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MEMORANDUM

## Community Outreach Summary

### Parkdale Unincorporated Community Plan

DATE February 13, 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.

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#### **PARKDALE UNINCORPORATED PLAN COMMUNITY OUTREACH**

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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 insure 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), a community open house, 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.

There are additional outreach efforts anticipated prior to the project’s completion. This includes holding a second community meeting once the draft plan materials are available. This memorandum will be updated to reflect those efforts once completed.

#### **Parkdale Community Survey**

The project team developed a non-statistical community survey to gather feedback from residents in and around Parkdale. The survey was formatted in English and Spanish using plain language principles to ensure that content was understandable to as many as possible. The survey asked respondents about how the community should grow from a residential and commercial standpoint. The survey was designed to be consistent with a similar community survey complete as part of the original Parkdale Community Plan initiated around 2004. 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 28<sup>th</sup> to December 5<sup>th</sup>, 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%). The following summarizes responses for both the English and Spanish, including both paper and online surveys.

Table 1: Summary of Survey Responses

<b>Question / Answers</b>	<b>English</b>	<b>%</b>	<b>Spanish</b>	<b>%</b>	<b>Combined</b>	<b>%</b>
<b>1. Would you prefer the area inside the Parkdale community boundary to be more rural in nature, or have a more urban character?</b>						
Rural	240	84%	22	62%	262	82%
Urban	44	15%	13	37%	57	18%
<b>2. What do you like most about Parkdale? (multiple choice)</b>						
Small community character	239	83%	14	36%	253	77%
Agricultural industry	95	33%	8	21%	103	32%
Local businesses	77	27%	3	8%	80	25%
Access to parks	42	13%	14	14%	56	17%

<b>Question / Answers</b>	<b>English</b>	<b>%</b>	<b>Spanish</b>	<b>%</b>	<b>Combined</b>	<b>%</b>
Other	4	2%	0	0%	4	2%
<b>3. What types of housing does Parkdale need most? (multiple choice)</b>						
Single-family homes	199	71%	27	69%	226	69%
Accessory Dwelling Units (granny flat or guest house)	136	49%	2	5%	138	42%
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	19%
Senior housing	21	8%	4	10%	25	8%
Other <sup>1</sup>	17	5%	0	0%	17	5%
<b>4. The Parkdale Plan should provide housing for... (multiple choice)</b>						
People or families who have low or moderate incomes	132	48%	29	74%	161	49%
Local workforce	139	51%	11	28%	150	46%
Young homeowners or renters	133	49%	2	5%	135	41%
Large families	47	17%	21	54%	68	21%
Seniors	38	14%	5	13%	43	13%
Other <sup>2</sup>	26	8%	1	0%	27	8%
<b>5. Is there a need for more business and a larger business area in Parkdale?</b>						
No	202	72%	6	15%	208	67%
Yes	76	27%	33	84%	109	34%
<b>6. If you answered "yes," where should the businesses be located?</b>						
Existing industrial areas	48	63%	2	6%	50	46%
Existing residential areas near Baseline Drive	18	24%	26	81%	44	40%
Existing residential areas elsewhere in Parkdale	4	5%	1	3%	5	5%
Other <sup>3</sup>	6	8%	3	9%	9	9%

<sup>1</sup> Other: Most respondents said affordable or workforce housing.

<sup>2</sup> Other: Most respondents said "locals"

<sup>3</sup> Other:

- 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.

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
- Community has become expensive and congested
- More affordable food, grocery, and shopping options
- Need a clinic/medical services

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- *Baseline Drive and Clear Creek Road*
  - *Mas Tiendas (More stores)*
  - *Dee Highway*

- 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

<b>Question/Answer</b>	<b>English</b>	<b>%</b>	<b>Spanish</b>	<b>%</b>	<b>Combined</b>	<b>%</b>
<b>11. Do you live or work in Parkdale?</b>						
Live here	198	85%	34	87%	232	81%
Work here	74	32%	29	74%	103	36%
Other <sup>4</sup>	31	13%	0	0%	31	11%
<b>12. Which best describes your current housing situation?</b>						
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 <sup>5</sup>	2	1%	12	31%	14	4%
<b>13. How do you identify yourself?</b>						
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%
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%

<sup>4</sup> Other:

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

<sup>5</sup> 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.

