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January 6, 2022

Board of County Commissioners
Clackamas County

Members of the Board:

Consideration of a Petition for the formation of a Special District under
ORS Chapter 266 to be called the Hoodland Park District

Purpose/Outcome	To hold a public hearing and to approve, modify, or reject a petition for formation.
Dollar Amount and Fiscal Impact	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.
Funding Source	Property within proposed boundary of the special district. No general funds are involved.
Duration	Permanent if approved.
Previous Board Action/Review	No previous action.
Strategic Plan Alignment	Building public trust through good government.
Counsel Review	December 22, 2021
Procurement Review	No, item is for a public hearing.
Contact Person	Jeffrey D. Munns, Assistant County Counsel. 503-742-5984

BACKGROUND:

A Petition for formation of the Hoodland Park District under ORS Chapter 266 has been filed for consideration at a public hearing by the Clackamas County Board of Commissioners. The petition is attached as Exhibit 1.

SCOPE OF REVIEW:

The Board of County Commissioners' role in the formation of a new parks and recreation district under ORS Chapter 266 is limited to conducting the public hearing and determining, in accordance with ORS 199.462, whether the area could be benefited by the formation of the district.

REQUIREMENTS TO HOLD PUBLIC HEARING:

In order to hold the public hearing to consider the petition the Petitioners must follow the process prescribed in the Oregon District Boundary Procedures Act. ORS 198.705 to 198.955. Among other requirements, a petition must set forth a description of the boundaries of the territory proposed to be included in the district. The requirements for filing a petition are found in ORS 198.765. A petition must be filed with a security deposit or bond, as required by ORS 198.775, and an economic feasibility statement pursuant to ORS 198.749. If a permanent tax rate limit for the operating funds of the district is required or is otherwise sought by petitioners, this statement forms the reasoning for the proposed permanent tax rate limit. ORS 198.749 and .750(1)(g). See Exhibit 1.

Prior to circulating a petition among landowners, the petitioner must first file a prospective petition with the County Clerk. ORS 198.748. This was completed on October 22, 2021. Exhibit 2.

Completed petitions are filed with the County Clerk. ORS 198.675. Upon filing, the petition must be accompanied by the economic feasibility statement required by ORS 198.749. A Petitioner also must include a security deposit or bond, as required at the time of filing by the County. See ORS 198.775. This petition for formation of a district includes a proposed permanent rate limit for the operating taxes of the district, therefore the petition must be filed not later than one hundred eighty (180) days before the date of the next May or November election at which a vote on the question of formation will take place. ORS 198.675(1). The Petition was filed on November 18, 2021. This date is 180 days before the May 17, 2022 election.

Once the petition is filed, the County Clerk has ten (10) days from the date the petition is received to determine whether it has been signed by the requisite number of qualified signers. If there are a sufficient number of signatures, the petition shall be filed by the Clerk and referred to the County Commission for a hearing on formation of the proposed district. A petition cannot be filed unless the Clerk certifies that the signatures of all signers of the petition have been compared with the appropriate records, that the number of qualified signers appearing on the petition has been ascertained, and that the petition is signed by the requisite number of qualified signers. ORS 198.765(2) and (3). The County Clerk cannot accept a petition for filing unless the signatures thereon have been secured within six (6) months of the date on which the first signature on the petition was obtained. See ORS 198.765(1). The County Clerk has certified that an adequate number of signatures have been received. The Certification is attached as Exhibit 3.

HEARINGS PROCESS AND CRITERIA:

As stated above the role of the Board of County Commissioners when presented with a petition for formation of a new district is to conduct a public hearing and to determine, in accordance with ORS 199.462, whether the area could be benefited by the formation of the district. The County Commission's only options are to approve, modify or reject the petition based upon the evidence received and the criteria to be applied. ORS 198.810(1).

On or before the date set for any hearing on the petition, any person interested in the proposed formation of a special district may appear and present written statements for or

against granting of the petition. At the hearing on the petition for formation, the County Commission may receive oral or written testimony in favor of or opposing formation. Any written statement objecting to the formation must clearly identify the error, omission or defect that is the basis for the objection. If the written objection is not timely filed, the objection is considered waived.

Upon conclusion of the hearing, the County Commission must evaluate the petition by applying the criteria in ORS 199.462, which requires consideration of 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 district and the statewide goals. See ORS 198.805 and .810(1). ORS 199.462 also incorporates portions of 199.464, 199.410 and the statewide goals adopted pursuant to ORS 197.225. Statewide Goal 8 is attached as Exhibit 4.

The pertinent portions of the County Comprehensive plan are Chapters 9 (Open Space, Parks and Historic Sites) and 10 (Mt. Hood Community Plan). These chapters are attached for your reference as Exhibits 5 and 6 respectively. There are a number of maps and tables within the comprehensive plan that are wither wholly or partially within the proposed district boundary:

1. Map 3-01b Principal River Conservation Area Sandy-Salmon River Design Plan. Exhibit 7;
2. Map 3-02 Scenic & Distinctive Resource Areas surrounding the Sandy and Salmon Rivers. Exhibit 8;
3. Map 4-07b Mt Hood Corridor Land Use Plan. Exhibit 9;
4. Map 5-1 Scenic Roads contains the Mt. Hood Scenic Byway. Exhibit 10;
5. Map 5-11b Capital Improvement Plan (East County). Exhibit 11;
6. Tables 5-3a-d; See Comprehensive Plan;
7. Map 10-MH-01 Resource Protection Open Space (Zig Zag Village and Rhododendron). Exhibit 12;
8. Map 10-MH-02 Resource Protection Open Space (Wemme-Welches). Exhibit 13;
9. Map 10-MH-03 Resource Protection Open Space (Wildwood-Timberline). Exhibit 14;
10. Map 10-MH-04 Government Camp Village Plan Land Use Plan & Boundary. Exhibit 15;
11. Map 10-MH-05 Government Camp Village Plan Resource Protection Open Space. Exhibit 16; and,
12. Map 10-MH-06 Government Camp Village Plan Recreation Trails and Facilities. Exhibit 17.

The County has entered into a Memorandum of Understanding (MOU) with the Hoodland Women's Club, Inc., a nonprofit corporation for the transfer of four properties upon the successful formation of a Park District. Exhibit 18. The four properties are known as the Dorman Center – Map 37E04AA03600 (2.71 acres) and 37E04AA03300 (1.24 acres), the Water Tower- Map 37E04 00903 (5.14 acres), and the Hunchback Strip - Map 37E04 00904 (10.62 acres). This MOU has been amended and remains in effect through May 31, 2022 at this time. Exhibit 19.

The County Commission may modify the boundaries of the proposed district to include or exclude territory considering the benefit the proposed district will have to territory in or outside of the proposed district. The County Commission may not modify the boundaries to exclude land that could be benefited by the district formation and may not include land that will not be benefited. If the County Commission determines that land has been improperly omitted from the proposed district and the owner has not appeared, the County Commission must continue the hearing and order notice to be given to the non-appearing owner in the manner provided by ORS 198.805.

The County Commission may adjourn this public meeting to allow for additional testimony, evidence to be received, or if required additional notice to be sent. However, the public hearing must be completed within four weeks from the initial date of the hearing. ORS 198.805(1).

At the conclusion of the hearing the Commission must determine after review of the evidence and testimony received if the petition should be approved, modified, or rejected based upon the application of the criteria contained in ORS 199.462. A draft Order is attached for reference. Exhibit 20. Should the petition be approved as presented, or as modified, the matter will be placed on the May 17, 2022 ballot for consideration by the voters within the proposed new district.

If a majority vote favors formation of the district, the Commission will adopt an order creating the district. After the date of the formation order, the inhabitants of the territory within the new district become a municipal corporation with all the powers conferred by the Principal Act. The new district pays the costs of forming the district and the County refunds the cash deposit or other form of security to the chief petitioner(s) who posted the security with the County.

If a majority votes against formation of the special district, the County Commissioners must adopt an order dismissing the petition. The County Clerk will reimburse the County for the costs of the attempted formation from the security deposit or other form of security posted by the chief petitioner(s) and refunds any remaining portion of the security deposit to the chief petitioner(s). If the costs of the attempted formation exceed the amount of the deposit, the chief petitioners must pay the amount of the excess costs.

OPTIONS:

1. Approve the Petition and enter an Order to hold an election; or
2. Modify the Petition and enter an Order to hold an election; or
3. Reject the Petition and enter an Order dismissing the Petition.

Respectfully submitted,

Jeffrey D. Munns
Assistant County Counsel

**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

The Boundary for the proposed special district is described in **Exhibit 1**. The territory in the proposed special district is inhabited.

The proposed special district will be managed by a seven 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**.

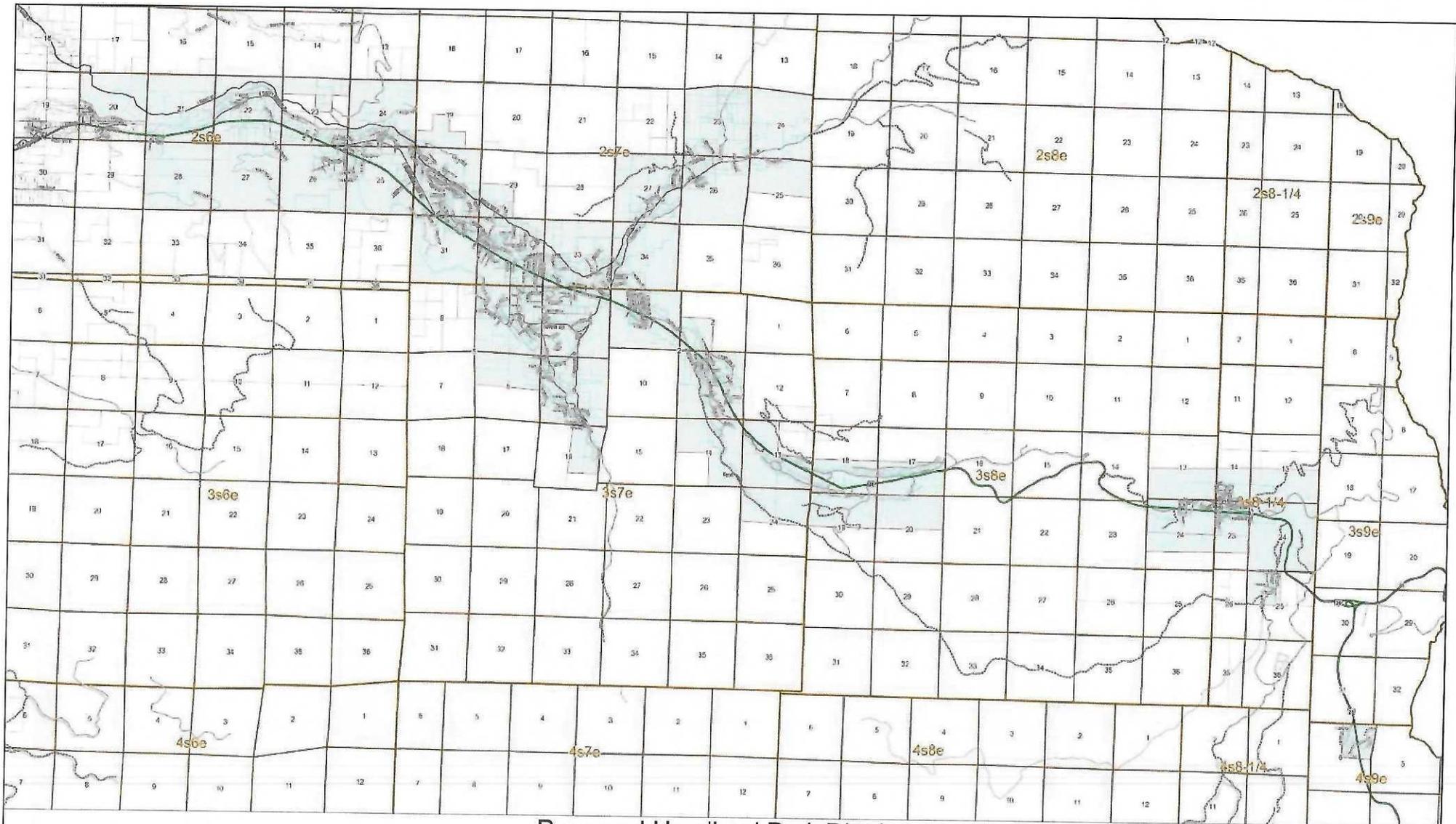
We the undersigned individuals affirm under penalty of perjury that we are the Chief Petitioners and are authorized to sign this Petition for Formation of a Special District and that all statements in this Petition are accurate to the best of our knowledge.

Oct 22, 2021
Date

Bonnie Hayman
Bonnie Hayman

Oct. 22, 2021
Date

Marci Slater
Marci Slater



Proposed Hoodland Park District

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 abridgment to the legal description of the proposed district's 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.



**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 13; the Southeast quarter section and Southwest quarter section of Section 13;

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.

Section 24; the Northeast quarter section and Northwest quarter section of Section 24; the Northeast quarter-quarter section and the Northwest quarter-quarter Section of the Southeast quarter of section of Section 24; the Northeast quarter-quarter section and the Northwest quarter-quarter section of the Southwest quarter of Section 24.

5. **Within Township 3 South, Range 8Q:**

Section 13; The Southeast quarter section and Southwest quarter section of Section 13;

Section 14; the Southeast quarter section and Southwest quarter section of Section 14;

Section 23; the Northeast quarter section and Northwest quarter section of Section 23; the Northeast quarter-quarter section and the Northwest quarter-quarter section of the Southeast quarter section of Section 23; the Northeast quarter-quarter section and the Northwest quarter-quarter section of the Southwest quarter section of Section 23.

Section 24; All

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

6. **Within Township 4 South, Range 9 East:**

Section 6; The Northeast quarter section of Section 6.

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
INCOME					
	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
	TOTAL REVENUE	\$41,500.00	\$867,965.00	\$1,992,115.00	\$ 1,233,621.64
FACILITY EXPENSES					
OFFICE					
	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	
PARK					
	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	
PROFESSIONAL SERVICES					
			\$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	
EMPLOYEE COST					
			\$0.00	\$0.00	
	CAMP HOST/MAINTENCE/SECURITY		\$8,320.00	\$37,856.00	\$39,370.24
			\$0.00	\$0.00	
CAPITAL EXPENDITURES					
			\$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
	TOTAL EXPENDITURES	\$37,935.00	\$352,378.00	\$1,697,381.92	\$1,169,858.56
	Total Revenue	\$41,500.00	\$867,965.00	\$1,992,115.00	\$1,233,621.64
	Total Expenses	-\$37,935.00	-\$352,378.00	-\$1,697,381.92	-\$1,169,858.56
RESERVE FUND		\$3,565.00	\$515,587.00	\$294,733.08	\$63,763.08
INFLATION ADJUSTMENT 4%			104%		
REAL ESTATE VALUE			102%		



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.

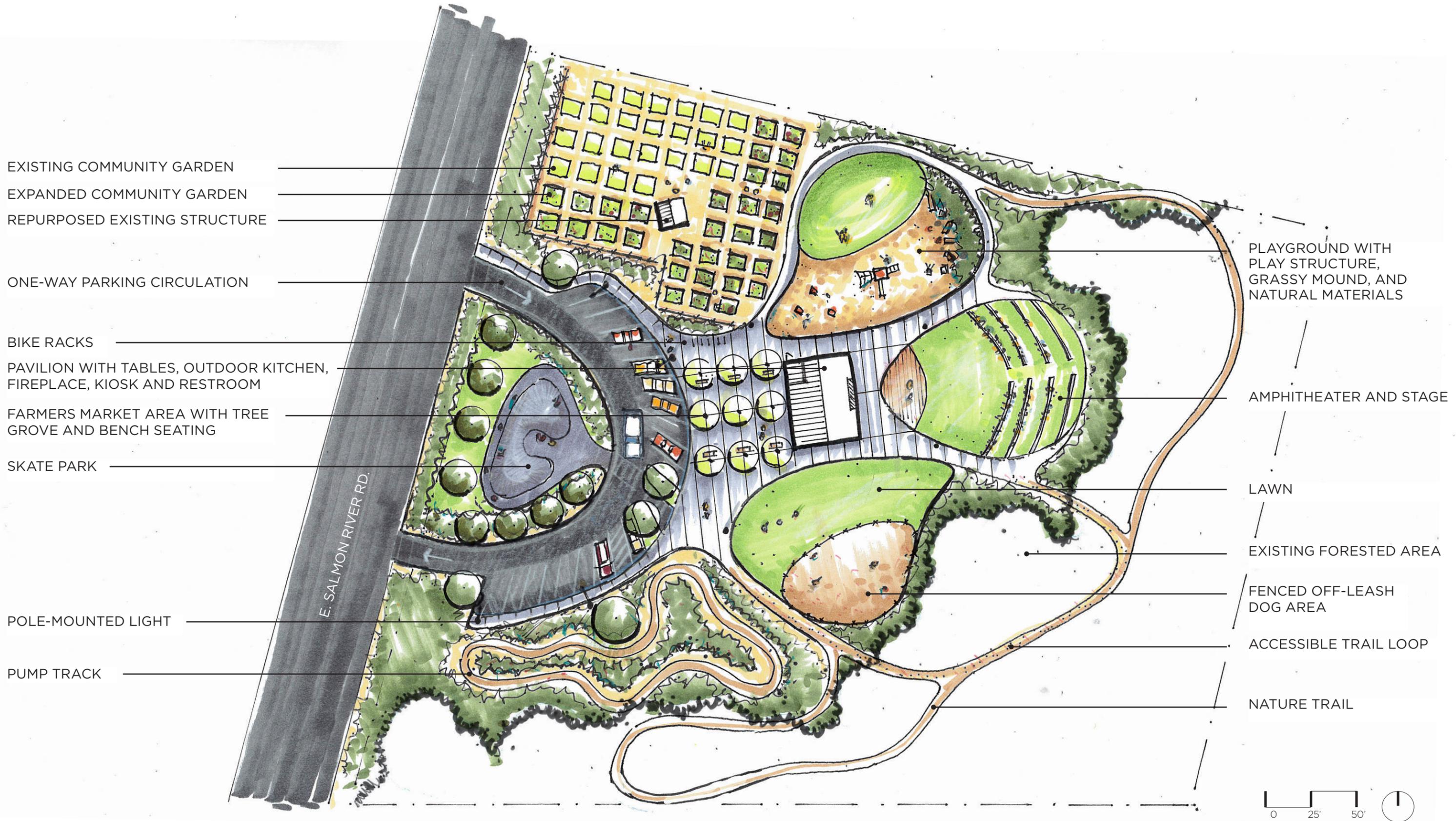
The cost for the park can vary widely depending on the park program, level of design complexity, size of park, accessibility for contractors, and demand within the construction market. In this design concept, some significant cost drivers would be site excavation and grading, the pavilion, and the skate 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	Map 5-11b
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)





EXISTING COMMUNITY GARDEN
 EXPANDED COMMUNITY GARDEN
 REPURPOSED EXISTING STRUCTURE
 ONE-WAY PARKING CIRCULATION
 BIKE RACKS
 PAVILION WITH TABLES, OUTDOOR KITCHEN, FIREPLACE, KIOSK AND RESTROOM
 FARMERS MARKET AREA WITH TREE GROVE AND BENCH SEATING
 SKATE PARK
 POLE-MOUNTED LIGHT
 PUMP TRACK

PLAYGROUND WITH PLAY STRUCTURE, GRASSY MOUND, AND NATURAL MATERIALS
 AMPHITHEATER AND STAGE
 LAWN
 EXISTING FORESTED AREA
 FENCED OFF-LEASH DOG AREA
 ACCESSIBLE TRAIL LOOP
 NATURE TRAIL

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
- **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
- **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

- **American Public Gardens Association** has funds for community gardens, outdoor garden spaces including landscaping.
Contact: 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

Munns, Jeffrey

From: Gary Linkous <GLinkous@outlook.com>
Sent: Friday, October 22, 2021 12:25 PM
To: Munns, Jeffrey
Subject: RE: District Boundary Formation
Attachments: PETITION FILED.pdf

Importance: High

Warning: External email. Be cautious opening attachments and links.

