial work completed so far suggests that to be the case.

Meeting Question & Answers

Hood River County staff and members of the project team facilitated questions, comments, and concerns from meeting participants. A summary of discussion is provided below.

Project Purpose and Process

What triggered this project and the changes that are being looked at?

The purpose of this project is to develop an unincorporated community plan. State requirements expect certain areas located outside of incorporated cities and outside of urban growth boundaries that are developed with commercial, industrial, and residential uses to have this sort of plan in place. The county completed several of these when the state requirements were first adopted in the

⁷ Note, the PUC project initially planned to hold one community meeting, however a second community is being planned due to the community's interest in the project.

early 2000's. The County had a plan for Parkdale that was ready to be adopted at that time, but it was put on hold due to wait until the Parkdale Sanitary District Wastewater Treatment facility was in compliance with Department of Environmental Quality requirements.

What is the scope or the goal of this process?

Part of this planning process will consider the types of uses that can happen within each of the zones. This part is probably most relevant for community discussion. Examples of changes include whether or not you are allowed to build ADUs in the residential zone or if you will allow larger businesses in the commercial zone. The other part will consider if there is enough commercial and residentially zoned land within the boundary. Should we consider changing some residentially zoned areas to commercially zoned areas, or vice-versa.

How does this plan ultimately get decided? Is this something that is put to a vote or something the county decides?

The final decision makers for this plan will be the County Board of Commissioners. Before it reaches them, it will be reviewed by the County Planning Commission, a group of people appointed to review land use decisions like this plan and make recommendations. Both groups will consider input from the community, including the input we gather and input from people who go to the meetings.

Part of our job is to capture what the community wants as best as we can. There are a lot of trade-offs that need to be balanced. We will pass that information along to the Planning Commission with a recommendation that captures the public interest as best as possible. The Planning Commission can modify the recommendations if they want before elevating it to the Board of Commissioners.

The Planning Commission holds a public hearing where everyone is invited to come and participate. The public can share what they like, don't like, and what they would like to see different. The Planning Commission makes a recommendation to the Board of Commissioners who will hold their own public hearing before making a final decision. Everyone is invited to participate at that public hearing as well.

Land Use

Why is the residentially zoned areas have a two-acre minimum lot size? There are lots of residential areas that are much smaller than two acres.

The current standards require a minimum of two acres to divide residential property. This standard has been in place since 2000. Before that, the minimum lot size was 7,500 square feet for creating new residential lots. The two-acre rule is required by the State until Parkdale is formally recognized as an unincorporated community. There are very few lots currently within the community that are large enough to meet that requirement, which limits new lot creation. The proposed standard would require a minimum of 7,500 square feet for new residential lots, which matches the minimum residential lot size established for Parkdale when the County Comprehensive Plan was adopted in 1980.

Will this change some of the allowances in the community?

The County is required by state law to consider Parkdale as “rural land” until an unincorporated community plan is adopted. This plan will set a boundary whereby the county will be able to allow additional commercial, industrial, and residential development.

Will this change/expand the boundary of the farmland?

It’s unlikely the proposed boundary will change because the community is surrounded by farmland. The boundary shown is the original “exception area” that the County took in the early 1980’s. At this time, there is not enough need to justify expanding the boundary to include adjacent farmland.

Are the population projections based on current zoning or on the 7,500 square foot lot proposal?

Population forecasts are completed by the Population Research Center at Portland State University. They provide population forecasts for all areas of the state. Their projections don’t consider zoning. Their projections are based on existing population, historical growth patterns, and demographic trends for the County. Population forecasts for this area are for all unincorporated areas in the County. The forecasted growth rate for all unincorporated areas in the County is 0.4% annually on average for the next 20 years. These projections may or may not happen, but it provides a data point to consider. Actual growth may be influenced by what is currently here or what changes will be made.

How does rezoning happen? Would you be able to apply for land divisions or subdivisions? How does that work? Is there a vote?

Owners will have the opportunity to divide and develop their property as zoning allows. This project is starting with 7,500 square foot minimum lot sizes because that is what was in the original County Comprehensive Plan. Once the community plan is adopted, then divisions would be subject to an application with the County. The application process requires that the County give notice to neighbors, with an opportunity to provide comments, within a certain distance of the property.

If the 7,500 square foot lot size were to happen then how many blocks could be in that zone? Is this minimum lot size set?

That is yet to be determined. Part of the technical analysis will consider how many additional houses could theoretically be built with that minimum lot size. The 7,500 square foot lot size is currently proposed because that is what the 2004 plan considered appropriate and what the original Comprehensive Plan allowed for in the residential zone in Parkdale.

Besides the lot size, what other implications are there to R-1 zoning? Will the conditional use for the duplex change? What are the other things besides just the lot size?

The lot size is the big one. The types of housing that you can build is another. Housing types initially being considered are single-family housing, duplexes, triplexes, and fourplexes. Other considerations include accessory dwellings and cottage clusters. State requirements allow any of these housing

types within an unincorporated community. We are gathering feedback through the community survey to see what types of housing people are most interested in.

Infrastructure

Who pays for the sewer upgrade?

It depends. Developers of new housing will have to cover the cost of any improvements necessary for that house to have a connection. This includes extending sewer lines where there currently are not any available. Other improvements are typically addressed through the service provider over time.

With the current capacities for utilities, will projected population growth change that?

Utility providers don't usually use the same projection numbers. They will usually plan for a much larger growth rate. To give you an example, the sewer provider's plan uses a growth rate that is much higher than what is used here. From their perspective, their planned improvements should be more than adequate to support the level of growth currently proposed.⁸

Do you know the number of residents the sewer system can service? Will the sewer or water service be a factor in population growth?

We do not have specific information yet on the number of residents the sewer system can service. However, part of the project will evaluate the capacity of the system based on the number of units that can be provided and amount of commercial and industrial development. We do not believe these will be limiting factors based on our early assumptions.

Have you talked to the fire department?

They were notified of this meeting. They are one of County's partner agencies and are being given opportunities to participate.

Housing and Transit

What options are being considered for accessible transit and pet-friendly housing needs?

The need for transit is something we are interested in hearing from the community about. Pet-friendly housing is not something we're looking at. That topic is usually sorted out by people on their own and is not regulated by the County.

(Executive Director of Columbia Area Transit contributes to this response). We are currently looking at transit needs in Parkdale. We have a survey out right now that gives people a chance to weigh in on what they want in Parkdale over the next 5 to 10 years.

⁸ Specific average annual growth rates from utility providers were not available at the meeting. An example of this is the Parkdale Sanitary District's Wastewater Facilities Plan assumes an average annual growth rate of 0.8% where Portland Statue University's Population Research Center assumes growth will occur at half that rate (0.4%).

How do we put a cap on rent to make affordable housing? What can be done to prevent developers from buying out land to build housing?

Putting restrictions on rent is done through regulated affordable housing. A lot of that is built through developers and non-profits who specialize in that type of housing. Part of getting regulated affordable housing constructed involves them having access to land. That can occur through partnerships with the county or property owners.

In terms of general housing, given the relative limited space in Parkdale, the approach would be to allow more housing on smaller properties. It would not be regulated like in the previous example, but it would be affordable from a relative perspective because you would not be paying as much for a larger piece of land and a larger house. There is a lot of interpretation on what affordable means because there are a lot of market factors driving those prices.

The types of housing that are allowed in the zone and whether it is permitted as a conditional use or not is a big factor in terms of buying land and building housing. If something like a single-family house is permitted, then the County will make sure they meet zoning requirements before they can build. If something is permitted as a conditional use, then building housing will go through a type of public review process where the county sends notice, and depending on the type of review, will have a public hearing with the planning commission. People will have an opportunity to weigh in on those types of reviews. It is still a public body that approves those decisions.

One of the challenges is that people will buy a house, put in an ADU, then rent it out on AirBnB to multiple families. It's not accessible to someone who want to live here. Can we have rules that limit this?

This issue is on our radar, and we've heard it previously. The issue isn't limited to Parkdale. There are more areas in the valley where this sort of thing happens. Addressing it is something that wouldn't be specific to Parkdale. It would need to be addressed at a more regional level.

How do we make sure there is enough housing for people who need to live here to work here?

It's important for us to consider who this plan is for, and it is helpful to understand that need.

Are there county lands within the R-1 zone that would potentially be used for affordable housing or is all of that land privately owned?

There are not any residentially zoned properties currently under County ownership. In terms of affordable housing, there is nothing the current zoning, or what is being considered for proposed zoning, that would prevent affordable housing from being constructed. Affordable housing projects works best when they can construct several at a time. Generally, this means a multi-family building. It is possible to create a land trust where a non-profit group owns or operates the land such that single-family housing can be developed.

Parkdale Community Open House

As a follow-up to the Community Meeting held on November 16, 2022, Hood River County held a Community Open House meeting on Thursday October 26, 2023, from 6:00 to 7:30. The purpose of this meeting was to share information on the draft Unincorporated Community Plan and address any additional comments or questions related to the project. This meeting gave the public an opportunity to review the content and findings of the draft plan before the plan is taken to the Hood River County Board and Planning Commission for the formal County review and adoption process.

At the open house participants viewed several poster boards with graphics and maps to show project information, demographics and community outreach to date, supply of land and capacity of public facilities available to accommodate future development, zoning map and proposed changes zoning requirements, and opportunities to comment on the recommendations. All maps and graphics were provided in both English and Spanish. Hood River County and MIG staff were present at the various stations to answer questions from the participants. A Spanish translator was also available at the meeting. Participants used sticky notes to provide feedback; the resulting comments are summarized below. There were more than 30 community members in attendance, many of whom stayed for most of the meeting and asked questions of County and MIG staff.

Meeting Comments

Participants were able to leave comments in the form of sticky notes placed on one of the poster boards. Below is a write-up of the questions and comments received.

1. *Is there anything else that the County should be aware of or take into consideration in developing the Parkdale Community Plan?*
 - Protect the small farmer.
 - Ongoing school system capacity and infrastructure.
 - Ensure that our farms are protected.
 - We'd like to see a plan of how this would impact parking and the need to support the people that would move to the area and current residents in need of community services.
 - The outlying community (outside of Parkdale boundary) also contributes to the "size" of the community as to road use, etc. and should be considered as to plans.
2. *Are there specific elements of the plan that you think align particularly well with community needs?*
 - Improving road access on Mclsaac Drive – include if in snow removal.
 - Maybe clarify which streets can be used by industrial trucks on 5th Street.
3. *Do you support the concept of Parkdale Sanitary District expanding their Wastewater Treatment Plant to accommodate future development/housing opportunities in Parkdale? Explain why.*
 - No Parkdale seems to be carrying capacity for housing, sanitation, road use, etc.
 - No expansion – Keep Parkdale small in terms of population.

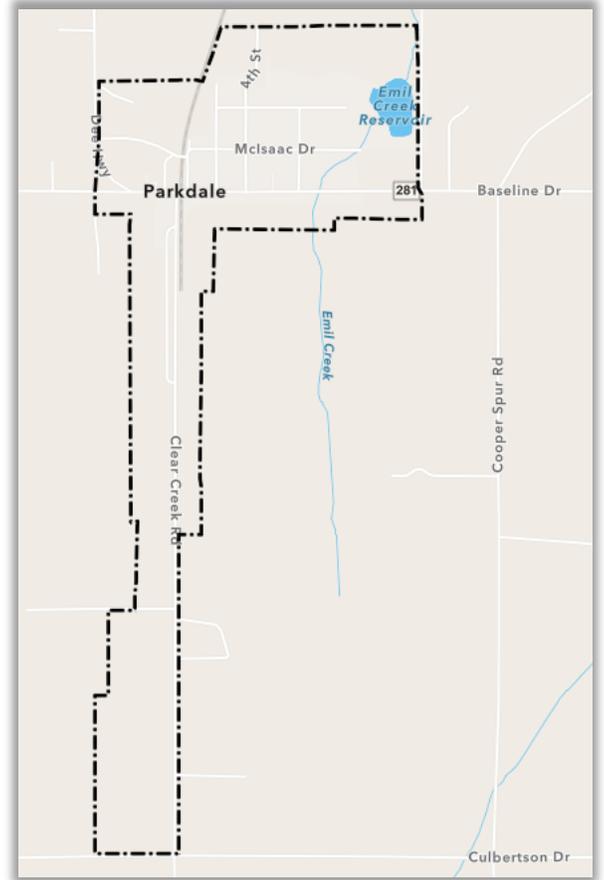
-
- No – we do not support expansion.
 - Yes! Where/How will our grandchildren and children live? No room in Parkdale
 - Yes, we need to plan for growth.
 - Seems we already don't have enough resources (Parking, sewer, teachers, community services, etc.)?
 - Allow more access to Parkdale Sanitary if 30-40 more people move into the area.

ATTACHMENT A: PARKDALE COMMUNITY SURVEY

Parkdale Community Survey

Hood River County is planning for the future of the Parkdale community, and we want to hear your opinion. Parkdale is an unincorporated rural area. The County needs to set a community boundary to follow state requirements. The plan will focus on balancing growth over the next 20 years inside the community boundary. This means deciding how the land can be used, what types of development can be built, and how much development can be built.

You are part of the Parkdale community and your voice counts! Your opinions are important for influencing the type and level of future growth inside the community boundary. We would appreciate you filling out this survey or the online survey to share your thoughts. We will use these surveys to develop the 20-year plan.



General

1. Would you prefer the area inside the Parkdale community boundary to be more rural in nature, or have a more urban character?

- Rural
- Urban

2. What do you like most about Parkdale?

- Small community/rural character
- Access to parks and nature
- Local businesses
- Agriculture industry
- Other: _____

Housing. Right now, all housing in Parkdale is zoned for single-family housing. This means individual homes on individual properties.

3. What types of housing does Parkdale need most? Please mark your top two.

- Single-family homes
- Duplex or Triplex (2 or 3 homes attached to each other or within the same building)
- Accessory dwelling units (granny flat or guest house)
- Apartments or condominiums
- Senior housing
- Other: _____



Complete the survey at <https://migcom.typeform.com/ParkdaleUCP> or scan the QR code.

For more information, please visit the County Community Development website at <http://hrccd.co.hood-river.or.us> or contact Eric Walker at (541) 387-6840 or eric.walker@hoodrivercounty.gov

4. The Parkdale Plan should plan housing for... Please mark your top two.

- Large families
- Seniors
- Young homeowners or renters
- People or families who have low or moderate incomes
- Local workforce
- Other: _____

Businesses. Most businesses in Parkdale are located along Baseline Drive.

5. Is there a need for more business and a larger business area in Parkdale?

- Yes
- No

6. If you answered "yes," where should the businesses be located?

- Existing industrial areas
- Existing residential areas near Baseline Drive
- Existing residential areas elsewhere in Parkdale
- Other (be specific): _____

Anything Else?

7. Are you aware of any property that you believe should be zoned differently? If so, which property and why?

8. Are there other improvements like sidewalks, utilities, parks, or bus stops you would like to see in Parkdale?

9. Do you have any other comments to share with us?

About You (optional)

10. Do you live or work in Parkdale? Please mark all that apply.

- Live here Work here
- Other: _____

11. Which best describes your current housing situation?

- I rent
- I own
- I live with friends or family so do not own or pay rent
- Do not have a permanent home now
- Other: _____

13. How do you identify yourself? Please mark all that apply.

- African American
- Asian or Asian American
- Hispanic or Latino
- Native American
- Native Hawaiian or Pacific Islander
- White non-Hispanic
- Prefer not to say
- If you prefer to self-identify, do so here: _____

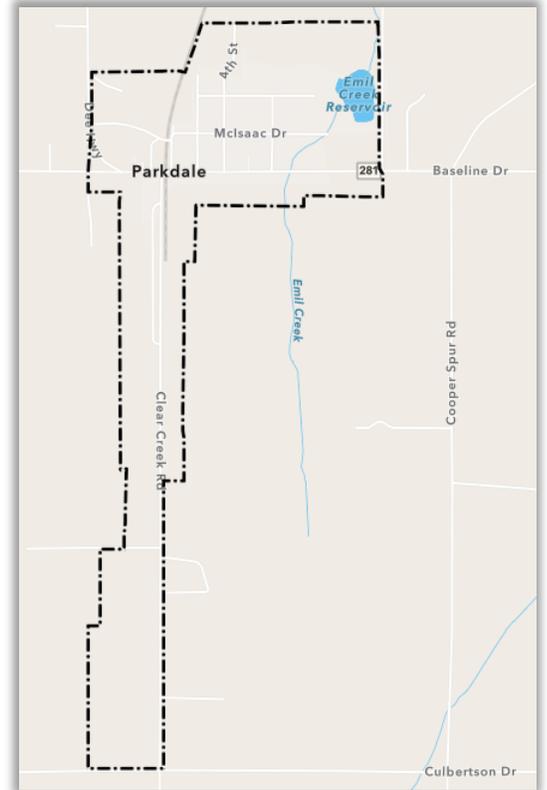
14. What is your age group?

- Under 18 50 to 64
- 18 to 29 65 or older
- 30 to 49

Parkdale Community Survey

El Condado de Hood River está planeando para el futuro de la comunidad de Parkdale, y queremos escuchar su opinión. Parkdale es un área rural no incorporada. El Condado necesita establecer un límite comunitario para seguir los requisitos del estado de Oregon. El plan se centrará en equilibrar el crecimiento en los próximos 20 años dentro de los límites de la comunidad. Esto significa decidir cómo se puede usar la tierra, qué se puede construir y cuánto se puede construir.

¡Usted es parte de la comunidad de Parkdale y su voz cuenta! Sus opiniones son importantes para influir en el tipo y nivel de crecimiento futuro dentro de los límites de la comunidad. Por favor llene nuestra encuesta y comparta sus pensamientos. Usaremos estas encuestas para desarrollar el plan de 20 años. ¡Gracias!



