



# Hood River County Community Development

Planning, Building Codes, Code Compliance & GIS

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September 18, 2023

To: County Planning Commission and Board of Commissioners

From: Eric Walker, Director

CC: Clinton "CJ" Doxsee, Senior Planner, MIG/APG

RE: **Proposed Zoning Map Change Memorandum**

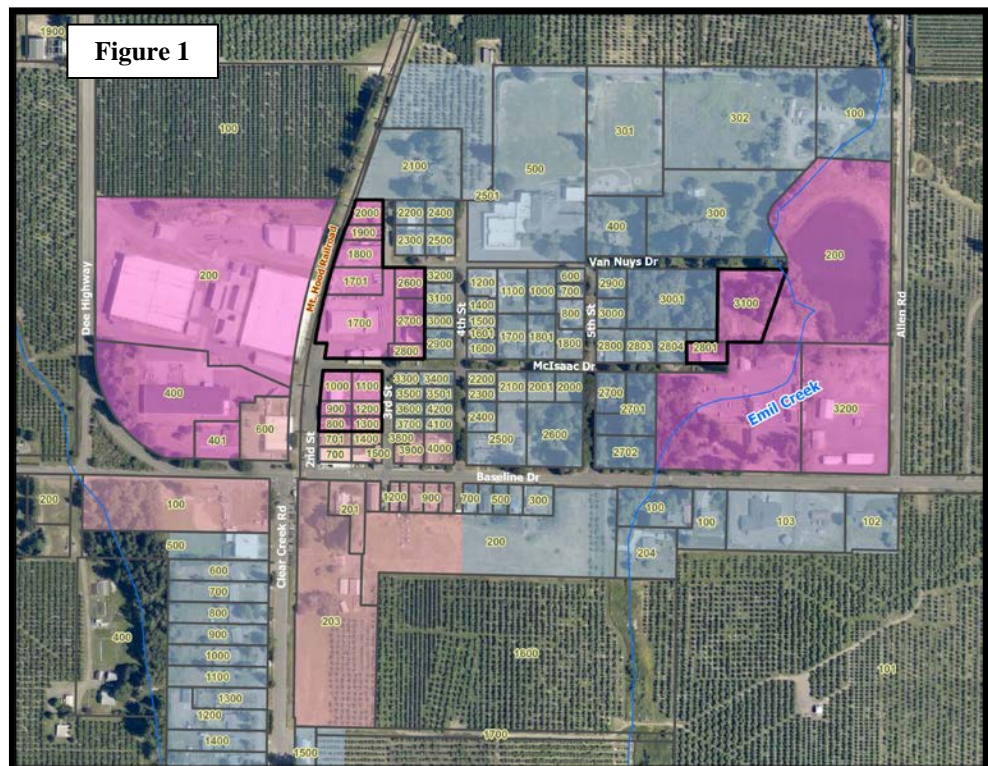
## **BACKGROUND:**

As part of updating the Parkdale Community Plan, staff analyzed various properties within the planned community boundary to determine if existing zoning classifications remained suitable given existing land use patterns, compatibility with adjacent land uses, and the overall needs of the community. In completing this work, several properties stood out as potential candidates to be rezoned.

As shown in Figure 1, all properties identified for potential rezoning are located north of Baseline Drive (OR Hwy 281) and either immediately east of the railroad tracks or just west of Emil Creek.

As detailed later in this memorandum, all the properties identified for potential rezoning are currently zoned Industrial (M-1). The primary reasons for identifying these properties are because they either already

contain residential uses, which does not conform to uses allowed in the M-1 zone, or they abut or are across the street from properties zoned and used for residential or commercial purposes, which increases the potential for conflicts.



