

Odell



Unincorporated Community Boundary
Initial Discussion Options

Why We Are Here

- Check in early with residents, service providers, employers, and other agencies and groups.
- Divide the question of planning for the Odell community into two parts:
 - Where the community boundary should go and
 - How land within the boundary should be zoned
- A range of discussion options reflecting various initial perspectives on *where the boundary could go* were developed to help further discussion.
- Tonight these Discussion options will be reviewed in order to:
 - Explain current county considerations based on input and data gathered so far in the process – so the public will understand the variables being weighed
 - To gain input from the public before taking a preferred option forward -- so the County can understand additional thoughts and impressions before developing a preferred alternative
- No one option presented tonight is expected to be selected. The county will bring back a preferred option for boundary location to the community with some infill zoning options before going to hearing.
- Lots of moving parts to this puzzle. Tonight is about full disclosure of what is known and filling in any missing information gaps --- including taking in thoughts and opinions of local residents.

Why Set a Boundary

- **The Law –**

The County is required to plan for areas like Odell in accordance with the Unincorporated Communities Rule. (OAR Chapter 660, Division 22)

- **The Boundary –**

The Unincorporated Communities Rule requires that a community boundary be established for all types of unincorporated communities.

- **Community Delineation–**

Establishing an acknowledged community boundary for long range planning purposes :

- allows greater long range predictability for land owners
- ensures a common understanding of potential long term demand for service providers

Why Seek Public Input

- **Odell's Role –**

The role Odell plays in the County as a whole is complex, for residents in and around it, for employers, for orchardists, and for service providers.

- **Prior Efforts –**

Planning work to create a community boundary around Odell was initiated in the past. The topic generated a lot of input from the public and the planning task was tabled for additional information. (2004)

- **Different Approach –**

The task must now be completed and the County is exploring a range of options this time - opting to collect data, thoughts, and opinions from service providers and interested members of the public prior to moving forward with a preferred option.

- **Value of Transparency –**

There is no single correct answer when considering the best boundary to be set around Odell. This is a true policy issue. Any answer is likely to leave some less than satisfied. The better the rationale for the decision is understood by decision makers and those affected alike – the greater the likelihood of reaching an acceptable and workable outcome.

Who Else is Involved

- **LCDC –**

This is a Periodic Review Work Task. The State must concur before the identified boundary becomes a lawful acknowledged boundary.

- **Service providers –**

Need to be able to make common predictions related to continued and prospective service demand and benefit from additional rate payers in the system to help mitigate increased costs. Land inside the boundary must be able to be served.

- **Growers and Packers –**

Packers are some of the primary employers in the community and represent the major industrial use. Growers have a symbiotic relationship with the packers and though most live outside potential community boundaries they rely on the Odell community to support their operations.

- **Other agencies -**

Provide data and information that is helping the County to understand the role and composition of the current community.

- **Other employers –**

As many known employers in Odell as possible are being contacted directly to seek their thoughts and input.

Are we Missing Anyone?

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Odell's Role in Hood River County

Employer –

46 reporting employers per state reports (including public Sector)

Industry	Units	2011 Jobs	Payroll (million)	A VG Pay (thousands)
Wholesale Trade	5	281	7.2	38
Agriculture	5	270	8.5	32
Public	7	148	5.9	40
Other (including confidential reporters)	29	163	5.4	
ALL	46	862	27+	31

Per US Census Bureau –

- 83.7% of 2010 employees employed in the CDP live outside the area
- Census population change in Odell 2000-2010 = 406 an increase of almost 22%
- This is similar to City of Hood River's growth rate and far exceeds the less than 10% growth rate for the County as a whole over that same time .