General

1. ¿Prefiere que el área dentro del límite de la comunidad de Parkdale sea de características más rural o que tenga un carácter más urbano?

- Rural
- Urbano

2. ¿Qué es lo que más le gusta de Parkdale?

- Carácter de comunidad pequeño/ rural
- Acceso a parques y naturaleza
- Negocios locales
- Industria agrícola
- Otro: _____

Vivienda. En este momento, todas las viviendas en Parkdale están zonificadas para casa de una sola familia. Esto significa casas individuales en propiedades individuales.

3. ¿Qué tipos de vivienda necesita más Parkdale? Por favor, marque sus dos preferencias principales.

- Casa de una sola familia
- Dúplex o Triplex (2 o 3 viviendas unidas entre sí o dentro del mismo edificio)
- Unidades de vivienda accesorias (piso de abuela o casa de huéspedes)
- Apartamentos o condominios
- Vivienda para personas mayores
- Otro: _____



Complete la encuesta en <https://migcom.typeform.com/ParkdaleUCP> o escanee el código QR. Para obtener más información, visite el sitio web de Desarrollo Comunitario del Condado en <http://hrccd.co.hood-river.or.us> o comuníquese con Eve Elderwell at (808) 769-8061 o evee@nextdoorinc.org

4. Parkdale debe proporcionar vivienda para... Por favor, marque sus dos preferencias principales.

- Familias numerosas
- Personas mayores
- Personas jóvenes que rentan o son dueños o dueñas de casa
- Personas o familias que tienen ingresos bajos o moderados
- Mano de obra local
- Otro: _____

Empresas. La mayoría de los negocios en Parkdale se encuentran a lo largo de Baseline Drive.

5. ¿Hay necesidad de más negocios y un área de negocios más grande en Parkdale?

- Sí
- No

6. Si respondió "sí", ¿dónde deberían ubicarse los negocios?

- Áreas industriales existentes
- Áreas residenciales existentes cerca de Baseline Drive
- Áreas residenciales existentes en otras partes de Parkdale
- Otros (ser específico): _____

¿Algo más?

7. ¿Conoce alguna propiedad que debería zonificarse de manera diferente? ¿Qué propiedad y por qué?

8. ¿Hay otras mejoras como aceras, servicios públicos, parques o paradas de autobús que le gustaría ver en Parkdale?

9. ¿Tiene algún otro comentario para compartir con nosotros?

Acerca de usted (opcional)

10. ¿Vive o trabaja en Parkdale? Por favor, marque todo lo que corresponda.

- Vivo aquí
- Trabajo aquí
- Otro: _____

11. ¿Cuál describe mejor su situación actual de vivienda?

- Rento
- Soy dueño
- Vivo con amigos o familiares, así que no soy dueño ni pago rento
- No tengo un hogar permanente ahora
- Otro: _____

13. ¿Cómo se identifica? Por favor, marque todo lo que corresponda.

- Afroamericano
- Asiático o Asiático Americano
- Hispano o Latino
- Nativo americano
- Hawaiano nativo o isleño del Pacífico
- Blancos no hispanos
- Prefiero no decir
- Si prefiere identificarse, hazlo aquí:

14. ¿Cuál es su grupo de edad?

- Menor de 18
- 18 a 29
- 30 a 49
- 50 a 64
- 65 años o más

ATTACHMENT B: PARKDALE SURVEY RESULTS

Parkdale UCP

327 responses

What language would you prefer to take this survey in?

¿En qué idioma preferiría realizar esta encuesta?

327 out of 327 answered

English 287 resp. 87.8%



Español 40 resp. 12.2%



Would you prefer the area inside the Parkdale community boundary to be more rural in nature, or have a more urban character?

284 out of 327 answered

Rural 240 resp. 84.5%

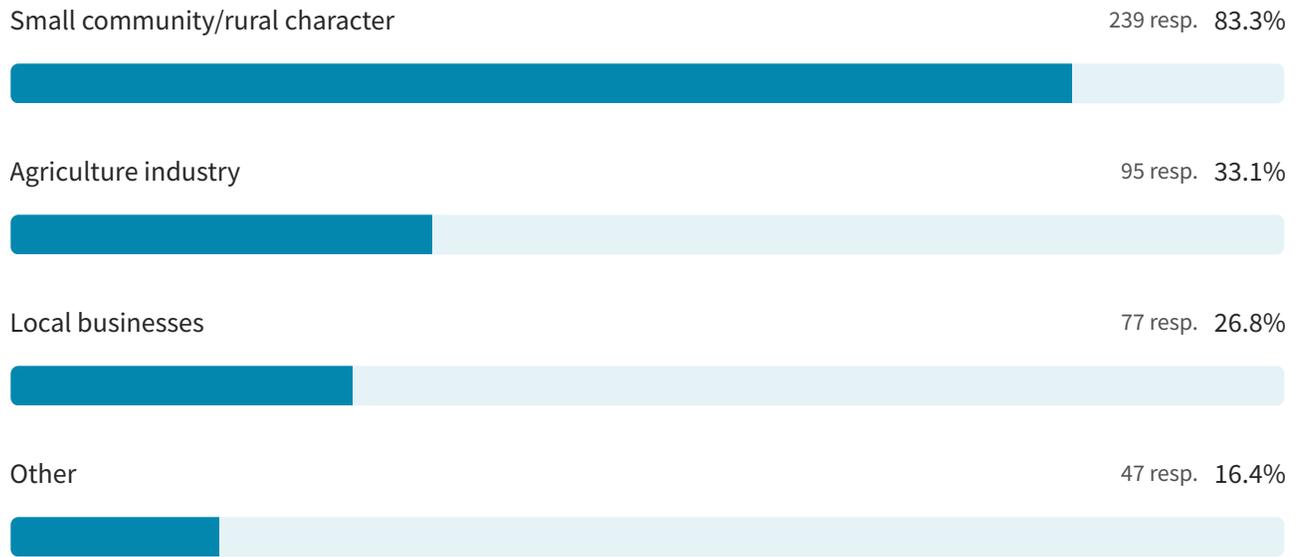


Urban 44 resp. 15.5%



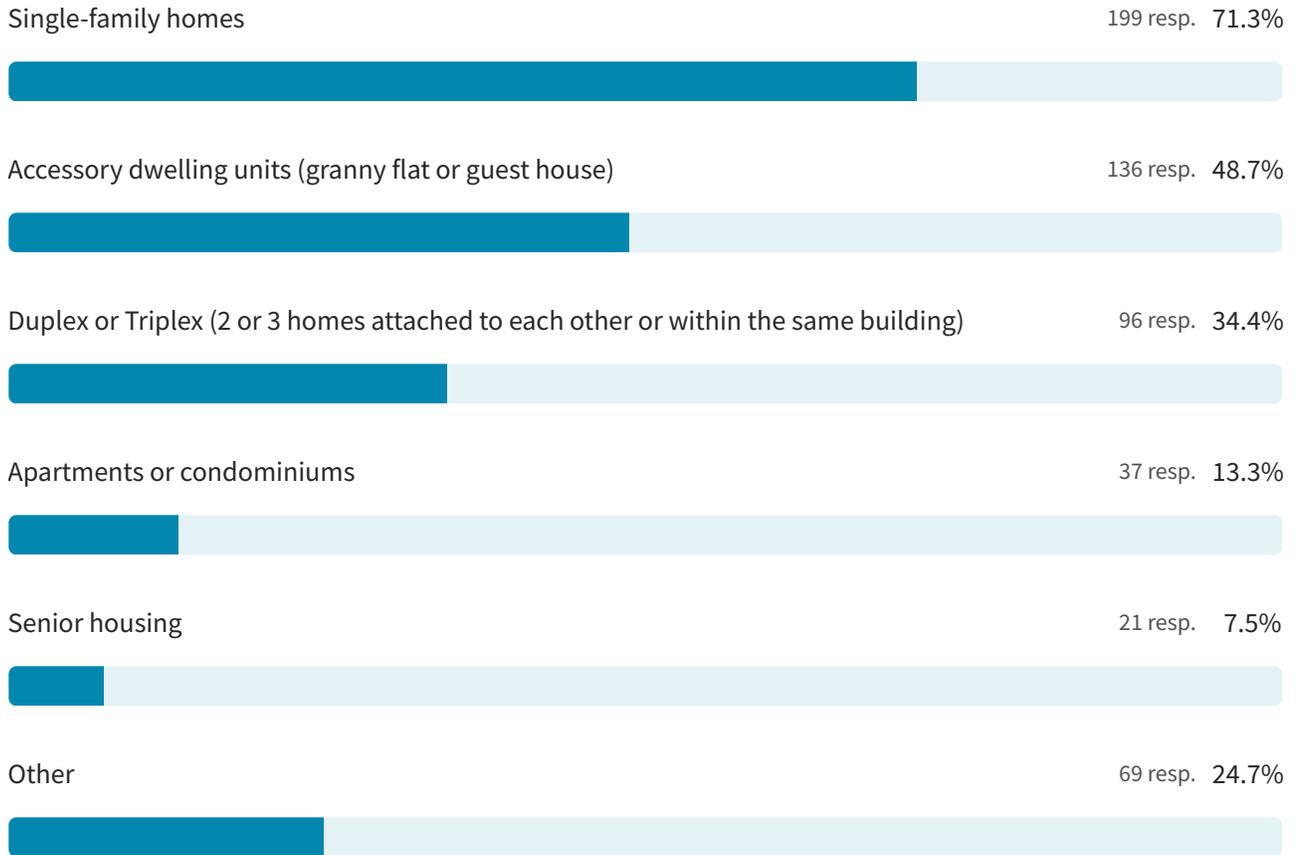
What do you like most about Parkdale?

287 out of 327 answered



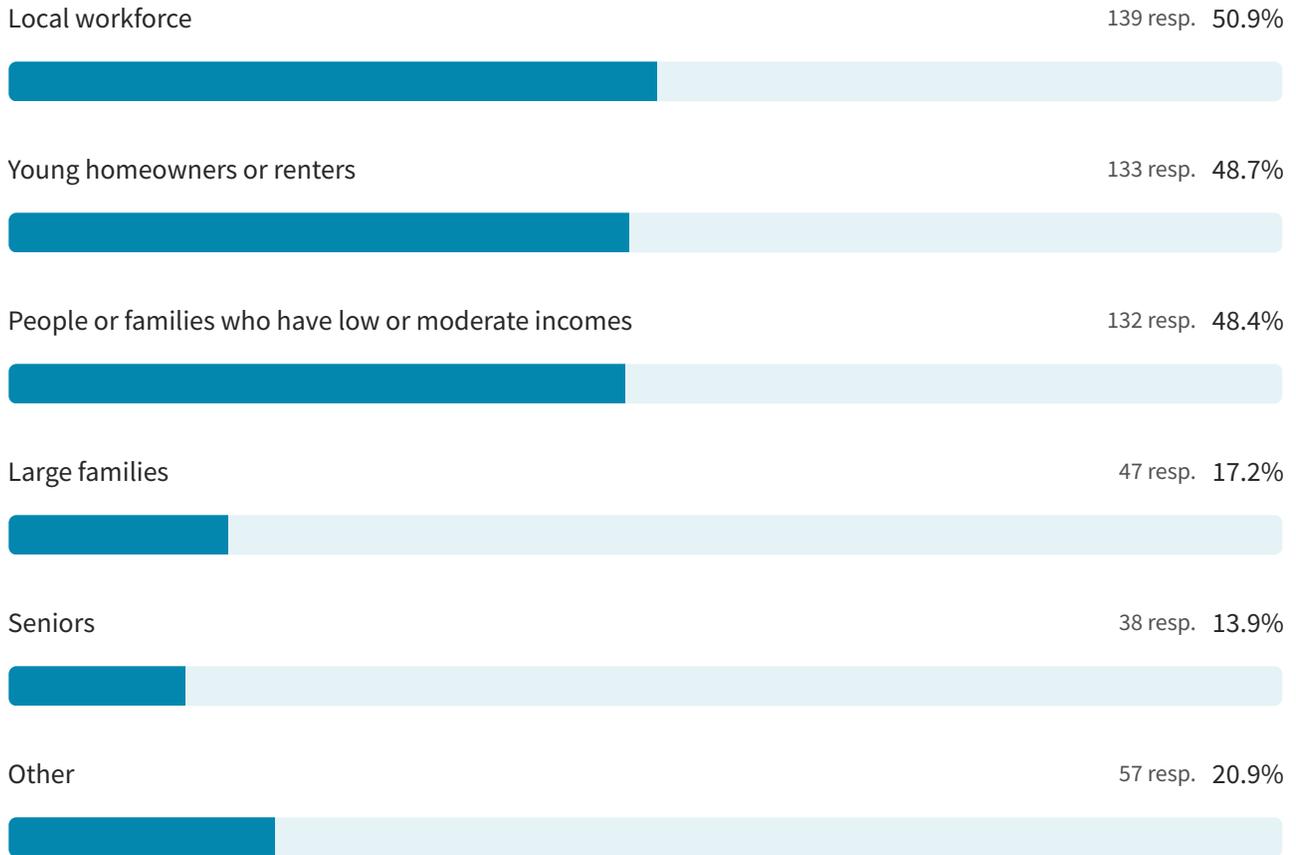
What types of housing does Parkdale need most?

279 out of 327 answered



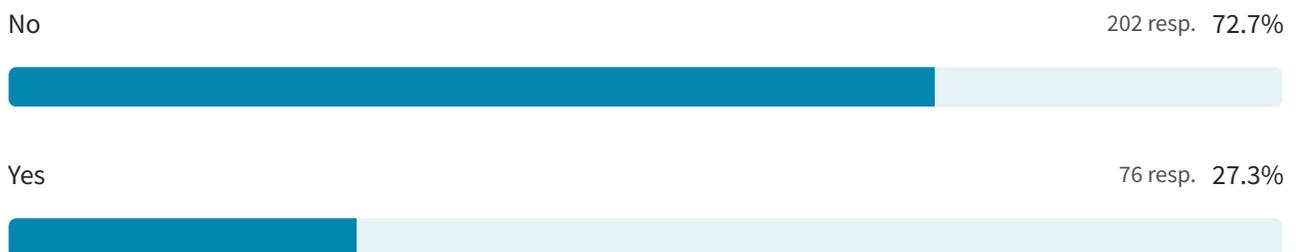
The Parkdale Plan should provide housing for...

273 out of 327 answered



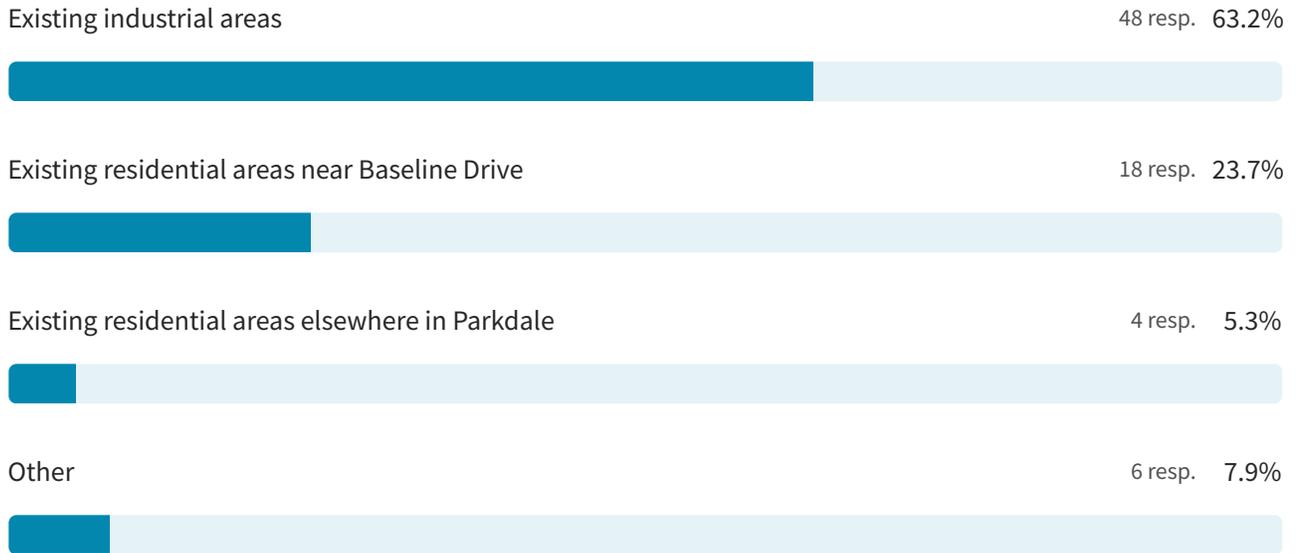
Is there a need for more business and a larger business area in Parkdale?

278 out of 327 answered



If you answered “yes,” where should the businesses be located?

76 out of 327 answered



About you. Would you like to tell us a little about yourself?