Dear Mr. Munns:

I have now received preliminary approval of the property description from ODR and have completed the petition for the park district. The petition is being filed today, probably within the next hour or so. To expedite review in your office I have attached a copy of the petition. My understanding is that the district has a very limited amount of time to collect signatures so any help you can provide to expedite the process would be greatly appreciated.

Respectfully,

Gary G. Linkous

Country Lawyer, P.C.
24403 E. Welches Rd. STE. 101
P.O. Box 636
Welches, Oregon 97067
Tel: 503-622-6498
Fax: 503-622-3211
Gary@countrylawyer.net

Petition Information

Petition Name : Hoodland Park District Formation
Petition Date : 10/22/2021 **Date Filed :** 10/22/2021
End Circulation Date : 11/18/2021
Minimum Signatures Required : 793 **Accepted Of Minimum :** (124.34%)
Total Signatures Processed : 1136

Processing Summary Sample: All

Total Accepted Signatures : 986 (87%) **Of Those Processed**
Total Rejected Signatures : 150 (13%) **Of Those Processed**

Accepted Reason	Total	(% Rejected)
Valid Signature	986	(100%)

Rejected Reason	Total	(% Rejected)
Not Registered	38	(25.3%)
Out of District	65	(43.3%)
Rejected - Duplicate	14	(9.3%)
Not Registered Canceled	3	(2%)
Signatures Do Not Match	3	(2%)
Illegible Signer Information	1	(.6%)
Inactive Other or Reason Not Known	22	(14.6%)
Signed Before Date Registered to Vote (Too Late)	4	(2.6%)

**CERTIFIED COPY OF THE ORIGINAL
 SHERRY HALL, COUNTY CLERK**

BY: *Rebekah Stern Doll*



Oregon's Statewide Planning Goals & Guidelines
GOAL 8: RECREATIONAL NEEDS
OAR 660-015-0000(8)

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

RECREATION PLANNING

The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.

DESTINATION RESORT SITING

Comprehensive plans may provide for the siting of destination resorts on rural lands subject to the provisions of state law, including ORS 197.435 to 197.467, this and other Statewide Planning Goals, and without an exception to Goals 3, 4, 11, or 14.

Eligible Areas

(1) Destination resorts allowed under the provisions of this goal must be sited on lands mapped as eligible by the affected county. A map adopted by a county may not allow destination resorts approved under the provisions of this goal to be sited in any of the following areas:

(a) Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more unless residential uses are limited to those necessary for the staff and management of the resort;

(b) On a site with 50 or more contiguous acres of unique or prime farm land identified and mapped by the United States Natural Resources Conservation Service or its predecessor agency; or within three miles of a High Value Crop Area except that "small destination resorts" may not be closer to a high value crop area than one-half mile for each 25 units of overnight lodging or fraction thereof;

(c) On predominantly Cubic Foot Site Class 1 or 2 forest lands, as determined by the State Forestry Department, that are not subject to an approved goal exception;

(d) In the Columbia River Gorge National Scenic Area as defined by the Columbia River Gorge National Scenic Act, P.L. 99-663;

(e) In an especially sensitive big game habitat as generally mapped by the Oregon Department of Fish and Wildlife in July 1984 and as further refined through development of comprehensive plans implementing this requirement.

(2) "Small destination resorts" may be allowed consistent with the siting requirements of section (1), above, in the following areas:

(a) On land that is not defined as agricultural or forest land under Goal 3 or 4; or

(b) On land where there has been an exception to Statewide Planning Goals 3, 4, 11, or 14.

Siting Standards

(1) Counties shall ensure that destination resorts are compatible with the site and adjacent land uses through the following measures:

(a) Important natural features, including habitat of threatened or endangered species, streams, rivers, and significant wetlands shall be maintained. Riparian vegetation within 100 feet of streams, rivers and significant wetlands shall be maintained. Alterations to important natural features, including placement of structures that maintain the overall values of the feature, may be allowed.

(b) Sites designated for protection in an acknowledged comprehensive plan designated pursuant to Goal 5 that are located on the tract used for the destination resort shall be preserved through conservation easements as set forth in ORS 271.715 to 271.795. Conservation easements adopted to implement this requirement shall be sufficient to protect the resource values of the site and shall be recorded with the property records of the tract on which the destination resort is sited.

(c) Improvements and activities shall be located and designed to avoid or minimize adverse effects of the resort on uses on surrounding lands, particularly effects on intensive farming operations in the area. At a minimum, measures to accomplish this shall include:

(i) Establishment and maintenance of buffers between the resort and adjacent land uses, including natural vegetation and where appropriate, fences, berms, landscaped areas, and other similar types of buffers.

(ii) Setbacks of structures and other improvements from adjacent land uses.

(iii) Measures that prohibit the use or operation in conjunction with the resort of a portion of a tract that is excluded from the site of a destination resort pursuant to ORS 197.435(7). Subject to this limitation, the use of the excluded property shall be governed by otherwise applicable law.

Implementing Measures

(1) Comprehensive plans allowing for destination resorts shall include implementing measures that:

(a) Adopt a map consisting of eligible lands for large destination resorts within the county. The map shall be based on reasonably available information, and shall not be subject to revision or refinement after adoption except in conformance with ORS 197.455, and 197.610 to 197.625, but not more frequently than once every 30 months. The county shall develop a process for collecting and processing concurrently all map amendments made within a 30-

month planning period. A map adopted pursuant to this section shall be the sole basis for determining whether tracts of land are eligible for siting of large destination resorts under the provisions of this goal and ORS 197.435 to 197.467.

(b) Limit uses and activities to those permitted by this goal.

(c) Assure developed recreational facilities and key facilities intended to serve the entire development and visitor oriented accommodations are physically provided or are guaranteed through surety bonding or substantially equivalent financial assurances prior to closure of sale of individual lots or units. In phased developments, developed recreational facilities and other key facilities intended to serve a particular phase shall be constructed prior to sales in that phase or guaranteed through surety bonding.

DEFINITIONS

Destination Resort -- A self-contained development providing visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities, and that qualifies under the definition of either a “large destination resort” or a “small destination resort” in this goal. Spending required under these definitions is stated in 1993 dollars. The spending required shall be adjusted to the year in which calculations are made in accordance with the United States Consumer Price Index.

Large Destination Resort -- To qualify as a “large destination resort” under this Goal, a proposed development must meet the following standards:

(1) The resort must be located on a site of 160 acres or more except within two miles of the ocean shoreline where the site shall be 40 acres or more.

(2) At least 50 percent of the site must be dedicated as permanent open space excluding yards, streets and parking areas.

(3) At least \$7 million must be spent on improvements for onsite developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer, and water facilities and roads. Not less than one-third of this amount shall be spent on developed recreational facilities.

(4) Commercial uses allowed are limited to types and levels necessary to meet the needs of visitors to the development. Industrial uses of any kind are not permitted.

(5) Visitor-oriented accommodations including meeting rooms, restaurants with seating for 100 persons, and 150 separate rentable units for overnight lodging must be provided. Accommodations available for residential use shall not exceed two such units for each unit of overnight lodging, or two and one-half such units on land that is in Eastern Oregon as defined by ORS 321.805. However, the rentable overnight lodging units may be phased in as follows:

(a) On land that is not in Eastern Oregon, as defined in ORS 321.805:

(A) A total of 150 units of overnight lodging must be provided.

(B) At least 75 units of overnight lodging, not including any individually owned homes, lots or units must be constructed or guaranteed through surety

bonding or equivalent financial assurance prior to the closure of sale of individual lots or units.

(C) The remaining overnight lodging units must be provided as individually owned lots or units subject to deed restrictions that limit their use to overnight lodging units. The deed restrictions may be rescinded when the resort has constructed 150 units of permanent overnight lodging as required by this section.

(D) The number of units approved for residential sale may not be more than two units for each unit of permanent overnight lodging provided under this section.

(E) The development approval shall provide for the construction of other required overnight lodging units within five years of the initial lot sales.

(b) On lands in Eastern Oregon, as defined in ORS 321.805:

(A) A total of 150 units of overnight lodging must be provided.

(B) At least 50 units of overnight lodging must be constructed prior to the closure of sale of individual lots or units.

(C) At least 50 of the remaining 100 required overnight lodging units must be constructed or guaranteed through surety bonding or equivalent financial assurance within five years of the initial lot sales.

(D) The remaining required overnight lodging units must be constructed or guaranteed through surety bonding or equivalent financial assurances within 10 years of the initial lot sales.

(E) The number of units approved for residential sale may not be more than 2-1/2 units for each unit of permanent overnight lodging provided under this section.

(F) If the developer of a resort guarantees the overnight lodging units required under paragraphs (C) and (D) of this subsection through surety bonding or other equivalent financial assurance, the overnight lodging units must be constructed within four years of the date of execution of the surety bond or other equivalent financial assurance.

(6) When making a land use decision authorizing construction of a "large destination resort" in Eastern Oregon, as defined in ORS 321.805, the governing body of the county or its designee shall require the resort developer to provide an annual accounting to document compliance with the overnight lodging standards of this definition. The annual accounting requirement commences one year after the initial lot or unit sales. The annual accounting must contain:

(a) Documentation showing that the resort contains a minimum of 150 permanent units of overnight lodging or, during the phase-in period, documentation showing the resort is not yet required to have constructed 150 units of overnight lodging.

(b) Documentation showing that the resort meets the lodging ratio described in section (5)(b) of this definition.

(c) For a resort counting individually owned units as qualified overnight lodging units, the number of weeks that each overnight lodging unit is available for rental to the general public as described in section (2) of the definition for "overnight lodgings" in this goal.

Small Destination Resort -- To qualify as a “small destination resort” under Goal 8, a proposed development must meet standards (2) and (4) under the definition of “large destination resort” and the following standards:

- (1) The resort must be located on a site of 20 acres or more.
- (2) At least \$2 million must be spent on improvements for onsite developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer, and water facilities and roads. Not less than one-third of this amount must be spent on developed recreation facilities.
- (3) At least 25 but not more than 75 units of overnight lodging shall be provided.
- (4) Restaurant and meeting rooms with at least one seat for each unit of overnight lodging must be provided.
- (5) Residential uses must be limited to those necessary for the staff and management of the resort.
- (6) The county governing body or its designee must review the proposed resort and determine that the primary purpose of the resort is to provide lodging and other services oriented to a recreational resource that can only reasonably be enjoyed in a rural area. Such recreational resources include, but are not limited to, a hot spring, a ski slope or a fishing stream.
- (7) The resort shall be constructed and located so that it is not designed to attract highway traffic. Resorts shall not use any manner of outdoor advertising signing except:
 - (a) Tourist oriented directional signs as provided in ORS 377.715 to 377.830; and
 - (b) Onsite identification and directional signs.

Developed Recreation Facilities -- are improvements constructed for the purpose of recreation and may include but are not limited to golf courses, tennis courts, swimming pools, marinas, ski runs and bicycle paths.

High-Value Crop Area -- an area in which there is a concentration of commercial farms capable of producing crops or products with a minimum gross value of \$1,000 per acre per year. These crops and products include field crops, small fruits, berries, tree fruits, nuts, or vegetables, dairying, livestock feedlots, or Christmas trees as these terms are used in the 1983 County and State Agricultural Estimates prepared by the Oregon State University Extension Service. The High-Value Crop Area Designation is used for the purpose of minimizing conflicting uses in resort siting and is not meant to revise the requirements of Goal 3 or administrative rules interpreting the goal.

Map of Eligible Lands -- a map of the county adopted pursuant to ORS 197.455.

Open Space -- means any land that is retained in a substantially natural condition or is improved for recreational uses such as golf courses, hiking or

nature trails or equestrian or bicycle paths or is specifically required to be protected by a conservation easement. Open spaces may include ponds, lands protected as important natural features, land preserved for farm or forest use and lands used as buffers. Open space does not include residential lots or yards, streets or parking areas.

Overnight Lodgings -- are permanent, separately rentable accommodations that are not available for residential use. Overnight lodgings include hotel or motel rooms, cabins, and time-share units. Tent sites, recreational vehicle parks, manufactured dwellings, dormitory rooms, and similar accommodations do not qualify as overnight lodgings for the purpose of this definition. Individually owned units may be considered overnight lodgings if:

(1) With respect to lands not in Eastern Oregon, as defined in ORS 321.805, they are available for overnight rental use by the general public for at least 45 weeks per calendar year through a central reservation and check-in service, or

(2) With respect to lands in Eastern Oregon, as defined in ORS 321.805, they are available for overnight rental use by the general public for at least 38 weeks per calendar year through a central reservation system operated by the destination resort or by a real estate property manager, as defined in ORS 696.010.

Recreation Areas, Facilities and Opportunities -- provide for human development and enrichment, and include but are not limited to: open space and scenic landscapes; recreational lands; history, archaeology and natural science resources; scenic roads and travelers; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; active and passive games and activities.

Recreation Needs -- refers to existing and future demand by citizens and visitors for recreations areas, facilities and opportunities.

Self-contained Development -- means a development for which community sewer and water facilities are provided onsite and are limited to meet the needs of the development or are provided by existing public sewer or water service as long as all costs related to service extension and any capacity increases are borne by the development. A "self-contained development" must have developed recreational facilities provided on-site.

Tract -- means a lot or parcel or more than one contiguous lot or parcel in a single ownership. A tract may include property that is not included in the proposed site for a destination resort if the property to be excluded is on the boundary of the tract and constitutes less than 30 percent of the total tract.

Visitor-Oriented Accommodations -- are overnight lodging, restaurants, meeting facilities which are designed to and provide for the needs of visitors rather than year-round residents.

GUIDELINES FOR GOAL 8

A. PLANNING

1. An inventory of recreation needs in the planning area should be made based upon adequate research and analysis of public wants and desires.

2. An inventory of recreation opportunities should be made based upon adequate research and analysis of the resources in the planning area that are available to meet recreation needs.

3. Recreation land use to meet recreational needs and development standards, roles and responsibilities should be developed by all agencies in coordination with each other and with the private interests. Long range plans and action programs to meet recreational needs should be developed by each agency responsible for developing comprehensive plans.

4. The planning for lands and resources capable of accommodating multiple uses should include provision for appropriate recreation opportunities.

5. The *State Comprehensive Outdoor Recreation Plan* could be used as a guide when planning, acquiring and developing recreation resources, areas and facilities.

6. When developing recreation plans, energy consequences should be considered, and to the greatest extent possible non-motorized types of recreational activities should be preferred over motorized activities.

7. Planning and provision for recreation facilities and opportunities should give priority to areas, facilities and uses that

(a) Meet recreational needs requirements for high density population centers,

(b) Meet recreational needs of persons of limited mobility and finances,

(c) Meet recreational needs requirements while providing the maximum conservation of energy both in the transportation of persons to the facility or area and in the recreational use itself,

(d) Minimize environmental deterioration,

(e) Are available to the public at nominal cost, and

(f) Meet needs of visitors to the state.

8. Unique areas or resources capable of meeting one or more specific recreational needs requirements should be inventoried and protected or acquired.

9. All state and federal agencies developing recreation plans should allow for review of recreation plans by affected local agencies.

