

Springdale Unincorporated Community Plan



Table of Contents

- I. Background**
 - a. Location and Community Description**
 - b. Planning for Unincorporated Communities**
 - c. Plan Process**

 - II. Land Use Planning**
 - a. Land Use and Zoning**
 - b. Changes to Zoning and Development Requirements**
 - c. Density Analysis**

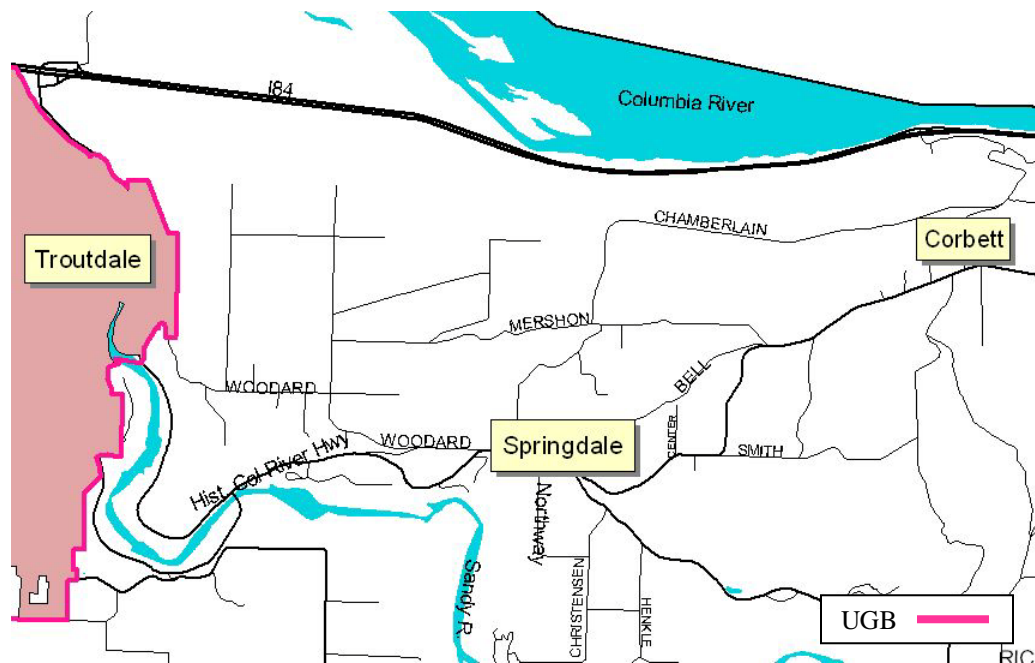
 - III. Public Facilities**
 - a. Septic Conditions**
 - b. Water System**
 - c. Transportation System**

 - IV. Appendices**
 - Appendix 1. Zoning Code**
 - Appendix 2. Policies**
 - Appendix 3. Maps**
 - Map 1: Community Boundary
 - Map 2: Land Use
 - Map 3: Zoning
 - Map 4: Zoning Overlay
 - Map 5: Transportation
 - Map 6: Range of Parcel Sizes (Acres)
 - Appendix 4. Inventory/Data Table**
 - Appendix 5. Public Involvement and Process**
 - Appendix 6. April 20, 2010 Community Meeting**
 - Handouts
 - PowerPoint Presentation
 - Community Input
 - Surveys and Written Comments
 - Appendix 7. June 22, 2010 Community Meeting**
 - Handouts
 - PowerPoint Presentation
 - Community Input
 - Appendix 8. Findings**
-

I. Background

a. Location and Community Description

Springdale is small rural community located in east Multnomah County about 1000 feet northeast of the Sandy River Canyon. Springdale is approximately three miles southeast from the city of Troutdale, along the Historic Columbia River Highway. The community is also located approximately 2 miles southwest of the community of Corbett. Springdale is comprised primarily of residential uses, and commercial uses with some community service uses that include a church, a fire station and government buildings. The commercial uses include offices for businesses, a barbershop, a tavern, and a market with a deli. The community service uses includes the Fire District #14 fire station and county owned property occupied by Multnomah County Road Services. There is no sewer service for the area with properties served by individual on-site septic systems. Water service is provided by the Corbett Water District.



b. Planning for Unincorporated Communities

In December of 1994, the State of Oregon's Land Conservation Development Commission (LCDC) adopted Oregon Administrative Rule (OAR) Chapter 660, Division 22, or the Unincorporated Communities Rule ("the Rule"). The Rule provides a framework for counties to use in identifying and designating unincorporated communities outside established Urban Growth Boundaries (UGB), and establishes planning rules for unincorporated communities pertaining to development standards, allowed land uses and public facilities.

New state rules affecting the Rural Center have been implemented since the County's last plan was prepared. Due to the characteristics of the Springdale Rural Center area, county staff has determined that it should be designated as a "Rural Community". As defined by the state rule a Rural Community is one that consists of primarily of permanent residential dwellings, with at least two

other land uses present, such as commercial, industrial or public uses. Specific provisions for a Rural Community require that the County adopt rural community zoning designations for the uses within the area. The type and extent of specific uses permitted are subject to provisions outlined in the Rule.

Springdale was recognized as an unincorporated rural community in the Multnomah County Comprehensive Plan and was zoned Rural Center in 1977. The established Rural Center zoning district applied to approximately 73 acres for the Springdale Community. This zoning district is intended to encourage concentrations of rural residential development, together with limited local and tourist commercial uses, light industrial uses, and public service uses and centers such as churches, fire stations, schools, etc.

The state Unincorporated Communities Rule (OAR 660-022) requires counties to adopt land use and zoning measures specific to unincorporated communities in order to ensure that cumulative development in the communities will not:

- Result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations, or
- Exceed the carrying capacity of the soil or of existing water supply resources and sewer services.

The Unincorporated Communities Rule limits the types of land that can be included in an officially designated Unincorporated Community. Lands identified as “exception areas” (i.e., rural lands that are zoned for commercial, industrial or residential use, not farm or forest use) can be included if they have historically been considered part of the community. The land included must represent a “contiguous concentration” of commercial, industrial, public use, or residential land. Residential land to be included must be of a greater density than residential exception lands that are outside of identified Unincorporated Communities. Further, the designated community must have been identified in a county’s acknowledged comprehensive plan as a “rural community,” “service center,” “rural center,” “resort community,” or similar term before the adoption of the Rule (October 28, 1994), or the community is listed in the Department of Land Conservation and Development’s January 30, 1997 “Survey of Oregon’s Unincorporated Communities.”

Land zoned for farm or forest use may only be included in the Unincorporated Community if 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 Springdale Unincorporated Community is consistent with these requirements. The community boundary encircles a contiguous area of “exception land,” specifically properties that are currently zoned Rural Center. Additionally, the proposed boundary does not include any properties which are currently zoned Exclusive Farm Use (EFU) and Commercial Forest Use-4 (CFU-4) or other exception lands such as Multiple Use Agriculture-20 (MUA-20) low density residential land.

c. Plan Process

Multnomah County Land Use Planning formulated a process for preparing the Springdale Unincorporated Community Plan and completing the unincorporated community planning requirements of the State Rule. The process included public outreach with a series of three public meetings held in the community, and distribution of a community survey to gather community input. The results of these meetings and community input are provided in the Appendices of this plan.

As part of the planning project, the following tasks were undertaken:

- Identified the community boundary recognizing the extent of the established Rural Center zoning boundary
- Inventoried and analyzed data and information about the community related to the existing land uses, available public services, parcel sizes, and current plan policies and zoning regulations
- Reviewed the characteristics of the community and existing zoning regulations for consistency with the State Rule

A series of three public meetings were held in the community. An introductory meeting was held on April 20th, 2010 where approximately 45 citizens attended. During this introductory meeting, staff introduced the project, explained the goals of the project, went over the state rule, and covered the process. In addition, a community survey was distributed asking the community what they liked about their community, what issues were important to the community, and what suggestions they have for improving their community. During the meeting staff also led a large group discussion with the attendees gathering community input on the same three questions asked on the survey.

The second community meeting was held on June 22, 2010. During this meeting staff distributed drafts of the Community Plan and Policies, and proposed Zoning changes. These three documents were handed out and discussed during the meeting which had approximately 15 members of the public in attendance. Electronic copies of the documents were also made available for download on the project website. Comments were encouraged and collected, and were due by July 9th, 2010. In addition, staff distributed a Memo addressing the community comments received and raised during the first meeting. This memo address questions and comments received regarding water service, transportation the use of the Springdale Community School Building, and off-street parking.

The third community meeting is scheduled for September 7, 2010. Staff will bring the revised proposed drafts of the Community Plan, Policies and Zoning. Multnomah County Land Use Planning has been working on putting together land use and zoning plans for the Springdale community after the second community meeting in June. We've considered over the input received during the community meetings held on April 20th and June 22nd, in addition to the input received from the community surveys. Staff has taken this information and has combined this with the information gathered by staff for the community inventory with the goal being to better understand your community and to plan for its future under the guidance of Oregon State Planning Goals and Guidelines.

II. Land Use Planning

a. Land Use

In order to determine the appropriate designation for the Springdale area consistent with the Rule, county staff conducted a parcel-by-parcel inventory of the area. The inventory included an analysis

of County Assessment data, site visits, and inspection of aerial photographs. In addition, staff conducted an inventory and observation of area businesses. The findings from this inventory are illustrated in Maps 1, 2 and 6, which appears at the end of this report. Information on land uses are also provided in Table 1 below, which illustrates the types and acreage of land inventoried.

Springdale is comprised of 81 parcels. Existing uses include 57 residences, 6 commercial uses, and 3 public uses. There are 15 vacant parcels that are either in agricultural use, parking areas, back yards of residences or just simply public uses that include the Fire District #14 fire station, county owned property occupied by Multnomah County Road Services, and the currently closed Springdale Elementary School.

Springdale

Table 1

		LANDUSE DESIGNATION				
Range of Parcel Sizes (Acres)	Data	COMMERCIAL	PUBLIC	SFR (Single Family Residence)	VACANT	Grand Total
0-1.99	Total Acres	2.2 ac	2.07 ac	41.44 ac	3.23 ac	48.94ac
	Number of Parcels	8	2	55	11	76
2-3.99	Total Acres	0	2.12 ac	4.52 ac	3.15 ac	9.79 ac
	Number of Parcels	0	1	2	1	4
4-15	Total Acres	0	0	0	5.02 ac	5.02 ac
	Number of Parcels	0	0	0	1	1
Total Acres		2.2 ac	4.19 ac	45.96 ac	11.4 ac	63.75 ac
Number of Parcels		8	3	57	13	81

*Doesn't include acreage in right-of-way

Updated 5/10/10

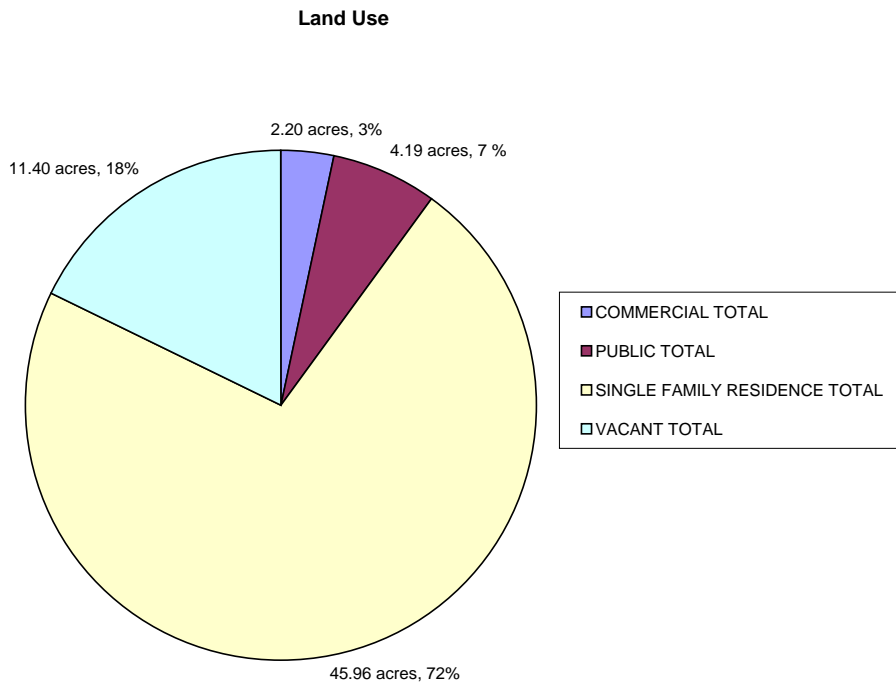
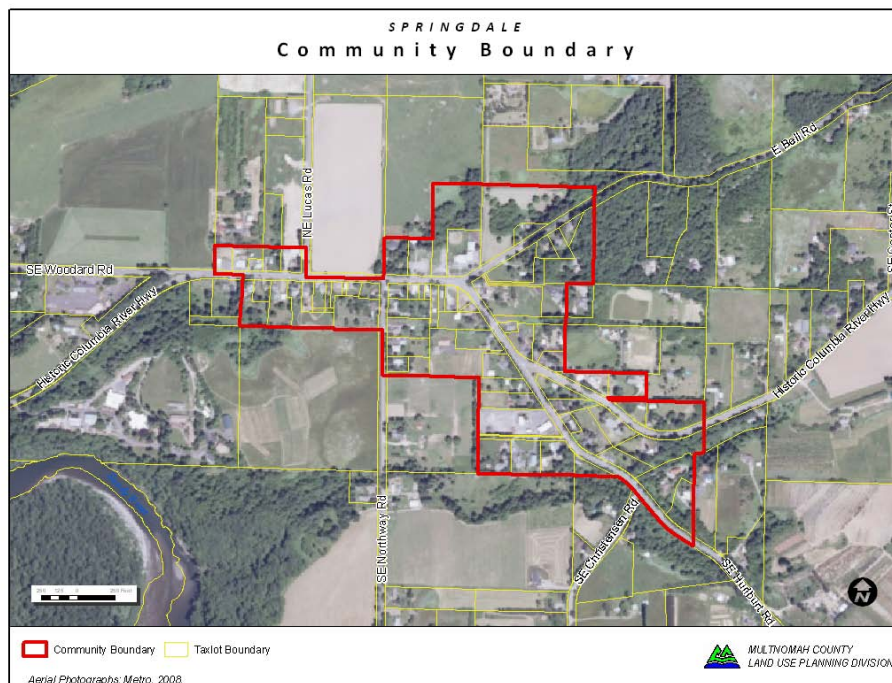


Chart 1: Land Use Acres and Percentages

None of the parcels within the community boundary are in a farm or forest tax deferral program. A total of 73.3 acres is located within the identified community boundary, 63.75 acres of which are the total number of acres for just the parcels, minus the right-of-way. A vast majority of the parcels are less than 2 acres. Four parcels range in size between 2-3.99 acres, with one vacant parcel being 3.15 acres. The largest vacant parcel is 5.02 acres.



b. Zoning and Development Requirements

Residential Uses

The Unincorporated Communities Rule identifies that county plans and regulations may permit any residential use and density as long as the density of residential development is greater than that of surrounding rural areas, and as long as it will not exceed the carrying capacity of the soil for waste disposal and of existing water supply resources.

