

Springdale Unincorporated Community Plan



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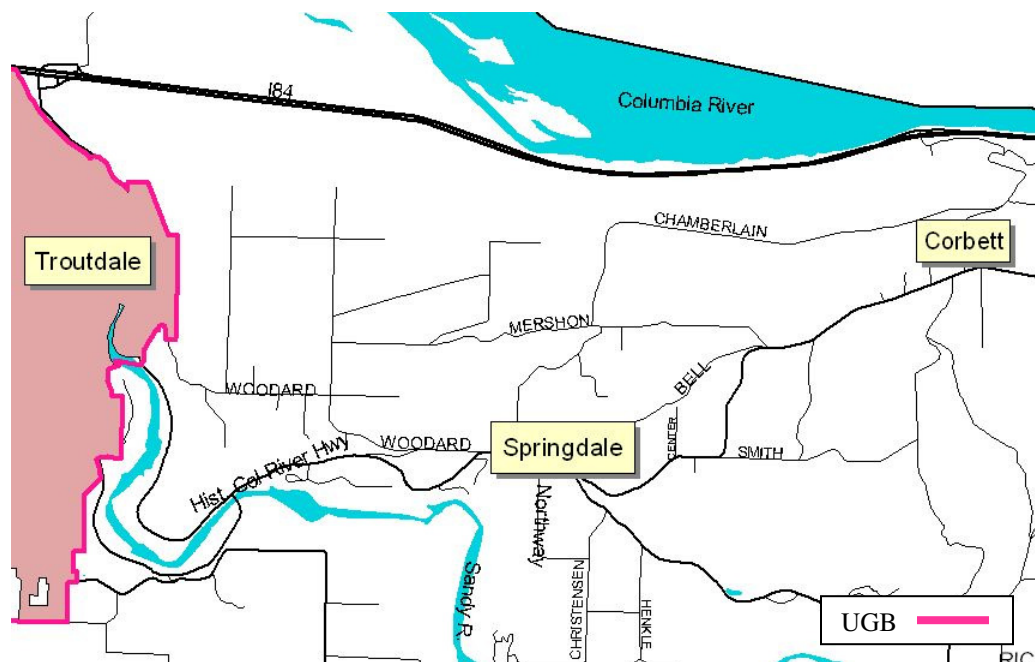
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I. Background

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

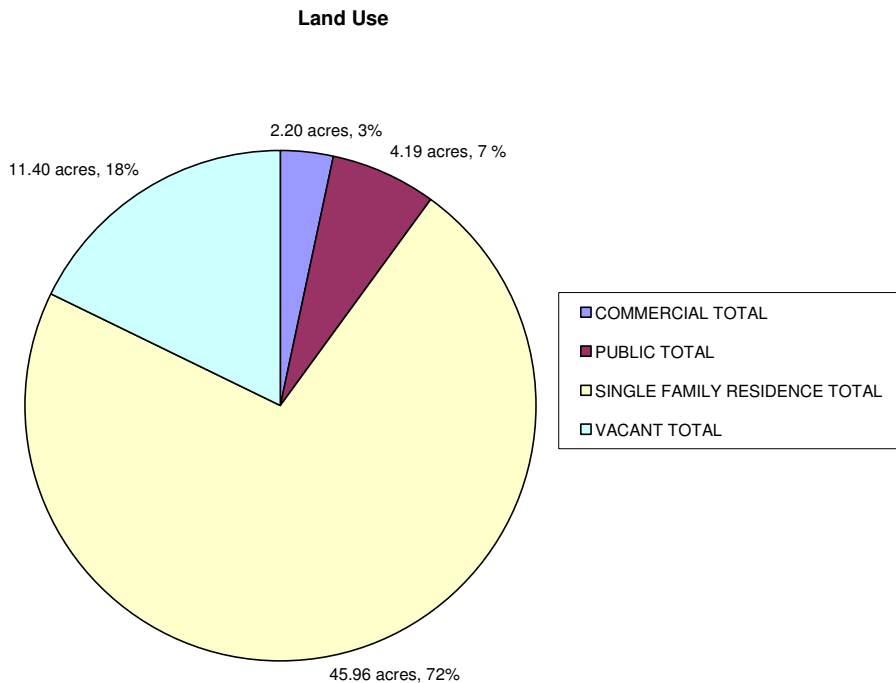
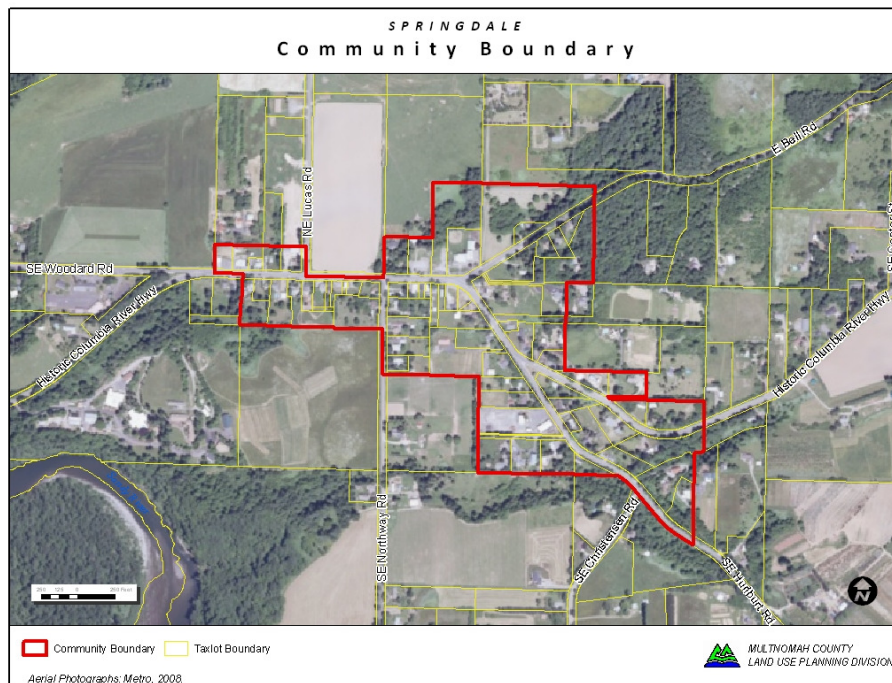