287 out of 327 answered



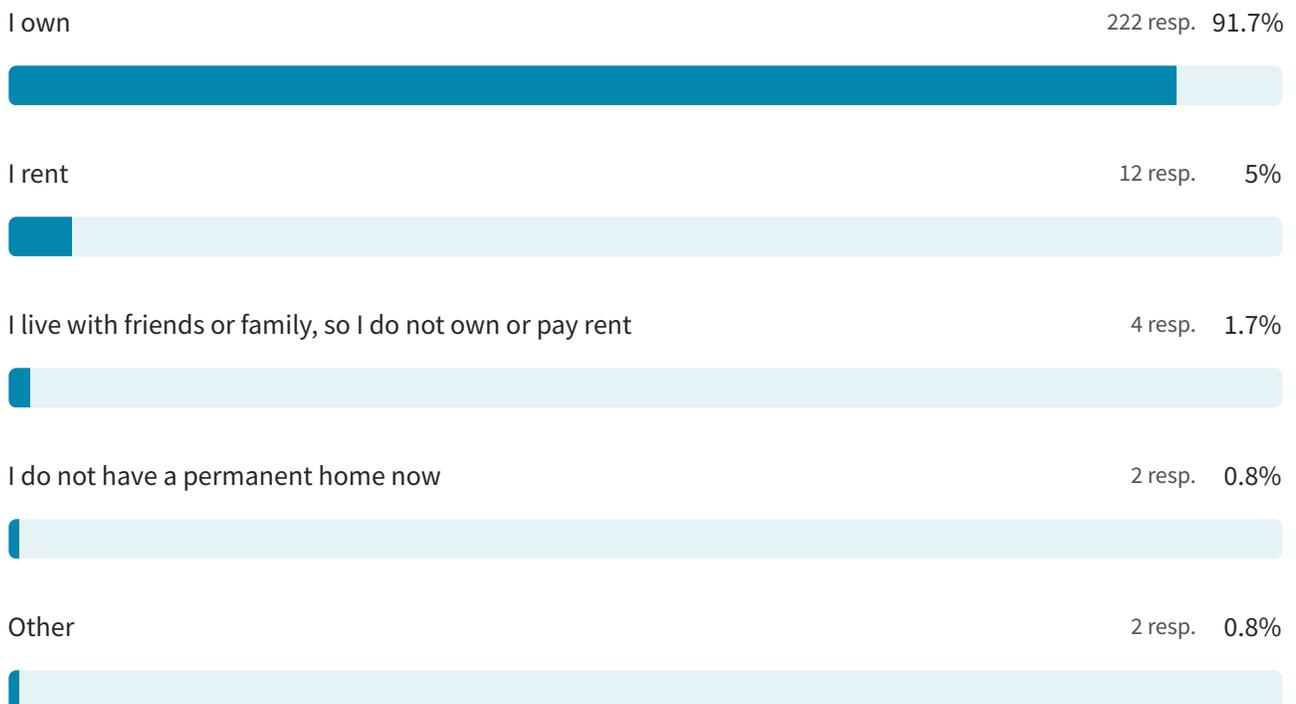
Do you live or work in Parkdale?

232 out of 327 answered



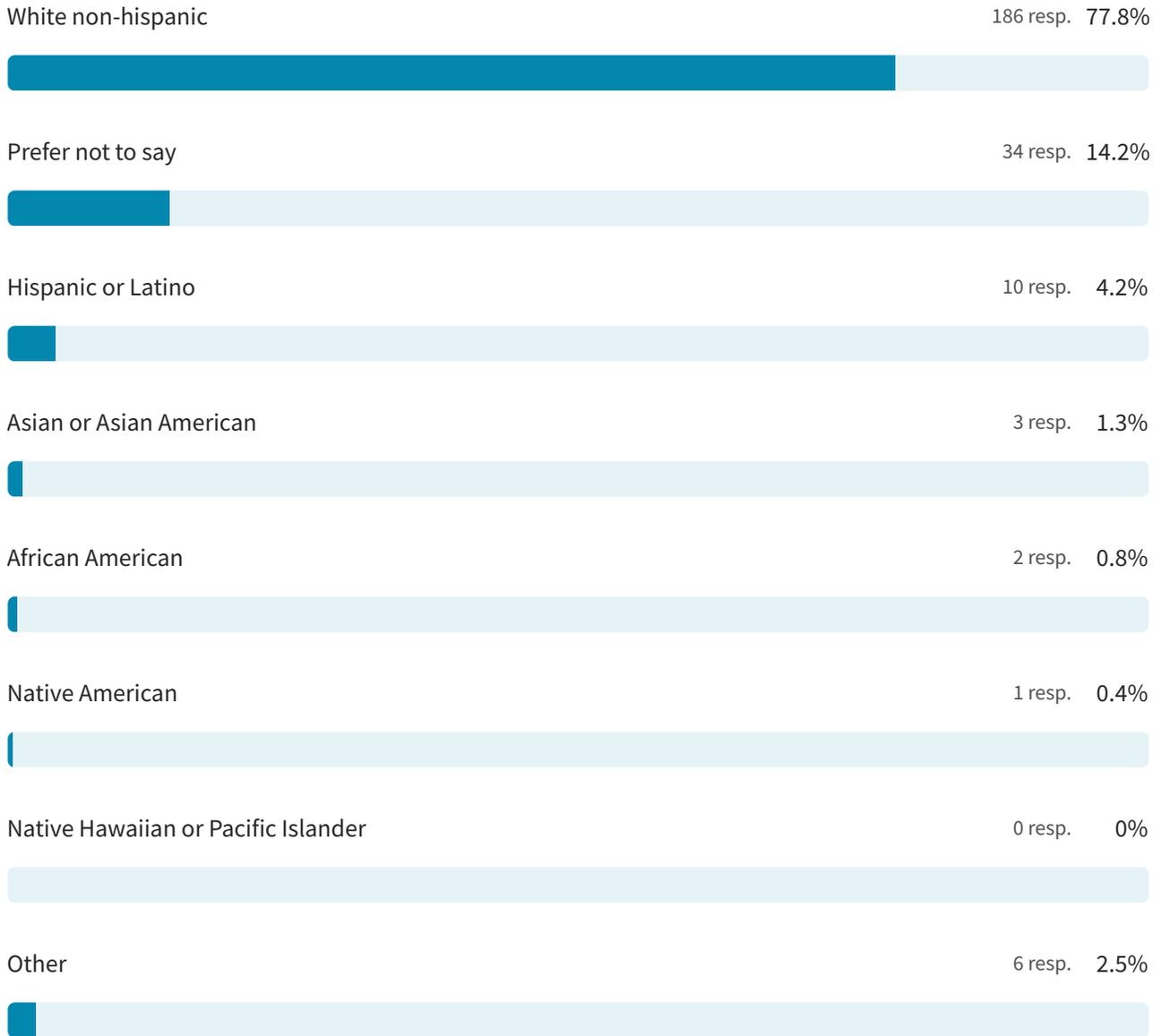
Which best describes your current housing situation?

242 out of 327 answered



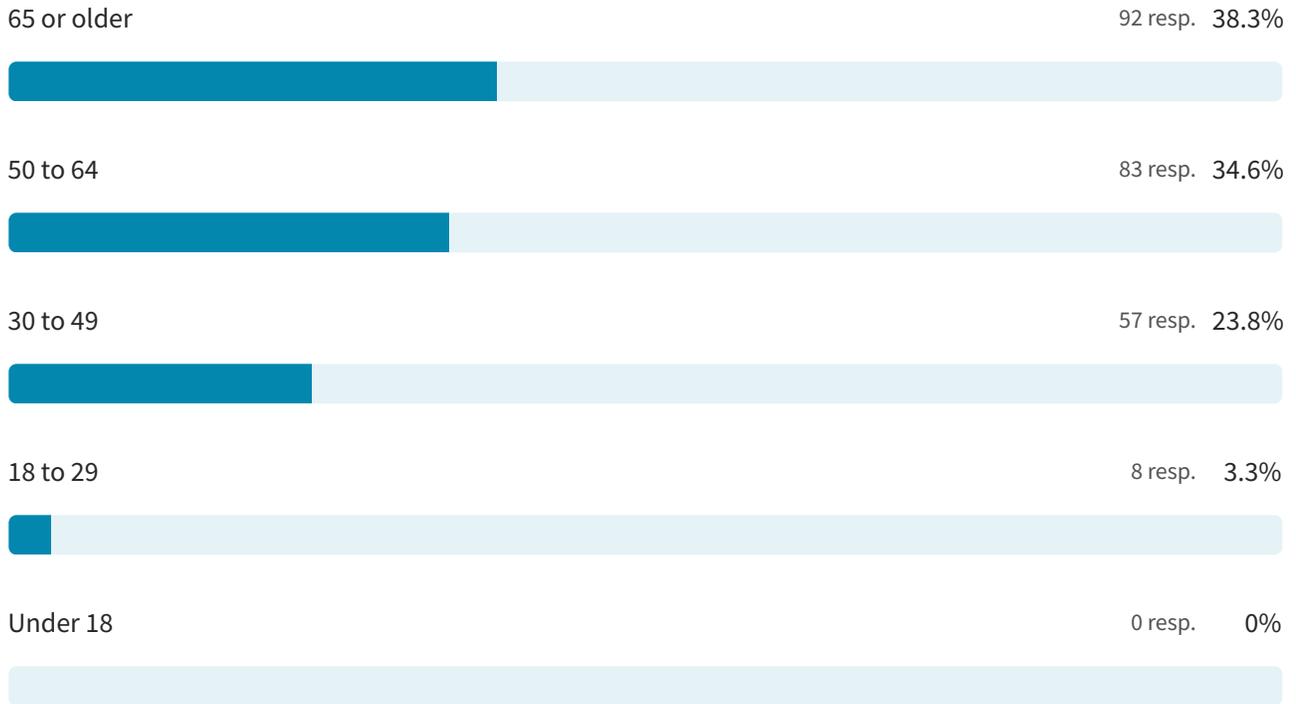
How do you identify yourself?

239 out of 327 answered



What is your age group?

240 out of 327 answered



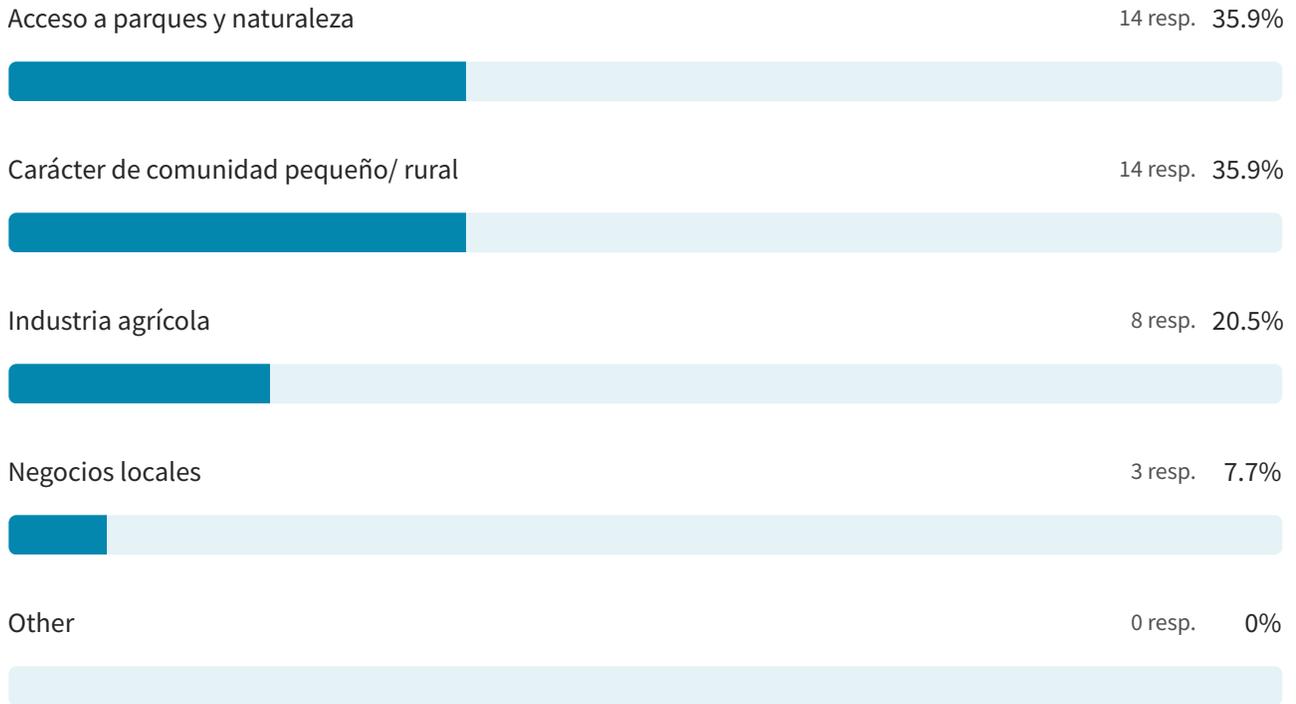
¿Prefieres que el área dentro del límite de la comunidad de Parkdale sea de características más rural o que tenga un carácter más urbano?

35 out of 327 answered



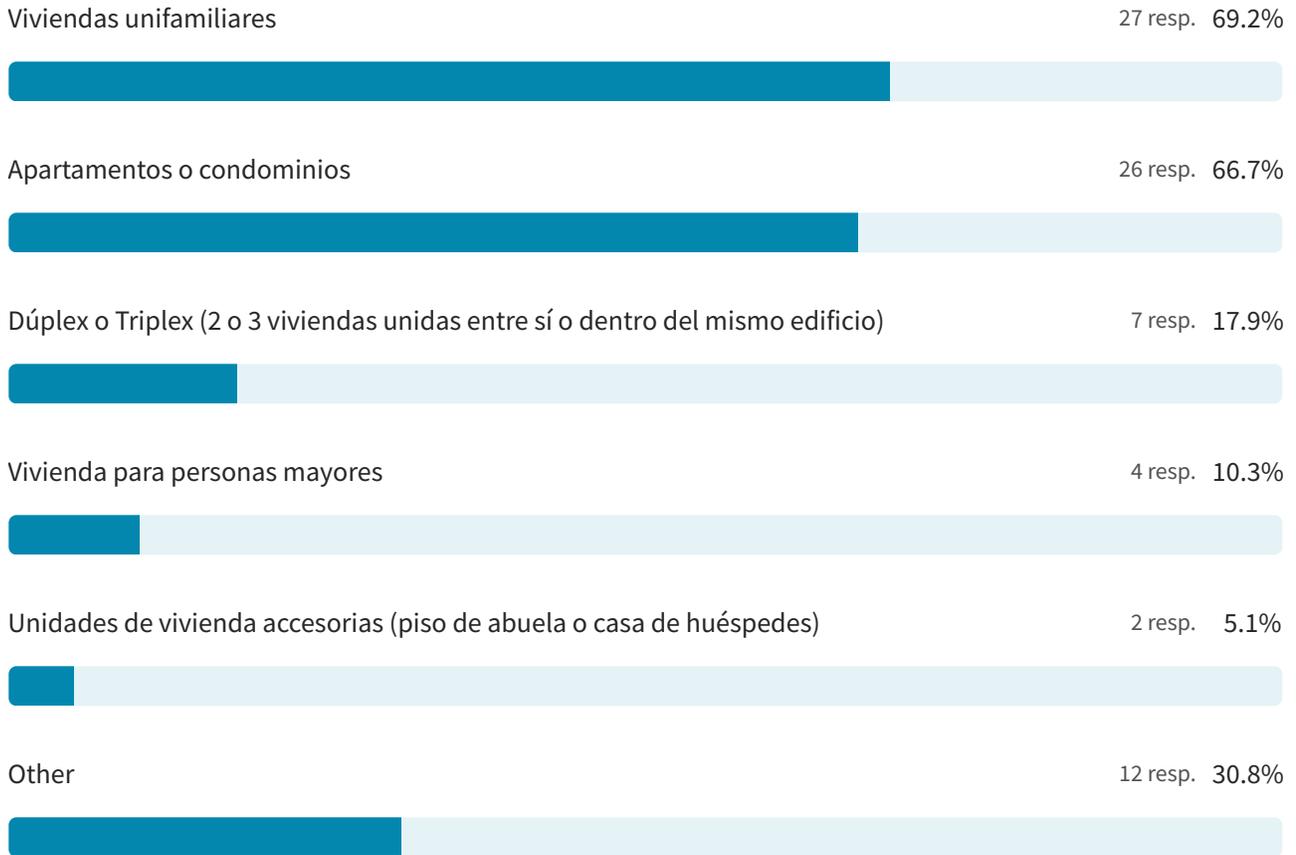
¿Qué es lo que más te gusta de Parkdale?

39 out of 327 answered



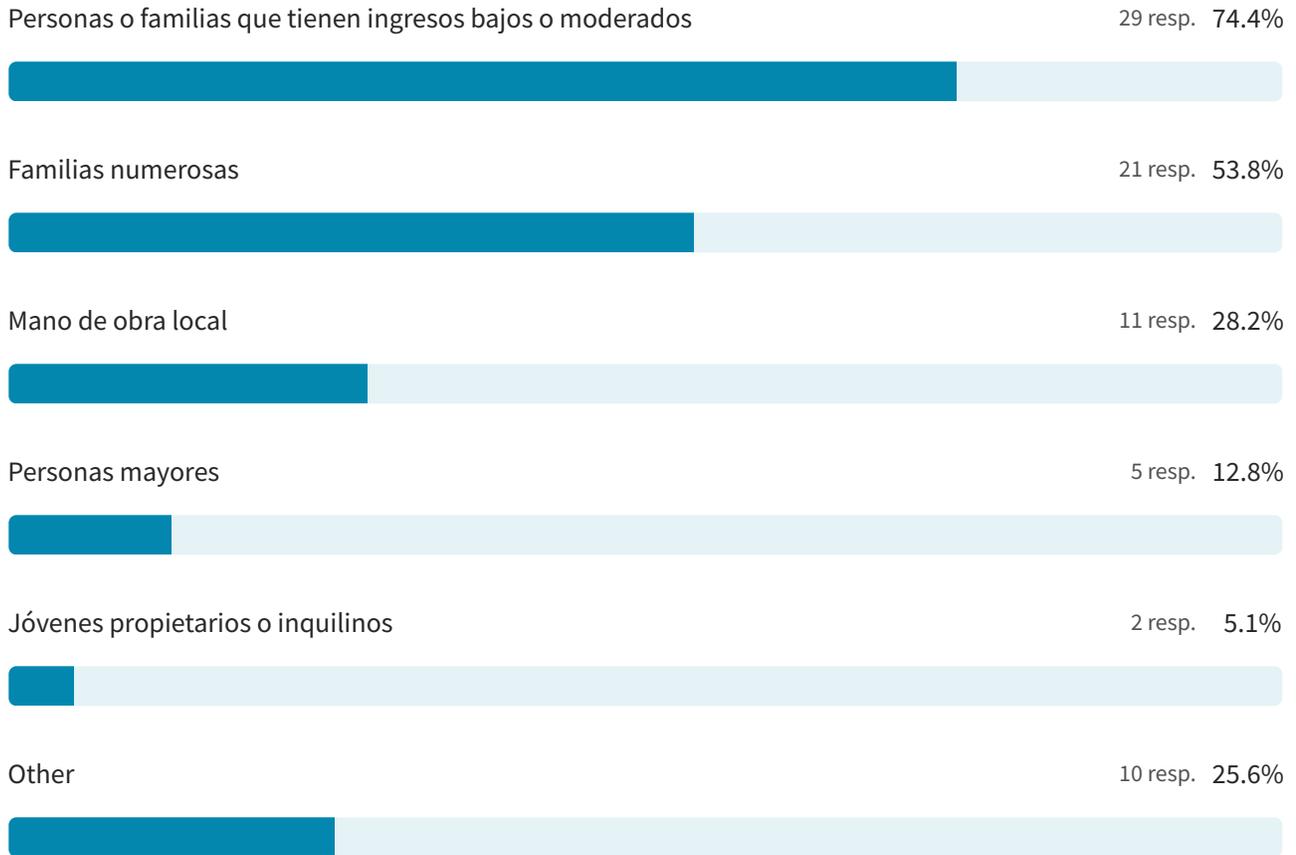
¿Qué tipos de vivienda necesita más Parkdale?