Residential uses are permitted outright in the current Rural Center (RC) zoning designation for the area. Under the zoning regulations the minimum lot size for new parcels or lots shall be one acre for lands inside the boundary of an “acknowledged unincorporated community.” Dimensional requirements consist of front, side, and rear setback requirements. Listed Conditional Uses include more intensive commercial and industrial uses require demonstration of adequate parcel size for approval.

Commercial Uses

The Unincorporated Communities Rule sets restrictions on the size and type of commercial uses that counties may allow in unincorporated communities. Specifically, the rule allows new commercial uses that are:

- Authorized under Goals 3 (Agricultural Lands) or 4 (Forest Lands);
- Considered “small-scale” and “low-impact;” or
- Intended to serve the community and surrounding rural area or the travel needs of people passing through the area.

In rural unincorporated communities, a commercial use is considered “small-scale, low-impact” if it takes place “in a building or buildings not exceeding 4,000 square feet of floor space.” Additionally, hotels and motels of up to 35 units may be authorized in any unincorporated community that is at least 10 miles from any urban growth boundary bordering Interstate Highway 5 and is served by a community sewer system. In this instance, the Springdale Community doesn’t fit this criterion and therefore the zoning regulation will need to be revised to not allow development of hotels and motels. Currently, the only commercial uses that are permitted outright in the Rural Center zone are farming and forestry uses and home occupations. Other uses are permitted only as a Review Use or Conditional Use. Listed Review Uses are limited to wholesale and retail sales of products raised or grown in the area, with the location and building standards subject to review and permits. Conditional Uses in the Rural Center zone include local stores, shops, offices, repair shops, restaurants, and gas stations.

Industrial Uses

Per the State guidelines for Rural Communities, permitted industrial uses include:

- Uses authorized under Goals 3 and 4 (farm or forest related);
 - Expansion of a use legally existing on the date of this rule (December 5, 1994);
 - Small-scale, low-impact uses;
-

- Uses that require proximity to rural resource, as defined in OAR 660-004-0022(3)(a), such as geothermal wells, mineral or aggregate deposits, water reservoirs and natural features; or
- New uses that will not exceed the capacity of water and sewer service available to the site on the effective date of this rule, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage.

Uses that are more intensive than those identified above may be allowed provided an analysis set forth in the comprehensive plan demonstrates, and land use regulations ensure:

1. That such uses are necessary to provide employment that does not exceed the total projected work force within the community and the surrounding rural area;
2. That such uses would not rely upon a work force employed by uses within urban growth boundaries; and
3. That the determination of the work force of the community and surrounding rural area considers the total industrial and commercial employment in the community and is coordinated with employment projections for nearby urban growth boundaries.

Current county zoning permits light industrial activities as a Conditional Use. These uses should require no more than 20 daily employees and include uses such as wholesale distribution of bakery goods, photo processing, building maintenance, and automobile repair work. Uses may be expanded up to 40 daily employees when it is found that:

1. The proposed expansion is a result of normal growth of the existing use and not required as a result of diversification of the business;
2. The use provides a public benefit to the rural center by employing primarily persons who reside within the rural center or surrounding rural area, and this same employment pattern will continue with the proposed expansion;
3. The proposed expansion satisfies the applicable elements of Comprehensive Framework Plan Policies:
 - No. 20 – Arrangement of Land Uses;
 - No. 30 – Industrial Location (Isolated Light Industrial);
 - No. 36 – Transportation System Development Requirements;
 - No. 37 – Utilities; and
 - No. 38 – Facilities
4. The proposed expansion satisfies the Design Review provisions of County Code.

c. Density Analysis

Under the identified zoning regulations of Multnomah County Code 35.3355 for the Rural Center Zone the minimum lot size for new parcels or lots shall be one acre for lands inside the boundary of an “acknowledged unincorporated community.”

As an “acknowledged unincorporated community,” there are two identified scenarios for possible minor density increases based on information provided in the table below. This assumes that the currently developed lots will remain developed under the current use and will not be further developed. Development of additional lots may be contingent on being able to meet county code requirements, including on-site septic requirements.

Springdale Density Analysis

Table 2

		LANDUSE DESIGNATION	
Range of Parcel Sizes (Acres)	Data	VACANT	Grand Total
2-3.99	Total Acres	3.15 ac	9.79 ac
	Number of Parcels	1	4
4-15	Total Acres	5.02 ac	5.02 ac
	Number of Parcels	1	1
Total Acres		8.17 ac	14.81 ac
Number of Parcels		2 lots	5 lots

*Doesn't include acreage in right-of-way

Updated 6/2/10

Scenario 1- Vacant lots

Two vacant parcels that could possibly be further divided to one acre lots have been identified totaling 8.17 acres. Under this scenario the 8.17 acres could potentially be further divided into one acre lots for a potential of 8 additional lots.

Scenario 2- Total acres of parcels greater than 2 acres in size

In looking at the total number of acres of parcels that are greater than 2 acres in size and lots that could be further divided to one acre lots, a potential of 5 lots totaling 14.81 acres could be divided for a potential of 14 additional lots.

III. Public Facilities

OAR 660-022-0050 requires that unincorporated community plans assess the capacity of the local public facility infrastructure (i.e., sewer system or septic conditions, water, and transportation systems), and determine if they will be adequate to serve future growth anticipated or planned in the unincorporated community. If the public facilities are found to be inadequate to serve future growth, then the unincorporated plan must identify the improvements needed to accommodate the growth and establish a procedure to limit growth in the community until the necessary public facility improvements have been made.

a. On-Site Sewage Disposal Conditions

The Springdale area is not served by a community sewer district or system. All wastewater treatment in the area is accomplished through on-site septic systems. The Unincorporated Communities Rule requires counties to adopt public facilities plans for unincorporated communities with a population over 2,500. The current population of the area is significantly smaller than this; therefore this rule provision does not apply.

The Rule further requires that sewer and water community public facility plans are required in any of the following circumstances:

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

The land use and density analysis conducted by staff finds that a minimal number of lots could potentially be developed under the zoning standard of a one acre minimum lot size. All new parcels would have to be served with on-site septic review to meet Department of Environmental Quality standards and stormwater control systems designed by an Oregon Registered Engineer to meet no increase of off property flow for up to a 10 year -24 hour rain event. Two main factors will influence the growth potential of the area, one being the desire to develop the parcels, and the other being the ability to support an on-site septic system and control stormwater on-site. In considering these factors, the potential for additional growth may be limited.

In taking a look at these factors, staff determined that a public facility plan is not needed for the Springdale Community. The size and location would require a costly system to serve a small number of lots in the area. Review of the area's carrying capacity is already being reviewed by the City of Portland Bureau of Development Services Sanitation and Site Development Office with the office being able to deny or approve building permits based on percolation tests and site inspections. County requirements currently address stormwater management, and the area is served by the Corbett Water District.

b. Water System

The Springdale area is served by the Corbett Water District. Service is available with water service lines located along the Historic Columbia River Highway, and down Northway and Lucas Roads. Staff discussions with the water district indicates that the district has the ability to service the minor amount of possible growth that could be result within the Springdale Community and it service area.

c. Transportation System

The Rule requires that county plans and land use regulations shall allow only those uses which are consistent with the identified function, capacity and level of service of transportation facilities serving the community, pursuant to OAR 660-012-0060(1)(a) through (c), requiring that where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided consistent with OAR 660-012-0060(2) to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. As identified in the State Guidelines a plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:
 - (A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

According to county policies and zoning regulations in place, results from the community inventory and analysis, and staff discussions with the Oregon Department of Transportation, it is found that the Rural Community Plan for the Springdale Community will not affect the existing or planned transportation facilities. According to ODOT staff and county transportation plan road classifications 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 the Oregon Department of Transportation (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.

IV. Appendices

Appendix 1: Zoning Code

SPRINGDALE RURAL CENTER - SRC

35.3300- Purpose

The purposes of the Springdale Rural Center District are to provide standards and review procedures which will encourage concentrations of rural residential development, together with small-scale low impact commercial and industrial uses that primarily serve the population of the immediate surrounding rural area and tourists traveling through the area.

~~The purposes of the Rural Center District are to provide standards and review procedures which will encourage concentrations of rural residential development, together with limited local and tourist commercial uses which satisfy area and regional needs; to provide for local employment through light industrial uses consistent with rural character and to manage the location and extent of public service centers and limit the extension of public services.~~

Section 1. MCC 35.3305 is amended as follows:

35.3305 Area Affected

MCC 35.3300 through 35.3385 shall apply to those lands designated SRC on the Multnomah County Zoning Map.

Section 2. MCC 35.3320 is amended as follows:

35.3320 Allowed Uses

(A) Farm use, as defined in ORS 215.203(2)(a), for the following purposes only:

- (1) Raising and harvesting of crops;
- (2) Raising of livestock and honeybees; or
- (3) Any other agricultural or horticultural purpose or animal husbandry purpose or combination thereof, except as provided in MCC 35.3330. This subsection does not permit the raising of fowl or fur-bearing animals for sale, the keeping of swine, or a feed lot.

(B) The propagation or harvesting of forest products.

(C) Residential use consisting of a single family dwelling constructed on a Lot of Record or a single family dwelling constructed off-site, including a mobile or modular home placed on a Lot of Record, subject to the following conditions:-

- (1) Construction shall comply with the standards of the Building Code or as prescribed in ORS 446.002 through 446.200, relating to mobile homes.

(2) The dwelling shall be attached to a foundation for which a building permit has been obtained.

(3) The dwellig shall have a minimum floor area of 600 square feet.

(D) Public and private conservation areas and structures for the protection of water, soil, open space, forest and wildlife resources.

* * * * *

Section 3. MCC 35.3325 is amended as follows:

35.3325 Review Uses

~~(A) Residential use, consisting of a single family dwelling constructed off site, including a mobile or modular home placed on a Lot of Record, subject to the following conditions:~~

~~(1) Construction shall comply with the standards of the Building Code or as prescribed in ORS 446.002 through 446.200, relating to mobile homes.~~

~~(2) The dwelling shall be attached to a foundation for which a building permit has been obtained.~~

~~(3) The dwelling shall have a minimum floor area of 600 square feet.~~

~~(B)~~ Temporary uses when approved pursuant to MCC 35.0510 and 35.0515.

~~(C)~~ Wholesale or retails sales, limited to those products raised or grown on the premises, subject to the following condition:

The location and design of any building, stand, or sign in conjunction with wholesale or retail sales shall be subject to approval of the Planning Director on a finding that the location and design are compatible with the character of the area; provided that the decision of the Planning Director may be appealed to the approval authority pursuant to MCC 35.0785 and 35.0790.

~~(D)~~ Off-street parking and loading;

~~(E)~~ Property Line Adjustment pursuant to the provisions of MCC 35.3360.

~~(F)~~ Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements.

~~(G)~~ Lots of Exception pursuant to the provisions of MCC 35.3360.

~~(H)~~ Wireless communication facilities that employ concealment technology or co-location as described in MCC 35.6177(B) pursuant to the applicable approval criteria of MCC 35.6175 through 35.6188.

(H) Consolidation of Parcels and Lots pursuant to MCC 35.7794 and Replatting of Partition and Subdivision Plats pursuant to MCC 35.7797.

(I) Structures or uses customarily accessory or incidental to any use permitted or approved in this district, which do not meet the “accessory structures” standard in MCC 35.3320 Allowed Uses.

Section 4. MCC 35.3330 is amended as follows:

35.3330 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards. Commercial and industrial uses shall be limited to small-scale low impact as defined in MCC 35.0005.

(A) Community Service Uses pursuant to the provisions of MCC 35.6000 through 35.6230.

(B) The following small-scale low impact Conditional Uses pursuant to the provisions of MCC 35.6300 through 35.6660:

(1) Rural service commercial uses such as local stores, shops, offices, repair shops, and similar uses including:

(a) Automobile Repair,

(b) Restaurant,

(c) Tavern

(d) Professional Office,

(e) Garden supply store,

(f) Hardware store,

(g) Retail bakery,

(h) Service station,

(i) Beauty and hair salon,

(j) Electronic media rental (i.e. DVD, electronic games),

(2) The following industrial uses conducted within an enclosed building that entails the manufacturing and processing of:

(a) Apparel and other finished products made from fabric;

(b) Millwork, veneer, plywood, and structural wood members;

(c) Wood containers;

(d) Wood products, not elsewhere classified;

(e) Furniture and fixtures;

(f) Stone, clay, glass products except: cement, ready-mix concrete, and minerals and earths ground or otherwise treated;

(g) Fabricated metal products;

(h) Household appliances;

(i) Electric lighting and wiring equipment;

(j) Communications equipment;

(k) Electronic components and accessories;

(l) Motor vehicle parts and accessories;

(m) Laboratory apparatus and analytical, optical, measuring, and controlling instruments;

(n) Food and kindred products.