Chart 1: Land Use Acres and Percentages

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 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.

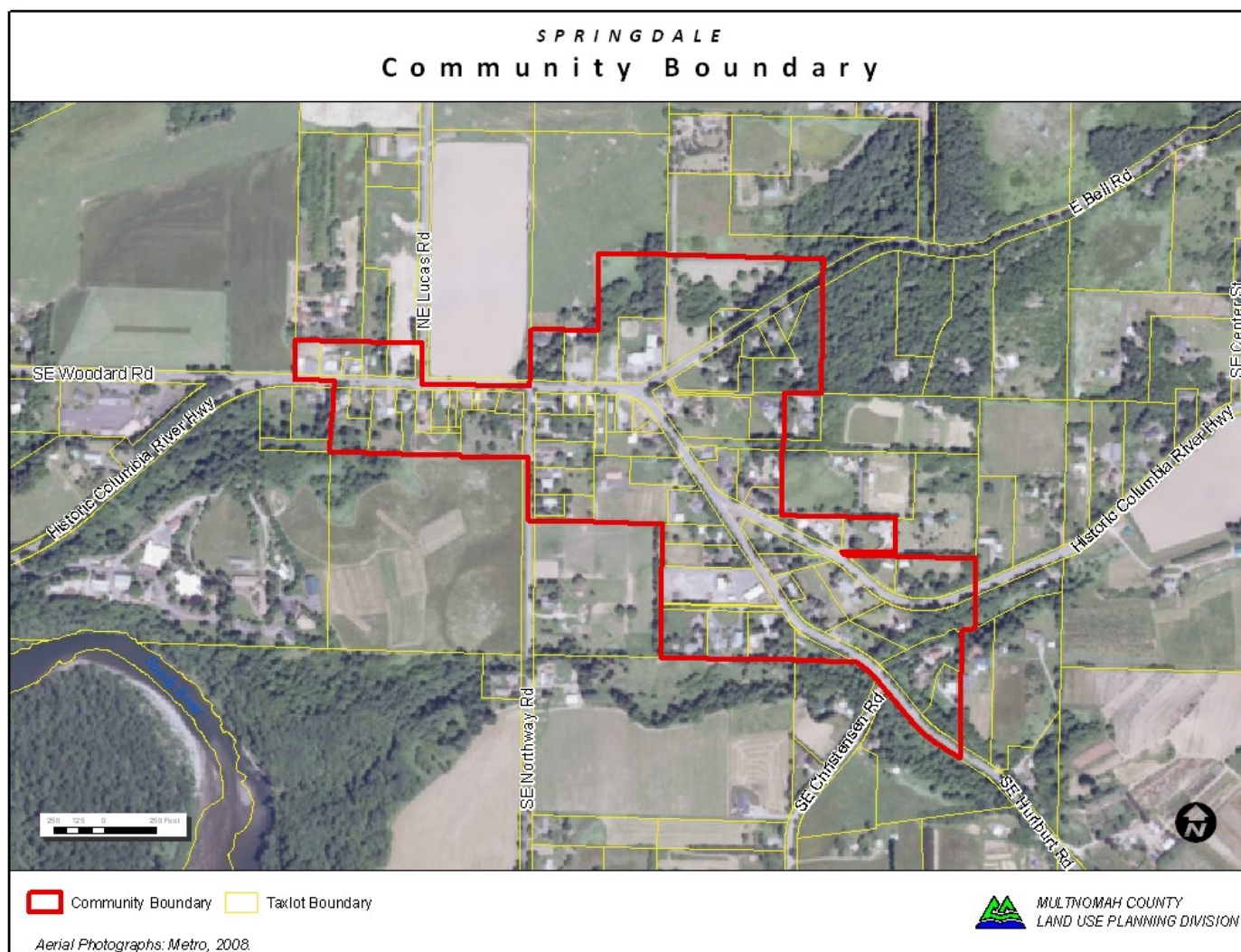
According to county policies and zoning regulations in place, results from the community inventory and analysis, and staff discussions with the Oregon Department of Transportation, it is found that the Rural Community Plan for the Springdale Community will not affect the existing or planned transportation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

