



Department of Community Services
MULTNOMAH COUNTY OREGON

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Memorandum

To: Interested Parties
From: George A. Plummer and Joanna Valencia, Staff Planners
Date: June 10, 2010
Subject: Response to community comments raised for Springdale Community (PC-10-010)

This memo lists issues raised for the Springdale community. Community input was collected through the use of a survey distributed during the April 20th community meeting. A total of seven surveys were returned. In addition, a list of issues and items to address was generated during the community input session at the April 20th community meeting. Staff compiled the community responses and has categorized them below. Comment(s) received have been included and are followed by staff's response in addressing the issue.

Water Service

Comment: Ensure that there is adequate water service.

Staff Response: The Springdale area is served by the Corbett Water District. Staff discussions with the water district indicate that water service is not an issue in the area, and service is available with lines located along the Historic Columbia River Highway, and down Northway and Lucas Roads. Adequate water service is currently required for issue of building permits and will continue to be required on completion of the plan.

Transportation

Comment: Road runoff gets on to private property.

Staff Response: Stormwater runoff is a recognized aspect of the public transportation system and is managed by the service provider under existing procedures. This concern has been forwarded to the Oregon Department of Transportation and County transportation planning staff.

Comment: The charter school causes increases in traffic.

Staff Response: The transportation system in the community is maintained by the Oregon Department of Transportation (ODOT) or the county. The results from the community inventory and analysis find that the system is currently sufficient in serving the community. Comments regarding ODOT maintained roads have been forwarded to ODOT for their

consideration. Any needed improvements would need to be prioritized and funded through existing procedures.

Comment: The community experiences increased traffic volumes in summer from visitors driving out to the Gorge.

Staff Response: According to county policies and zoning regulations in place, and staff discussions with the Oregon Department of Transportation, and results from the community inventory and analysis, the Rural Community Plan for the Springdale Community will not affect capacity of the existing or planned transportation facilities. Roads in the area are adequate to accommodate existing and future traffic levels. Bell, Northway and Lucas Roads are classified as Rural Local Roads and are addressed in the county policies. The Historic Columbia River Highway is addressed as part of the Historic Columbia River Highway Master Plan administered by ODOT. Any future projects will be reviewed for transportation impacts at the time of development permitting. The Historic Columbia River Highway master plan is administered by (ODOT). Improvements to existing local streets and/or construction of new internal local streets to support specific developments could be required as part of a future subdivision approval process and would be addressed on a site-specific basis. This concern about seasonal traffic on the State Highway has been forwarded to ODOT.

Community Boundary

Comment: What is the potential for expanding the community boundary? Could the Job Corps site be brought into the community boundary?

Staff Response: There are a number of challenges to expansion of the boundary. These include State Unincorporated Community Rule requirements, rural reserve designations, and ownership of the Jobs Corps site. The State Rule identifies that 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.

In taking a look at the area, the current community boundary is surrounded by lands designated for farm and forest and is zoned Exclusive Farm Use and Commercial Forest Use-4, as well as the exception zone of Multiple Use Agriculture-20. Difficulty to include the farm and forest areas would come from criterion (b) identified above requiring that lands zoned for farm or forest use may only be included in the Unincorporated Community if it is adjacent to exception lands included in the community boundary and was occupied on October 28, 1994 (the date of the Unincorporated Community Rule) by one or more of the following public uses: church, cemetery, school, park, playground, community center, fire station, museum, golf course, or utility facility.

The land that borders the south and west edges of Springdale is designated as rural reserve. Exceptions to Goals 3 and 4 are not allowed in rural reserve areas under current state rules in OAR Division 27.

Springdale Community School Building and use of property and maintaining it as a community use

Comment: We need to be able to use the Springdale School as a viable meeting space for the community.

Staff Response: The requested use is currently identified as a conditional use under the current Rural Center zoning designation. As identified above, challenges in developing such uses include the small lot sizes and the lack of urban services such as septic and water. In addition, challenges to developing these uses includes being able to provide adequate off-street parking. The identified uses currently require a conditional use permit, and any such proposals to locate such uses within the Rural Center zone would have to be reviewed on a case-by-case basis.

Off-Street Parking

Comment: There is a lack of off-street parking.

Staff Response: Off-street parking standards are in place in the current Multnomah County Code. Any future developments would be reviewed on a case-by-case basis to ensure that adequate off-street parking is provided under the applicable standards. In addition, staff is considering revisions to the current off-street parking standards in the zoning code as part of this process. This includes consideration for making some changes to the design review off-street parking setback standard, changing the 30 foot front yard setback to a 10 foot setback, and also taking a look at changes to the dustless surface standard for parking lots.