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:**

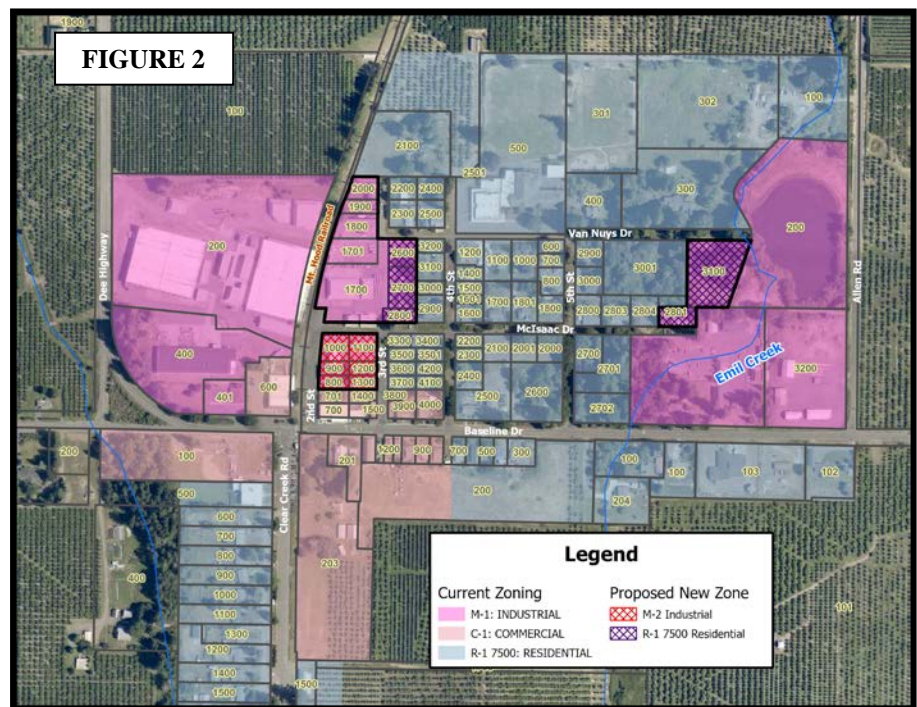
In the M-1 zone, all types of industrial use may be allowed with few restrictions. Several of the M-1 zoned properties identified currently abut improved residential and commercial properties, thereby elevating the potential for significant conflicts. Currently, the industrial uses that exist adjacent 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 2<sup>nd</sup> and 3<sup>rd</sup> Streets, south of McIsaacs 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.

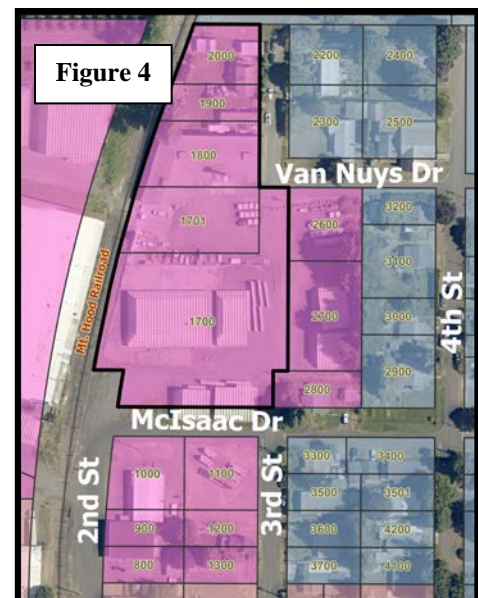
After talking with the landowners of these properties, most wanted the flexibility to continue using their property for commercial or industrial purposes, or both. Given the current development pattern of these properties, as well as their close proximity to Parkdale's commercial core immediately to 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:

<b>Location/Address</b>	<b>Size</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
1N 10E 32DC #800 (7265 2 <sup>nd</sup> Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #900 (7259 2 <sup>nd</sup> Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #1000 (7253 2 <sup>nd</sup> 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 <sup>rd</sup> Street)	0.11 acre	Industrial (M-1)	Light Industrial (M-2)
1N 10E 32DC #1300 (7264 3 <sup>rd</sup> 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 <sup>rd</sup> 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)