



**OFFICE OF COUNTY COUNSEL**

PUBLIC SERVICES BUILDING  
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February 17, 2022

Board of County Commissioners  
Clackamas County

Members of the Board:

Consideration of an Order to Approve the Petition, as modified, for the formation of a  
Special District under ORS Chapter 266 to be called the Hoodland Park District

<b>Purpose/Outcome</b>	To hold a discussion to decide whether to adopt an Order to approve, modify, or reject a petition for formation.
<b>Dollar Amount and Fiscal Impact</b>	A predicted rate of \$0.57 per \$1,000, up to a maximum of \$0.67 per \$1000, of assessed value on real property within the proposed boundary of the special district.
<b>Funding Source</b>	Property within proposed boundary of the special district. No general funds are involved.
<b>Duration</b>	Permanent if approved.
<b>Previous Board Action/Review</b>	Public Hearings: January 6, 2022, January 20, 2022 Discussion Item: February 3, 2022
<b>Strategic Plan Alignment</b>	Building public trust through good government.
<b>Counsel Review</b>	February 9, 2022
<b>Procurement Review</b>	No, item is for a discussion item to consider adoption of an Order to Approve the Petition as Modified, or to Reject.
<b>Contact Person</b>	Jeffrey D. Munns, Assistant County Counsel. 503-742-5984

**BACKGROUND:**

The Clackamas County Board of County Commissioners has considered a Petition for formation of the Hoodland Park District under ORS Chapter 266. The Board has conducted a public hearing that opened on January 6, 2022, and was continued to January 20, 2022. A further discussion was held on February 3, 2022. On that date a Motion to approve the Petition as modified to exclude all portions of the proposed district within zip code 97028, and that the district have a five member board was passed.

During that discussion the Commissioners discussed the intent to remove the areas of Government Camp, Cascade Summit and Wapanitia from the proposed district. This would reduce the size of the proposed district that would encompass areas as proposed from east

of Sandy and continue to Rhododendron ending to the west of the intersection of Highway 26 and Kiwanis Camp Rd.

Since February 3, 2022 staff has learned that there are a number of properties to the west of Kiwanis Camp Rd. that use zip code 97028. This is inconsistent with the zip code map that staff reviewed and referred to in discussions on January 20, 2022 and February 3, 2022.

The attached draft Order to Approve the Petition as Modified and Referring the Question to the May 2022 Ballot includes the areas of Rhododendron that use a 97028 zip code to the west of the intersection of Highway 26 and Kiwanis Camp Rd. Should this not be the intent of the Board of County Commissioners the Order to Approve may be edited or an Order to Reject the Petition may be adopted.

**OPTIONS:**

1. Approve the Petition as Modified and enter an Order to hold an election; or
2. Adopt an Order rejecting the Petition.

Respectfully submitted,

Jeffrey D. Munns  
Assistant County Counsel

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving the  
Formation of the Hoodland Park  
District as Modified and Referring  
the Question to the May 2022 Ballot



Order No. 2022-\_\_\_\_  
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**Whereas**, this matter coming before the Clackamas County Board of County Commissioners at this time, and it appearing that Petitioners have proposed formation of the Hoodland Park District pursuant to ORS Chapter 266; and

**Whereas**, it further appearing that petitioners have satisfied the requirements in ORS 198.705 to 198.955 to circulate the petition reviewed by the Board of County Commissioners; and

**Whereas**, it further appearing that petitioners obtained a sufficient number of signatures that were certified by the County Clerk; and

**Whereas**, it further appearing that the proposed district lies entirely outside of the jurisdiction of Metro and as a result is not subject to Metro Code 3.09; and

**Whereas**, it further appearing that this matter came before the Board of County Commissioners for public hearing on January 6, and January 20, 2022;

**Whereas**, it further appearing that the petition for formation seeks to establish a district with a board of seven directors and ORS 266.320 requiring that the board be either three or five members;

**Whereas**, it further appearing that on February 3, 2022 at a regularly scheduled and noticed business meeting the Board of County Commissioners voted to modify the boundaries of the proposed Hoodland Park District by removing those properties located within the zip code 97028 east of where Kiwanis Camp Rd. intersects with Highway 26 and to refer the Formation of the Hoodland Park District to the May 2022 ballot to consist of a Board with five members;

**Whereas**, it further appearing that the properties sought to be transferred from Clackamas County to the Hoodland Park District consistent with an MOU with the Hoodland Women's Club are all located within the Welches area of the proposed district;

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving the  
Formation of the Hoodland Park  
District as Modified and Referring  
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Order No. 2022-\_\_\_\_  
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**Whereas**, it further appearing that the areas of the proposed district within zip code 97028 are not contiguous with the other portions of the proposed district, and located at a distance where residents will not likely benefit from the park properties located in Welches;

**Whereas**, it further appearing that the areas within the zip code 97028 within the proposed district as described in the formation petition would not be benefitted from inclusion in the proposed district;

**Whereas**, it further appearing that the Board of County Commissioners have considered the local comprehensive planning for the area, economic, demographic and sociological trends and projections pertinent to the proposal, past and prospective physical development of land that would directly or indirectly be affected by the proposed Hoodland Park District and the goals adopted under ORS 197.225; and

**Whereas**, it further appearing that the Board having heard testimony, reviewed information submitted into the record of the public hearing, and having reviewed the matter consistent with the criteria set forth in ORS 198.805.

**NOW, THEREFORE, IT IS HEREBY ORDERED:**

1. That the petition for formation of Hoodland Park District, Exhibit 1, pursuant to ORS Chapter 266 is approved, as modified herein, to be placed on the ballot for the May 17, 2022 election for those electors within the territory of the proposed district as described in Exhibit 2, modified legal description, and Exhibit 3, modified map for Formation of a Park and Recreation District - Hoodland Park District;

2. The ballot measure question for the formation of the Hoodland Park District shall be stated as: Shall the Hoodland Park District be formed with an independently elected board under ORS 266 at a permanent rate of \$0.67 per \$1000 of assessed value?; and,

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving the  
Formation of the Hoodland Park  
District as Modified and Referring  
the Question to the May 2022 Ballot



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**3.** The Clackamas County Clerk's Office shall place on the ballot within the territory of the proposed Hoodland Park District five at-large positions for the board of directors of the proposed district to serve should the voters approve the ballot measure to form the district.