39 out of 327 answered



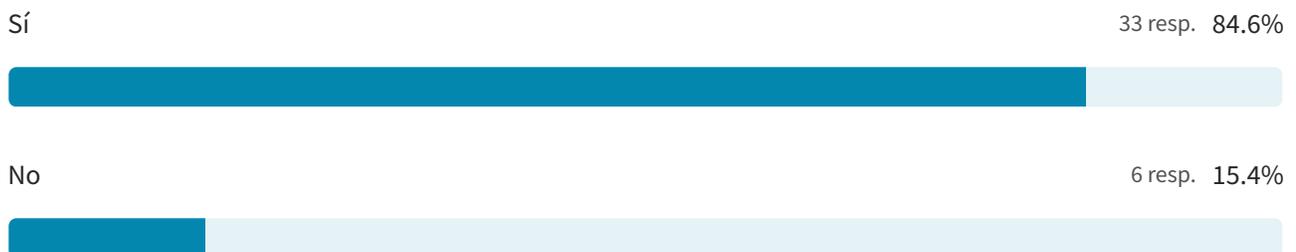
4. Parkdale debe proporcionar vivienda para...

39 out of 327 answered



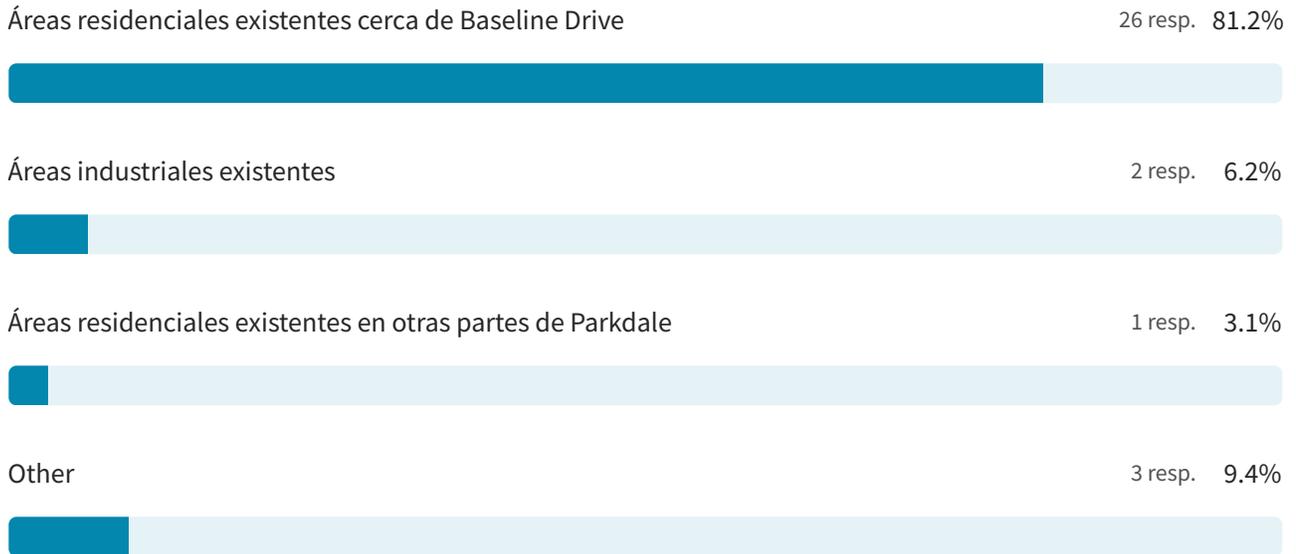
¿Hay necesidad de más negocios y un área de negocios más grande en Parkdale?

39 out of 327 answered



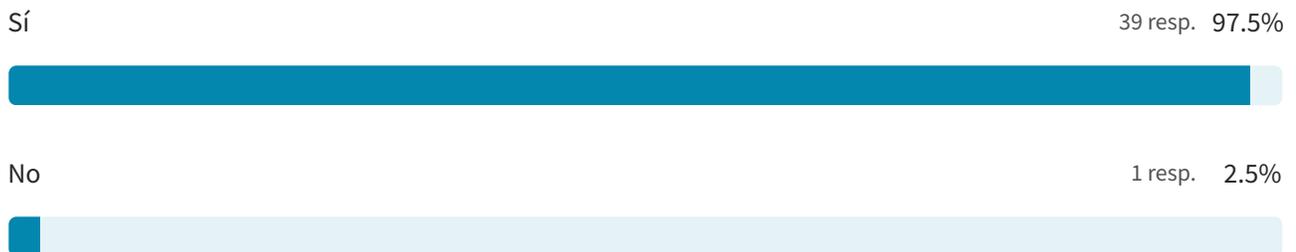
Si respondió "sí", ¿dónde deberían ubicarse los negocios?

32 out of 327 answered



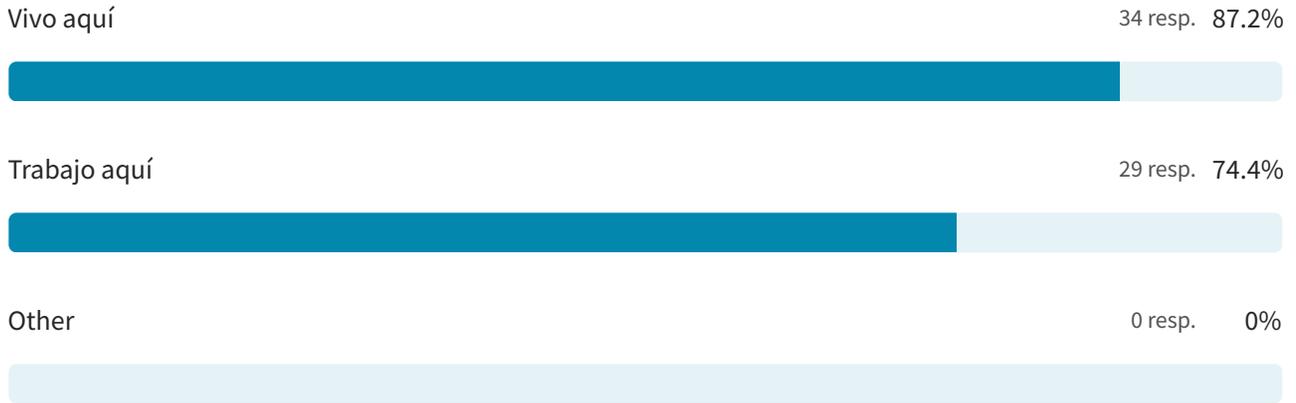
Acerca de usted. ¿Continuar?

40 out of 327 answered



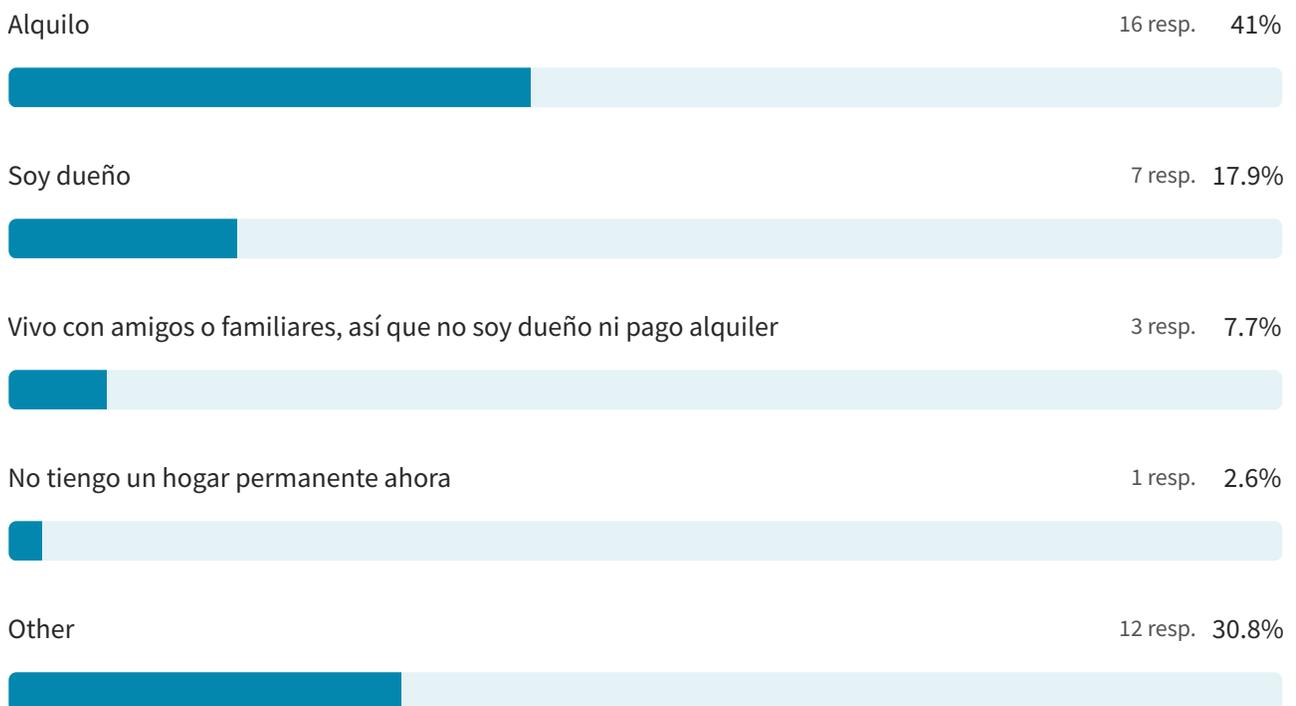
¿Vives o trabajas en Parkdale?

39 out of 327 answered



¿Cuál describe mejor su situación actual de vivienda?

39 out of 327 answered



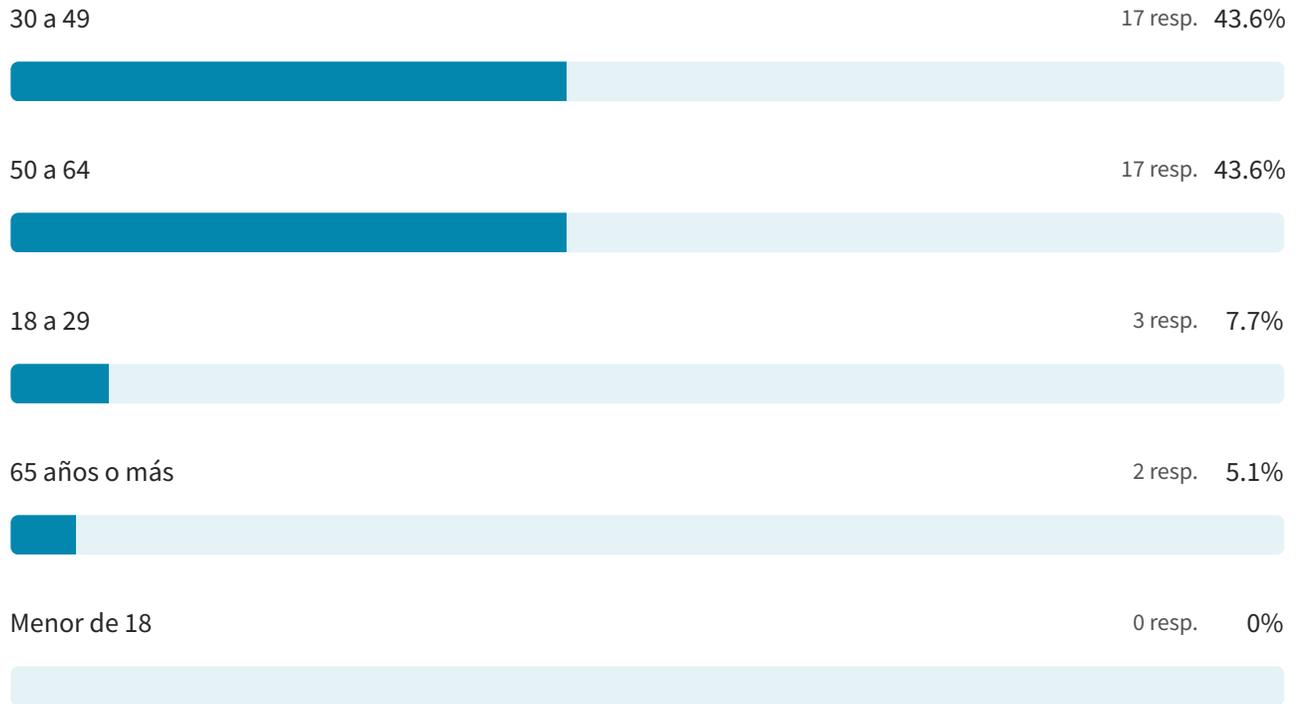
¿Cómo te identificas?

39 out of 327 answered



¿Cuál es su grupo de edad?

39 out of 327 answered



ATTACHMENT C: PARKDALE COMMUNITY MEETING FOLLOW-UP INFORMATION

**Parkdale Community Meeting Questions/Issues
(From Audio Recording dated November 16, 2022)**

What is the County doing?

The County is proposing to formally establish Parkdale as a “Rural Unincorporated Community” as defined in Oregon Administrative Rule (OAR) 660-022-0010(7).

Why is the County doing this now?

Under Oregon Statewide Planning Goal 14 (Urbanization), as implemented by OAR 660-022, all Oregon counties are required to identify their unincorporated communities, which are developed areas primarily consisting of permanent dwellings but also commercial, industrial, and/or public uses (e.g. school, church, and post office) that primarily serve people within the community and surrounding rural areas. (For more information: <https://www.oregon.gov/lcd/RP/pages/index.aspx>.) This proposal will not result in Parkdale becoming an “incorporated” city, like Hood River or Cascade Locks.

In 2021, the County Board of Commissioners developed a Strategic Action Plan to guide future priorities. As part of this Plan, the importance of workforce housing was identified as a priority. To assist, the Board allocated federal grant funds to allow County planning staff to work with a consultant to reactivate the Parkdale and Odell Community Plans, which were put previously put on hold (explained below) for their consideration and adoption.

Has a similar planning process happened elsewhere in the County?

Yes. The County has already formally identified other unincorporated communities and rural service centers, including Oak Grove, Rockford, Windmaster, Van Horn (Pine Grove), and Mt. Hood. The final two unincorporated communities left to be completed in the County are Parkdale and Odell.

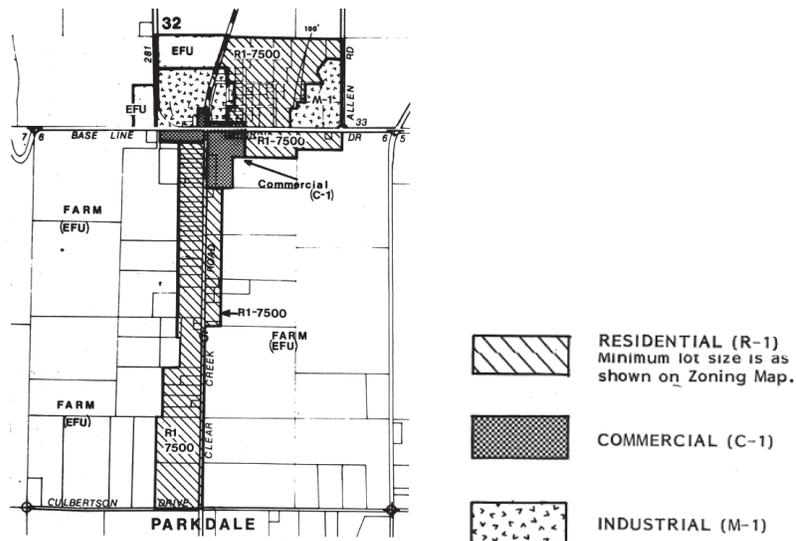
It is worth noting that the County initiated a similar planning process for Parkdale in 2002, which also included a community survey and community meetings. As part of that process, a draft Parkdale Community Plan was developed (a copy of which is available at <https://hrccd.hoodrivercounty.gov/departments/planning-zoning/special-projects/>). However, as part of that process, it was determined that Parkdale Sanitary District Wastewater Treatment Facility was out of compliance with DEQ discharge requirements, which had the potential to affect planned development densities and land uses. Consequently, the project was put on hold to give Parkdale Sanitary District time to work with DEQ to correct their system deficiencies, which have since been completed.

Given the amount of time since the last community plan was developed, the County has decided to update the prior plan and to seek additional input from the community to clarify

the current needs and desires of the community, as well as to determine what, if any, changes might be warranted.