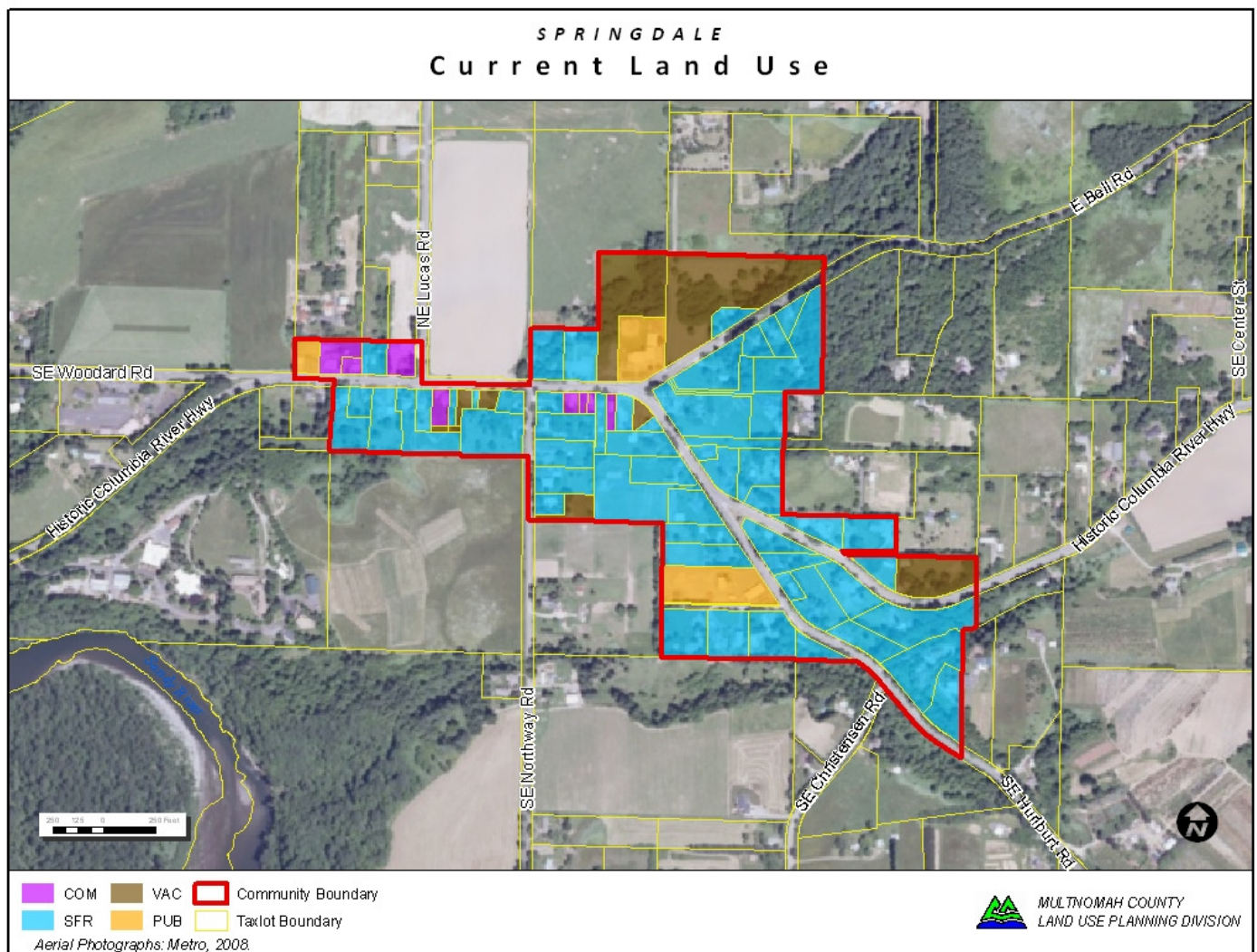
Appendix 1: Zoning Code (Proposed zoning code to be attached)