10. Comprehensive plans should be designed to give a high priority to enhancing recreation opportunities on the public waters and shorelands of the state especially on existing and potential state and federal wild and scenic waterways, and Oregon Recreation Trails.

11. Plans that provide for satisfying the recreation needs of persons in the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

B. IMPLEMENTATION

Plans should take into account various techniques in addition to fee acquisition such as easements, cluster developments, preferential assessments, development rights acquisition, subdivision park land dedication that benefits the subdivision, and similar techniques to meet recreation requirements through tax policies, land leases, and similar programs.

C. RESORT SITING

Measures should be adopted to minimize the adverse environmental effects of resort development on the site, particularly in areas subject to natural hazards. Plans and ordinances should prohibit or discourage alterations and structures in the 100 year floodplain and on slopes exceeding 25 percent. Uses and alterations that are appropriate for these areas include:

1. Minor drainage improvements that do not significantly impact important natural features of the site;
2. Roads, bridges and utilities where there are no feasible alternative locations on the site; and
3. Outdoor recreation facilities including golf courses, bike paths, trails, boardwalks, picnic tables, temporary open sided shelters, boating facilities, ski lifts and runs. Alterations and structures permitted in these areas should be adequately protected from geologic hazards or of minimal value and designed to minimize adverse environmental effects.

Chapter 9: OPEN SPACE, PARKS, AND HISTORIC SITES

The conservation of land, water, and historic resources, and the related provision of recreation opportunities, is one of the most important factors in maintaining the quality of life which has made Clackamas County an attractive place to live. Recently, however, the urban area in particular has experienced a sharp jump in population, with substantial changes in the physical environment. Population growth is inevitable, at least for the foreseeable future, but the degradation of our communities is not.

Numerous natural, historic and recreation resources will continue to be available for everyone's enjoyment if the commitment is made to preserve them. The streams and river corridors, the steep wooded hillsides, marshes and wetlands, the rich farmlands, and the vast, magnificent mountains form a natural network of significant benefit. A distinctive building or section of the Barlow Trail provide us with an historical context which can be an important part of our identity. They give us a feeling of continuity, a connection with the past and with the future. Recreation resources are also important but, unlike the others, these need to be built up, changed, and improved as the demands of the people who use them change. This must be done within the limits of the natural resource systems. For instance, the natural characteristics of a stream must not be sacrificed to satisfy the demands of the people who use it for recreation. Rather, more recreation opportunities must be developed elsewhere to satisfy the demand.

This example illustrates the need for a resource conservation and recreation development strategy for Clackamas County. In the past there was ample open space and a wide selection of recreation activities available to virtually everyone. With little urban development pressure, there was little need to preserve either natural or man-made resources. Now the pressures on these resources are increasing, and will continue to mount in the future. Population density and recreation needs are rising, once cherished local open spaces are disappearing, and more people are demanding more places for a variety of recreation activities. It is increasingly clear that our options and opportunities, especially within the urban area, are becoming fewer every day. The County must take the lead to preserve the resources and develop facilities which will assure that a high quality of life is available to all County residents.

ISSUES

- The effective protection of an adequate amount of open space, especially within the urban area
- The provision of adequate local recreation land, facilities and programs to meet the needs of residents and visitors
- The type of financial strategy needed to acquire, develop, and maintain recreation facilities
- The preservation of historically or culturally significant sites and structures

SUMMARY OF FINDINGS AND CONCLUSIONS

- Although approximately one-third of the urban area is open land at the present time, only about 5 percent is effectively preserved, and most of the balance could disappear over the next 20 years.
- Many of the areas which are a natural part of the open space network also are areas subject to natural hazards (over 11 percent of the land in the urban area), are valuable as natural resource areas, and provide natural buffers between urban communities. The two primary components of the network are stream and river corridors and forested hillsides.
- An effective land use regulation process will have to be established over the area designated as open space. Without this process, no effective preservation is possible in areas which are not acquired.
- The north urban area of the County (Census Tracts 208 through 226) is significantly deficient in public park land--approximately 2.8 acres per 1,000 population as compared to the standard of 10 acres per 1,000 population. Well over half of the total park acreage is undeveloped.
- The most deficient categories are neighborhood and community parks, particularly east of the Willamette River where there are fewer than two park acres per 1,000 population. The unincorporated part of this area is especially deficient. The north urban area also has less than average play field acreage at some schools. Serious deficiencies exist in other recreation facilities as well, especially public swimming pools and beaches, tennis and multipurpose courts, ball fields, and various types of trail systems.
- As the urbanizing area is filled in, the need for parks and other recreation facilities will intensify since the informal play areas and open spaces will no longer be there. There is a need to develop local facilities and site them for access by foot and transit. However the amount of vacant land suitable for park development in the east urban area is very limited. It is imperative that suitable acreage be acquired quickly in this area before it has been irreversibly committed to development.
- In order to meet minimum standards for the expected north urban area population in the year 2010, the amount of park acreage will have to be increased by almost 1,200 acres in the next 20 years. Local governments are responsible for the provision of most urban area recreation facilities and cannot necessarily expect assistance from the state or federal governments in meeting urban area park needs.

- Consideration must be given to various methods of financing the provision of adequate park and recreation facilities and programs in the urban area. A park and recreation district would probably be the best solution. It could either cover the entire urban area, or just the unincorporated area and any interested cities. Local improvement districts (LIDs) are another method. A system development charge or real estate transfer tax also should be considered to provide new facilities for the developing areas. A capital improvements program (CIP) should be instituted to make better use of all available funds.
- Many historic sites and structures in Clackamas County are in disrepair and may be expensive to restore and maintain. While many can be adapted to contemporary use, care must be taken not to harm the features which made the structure or site significant.
- Many historical features in the County are located in areas where land is quite valuable and subject to redevelopment pressure. They are often overwhelmed by surrounding developments or destroyed because their value is not recognized.
- Archaeological sites are often difficult to locate due to the lack of a written historical record. This frequently means that they have been unknowingly destroyed. These sites, even when known, cannot be specifically identified in the inventory because of their sensitivity to exploration.

OPEN SPACE

The preservation of open space is a necessity if the quality of life, particularly in the northwest urban area, is to be maintained and enhanced. The following goals and policies supplement those found in the Land Use Chapter.

OPEN SPACE GOALS

- Protect the open space resources of Clackamas County.
- Improve the environmental quality of the northwest urban area.

9.A Open Space Policies

9.A.1 Initiate an environmental management program to ensure the retention and enhancement of environmental quality and open space values, particularly in the urban area.

9.A.1.1 The program will resolve conflicts between a proposed land use activity (e.g., housing, timber harvesting) and the open space, scenic, historic, and natural resources of the County. The social, economic, environmental, and energy consequences of the proposed action will be identified. Changes may then be required in the proposal in order to minimize any adverse impact upon these resources. Policies from other sections of this chapter may be relevant.

9.A.1.2 Detail the nature and character of visually sensitive areas (see Natural Resources and Energy Chapter). This information will be used in the site analysis outlined in Policy 4.GG.5 of the Open Space section of the Land Use Chapter.

9.A.1.3 Provide site management assistance for lands which are maintained as open space, including utilization of the County's professional expertise to advise property owners on methods of land management.

9.A.1.4 Initiate an urban tree conservation and planting program in cooperation with business and community groups. This program should include street tree plantings, with an emphasis on major arterials, and regulation of the removal of trees and other significant vegetation which may have value as a feature of the urban area open space (see Forestry section of Natural Resources and Energy Chapter).

9.A.2 Use the Open Space Network Map, which has identified desirable open space within the urban area, natural areas identified through the Metropolitan Greenspaces Master Plan and natural areas within Metro's Urban Reserve Area, as the guide for public acquisition of open space (willing seller, willing buyer basis only) and open space dedication during the development process (see map 9-1).

- 9.A.2.1 Refine the open space network to more specifically focus on local neighborhood and community needs. This refinement should consider the relationship between lot and ownership patterns and the natural systems and features of the open space network. The map should also indicate suitable areas for clustering development, and appropriate combinations of adjoining properties which would achieve the best balance of urban development and open space within each community.
 - 9.A.2.2 Major adjustments to this map shall be incorporated onto the Land Use Map as they occur, in accordance with the amendment process outlined in the Planning Process Chapter. Minor adjustments will be considered compatible with the existing map.
 - 9.A.2.3 Open Space Management zoning may be applied to natural areas identified through the Metropolitan Greenspaces Master Plan and natural areas within Metro's Urban Reserve Area, when under public or common ownership.
- 9.A.3 Protect open space resources outside the urban area through the policies of the Land Use and the Natural Resources and Energy chapters of the Plan, specifically the policies for agriculture, forestry, water resources, wildlife habitats, and distinctive resource areas.
- 9.A.4 Use all available methods of acquiring or protecting open space for the enjoyment of all County residents including the following.
- 9.A.4.1 Finance the purchase of open space land either in combination with an urban area parks and recreation district acquisition program (see Parks and Recreation Policy 9.B.7) or through a special funding measure based on all taxable property in the urban area. Full-fee acquisitions, development-rights purchase and scenic easements, among other methods, may be used to implement this program. The County will maximize the use of local money through the aggressive pursuit of federal and state funds.
 - 9.A.4.2 Set standards for accepting land dedications as part of subdivision or PUD approval. If the site contains land designated as Open Space, that land should have the highest priority for open space dedication.
 - 9.A.4.3 Publish and distribute information indicating desirable areas for land donations, what procedure to follow, and how the donor will benefit.
 - 9.A.4.4 Support the state's existing property tax reduction program for all property in designated Open Space areas as long as they are maintained as open space.

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- 9.A.5 Establish responsibility through an existing or new commission to advise the County on the preservation of open space, natural, scenic, historic and cultural resources, and the provision of adequate recreation sites. The existing Parks Advisory Board could be expanded to assume this role; however, given the extent of responsibility, formation of a new commission may be necessary.

- 9.A.6 Cooperate with ODOT in addressing specific location and completion of the Goal 5 process for the Sandy River and Indian Ridge trails after general trail alignment is determined by ODOT.

PARKS AND RECREATION

Clackamas County, like all rapidly urbanizing areas, needs to set aside land and develop facilities for the recreation and enjoyment of its residents and visitors. Various types of parks, urban recreation trails, and a number of outdoor and indoor recreational facilities will be needed over the next 20 years. Recognizing the limitations of existing facilities, priorities and standards have been set for the acquisition and development of land for recreation purposes, with a strong emphasis on the urban area.

The initial step is a commitment to provide an adequate park and recreation system to meet the needs of the people. This commitment must be met, however, within an overall strategy that considers the other legitimate needs of County residents. Different types of budgetary and funding mechanisms will need to be used and many segments of the community involved, including all governmental jurisdictions and the private sector.

PARKS AND RECREATION GOALS

- Provide land, facilities and programs which meet the recreation needs of County residents and visitors.
- Establish an equitable means of financing parks and recreation facilities and programs.

9.B Parks and Recreation Policies

9.B.1 Establish the following park classifications and standards to guide the provision of parks and other recreation facilities throughout the County.

Policies 9.B.1.1 through 9.B.1.3 are detailed in Table 9-1.

9.B.1.4 The County will seek to establish a park and recreation system which maximizes access for walkers, hikers, bicyclists and transit riders.

9.B.1.5 The County will seek to provide improved access and conveniences for disabled people in its park and recreation facilities.

9.B.2 Acquire and develop park sites in the urban area in order to bring that part of the County up to adopted standards. Due to the significant lack of parks and open space, the north urban area should be given special emphasis, particularly the Oak Lodge and Overland/Kendall neighborhoods.

9.B.2.1 The following park land will be acquired by the County or other appropriate agency as soon as possible (see map 9-2 for subarea boundaries):

- Subarea A not in County parks planning area
- Subarea B neighborhood parks: 150 acres
community parks: 150 acres
metropolitan parks: 250 acres
- Subarea C neighborhood parks: 40 acres
community parks: 20 acres
metropolitan parks: 80 acres
- Subarea D not in County parks planning area

Following is the projected total parks acreage needed over the next 20 years:

- Subarea A not in County parks planning area
- Subarea B neighborhood parks: 225 acres
community parks: 225 acres
metropolitan parks: 450 acres
- Subarea C neighborhood parks: 75 acres
community parks: 75 acres
metropolitan parks: 150 acres
- Subarea D not in County parks planning area

(The above acreage requirements are based on the standards outlined in Policies 9.B.1.1 - 9.B.1.3, Metro 1987 population figures, and 2010 population forecasts.)

9.B.2.2 Parks and other recreation sites will be developed with facilities to meet the short-term recreation needs of residents (see the Parks, Open Space, Historic Sites Background Report for information on determining recreation needs). The following is a partial list of desirable facilities for Subareas B and C:

- 5-6 swimming pools
- 3,000 feet of swimming beach
- 300-400 miles of pedestrian ways (including sidewalks)
- 100-150 miles of bike trails
- 30 ball fields
- 35 tennis courts
- 2 community centers

Many other facilities will also be needed to meet the expected demand over the next 20 years.

- 9.B.3 Provision of recreation in rural areas must be closely coordinated with other local, state and federal agencies (e.g., school districts, Willamette Greenway Program).
- 9.B.4 Consider the need to protect environmentally sensitive areas from overuse as well as satisfy the needs of County residents and visitors in developing area park and recreation facilities.
- 9.B.5 Pursue the following priorities for recreation land acquisition and development, subject to review and update at regular intervals. As a general strategy, acquisition will have priority over development, due to the rate of urban development on good park sites.

9.B.5.1 Acquisition Priorities

- Priority 1: Land suitable for neighborhood or community park development in subarea B, recognizing the significant lack of both existing park facilities and available land. Action should be taken immediately to acquire as many suitable parcels as possible in the unincorporated urban area to assure an adequate amount of park land for the future.
- Priority 2: Neighborhood and community parks in subarea C. Parks should be acquired prior to or as residential areas are developed. Action should be taken immediately due to the rapid pace of development currently taking place in this area. Acquire community park sites within the open space network.
- Priority 3: A metropolitan park site for the eastern part of the urban area. This site should be centrally located and easily accessible to both Subareas B and C. Because of the requirements for this type of park, Mt. Talbert should be considered as a potential site.

9.B.5.2 Development Needs

- An urban trail system for both walking and bicycling, especially in conjunction with the development of neighborhood and community parks. Use should be made of open space linkages along creek and river banks, ridgelines, and existing rights-of-way. Open space dedication at the time of development will be used as a means of completing this trail system (see map 9-1).
- Swimming pools in community and metropolitan parks. A diversity of pool types is preferred, ranging from small, outdoor pools to a large, indoor, Olympic-sized pool.
- Neighborhood parks, which would include children's play equipment, picnic facilities, and informal open space. These parks should be strategically located so that no resident would

travel more than one mile to reach the facilities.

- Ball fields as part of neighborhood and community parks, with sufficient area for several different simultaneous activities.
- Multipurpose courts in neighborhood and community parks.
- Natural areas as part of all three major urban area park types.

9.B.5.3 Use the preceding list of needs as a general guide for acquiring and developing recreation areas in the County. The list should be updated at least once every two years. Any funds available for general park and recreation development should be used in these priority areas. Donations of land outside the urban area should be accepted by the County. Purchase of additional land in the rural portions of the County may be considered if the land is a significant natural area that is being seriously threatened.

9.B.5.4 Establish a park and recreation site selection process, with location as the primary determining factor. All future acquisition and development programs should also take into account: (a) areas of substantial need; (b) how well a site meets the relative recreation needs of the service area; (c) the suitability of environmental conditions; (d) fiscal feasibility; (e) threat of loss of valuable resource; and (f) opportunity for cooperative projects.

9.B.5.5 Use the following criteria when considering the timing of site acquisition: (a) unusually favorable acquisition opportunities; (b) the likelihood that the site will be lost to development; (c) the appreciation rate of property in the area; and (d) the existence of advantageous opportunities to cooperate with other public agencies or private organizations.

9.B.6 Require all new urban residential developments to contribute to the provision of park facilities in their communities proportionate to the need generated by the development and based on the park standards established in Policy 9.B.1.

9.B.6.1 Develop specifications for park and open space dedications and fees in coordination with urban area and/or local park acquisition programs. Options for the developer may be:

- Dedicate land for a new park on site which meets established standards and is approved by the County;
- Provide fees-in-lieu of park land or contribute to a systems development fund or other appropriate fund (see Process Chapter, Policy 11.B.10) in proportion to the standard; or
- Some combination of the above.

- 9.B.6.2 Provide for a density bonus to be available for land developed with recreation facilities dedicated to public use. The bonus will be used to encourage the provision of public recreation facilities in conjunction with large development projects (see Density Bonus Section of the Housing Chapter).
- 9.B.7 Establish an urban area service district, or initiate the formation of a parks and recreation district to provide a full range of recreation facilities and programs to urban residents.
 - 9.B.7.1 Provide for the district to assume ownership, planning, administration, acquisition, development and maintenance of all parks in the urban part of the County.
 - 9.B.7.2 Provide for the district to initiate a recreation program, coordinate the use of publicly operated recreation facilities, and provide access to recreation services for all County residents, focusing on the special needs of urban area residents. The recreation program will attempt to meet the recreation needs of all age groups and serve as many different interest groups as possible. Potential programs include: soccer, softball, baseball, and basketball leagues; gymnastics, martial arts, volleyball, and exercise classes; arts and crafts classes; swimming lessons; free play time in a gymnasium for children and adults; and other activities. User or participant fees will be kept as low as possible, while an attempt will be made to recoup many of the costs involved in each program.
 - 9.B.7.3 Allow the district to take over ownership and maintenance of all dedicated open space upon approval of the organization (e.g., homeowners association) or agency which holds the title.
- 9.B.8 Use all available and responsible means to reduce the cost of acquisition, development, operation and maintenance of parks and recreation facilities, while working toward the provision of facilities and programs specified in Policies 9.B.1 and 9.B.6.
 - 9.B.8.1 Develop a capital improvements program for parks and recreation facilities to make efficient use of all funding sources and to plan for needed facilities and their maintenance.
 - 9.B.8.2 Seek to place idle park or open space lands into revenue producing interim uses compatible with their ultimate use and with environmentally sound land management practices (e.g., agriculture, selective timber harvest, community gardens).