What is the difference between the existing Parkdale “Exception Area” and the proposed “Parkdale Rural Unincorporated Community boundary”?

When the County Comprehensive Plan was originally adopted in the early 1980s, the community of Parkdale was identified as an “exception area,” which allowed it to be planned and zoned to accommodate both existing and new commercial, industrial, and residential development. Here is a copy of the original Parkdale Exception Area as shown in the County’s Comprehensive Plan:



In most cases, proposed unincorporated community boundaries end up matching the original exception area. This is the case for Parkdale.

Is the Parkdale Unincorporated Community boundary expected to expand beyond the existing Parkdale “exception area” to include surrounding agricultural land as part of this project?

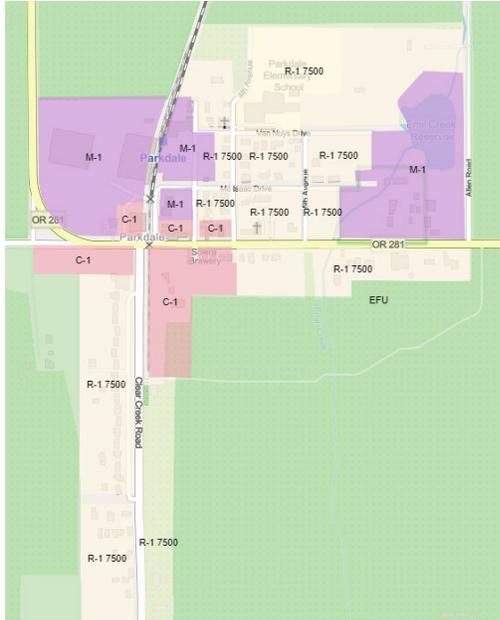
No. To convert land already planned and zoned for agricultural or forest use involves an extensive process and a high burden to justify such a request. The County is not proposing to enlarge the existing Parkdale exception area and, frankly, would not likely be able to justify a boundary expansion at this time even if desired.

Is the current zoning of property in Parkdale proposed to change as part of this project?

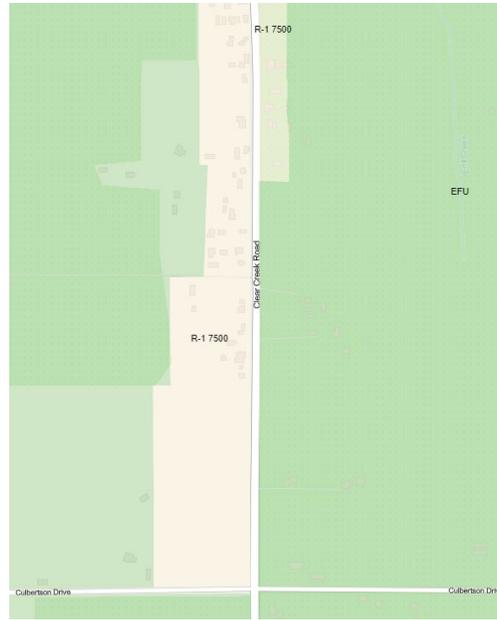
At this moment, the County has no plans to change the current zoning of any property in Parkdale. (See current zoning map below.) However, the County will consider making some strategic changes to certain properties if deemed necessary to better meet the needs of the community. For instance, it is possible that the “buildable land survey” currently being performed by the County’s consultant, MIG Inc., may show a need for more land zoned a certain way. Also, as part of the community survey, residents were asked if they are aware of

any properties that should be zoned differently and, if so, why. Although the ±320 surveys received are still being compiled, it is anticipated that most, if not all, properties will retain their existing zoning designation. If any properties are contemplated for rezoning, the County will contact the owner(s) directly and get their input.

Current Zoning (North Parkdale)



Current Zoning (South Parkdale)



Will this project result in higher utilities rates?

Although utility rates for services such as sewer, water, and electricity are set by the local utility provider, County staff cannot anticipate how this project might result in higher utility rates. Certainly, as development occurs, utilities will be extended to serve new property or uses, but these costs are typically paid for by the developer and not other rate payers.

Will this project result in higher property taxes?

This project will not affect property taxes of any property, unless or until the property owner takes some action to divide or develop their land. According to staff from the County Department of Records and Assessment (R&A), if a property were to be rezoned, it is unlikely but possible that the assessed value of the property might change, which could affect the property's taxes. However, if the zoning of certain properties is planned to be changed, County planning staff will advise the property owner in advance and suggest that they work with County R&A to determine if the change will increase their taxes or not.

What are some of the potential changes that could occur to existing land uses because of this project?

Within the existing Parkdale Exception Area, property is either zoned Residential (R-1), Commercial (C-1), or Industrial (M-1). At this moment, County staff is not expecting this project to result in many significant changes to the types of allowable land uses and

development options allowed in the above zones. Here is a chart showing some of the possible effects to current zoned areas in Parkdale, realizing that other changes are possible:

Residential (R-1)	Commercial (C-1)	Industrial (M-1)
<p><u>Currently Allowed:</u> Single-family dwellings.</p> <p><u>Minimum Lot Size:</u> 2-acres.</p>	<p><u>Currently Allowed:</u> Retail and service oriented commercial.</p> <p>Single and multi-family residential.</p> <p><u>Building Size Limit:</u> 3,000 square feet.</p>	<p><u>Currently Allowed:</u> Manufacturing, processing, and storage.</p> <p>All commercial uses allowed in the C-1 zone.</p> <p><u>Building Size Limit:</u> None, except for commercial uses (3,000 square foot max).</p>
<p><u>Potentially Allowed:</u> Single-family dwellings (<u>same as now</u>).</p> <p>Duplexes and accessory dwelling units/ADUs (<u>new</u>).</p> <p>Multi-family dwelling units (triplex or quadplex) with a conditional use permit (<u>new</u>).</p> <p><u>Minimum Lot Size:</u> 7,500 square feet or larger (<u>new</u>).</p>	<p><u>Potentially Allowed:</u> Retail and service oriented commercial (<u>same as now</u>).</p> <p>Single and multi-family residential (<u>same as now</u>).</p> <p><u>Building Size Limit:</u> Depends on the type of use involved: 4,000 square feet, 8,000 square feet, or none (<u>new</u>).</p>	<p><u>Potentially Allowed:</u> Manufacturing, processing, and storage (<u>same as now</u>).</p> <p>Commercial uses allowed only in conjunction with an approved industrial use (<u>new</u>).</p> <p><u>Building Size Limit:</u> None, except for commercial use – 4,000 sq ft, 8,000 sq ft, or none depending on the use (<u>new</u>).</p>

It should be noted that some of the above changes, such as commercial building size limits, are prescribed by State rule and, therefore, must be adopted, while other changes, such as residential minimum lot size requirements and adding allowances for ADUs or other housing types, are discretionary.

Where did the County come up with 7,500 square feet as a starting point for the Residential zone minimum lot size?

When the County originally established the current zoning for Parkdale in the early 1980s, it created a 7,500 square foot minimum lot size requirement for all properties zoned R-1.

So why are R-1 zoned properties currently subject to a 2-acre minimum lot size?

In 1986, after the County had adopted its 7,500 square foot minimum lot size for the R-1 zone, the Oregon Supreme Court ruled in *1000 Friends of Oregon v. LCDC* (“Curry County Case”) that counties, under Statewide Planning Goal 14 (Urbanization), must properly

differentiate between rural and urban uses and ensure that urban development is not allowed on rural lands unless located within an urban growth boundary or by exception to Goal 14. This decision resulted in several changes to State law, including the creation of the unincorporated community rule (OAR 660-022) and the development of a 2-acre minimum lot size (or greater) requirement in all residential zones located outside of a designated urban growth area, unincorporated community, or rural service center. These rules were made effective by the State in 2000. As stated previously, until the County completes the process to formally identify Parkdale as an unincorporated community, land within the Parkdale Exception Area must continue to be treated as rural land subject to the 2-acre minimum lot size, among other requirements.

If the County reestablishes a 7,500 square foot minimum lot size for Parkdale, approximately how many new home sites would that create?

County staff and its consultant, MIG Inc., are currently analyzing data to answer this question. However, when the previous Parkdale Community Plan was developed in 2002, it was determined that reestablishing the original 7,500 square foot minimum lot size for Parkdale would result in between 200 and 300 new single-family dwellings at full buildout depending on various factors, such as topography, natural resources, and owner aspiration. As soon as the current buildout analysis is completed, it will be shared with the public.

Can the County choose to create a minimum lot size requirement in the R-1 zone that is larger than 7,500 square feet?

Yes. As stated previously, 7,500 square foot minimum lot size was chosen as a starting point because that is the density level included as part of the original comprehensive plan. However, as part of this process, the County will evaluate various factors, such as the availability of public facilities, need for affordable housing, community desire, etc., that will ultimately determine what minimum lot size is used.

Are there any opportunities to allow for some “mixed uses,” such as commercial and residential or commercial and industrial in any of the existing planned zones?

Yes. Currently in the C-1 zone, a property owner may establish either a commercial use, residential use, or both. This allowance is currently proposed to continue.

Similarly, both commercial and industrial uses are currently allowed in the M-1 zone. This is one area currently being considered for a slight change. Instead of allowing commercial development outright in the M-1 zone, it might be allowed only in conjunction with an established industrial use. For instance, a commercial tasting room in conjunction with a wine processing facility or a retail showroom in conjunction with a furniture manufacturer. The reason for this change is to maximize the limited availability of industrial land for actual industrial uses as intended by zoning it that way in the first place. If it is determined that Parkdale needs additional C-1 zoned property, for instance, then maybe converting certain M-1 zoned property to C-1 near the existing commercial core is more appropriate.

No commercial or industrial uses are currently allowed (or contemplated to be allowed) in the R-1 zone except for small-scale businesses operated by a resident of the property (aka home occupations). Home occupations are currently allowed, subject to a conditional use permit, in the R-1 zone, and this is not expected to change.

Is the 20-year population forecast of approximately 30 more people in Parkdale over the next 20 years realistic?

During the community meeting, it was stated that the population of Parkdale is anticipated to increase by approximately 30 individuals over the next 20 years. This number was based on data obtained from Portland State University, who provides population estimates and forecasts for the State of Oregon. Staff agrees that this number seems low, especially when considering the potential for additional development opportunities that could result from this project. However, based on the comments received during the community meeting, the greater concern seemed to be, what will be the overall growth potential should certain development densities and housing types be allowed? That information will come out of the buildout analysis referenced above.

On a side note... The approximate population for the Parkdale area, which includes “census blocks” covering land both within and immediately outside of the planned Parkdale boundary, decreased by 32 residents between 2010 and 2020. Although census data is not an exact science, it is at least one indicator that helps to establish population trends and forecasting over time.

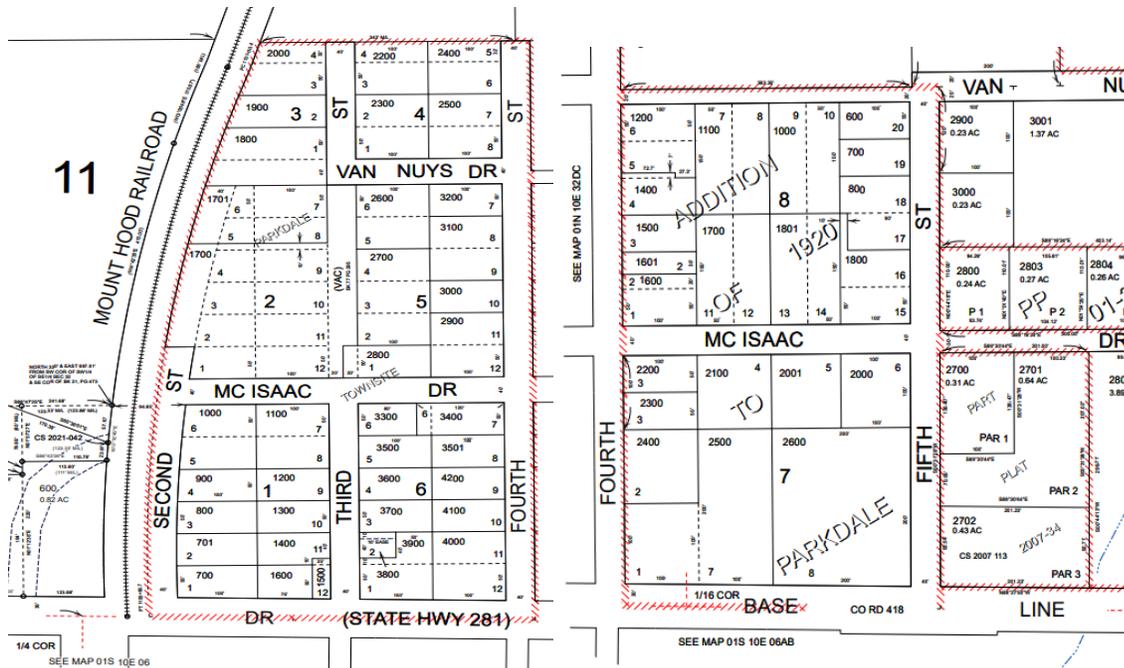
If you would like more information, please visit the County Planning Department webpage for a copy of the most recent coordinated population forecasts for Hood River County from 2016:

https://hrccd.hoodrivercounty.gov/images/uploads/documents/3coordinated_population_forecast_2016-66_page_1of_36.pdf.

Will this project directly address affordable housing?

Possibly. The affordability of housing is a complex issue that is driven by many factors, zoning being just one of those factors. Two ways to address the affordability of housing is by providing more supply and offering additional housing types.

Supply: Increasing supply can be achieved by reducing minimum lot sizes to allow more dwellings per acre of land. The current proposal of 7,500 square foot lots would allow up to approximately 5 dwelling units per acre, although this number does not consider the possibility for allowing multi-family dwelling unit, such as duplexes and ADUs (discussed below). For context, a good percentage of the original Parkdale community, north of Baseline Drive, was platted into 5,000 square foot lots (see maps below). A few of these lots are still vacant and currently available for development.



Housing Types: Currently, the R-1 zone allows only one single-family dwelling per parcel. One option being considered is to allow a duplex in the R-1 zone as an outright allowed use as well. (*Duplexes were provided as a conditional use in the original R-1 zoning code but were effectively eliminated with the “Curry County Case” described above.*). Another option might include allowing an ADU (e.g. granny flat) on any lot containing a single-family dwelling. A final option might include allowing certain multi-family dwellings, such as triplex or quadplex, as a conditional use in the R-1 zone. Each of these options could make housing somewhat more affordable by increasing the number of dwelling units per parcel.

It is worth noting that a single-family dwelling, duplex, or multi-family dwelling is already allowed in the Parkdale C-1 zone, which is not currently proposed to change.

If ADUs are added as an allowed use in conjunction with a single-family dwelling in the R-1 zone, can they be used as short-term rentals (STR)?

No. If ADUs are provided as an allowed use in the R-1 zone, the zoning ordinance will include language specifically precluding them from being used as STRs. The reason for this restriction is to ensure that ADUs are used for their intended purpose, which is to accommodate affordable housing, family hardship situations, etc.

How will the County ensure that permitted ADUs are not used as STRs?

The County currently utilizes a company called Host Compliance (aka Granicus) to identify and monitor STR operations in the County. Host Compliance has been provided a list of all permitted STRs in the County and, as part of regular monitoring, are able to identify

unpermitted STRs. When this occurs, the County is alerted and able to notify property owners of the violation.

Availability of transit?

As explained during the community meeting, Columbia Area Transit (CAT) is currently in the process of updating their Transit Master Plan (TMP). As part of this project, they will be focusing on the transit needs of various parts of the County including Parkdale/Upper Valley. CAT's TMP project is occurring separately from the County's Parkdale Community Plan project, although we expect to indirectly address transit through the development of zoning code language that will help ensure that future transit facilities, such as bus stops or other improvements, be specifically identified as allowed in some or all of the zones. For more information about the TMP, please visit CAT's website at <https://www.ridecatbus.org/>.

What is the capacity of the sewer, water, roads, etc. to accommodate future growth?

Part of the Parkdale Community Plan will include a "public facilities analysis" to determine the overall capacity of existing facilities to properly serve future growth. This work is currently in the process of being completed and will be shared with the public as it becomes available.

Next steps?

Over the next couple of months, staff from the County and MIG, Inc. will be analyzing responses from the community survey, coordinating with affected public agencies, and starting to develop the findings for the draft community plan. That information will be provided to members of the community as it becomes available via email and the County Planning Department website at <https://hrccd.hoodrivercounty.gov/>.

Based on community input, the County is also planning to host a second community meeting sometime in the next few months to present its findings and provide another opportunity for input. Notice of this meeting will be provided via email, as well as through the County's social media outlets and the Planning Department website.

County and MIG staff will then begin developing draft comprehensive plan amendments and zoning code/map revisions based on the input received so far. These revisions will then be presented to the County Planning Commission and Board of Commissioners during a joint work session open to the public sometime next spring. Afterwards, final tweaks to the community plan and associated documents will be made based on the Planning Commission and Board's input.

The Planning Commission will then hold a public hearing to consider the draft community plan and related Comprehensive Plan and Zoning Ordinance/Map changes. Opportunities for the public to attend and provide written and/or oral testimony will be provided. *(Direct notice will be mailed to all property owners who will be directly affected by this project in advance*

of the public hearing, while additional public notice will be provided to others via email, County's social media outlets, Planning Department website, and the Columbia River Newspaper.) Based on all of the information presented and testimony received, the Planning Commission will then make a recommendation to the Board of Commissioners to adopt the Community Plan either in whole or with changes.

A separate public hearing will then be held by the Board of Commissioners to consider the Planning Commission's recommendation. A second opportunity for the public to testify will be provided. The Board will then make a final decision, which will then be sent to the State of Oregon for their concurrence.