DATED this \_\_\_\_ day of February, 2022.

**CLACKAMAS COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Tootie Smith, Chair

\_\_\_\_\_  
Recording Secretary

**BOARD OF COUNTY COMMISSIONERS  
CLACKAMAS COUNTY, OREGON**

**PETITION FOR THE FORMATION OF A SPECIAL DISTRICT**

Pursuant to ORS 198.705 to 198.755, the signatories hereto petition the Board of County Commissioners of Clackamas County to initiate proceedings for the formation of a special district to be called the Hoodland Park District. The nature of the proposed special district is a parks and recreation district organized under ORS Chapter 266 for the purpose of developing, managing and operating certain park areas and structures for the express purpose of providing the public with unique recreational activities within the district.

The Only Affected County is Clackamas County, which is therefore the principal county as defined in ORS 198.705.

The affected districts, as defined in ORS 198.705, and the principal Acts thereof, are as follows:

DISTRICT	PRINCIPAL ACT ORS Chapter:
Hoodland Fire #74	478
Clackamas County Vector Control	452
Port of Portland	778
Mt. Hood Community College	332
Oregon Trail School District	332
ESD Clackamas	334
County Soil & Water Conservation	568
San 2 Gov Camp	450
County Service District for Government Camp Village	451
County Extension + 4H	451
County Library	357
Urban Renewal County	457

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The Boundary for the proposed special district is described in **Exhibit 2**. And as show in the Map **Exhibit 3** The territory in the proposed special district is inhabited.

The proposed special district will be managed by a five person board of directors to be elected at large by registered voters within the special district.

The proposed permanent tax rate to support the services and functions of the proposed special district in the manner described in the economic feasibility statement required by ORS 198.749 is \$0.67 (67 cents) per thousand dollars of assessed value of real property within the proposed special district.

Formation of the proposed park district will meet the necessary conditions set by Clackamas

County for the conveyance of four parcels of approximately 20 acres. All parcels are located on Salmon River Rd., Welches, Oregon 97067. Said parcels include the former location of the Dorman Center and the current location of the Community Gardens. Approximately 4 acres directly across the street from the Welches School complex will be dedicated to the first community park. This park will be constructed with the same and or similar layout and amenities as set forth in the feasibility study as **Exhibit A**.

We the undersigned individuals affirm under penalty of perjury that we are the Chief Petitioners and are authorized to sign this Petition for Formation of a Special District and that all statements in this Petition are accurate to the best of our knowledge.

Oct 22, 2021  
Date

Bonnie Hayman  
Bonnie Hayman

Oct. 22, 2021  
Date

Marci Slater  
Marci Slater

Hoodland Park District  
Economic Feasibility Study  
2021

I. Description of services and functions to be performed or provided by the proposed district.

Hoodland Park District will serve the villages of Brightwood, Wemme, Welches, ZigZag, Rhododendron, Government Camp, Wapanitia, Summit Meadows and the remote residential areas on either end of the district. The District will be responsible for the development of park lands, management of the construction of said lands, applications for grant money as an eligible entity to receive such monies, ongoing maintenance and security of the developed properties, and will provide supervision for all activities sponsored or co-sponsored by the District within District boundaries. The District Board will also remain alert to the Park District needs and goals of each Village within the District in order to ensure the services remain current and relevant for its residents.

The development of District Park lands will, initially, include four parcels of land donated to the District by Clackamas County Parks Department. Specifically, the properties known as the Dorman Center - Map 37E04AA03600 (2.71 acres) and 37E04AA03300 (L24 acres), the Water Tower - Map 37804 00903 (5.14 acres), and the Hunchback Strip - Map 37804 00904 (10.62 acres). This will involve the design and construction of a community park on the Dorman Center tract of land described in more detail below. The District will also be responsible for any subsequent real property acquired by the district after formation. The development of District projects may also include but not be limited to bike and pedestrian pathways and trails connecting the smaller Villages and their planned Parks to each other. Such trails or pathways already developed and maintained by other government agencies or other organizations would not be included. Additional special projects already discussed include a Community Center to house such necessary organizations as the Senior Center, a Daycare Center and rooms for large and small community meetings and instructional classes, a proposed skating rink in Government Camp, and specialized activities in partnership with local organizations such as the Oregon Trail School District and Hoodland Senior Center.

The District will also provide construction management of the initial park plan developing construction timelines and contracting with construction companies as well as monitoring the construction process to completion of the work. The Park elements will include but not be limited to a parking space and amenities needed for an onsite park host, a pavilion with tables and an outside kitchen, playground, restroom, safety lighting, skate park, pump track, walking trails with an ADA accessible loop, dog area with fencing, expanded community garden, amphitheater, bike racks, benches, information and historical kiosk, and parking area with shuttle transfer. Once the District is formed and a Board of Directors is elected a more inclusive process would be instituted to test assumptions of the planners about the needs of the community. These Park elements are included in the original design for a park to be built on the property donated to the District by Clackamas County and are not listed in prioritized order. See attached Exhibit A.



The elected District Board will be responsible for acquisition and management of funds to operate the District, will oversee hired staff and will have the authority to approve any new development or program. The primary source of funding will come from the annexed tax rate approved by voters within the proposed District boundaries at the time of the formation of the District. The Board will focus heavily on grant money from both private and public sources to fund major asset development. See an attached list of potential grant resources. See attached Exhibit B.

There will be ongoing maintenance needs such as upgrades of safety equipment to meet improved protocols, repairs and improvements of Park District properties. The maintenance will be provided by employees and contracted staff of the District.