- 9.B.8.3 Prepare park development plans which easily adapt to changing conditions and the changing needs of County residents. Plans will phase development, where appropriate, in order to assess whether full development is warranted. Consideration will be given to materials and technologies that reduce development and long-term maintenance costs while maintaining environmental compatibility.
 - 9.B.8.4 Encourage the private sector to help meet the recreation needs of County residents and visitors. The recreation program should use private facilities on a program-by-program basis when public facilities are not available. Where appropriate, nonprofit organizations will be encouraged to operate special purpose parks and facilities (e.g., nature exhibits, historic sites).
 - 9.B.8.5 Support legislation to enable local governments to use up to 25 percent of their federal park and recreation grants for normal park operation and maintenance, rather than just for acquisition and development.
- 9.B.9 Coordinate County activities with other agencies and organizations to provide park and recreation facilities.
- 9.B.9.1 Coordinate the development of facilities and programs with the cities and school districts when mutual concerns exist.
 - 9.B.9.2 Explore joint development projects in order to provide facilities needed by residents of both incorporated and unincorporated areas.
 - 9.B.9.3 Avoid duplication of facilities through coordination with state and federal agencies and the private sector.
- 9.B.10 Ensure opportunities for citizen participation in park and recreation decisions as provided in the Citizen Involvement Chapter and Policy 9.A.5 of the Open Space Section of this chapter.

HISTORIC LANDMARKS, DISTRICTS, AND TRANSPORTATION CORRIDORS

Clackamas County has a rich and unique heritage from its founding through its development over time. Historic sites, objects, structures, and transportation corridors still remain which represent prehistory, the era of the Territorial Government, western migration along the Oregon Trail, the existence of the first and longest running electric street car line in the nation, the influence of the railroad on development and our heritage as an agricultural and lumber based economy. We are the stewards of these historic resources and charged through state law to protect and preserve them.

Cultural, economic, and social benefits can come from preservation of the County's historic resources. There is cultural value in establishing firm, visible links with the past. Economic benefits include enhanced property values, savings in structure replacement costs, tourism, and, in commercial areas, strengthened retail sales. Social and community benefits appear in the renewal of older neighborhoods and the increased pride fostered in the residents.

To effectively preserve historical resources, an evaluation must determine which structures and sites are worthy of preservation. A method of regulating the use or demolition of historic resources would then be necessary to protect them. It is essential that the County make a firm commitment to protect its historic resources.

Individual descriptions and maps of Clackamas County Historic Landmarks which are located within the urban area of the County can be found in the Clackamas County Historic Landmarks book, adopted by Clackamas County.

A detailed mapping project of the Barlow Road, the westernmost segment of the Oregon Trail, was undertaken in 1988. This document, entitled Maps of the Barlow Road, Mt. Hood to Oregon City, Clackamas County, prepared by the Planning and Economic Development Division, exhibits maps of the historic road corridor as well as associated historic sites. It also includes recommendations for a more detailed survey to assist in the preservation and management of this historic resource.

HISTORIC LANDMARKS, DISTRICTS, AND TRANSPORTATION CORRIDORS GOAL

- Preserve the historical, archaeological, and cultural resources of the County.

9.C Historic Landmarks, Districts, and Transportation Corridors Policies

- 9.C.1 Conduct a comprehensive inventory in the County of historic areas, sites, structures, and objects. Inventory the location, quantity and quality of these resources using state and federal criteria.

- 9.C.2 The County adopts the Barlow Road Historic Corridor as defined by the Barlow Road Survey Project and the Barlow Road Background Report and Management Plan as a Clackamas County Historic Corridor. All provisions of the Historic Landmarks, Historic Districts and Historic Corridors Ordinance shall apply to the designated sites and historic corridor of the Barlow Road.
- 9.C.3 Develop criteria to further evaluate the significance of these historic resources using state and federal criteria as models.
- 9.C.4 Zone properties Historic Landmark (HL), Historic Districts (HD), or Historic Corridor (HC) which are determined significant by the evaluation criteria.
- 9.C.5 Identify conflicts by analyzing the economic, social, environmental, and energy consequences of land use actions with regard to significant historic resources.
- 9.C.6 Develop policies and programs to protect historic resources and minimize the conflicts.
- 9.C.7 Pursue private and public sources of funding for use by property owners in the renovation and maintenance of historic properties.
- 9.C.8 Pursue options and incentives to allow productive, reasonable use, and adaptive reuse of historic properties.
- 9.C.9 Appoint an Historic Review Board whose role is to protect and preserve Historic Landmarks, Districts, and Corridors and who individually have demonstrated interest and expertise in the field of Historic Preservation. This Board shall be empowered to:
 - 9.C.9.1 Recommend zoning of Historic Landmarks, Historic Districts, and Historic Corridors.
 - 9.C.9.2 Review alterations, new construction land divisions, and proposed demolition on all Landmark, District, and Corridor properties.
 - 9.C.9.3 Provide technical assistance and conduct workshops to provide an educational forum for historic preservation to broaden community awareness and public participation.
 - 9.C.9.4 Coordinate local preservation programs, including signing, plaques or other monumentation, driving and walking tour brochures, and other informational pieces.
 - 9.C.9.5 Make recommendations for designation of sites on the National Register of Historic Places.

MOUNT HOOD COMMUNITY PLAN

The Mt. Hood area is unique, and the policies of the Mt. Hood Community Plan recognize this character. The economy of the community is dependent upon the conservation of the environment, which creates the setting so attractive to both residents and visitors. The Mt. Hood Community Plan, in conjunction with the rest of the Comprehensive Plan, provides the guidelines to assure reasonable development potential consistent with the need for environmental conservation.

The rest of the Comprehensive Plan is applicable to the Mt. Hood area; however, the Mt. Hood Community Plan takes precedence where conflicts exist.

The Mt. Hood Community Plan contains some policies that are in addition to, or different from, the rest of the Comprehensive Plan in four subject areas: Land Use, Public Facilities, Transportation, and Planning Process.

LAND USE

In the Mt. Hood area, the Forest, Agriculture, Rural, Rural Commercial, Urban Low Density Residential, Community Commercial, and Open Space land use plan designations are applicable. Additionally, the Mountain Recreation designation may be applied. All land designated Urban in the Mt. Hood area is Immediate Urban. The three village areas of Government Camp, Rhododendron, and Wemme/Welches are recognized for their separate character and individual environment.

10.A Village Area Policies

10.A.1 Government Camp

- 10.A.1.1 The Government Camp Village is identified as an Urban Unincorporated Community in compliance with Chapter 660, Division 22 of the Oregon Administrative Rules (OARs).
- 10.A.1.2 Provide for a high intensity development character.
- 10.A.1.3 Development of US Forest Service lands may occur only if it complies with the US Forest Service regulations. Upon completion of a land transfer to private ownership, development of these lands may occur only if it complies with the provisions of this Plan.
- 10.A.1.4 Provide for pedestrian circulation and access within the business center.
- 10.A.1.5 Require new commercial or residential development of more than three units to provide a plan for snow removal and stockpiling.
- 10.A.1.6 Require one on-site parking space for each single-family residence developed on a lot of record existing prior to the adoption of this provision.

[10-MH-1]

10.A.1.7 Require all new residential development of more than three units to provide covered parking.

10.A.2 Rhododendron

10.A.2.1 Provide for a development character of low intensity.

10.A.3 Wemme/Welches

10.A.3.1 Provide for a development character of medium intensity.

10.A.3.2 Encourage development of recreational-resort facilities to provide accommodations for the users of the area's recreational amenities.

10.A.3.3 Encourage development of a shuttle bus system to provide access to the ski areas.

10.B Residential Policies

10.B.1 Property may be zoned Recreational Residential in areas designated Rural within the Mount Hood Community Plan, when all of the following criteria are met:

10.B.1.1 Parcels are generally two acres or smaller,

10.B.1.2 The area is significantly affected by development, and

10.B.1.3 There are no natural hazards and the topography and soils conditions are well-suited for the location of homes.

10.B.2 Allow density bonuses within the Low Density Residential and Mountain Recreation designations pursuant to Chapter 6, *Housing*, and the Zoning and Development Ordinance. In the Mountain Recreation designation, units allowed through the density bonus provisions shall be developed with the same unit size mixture as provided in the base density for the development. For example, if a development is proposed with a mixture of 50 units of 700 square feet each, and 50 units of 500 square feet each, and a bonus density of 10 units is allowed—the ten units shall include five units of 700 square feet each, and five units of 500 square feet.

10.B.3 The Low Density Residential land use plan designation may be applied within the Mt. Hood urban area, according to the policies for designation stated in Chapter 4, *Land Use*.

10.B.4 Implement the Low Density Residential designation by application of only the Hoodland Residential (HR) zone, which shall allow a maximum density of four units per acre.

10.B.5 The Mountain Recreation areas provide overnight housing for the users of the recreational facilities in the Mt. Hood area, in addition to providing for a variety in housing types at a density higher than allowed in the Low Density Residential areas. Uses allowed include multifamily dwellings, resort housing, and motels.

10.B.5.1 The Mountain Recreation designation may be applied within the Mt. Hood urban area, when all of the following criteria are met:

10.B.5.1.a The land is located within a village district,

10.B.5.1.b Public sewer and a State-approved water system are available and adequate to support the development potential of this designation, and

10.B.5.1.c The pattern and character of development within the area would not be adversely affected by uses allowed by this designation.

10.B.5.2 Recognize the unique character of individual village districts by varying density according to the village.

10.B.5.2.a In Wemme/Welches and Rhododendron, encourage a variety of housing types and individual unit sizes by calculating density based on floor area, according to the following development level chart:

Floor Area per unit in sq. ft.	No. of units per acre at development levels	
	Wemme/Welches	Rhododendron
1200+	6	4
1000-1199	7	5
800-999	8	6
600-799	10	8
400-599	14	12
200-399	32	22

10.B.5.2.b In Government Camp, allow a density of 22 units per acre.

10.B.5.3 Allow incidental commercial uses within a development in the Mountain Recreation area, as a limited use.

10.B.5.4 Implement the Mountain Recreation designation with the Mountain Recreational Resort zone.

10.B.6 Establish density standards for fragile or hazardous areas within the Mt. Hood urban area as follows:

10.B.6.1 Land within the 100-year floodplain shall be excluded from land area calculations; there is no density credit allowed for this area.

- 10.B.6.2 Except as modified by policy 10.B.7, identified land movement areas, wetlands, and slopes over 25 percent shall not be developed; 50 percent of the density allowed by zoning may be transferred to an unrestricted area within the development.
 - 10.B.6.3 Except as modified by policy 10.B.7, development shall not occur within stream corridor areas; 100 percent of the density allowed by zoning may be transferred to an unrestricted area.
- 10.B.7 Notwithstanding policies 10.B.6.1-10.B.6.3, one single-family dwelling may be developed on a lot of record, provided that such development is otherwise consistent with the provisions of the Comprehensive Plan and the Zoning and Development Ordinance. The policies stated in policies 10.B.6.1-10.B.6.3 apply only to residential development; all other development shall be controlled by other provisions of the Comprehensive Plan and by the Zoning and Development Ordinance.
- 10.B.8 Implement dimensional and development standards to address compatibility, function, and aesthetics.

10.C Commercial Policies

- 10.C.1 The Community Commercial land use plan designation may be applied in the Mt. Hood urban area, according to the criteria for designation stated in Chapter 4, *Land Use*.
 - 10.C.1.1 Implement the Community Commercial designation by application of only the Rural Tourist Commercial (RTC) zoning district.
 - 10.C.1.2 Apply the density standards of Policy 10.B.5.2.a of the Residential section to resort accommodations in Community Commercial areas in Wemme/Welches and Rhododendron, and allow 50 units per acre in Government Camp.
- 10.C.2 The Rural Commercial land use plan designation may be applied outside of the Mt. Hood urban area, according to the criteria for designation stated in Chapter 4.
- 10.C.3 The Neighborhood Commercial zone shall not be applied in the Mt. Hood area.
- 10.C.4 Implement dimensional and development standards to address compatibility, function, and aesthetics.

10.D Open Space Policies

- 10.D.1 All areas within the 100-year floodplain, wetlands, and slopes exceeding 25 percent in the Mt. Hood area shall be designated Resource Protection Open Space. See Maps 10-MH-1, 10-MH-2, and 10-MH-3.
- 10.D.2 For the Government Camp Urban Unincorporated Community, there are two Open Space designations that are implemented through the Government Camp Open Space Management District: (1) Public and Community Use, and (2) Buffer areas.
 - 10.D.2.1 Designate Public and Community Use areas for utility facilities and public and private recreation uses and structures, including ski facilities, ice skating arenas, and indoor and other outdoor athletic and sport training facilities.
 - 10.D.2.2 Designate buffer areas as open to maintain the area’s environmental character and residential privacy. Development shall be minimized in these areas to the fullest possible extent.
- 10.D.3 Open space uses shall not substantially contribute to vehicular trip generations.

PUBLIC FACILITIES

10.E Public Facilities Policies

- 10.E.1 Prohibit lot divisions or development requiring subsurface disposal systems, within the Mt. Hood urban area, except for:
 - 10.E.1.1 Remodeling or additions to existing development, when such remodeling would not require any alteration or expansion of the subsurface disposal system, or
 - 10.E.1.2 Parcels with unique topographic or other natural features which make sewer extension impractical.
- 10.E.2 Ensure that subsurface sewage disposal systems in non-urban areas are allowed only when lot sizes give maximum assurance that no failures will occur that could require annexation to the Hoodland Service District.
- 10.E.3 Extension of sanitary sewer service to lands outside an unincorporated community boundary may be allowed in the Hoodland Service District or Government Camp Sanitary District boundary only under the following circumstances:

- 10.E.3.1 The property is located within an acknowledged unincorporated community boundary or the sanitary sewer line extension is the only practicable alternative to resolve a health hazard as defined by the State of Oregon; or
- 10.E.3.2 The sanitary sewer extension provides service to an existing, committed nonforest public use area, such as Timberline Lodge and its related facilities, Silcox Hut, or a Boy Scout lodging facility provided: (1) these uses are approved as an exception to Statewide Planning Goal 4; and (2) the extension is approved as an exception to Statewide Planning Goal 11.
- 10.E.4 The Government Camp Water System Master Plan, dated July 2000, shall be acknowledged as the water element of the Government Camp Facilities Plan.
- 10.E.5 The Government Camp Sanitary District Wastewater Facilities Plan, dated October 1995, shall be acknowledged as the sanitary sewer element of the Government Camp Facilities Plan.
- 10.E.6 The County shall acknowledge periodic updates of the sanitary sewer, water and transportation elements of the Government Camp Facilities Plan.
- 10.E.7 Review of development applications shall be coordinated with all service agencies to ensure facility service capacity is available to new developments.

TRANSPORTATION

The development of the transportation system shall be in accordance with the following policies.

10.F Transportation Policies

- 10.F.1 Encourage intersection improvements at the following intersections with US 26:
 - East Brightwood Loop
 - East Lolo Pass Road
 - East Welches Road
 - Highway 35
 - Entrance to Multorpor Ski Bowl facilities
 - Government Camp Loop

- 10.F.2 Encourage development of a loop road south of US 26 in Government Camp. The loop would complete access from the west to the east side of Government Camp, and would improve access to the Multitorpor/Ski Bowl facilities. Interchanges should be developed at the intersections with US 26.
- 10.F.3 Recognize the *Villages at Mt. Hood Pedestrian and Bikeway Implementation Plan* as the guiding document for the development of a connected multi-modal system within the Villages of Mt Hood, as established pursuant to Clackamas County Code, Chapter 2.10.
- 10.F.4 Cooperate with the Oregon Department of Transportation (ODOT) to maintain a reasonable level of service and safety on US 26, in the Mt. Hood Corridor.
 - 10.F.4.1 Limit access to US 26, and encourage shared access where access to US 26 is necessary.
 - 10.F.4.2 Focus access management strategies on areas where access points are not defined and where driveways can be consolidated with new development or redevelopment according to the *Villages at Mt. Hood Pedestrian and Bikeway Implementation Plan*.
 - 10.F.4.3 Encourage redesign of older platted areas along US 26, to reduce the number of access points.
 - 10.F.4.4 Encourage the development of alternatives to automobile transportation to ski facilities, to reduce parking needs at ski areas and to reduce congestion on US 26. Individual developers and existing resort facilities should be encouraged to provide shuttle systems or other facilities such as an aerial tram between Government Camp and Timberline Lodge.
 - 10.F.4.5 Coordinate with the community and ODOT to refine the design and location of safe and convenient pedestrian and bicycle crossings across US 26, enhanced with rapid flashing beacons or other safety measures and/or signals as identified in the *Villages at Mt. Hood Pedestrian and Bikeway Implementation Plan* and Tables 5-3a-d and Map 5-11b.
 - 10.F.4.6 Support the design and construction of a multi-use path adjacent to US 26 connecting Wildwood Recreation Site to E. Salmon River Road according to the *Villages at Mt. Hood Pedestrian and Bikeway Implementation Plan*.
- 10.F.5 Cooperate with ODOT to provide a rest area and information center between Sleepy Hollow and Zigzag.