Appendix H. Wastewater Study

Memo

To: CJ Doxsee, Project Manager - MIG
From: John Grim P.E.
CC: Eric Walker, Hood River County - Planning Director
Date: August 16th, 2023
Re: Parkdale Wastewater Treatment Plant (WWTP) Capacity Assessment

Project Background

This Technical Memorandum (TM) documents the results of a capacity assessment of the Parkdale Wastewater Treatment Plant (WWTP) owned and operated by the Parkdale Sanitary District (District). Hood River County is developing a Community Plan for Parkdale in compliance with Oregon Statewide Goal 14. This capacity assessment is being done to facilitate the completion of the Parkdale Community Plan. The Plan is being done by MIG Inc. for Hood River County's Planning Department. The project manager for MIG is CJ Doxsee. The owner's representative is Eric Walker, Planning Director. JGA conducted the capacity assessment as a subconsultant to MIG.

The County's goal is to identify zoning density in the community of Parkdale that is consistent with the capacity of the sanitary sewer system. To be consistent, the County must ensure the infrastructure serving the community has the capacity to serve the proposed zoning density or can reasonably be expanded to serve the proposed zoning density.

Project Approach

Several engineering and permit documents were reviewed to identify the design criteria used in permitting, planning and design of the recently upgraded WWTP. These documents are comprised of:

- The 2014 WWTP Facilities Plan – Murray Smith & Assoc. This document formed the basis for subsequent NPDES permit and design engineering work.



- The 2015 Preliminary Engineering Report (PER) – Murray Smith & Assoc. The PER revisited design criteria presented in the Facilities Plan and formed the basis for the sizing of the 2018 WWTP improvement project.
- 2018 WWTP Design Drawings – Murray Smith & Assoc. and Cloacina. The drawings itemize design criteria used to design the improvements. The criteria used are consistent with previous planning documents. The improvements were completed in 2020.
- The 2023 NPDES Permit (DEQ) – Adopted on July 1st, 2023. This permit and fact sheet set the regulated WWTP discharge limits based on the as-constructed 2020 WWTP improvements. This permit is consistent with the design drawings and previous planning documents.

Design parameters and criteria from these documents were summarized in spreadsheet format and compared to identify the basis for sizing of the current improvements. Generally, the design parameters and criteria were consistent throughout all documents.

The approach to calculating the available capacity in terms of level of service (Equivalent Dwelling Units – EDUs) is based on identifying the current flow and maximum flow capacity and, using the estimated flow per EDU, calculating the available capacity in EDUs. The most current level of service data that is available is in the 2015 Preliminary Engineering Report (PER). The PER level of service data therefore formed the basis for the estimate of available capacity in EDUs. This is a reasonable approach because the data, although 8 years old, still closely represents the 2023 level of service.

Capacity Assessment

Summary

Calculating the capacity of a WWTP in terms of EDUs must be carefully qualified due to the numerous variables that affect treatment plant capacity. In summary, this capacity analysis is based on the compliance limits as specified in the NPDES permit – See Worksheet No. 1. Specifically, the compliance limits are designated in Schedule A of the 2023 NPDES permit. Generally, the maximum flow is limited by the TSS and BOD total daily load limit in pounds per day. The maximum flow allowed, based on these limits, is approximately 70,000 gpd. **This limits the available capacity of the current treatment plant, as constructed and operated, to 38 new homes.**



However, it's important to emphasize that the capacity of this WWTP is subject to change due to unanticipated events such as new regulations, improvements to the plant, changes in wastewater quality, etc. It may be possible to significantly increase the treatment plant capacity in the future if there is a demonstrated need and adequate resources.

Capacity Variables

The maximum daily flow of 70,000 gpd is based on the treatment plant operating as designed. It's important to emphasize the WWTP capacity can be significantly lower if it's not operating efficiently; e.g., if the percent removal is the minimum required by permit – that being 85 percent - then the flow capacity is less than 70,000 gpd. The flow capacity as determined by the permit requires the treatment plant perform at removal efficiencies higher than 85 percent.

Other factors may also affect the treatment plant efficiency and capacity in the future; such as regulated limits on effluent temperature, minimum dilution ratio, ammonia, pH, increases in the BOD/TSS loadings, problems with infiltration and inflow, etc. These water quality parameters may change and result in reduced capacity.

NPDES Permit Constraint

The NPDES permit was recently issued on July 1, 2023. Permit limits are described in Schedule A of the permit and supported by the NPDES Fact Sheet. The relevant permit limits used in this assessment are shown in Worksheet No. 1.

Anti-backsliding rules have resulted in stricter permit limits during the winter than are typically required in Oregon. Anti-backsliding ultimately constrains the total flow capacity of the treatment plant until the District can successfully propose there will be no degradation in receiving water quality if the limits are increased. If Trout Creek will remain the receiving water, this evaluation will be necessary to expand the capacity of the treatment plant.

The permit fact sheet suggests that expansion of the treatment plant capacity beyond its current limits may be difficult unless the District proposes a new discharge location. New discharge locations could include; the Hood River, subsurface discharge, recycled wastewater, etc. An evaluation of alternative discharge locations will require significant analysis and expense. Its possible none of these options will be feasible.

Ultimately, an increase in the NPDES permit limits and the treatment plant capacity will probably require an update to the Facilities Plan. The primary objective of the Facilities Plan



update is to evaluate alternatives to expand the treatment plant capacity including alternative discharge locations. Following approval of the Facilities Plan by DEQ, the District must construct the preferred improvements and apply for an update to its NPDES permit. This is a long process (5 to 10 years) which will require significant grant funding.

As-Constructed Treatment Plant Constraint

Worksheet No. 2 shows the criteria and calculations used to identify the flow capacity constraint based on the planning and design criteria used to design and construct the treatment plant improvements as completed in 2020. This worksheet demonstrates that the treatment plant design loading in BOD and TSS exceeds that forecasted at the design flow. Therefore, the treatment plant is designed to remove more BOD and TSS than forecasted to occur at the design level of service in 2035. For this reason, the design/permitted flow will not result in BOD/TSS exceedances. This evaluation confirms the design is consistent with the Facilities Plan and the NPDES permit.

Capacity Calculation

The calculation of the peak level of service that can be served by the WWTP is shown in Worksheet No. 3. The first step was to calculate the design flow criterion in gpd/EDU. This criterion is based on the known flow in gpd and the number of EDUs in 2015 as documented in the PER. The design criterion is 260 gpd/EDU. This is the flow contribution from each equivalent dwelling unit at the maximum month dry weather flow¹ design period. The flow criterion is used to project the number of EDUs that can be served at the maximum capacity of the WWTP. The estimated level of service at the treatment plant capacity is 269 EDUs. The existing level of service is 231 EDUs, resulting in an available capacity today of about 38 EDUs. This is based on the assumption there have been no new connections since 2015.

In summary, about 38 new homes can connect to the treatment plant before it reaches its permitted capacity. Any industrial or commercial development should be evaluated to identify the projected number of EDUs to ensure the available level of service in EDUs is not exceeded.

¹ The maximum month dry weather flow was used by DEQ to set the waste discharge limits in the NPDES permit.



Worksheet No. 1

Design Flow Capacity Calculation based on Permit

Capacity Analysis Formula to Estimate Max. Avg. Monthly Flow	Criteria and Capacity Items	Value	Description
BOD or TSS in lbs/day = Q (mgd) x Conc (mg/l) x 8.34	Max. TSS/BOD load (lbs/day) effluent =	6.1	NPDES Standard (summer - avg. monthly)
or Q (mgd) = BOD or TSS in lbs/day/(conc (mg/l) x 8.34)	Max. TSS/BOD concentration (mg/l) effluent =	10	NPDES Standard (summer - avg. monthly)
	Min. Avg. Monthly % Removal =	85%	NPDES Standard
	Max. Avg. Monthly TSS/BOD influent (lbs/day) =	40.7	Calculated at 85% removal
	Max. Avg. Monthly TSS/BOD influent (mg/l) =	66.7	Calculated at 85% removal
	Max. Avg. Daily Flow (mgd) =	0.073	Calculated
	Max. Flow (gpd) =	73,141	Calculated

The design flow was calculated based on the permit limits to confirm the criterion used in the treatment plant design are consistent with the Facilities Plan, the PER and the Design Dwg.

Worksheet No. 2

Summary of Design Criteria from All Sources

Design Criterion Item	Value	Source	Comments
Average Daily Flow (mgd) =	0.073	Table 5-9 WWTP FP, 2035 projected flow. ¹	Design flow criterion is the same from all sources. Plant designed for year 2035 projected flows per FP.
	0.073	Calculated avg. monthly flow from permit. See above	
	0.073	Design criterion, sheet 1, design drawings.	
BOD Loading (lbs/day) =	217	Table 5-9 WWTP FP, 2035 projected loading.	The design loading exceeds the projected loading.
BOD Loading (lbs/day) =	244	Calculated based on design dwg criterion below.	Therefore there is excess capacity for BOD loading at the design flow.
BOD Loading (mg/l) =	400	Design criterion (avg.), sheet 1, design drawings (300 to 500)	
TSS Loading (lbs/day) =	255	Table 5-9 WWTP FP, 2035 projected loading.	The design loading exceeds the projected loading.
TSS Loading (lbs/day) =	304	Calculated based on design dwg criterion below.	Therefore there is excess capacity for TSS loading at the design flow.
TSS Loading (mg/l) =	500	Design criterion (avg.), sheet 1, design drawings (400 to 600)	

¹ The projected MMWWF in 2035 is 117,000 gpd and the PDF in 2035 is 195,000 gpd (see Facilities Plan- Table 5-9) which coincides with the design criterion for the MBR per Sheet 1 of the design drawings and with the NPDES permit. These comparisons demonstrate that the treatment plant was sized based on the 2014 Facilities Plan. BOD and TSS loadings were checked to ensure the treatment plant was designed to remove loads in excess of those predicted.

Worksheet No. 3

Calculation of Treatment Plant Capacity in EDUs

Design Criterion Item	Value	Source	Comments
Year 2015 Level of Service (EDUs) =	230.5	2015 PER	<i>In Jan of 2015 the PER estimated a total of 230.5 EDUs which included 137.5 residential, 92 commercial and 1 industrial.</i>
Year 2015 MMDWF (gpd) =	60,000	Table 5-9 Facilities Plan.	
Population Forecasting Flow Criterion (gpd/EDU) =	260.3	Calculated based on above data	
Maximum Level of Service (EDUs) =	268.9	Calculated based on ADWF in year 2035	<i>Dry weather flow criterion is used to forecast capacity in EDUs. New homes do not contribute 1/1.</i>
Year 2035 MMDWF (gpd) =	70,000	Table 5-9 Facilities Plan.	
Available Capacity (EDUs) =	38.4	One home = One EDU	<i>The District should estimate and track the number of EDUs for non-residential development proposals.</i>

The treatment plant is flow limited because the design loading (lbs/day) exceeds the estimated load in 2035. Actual capacity is governed by treatment plant performance. This analysis is based on the assumptions that the treatment plant performance conforms to the design criteria and permit conditions. The capacity analysis does not consider the temperature water quality limit or the required dilution factor. In addition it is independant of hydraulic constraints such as pipe and pump station capacity. The treatment plant was improved in 2020 and is permitted based on the current improvements.

Appendix I. Traffic Study



MEMORANDUM

DATE: September 5, 2023

TO: Clinton "CJ" Doxsee | MIG

FROM: John Bosket, PE | DKS Associates
Dock Rosenthal, PE | DKS Associates
Hallie Turk, EI | DKS Associates

SUBJECT: Hood River County Parkdale Unincorporated Community Plan P24116-000
Traffic Analysis



This memorandum presents an evaluation of traffic impacts associated with potential development outlined in the Parkdale Unincorporated Community Plan update in Parkdale, Oregon. This work will help determine if adequate public facilities exist to accommodate future development and growth within the community.

EXISTING CONDITIONS

This section provides documentation of existing traffic conditions in Parkdale, including identification of study intersections and their operating conditions.

STUDY AREA

The traffic impact analysis is focused on two study intersections, which are listed below and shown in Figure 1.

- Baseline Drive (OR 281) & Clear Creek Road
- Baseline Drive (OR 281) & Allen Road

Baseline Drive (OR 281) is a state highway, classified as a District Highway by the Oregon Department of Transportation (ODOT).

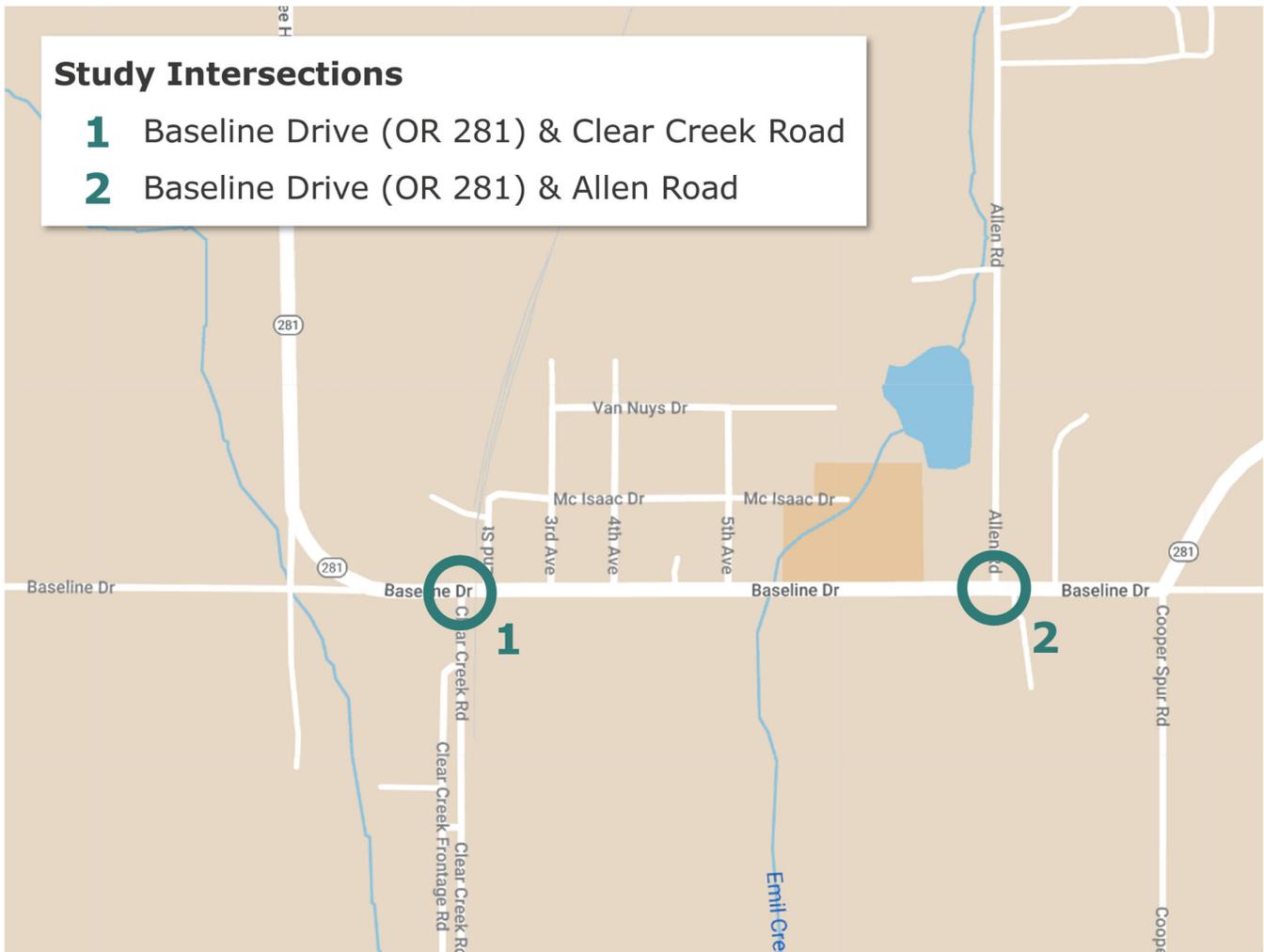


FIGURE 1. PARKDALE STUDY AREA

EXISTING TRAFFIC VOLUMES

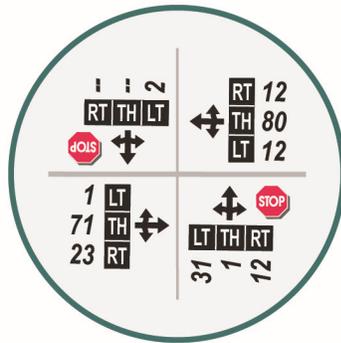
According to ODOT TransGIS, average daily traffic (ADT) on Baseline Drive (OR 281) is about 2,600 vehicles, indicating that OR 281 is a low-volume highway.

Weekday p.m. peak hour turning movement counts (4:00-6:00 p.m.) were collected at the two study intersections on Tuesday, July 11, 2023. The 2023 existing traffic volumes are shown in Figure 2 below.

2023 EXISTING PEAK - PM



① BASELINE DRIVE & CLEAR CREEK ROAD



② BASELINE DRIVE & ALLEN ROAD

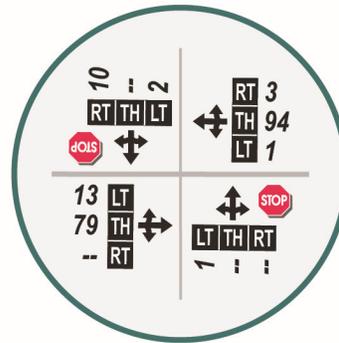


FIGURE 2. EXISTING 2023 TRAFFIC VOLUMES

INTERSECTION PERFORMANCE MEASURES

Level of service (LOS) ratings and volume-to-capacity (v/c) ratios are two commonly used performance measures that provide a good picture of intersection operations.