The District will provide supervision for any and all activities sponsored by the District. These activities may include scheduled and special events such as concerts, other cultural events and gatherings, sports competitions with District leagues. The District will develop partnerships with other districts, organizations and state and local colleges to provide educational programming to different groups of residents who live within the boundaries of the District. These partnerships will be sought by the District and may include Oregon Trail School District, Mt Hood Community College, Clackamas Community College, Oregon State University Extension Services, private organizations and clubs, and US, state and county agencies for example.

## II. Analysis of Relationships between Hoodland Park District and Other existing or needed local government services.

Within the proposed Hoodland Park District boundaries there are other districts, government agencies, and private organizations providing services to the residents of the proposed district. The proposed Hoodland Park District will seek a working relationship with these other government and private entities by partnering with them to provide enhanced services and activities for overlapping populations and/or by identifying, developing, and implementing programming opportunities that will complement existing services making sure that special needs populations are included in all planning.

The US Bureau of Land Management (BLM) owns and manages Wildwood Park which is a well-developed park and recreational opportunities including trails, picnicking, pavilions, and interpretive paths illustrating the habitat of the Wild and Scenic Salmon River, one of three rivers in the Hoodland community with that special designation. Wildwood Park is a valued asset to the community and is often used for large and small group gatherings by reservation at the pavilion facilities. BLM has suggested plans to develop this day use area further with some overnight facilities (rentable yurts or other camping facilities). As a day use park there is a daily use fee. Hoodland Park District facilities would be free, day use only, provide previously listed services, and could be placed within direct access to each of the Hoodland Villages with the plan to connect the Villages with network of pathways. The proposed District may seek a partnership with Wildwood Park and the Welches Schools to provide supervised after school educational and recreational programming as an example of a potential for many opportunities to mutually serve the District's population.

BLM also has developed a mountain biking course, Sandy Ridge Trail, which is located within the Hoodland Community. Sandy Ridge attracts both local and out of town families and experienced mountain bike enthusiasts to a planned trail network which includes parking and restroom facilities. This is, indeed, an important and desirable asset to the Community. These trails are self guided and provide year-round activities. Hoodland Park District would not duplicate this asset but, instead would compliment Sandy Ridge by developing a bike pump track which would serve as a training and practice activity for the mountain biking sport enjoyed all over the mountain community and beyond. The Park District may also want to use the Sandy Ridge facilities for on sight mountain biking safety and skill instruction.

Barlow Wayside Park Trails is adjacent to Sandy Ridge Trail and was developed in partnership with Clackamas County Parks. This network of hiking trails are lovingly maintained by local private citizens. It is another example a history of partnerships between residents and government agencies. The trails provide an easy hike and introduction to the beauty of Hoodland forests. The Hoodland Park District may seek out a partnership with Barlow Wayside to provide youth with the education and activity of trail management. There are future plans of connecting the Barlow Wayside and Sandy Ridge Trail networks. The proposed Hoodland Park District once established would be a likely partner in the development of such plans. The proposed Hoodland Park will have trails seeking to accommodate a wider population including people with mobility challenges.

The United States Forest Service (USFS) has several assets in and around the Hoodland area with the Zigzag Ranger Station at the heart of their recreational activities. The USFS trail system is well developed and attracts people from all over the world as does their camping facilities. Hoodland Park District will want to partner with USFS to connect the proposed Hoodland Park trails with the Forest service trails as the proposed park boundaries are adjacent to USFS land. The Park District would seek a partnership to provide educational/recreational activities with the Ranger Station services, for example, mushroom hunting, wilderness safety, and vegetation identification classes.

The Hoodland Park District Committee has already been in discussion with the Oregon Trail School District about partnering in afterschool programming as well as adult continuing education. The school district has both the Welches Elementary and Middle Schools conveniently situated across the street from the proposed Hoodland Park (Dorman Center site). The close proximity could offer easy access for children after school as a safer alternative to traveling into Sandy, Oregon (20 miles away) for skateboarding and pump track activities. This relationship between School District and Park District becomes particularly economic in the shared cost of building uses after school and in the evenings. Planned cooperative activities could include an unlimited range of activities and instruction for both children and adults. This is currently a huge gap in service provision in the Hoodland community due to the rural and remote location of this community of villages.

Along the same lines, The Hoodland Park District could partner with local Community Colleges and Extension Services to provide a wide range of instruction to the local residents. There are many private organizations in the community who's members would benefit from such

partnerships. The Trillium Garden Club might want to host an OSU Extension lecture on native plant care either at the school or the Park District Community Center as an example. There are a wide variety of private groups with a full range of interests that could be networked by a central Park District to provide services to a broader range of residents of varying needs. These groups include Hoodland Senior Center, Hoodland Library, Local Church groups, Lion's Club, Hoodland Women's Club, Trillium Garden Club, Iwaca Community Garden, Golf Club, and the local Rhododendron and Government Camp CPO's. They all have a stake in the community and, therefore, in the Hoodland Park District's plans for the community. With so many potential partners with a wide range of interests The Hoodland Park District will be very effective at planning for and executing programs and properties that meet the needs of its community members.

In conclusion it is safe to say that the formation of a governmental District to centralize the organization, planning, development and implementation of recreational programming for the Hoodland area is way overdue. Without its own centralized, local government agency, the Hoodland area struggles to behave like an integrated community. There is, currently, no structured vehicle capable of giving voice or responsive action to the many needs and concerns of the uniquely diverse people of the Hoodland area in a unified way. Developing a locally operated Park District will bring to this diverse community an identity based on a mutual desire to gather and recreate together. A cohesion results and out of that cohesion comes a much more effectual community able to meet the needs of its people.