- 10.F.6 Encourage development of a community-wide network of pedestrian trails.
 - 10.F.6.1 Ensure continued public access to recreation trails shown on Map 10-MH-5-and located within the Government Camp Urban Unincorporated Community boundary. Provisions may be made through appropriate legal documents, and may include requirements such as retaining conservation easements on these lands.
 - 10.F.6.2 Encourage the efficient connection of Forest Service trails located outside the Government Camp Urban Unincorporated Community Boundary to trail systems located within the boundary, to provide an integrated network of walkways, bikeways, and trails.
 - 10.F.6.3 Support connections to destinations and to Forest Service and Bureau of Land Management trails as part of an integrated network of pedestrian and bicycle facilities.
- 10.F.7 Support development and installation of gateway signs that identify the entrances of the Villages at Mt. Hood.
- 10.F.8 Promote active transportation by providing wayfinding signs including signs to an existing underpass and “bike hubs” – areas of secure and sheltered parking, benches, bike tools, and/or other amenities – to maximize investment in existing and new transportation facilities that accommodate multimodal travel and tourism in the Villages at Mt. Hood.
- 10.F.9 Support continuation and/or expansion of a shuttle bus system providing access to the Villages at Mt. Hood and ski areas.
- 10.F.10 Enhance existing and planned transit facilities and services by providing supportive facilities and features such as park and ride facilities and wayfinding signs in the Villages at Mt. Hood.
- 10.F.11 Support the development of pedestrian and bikeway connections along Huckleberry Drive, Woodsey Way and Learning Lane in order to provide safe routes to schools.

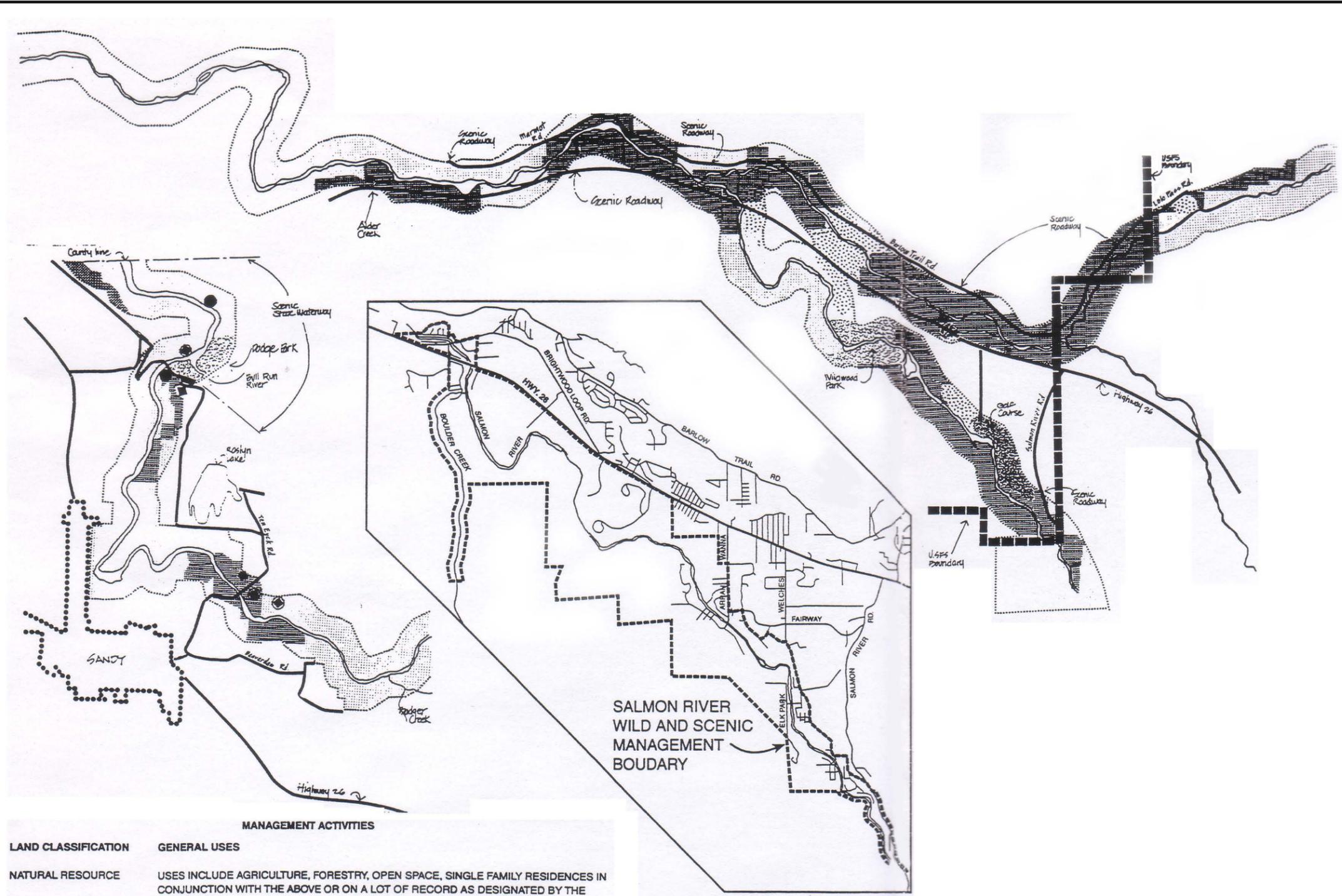
THE PLANNING PROCESS

10.G Planning Process Policies

10.G.1 The statements of issues and alternatives and the inventories and data of the 1976 Mt. Hood Community Plan, the 1976 Mt. Hood Planning Unit Draft Environmental Statement, 1989 Government Camp Village Revitalization Plan and Report, 1999 Government Camp Village Design Incentives Plan, 1980 Summit Ski Area Expansion Environmental Assessment Report, 1981 Multorpor Ski Bowl Master Plan, 1995 Government Camp Sanitary District Wastewater Facility Plan, 2000 Government Camp Water System Master Plan, 2000 Rural Transportation System Plan, Mt. Hood Corridor Plan-Final Environmental Impact Statement, and the revisions and additions to these documents are adopted as background reports for the policies and designations of the Mt. Hood Community Plan.

10.G.2 The *Villages at Mt. Hood Pedestrian and Bikeway Implementation Plan* is adopted as a background report for the policies and designations of the Mount Hood Community Plan.

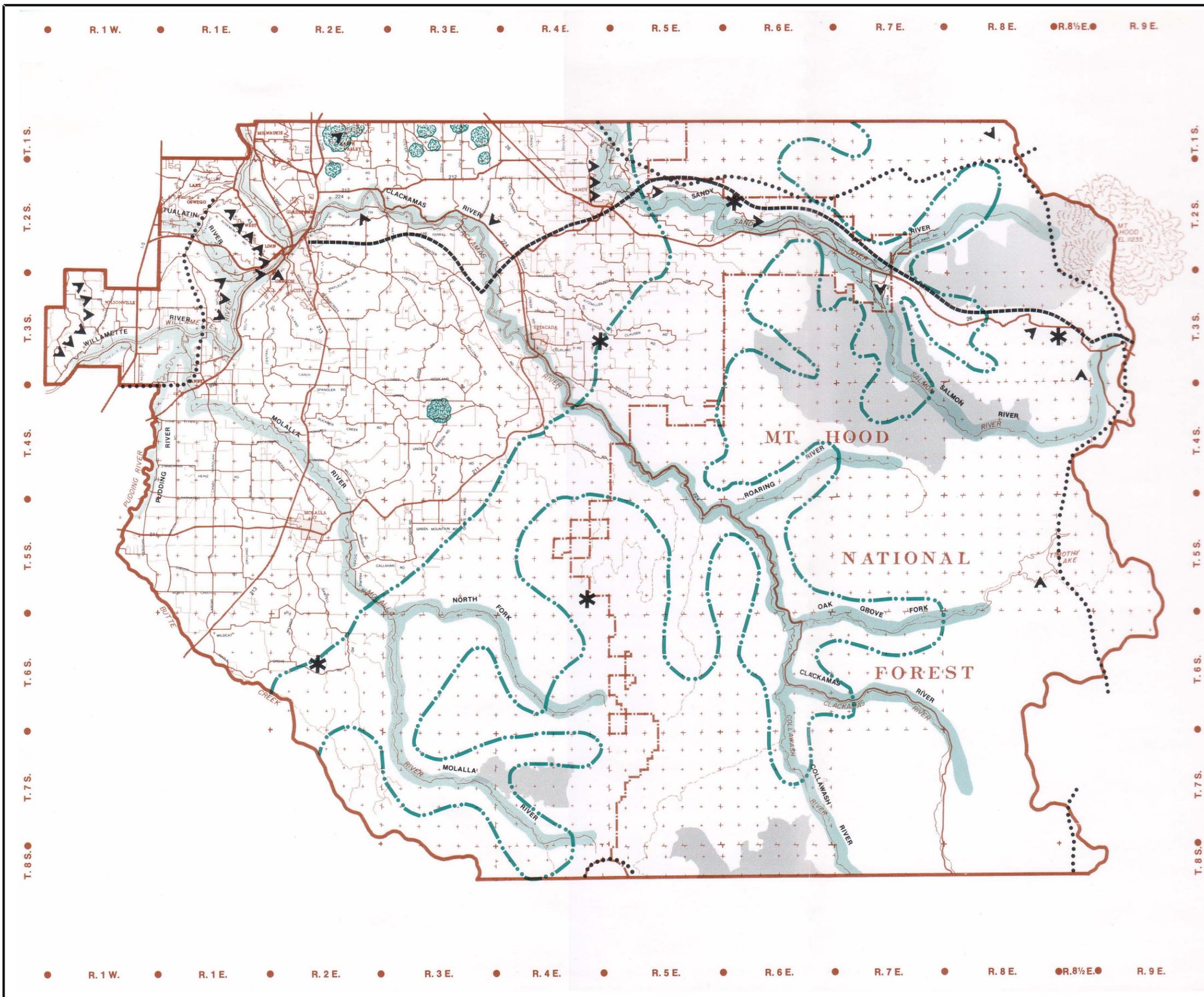
PRINCIPAL RIVER CONSERVATION AREA SANDY-SALMON RIVER DESIGN PLAN



- Parks, Existing
- Parks, Proposed
- B** Boat Ramps
- Unique Features - Protected Sites
- Natural Resource
- Low Intensity Rural
- City Limit Line
- Public Access
- Proposed Public Access
- Low Intensity Urban
- High Intensity Urban

MANAGEMENT ACTIVITIES	
LAND CLASSIFICATION	GENERAL USES
NATURAL RESOURCE	USES INCLUDE AGRICULTURE, FORESTRY, OPEN SPACE, SINGLE FAMILY RESIDENCES IN CONJUNCTION WITH THE ABOVE OR ON A LOT OF RECORD AS DESIGNATED BY THE COMPREHENSIVE PLAN. AGGREGATE EXTRACTION ALLOWED ONLY BY CONDITIONAL USE PERMIT.
LOW INTENSITY RURAL	USES INCLUDE EXISTING RESIDENTIAL SUBDIVISIONS, EXISTING COMMERCIAL AND INDUSTRIAL OPERATIONS INCLUDING AGGREGATE EXTRACTION AS MAY BE DESIGNATED BY THE COMPREHENSIVE PLAN.
LOW INTENSITY URBAN	USES INCLUDE LOW DENSITY RESIDENTIAL DEVELOPMENT, PARKS OPEN SPACE, MARINAS AND BOAT RAMPS OF A PUBLIC NATURE IN SPECIFIED AREAS AS DESIGNATED BY THE COMPREHENSIVE PLAN.
HIGH INTENSITY URBAN	USES INCLUDE ALL OTHER USES NOT INCLUDED IN LOW INTENSITY URBAN, NATURAL RESOURCE OR LOW INTENSITY RURAL AS MAY BE DESIGNATED BY THE COMPREHENSIVE PLAN. THIS MAY INCLUDE HIGH DENSITY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC, BUT WILL ALLOW LESS INTENSIVE USES.





SCENIC & DISTINCTIVE RESOURCE AREAS

-  Principal River Corridors
-  Wilderness Areas
-  Buttes
-  Unique / Natural Features *
-  Viewpoints
-  Upper & Lower Limits of Winter Range (Deer, Elk - 3000' Elevation)
-  Barlow Road Historic Corridor (Oregon National Historic Trail)
-  Recreation Trails, Existing / Proposed

Scenic Roads - See Map 5-1

* Source: Nature Conservancy

CLACKAMAS COUNTY
COMPREHENSIVE PLAN

Map 3-2

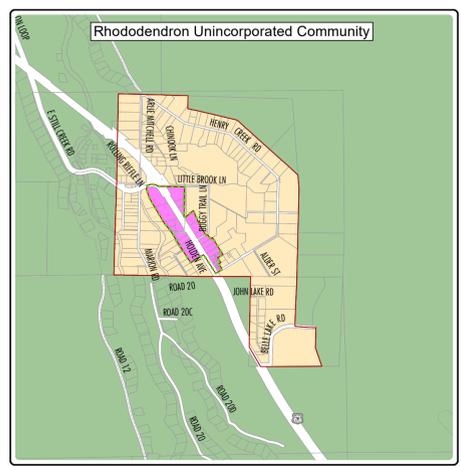
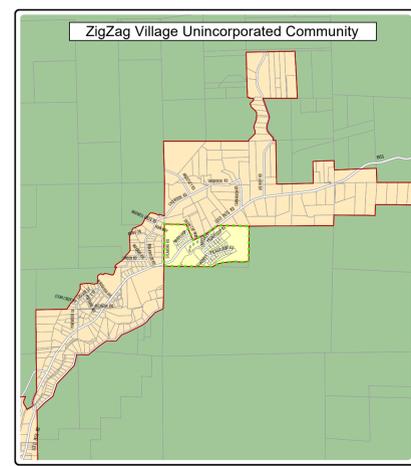
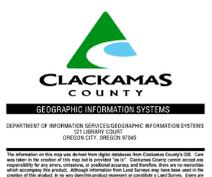
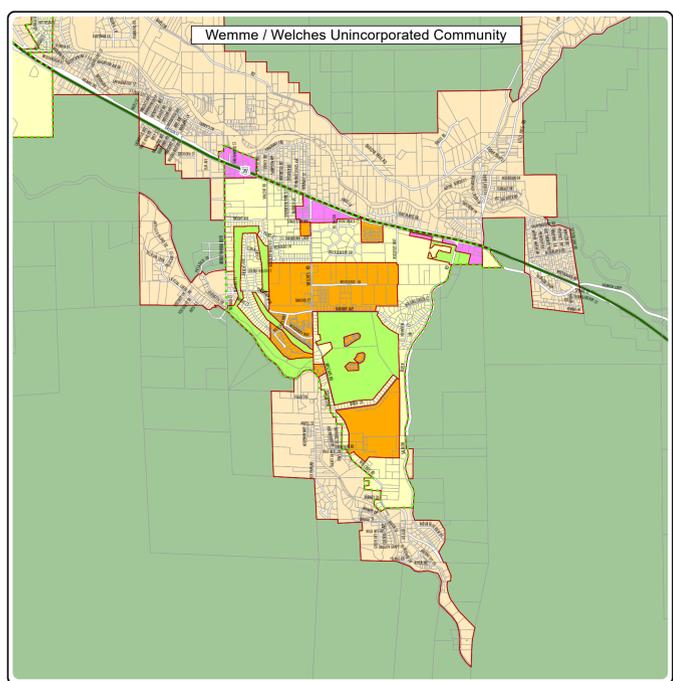
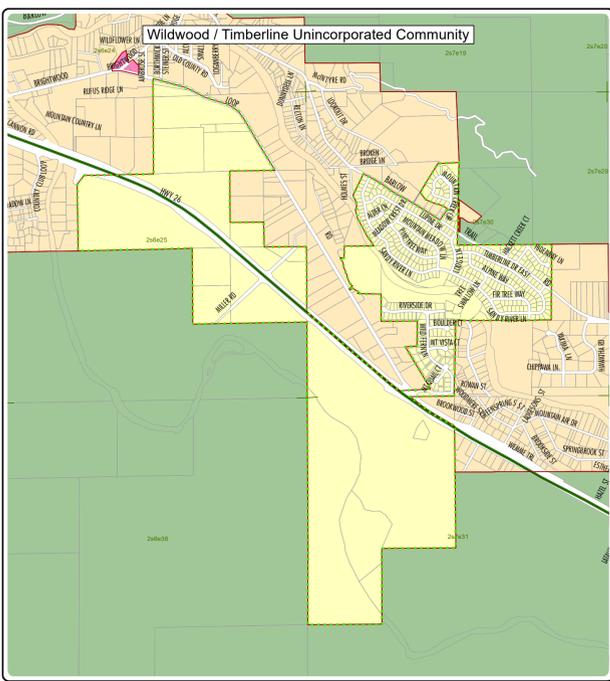
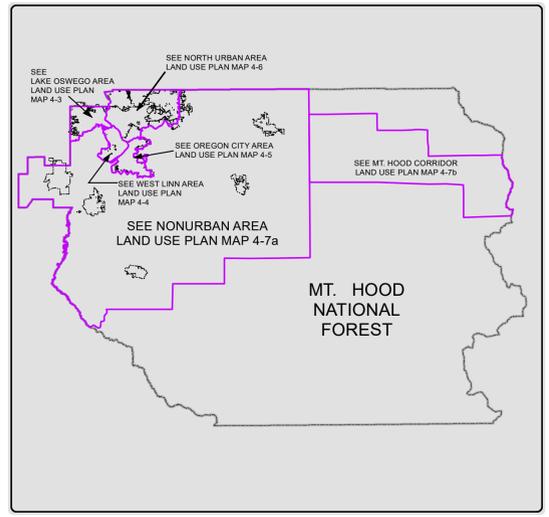
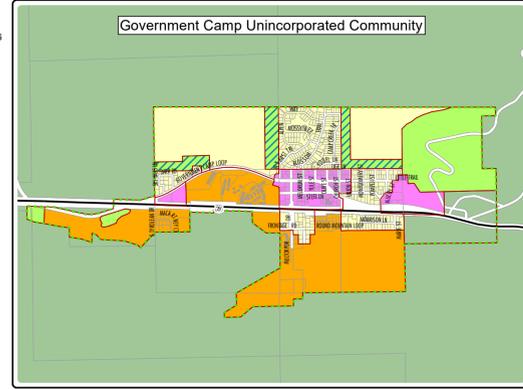
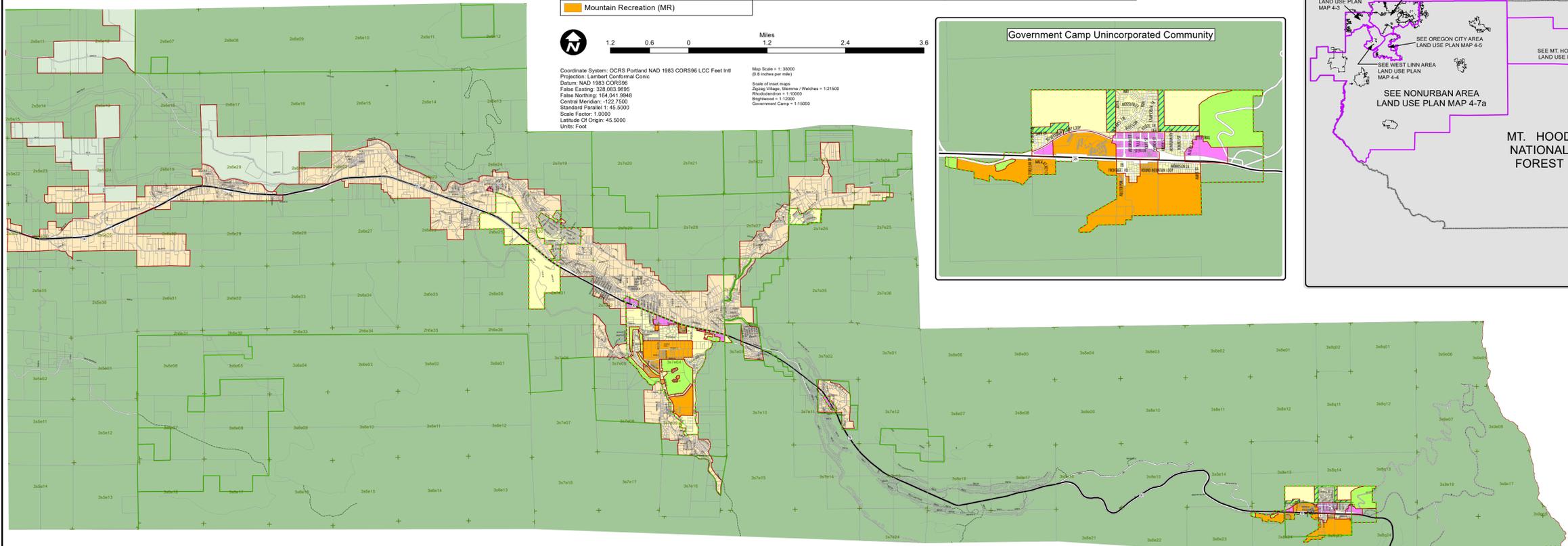
Clackamas County
Comprehensive Plan
 Map 4-7b: Mt. Hood Corridor Land Use Plan
 Date of Last Plan Amendment: November 30, 2000