(3) Commercial or industrial uses allowable in the EFU or CFU district, and agricultural support services. These uses shall not be subject to the small-scale low impact requirement that defines the commercial or industrial uses of this section.

(1) Limited rural service commercial uses such as local stores, shops, offices, repair shops, and similar uses;

(2) Tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses;

(3) The following Light Manufacturing Uses conducted within an enclosed building which require the daily employment of twenty or fewer persons;

(a) The manufacture, compounding, processing, packaging, treatment, storage or wholesale distribution of such products as bakery goods, fruits, vegetables, sea foods, dairy products, candy, confections, beverages including brewing and bottling, miscellaneous food products, ice and cold storage plant, drugs, pharmaceuticals, perfumes, toilet soaps, toiletries, barber and beauty supplies, and similar items, but not sauerkraut, vinegar or pickles manufacture;

(b) The manufacture, compounding, assembling, treatment, storage or wholesale distribution of articles or merchandise from previously prepared materials such as bone, cellophane, canvas, cloth, cork, feathers, felt, fur, glass, hair, foam, lacquer, leather (but not tanning), paper or paperboard, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (except as provided in the GM and HM districts), yarns and paints;

(c) The manufacture, assembly, packaging, repair, storage or wholesale distribution of articles such as electrical appliances, lighting and communication equipment, electronic, radio or television equipment, parts

~~or accessories, professional, scientific, optical, photographic or controlling instruments, amusement devices, small parts assembly, jewelry, musical instruments, toys, sporting goods, novelties, rubber or metal stamps;~~

~~(d) The manufacture, finishing, refinishing, repair, storage or wholesale distribution of furniture, office or store fixtures, small boats, upholstery, cabinets, office, computing or accounting machines, electric and neon signs, billboards and other signs;~~

~~(e) Business, professional, executive, administrative, wholesale, contractor or similar office, clinic, service or studio, trade, business or commercial school, research, experimental or testing laboratory;~~

~~(f) Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting, or photo processing;~~

~~(g) Building, building maintenance, plumbing, electrical, heating, roofing, glass, landscaping, painting or similar contractor's office, shop, warehouse, equipment sales or maintenance;~~

~~(h) Retail or wholesale lumber, building materials, garden supplies sales and tools, or small equipment sales, rental, repair or servicing;~~

~~(i) Laundry for carpets, uniforms, linens, rags, rugs and similar items, dyeing plant, dry cleaning not using explosive or inflammable materials;~~

~~(j) Automobile, light truck, motorcycle and recreational vehicle repair or maintenance, body and fender work, painting, parts and glass replacement, upholstery, engine, radiator or battery rebuilding, tire recapping, commercial, industrial or fleet vehicle parking and auto detailing;~~

~~(k) Metal or sheet metal shop, ornamental iron works, welding, blacksmithing, electroplating, tool and hardware manufacture, machine shop not using a drop hammer or large capacity punch press;~~

~~(l) Warehouse, furniture and household goods storage, moving equipment rental, distribution plant, parcel delivery, wholesaling of durable and non-durable goods, light and heavy equipment sales, rental or repair, fuel and ice distribution;~~

~~(m) Manufacture of non-structural clay products, ornamental clay, concrete, plaster or plastics casting, stone and purchased glass products cutting, polishing or installation; and~~

~~(n) Collection, recycling, sorting, baling or processing of previously used materials such as rags, paper, metals, glass or plastics;~~

~~(4) Commercial processing of agricultural or forestry products primarily grown in the vicinity.~~

~~(C) Planned Development pursuant to the provisions of MCC 35.4300 through 35.4360. If the property is outside of an "acknowledged unincorporated community", then the applicable current "planned unit developments" standards within the Oregon Administrative Rules Chapter 660, Division 004 shall also be satisfied.~~

~~(DC) Existing legally established small-scale low impact light industrial uses permitted by MCC 35.3330 (B) (3) may be expanded up to a daily total of 40 employees, based on findings that:~~

- (1) The proposed expansion is a result of normal growth of the existing use and not required as a result of diversification of the business;
- (2) The use provides a public benefit to the rural center by employing primarily persons who reside within the rural center or surrounding rural area, and this same employment pattern will continue with the proposed expansion;
- (3) The proposed expansion satisfies the applicable elements of Comprehensive Framework Plan Policies:
 - (a) No. 20 – Arrangement of Land Uses;
 - (b) No.30 – Industrial Location (Isolated Light Industrial);
 - (c) No. 36 – Transportation System Development Requirements;
 - (d) No. 37 – Utilities; and
 - (e) No. 38 – Facilities.
- (4) The proposed expansion satisfies the Design Review provisions of MCC 35.7000 through 35.7070.

(ED) Type B home occupation as provided for in MCC 35.6650.

~~(F) Large Fills as provided for in MCC 35.6700 through 35.6720.~~

Section 5. MCC 35.3355 is amended as follows:

35.3355 Dimensional Requirements

(A) Except as provided in MCC 35.3360, 35.3370, 35.3375 and 35.4300 through 35.4360, the minimum lot size for new parcels or lots shall be one acre, ~~for those RC-zoned lands inside the boundary of an “acknowledged unincorporated community”. For RC-zoned properties outside an “acknowledged unincorporated community” the minimum lot size is two acres except for those properties within one mile of the Urban Growth Boundary and then the minimum lot size shall be as currently required in the Oregon Administrative Rules Chapter 660, Division 004 (20 acre minimum as of October 4, 2000).~~

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.

(E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

(F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the contiguous ownership.

(1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.

(2) Stormwater/drainage control systems are required for new impervious surfaces that are greater than 400 square feet in area. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

(G) Grading and erosion control measures sufficient to ensure that visible or measurable erosion does not leave the site shall be maintained during development. A grading and erosion control permit shall be obtained for development that is subject to MCC Chapter 29.

(H) New, replacement, or expansion of existing dwellings shall minimize impacts to existing farm uses on adjacent land (contiguous or across the street) by:

(1) Recording a covenant that implements the provisions of the Oregon Right to Farm Law in ORS 30.936 where the farm use is on land in the EFU zone; or

(2) Where the farm use does not occur on land in the EFU zone, the owner shall record a covenant that states he recognizes and accepts that farm activities including tilling, spraying, harvesting, and farm management activities during irregular times, occur on adjacent property and in the general area.

(I) New, replacement or expansion of existing industrial use buildings shall minimize stormwater drainage impacts by limiting the footprint of the building or buildings to 7,500 square feet of the maximum 15,000 square feet.

Section 6. MCC 35.3380 is amended as follows:

35.3380 Off-Street Parking and Loading

Off-street parking and loading shall be provided as required by MCC 35.4100 through 35.4220 except as identified below for Review Uses and Conditional Uses.

New, replacement or expansion of existing commercial, industrial, or community service developments shall minimize stormwater drainage impacts for off-street parking by:

(A) Surfacing

(1a) All areas used for parking, loading or maneuvering of vehicles shall either be hard surfaced with two inches of blacktop on a four inch crushed rock base or six inches of portland cement or other material providing a durable and dustless surface capable of carrying a wheel load of 4,000 pounds or shall be surfaced with a gravel "mix," wherein the fine particles are removed at the production yard, thatwhich provides a durable and dustless surface capable of carrying a wheel load of 4,000 pounds.

(2b) Approaches to public rights-of-way shall be paved for a minimum distance of 21' from the fog line, or for a greater distance when required by the County Engineer.

(B) A stormwater drainage system, shall be installed for parking lots, that is designed and certified by an Oregon Registered Professional Engineer to ensure that the rate of runoff at the property line for the 10 year 24 hour storm event is no greater than that which existed prior to development.

(C) Off-street parking for new, replacement or expansion of existing commercial or industrial developments shall provide a minimum of 10 foot landscaped front yard setback. All other minimum yard dimensions for parking shall be as required in the Off-Street Parking and Loading Code Section.

Appendix 2: Policies

EAST OF SANDY RIVER RURAL AREA PLAN - SPRINGDALE RURAL CENTER

* * * * *

SPRINGDALE RURAL CENTER

The Rural Center zoning district applies to approximately 73 acres in the Springdale Community, along the Historic Columbia River Highway. This district is intended to encourage concentrations of rural residential development, together with limited local and tourist commercial uses, light industrial uses, and public service uses and centers such as churches, fire stations, schools, etc. ~~The Springdale rural center currently has 55 existing residences with 12 vacant and developable parcels.~~ Springdale is comprised of 81 parcels. Existing uses include 57 residences, 6 commercial uses, and 3 public uses. There are 15 vacant parcels that are either in agricultural use, parking areas, back yards of residences or just simply public uses that include the Fire District #14 fire station, county owned property occupied by Multnomah County Road Services, and the currently closed Springdale Elementary School. The rural center also contains several commercial uses and other community-serving uses, including two churches, a fire station, a County road shop, and until 1995 the Springdale Elementary School (now closed).

The Springdale Rural Center zoning district permits residences and under a hearing's officer's decision may permit 1) limited rural service commercial uses such as local stores, shops, offices, repair shops and similar uses, 2) tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses, ~~3) light manufacturing uses that employ fewer than 20 people,~~ 3) commercial processing of agricultural or forestry products primarily grown in the vicinity, and ~~5) 4) community service uses such as schools and churches.~~ All new lots must be at least one acre in size.

Multnomah County originally analyzed the Springdale Community in the 1981 Rural Centers Study, which was not adopted as an ordinance by the Board of Commissioners. That study did not identify any significant problems in the provision of water, fire, or school service to the community, nor any specific problems with on-site sewage disposal systems. Local service providers indicate that there are still no problems with service provisions. The study noted that about 40% of the land area of the Springdale rural center was vacant, either in agricultural use, or as back lots of residences. The study noted that Springdale was at a relative disadvantage to Corbett as a site for rural community-serving and commercial uses because of Corbett's larger size, more central location, and flatter topography. Since then, Springdale has not experienced significant new non-residential development. Problems identified in 1981 included a lack of off-street parking for commercial and community-serving uses, and the fact that if a commercial building is vacant for more than one year the new tenant must obtain a new conditional use permit from the County before establishing a business.

Based upon the amount of vacant land and the lack of new development within the past 15 years, the current size of the Springdale Rural Center is adequate and no expansion should be studied unless new development within the existing Rural Center boundaries justifies an analysis. Disposition and re-use of the Springdale School site will be a key issue in Springdale in the near future.

It should be noted that Corbett was originally a rural center designated by the Multnomah County Comprehensive Framework Plan, but is now part of the Columbia Gorge National Scenic Area, where it is also designated as a rural center. Planning for the Corbett Rural Center occurs within the Columbia Gorge National Scenic Area Management Plan review process. It contains a greater variety of land uses than the Springdale Rural Center.

Planning for the Corbett Rural Center will occur within the Columbia Gorge National Scenic Area Management Plan review process.

Rural Center Policies

13. Encourage commercial and civic uses that serve local needs within the Springdale rural center.

STRATEGY: Multnomah County shall implement this policy through the review process for conditional commercial and civic uses within Springdale.

14. Study reuse of the closed Springdale Elementary School as a possible multi-purpose community and cultural center.

STRATEGY: Multnomah County shall consider the results of a re-use study during the review any conditional use permit proposing re-use of the Springdale Elementary School site.

~~15. Consider additional community and economic development planning for the Corbett Rural Center as part of a review of the National Scenic Area by Multnomah County.~~

~~**STRATEGY:** Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding farm lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.~~

15. Implement a Plan for the Springdale Community that considers the input received from the community indicating the community's satisfaction with the existing community the way it is. Key elements of the community input are to maintain the rural character of the community, and to ensure that new businesses support the needs of residents and tourism.

Strategies

The County should adopt plan policies and ordinances that meet the state Unincorporated Community Rule codified as Oregon Administrative Rule OAR 660-022-0000 through 0070.

- Springdale should be designated and planned as a Rural Community (RC) because it is composed primarily of permanent residential uses with at least two other land uses present (such as commercial, industrial or public uses).
- Revise the RC zoning ordinance to reflect the needs of the Springdale community consistent with the Division 22 OAR for Unincorporated Communities.

Ensure that new or expanding uses minimize impacts to Exclusive Farm Use (EFU) zoned land that is adjacent to the RC zone by requiring "right to farm" measures to be implemented. These measures can be in the form of maintaining a larger setback between the new development and the zone boundary and/or requiring recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land.

Commercial and Industrial Development

16. New commercial and industrial uses within the Springdale Rural Community will be small-scale and low impact in nature as defined by the State Unincorporated Communities Rule. These uses will not adversely impact agriculture or forestry uses and will reinforce the rural nature of the Springdale Community.

Strategies

- Multnomah County will update county codes to implement the Unincorporated Communities Rule for small-scale, low impact commercial and industrial uses. Due to the proximity of the communities to the Urban Growth Boundary (UGB), the plan does not justify new uses that are larger than the small-scale, low impact limits in the State Rule.
 - Existing commercial uses may expand up to the small-scale, low impact limit of 4,000 square feet subject to approval criteria in the ordinance.
 - Expansion of existing industrial uses shall be subject to the small-scale, low impact limit of 15,000 square feet and to approval criteria in the ordinance.
- Multnomah County will update its implementing regulations to ensure that new or expanded commercial and industrial development will not result in public health hazards or adverse environmental impacts.
- The County will update its implementing regulations to ensure that new or expanded commercial and industrial development will not exceed the carrying capacity of the soil or of existing water supply and waste disposal services through the inclusion of development standards.
- The County will ensure that new and expanded commercial or industrial uses are subject to Design Review in order to ensure compatibility with the community character and vision.
- Multnomah County will develop zoning ordinance standards for lot coverage of commercial and industrial development that allow adequate development area while ensuring the rural character of these areas is retained.