**HOODLAND PARK DISTRICT**  
**PROPOSED ITEMIZED BUDGET**

**The budget is set up on a fiscal year basis to coincide with anticipated tax revenue distribution time frames.**

The over all concept of the first four years is based on the first year not having property tax revenue until the later part of 2022 or early 2023. Therefore donations will be the chief source of revenue during 2022. These donations are represented in cash value, but in many instances will be in kind in the form of both furniture, equipment and some services.

The idea is to put the organization in place, establish an office and allow the elected board to begin work. Initial focus for the park is obtaining grant money for construction of improvements.

Second year is focused on obtaining grant money, engineering and design. Thereafter the initial ground work, installation of utilities and simple improvements. There is considerable carry over to the third year which is designed to insure there are adequate matching funds necessary for a substantial grant request.

The third and fourth year are dedicated to major park improvements as listed. These improvements are in the current concept drawings. Once the initial build out of the park is completed routine operation cost are well within the means of the district. The present thoughts are to build substantial reserves to acquire additional property for the construction of additional park facilities. Current discussions center around building an ice rink in Government Camp which could potentially create a substantial revenue stream for the district.

Property Tax Revenue:

The tax revenue is predicted on a rate of \$0.57 per \$1000. The requested maximum rate for the district is \$.067 per \$1000.

The base rate property value for the district was estimated at \$1,000,000,000.00. This value is below the current value within the Hoodland Fire District which is slightly larger than the proposed Park District, but very similar as to location and boundaries.

The Revenue from property assessments was increased annually on an assumed inflation rate of 2%. This rate is assumed to be very conservative given the current market demand and limited availability of housing inventory within the district. To the extent property values do not provide adequate revenue increases, there is the ability to adjust the assessed rate and still stay within the proposed limits.

Inflation:

Inflation adjustments for operating cost and construction of improvements is based on initial surveyed cost in current dollars. These cost have been inflated at an assumed annual inflation rate of 4%. It is acknowledged that inflation may exceed this rate in the near term, the 4% rate is based on an assumed future three year average.

YEAR		2021-2022	2022-2023	2023-2024	2024-2025
<b>INCOME</b>					
	TAX REVENUE		\$581,400.00	\$593,028.00	0
	DONATIONS	\$40,000.00			\$604,888.56
	GRANT FUNDS		\$250,000.00	\$850,000.00	\$300,000.00
	GARDEN/ FARMERS MKT. RENT FEES	\$1,500.00	\$3,000.00	\$3,500.00	\$4,000.00
	RESERVE FUND		\$3,565.00	\$515,587.00	\$294,733.08
	FUND RAISERS		\$30,000.00	\$30,000.00	\$30,000.00
	<b>TOTAL REVENUE</b>	<b>\$41,500.00</b>	<b>\$867,965.00</b>	<b>\$1,992,115.00</b>	<b>\$ 1,233,621.64</b>
<b>FACILITY EXPENSES</b>					
<b>OFFICE</b>					
	SDAO MEMBERSHIP/INSURANCE	\$135.00	\$4,290.00	\$4,461.60	\$4,550.83
	INSURANCE	\$1,200.00	\$0.00	\$0.00	
	OFFICE SUPPLIES/PRINTING	\$3,000.00	\$3,120.00	\$3,244.80	\$3,374.59
	OFFICE SPACE RENTAL	\$5,000.00	\$18,720.00	\$19,468.80	\$20,247.55
	TELEPHONE AND INTERNET	\$1,600.00	\$3,744.00	\$3,893.76	\$4,049.51
	OFFICE ELECTRICAL	\$1,500.00	\$2,496.00	\$2,595.84	\$2,699.67
			\$0.00	\$0.00	
<b>PARK</b>					
	ELECTRICAL		\$6,240.00	\$12,979.20	\$13,498.37
	SEWER		\$7,488.00	\$7,787.52	\$8,099.02
	WATER		\$12,480.00	\$6,489.60	\$6,749.18
			\$0.00	\$0.00	
<b>PROFESSIONAL SERVICES</b>					
			\$0.00	\$0.00	
	ENGINEER/ARCHITECT		\$67,600.00	\$48,672.00	\$61,867.52
	GRANT WRITER	\$4,500.00	\$9,360.00	\$9,734.40	\$10,123.78
	PROJECT MANAGER		\$12,480.00	\$25,958.40	\$26,996.74
			\$0.00	\$0.00	
<b>EMPLOYEE COST</b>					
			\$0.00	\$0.00	
	CAMP HOST/MAINTENCE/SECURITY		\$8,320.00	\$37,856.00	\$39,370.24
			\$0.00	\$0.00	
<b>CAPITAL EXPENDITURES</b>					
			\$0.00	\$0.00	
	OFFICE FURNITURE	\$2,500.00	\$0.00	\$0.00	
	COMPUTER/PRINTER/COPIER	\$3,500.00	\$0.00	\$0.00	
	PERMITS/DEVELOPMENT FEES		\$26,000.00	\$16,224.00	\$16,872.96
	INITIAL SITE PREP		\$52,000.00	\$0.00	
	UNDERGROUND UTILITIES		\$52,000.00	\$0.00	
	PARKING AND STREET IMPROVEMENTS		0	\$91,936.00	
	SECURITY LIGHTING		\$15,600.00	\$0.00	
	CAMP HOST SITE		\$8,840.00	\$0.00	
	GARDEN CENTER IMPROVEMENTS	\$15,000.00	\$0.00	\$0.00	
	HIKING TRAILS + BENCHES		\$26,000.00	\$0.00	
	CHILDRENS PLAY GROUND		\$15,600.00	0	
	BATHROOMS + MAINTENCE BLDG.			\$378,560.00	
	PAVILLION + KITCHEN			\$1,027,520.00	
	SKATE PARK				\$899,891.20
	PUMP TRACK				\$269,967.36
	<b>TOTAL EXPENDITURES</b>	<b>\$37,935.00</b>	<b>\$352,378.00</b>	<b>\$1,697,381.92</b>	<b>\$1,169,858.56</b>
	<b>Total Revenue</b>	<b>\$41,500.00</b>	<b>\$867,965.00</b>	<b>\$1,992,115.00</b>	<b>\$1,233,621.64</b>
	<b>Total Expenses</b>	<b>-\$37,935.00</b>	<b>-\$352,378.00</b>	<b>-\$1,697,381.92</b>	<b>-\$1,169,858.56</b>
<b>RESERVE FUND</b>		<b>\$3,565.00</b>	<b>\$515,587.00</b>	<b>\$294,733.08</b>	<b>\$63,763.08</b>
<b>INFLATION ADJUSTMENT 4%</b>		<b>104%</b>			
<b>REAL ESTATE VALUE</b>		<b>102%</b>			