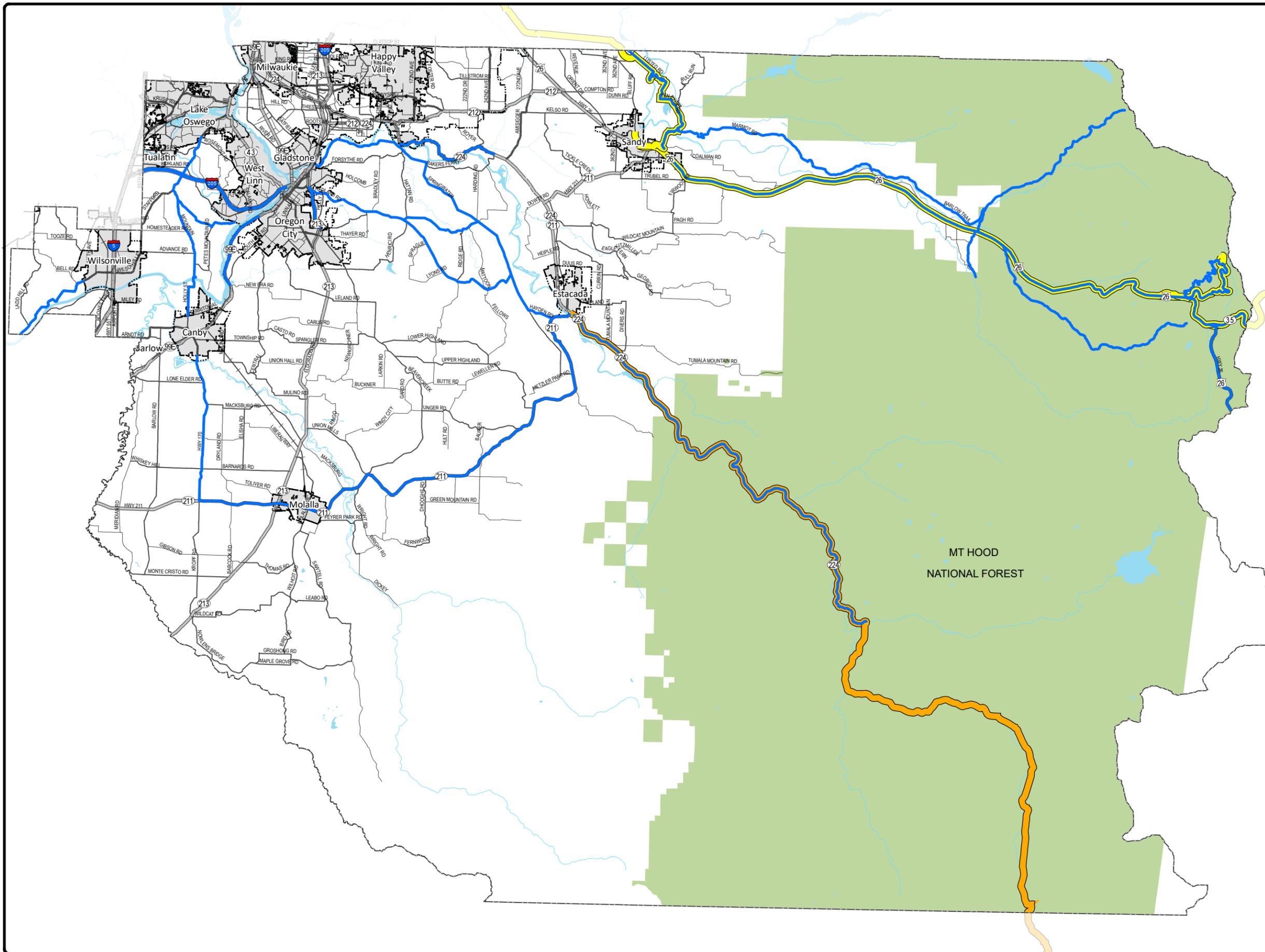
Legend		
Natural Resource Plan Designations	Commercial Plan Designations	Boundaries
Forest (F)	Rural Commercial (RC)	Clackamas County
Agriculture (AG)	Community Commercial (CC)	Urban Growth Boundary
Residential Plan Designations	Open Space Plan Designations	Unincorporated Community
Rural (R)	Public and Community Use Open Space (PCU)	Mt. Hood National Forest
Low Density Residential (LDR)	Buffer Open Space (BUF)	City Boundaries
Mountain Recreation (MR)		



Coordinate System: OCRS Portland NAD 1983 CORS96 LCC Feet Intl
 Projection: Lambert Conformal Conic
 Datum: NAD 1983 CORS96
 False Easting: 328,083.9895
 False Northing: 164,041.9945
 Central Meridian: -122.7500
 Standard Parallel 1: 45.5000
 Scale Factor: 1.0000
 Latitude Of Origin: 45.5000
 Units: Foot

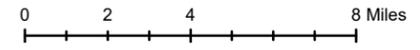
Map Scale = 1:30000
 (0.6 inches per mile)
 Scale of inset maps:
 Zigzag Village, Wemme / Welches = 1:21500
 Rhododendron = 1:11000
 Rhododendron = 1:11000
 Government Camp = 1:19000





Scenic Roads

- Scenic Roads
- Mt Hood Scenic Byway
- West Cascades Scenic Byway
- Urban Growth Boundary
- Incorporated City
- Mt. Hood National Forest



Last Amended June 11, 2020

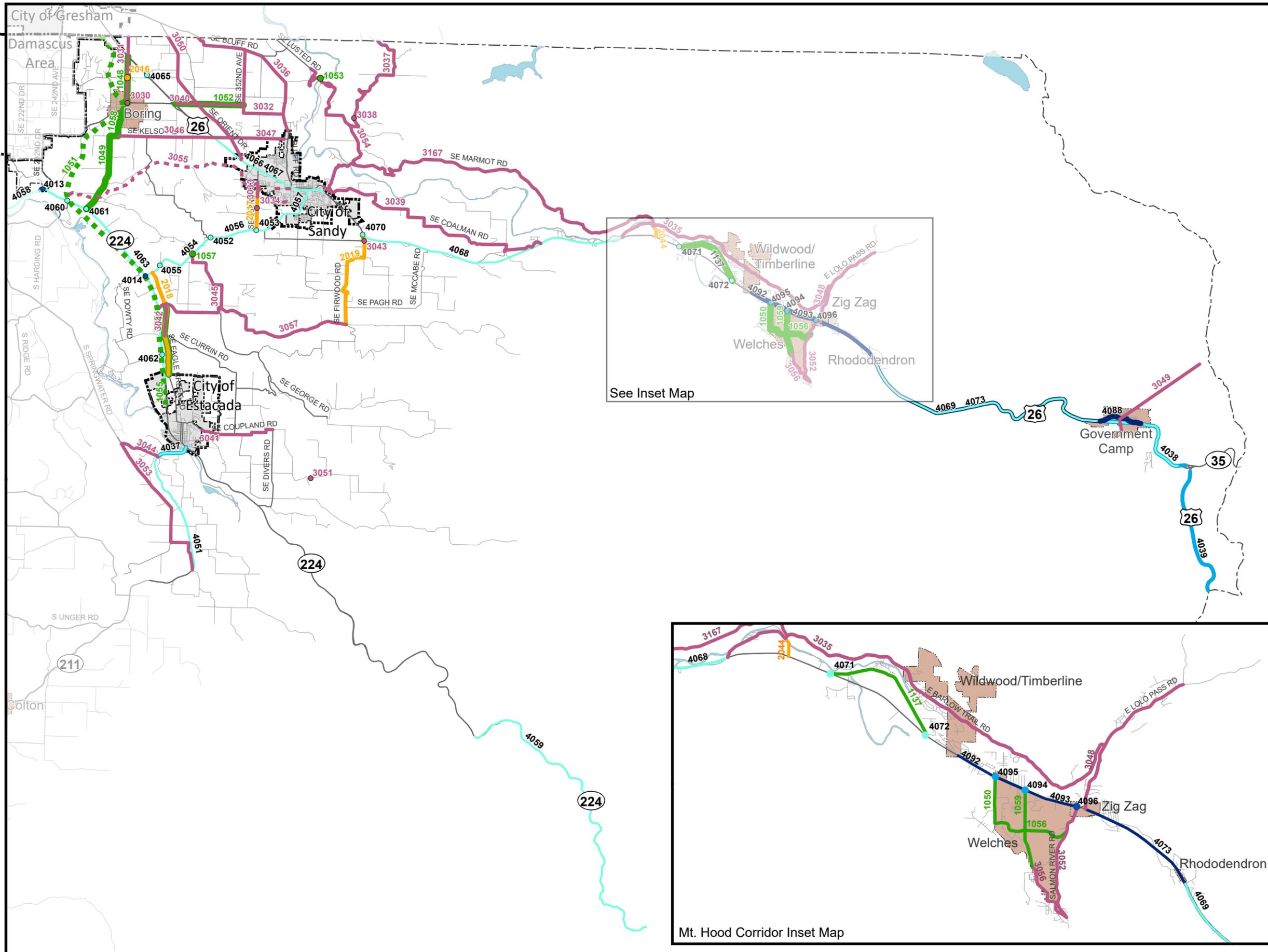


Department of Transportation & Development

The information provided was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are strongly cautioned to verify all information before making any decisions. The official Comprehensive Plan map is on file in the Clackamas Planning and Zoning Division. If you have additional questions regarding this map, please contact the Planning and Zoning Division.

COMPREHENSIVE PLAN

MAP 5-1



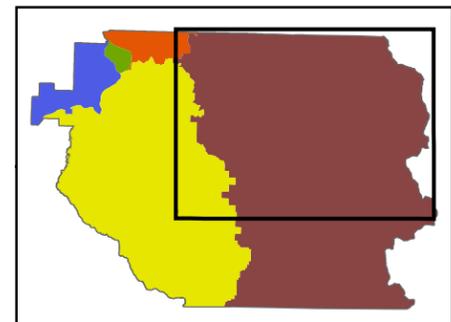
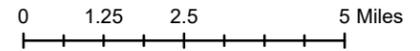
Capital Improvement Plan

East County

- Priority**
- 20-Year Capital Projects (Table 5-3a)
 - Preferred Capital Projects (Table 5-3b)
 - Long-Term Capital Project Needs (Table 5-3c)

- Projects on Non-County Facilities**
- Priority**
- High (Table 5-3d)
 - Medium (Table 5-3d)
 - Low (Table 5-3d)

- ▲ Study*
 - Multi-Use Path*
 - Metro Urban Growth Boundary
 - Incorporated City
- *Symbol color consistent with Priority symbologies shown above