Residential Development

17. New residential development within the Springdale Community will continue to reinforce the rural nature of the areas through the zoning code.

Strategies

- The County will update the zoning ordinance to implement the Unincorporated Communities Rule for residential development.
- Include provisions in the residential zone that allow for Type A home occupations outright, and Type B home occupations through a conditional use process and design review.
- The zoning code for new residential parcels in the Rural Center will be at least one acre in order to not increase residential density and to ensure that the carrying capacity of public services and the environment is not exceeded.

Design

18. Accommodate the changing conditions within the Springdale community while preserving their rural function and appearance

Strategies

- The County should allow flexibility of setback and parking requirements to accommodate irregular lots and existing developments to help preserve the rural character of the area.

Transportation

19. Enhance all modes of travel in a manner consistent with the rural character of the Springdale Community.

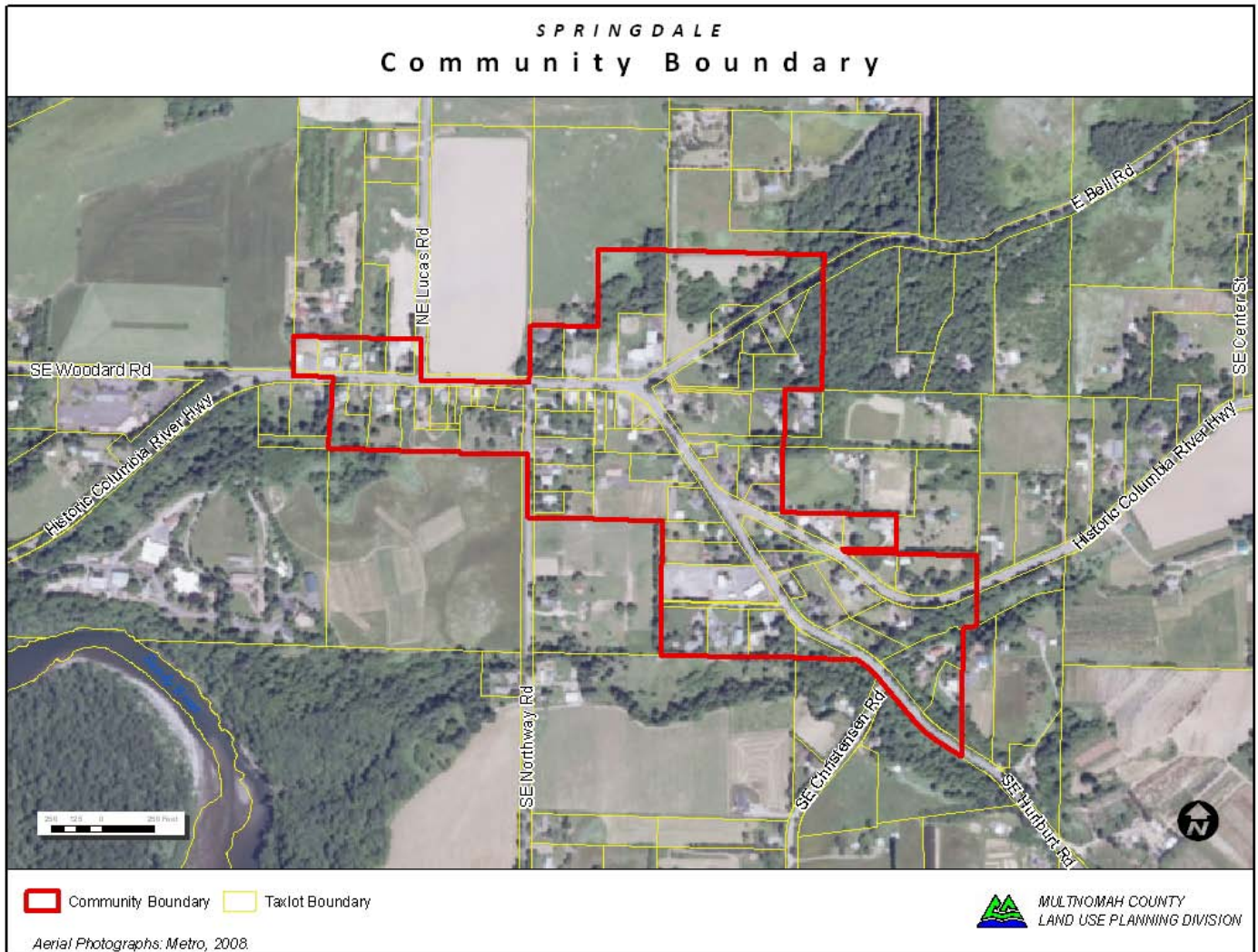
Strategies

- Provide pedestrian and bicycle access to schools, transit and commercial activities within the Springdale Community consistent with the rural character of the area.
- Review the existing parking standards to ensure sufficient parking is provided to meet demand.

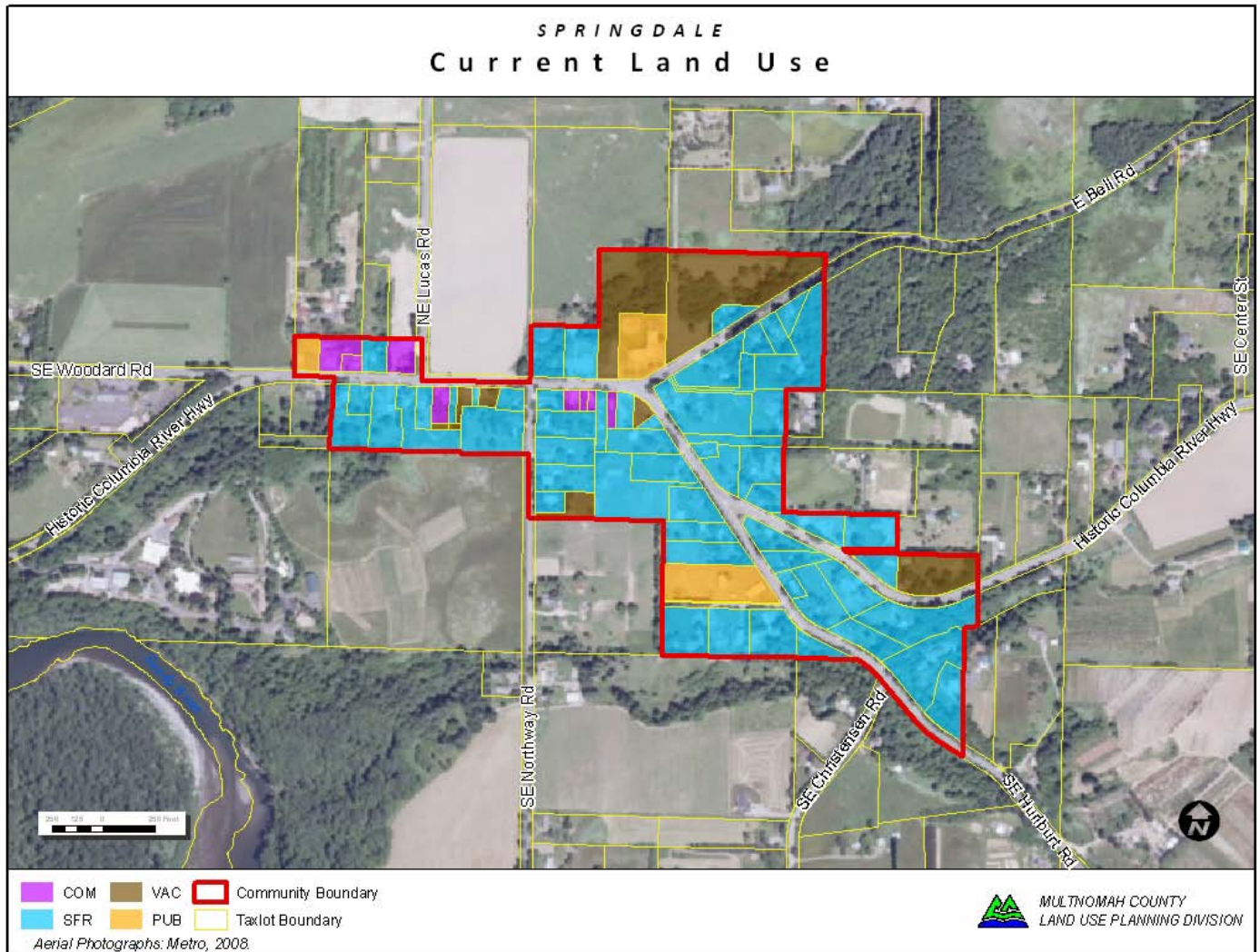
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Appendix 3: Maps