PARK AT DORMAN CENTER SITE | HOODLAND PARK DISTRICT  
MASTER PLAN | 05.24.19

**NARRATIVE**

The accompanying park design is intended to inform a feasibility study in the creation of the Hoodland Park District. The use of this plan is not intended for construction, but rather to generate interest and create a vision for what would be developed on this site. Should a parks district be created, it would be necessary to begin a more inclusive design process, verify assumptions, obtain a survey and design the park through a process that involves schematic design, design development, and construction documents.

At the direction of the Hoodland Women’s Club, the park program elements include the following:

- Playground
- Pavilion with tables and outdoor kitchen
- Restroom
- Lighting
- Skatepark
- Pump track
- Walking trail with accessible inner loop
- Dog area with fencing
- Expanded community garden
- Amphitheater
- Bike racks
- Benches
- Kiosk
- Parking area with shuttle dropoff

The design idea for this park is to place the pavilion in the center of the site, which would enable many other activities to take advantage of it. The pavilion itself is envisioned to be a jewel in the center of the park that speaks to the Pacific Northwest architectural vernacular of the area. A grand fireplace and chimney on the backside would create a spectacular background to a performance stage to the east, while referencing the historical Dorman Center. A restroom could be located at one corner of the open-sided pavilion and within the pavilion would be tables and benches.

An amphitheater to the east would take advantage of existing topography, create usable lawn area and enable performances at the park. West of the pavilion is a tree grove which would create a sense of arrival to the park and accommodate a farmers market. North of the pavilion is a play area that takes advantage of full sun and features a play structure, toddler play elements, natural materials like logs and boulders, and a grassy mound for sitting. Adjacent to the play area is an expanded community garden. South of the pavilion is an open lawn area for informal play with a fenced dog area just beyond. Nearby is a pump track.

Vehicular access is near its current location and parking has been organized off a one-way circulation pattern that would accommodate the existing Mt. Hood shuttle. Nineteen parking stalls are shown. Within the semicircle shape is the skatepark, separated from other uses and easily viewable from East Salmon River Road.

The cost for the park can vary widely depending on the park program, level of design complexity, size of park, accessibility for contractors, and demand within the construction market. In this design concept, some significant cost drivers would be site excavation and grading, the pavilion, and the skate park. The conceptual nature of the plan necessitates a high contingency and a wide range for potential cost. Using a comparative analysis, the park design could cost between \$3 million and \$5 million in today’s construction market.

**SITE ZONING INFORMATION**

The table below summarizes standards from the Clackamas County Zoning and Development Ordinance applicable to this site.

STANDARD	REQUIREMENT	ZONING CODE
		<i>Reference</i>
Tax lot(s)	37E04AA03300, 37E04AA03600	
Address	25400 E. Salmon River Rd., Welches, 97067	
Site size	~3.95 acres (total)	
Zone abbreviation	OSM	702
Zone Name	Open Space Management District	702
Overlay zones	N/A	
Use Classification	Institutional Use (park)	202
Functional Road Classification (E. Salmon River Rd.)	Minor Arterial	TSP
Land use review	Conditional Use Review [Type III] for public/private outdoor recreation facilities and parks <i>outside urban area</i> per 702.03.A. The site is outside the Urban Growth Boundary (UGB)	1203.03
Land use expiration	10 years	1203.05.B
Minimum lot area	None	1012.02.G
Minimum lot width	None	1012.02.G
Minimum setbacks	10' adjacent to residential zone (N/A for this project)	702.06
Maximum setback	N/A	
Maximum floor area ratio	N/A	
Maximum lot coverage by buildings	N/A	
Maximum building height	N/A	
Right-of-way width	~ 65' on E. Salmon River Rd.	Tax map
Street classification	Minor Arterial	TSP
Right-of-way standard	60'-76'	TSP
Right-of-way dedication	Potential dedication of up to 5.5'	
Right-of-way improvement	County Capital Project 3052: add paved shoulders or multi-use path	<a href="#">Map 5-11b</a>
Pedestrian standards	Sidewalk to pedestrian pathway on the street frontage is required	1007.04.E
Minimum parking		1015.02
Maximum parking	N/A	1015.02
Carpool/vanpool	1 space, or 5% of the required spaces, whichever is greater	1015.02
Bike parking	1 per acre	1015.03
Parking location	75% must be located within 50' of public building entrance	1015.03.A.2
Parking space dimensions	8.5'x16' standard spaces (25% of required parking cannot exceed these dimensions)  (8.5'x22' for parallel spaces)	1015.02
Parking lot aisle width	<i>Per Standard Drawing P100</i>	Drawing P100
Wheel stops	Required for parking spaces by landscaping/sidewalks (min. 4")	1015.02
Minimum landscape	"Landscape the site to produce a setting appropriate to its function" (Also, zone not listed in Table 1009-1 & no provisions for "special district" noted, 1009.02)  See Comprehensive Plan Chapter 9, Policies 1.1-1.3	702.06
Site perimeter landscaping	5' strip along front lot line	1009.06.C and 1009.03.B.1
Street Trees	N/A (Outside UGB)	1007.06
Tree removal	Development restriction following excessive tree removal N/A outside UGB.	1002.02
Parking lot landscaping	25 SF per parking space (not including perimeter landscaping) 1 tree per 8 parking spaces 1 swale between 2 rows of parking for every 6 rows of parking	1009.03
Parking perimeter landscaping	5' in width Shrubs 95% opaque year-round providing 3' tall screening adjacent to abutting lot lines (Only 30" on front lot line) 1 tree for every 30' (linear) of landscaping strip	1009.04.B
Trash screening requirement	Sight-obscuring fence required for garbage/recycling (6'-10')	1009.04.C
Minimum driveway width	Width to be approved by County on site-specific basis (Min. for commercial driveways is 28', for reference)	Drawing D650
Driveway access spacing	At least 300' from roadway intersection	Clackamas County Roadway Standards (220.4)