Odell's Role in Hood River County

	OREGON	HR County	Cascade Locks	Hood River City	Odell CDP
Housing Units	1.7 M	9,193	526	3,334	642
Occupied	1.5 M – 90.6%	8,204 – 89.2%	405 – 77%	2889 – 86.7%	633 – 98.6%
Vacant	.2 M – 9.4%	989 – 10.8%	121 – 23%	445 – 13.3%	9 – 1.4%
Owner Occupied	951,848 – 63.1%	5,545 – 67.6%	248 – 61.2%	1,640 – 56.8%	545 – 86.1%
Renter Occupied	557,706 – 36.9%	2,659 – 32.4%	157 – 38.8%	1,249 – 43.2%	88 – 13.9%
Owner Vacancy	2.30%	1.90%	3.50%	4.30%	0%
Rental Vacancy	5.40%	5.80%	20.30%	2.70%	0%
Owner Occupied Unit Values					
<50K	6.2%	3.6%	6.0%	3.5%	14.9%
50K-99K	4.2%	4.6%	25.0%	4.6%	11.0%
100K-149K	8.1%	5.4%	16.5%	4.0%	10.6%
150k-199K	14.4%	7.5%	27.8%	6.0%	8.3%
200K-299K	29.4%	24.0%	12.9%	27.9%	50.1%
300K-499K	25.7%	32.3%	10.5%	42.0%	2.9%
500K-999K	10.2%	18.8%	1.2%	12.1%	0.0%
Gross Rent					
300-499	7.0%	14.4%	30.6%	14.0%	0.0%
500-749	27.8%	36.3%	24.2%	44.6%	12.5%
750-999	31.3%	16.8%	14.6%	10.4%	59.1%
1,000-1,499	22.3%	23.0%	26.8%	21.1%	9.1%

Residential Base

- More residential units than Cascade Locks
- Limited rental options
- Vacancy rates at zero
- Lower price point on single family homes
- Limited multi family units
- Provides “lower key” rural setting

*American Community Survey
2012 – Courtesy of Dallas
Fridley*

Odell's Role in Hood River County

Agricultural Support

- Agriculture and Wholesale Trade make up 77.2% of jobs in the area.
- Three packing houses now operate in Odell
- All three packing houses are invested in their current location and have an interest in available workforce housing inventory
- Columbia Gorge Fruit Growers is also concerned and looks to this process to protect productive orchards AND provide needed residential inventory



Odell's Role in Hood River County



Rural Services

- Odell provides a mix of small scale commercial services providing an option to traveling into Hood River.
- Water, Sewer, and Power are provided within most areas of the Odell CDP. Service providers in the area are planning for growth and continued service delivery.
- Parks are being included in Odell subdivisions and there is interest in locating more available flat land for ball fields in this part of the County.
- The Elementary and High School have experienced increasing enrollment.

Odell's Role in Hood River County

Industrial Development

- Odell also accommodates Warehouse and Manufacturing facilities not related directly to agriculture.
- Odell has the largest total acreage of land zoned for Industrial use in the County.
- Sewer system has been upgraded to handle continued increase in demand for wastewater treatment and a program is in place to allow new industries to locate in Odell as long as they can provide on site pre treatment of industrial wastes.
- Any boundary will respect the need to retain current M-1 and M-2 zoned land.



Industrial Area	Total Acres	Largest Parcel	Available Acres
Lower Hanel	86.7	6.58	22.4
Lingren	62.69	12.81 (2 lots)	17.09 (3 lots)
Central	72.7	18.8	16
Weber	25	3.19 (2 lots)	10.6

Sept 2005 Industrial Lands Study – Bill Fashing

- As many employers as possible are being contacted and made aware of this process.
- Approximately 29% of Odell's Industrial land base remains available for development.

Are we Missing Anything?