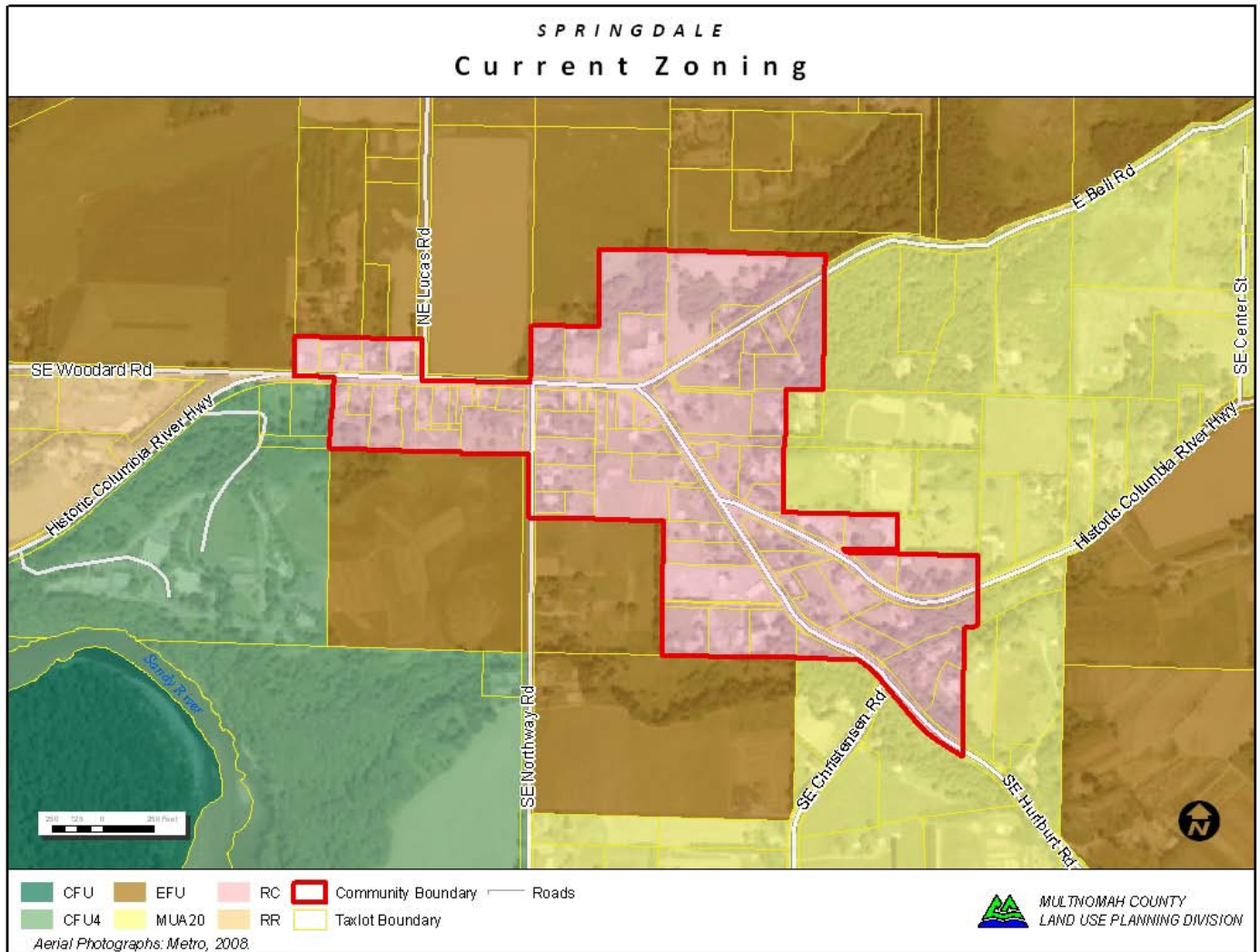
Map 1: Community Boundary



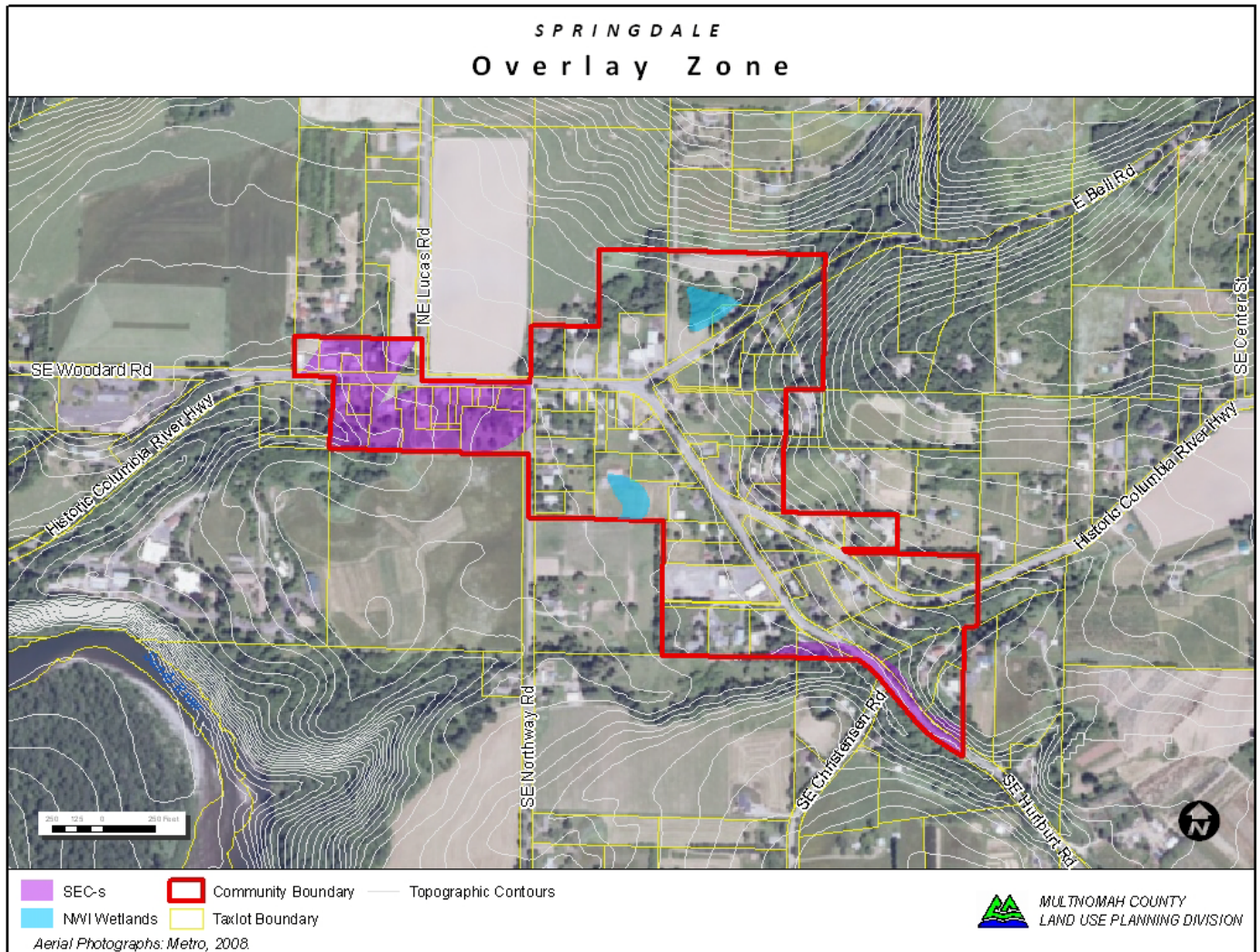
Map 2: Land Use



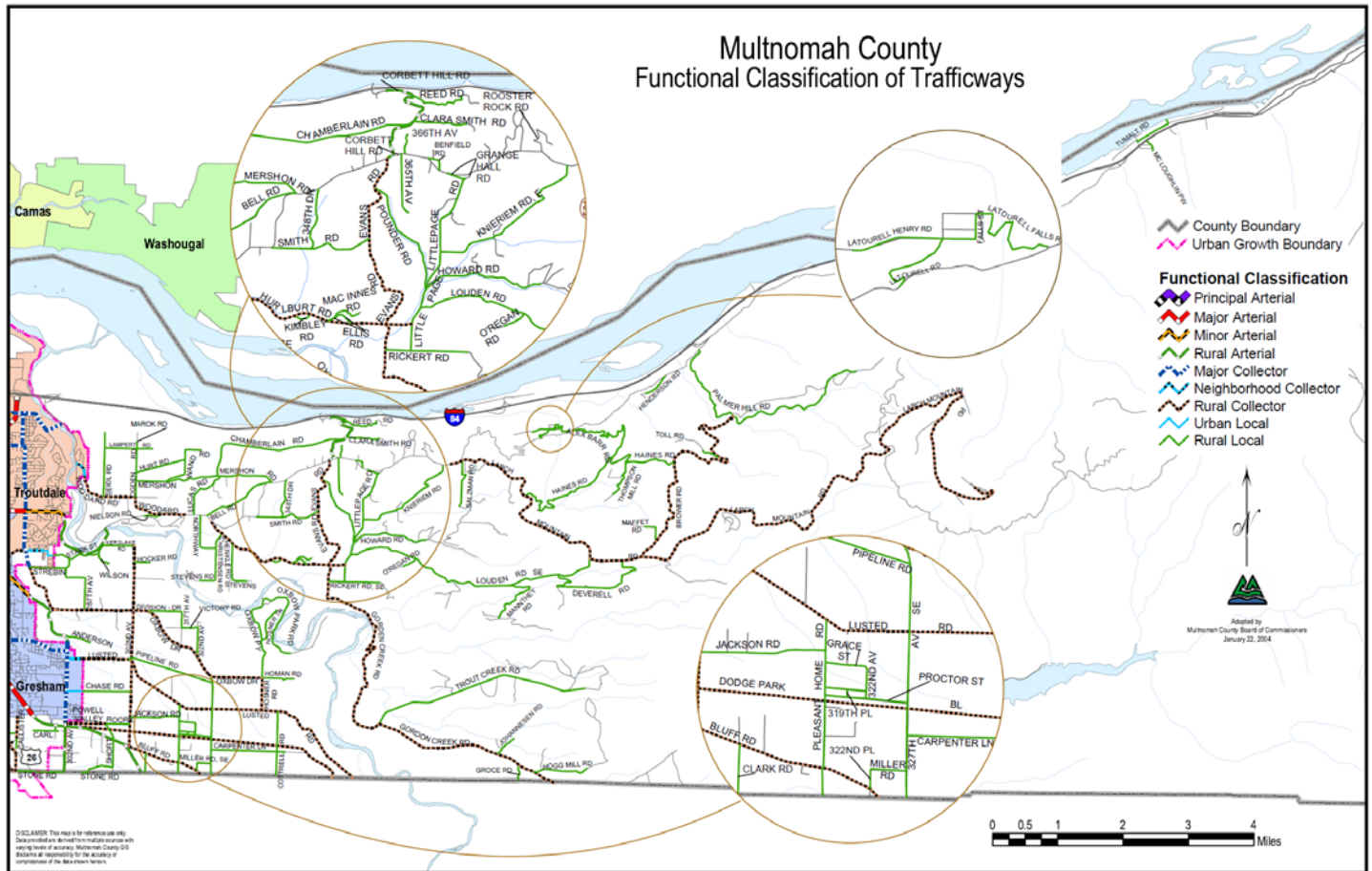
Map 3: Zoning



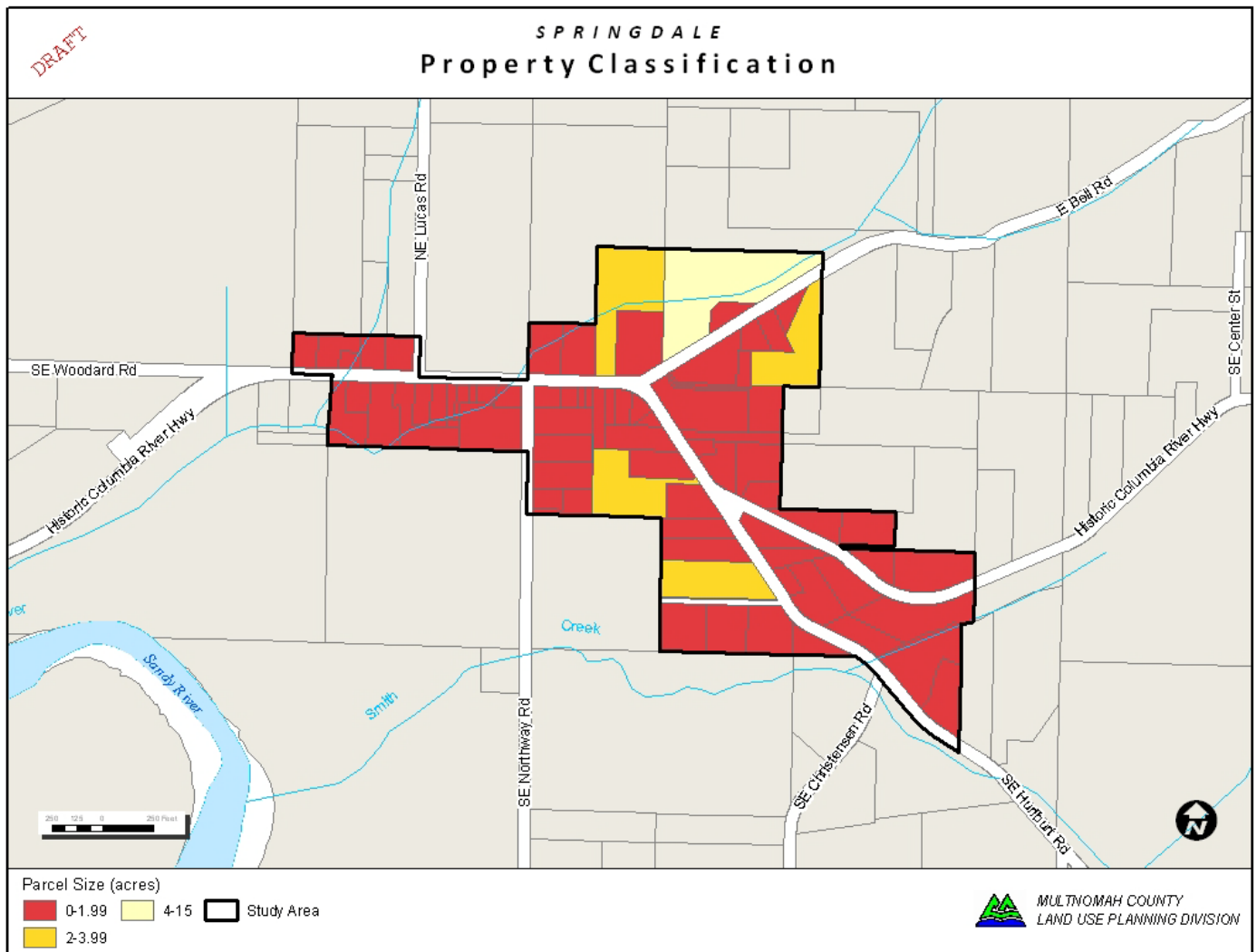
Map 4: Zoning Overlay



Map 5: Transportation



Map 6: Range of Parcel Sizes (Acres)



Appendix 4: Inventory/Data Table

RNO	ACRES	Parcel Size Class	LANDUSE
R944330220	5.02	4-15	VAC
R944320120	0.47	0-1.99	COM
R944330600	3.15	2-3.99	VAC
R944320070	0.42	0-1.99	SFR
R944330690	2.30	2-3.99	SFR
R944330290	0.33	0-1.99	SFR
R944330760	0.38	0-1.99	SFR
R944330470	0.46	0-1.99	SFR
R944330190	1.60	0-1.99	PUB
R944330460	0.38	0-1.99	SFR
R649711720	0.95	0-1.99	SFR
R649711700	0.94	0-1.99	SFR
R944330200	1.24	0-1.99	SFR
R944320140	0.47	0-1.99	PUB
R944320150	0.63	0-1.99	COM
R649791920	0.39	0-1.99	SFR
R944320130	0.18	0-1.99	COM
R649791900	1.00	0-1.99	SFR
R649791880	1.98	0-1.99	SFR
R994050190	1.08	0-1.99	SFR
R994050320	0.39	0-1.99	SFR
R994050440	0.38	0-1.99	SFR
R994050330	0.43	0-1.99	SFR
R994050400	1.13	0-1.99	SFR
R994050590	0.39	0-1.99	SFR
R994050230	0.35	0-1.99	COM
R994050500	0.15	0-1.99	SFR
R994050170	0.20	0-1.99	VAC
R994050470	0.07	0-1.99	SFR
R994050160	0.22	0-1.99	VAC
R994050030	0.30	0-1.99	SFR
R994040370	0.31	0-1.99	SFR
R994040550	0.18	0-1.99	COM
R994040090	0.52	0-1.99	SFR
R994040460	0.09	0-1.99	COM
R994040570	0.08	0-1.99	COM
R994040120	0.36	0-1.99	SFR
R994040110	0.22	0-1.99	COM
R994040100	0.33	0-1.99	SFR
R994040490	0.24	0-1.99	VAC

R994050670	1.53	0-1.99	SFR
R994040380	0.91	0-1.99	SFR
R994041320	0.12	0-1.99	SFR
R994050640	0.01	0-1.99	VAC
R994050650	0.06	0-1.99	VAC
R994050700	0.04	0-1.99	VAC
R994040130	0.90	0-1.99	SFR
R994050620	0.30	0-1.99	VAC
R994040930	0.87	0-1.99	SFR
R994040420	0.01	0-1.99	VAC
R994040580	0.19	0-1.99	SFR
R994040080	0.65	0-1.99	SFR
R994040770	1.08	0-1.99	SFR
R649730070	2.22	2-3.99	SFR
R649730050	0.90	0-1.99	SFR
R994040410	0.88	0-1.99	SFR
R994041030	0.48	0-1.99	SFR
R649730060	0.86	0-1.99	SFR
R994040400	0.37	0-1.99	SFR
R994040920	0.51	0-1.99	VAC
R994040350	0.75	0-1.99	SFR
R994040780	1.00	0-1.99	SFR
R994040390	0.67	0-1.99	SFR
R994040650	0.80	0-1.99	SFR
R994040680	1.00	0-1.99	SFR
R994040450	0.52	0-1.99	SFR
R994040620	0.53	0-1.99	SFR
R994040530	1.63	0-1.99	VAC
R994040740	1.01	0-1.99	SFR
R994040600	1.17	0-1.99	SFR
R994040750	2.12	2-3.99	PUB
R994040730	0.26	0-1.99	SFR
R994040630	1.96	0-1.99	SFR
R994041250	0.01	0-1.99	VAC
R994040720	1.21	0-1.99	SFR
R994041190	1.09	0-1.99	SFR
R994041240	1.17	0-1.99	SFR
R994040670	0.80	0-1.99	SFR
R994040640	0.52	0-1.99	SFR
R649812540	1.86	0-1.99	SFR
R649812530	1.07	0-1.99	SFR

SFR: Single Family Residence
VAC: Vacant
COM: Commercial
PUB: Public

Appendix 5: Public Involvement and Process

- Fliers
- Website



COME JOIN US!