## HOODLAND PARK DISTRICT FUNDING ADDITIONAL RESOURCES Grants and Low Interest Loans

In addition to property tax revenues from the Hoodland Park District annexation the intension is to access outside grants and loans to pay for the acquisition, development and construction of specific park components as new projects are adopted. As documented in the budget, a Grant Writer will be under contract with the Hoodland Park District to assist the District Board of Directors with research of and application to a variety of available grants and low interest loans. Below is a list of just a few current grants and loans for which the Hoodland Park District will be eligible.

- **The Local Government Grant Program (LGGP)** is a voter approved, State lottery funded grant program administrated by the **Oregon Parks and Recreation Department**. Typically, the program awards over \$5 million annually to qualified projects. Eligible applicants include Local government agencies that are obligated by state law to provide public recreation facilities which includes Park and Recreation Districts. The grants are limited to outdoor park and recreation areas and facilities open and accessible to the public-at-large. Appropriate projects include Planning and Feasibility of project, Acquisition of property, Development of property, and Rehabilitation/Maintenance of property components. The grant would be matching funds and the amount of the matching funds depends on the population of the district. The LGGP awards include Small Grants (up to \$75,000), Large Grants (up to \$750,000 or \$1,000,000 for land acquisition) and Small Community Planning Grants ( up to \$40,000). In 2019 LGGP awarded a total of \$6.619 million in grant requests. Contact: Mark Cowan, Grant Program Coordinator, 725 Summer St. NE, Suite C, Salem, OR 97301; tele, 503-951-1317; email: [mark.cowan@oregon.gov](mailto:mark.cowan@oregon.gov)
  
- **The Community Facilities Grant** program is funded by the **Department of Agriculture (USDA)** and provides grants to communities with less than 20,000 residents to construct and renovate facilities used for public service, health care, recreation, community service and public safety as well as equipment needed to operate said facilities. Districts are included as eligible applicants and up to 75% of the cost eligible projects can be awarded depending on size and income of population. Contact: Housing and Community Facilities Programs National Office, U.S. Department of Agriculture, Room 5014 South Building, 14th Street and Independence Avenue SW, Washington, DC 20250; tele: 202-720-9619; website: [rurdev.usda.gov](http://rurdev.usda.gov)
  
- **Outdoor Recreational Grant Program** is sponsored by **The National Park Service**. Grants are used to acquire land and plan and develop recreational areas such as playgrounds, tennis court, outdoor swimming pools, hiking trails, picnic areas, campgrounds, and boat launching ramps. Funds are also used to build restrooms, water

## Exhibit B

systems and other support facilities for the general public. States, cities, counties and park districts are eligible to apply for these grants.

Contact: Recreation Programs National Park Service, Department of the Interior, 1849 C Street NW, /Washington, DC 20240; tele, 202-354-6900; website: nps.gov

- **State Administered Community Development Block Grant Program (CDBG)** is sponsored by the **Department of Housing and Urban Development** and administered by the State. Grant money is used to acquire real estate property for public use, construct recreational facilities and public buildings particularly in under populated areas.  
Contact: U>S> Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410; tele, 202-708-1112; website: hud.gov
- **The Oregon Parks Foundation Fund** of the **Oregon Community Foundation (OCF)** was created in 2009 by the **Oregon Parks Foundation (OPF)**. This fund supports the acquisition, preservation and restoration of Oregon's native landscape, as well as environmental, recreational and educational improvements to public parks throughout Oregon. The OPF Fund invites proposals from nonprofits and public agencies at the community, district, county and regional level. Grant recommendations are made to the OCF board by an advisory committee created by OPF. Grants disbursed by the OPF Fund generally range from \$1,000 to \$5,000. Larger grants may occasionally be considered for unique or special projects.  
Contact: **Oregon Community Foundation**, 1221 SW Yamhill St. ,Suite 100, Portland, OR 97205; **Phone:** (503) 227-6846; **Email:** info@oregoncf.org
- **The Rivers, Trails and Conservation Assistance Program (RTCA)** assists communities in preserving recreational spaces. RTCA helps communities create recreational greenways through their partnership with other agencies. The RTCA does not provide grant money directly. Rather, the National Park Service has teamed with Groundwork USA to provide over \$400,000 in community grant money.  
Contact: National Park Service Rivers, Trails and Conservation Assistance Program Org. Code 2220 1849 C Street NW, Washington, D.C. 20005; 202-354-6900; nps.gov
- **National Park Service** operates a land grant program designed to transfer federal lands to communities for park spaces and to preserve historical landmarks. This grant program allows state and local government to apply to receive federal lands in order to create parks for public use. The granted land must be returned to the federal government if it is no longer being used for a park, recreational space or as a historical monument space. Land must be open for public use in order for the state or local government to maintain control of it. To apply, local and state agencies must submit an application that clearly outlines how the land will be used in the community. Those wishing to create or preserve a historical monument must submit architectural plans with their grant application.  
Contact: National Park Service Federal Lands to Parks Program Org. Code 2225, 1849 C Street NW Washington, D.C. 20005; 202-354-6915; nps.gov

## Exhibit B

- **Statewide Comprehensive Outdoor Recreation Plans (SCORPs)**

This program, developed by the **National Park Service**, was designed to help state governments and their subsidiaries acquire land and fund projects to develop park spaces for the general public, according to the Federal Grants Wire website. Grants can be given to states for a variety of development projects, including picnic areas, outdoor recreation areas, inner city parks, campgrounds, tennis courts, boat launching ramps, bike trails and picnic areas. Funds are not granted for the maintenance or operation of public park spaces.