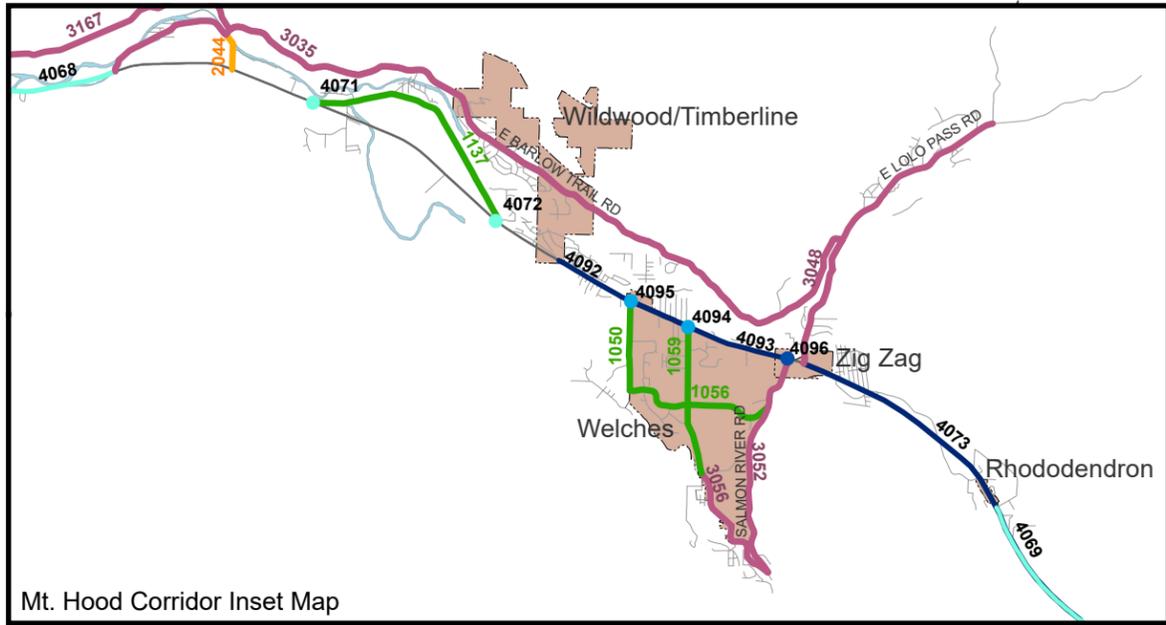


Last Amended June 11, 2020

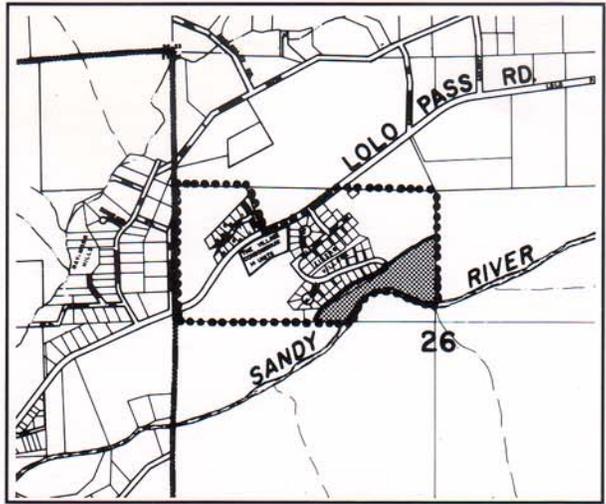


CLACKAMAS COUNTY
COMPREHENSIVE PLAN

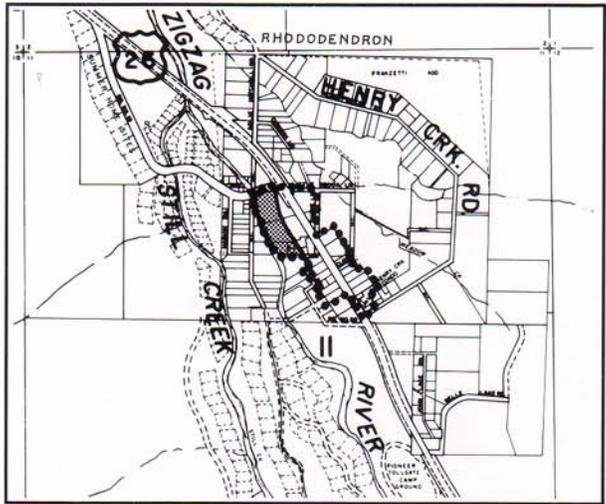
MAP 5-11b



Mt. Hood Corridor Inset Map



ZIGZAG VILLAGE



RHODODENDRON

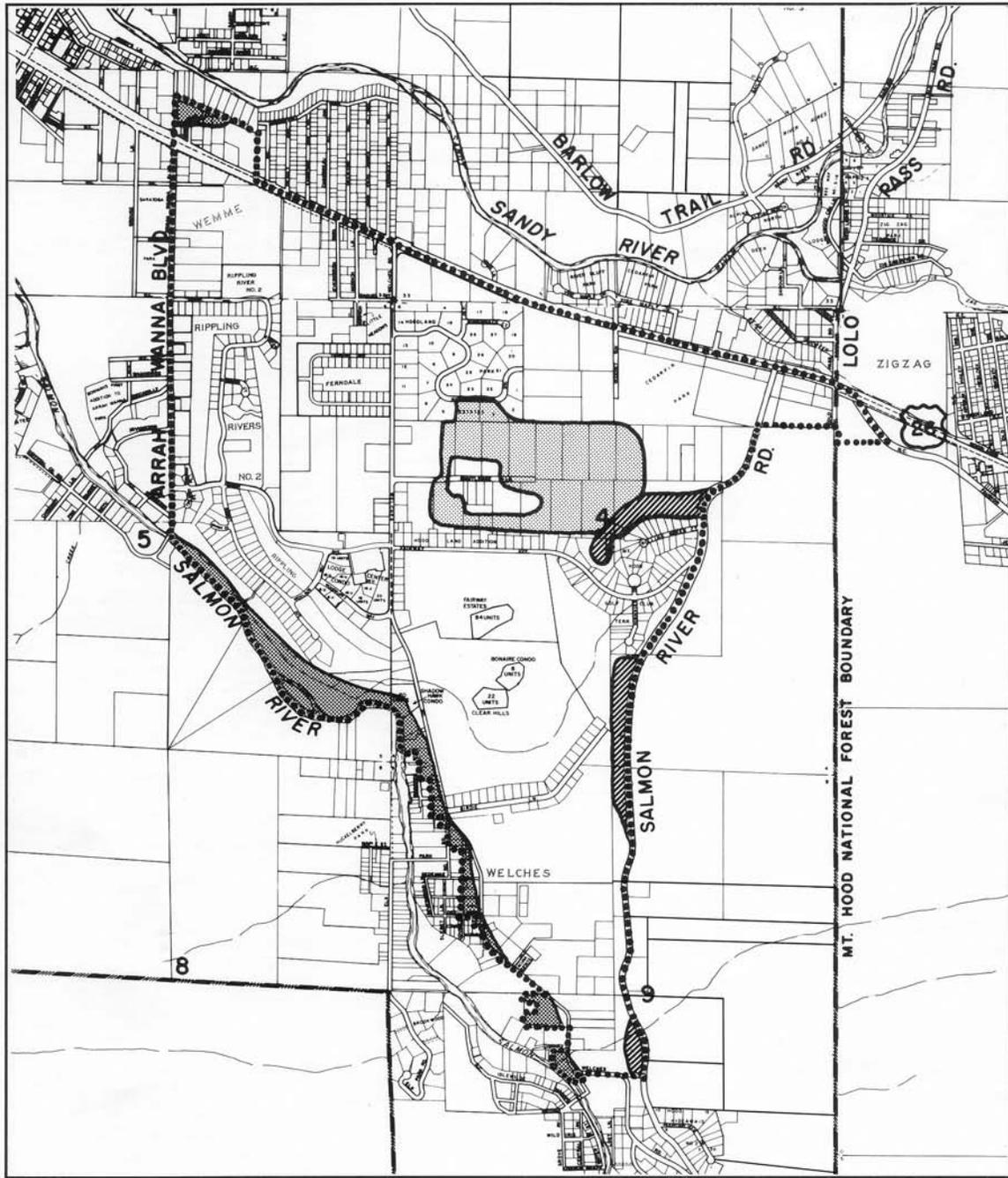
**RESOURCE PROTECTION
OPEN SPACE**

- Village Boundary
- ▨ Floodplain

CLACKAMAS COUNTY
COMPREHENSIVE PLAN



Map 10-MH-1



WEMME-WELCHES

RESOURCE PROTECTION OPEN SPACE

..... Village Boundary

 Slope $\geq 25\%$

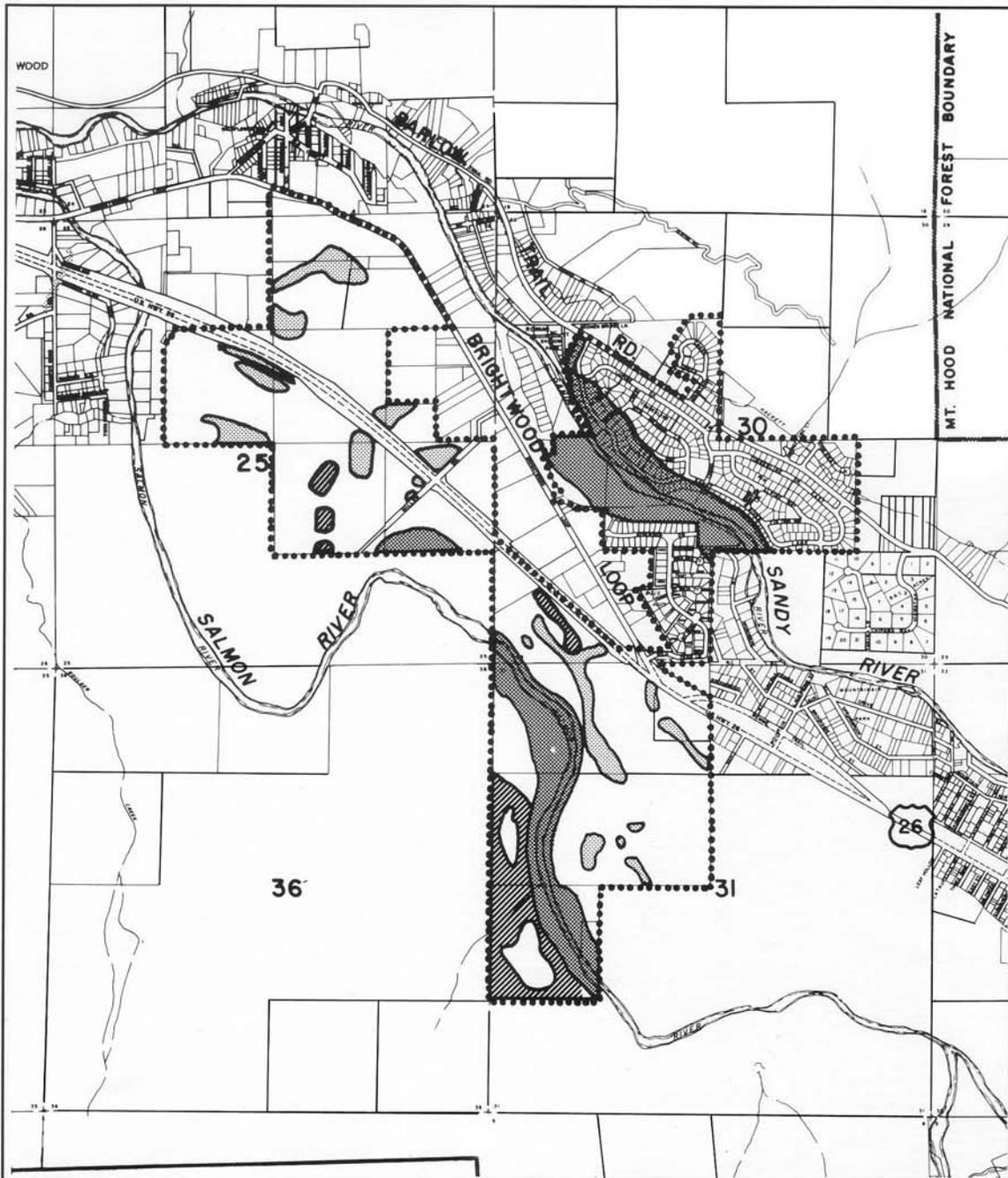
 Floodplain

 Wetlands

CLACKAMAS COUNTY
COMPREHENSIVE PLAN



Map 10-MH-2



WILDWOOD-TIMBERLINE

RESOURCE PROTECTION OPEN SPACE

..... Village Boundary

 Slope ≥25%

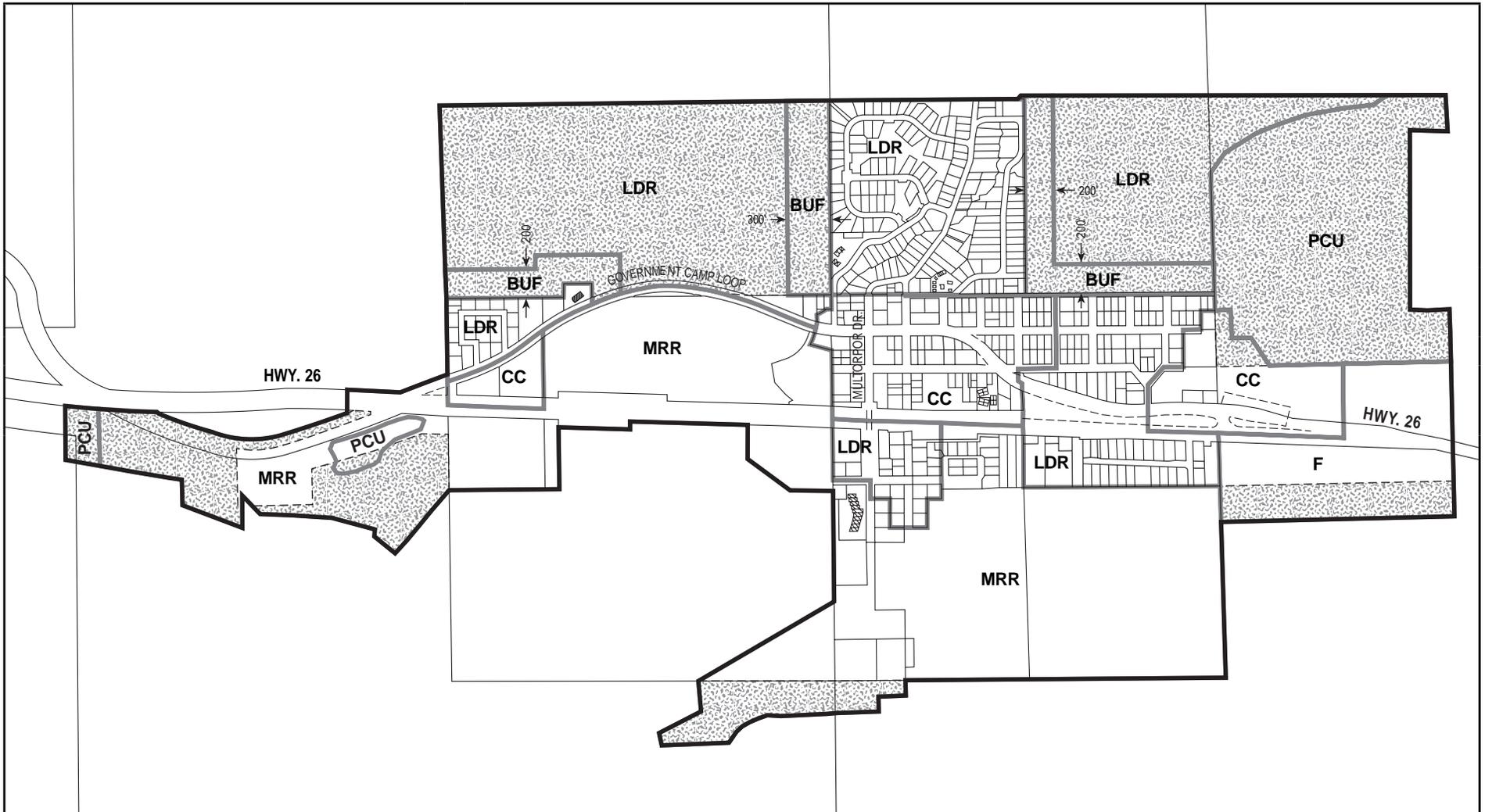
 Floodplain

 Wetlands

CLACKAMAS COUNTY
COMPREHENSIVE PLAN



Map 10-MH-3



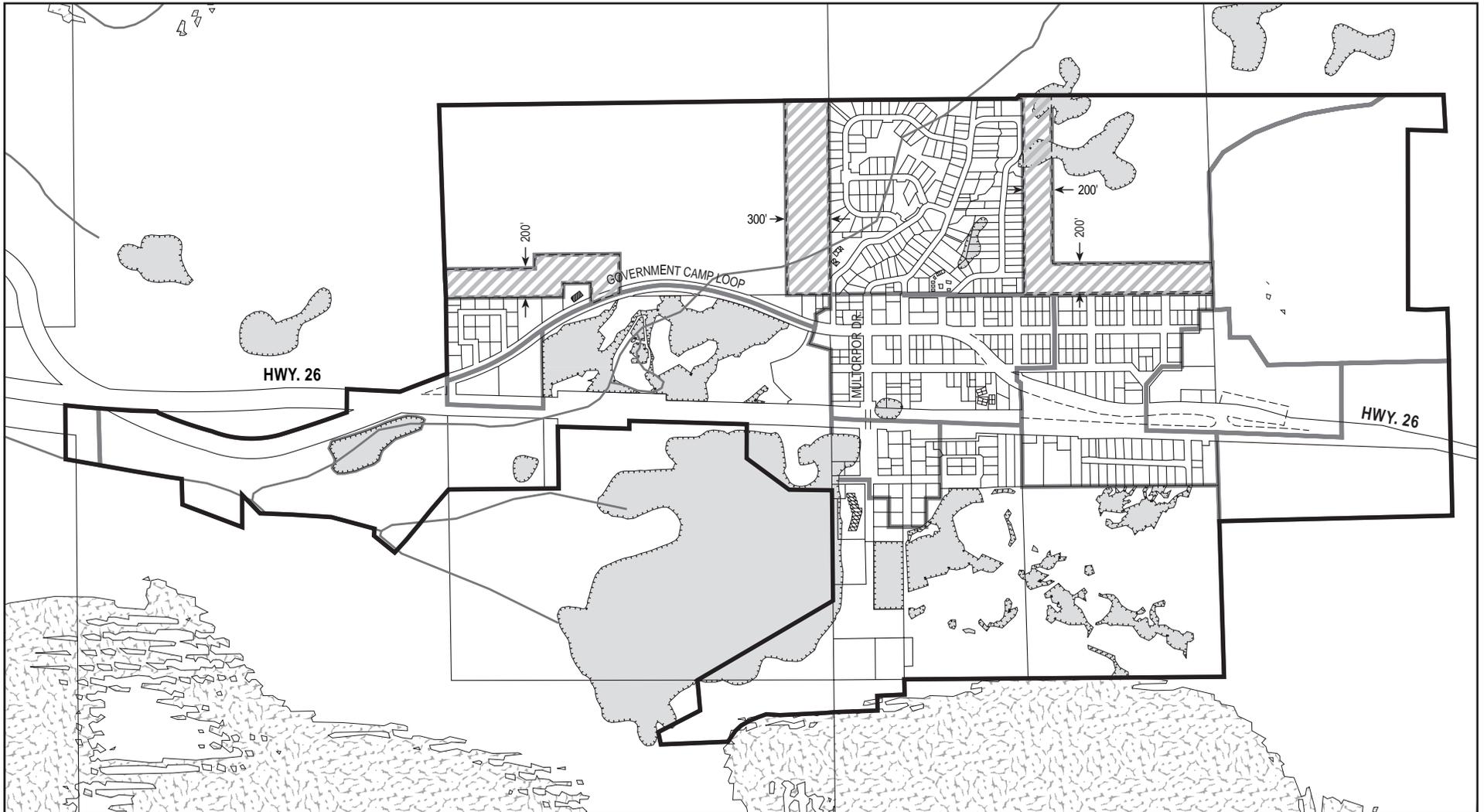
Government Camp Village Plan Land Use Plan & Boundary

LDR	LOW DENSITY RESIDENTIAL	F	FOREST		FOREST SERVICE JURISDICTION
MRR	MOUNTAIN RECREATION RESORT	PCU	PUBLIC & COMMUNITY USE		URBAN UNINCORPORATED COMMUNITY BOUNDARY
CC	COMMUNITY COMMERCIAL	BUF	BUFFER		