Appendix 2: Maps

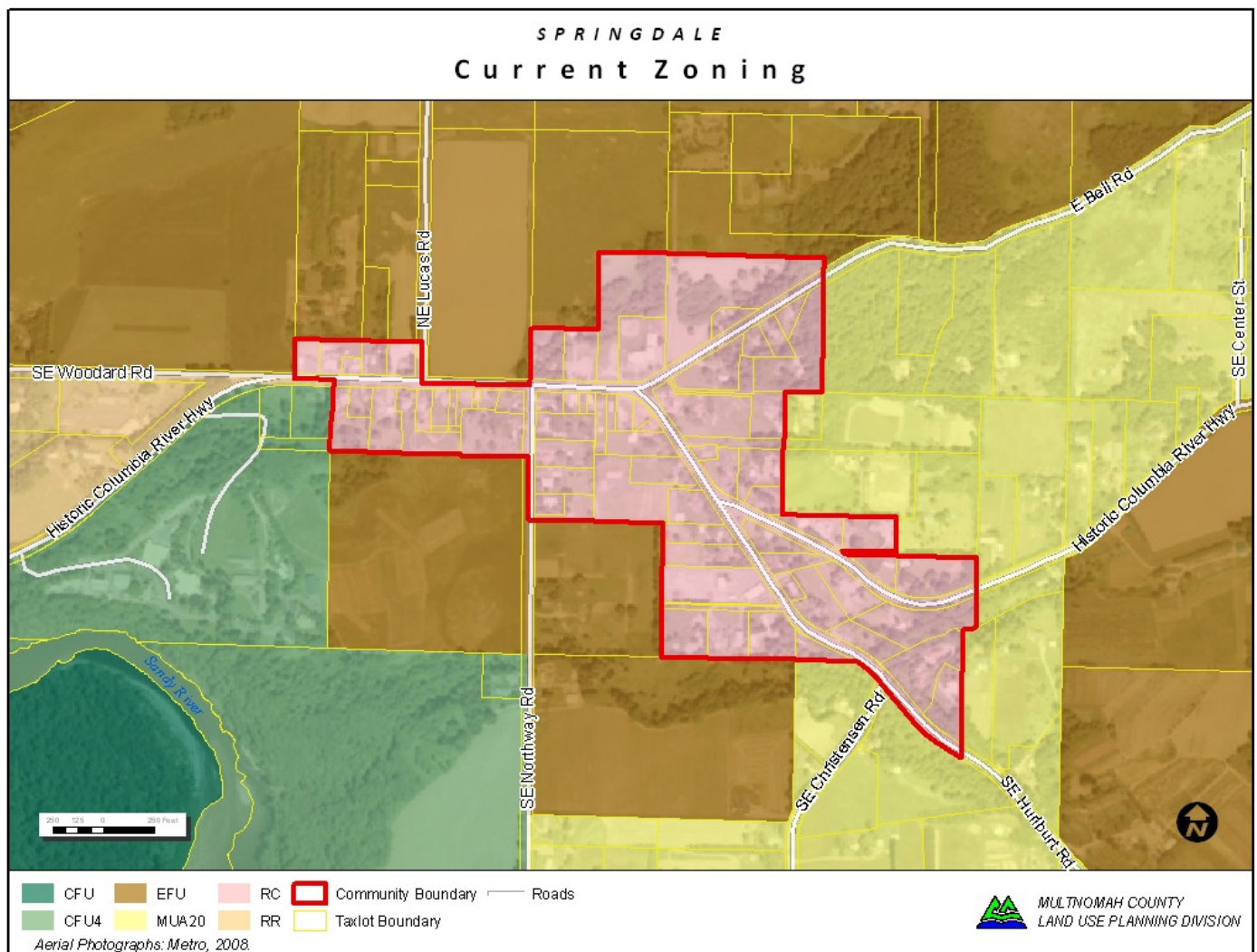
Map 1: Community Boundary



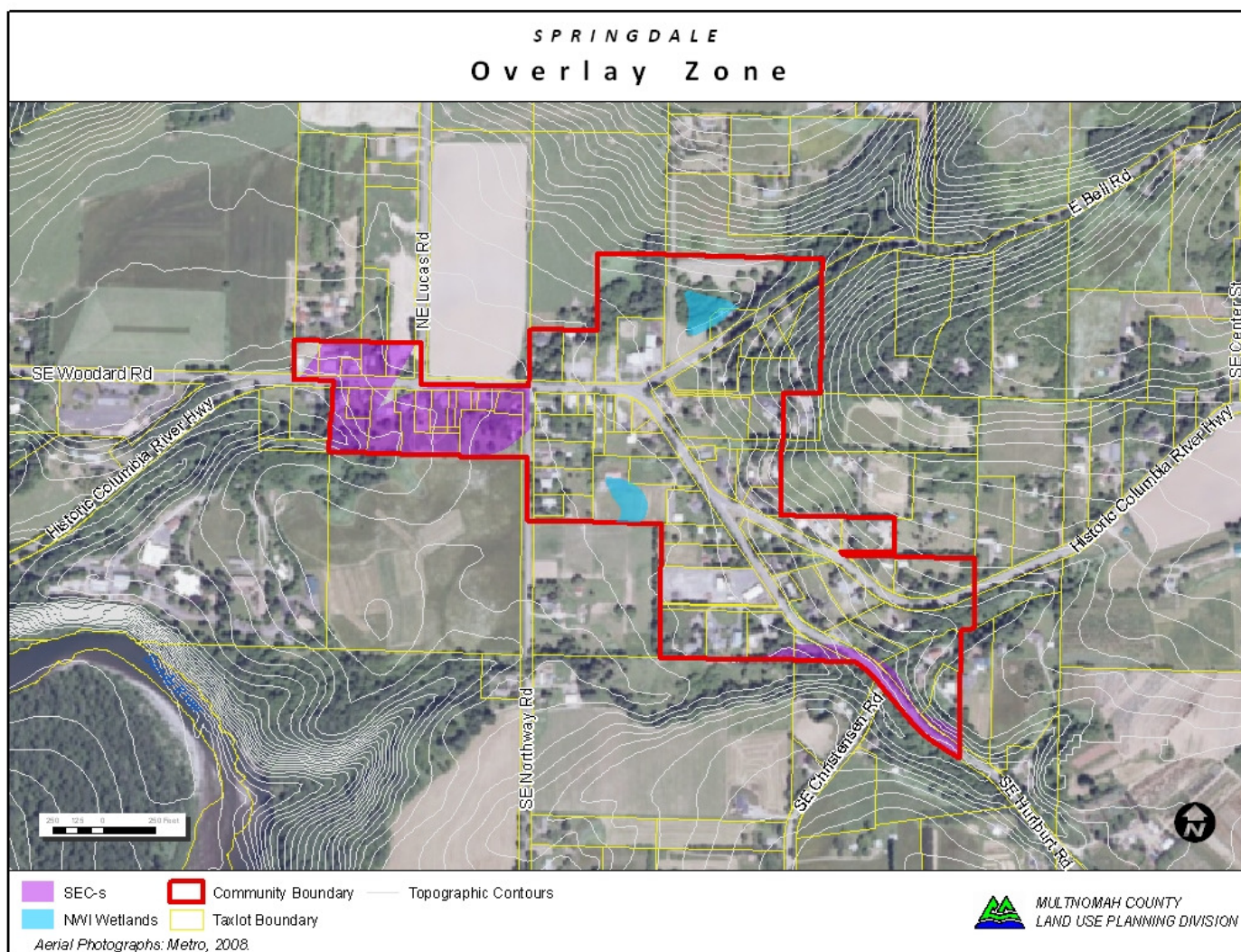
Map 2: Land Use



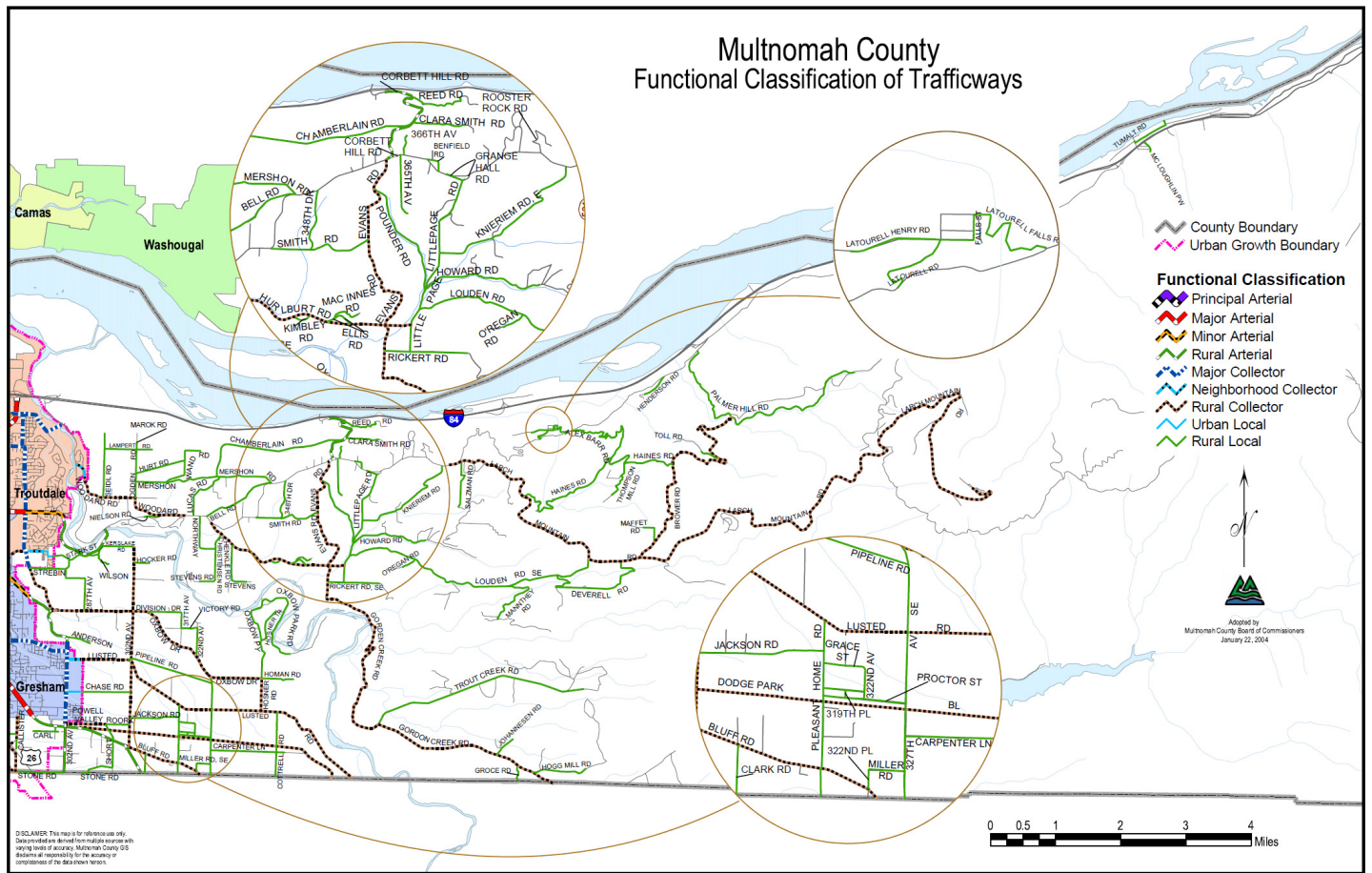
Map 3: Zoning



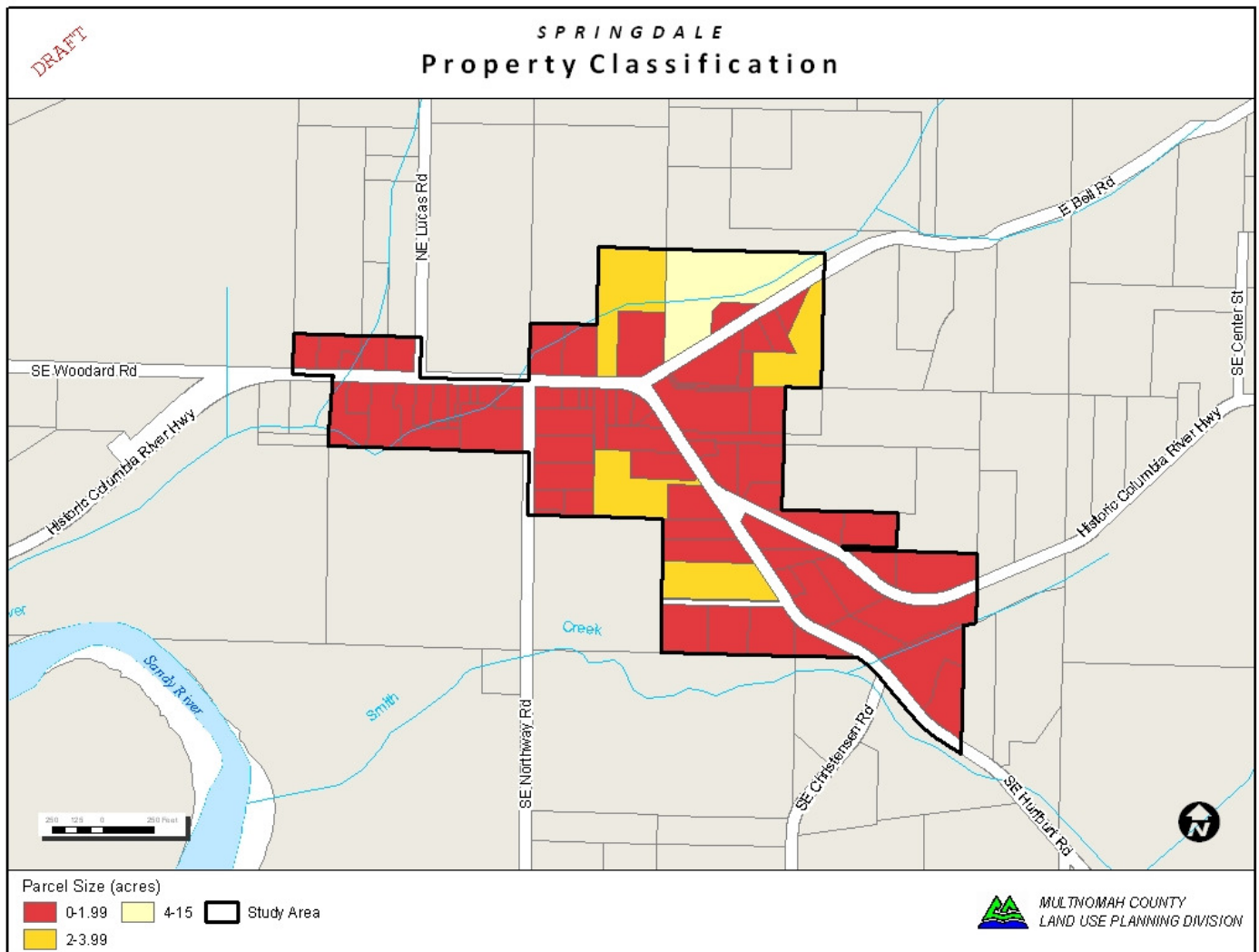
Map 4: Zoning Overlay



Map 5: Transportation



Map 6: Range of Parcel Sizes (Acres)



Appendix 3: 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 4: Public Involvement and Process

- Fliers
- Website

Appendix 5: 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 "fun" 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 saying of "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. Here is what is needed - answers, not stamping 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 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:		

RECEIVED
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	<p>When completed, please return to: Attention: Springdale Rural Community Project 1600 SE 190th 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</p>
Mailing Address:	32201 E. Hirt Col. Rv. Hwy	
Phone Number:	503-695-5352	
Email:	KESchaaf@gmail.com	

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*

RECEIVED
10 APR 30 AM 8:03
MULTNOMAH 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



RECEIVED
10 APR 28 PM 2:01
MULTNOMAH COUNTY
PLANNING SECTION

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.