

**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.

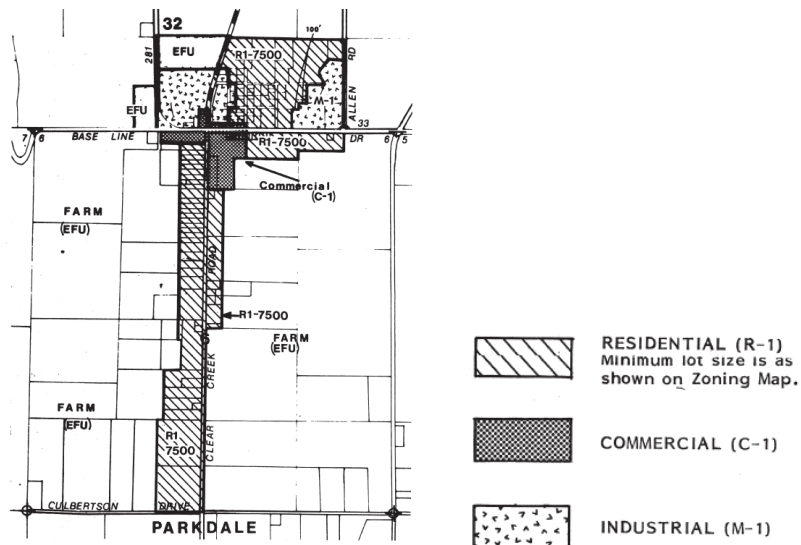
It is worth noting that the County initiated a similar planning process for Parkdale in 2002, which also included a community survey and community meetings. As part of that process, a draft Parkdale Community Plan was developed (a copy of which is available at <https://hrccd.hoodrivercounty.gov/departments/planning-zoning/special-projects/>).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

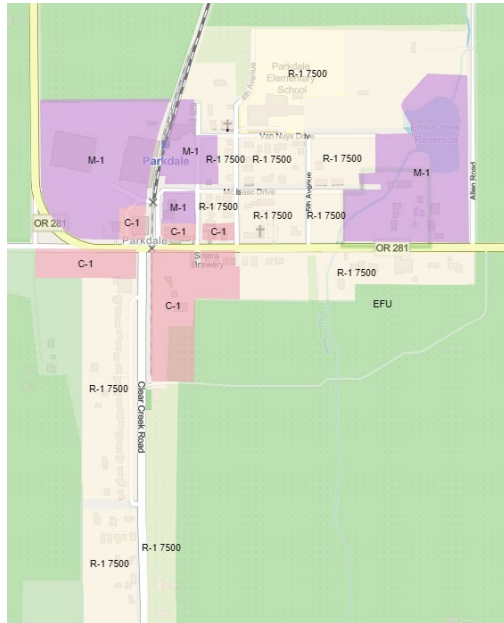
No. To convert land already planned and zoned for agricultural or forest use involves an extensive process and a high burden to justify such a request. The County is not proposing to enlarge the existing Parkdale exception area and, frankly, would not likely be able to justify a boundary expansion at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

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

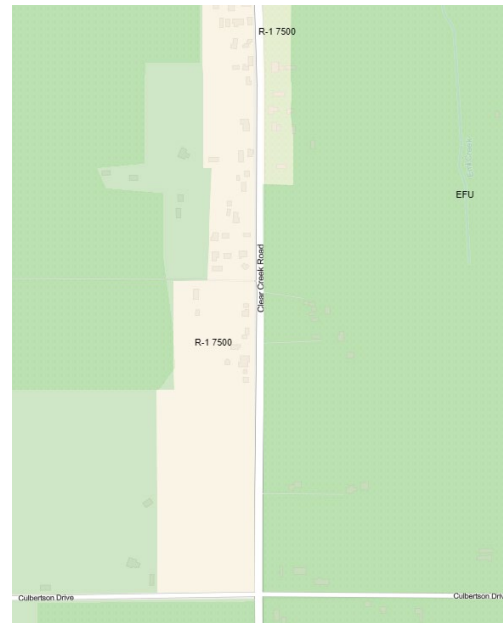
At this moment, the County has no plans to change the current zoning of any property in Parkdale. (See current zoning map below.) However, the County will consider making some strategic changes to certain properties if deemed necessary to better meet the needs of the community. For instance, it is possible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

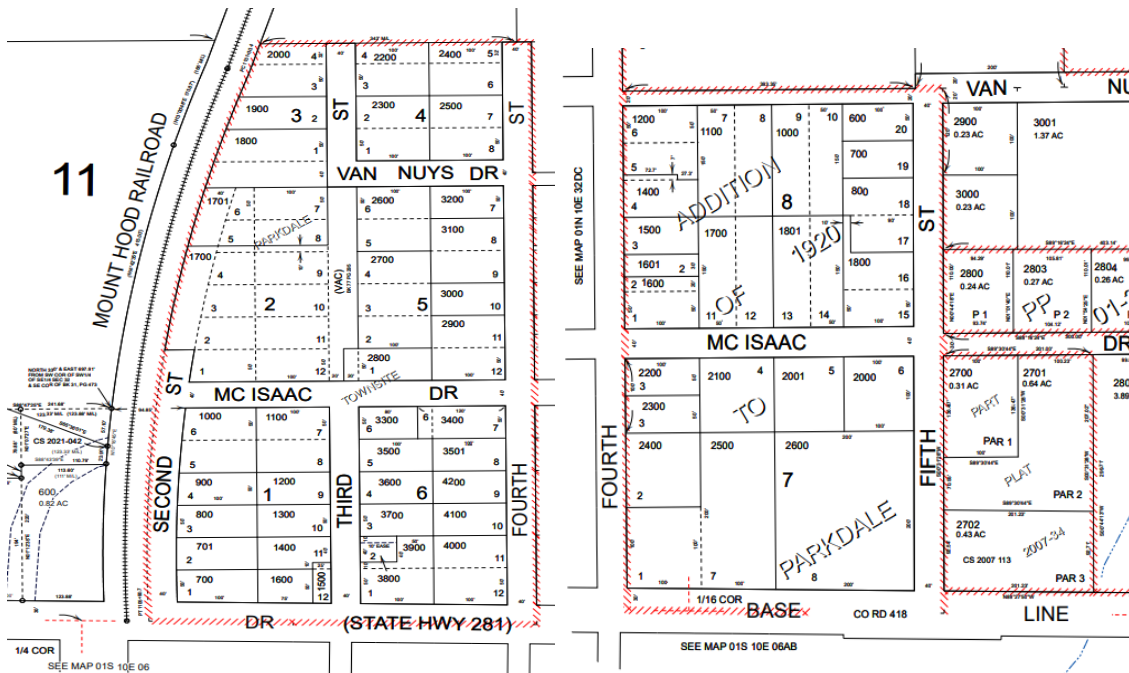
If you would like more information, please visit the County Planning Department webpage for a copy of the most recent coordinated population forecasts for Hood River County from 2016:

https://hrcd.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.