- Level of Service (LOS):** A “report card” rating (A through F) based on the average delay experienced by vehicles at the intersection. LOS A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. LOS D and E are progressively worse operating conditions. LOS F represents conditions where average vehicle delay has become excessive, and demand has exceeded capacity.
- Volume-to-capacity (v/c) ratio:** A decimal representation (typically between 0.00 and 1.00) of the proportion of capacity that is being used at a turn movement, approach leg, or intersection. It is determined by dividing the peak hour traffic volume by the hourly capacity of a given intersection or movement. A lower ratio indicates smooth operations and minimal delays. As the ratio approaches 1.00, congestion increases, and performance is reduced. If the ratio is greater than 1.00, the turn movement, approach leg, or intersection is oversaturated and usually results in excessive queues and long delays.

REQUIRED OPERATING STANDARDS

Although both study intersections are located within Hood River County’s jurisdiction, they are under ODOT’s jurisdiction because Baseline Drive (OR 281) is an ODOT facility. According to the Oregon Highway Plan,¹ the mobility target at both study intersections is a maximum v/c ratio of 0.80.

EXISTING OPERATING CONDITIONS

Existing traffic operations at the study intersections were determined for the weekday p.m. peak hour based on the Highway Capacity Manual (HCM) 6th Edition methodology.² The results were then compared with ODOT’s minimum acceptable operating targets. Table 1 lists the estimated v/c ratio, delay, and LOS of each study intersection.

TABLE 1: EXISTING (2023) WEEKDAY P.M. PEAK HOUR INTERSECTION OPERATIONS

INTERSECTION	TRAFFIC CONTROL	MOBILITY TARGET	INTERSECTION OPERATIONS		
			V/C RATIO	DELAY (SECS)	LOS
BASELINE DRIVE & CLEAR CREEK ROAD	Two-Way Stop-Controlled	$v/c \leq 0.80$	0.06/0.00	7.5/10.2	A/B
BASELINE DRIVE & ALLEN ROAD	Two-Way Stop-Controlled	$v/c \leq 0.80$	0.06/0.00	7.5/10.1	A/B

Two-Way Stop Controlled:

- v/c = Volume-to-Capacity Ratio (Major/Minor Road)
- Delay = Average Delay, secs (Major/Minor Road)
- LOS = Level of Service (Major/Minor Road)

As shown, both study intersections meet ODOT mobility targets and experience very little delay.

LAND USE IMPACTS

This section reviews the impacts that the worst-case development may have on the transportation system within the study area, including a description of zoning designations, trip generation, trip distribution, future year traffic volumes, and operating conditions for the two study intersections.

¹ Table 6: Volume to Capacity Ratio Targets for Peak Hour Operating Conditions. 1999 Oregon Highway Plan, Oregon Department of Transportation. Revised January 2023.

² Highway Capacity Manual, 6th Edition, Transportation Research Board, 2016.

ZONING AND GROWTH ASSUMPTIONS

All land in Parkdale is classified as residential, commercial, or industrial zoning, except for one parcel at 4953 Baseline Drive between Clear Creek Road and Allen Road which is designated as split-zoned commercial and residential. In addition to examining the maximum amount of development that the community can sustain under existing zoning, this study accounts for zone changes to two parcels within community boundaries. The tax lots at 4935 Van Nuys Drive and 7225 3rd Street are proposed to change from industrial zoning to residential zoning.

To determine the potential for future trips, tax lots with “vacant” or “partially vacant” statuses were assigned an area of buildable land, which was converted to a number of new households in residential zones or an area in square feet in commercial and industrial zones. The number of new households and area of new employment development was used to determine future trip generation. Under reasonable worst-case development conditions, there would be 227 new households, 116,570 square feet of new commercial development, and 101,240 square feet of new industrial development.

TRIP GENERATION

Trip generation is the method used to estimate the number of vehicles added to site roadways and the adjacent roadway network by a development during a specified period (i.e., the weekday p.m. peak hour). For this study, ITE 11th Edition average trip generation data was used, which is based on national land use data.³

A pass-by reduction was applied to the total generated trips. A pass-by reduction accounts for vehicles that were already traveling along the adjacent street and decided to visit the new place of interest before resuming their previous route. Even if the new place of interest were not there, the vehicles would still be traveling on the adjacent street system. ITE’s 11th Edition provides recommended percentages for pass-by reductions for various land uses. For the Shopping Plaza land use, a pass-by reduction of 40 percent was applied to the weekday p.m. peak hour trip generation.

Each zoning designation has several permitted land uses. However, for the purposes of identifying the reasonable worst-case trip generation, one land use was considered for each zoning designation. A summary of the trip generation rates for residential, commercial, and industrial land uses are presented in Table 2

³ Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021.

TABLE 2: TRIP GENERATION RATES FOR NEW DEVELOPMENT LAND USES

LAND USE (ITE CODE)	UNITS ^A	WEEKDAY PM PEAK HOUR TRIP GENERATION RATES ^B		
		TOTAL	PERCENT IN	PERCENT OUT
RESIDENTIAL SINGLE-FAMILY DETACHED HOMES (210)	Households	0.94	63%	37%
COMMERCIAL SHOPPING PLAZA (821)	KSF	9.03	48%	52%
INDUSTRIAL GENERAL LIGHT INDUSTRIAL (110)	KSF	0.65	14%	86%

^A KSF = 1,000 square-feet

^B Trip generation rates are from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition. Average trip generation rates were used for all land uses.

Table 3 presents the weekday p.m. peak hour trip generation for the reasonable worst-case development scenario and includes reductions for pass-by trips.

TABLE 3. TRIP GENERATION UNDER WORST-CASE DEVELOPMENT SCENARIO

LAND USE (ITE CODE)	SIZE	AVERAGE WEEKDAY TRIP GENERATION
		PM PEAK HOUR
SINGLE-FAMILY DETACHED RESIDENTIAL (210)	227 Households	225
SHOPPING PLAZA (821)	116.6 KSF	1,053
<i>PASS-BY TRIPS (40%)</i>		(421)
GENERAL LIGHT INDUSTRIAL (110)	101.2 KSF	67
TOTAL TRIPS GENERATED		1,345
<i>PASS-BY TRIPS</i>		(421)
NET NEW TRIPS		924

As shown, new development in Parkdale may generate up to 924 net new weekday p.m. peak hour trips.

TRIP DISTRIBUTION

Trip distribution provides an estimate of where project-related trips would be coming from and going to. For this traffic analysis, trip distribution was estimated using existing turning movement count proportions. Approximately 10 percent of new trips travel to and from Allen Road to the north, 35 percent to and from OR 35 to the east, 25 percent to and from OR 281 to the west, and 35 percent to and from Clear Creek Drive to the south.

ANALYSIS SCENARIOS

Future operating conditions were analyzed at the two study intersections for the following future traffic scenarios. The comparison of the following scenarios enables the assessment of project impacts:

- 2043 Background Conditions (includes only growth that would occur without the proposed land use changes)
- 2043 Build (Background Conditions + Generated Trips from Reasonable Worst-Case Development and Zone Changes)

To analyze 2043 vehicle conditions, background growth was estimated using historical trends from ODOT.⁴ In this method, traffic volumes from previous years are used to estimate future volumes, which are listed in ODOT's Future Highway Volume Table. According to this methodology, a background growth rate of 0.73 percent per year was applied to existing eastbound right volumes turning into Clear Creek Road and northbound left volumes out of Clear Creek Road. For the remaining existing volumes, a background growth rate of 0.19 percent per year was applied.

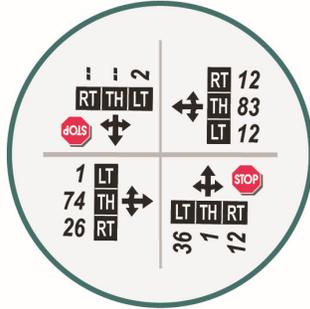
FUTURE TRAFFIC VOLUMES

The traffic volumes for the two future analysis scenarios are shown in Figure 3.

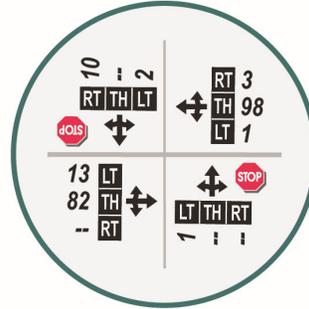
⁴ Analysis Procedures Manual, Chapter 6.5, Oregon Department of Transportation.

2043 FUTURE BACKGROUND - PM

① BASELINE DRIVE & CLEAR CREEK ROAD

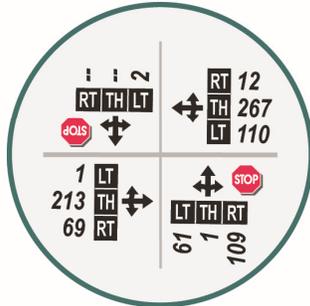


② BASELINE DRIVE & ALLEN ROAD



2043 FUTURE BUILD - PM

① BASELINE DRIVE & CLEAR CREEK ROAD



② BASELINE DRIVE & ALLEN ROAD

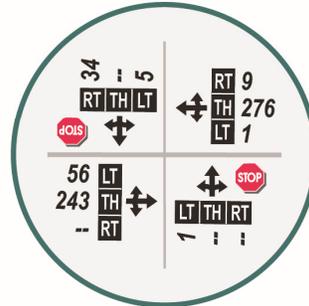


FIGURE 3. FUTURE 2043 TRAFFIC VOLUMES

ODOT’s Future Highway Volume Table indicates an ADT of 2,500 vehicles west of Clear Creek Road in the year 2041. However, with a K factor⁵ of approximately 13, the future build peak hour volumes forecasted would result in an ADT of over 4,600 at the same location in 2043. This ADT increase is due to the number of trips generated by potential development on buildable lands in

⁵ The K factor, or design hour factor, is defined as the ratio of p.m. peak hour traffic to the annual average daily traffic (AADT). K factor estimations are provided at all AADT locations on ODOT’s TransGIS.

Parkdale. It should be noted that the 4,600 ADT reflects the most conservative trip generation estimate developing the entire area of buildable land in Parkdale.

FUTURE INTERSECTION OPERATIONS

Future traffic operations at the study intersections were determined for the p.m. peak hour based on the Highway Capacity Manual (HCM) 6th Edition methodology for unsignalized intersections.⁶ Table 4 lists the vehicle operations at both study intersections.

TABLE 4. FUTURE (2043) WEEKDAY P.M. PEAK HOUR INTERSECTION OPERATIONS

INTERSECTION	TRAFFIC CONTROL	MOBILITY TARGET	2043 BACKGROUND			2043 BUILD		
			V/C RATIO	DELAY (SECS)	LOS	V/C RATIO	DELAY (SECS)	LOS
BASELINE DR & CLEAR CREEK RD	Two-Way Stop-Controlled	v/c ≤ 0.80	0.06/0.00	7.5/10.2	A/B	0.27/0.01	8.1/22.6	A/C
BASELINE DR & ALLEN RD	Two-Way Stop-Controlled	v/c ≤ 0.80	0.06/0.00	7.5/10.1	A/B	0.21/0.00	8.1/16.8	A/C

Two-Way Stop Controlled:

- v/c = Volume-to-Capacity Ratio (Major/Minor Road)
- Delay = Average Delay, secs (Major/Minor Road)
- LOS = Level of Service (Major/Minor Road)

As shown, all future 2043 background and build operations at the study intersections meet the ODOT mobility target, indicating that adequate public facilities exist to accommodate future development and growth within the community.

SUMMARY

Based on the reasonable worst-case trip generation evaluation, it can be concluded that the most conservative development scenario will not significantly impact the transportation system in Parkdale and that adequate public facilities exist to accommodate future development and growth.

⁶ Highway Capacity Manual, 6th Edition, Transportation Research Board, 2016.