<b>Question/Answer</b>	<b>English</b>	<b>%</b>	<b>Spanish</b>	<b>%</b>	<b>Combined</b>	<b>%</b>
Other	6	3%	0	0%	6	2%
Prefer not to say	34	14%	1	3%	35	12%
<b>14. What is your age group?</b>						
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) and duplexes/triplexes (approximately 40% and 30% respectively). 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. Local workforce housing and housing for young homeowners or renters also had high response rate (46% and 41% respectively). 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 (74%) and housing for large families (54%).
- 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 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 B 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.<sup>6</sup> 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 early 2000's. The County had a plan for Parkdale that was ready to be adopted at that time, but it*

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<sup>6</sup> 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.



*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.<sup>7</sup>*

### **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.*

### **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*

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<sup>7</sup> 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%).

*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.*

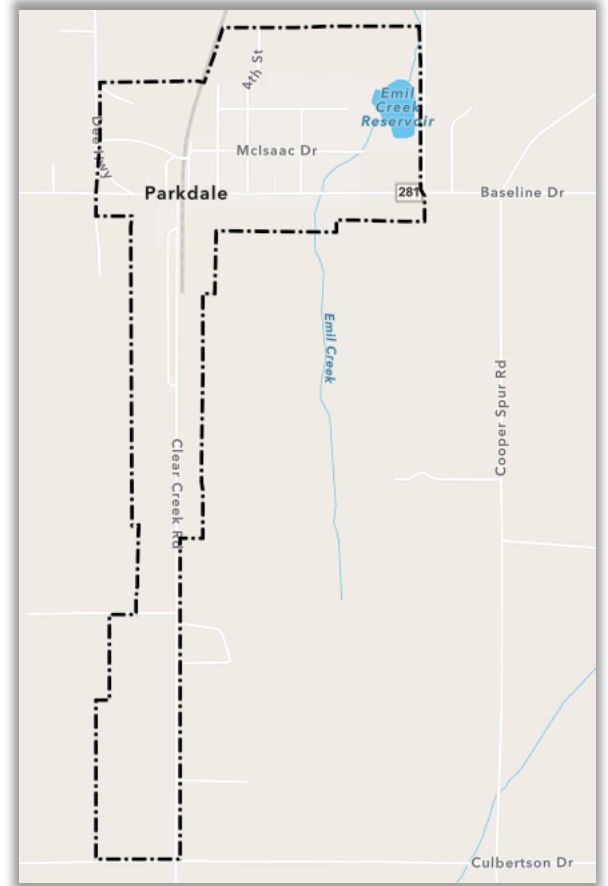
**ATTACHMENT A: PARKDALE COMMUNITY SURVEY**

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## 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](mailto: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?

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

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

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**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: \_\_\_\_\_

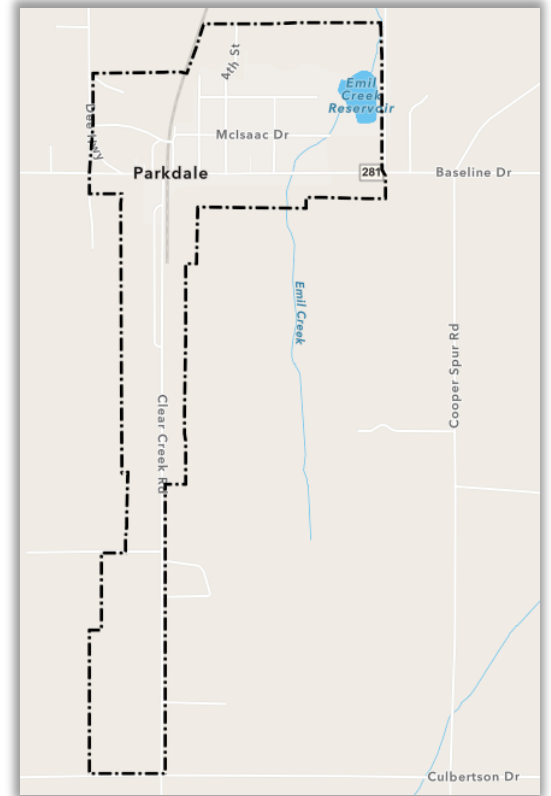
14. What is your age group?