SPRINGDALE RURAL COMMUNITY PLANNING MEETING

**Location: Corbett High School Cafeteria, Multi-Purpose Building
35800 Historic Columbia River Highway, Corbett, OR 97019**
Date and Time: April 20, 2010 from 7:00 pm to 8:30 pm

Note: From 5:30-7:00 pm, a separate Open House is being held to share general information on the county land use, code compliance, and transportation programs. This event is not a part of the Springdale meeting.

Multnomah County Land Use Planning is beginning work on a zoning plan for Springdale. You're invited to come and share your views. Our goal is to better understand your Community and to plan for its future under the guidance of Oregon State Planning Goals and Guidelines. Come join us to learn about the process, review data and information about the area, and give us your feedback.

Springdale was recognized as an unincorporated rural community in the Multnomah County Comprehensive Plan and was zoned Rural Center in 1977. State rules recognize that areas of residential and commercial land uses which are more intensive than is allowed on rural land existed outside of urban growth boundaries when the statewide planning goals were adopted in 1973. State Administrative Rules in OAR 660-022-0000 to 660-022-0070 include requirements for counties to implement to help plan for these areas.

Why are we going through this process?

Community plans are required under statewide regulations for unincorporated communities, such as Springdale. The rules generally require that zoning provide for appropriate uses and level of development to ensure that nearby agricultural or forestry uses are not adversely affected, that the capacity and function of transportation facilities is maintained, and that water quality and the carrying capacity of soil and water supplies is maintained. This allows the County to maintain appropriate zoning regulations for its unincorporated areas outside of the regional Urban Growth Boundary (UGB)

What is the timeline for the project?

Our goal is to adopt any needed plan and zoning amendments by the end of this calendar year. A series of three community meetings will be scheduled throughout the year starting with the introductory meeting in April. Future meetings will be scheduled in June and September of this year to review drafts and provide feedback on the community plan.

How can I participate in the process?

If you want more information, if you cannot attend, or if you want to sign up for email updates, please see below for more information on how to participate.

Send us comments:

Attention: Springdale Rural Center Project

1600 SE 190th Ave, Suite 116
Portland, OR 97202
Email: springdaleplan@co.multnomah.or.us
Fax: 503-988-3389

Sign-up for email notices: springdaleplan@co.multnomah.or.us

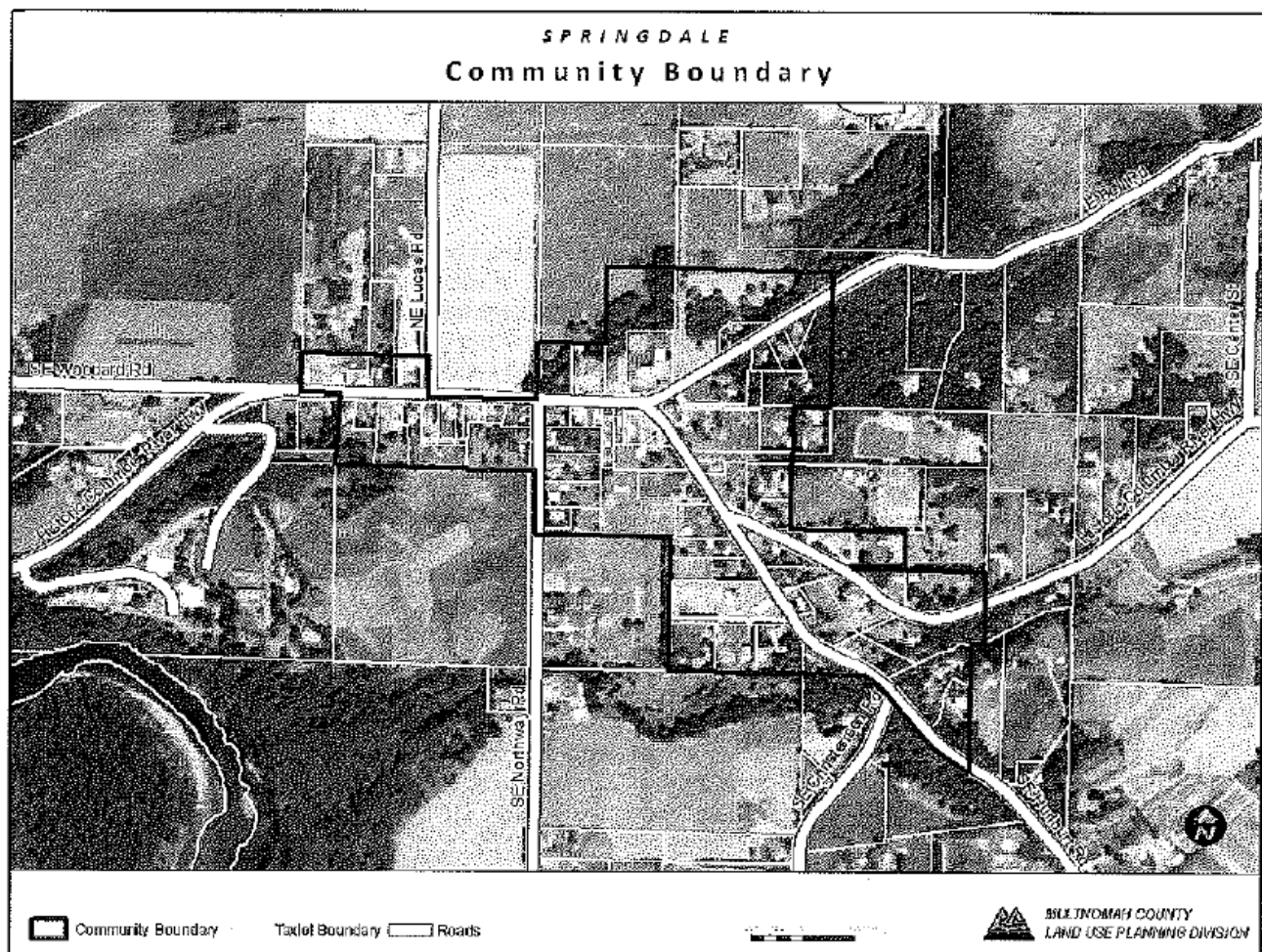
Where can I get more information?

Check online for upcoming dates of future community meetings and posted documents and information at www.multco.us/springdaleplan

Who do I contact if I have questions?

George Plummer
Phone: 503-988-3043 extension 29152
Email: george.a.plummer@co.multnomah.or.us

Joanna Valencia
Phone: 503-988-3043 extension 29637
Email: joanna.valencia@co.multnomah.or.us





Informational Handout

Why are we going through this process?

The Oregon Statewide Planning Goals and guidelines require planning for all the communities in the state. The Oregon Administrative Rules (OAR's) provide supporting legislation for communities working to implement the applicable Statewide Planning Goals. The OAR that applies specifically to land use planning for Unincorporated Communities is OAR 660-022, also known as the Unincorporated Communities Rule.

The Unincorporated Communities Rule requires that established communities outside of urban growth boundaries be designated and planned as one of the four types of communities described in the Rule. Due to the characteristics of the Springdale Rural Center area, county staff has determined that it should be designated as a Rural Community. Specific provisions for Rural Communities require that counties adopt rural community zoning designations for the uses within the area. The type and extent of specific uses permitted are subject to provisions outlined in the Rule.

The Springdale area is currently zoned as Rural Center, which allows single family residential uses outright and requires a conditional use review to establish some community service uses and commercial uses. State rules for rural communities acknowledge that some concentrated areas of residential and commercial activities have come to exist outside of urban growth boundaries. State guidelines for these areas help counties plan for these areas. The state rule requires that counties identify and designate such areas, plan for permitted and prohibited uses, and anticipate future facility needs. This task aims to accomplish this and identify the appropriate designations for this area.

What is the Unincorporated Communities Rule?

Through the Unincorporated Communities Rule, the State has acknowledged that some communities have developed outside of urban growth boundaries to an extent that they are not entirely rural in nature. State guidelines for these areas have been implemented to help counties plan for these areas and bypass a stringent "exceptions" process (detailed in statewide Goal 2, land use planning) in their planning efforts. The rule requires that counties identify and designate such areas, plan for permitted and prohibited uses, and anticipate current and future facilities needs.

The rule provides, first, for areas to be designated as either Urban Unincorporated Communities or one of three rural types of unincorporated communities. An Urban Unincorporated Community contains over 150 permanent residential dwellings and a mixture of land uses, and is served by a community sewer and water system.

According to the State Rule, Rural Unincorporated Communities may be defined as one of the three following types:

- Resort Communities- established primary for recreation and resort purposes.
- Rural Communities- consisting primarily of permanent residential dwellings, with at least two other land uses present (such as commercial, industrial or public uses).
- Rural Service Centers- consisting primarily of commercial or industrial uses. They provide goods and services to the surrounding rural area and to persons travelling through the area.

In order to determine the appropriate designation for the Springdale area, county staff conducted a parcel-by-parcel inventory of the area. The inventory included site visits, inspections of aerial photographs and Assessor data, and a land use overview. The current area of the Springdale Rural Center is defined by the extent of the Rural Center zoning district. The findings from this inventory are illustrated in the land use map we have provided.

What does this task accomplish?

This task will determine the type of community Springdale is and guide us in planning for that type of community. Data collection including an inventory of existing uses, services and infrastructure is being conducted. We will be doing community outreach to discover issues, concerns, and the vision of the community of Springdale. The final product of this task includes a community plan and zoning consistent with the findings of the public process-our research, and state requirements.

The goal of this project is to provide for appropriate zoning for the Community of Springdale and to achieve compliance with Division Oregon Administrative Rule Division 22, Unincorporated Communities Rule. The project will be tailored and focused to follow an approach that achieves compliance.

Our goal is to adopt a community type designation, a community plan and zoning amendments for Springdale. A series of three community meetings will be scheduled: an introductory meeting in April and future meetings will be scheduled in June and September of this year to review drafts and provide feedback on the community plan.

Next Steps

- Future community meetings tentatively scheduled for June and September
- Opportunity to review and comment on Preliminary Plan
- Planning Commission in October/November
- Board of Commissioners in December
- Target to adopt by the end of calendar year

How can I participate in the process?

Send us comments:

Attention: Springdale Rural Community Project
1600 SE 190th Ave, Suite 116
Portland, OR 97233
Email: springdaleplan@co.multnomah.or.us
Fax: 503-988-3389

Sign-up for email notices: springdaleplan@co.multnomah.or.us

Survey available online at: www.multco.us/springdaleplan

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Joanna Valencia
Phone: 503-988-3043 extension 29637
Email: joanna.valencia@co.multnomah.or.us



Springdale

Summary and Inventory

Introduction

Springdale is approximately 3 miles from the city of Troutdale, and is located along the Historic Columbia River Highway. The community is comprised primarily of residential uses, with some community service uses that include churches, commercial uses, and a fire station.

History

Springdale was recognized as an unincorporated rural community in the Multnomah County Comprehensive Plan and was zoned Rural Center in 1977. The established Rural Center zoning district applied to approximately 73 acres in the Springdale Community. This zoning district is intended to encourage concentrations of rural residential development, together with limited local and tourist commercial uses, light industrial uses, and public service uses and centers such as churches, fire stations, schools, etc.

Land Use and Inventory

Table 1 below provides data on the number of parcels and acreage per Land Use designation and three parcel size classifications. A majority of the acreage is in Single Family Use, with a small number in commercial use or vacant land. Springdale is comprised of 81 parcels. There are number of vacant parcels, with the inventory finding that these lots were either in agricultural use, used as a parking area or were back lots of residences.

Springdale
Table 1

		Land Use Designation			
Parcel Size Class	Data	Commercial	SFR	Vacant	Grand Total
0 to 1.99 acres	Total Acres	3.8	41.91	3.23	48.94
	Number of Parcels	9	56	11	76
2 to 3.99 acres	Total Acres	2.12	4.52	3.15	9.79
	Number of Parcels	1	2	1	4
4 to 15 acres	Total Acres			5.1	5.1
	Number of Parcels			1	1
Total Acres		5.92	46.43	11.48	63.83 *
Number of Parcels		10	58	13	81

*Doesn't include acreage in right-of-way
Updated 4/15/10

Zoning

The current zoning of the parcels located within the Springdale Community Boundary is Rural Center. The Rural Center zoning district permits residences outright, and under a Conditional Use Permit may permit 1) limited rural service commercial uses such as local stores, shops, offices, repair shops and similar uses, 2) tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses, 3) light manufacturing uses that employ fewer than 20 people, 4) commercial processing of agricultural or forestry products primarily grown in the vicinity, and 5) community service uses such as schools and churches. All new lots must be at least two acres in size.