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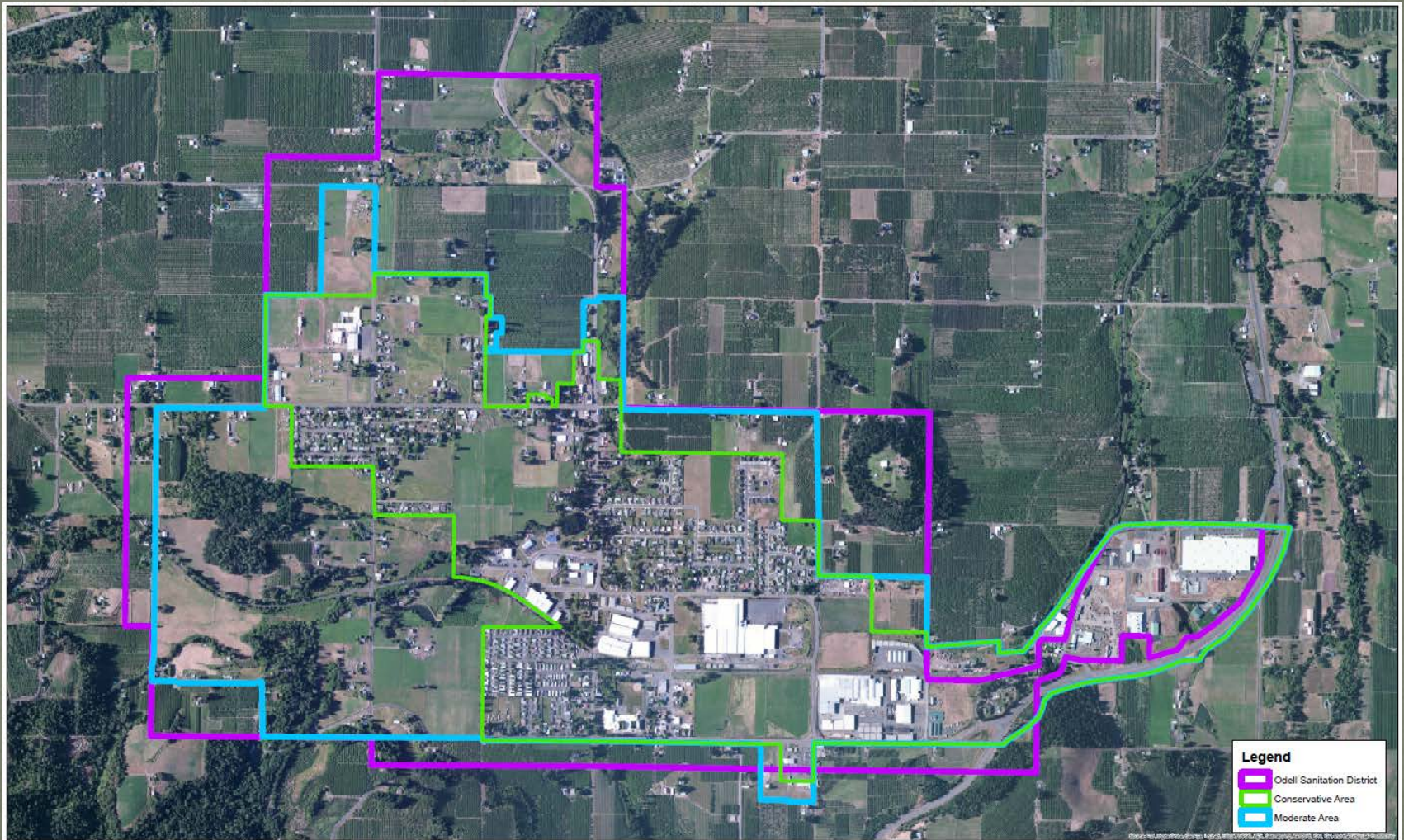
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Who Assisted With Preliminary Options

- State –
 - Jon Jinings and Karen Swirsky with DLCDC
- Other Agencies and Organizations -
 - Dallas Fridley – Regional Economist
 - Chamber of Commerce
 - Cindy Walbridge – City of Hood River Planning
 - Ruby Mason – Executive Director Columbia Cascade Housing Corporation
 - Hood River Valley Residents Committee
- Growers and Packers:
 - Jean Godfrey, Executive Director Columbia Gorge Fruit Growers
 - Fred Duckwall, Duckwall Fruit
 - Larry Lembeck, Stadleman Fruit
 - David Garcia, Diamond Fruit
- Service Providers:
 - Bob Duddles, Crystal Springs Water District
 - Phil Davis, Odell Water Company
 - John Buckley, East Fork Irrigation District
 - Ralph Lane, Odell Sanitary District
 - Greg Borton, Wy'East Rural Fire Protection District
 - John Gerstenberger, Hood River Electric Co-op
 - Lori Stim, Parks and Recreation
 - Sheriff Matt English
 - Hood River Valley School District