APPENDIX

CONTENTS

APPENDIX A: TRAFFIC COUNTS

APPENDIX B: EXISTING HCM REPORTS

APPENDIX C: FUTURE BACKGROUND HCM REPORTS

APPENDIX D: FUTURE BUILD HCM REPORTS

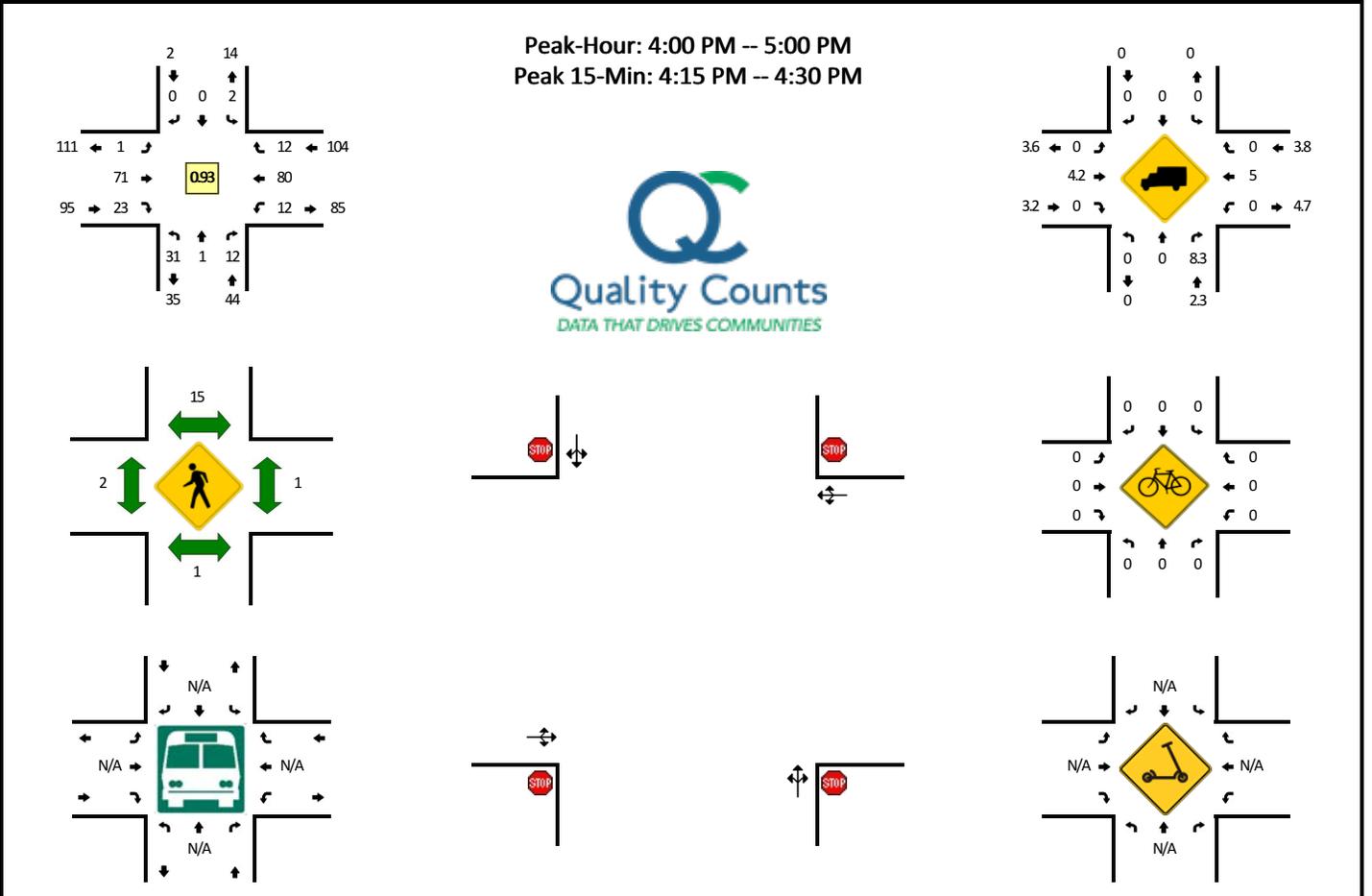
APPENDIX A: TRAFFIC COUNTS

JULY 2023



LOCATION: Clear Creek Rd -- Baseline Dr
CITY/STATE: Parkdale, OR

QC JOB #: 16250001
DATE: Tue, Jul 11 2023

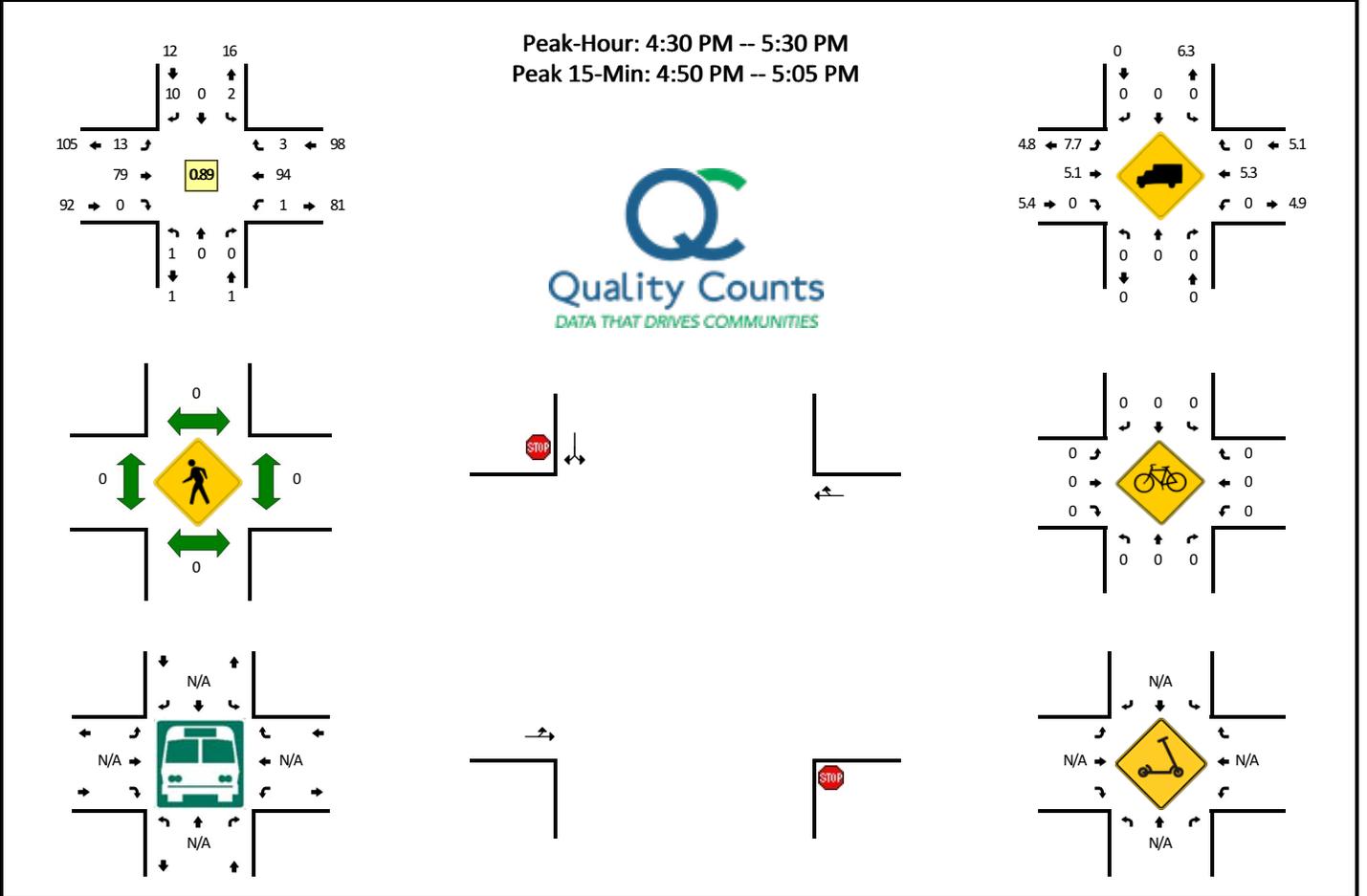


5-Min Count Period Beginning At	Clear Creek Rd (Northbound)				Clear Creek Rd (Southbound)				Baseline Dr (Eastbound)				Baseline Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	0	5	0	0	0	0	0	0	9	1	0	2	6	2	0	27	
4:05 PM	1	0	0	0	0	0	0	0	0	6	2	0	1	7	2	0	19	
4:10 PM	2	1	0	0	1	0	0	0	0	1	3	0	1	6	0	0	15	
4:15 PM	4	0	0	0	0	0	0	0	0	6	1	0	1	8	1	0	21	
4:20 PM	5	0	0	0	0	0	0	0	0	3	3	0	2	9	0	0	22	
4:25 PM	3	0	1	0	0	0	0	0	1	10	1	0	1	6	0	0	23	
4:30 PM	1	0	0	0	0	0	0	0	0	1	1	0	0	7	1	0	11	
4:35 PM	3	0	3	0	0	0	0	0	0	9	3	0	1	9	0	0	28	
4:40 PM	3	0	0	0	0	0	0	0	0	9	2	0	0	2	2	0	18	
4:45 PM	2	0	0	0	1	0	0	0	0	2	1	0	0	6	1	0	13	
4:50 PM	3	0	3	0	0	0	0	0	0	7	3	0	2	7	1	0	26	
4:55 PM	2	0	0	0	0	0	0	0	0	8	2	0	1	7	2	0	22	245
5:00 PM	0	0	1	0	0	0	0	0	0	9	1	0	3	7	2	0	23	241
5:05 PM	2	0	0	0	1	0	0	0	0	8	2	0	1	3	0	1	18	240
5:10 PM	0	1	0	0	1	0	0	0	0	7	1	0	1	3	2	0	16	241
5:15 PM	2	0	0	0	0	0	0	0	0	5	1	0	2	4	1	0	15	235
5:20 PM	2	0	0	0	0	2	0	0	0	2	7	0	2	4	0	0	19	232
5:25 PM	1	0	5	0	0	0	0	0	0	4	2	0	2	4	1	0	19	228
5:30 PM	0	0	1	0	0	0	0	0	0	12	2	0	0	3	2	0	20	237
5:35 PM	0	0	2	0	0	0	0	0	0	6	3	0	1	4	0	0	16	225
5:40 PM	1	1	1	0	0	0	0	0	0	2	0	0	2	3	0	0	10	217
5:45 PM	0	0	1	0	0	0	0	0	0	6	2	0	2	7	1	0	19	223
5:50 PM	1	0	1	0	0	1	0	0	0	6	0	0	0	3	1	0	13	210
5:55 PM	0	0	1	0	1	0	0	0	0	2	0	0	1	8	0	0	13	201
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	48	0	4	0	0	0	0	0	4	76	20	0	16	92	4	0	264	
Heavy Trucks	0	0	0		0	0	0		0	8	0		0	4	0	12		
Buses																		
Pedestrians		0				36				0				4		40		
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0	0		
Scoters																		

Comments:

LOCATION: Allen Rd -- Baseline Dr
CITY/STATE: Parkdale, OR

QC JOB #: 16250004
DATE: Tue, Jul 11 2023



5-Min Count Period Beginning At	Allen Rd (Northbound)				Allen Rd (Southbound)				Baseline Dr (Eastbound)				Baseline Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	2	0	1	8	0	0	0	7	0	0	18	
4:05 PM	0	0	0	0	0	0	0	0	1	5	0	0	0	6	1	0	13	
4:10 PM	0	0	0	0	0	0	1	0	1	7	0	0	0	6	0	0	15	
4:15 PM	0	0	0	0	0	0	0	0	1	8	0	0	0	6	0	0	15	
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	
4:25 PM	0	0	0	0	0	0	1	0	1	8	0	0	0	6	1	0	17	
4:30 PM	0	0	0	0	0	0	1	0	1	8	0	0	0	6	0	0	16	
4:35 PM	0	0	0	0	0	0	0	0	1	7	0	0	0	10	0	0	18	
4:40 PM	0	0	0	0	0	0	1	0	0	12	0	0	1	5	1	0	20	
4:45 PM	1	0	0	0	1	0	0	0	2	5	0	0	0	7	1	0	17	
4:50 PM	0	0	0	0	0	0	1	0	0	4	0	0	0	11	0	0	16	
4:55 PM	0	0	0	0	0	0	2	0	1	6	0	0	0	13	0	0	22	196
5:00 PM	0	0	0	0	1	0	2	0	2	5	0	0	0	8	1	0	19	197
5:05 PM	0	0	0	0	0	0	0	0	3	9	0	0	0	2	0	0	14	198
5:10 PM	0	0	0	0	0	0	1	0	1	7	0	0	0	8	0	0	17	200
5:15 PM	0	0	0	0	0	0	1	0	0	5	0	0	0	8	0	0	14	199
5:20 PM	0	0	0	0	0	0	0	0	1	3	0	0	0	6	0	0	10	200
5:25 PM	0	0	0	0	0	0	1	0	1	8	0	0	0	10	0	0	20	203
5:30 PM	0	0	0	0	0	0	0	0	1	10	0	0	0	5	0	0	16	203
5:35 PM	0	0	0	0	0	0	0	0	2	4	0	0	0	3	0	0	9	194
5:40 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	8	0	0	10	184
5:45 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	8	0	0	17	184
5:50 PM	0	0	0	0	0	0	2	0	0	5	0	0	0	7	0	0	14	182
5:55 PM	0	0	0	0	1	0	1	0	0	4	0	0	0	8	0	0	14	174
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	4	0	20	0	12	60	0	0	0	128	4	0	228	
Heavy Trucks	0	0	0	0	0	0	0	0	4	4	0	0	0	8	0	0	16	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

APPENDIX B: EXISTING HCM REPORTS

HCM 6TH EDITION



Parkdale Traffic Analysis Operations Results

Summary Table

ID	Software/Method	Intersection	Control Type	V/C Ratio	Delay	LOS
1	Synchro HCM 6th Stop Control	Clear Creek Road & Baseline Drive - Existing PM Peak	TWSC	0.06/0.00	7.5/10.2	A/B
2	Synchro HCM 6th Stop Control	Baseline Drive & Allen Road - Existing PM Peak	TWSC	0.06/0.00	7.5/10.1	A/B
3	Synchro HCM 6th Stop Control	Clear Creek Road & Baseline Drive - Background PM Peak	TWSC	0.06/0.00	7.5/10.2	A/B
4	Synchro HCM 6th Stop Control	Baseline Drive & Allen Road - Background PM Peak	TWSC	0.06/0.00	7.5/10.1	A/B
5	Synchro HCM 6th Stop Control	Clear Creek Road & Baseline Drive - Build PM Peak	TWSC	0.27/0.01	8.1/22.6	A/C
6	Synchro HCM 6th Stop Control	Baseline Drive & Allen Road - Build PM Peak	TWSC	0.21/0.00	8.1/16.8	A/C

HCM 6th TWSC
 1: Clear Creek Road & Baseline Drive - Existing

07/26/2023

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	71	23	12	80	12	31	1	12	2	0	0
Future Vol, veh/h	1	71	23	12	80	12	31	1	12	2	0	0
Conflicting Peds, #/hr	15	0	1	1	0	15	2	0	1	1	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	4	0	0	5	0	0	0	8	0	0	0
Mvmt Flow	1	76	25	13	86	13	33	1	13	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	114	0	0	102	0	0	213	232	91	233	238	110
Stage 1	-	-	-	-	-	-	92	92	-	134	134	-
Stage 2	-	-	-	-	-	-	121	140	-	99	104	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.28	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.372	3.5	4	3.3
Pot Cap-1 Maneuver	1488	-	-	1503	-	-	748	672	950	726	666	949
Stage 1	-	-	-	-	-	-	920	823	-	874	789	-
Stage 2	-	-	-	-	-	-	888	785	-	912	813	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1467	-	-	1502	-	-	741	655	948	699	649	934
Mov Cap-2 Maneuver	-	-	-	-	-	-	741	655	-	699	649	-
Stage 1	-	-	-	-	-	-	918	821	-	861	771	-
Stage 2	-	-	-	-	-	-	878	767	-	897	811	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.9			9.9			10.2		
HCM LOS							A			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	785	1467	-	-	1502	-	-	699
HCM Lane V/C Ratio	0.06	0.001	-	-	0.009	-	-	0.003
HCM Control Delay (s)	9.9	7.5	0	-	7.4	0	-	10.2
HCM Lane LOS	A	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0

HCM 6th TWSC
2: Baseline Drive & Allen Road - Existing

07/26/2023

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	79	0	1	94	3	1	0	0	2	0	10
Future Vol, veh/h	13	79	0	1	94	3	1	0	0	2	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	8	5	0	0	5	0	0	0	0	0	0	0
Mvmt Flow	15	89	0	1	106	3	1	0	0	2	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	109	0	0	89	0	0	234	230	89	229	229	108
Stage 1	-	-	-	-	-	-	119	119	-	110	110	-
Stage 2	-	-	-	-	-	-	115	111	-	119	119	-
Critical Hdwy	4.18	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.272	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1445	-	-	1519	-	-	725	673	975	730	674	951
Stage 1	-	-	-	-	-	-	890	801	-	900	808	-
Stage 2	-	-	-	-	-	-	895	807	-	890	801	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1445	-	-	1519	-	-	710	665	975	723	666	951
Mov Cap-2 Maneuver	-	-	-	-	-	-	710	665	-	723	666	-
Stage 1	-	-	-	-	-	-	880	792	-	890	807	-
Stage 2	-	-	-	-	-	-	884	806	-	880	792	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.1			0.1			10.1			9		
HCM LOS							B			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	710	1445	-	-	1519	-	-	904
HCM Lane V/C Ratio	0.002	0.01	-	-	0.001	-	-	0.015
HCM Control Delay (s)	10.1	7.5	0	-	7.4	0	-	9
HCM Lane LOS	B	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

APPENDIX C: FUTURE BACKGROUND HCM REPORTS

HCM 6TH EDITION



Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	74	26	12	83	12	36	1	12	2	0	0
Future Vol, veh/h	1	74	26	12	83	12	36	1	12	2	0	0
Conflicting Peds, #/hr	15	0	1	1	0	15	2	0	1	1	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	4	0	0	5	0	0	0	8	0	0	0
Mvmt Flow	1	80	28	13	89	13	39	1	13	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	117	0	0	109	0	0	221	240	96	241	248	113
Stage 1	-	-	-	-	-	-	97	97	-	137	137	-
Stage 2	-	-	-	-	-	-	124	143	-	104	111	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.28	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.372	3.5	4	3.3
Pot Cap-1 Maneuver	1484	-	-	1494	-	-	739	665	944	717	658	945
Stage 1	-	-	-	-	-	-	914	819	-	871	787	-
Stage 2	-	-	-	-	-	-	885	782	-	907	807	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1463	-	-	1493	-	-	732	648	942	690	642	930
Mov Cap-2 Maneuver	-	-	-	-	-	-	732	648	-	690	642	-
Stage 1	-	-	-	-	-	-	912	817	-	858	769	-
Stage 2	-	-	-	-	-	-	875	764	-	892	805	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.8			10			10.2		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	772	1463	-	-	1493	-	-	690
HCM Lane V/C Ratio	0.068	0.001	-	-	0.009	-	-	0.003
HCM Control Delay (s)	10	7.5	0	-	7.4	0	-	10.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0

HCM 6th TWSC
2: Baseline Drive & Allen Road - Background

07/26/2023

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	82	0	1	98	3	1	0	0	2	0	10
Future Vol, veh/h	13	82	0	1	98	3	1	0	0	2	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	8	5	0	0	5	0	0	0	0	0	0	0
Mvmt Flow	15	92	0	1	110	3	1	0	0	2	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	113	0	0	92	0	0	241	237	92	236	236	112
Stage 1	-	-	-	-	-	-	122	122	-	114	114	-
Stage 2	-	-	-	-	-	-	119	115	-	122	122	-
Critical Hdwy	4.18	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.272	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1440	-	-	1515	-	-	717	667	971	723	668	947
Stage 1	-	-	-	-	-	-	887	799	-	896	805	-
Stage 2	-	-	-	-	-	-	890	804	-	887	799	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1440	-	-	1515	-	-	702	659	971	716	660	947
Mov Cap-2 Maneuver	-	-	-	-	-	-	702	659	-	716	660	-
Stage 1	-	-	-	-	-	-	877	790	-	886	804	-
Stage 2	-	-	-	-	-	-	879	803	-	877	790	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	1			0.1			10.1			9.1		
HCM LOS							B			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	702	1440	-	-	1515	-	-	899
HCM Lane V/C Ratio	0.002	0.01	-	-	0.001	-	-	0.015
HCM Control Delay (s)	10.1	7.5	0	-	7.4	0	-	9.1
HCM Lane LOS		B	A	A	-	A	A	-
HCM 95th %tile Q(veh)		0	0	-	-	0	-	0

APPENDIX D: FUTURE BUILD HCM REPORTS

HCM 6TH EDITION



HCM 6th TWSC
1: Clear Creek Road & Baseline Drive - Build

07/26/2023

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	213	69	110	267	12	61	1	109	2	0	0
Future Vol, veh/h	1	213	69	110	267	12	61	1	109	2	0	0
Conflicting Peds, #/hr	15	0	1	1	0	15	2	0	1	1	0	2
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	4	0	0	5	0	0	0	8	0	0	0
Mvmt Flow	1	229	74	118	287	13	66	1	117	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	315	0	0	304	0	0	801	820	268	873	851	311
Stage 1	-	-	-	-	-	-	269	269	-	545	545	-
Stage 2	-	-	-	-	-	-	532	551	-	328	306	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.28	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.372	3.5	4	3.3
Pot Cap-1 Maneuver	1257	-	-	1268	-	-	305	312	756	273	299	734
Stage 1	-	-	-	-	-	-	741	690	-	526	522	-
Stage 2	-	-	-	-	-	-	535	519	-	689	665	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1239	-	-	1267	-	-	278	273	755	207	261	722
Mov Cap-2 Maneuver	-	-	-	-	-	-	278	273	-	207	261	-
Stage 1	-	-	-	-	-	-	740	689	-	518	457	-
Stage 2	-	-	-	-	-	-	474	455	-	580	664	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			2.3			17.7			22.6		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	465	1239	-	-	1267	-	-	207
HCM Lane V/C Ratio	0.395	0.001	-	-	0.093	-	-	0.01
HCM Control Delay (s)	17.7	7.9	0	-	8.1	0	-	22.6
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	1.9	0	-	-	0.3	-	-	0

HCM 6th TWSC
2: Baseline Drive & Allen Road - Build

07/26/2023

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	56	243	0	1	276	9	1	0	0	5	0	34
Future Vol, veh/h	56	243	0	1	276	9	1	0	0	5	0	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	8	5	0	0	5	0	0	0	0	0	0	0
Mvmt Flow	63	273	0	1	310	10	1	0	0	6	0	38

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	320	0	0	273	0	0	735	721	273	716	716	315
Stage 1	-	-	-	-	-	-	399	399	-	317	317	-
Stage 2	-	-	-	-	-	-	336	322	-	399	399	-
Critical Hdwy	4.18	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.272	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1207	-	-	1302	-	-	338	356	771	348	358	730
Stage 1	-	-	-	-	-	-	631	606	-	698	658	-
Stage 2	-	-	-	-	-	-	682	655	-	631	606	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1207	-	-	1302	-	-	305	334	771	331	335	730
Mov Cap-2 Maneuver	-	-	-	-	-	-	305	334	-	331	335	-
Stage 1	-	-	-	-	-	-	592	568	-	655	657	-
Stage 2	-	-	-	-	-	-	646	654	-	592	568	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0	16.8	11.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	305	1207	-	-	1302	-	-	632
HCM Lane V/C Ratio	0.004	0.052	-	-	0.001	-	-	0.069
HCM Control Delay (s)	16.8	8.1	0	-	7.8	0	-	11.1
HCM Lane LOS	C	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0.2	-	-	0	-	-	0.2