Only government agencies designated by the governor for the development of Statewide Comprehensive Outdoor Recreation Plans (SCORPs) may apply for the grant money. Indian tribes are also eligible to receive grant monies. The state government is responsible for determining and proving a high recreational need in their area. Awarded grants have ranged from \$150 to more than \$5 million.

Contact: National Park Service Recreation Program, 1849 C Street, NW Washington, DC 20005; 202-354-6900; nps.gov
- **America Walks and Active People, Health Nations** are accepting applications for the **Community Change Program** to award community stipends for projects related to creating healthy, active, and engaged places to live, work, and play. Advocates, organizations, and agencies are eligible to apply for projects that will increase physical activity and active transportation in a specific community, engage people and organizations new to the efforts of walking and workability, and demonstrate a culture of inclusive health and design. Projects should have a particular focus on engaging in key issues of the day with new perspectives and diverse partners/audiences.

Contact: National Recreation and Park Association, 22377 Belmont Ridge Road, Ashburn, VA 20148-4501

NRPA has information about other grants as well.
- **Clackamas County Small Grants** has grants for projects that keep vulnerable residents safe and healthy. They had \$250,000 funds for 2020.

Contact: [www.clackamas.us/des/grants-manager](http://www.clackamas.us/des/grants-manager)
- **American Public Gardens Association** has funds for community gardens, outdoor garden spaces including landscaping.

Contact: [www.publicgardens.org](http://www.publicgardens.org)
- **Cycle Oregon** is a non-profit organization dedicated to transforming individuals and communities through bicycling. Proceeds from the ride go to the Cycle Oregon Fund, which helps preserve and protect the special places of Oregon and supports community development projects in the regions through which we ride.

Contact: Cycle Oregon Fund, 1221 SW Yamhill St. Suite 100, Portland, OR 97205

**Hoodland Park District  
Property Description**

Said property described by using United States Public Lands Survey System by township and range and the included sections, quarter-sections and quarter-quarter sections or the portions of said section, quarter-section, quarter-quarter section within each township and range identified. All Townships are located in the Willamette Meridian, Clackamas County, Oregon.

**1. Within Township 2 South, Range 6 East:**

**Section 20:** excepting all property South of the north bank ordinary high water mark of the Sandy River;

**Section 21;** All

**Section 22;** All

**Section 23;** the Northwest quarter and the Northeast quarter of the Northwest quarter of section 23; The Northwest quarter, the Northeast quarter and the Southwest quarter of the Northeast quarter of Section 23; All of the Southwest quarter of Section 23 that is South of the south bank ordinary high water mark of the Sandy River; That portion of the Northwest quarter of the Southeast quarter of Section 23 that is South of the south bank ordinary high water mark of the Sandy River; and the Southwest quarter and the Southeast quarter of the Southeast Quarter of Section 23.

**Section 24;** All

**Section 25;** All

**Section 26;** All

**Section 27;** All

**Section 28;** All

**2. Within Township 2 South, Range 7 East:**

**Section 19;** the Southwest quarter section; excepting therefrom the Northwest quarter-quarter section of the Southwest quarter section of Section 19, and the Southwest quarter-quarter section of the Southeast quarter section of Section 19.

**Section 23;** All

**Section 24;** All

**Section 25;** the Northeast quarter section and the Northwest quarter section of Section 25

**Section 26;** All

**Section 27;** All

**Section 29;** the Southwest quarter section of Section 29.

**Section 30;** All

**Section 31;** All

**Section 32;** All

**Section 33;** All

**Section 34;** All

**3. Within Township 3 South, Range 7 East:**

**Section 2;** the Southwest quarter of Section 2.

**Section 3;** All

**Section 4;** All

**Section 5;** All

**Section 8;** the Northwest quarter section and the Northeast quarter section of Section 8.

**Section 9;** All

**Section 11;** All

**Section 13;** excepting therefrom the Northeast quarter section of Section 13.

**Section 14;** excepting therefrom the Southwest quarter section of Section 14.

**Section 16;** the Northeast quarter section of Section 16, and the Northeast quarter-quarter section and Northwest quarter-quarter section of the Southeast quarter section of Section 16.