- 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](mailto: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?

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

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

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### 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 COMMUNITY MEETING FOLLOW-UP INFORMATION**

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**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.

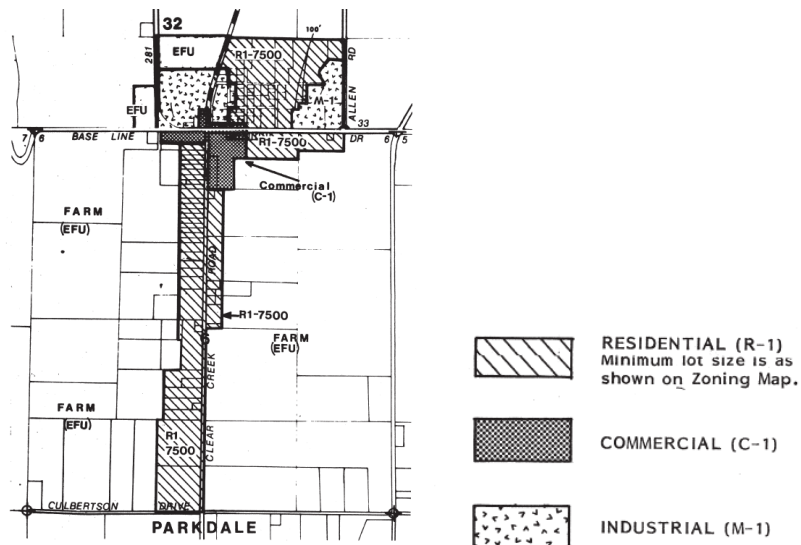
It is worth noting that the County initiated a similar planning process for Parkdale in 2002, which also included a community survey and community meetings. As part of that process, a draft Parkdale Community Plan was developed (a copy of which is available at <https://hrccd.hoodrivercounty.gov/departments/planning-zoning/special-projects/>). 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?*

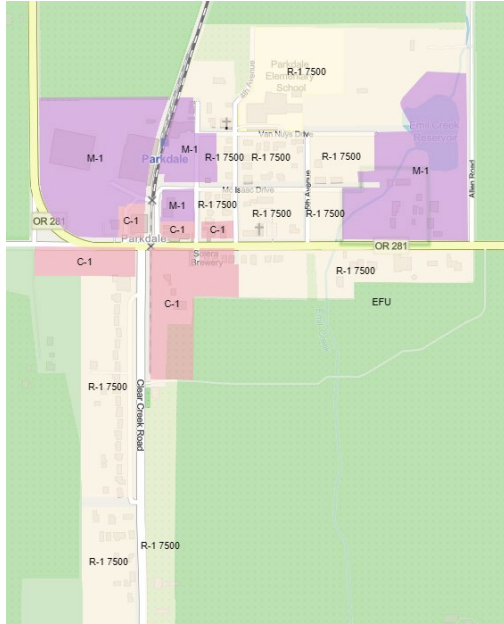
No. To convert land already planned and zoned for agricultural or forest use involves an extensive process and a high burden to justify such a request. The County is not proposing to enlarge the existing Parkdale exception area and, frankly, would not likely be able to justify a boundary expansion at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