[County Home](#) » [Departments](#) » [Community Services](#) » [Land Use & Transportation](#) » [Land Use Planning](#) » [Codes & Plans](#) » [Springdale Rural Community Planning Meeting](#)

Springdale Rural Community Planning Meeting

Upcoming Community Meeting to review draft Community Plan, Policies and Zoning

Tuesday, September 7th, 6:00 pm to 7:30 pm

Location: Corbett High School Cafeteria, Multi-Purpose Building

35800 Historic Columbia River Highway, Corbett, OR 97019

[Flyer](#)

Meeting Documents:

[Plan](#) | [Policies](#) | [Zoning](#)

Documents:

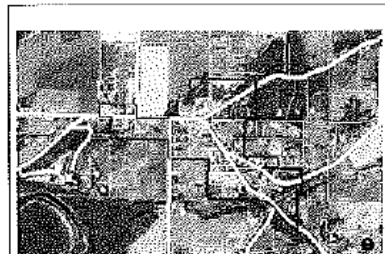
- Handouts: [Summary and Inventory](#) | [Informational Handout](#)
- Maps: [Land Use](#) | [Zoning](#) | [Zoning Overlays](#)
- June 22 Meeting Handouts: [DRAFT Springdale Unincorporated Community Plan](#) | [Memo: Response to community comments raised for Springdale Community](#) | [Springdale Policies Document](#) | [Springdale Zoning Document](#)

Multnomah County Land Use Planning is beginning work on a zoning plan for Springdale. You're invited to share your views. Our goal is to better understand your community and to plan for its future under the guidance of Oregon State Planning Goals and Guidelines. Learn about the process, review data and information about the area, and give us your feedback.

Springdale was recognized as an unincorporated rural community in the Multnomah County Comprehensive Plan and was zoned Rural Center in 1977. State rules recognize that areas of residential and commercial land uses which are more intensive than is allowed on rural land existed outside of urban growth boundaries when the statewide planning goals were adopted in 1973. State Administrative Rules in OAR 660-022-0000 to 660-022-0070 include requirements for counties to implement to help plan for these areas.

Why are we going through this process?

Community plans are required under statewide regulations for unincorporated communities, such as Springdale. The rules generally require that zoning provide for appropriate uses and level of development to ensure that nearby agricultural or forestry uses are not adversely affected, that the capacity and function of transportation facilities is maintained, and that water quality and the carrying capacity of soil and water supplies is maintained. This allows the County to maintain appropriate zoning regulations for its unincorporated areas outside of the regional Urban Growth Boundary (UGB).



Springdale Community Boundary Map
[Click here for full-sized map](#)

What is the timeline for the project?

Our goal is to adopt any needed plan and zoning amendments by the end of this calendar year. A series of three community meetings will be scheduled throughout the year starting with the introductory meeting that was held on April 20. Future meetings will be scheduled in June and September of this year to review drafts and provide feedback on the community plan.

How can I participate in the process?

If you want more information, if you cannot attend, or if you want to sign up for email updates, please see below for more information on how to participate.

Send us comments:
Attention: Springdale Rural Center Project
1600 SE 190th Ave, Suite 116
Portland, OR 97233
Email: springdaleplan@co.multnomah.or.us
Fax: 503-988-3389

<http://www2.co.multnomah.or.us/Public/EntryPoint?ch=eea30e0ee5b672...>

Sign-up for email notices: springdaleplan@co.multnomah.or.us

Attachment D. Public Outreach Materials
PC-10-010, Springdale

Who do I contact if I have questions?

George Plummer
Phone: 503-988-3043 extension 29152
Email: george.a.plummer@co.multnomah.or.us

Joanna Valencia
Phone: 503-988-3043 extension 29637
Email: joanna.valencia@co.multnomah.or.us

Portland, OR 97214 | Phone: 503.823.4000 | TDD: 503.823.6868
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Appendix 6: April 20, 2010 Community Meeting

- Handouts
- PowerPoint Presentation
- Community Input

The April 20th Community Meeting, included a staff presentation and a staff led Community Input Session. The staff facilitated Community Input Session involved a large group discussion with those in attendance. Staff posed the three questions below and initiated discussion and noted the feedback received during the input session. The information below reflects the community input received in response to the three questions asked by staff.

Community Input Session

Springdale Community Meeting
April 20, 2010
Corbett High School, 7-8:30pm

1. What aspects of the Springdale Community do you like? What is important to you?

It's our home.

We should leave it alone.

It's a small community.

Community Center

Its swell!

We like the way it is. ****

Walking the area

Natural Resources

Places for large animals (i.e. horses)

Wildlife

Like the Community Boundary location as it is.

2. What issues are important to the Springdale Community?

Road Infrastructure

Water Service

Off-Street Parking

Lack of services

Lots are small

ODOT Requirements and Right-of-way

Transportation and Safety (speed limits)

Drainage

Roadway Run-Off

Seasonal increases in traffic, especially in the summer when visitors come to the Gorge.

Additional traffic generated from charter school.

3. What suggestions do you have for improving the Springdale Community?

Consideration of boundary location


Job Corps Site- adding site within community boundary

Re-evaluate Commercial Forest Use (west of community)

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

Parking options- improvement

Survey and Comment Letters Received

 Springdale Community Survey	
Please fill out and return to the Multnomah County Land Use and Transportation Program Office by May 7, 2010. Attach additional sheets if needed. The survey is also available online at www.multco.us/springdaleplan .	
1. What aspects of the Springdale Community do you like? What is important to you?	
I love having the historic Springdale School to use as a community center. I like having a market & deli in Springdale.	
2. What issues are important to the Springdale Community?	
Keeping the Springdale school viable as a meeting space for the community.	
3. What suggestions do you have for improving the Springdale Community?	
Buying the Springdale School and improving it to be able to be used for even more community use. Developing the "Blue House" back into a cafe/bakery. Getting another business in between the tavern and Gloria's hair salon.	
Your Name:	Jennifer Prince
Mailing Address:	P.O. Box 237 Corbett OR 97019
Phone Number:	
Email:	jprince@cascadeaccess.com
When completed, please return to: Attention: Springdale Rural Community Project 1600 SE 190 th Ave, Suite 116 Portland, OR 97202 Email: springdaleplan@co.multnomah.or.us Fax: 503-988-3389 Phone: 503-988-3043 Staff Contacts: George Plummer or Joanna Valencia	



Springdale Community Survey

Please fill out and return to the Multnomah County Land Use and Transportation Program Office by May 7, 2010. Attach additional sheets if needed. The survey is also available online at www.multco.us/springdaleplan.

1. What aspects of the Springdale Community do you like? What is important to you?

I've lived in this community for almost 63 years. It has been + still is a wonderful community. Friendly, non-invasive - helpful when needed.

2. What issues are important to the Springdale Community?

We need to make the Springdale School a permitted Bldg. The school is a resource for families, + for children to have a safe place to play. Organic gardening has been encouraged - It is a place for community gatherings - picnics, celebrations for family gatherings - historical society - a great "former" business. It should be encouraged to maintain + grow.

3. What suggestions do you have for improving the Springdale Community?

Save our school Bldg center for the community - Corbett uses it, as much as residents - We need - support each other. Please reign in the bureaucratic demands - parking, etc. Be part of the solution, not the multiple problems. Work together to keep Springdale a safe place. It is "Springdale, where the scenery begins." Help us keep it -

Your Name:	Jean E. Driver	<p>When completed, please return to: Attention: Springdale Rural Community Project 1600 SE 190th Ave, Suite 116 Astoria Portland, OR 97202 Community we love. Email: springdaleplan@co.multnomah.or.us Fax: 503-988-3389 Phone: 503-988-3043 Staff Contacts: George Plummer or Joanna Valencia</p>
Mailing Address:	1105 SE Christensen Rd	
Phone Number:	503-695-5190 Corbett OR 97019	
Email:	Don't have	

4. Include any additional comments, suggestions or questions you may have:

For example We need to encourage more businesses - it was a shame to have to give up the "Blue House" restaurant - largely due to parking restrictions. Help is what is needed - answers, not shuffling blocks. A positive outlook - not always a negative one.

We need money + services from the City.
The first Monday of the month, at the Fire Hall, for Safety action, is a positive force, + is highly appreciated. Ending my comment, on a positive note.

MULTNOMAH COUNTY
PLANNING SECTION
10 APR 23 PM 2:59

RECEIVED



Springdale Community Survey

Please fill out and return to the Multnomah County Land Use and Transportation Program Office by May 7, 2010. Attach additional sheets if needed. The survey is also available online at www.multco.us/springdaleplan.

1. What aspects of the Springdale Community do you like? What is important to you?

BEING A RURAL community
SATISFIED AS IT IS

2. What issues are important to the Springdale Community?

To Keep it AS IT IS.

3. What suggestions do you have for improving the Springdale Community?

~~It~~ IT IS IMPORTANT TO NOT HAVE ANY
MORE HOMES - NO LAND FOR THEM

Your Name:	Kirby	When completed, please return to: Attention: Springdale Rural Community Project 1600 SE 190 th Ave, Suite 116 Portland, OR 97202 Email: springdaleplan@co.multnomah.or.us Fax: 503-988-3389 Phone: 503-988-3043 Staff Contacts: George Plummer or Joanna Valencia
Mailing Address:	708 SE NORTHWAY RD	
Phone Number:		
Email:		

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10 APR 30 PM 2:31
MULTNOMAH COUNTY
PLANNING SECTION

Dear Janice, 4/21/10
Thanks for your time to
come to Springdale/Corbett last
night. You can tell that
people are pretty happy about
the way things are out here
when they complain about
parking on the street (a small
issue in the big picture). I
think the meeting went well
and the folks were
positive.

Regards,

Karen Deane



Springdale Community Survey

Please fill out and return to the Multnomah County Land Use and Transportation Program Office by May 7, 2010. Attach additional sheets if needed. The survey is also available online at www.multco.us/springdaleplan.

1. What aspects of the Springdale Community do you like? What is important to you?

I live on the highway & have for 164 years. I love the traffic & the visitors! I see bikers & car clubs & horses!! It is great! People come from all over the world & ask

2. What issues are important to the Springdale Community?

me for directions as I walk & keep it the same. My yard! —————> over
Enforce the speed limit through town.

3. What suggestions do you have for improving the Springdale Community?

Allow us to save that beautiful ICON on the highway - the Old Springdale School (as in, make it easy for the community to use)

Your Name:	Karen Schaaf	When completed, please return to:
Mailing Address:	32201 E. Hirt Col. Riv. Hwy	Attention: Springdale Rural Community Project
Phone Number:	503-695-5852	1600 SE 190 th Ave, Suite 116
Email:	KESchaaf@gmail.com	Portland, OR 97202
		Email: springdaleplan@co.multnomah.or.us
		Fax: 503-988-3389
		Phone: 503-988-3043
		Staff Contacts: George Plummer or Joanna Valencia

4. Include any additional comments, suggestions or questions you may have:

People from all over the world stop & take pictures of the field & pasture next to my house. People from all over the world stop & take pictures of my flower stand & flowers at my house & the flowers @ Springdale School.

One time a tour bus of visitors from the Orient stopped to video & take pictures of the "cowboys" riding their horses among the cows behind my house!!

Springdale Community Survey

1. We love living in Springdale, it's a nice little area.

We don't want to be incorporate with Troutdale.

Leave troutdale the same and leave Springdale the same. Why change every thing

2 If you want to do something, help us get the old Springdale school fixed up as a community center where we can have all kinds of activities that every one can enjoy.

Stephen Kenney, Jr.
31841 E. Hist. Col. R. Hwy.
Troutdale, OR 97060

HOME 503-695-5151

*Stephen & Patricia
Kenney*

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10 APR 30 AM 8:03
MULTI-NOMAH COUNTY
PLANNING SECTION

Nevalin Scott
31700 Historic Columbia
Troutdale, OR 97060-9376

SPRINGDALE

I have a passion for Springdale. My family bought the garage and filling station in 1959 and we would still be doing business there if the County would have let us. OK.

I cannot imagine living anywhere else. I believe in the folks here and my fondest wish is to continue to help them.

What do we need from the County? Mostly, just let us live and continue to function as a community.

The County Road department does an excellent job, our water district is working to keep us healthy (at a hefty price), our Volunteer Fire Department is second to none, PGE (even though they would rather pay insurance to keep us supplied in the winter rather than putting the wiring underground) does fair, ODOT pretty well does as they see fit with the Historic Columbia River Highway newly named Historic Highway 30 (surprise), the Springdale Country Market and Deli with new owners are doing a truly great job, we have Perfect Climate (employing a number of local folks), a barber, two churches, and the Springdale Pub taking up the slack, with new owners cooperating with the rest of the community.

What we really need and are trying diligently to accomplish IS TO RECLAIM OUR IDENTITY via the Springdale School Community Association. We have the Historical Museum, Art Gallery, Framing shop, Boy Scouts, meeting rooms, community garden, covered building for community functions (the Bob Scott Memorial Pigout, garage sales, Night Out Potluck, Springdale Christmas Tree, Lighted Christmas Parade, and any and all functions that come our way).

So, anything the County can do to help us regain our identity, please do. If the County plans on making things more difficult, please be aware that I make a really good friend or a powerful, unforgiving enemy.

Sincerely,

Nev Scott
(504)695-2553



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10 APR 28 PM 2:01
MULTNOMAH COUNTY
PLANNING SECTION

Appendix 7: June 22, 2010 Community Meeting

The June 22nd Community Meeting, included a staff presentation and a staff led Community Input Session. The staff facilitated Community Input Session involved a large group discussion with those in attendance. Staff initiated discussion and noted the feedback received during the input session. The information below reflects the community input received.