**Section 24;** the Northeast quarter section and the Northwest quarter section of Section 24.

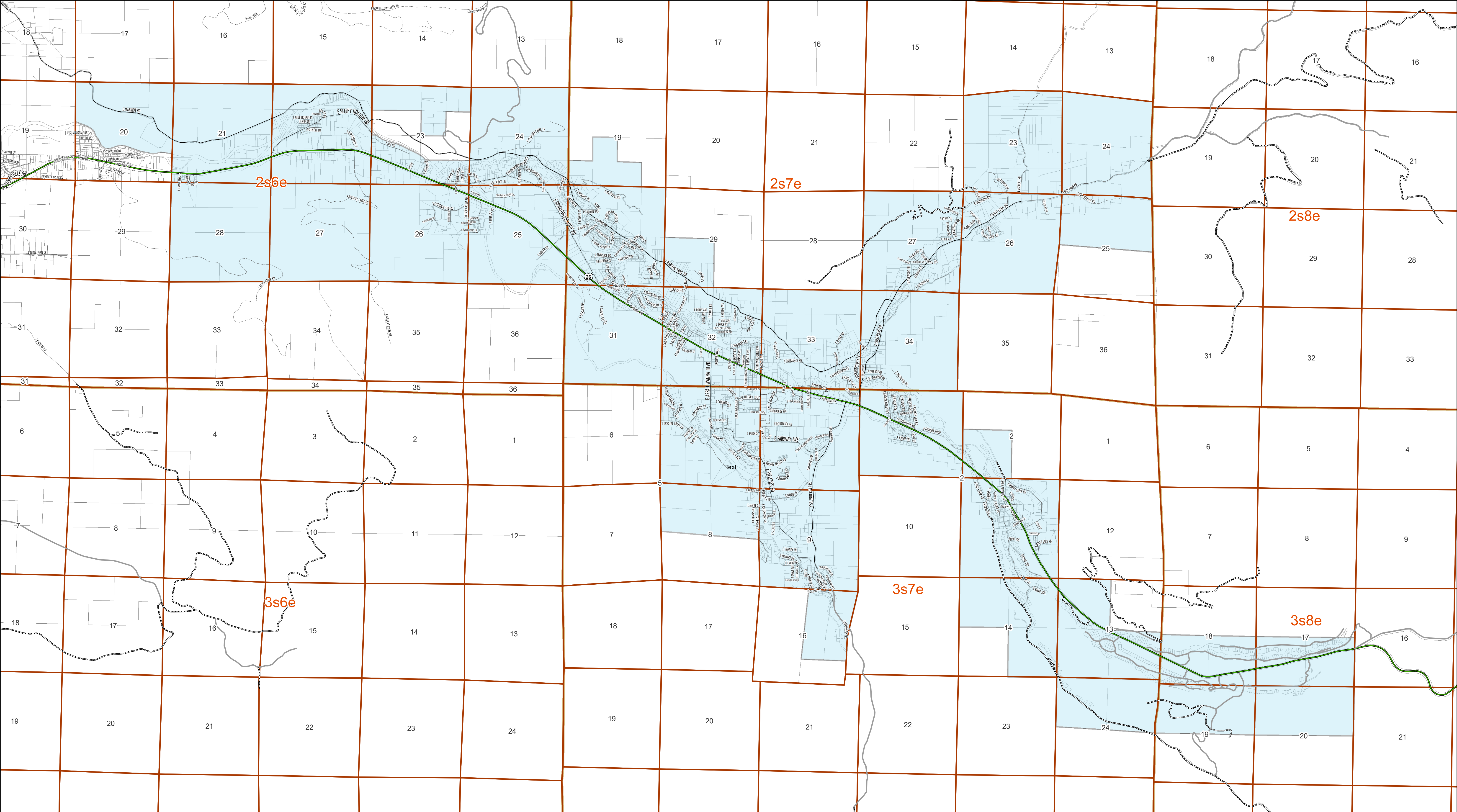
**4. Within Township 3 South, Range 8 East:**

**Section 17;** the Southeast quarter section and Southwest quarter section of Section 17.

**Section 18;** the Southeast quarter section and Southwest quarter section of Section 18.

**Section 19;** the Northeast quarter section and Northwest quarter section of Section 19.

**Section 20;** the Northeast quarter section and Northwest quarter section of Section 20.



# Proposed Hoodland Park District

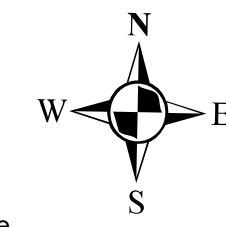
## Exhibit 3

**DRAFT**

- Districts
  - Hoodland Park District
- Sections
  -
- Townships
  -

This map is intended to correctly show the proposed boundary of the Hoodland Park District. The map is an addendum to the legal description of the proposed districts' boundary submitted to the Clackamas County Assessor's Office and Oregon Department of Revenue.

Please submit any questions about the proposed boundary to the Hoodland Recreation District Committee.



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Consideration of the  
Petition for Formation of the  
Hoodland Park District and  
Rejecting the Petition



Order No. 2022-\_\_\_\_  
Page 1 of 2

**Whereas**, this matter coming before the Clackamas County Board of County Commissioners at this time, and it appearing that Petitioners have proposed formation of the Hoodland Park District pursuant to ORS Chapter 266; and

**Whereas**, it further appearing that petitioners have satisfied the requirements in ORS 198.705 to 198.955 to circulate the petition reviewed by the Board; and

**Whereas**, it further appearing that petitioners obtained a sufficient number of signatures that were certified by the County Clerk; and

**Whereas**, it further appearing that the proposed district lies entirely outside of the jurisdiction of Metro and as a result is not subject to Metro Code 3.09; and

**Whereas**, it further appearing that this matter came before the Board for public hearing on January 6, and January 20, 2022.

**Whereas**, it further appearing that on February 3, 2022 at a regularly scheduled and noticed business meeting the Board of County Commissioners voted to modify the boundaries of the proposed Hoodland Park District by removing those properties located within the zip code 97028 east of where Kiwanis Camp Rd. intersects with Highway 26 and to refer the Formation of the Hoodland Park District to the May 2022 ballot to consist of a Board with five members;

**Whereas**, it further appearing that after further discussion and review of materials submitted during the time allowed the proposed district as described in the formation petition would not be benefitted by the proposed district;

**Whereas**, it further appearing that the Board of County Commissioners have considered the local comprehensive planning for the area, economic, demographic and sociological trends and projections pertinent to the proposal, past and prospective physical development of land that would directly or indirectly be affected by the proposed Hoodland Park District and the goals adopted under ORS 197.225; and



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
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Order No. 2022-\_\_\_\_  
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**Whereas**, it further appearing that the Board having heard testimony, reviewed information submitted into the record of the public hearing, and having reviewed the matter consistent with the criteria set forth in ORS 198.805.

**NOW, THEREFORE, IT IS HEREBY ORDERED:**

1. That the petition for formation of Hoodland Park District pursuant to ORS Chapter 266 is rejected for the reasons stated above.

DATED this 17<sup>th</sup> day of February, 2022.

**CLACKAMAS COUNTY BOARD OF COMMISSIONERS**

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Tootie Smith, Chair

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Recording Secretary