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

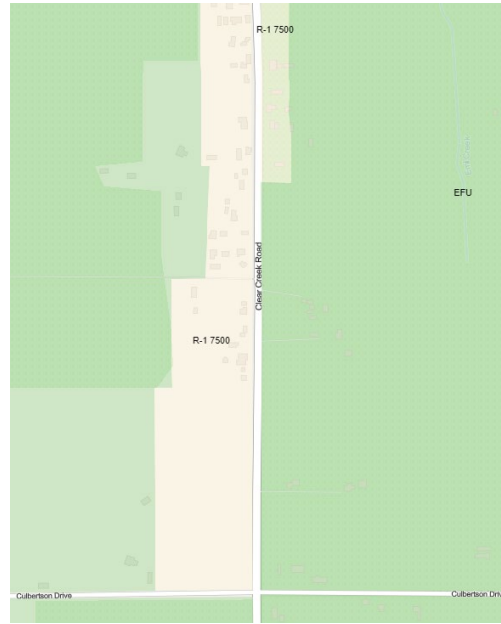
At this moment, the County has no plans to change the current zoning of any property in Parkdale. (See current zoning map below.) However, the County will consider making some strategic changes to certain properties if deemed necessary to better meet the needs of the community. For instance, it is possible 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:

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

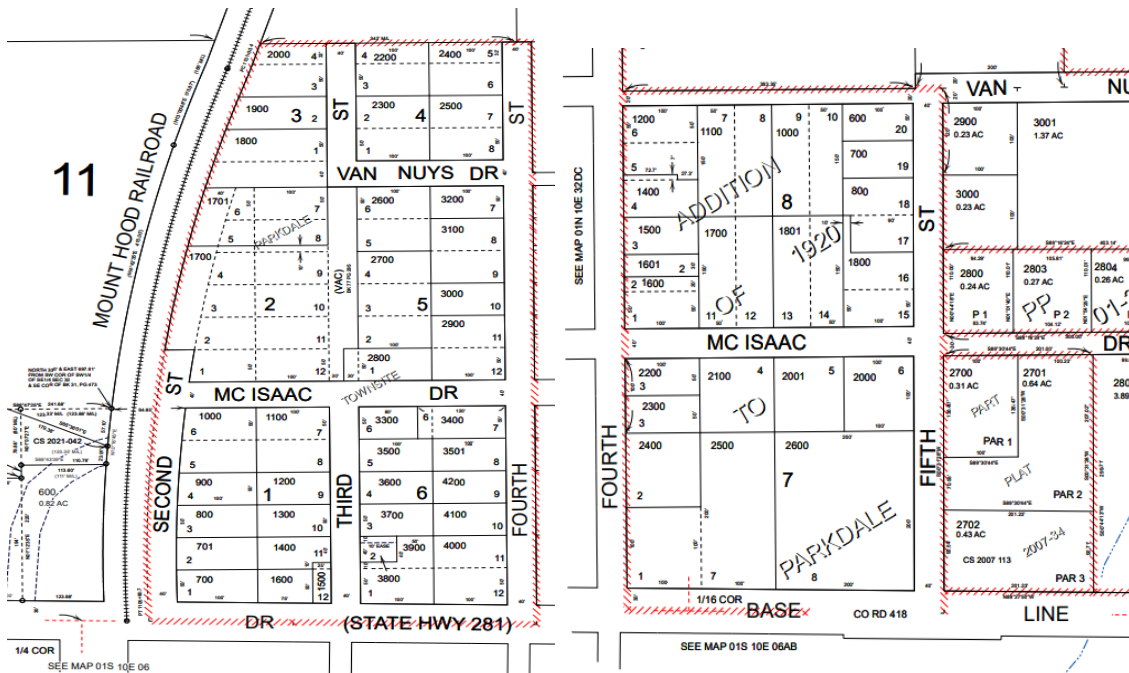
[https://hrccd.hoodrivercounty.gov/images/uploads/documents/3coordinated\\_population\\_forecast\\_2016-66\\_page\\_1of\\_36.pdf](https://hrccd.hoodrivercounty.gov/images/uploads/documents/3coordinated_population_forecast_2016-66_page_1of_36.pdf).

*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.