Community Input Session

Springdale Community Meeting

June 22, 2010

Corbett Grade School Cafeteria, 6-7:30pm

Community Input
Recommendation Strong community support for use of gravel surface for parking and access
Issue of flooding on Southside of Historic Columbia River Highway. Concern with impact of possible additional commercial and/or industrial development. Impact to drainage and additional run-off from developments. There are underground springs that affect drainage. Issues with flooding on lots.
Drainage Existing drainage has issues; we need to make sure that we don't add to it.
1 acre vs. 2 acre lot size for new lots. Community support for 1 acre lot sizes.
Sidewalks. Is it possible to require? Community support and recommendation to ODOT for sidewalks.
Industrial Uses. 10,000 (current county code) vs. 40,000 (maximum allowed according to State Rule). <ul style="list-style-type: none">• Comments were received regarding the possibility of not having industry. Some support received for it, but community members still felt that some form of industry is still appropriate for the community.• Consideration for a 5,000 square foot limit was suggested by some community members.• It was also suggested that we should look at the list of Review Uses and Conditional Uses in the zone, and explore whether or not some of the uses should be removed or whether or not some conditional uses should be moved to a review use or vice versa.
Develop a list of existing uses and sizes (i.e. size of Perfect Climate Structure)
Explore drafting code: <ul style="list-style-type: none">• Less than 5,000 square feet would be a Review Use• Greater than 5,000 to 40,000 square feet would be Conditional Use
Is 5,000 square feet sufficient?
Take a look at 10,000 square feet with a 5,000 square feet footprint limitation (lot coverage). Less impact to drainage due to less potential of creating additional impervious surfaces.
Community support for limiting Commercial Uses consistent with State Rule limitation of 4,000 square feet
Attendees identified creeks in the community: Dairy Creek and Springdale Creek.

Appendix 8: Findings

Findings

Statewide Planning Goals Compliance
and Compliance with OAR Chapter 660, Division 22, the Unincorporated Communities Rule

Springdale Community Plan, PC-10-010

Statewide Planning Goals Compliance

MCC Chapter 11.05.180 Standards for Plan and Revisions requires legislative plan amendments comply with the applicable Statewide Planning goals pursuant to ORS 197.175(2)(a). These findings show that the Springdale Community Plan amendments are consistent with and comply with the applicable goals which include: Goal 1: Citizen Involvement, Goal 2: Land Use Planning, Goal 3: Agricultural Lands, Goal 4: Forest Lands, Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces, Goal6: Air, Water and Land Resources Quality, Goal 11: Public Facilities and Services and Goal 14: Urbanization.

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

***Finding:** The public outreach program for the project included a number of different methods including mailed and emailed notification, conducting a community survey, and holding meetings in the community. A series of three public meetings were held in Corbett. These meetings included staff presentations and community dialog sessions. Results from these meetings found that the citizens are generally happy with their community and enjoy the neighborhood, and they want to preserve the community as it is. Concerns raised included ensuring adequate water service, increases in traffic, drainage and run-off, off-street parking and the use of the Springdale Community Building. Public hearings were held before the Planning Commission and Board of Commissioners, where the public had opportunity to provide testimony.*

GOAL 2: LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

***Finding:** The Springdale Community plan and map, policies and zoning amendments put in place the framework needed to carry out the objectives of the Unincorporated Communities Rule by:*

- *Identifying the community boundary,*
- *Inventorizing and analyzing data and information about the community related to the existing land uses, available public services, parcel sizes, and current plan policies and zoning regulations, and*
- *Reviewing the characteristics of the community, preparing a plan, proposing policies and amending the existing zoning regulations for consistency with the State Rule*

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

***Finding:** Agricultural lands in the county are protected for farm use by existing zoning and plan policies, and these are unchanged by the proposed amendments. The community boundary encircles a contiguous area of "exception land," specifically properties that are currently zoned Rural Center. Additionally, the proposed boundary does not include any properties which are currently zoned Exclusive Farm Use (EFU).Proposed*

policies and zoning code amendments include provisions to protect farm use and encourage continued farm use by ensuring that new or expanding uses minimize impacts to Exclusive Farm Use (EFU) zoned land that is adjacent to the Springdale Rural Center zone by requiring “right to farm” measures to be implemented. These measures require recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land.

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Finding: *Forest lands in the county are protected for forest use by existing zoning and plan policies that are unchanged by the proposed amendments. The community boundary encircles a contiguous area of “exception land,” specifically properties that are currently zoned Rural Center. Additionally, the proposed boundary does not include any properties which are currently zoned Exclusive Farm Use (EFU) or Commercial Forest Use-4 (CFU-4).*

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: *The Goal 5 resources in the county are protected by existing zoning and plan policies that are unchanged by the proposed amendments. The community planning efforts recognize the historic Springdale Community, and include policies recognizing the rural character of the area. The only identified Goal 5 resources within Springdale are two streams running through the eastern half the Community which are protected through the existing Significant Environmental Concern Overlay Zone.*

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

Finding: *The OAR Division 22 rule requires that unincorporated community plans assess the capacity of the local public facility infrastructure (i.e., sewer system or septic conditions, water, and transportation systems), and determine if they will be adequate to serve future growth anticipated or planned in the unincorporated community.*

The Springdale area is not served by a community sewer system. All wastewater treatment in the area is accomplished through on-site septic systems. The Unincorporated Communities Rule requires counties to adopt public facilities plans for unincorporated communities with a population over 2,500, or when expected density or potential health hazard indicates a need for such plans. The current population of the area is significantly below the threshold, and there is no known potential health hazard thus there is no indication of a need for a public facility plan, therefore this rule provision does not apply.

The land use and density analysis conducted by staff finds that a minimal number of lots could potentially be developed under the zoning standard of a one acre minimum lot size. All new parcels will have to be served with on-site septic systems that meet Department of Environmental Quality standards. Stormwater control systems designed by an Oregon Registered Engineer to meet no increase of off property flow for up to a 10 year -24 hour rain event are also required.

The carrying capacity is already reviewed by the City of Portland Bureau of Development Services Sanitation and Site Development Office with the office being able to deny or approve building permits based on percolation

tests and site inspections. County requirements currently address stormwater management, and the area is served by the Corbett Water District.

The scale of the existing and potential development allowed through the plan for the Community does not affect air quality.

GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: *Public facilities and services are addressed through the findings below for OAR 660-022-0050 of the Division 22 rule for unincorporated communities.*

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: *The Springdale planning effort recognizes the community as an Unincorporated Community under State Rule OAR Chapter 660, Division 22, the Unincorporated Communities Rule. The Rule provides a framework for counties to use in identifying and designating unincorporated communities outside established Urban Growth Boundaries (UGB) consistent with Goal 14. Establishing planning rules as proposed for the unincorporated community of Springdale is consistent with this goal.*

Compliance with OAR Chapter 660, Division 22, the Unincorporated Communities Rule

The findings below demonstrate that the proposed zoning and comprehensive plan amendments meet the applicable requirements in OAR Chapter 660, Division 22, the Unincorporated Communities Rule.

OAR 660-022-0010

Definitions

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

Finding: *The unincorporated community of Springdale is comprised of 81 parcels. Existing uses include 57 residences, 6 commercial uses, and 3 public uses. There are 15 vacant parcels that are either in agricultural use, parking areas, back yards of residences or just simply public uses that include the Fire District #14 fire station, county owned property occupied by Multnomah County Road Services, and the currently closed Springdale Elementary School. The community therefore meets the definition of a rural community, and the plan adopts provisions applicable to that community type.*

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

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

Finding: *The Springdale community is composed solely of state exception lands as described below in the findings for OAR 660-022-0020(3)).*

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

Finding: *Springdale is listed in the Department of Land Conservation and Development (DLCD) January 30, 1997 "Survey of Oregon's Unincorporated Communities." It also is identified as a rural center in the Multnomah County Comprehensive Framework Plan.*

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

Finding: *Springdale is not within a UGB.*

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

Finding: *Springdale is not incorporated as a city.*

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

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

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

660-022-0020

Designation of Community Areas

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

Finding: *Adoption of the Springdale Community Plan as part of the Multnomah County Comprehensive Framework Plan will designate and plan for Springdale as a rural unincorporated community in accordance with the rule.*

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

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

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

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

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

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

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

Finding: *The land included within the Springdale unincorporated community boundary includes only Goal 3 or 4 exception areas that have historically been considered part of the community and consist of commercial, industrial, residential, or public uses. Land within the Springdale community historically has been zoned at a higher density than surrounding lands zoned for exclusive farm use.*

* * *

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

Finding: *The Multnomah County Comprehensive Framework Plan and zoning map defines the Springdale unincorporated community boundary through the "RC" Rural Center plan and zone designation. This zoning was applied to the area prior to 1982.*

CONCLUSION: The Springdale Community Plan is part of the Multnomah County Comprehensive Framework Plan and meets the applicable designation requirements under OAR 660-022-0020.

660-022-0030

Planning and Zoning of Unincorporated Communities

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

Finding: *Land within the Springdale Community Plan is proposed to continue to be zoned similarly to the current Rural Center zoning. Proposed key amendments to the zoning code address commercial and industrial development consistent with the provisions of the OAR, revised off-street parking requirements, and amendments to the dimensional standards. In addition, the amendments include the changes of the minimum lot size from 2 acres to a 1 acre minimum lot size.*

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

Finding: *The plan, policies and zoning code authorizes a one acre minimum lot size for new lot creation.*

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

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

* * *

Finding: *The Springdale Rural Center (SRC) zoning designation permits the uses identified in OAR 660-022-0030(3). In recognition of feedback received from the community, a limitation to the square footage of floor space has been reduced to 15,000 square feet from the 40,000 allowed for small-scale low impact industrial uses.*

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

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

Finding: *The Springdale Rural Center (SRC) zoning designation permits the uses identified in OAR 660-022-0030(4). This zone includes a limit on building sizes consistent with the definition of small-scale, low impact uses (maximum of 4,000 square feet of floor space) as defined by OAR 660-022-0030(10).*

* * *

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

Finding: *Agricultural lands in the county are protected for farm use by existing zoning and plan policies, and these are unchanged by the proposed amendments. The community boundary encircles a contiguous area of “exception land,” specifically properties that are currently zoned Rural Center. In addition, proposed policies and zoning code amendments includes provisions to protect farm use and encourages continued adjacent farm use through the addition by ensuring that new or expanding uses minimize impacts to Exclusive Farm Use (EFU) zoned land that is adjacent to the Springdale Rural Center zone by requiring “right to farm” measures to be implemented. These measures require recording of a covenant that recognizes the rights of adjacent farm managers to farm their land.*

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

Finding: *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 the Oregon Department of Transportation (ODOT).*

The land use regulations contained in the Springdale Community Plan and other applicable County planning documents are consistent with the function, capacity, and level of service identified for the transportation facilities serving the community. According to county policies and zoning regulations in place, results from the community inventory and analysis, and staff discussions with the Oregon Department of Transportation, it is found that the Rural Community Plan for the Springdale Community will not affect the existing or planned transportation facilities.

The existing transportation network is capable of accommodating the one acre minimum lot size density. According to ODOT staff and county transportation plan road classifications, roads in the area are adequate to accommodate existing and future traffic levels resulting from existing uses and potential build out. 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.

(8) Zoning applied to lands within unincorporated communities shall ensure that the cumulative development:

(A) Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and

(B) Will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.

Finding: *The community of Springdale is not within a designated health hazard area nor is it served by a public sanitary system. Currently, wastewater can only be treated through individual septic or other on-site treatment systems. Review of the area's carrying capacity is already being conducted by the City of Portland Bureau of Development Services Sanitation and Site Development Office with the office being able to deny or approve permits for new systems for new development based on percolation tests and site inspections. County requirements currently address stormwater management through an engineer review and design of stormwater detention systems, and the area is served by the Corbett Water District. Proposed developments require on-site sewage disposal and stormwater review. These provisions ensure that the cumulative development will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations and that development will not exceed carrying capacity of the soil or of existing water supply resources and sewer services.*

* * *

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

Finding: *The Springdale community Springdale Rural Center (SRC) zone includes the 4,000 square foot size limit for small-scale, low-impact buildings in commercial use within rural unincorporated communities.*

(11) For purposes of subsection (c) of section (3) of this rule, a small-scale, low impact industrial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 60,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 40,000 square feet of floor space.

Finding: *The Springdale Rural Center (SRC) zoning designation permits the uses identified in OAR 660-022-0030(3). In recognition of feedback received from the community, a limitation to the square footage of floor space has been reduced to 15,000 square feet from the 40,000 allowed in the State Rule.*

CONCLUSION: The Springdale Community Plan is implemented through the Springdale Rural Center Zone. The proposed amendments together with the existing zoning regulations results in compliance with the state rule.

660-022-0050

Community Public Facility Plans

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

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

* * *

CONCLUSION: Springdale is a rural unincorporated community with a population less than 2,500. The community is served by the Corbett Water District. The area has not been officially designated as a health hazard. Therefore, none of the conditions cited in (a) through (d) are met and the Springdale Community Plan is not required to include a sewer and water community public facility plan.

660-022-0060

Coordination and Citizen Involvement

ORS 660-022-0060 requires that counties shall ensure that residents of unincorporated communities have adequate opportunities to participate in all phases of the planning process.

Finding: *Multnomah County Land Use Planning staff formulated a process for preparing the Springdale Unincorporated Community Plan and completing the unincorporated community planning requirements for the State Rule. The process included public outreach that consisted of a series of three public meetings held nearby in Corbett, web pages for each community that included information on the project and process as well as served as a resource to download electronic copies of the project documents, mailed property owner notification, emailed notifications to interested parties list, and distribution of a community survey to gather community input. Public hearings will be held before the County's Planning Commission and Board of*

Commissioners. Public notice and other procedures associated with these hearings comply with the applicable requirements listed above.

This project has involved coordination with the Corbett Water District, Portland Bureau of Development Services, County Transportation Planning, Oregon Department of Transportation, the local Fire District, and the Corbett School District. In addition coordination with the Portland Bureau of Development Services has occurred. Portland Bureau of Development of Services conducts on-site sewage reviews for this area. Notices proposing to designate Springdale as an unincorporated community were mailed to these agencies prior to the first adoption hearing.

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