CLACKAMAS COUNTY
COMPREHENSIVE PLAN



Map 10-MH-4



Government Camp Village Plan

Resource Protection Open Space

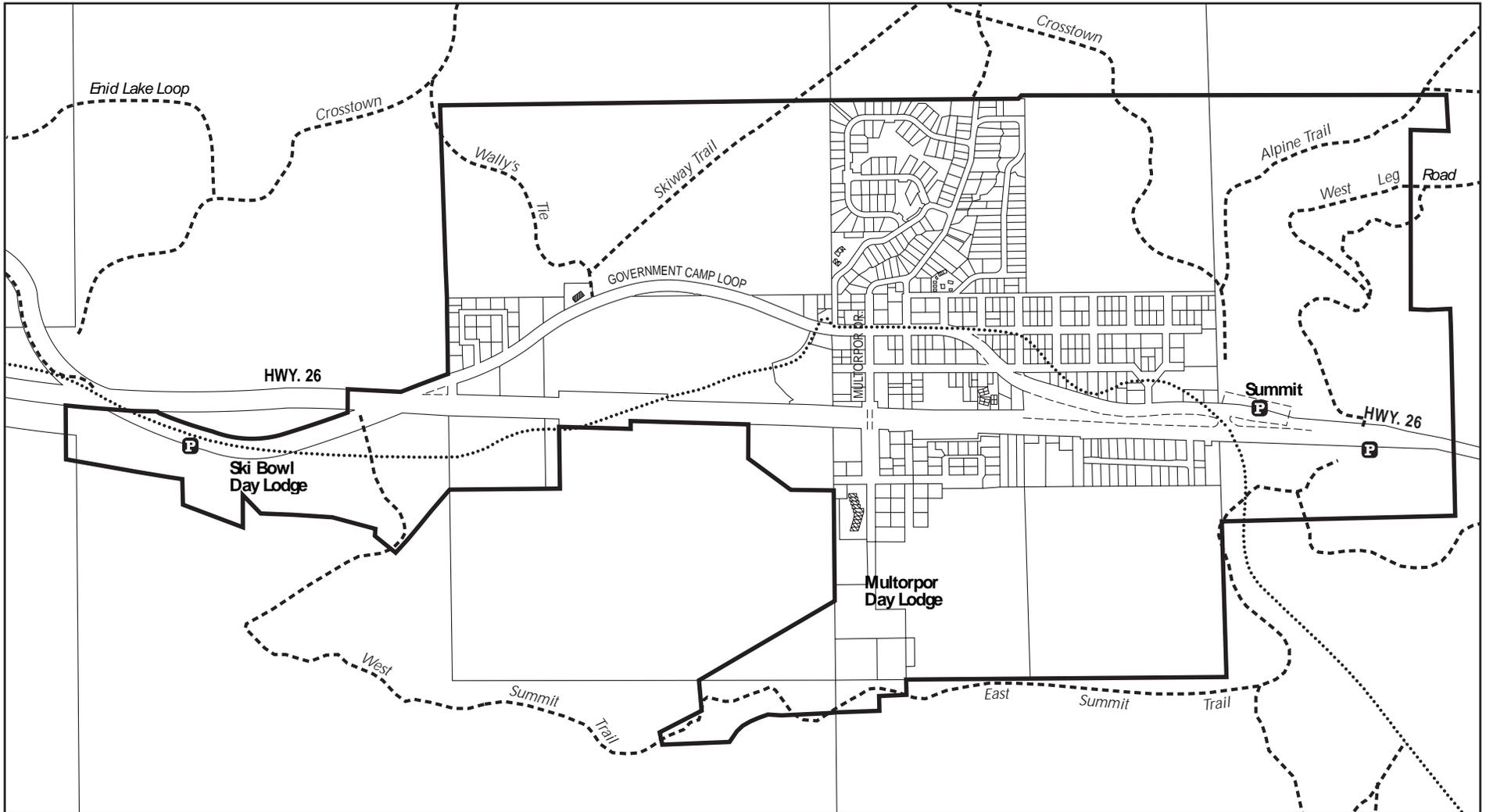
-  WETLANDS
-  SLOPE $\geq 25\%$
-  BUFFER AREA

 URBAN UNINCORPORATED COMMUNITY BOUNDARY

CLACKAMAS COUNTY
COMPREHENSIVE PLAN



Map 10-MH-5



Government Camp Village Plan Recreation Trails and Facilities

- | | | |
|------------------------|------------------|--|
| ----- TRAILS | ❄️ SKI LODGE | ——— URBAN UNINCORPORATED
COMMUNITY BOUNDARY |
| THE BARLOW ROAD* | 🅑 SNOW PARK AREA | |
| ●—● SKI LIFTS | | |

* Barlow Road Alignment is Approximated from *National Forest Service Barlow Road Historic District Maps* and *Clackamas County Barlow Road Historic Corridor Background Report & Management Plan*.

CLACKAMAS COUNTY
COMPREHENSIVE PLAN



Map 10-MH-6



Laura Zentner, CPA
 Interim Director
BUSINESS AND COMMUNITY SERVICES
 Development Services Building
 150 Beaver Creek Road, Oregon City, OR 97045

February 1, 2018

Board of County Commissioners
 Clackamas County

Members of the Board:

Approval of a Memorandum of Understanding between Hoodland Women's Club
 and Business and Community Services (County Parks)

Purpose/Outcomes	Recognition of time for Hoodland Women's Club and Welches area community to form and approve a Park District which would allow BCS County Parks to transfer certain surplus real property assets to a newly formed local Park District in the Hoodland/Welches area.
Dollar Amount and Fiscal Impact	No impact to Clackamas County
Funding Source	N/A
Duration	MOU valid through November, 2020
Previous Board Action	The Board of County Commissioners supported this action at its May 9, 2017 policy session.
Strategic Plan Alignment	<ol style="list-style-type: none"> 1. Honor, Utilize, Promote and Invest in our Natural Resources 2. Build Public Trust through Good Government
Contact Person	Rick Gruen, Manager County Parks & Forest x 4345

BACKGROUND:

The Hoodland Park property, now unimproved following the demolition of the Dorman Center, has housed over time a senior center, child care services and other community-oriented services overseen by the Hoodland Women's Club (HWC). This MOU acknowledges the HWC's efforts to work with the community to form and approve the formation of a Park District as a Special District of the State of Oregon. Oregon Revised Statutes (ORS 275) permits the transfer of tax foreclosed and surplus real property from one government entity to another. It is the intent and desire of Clackamas County, as approved by the Board of County Commissioners and County Parks Advisory Board, to transfer certain real properties to a local Park District upon its successful formation so that the community can self-determine and support the ongoing uses of the transferred real property assets.

County Counsel has reviewed this MOU as to form and content.

RECOMMENDATION:

Staff recommends Board approval of a Memorandum of Understanding between Hoodland Women's Club and Business and Community Services County Parks and further authorizes the Interim Director of Business and Community Services to sign the MOU on behalf of the County.

Respectfully submitted,

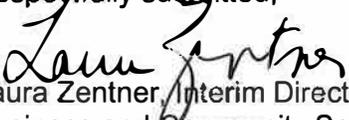

 Laura Zentner, Interim Director
 Business and Community Services

Exhibit 18, p. 1

RECORDING MEMO

x	New Agreement/Contract
	Amendment/Change/Extension
	Policy Reports
	Other

ORIGINATING COUNTY
DEPARTMENT:

County Parks and Forest – Business and Community Services

PURCHASING FOR: N/A

OTHER PARTY TO
CONTRACT/AGREEMENT: Hoodland Women's Club

BOARD AGENDA DATE: 02/01/2018

AGENDA ITEM NUMBER: E.1

PURPOSE: Approval of a Memorandum of Understanding between Hoodland Women's Club and Business and Community Services (County Parks).

Please return to **BCS Admin – Attn: Jennifer Kraxberger** after recording.

Clackamas County Official Records
Sherry Hall, County Clerk
Commissioners' Journals
Agreements & Contracts

2018-0252

02/12/2018 4:02:55 PM

MEMORANDUM OF UNDERSTANDING
Between
Hoodland Women’s Club
And
Business & Community Services (County Parks)

This **MEMORANDUM OF UNDERSTANDING (MOU)** is entered into by and between the Hoodland Women’s Club, hereinafter referred to as “HWC” and Business & Community Services (County Parks), hereinafter referred to as “BCS”.

A. PURPOSE:

Clackamas County, by and through BCS, currently owns certain real properties known as Hoodland Park, 25400 East Salmon River Road in Welches, Oregon. Specifically, the properties are known as the Dorman Center – Map 37E04AA03600 (2.71 acres) and 37E04AA03300 (1.24 acres), the Water Tower – Map 37E04 00903 (5.14 acres), and the Hunchback Strip – Map 37E04 00904 (10.62 acres).

The Dorman Center property, now unimproved and vacant following the demolition of the Dorman Center, housed over time a senior center, child care services and other community-oriented activities overseen by the Hoodland Women’s Club. This MOU is for the purpose of acknowledging the HWCs efforts to work with the community in order to form and approve the creation of a Park District as a Special District of the State of Oregon. It is the intent and desire of Clackamas County, as acknowledged by the Board of County Commissioners and County Parks Advisory Board, to transfer the above referenced real property pursuant to applicable Oregon Revised Statutes, upon the successful formation of a Park District.

B. GENERAL PROVISIONS:

1. BCS agrees to defer designation of the properties as surplus with the intention of selling for a period of not less than two years from the date of signing this agreement to give time for the HWC and Community to form and approve a Park District. This provision can be extended through November, 2020 upon the approval of the Board of County Commissioners.
2. Should the Community successfully pass a Park District, BCS will convey by deed to the Park District the following County Park real properties: 1) Hoodland Park Property, 2) Water Tower and 3) Hunchback Strip. These conveyances will be subject to ORS statutory procedures.
3. If the Community does not successfully form and pass a Park District by the agreed upon time, BCS will move forward with declaring the property as surplus with the intent to sell and return these properties to the County tax rolls.
4. In the interim period, BCS will retain the use of Hoodland Park “as is”, providing only limited/periodic maintenance of the site as needed.

C. PRINCIPAL CONTACT:

BCS Contact	Hoodland Women’s Club
Rick Gruen, Manager	Regina Lythgoe, Past President
Business & Community Services	Hoodland Women’s Club
150 Beaver Creek Road	P.O. Box 52
Oregon City, OR 97045	Welches, OR. 97067
Phone: 503-742.4345	Phone: 503-622-3117
E-Mail: rgruen@clackamas.us	E-Mail: rmythgoe@msn.com

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding in duplicate through their duly authorized officials as of the last date written below.

Hoodland Women's' Club

Anne High

DATE: 02-08-18

Clackamas County Board Chair or designee

Laura Zentm

DATE: 1/31/18

RECORDING MEMO

	New Agreement/Contract
X	Amendment/Change/Extension
	Policy Reports
	Other

**ORIGINATING COUNTY
DEPARTMENT:**

Business & Community Services

PURCHASING FOR:

N/A

**OTHER PARTY TO
CONTRACT/AGREEMENT:**

Hoodland Women's Club

BOARD AGENDA DATE:

7/15/2021

AGENDA ITEM NUMBER:

C.1

PURPOSE: Approval of Amendment #3 of the MOU between Business and Community Services and Hoodland Women's Club to extend time to transfer properties to a Local Park District upon its formation

Please return to **BCS Admin - Attn: Liz Lawson Weber** after recording.

Clackamas County Official Records
Sherry Hall, County Clerk
Commissioners' Journals
Agreements & Contracts

2021-0405

08/04/2021 11:28:27 AM



July 15, 2021

Board of County Commissioners
 Clackamas County

Members of the Board:

Approval of Amendment #3 of the MOU between Business and Community Services and Hoodland Women’s Club to extend time to transfer properties to a Local Park District upon its formation

Purpose/Outcomes	Amend the Memorandum of Understanding (MOU) between Clackamas County Business and Community Services (BCS) and the Hoodland Women’s Club to allow additional time for the formation of a Park District and subsequent transfer of property from Clackamas County to the newly formed Park District.
Dollar Amount and Fiscal Impact	Upon successful formation of a Park District by the Hoodland Women’s Club, BCS would transfer certain real properties to the Park District.
Funding Source	County owned property assets
Duration	February 1, 2018 through May 31, 2022
Previous Board Action	The Board of County Commissioners (BCC) approved the original MOU on February 1, 2018, Agenda Item E.1; BCC approved Amend #1 MOU on April 30, 2020, Agenda Item F.1; BCC approved Amend #2 MOU on October 15, 2020, Agenda item F.1
Strategic Plan Alignment	1) This MOU supports the BCS goal of providing outdoor recreation, camping, and land stewardship services to residents and visitors so they can experience clean, safe and healthy recreation and natural resource opportunities in rural Clackamas County by providing the Hoodland area community with park lands for utilization by a newly formed Park District. 2) This MOU supports County strategic priority to Honor, Utilize, Promote and Invest in our Natural Resources by providing county assets to a newly formed Park District so community members can benefit from the land and engage in outdoor recreation, contributing to the Policy Perspective of supporting a healthy and active lifestyle.
County Counsel Review	County Counsel Review Date: 6/29/2021 Counsel Initials: ARN
Procurement Review	Was the item processed through procurement? N/A
Contact Person	Sarah Eckman, BCS Interim Director, 503-894-3135 Tom Riggs, BCS – County Parks Manager, 503-781-3137
Contract No.	N/A

BACKGROUND:

On February 1, 2018, the Board of County Commissioners approved Business & Community Services (BCS) to enter into an MOU with the Hoodland Women’s Club through the November 2020 election. The MOU provided the recognition of time for Hoodland Women’s Club (HWC) and the desire of Clackamas County, as approved by the Board of County Commissioners and County Parks Advisory Board, to transfer certain real properties to a local Park District upon its successful formation so that the community can self-determine and support the ongoing uses of the transferred real property assets. If district formation is not successful, BCS County Parks would move forward with the sale of these surplus assets as presented to the BCC in 2018. Since that time, the HWC and community have been working diligently to navigate the complex processes for district formation.

On April 30, 2020, the BCC approved an amendment to the MOU due to the COVID-19 pandemic creating challenges to organizing and getting on the ballot as planned. Due to additional delays, a second

amendment was approved on October, 15, 2020. HWC has requested a third extension to May 31, 2022 with the new goal of getting the proposed district on the May, 2022 ballot.

Should a Park District not be formed resulting in the properties not being transferred, BCS intends this to be the last extension granted for this purpose due to the need to transition the real properties to other purposes to reduce and/or eliminate ongoing operational and maintenance costs.

RECOMMENDATION:

Staff respectfully recommends the BCC approve the MOU amendment #3 through May 31, 2022, and clarify that this will be the final extension of this MOU.

ATTACHEMENT:

Amendment #2 to Memorandum of Understanding between Clackamas County Business and Community Services and the Hoodland Women's Club

Respectfully submitted,

A handwritten signature in blue ink that reads "Sarah Eckman". The signature is written in a cursive, flowing style.

Sarah Eckman
Interim Director
Business & Community Services

**AMENDMENT #3 TO MEMORANDUM OF UNDERSTANDING
BETWEEN CLACKAMAS COUNTY BUSINESS AND
COMMUNITY SERVICES AND
AND THE HOODLAND WOMEN'S CLUB**

THIS AMENDMENT ("Amendment") is entered into by and between Clackamas County on behalf of its Department of Business and Community Services ("BCS"), a political subdivision of the State of Oregon, and the Hoodland Women's Club ("HWC") and shall become a part of that Memorandum of Understanding entered between the parties on February 1, 2018 (the "MOU").

RECITALS

WHEREAS, Clackamas County currently owns certain real properties known as Hoodland Park, 25400 East Salmon River Road in Welches Oregon. Specifically, the properties are known as the Dorman Center – Map 37E04AA03600 (2.71 acres) and 37E04AA03300 (1.24 acres), the Water Tower – Map 37E04 00903 (5.14 acres), and the Hunchback Strip – Map 37E04 00904 (10.62 acres);

WHEREAS, it is the intent and desire of Clackamas County, as acknowledged by the Board of County Commissioners and County Parks Advisory Board, to transfer the above referenced real property, consistent with applicable law, upon the successful formation of a Park District;

WHEREAS, the parties desire to extend the effective date of the MOU through May 31, 2022;

WHEREAS, the parties desire to further defer designation of the properties as surplus with the intention of selling for a period through May 31, 2022 to give time for the HWC to form and approve a Park District.

NOW, THEREFORE, in consideration of the mutual promises set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to amend the Agreement as follows:

1. **General Provisions.** Section B.1 is hereby amended to provide a new deferral date, as set for below:

BCS will agree to defer designation of the properties as surplus with the intention of selling for a period through **May 31, 2022** to give time for the HWC to form and approve a Park District consistent with applicable law. Any further deferral is contingent upon written approval by the Clackamas County Board of Commissioners.

Except as expressly amended above, all other terms and conditions of the MOU shall remain in full force and effect. By signature below, the parties agree to this Amendment, effective upon the date of the last signature below.

IN WITNESS HEREOF, the Parties have executed this Amendment by the date set forth opposite their names below.

Clackamas County



Chair, Board of County Commissioners

7/15/2021

Date

Hoodland Women's Club


By: Lynne D. Pollard
Its: President, HWC

7/28/2021
Date

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

In the Matter of Approving the
Formation of the Hoodland Park
District



Order No. 2022-____
Page 1 of 1

Whereas, this matter coming before the Board 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, 2022. 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 that the petition for formation of Hoodland Park District pursuant to ORS Chapter 266 is approved 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 1, Petition for Formation of a Special District - Hoodland Park District.

DATED this ____ day of January, 2022.

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

Tootie Smith, Chair

Recording Secretary