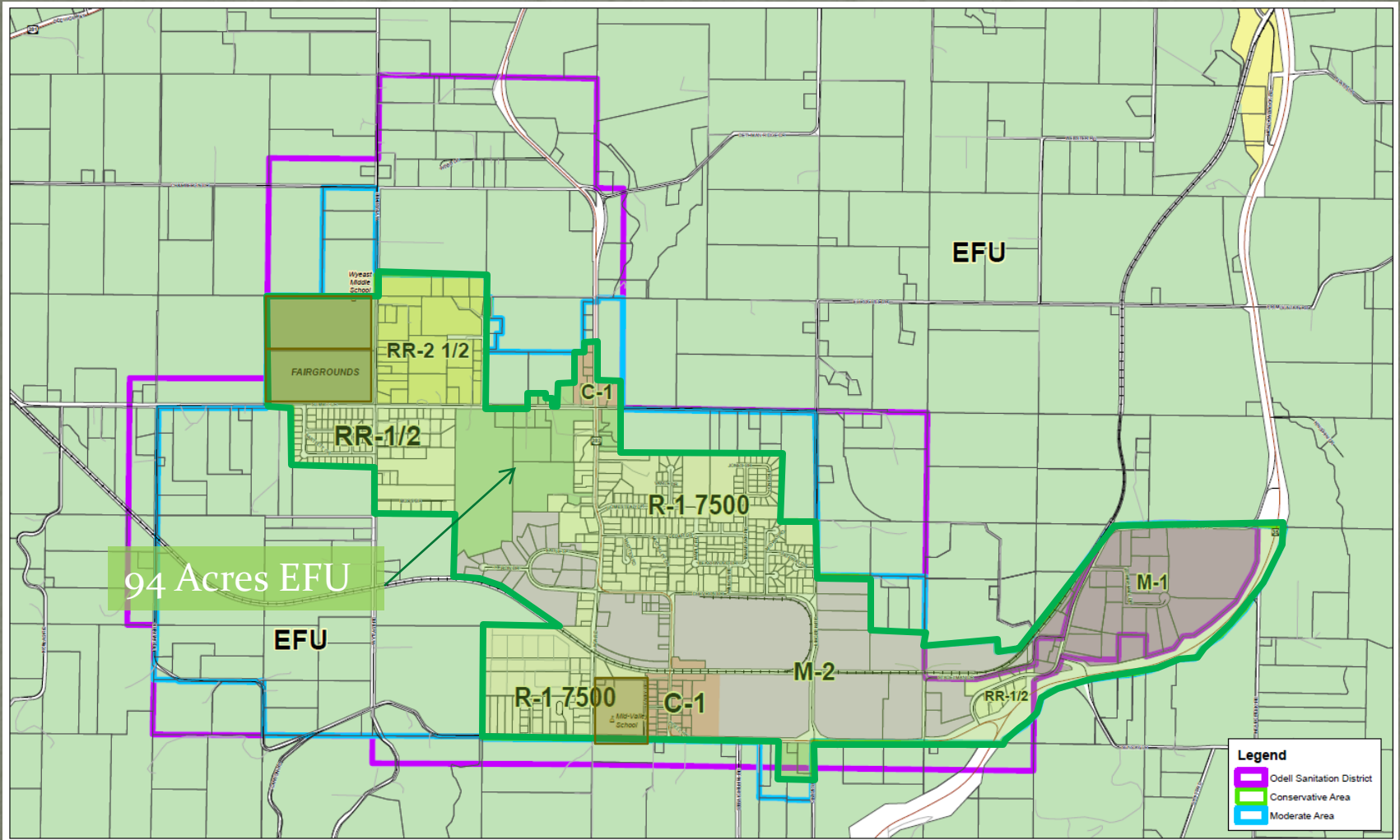
Discussion Options Being Considered



General Area Comparison

Area	Inclusive	Exclusive	Developmental Constraints	
			<i>inclusive</i>	<i>exclusive</i>
Green Option			<i>inclusive</i>	<i>exclusive</i>
Acres	664		31.7 Ac	
Tax lots	594	4.32 Ac/TL = <i>EFU</i>		
Avg. Tax lot size	1.12 Ac/TL	1.05 Ac/TL = <i>Exception</i>		
Blue Option		<i>(excluding green)</i>		
Acres	1,040	376	78.2 Ac	46.5 Ac
Tax lots	660	66		
Avg. Tax lot size	1.58 Ac/TL	5.7 Ac/TL		
Purple Option		<i>(excluding blue & green)</i>		
Acres	1,377	340	128.6 Ac	50.4 Ac
Tax lots	715	55		
Avg. Tax lot size	1.92 Ac/TL	6.2 Ac/TL		

Minimum Discussion Option

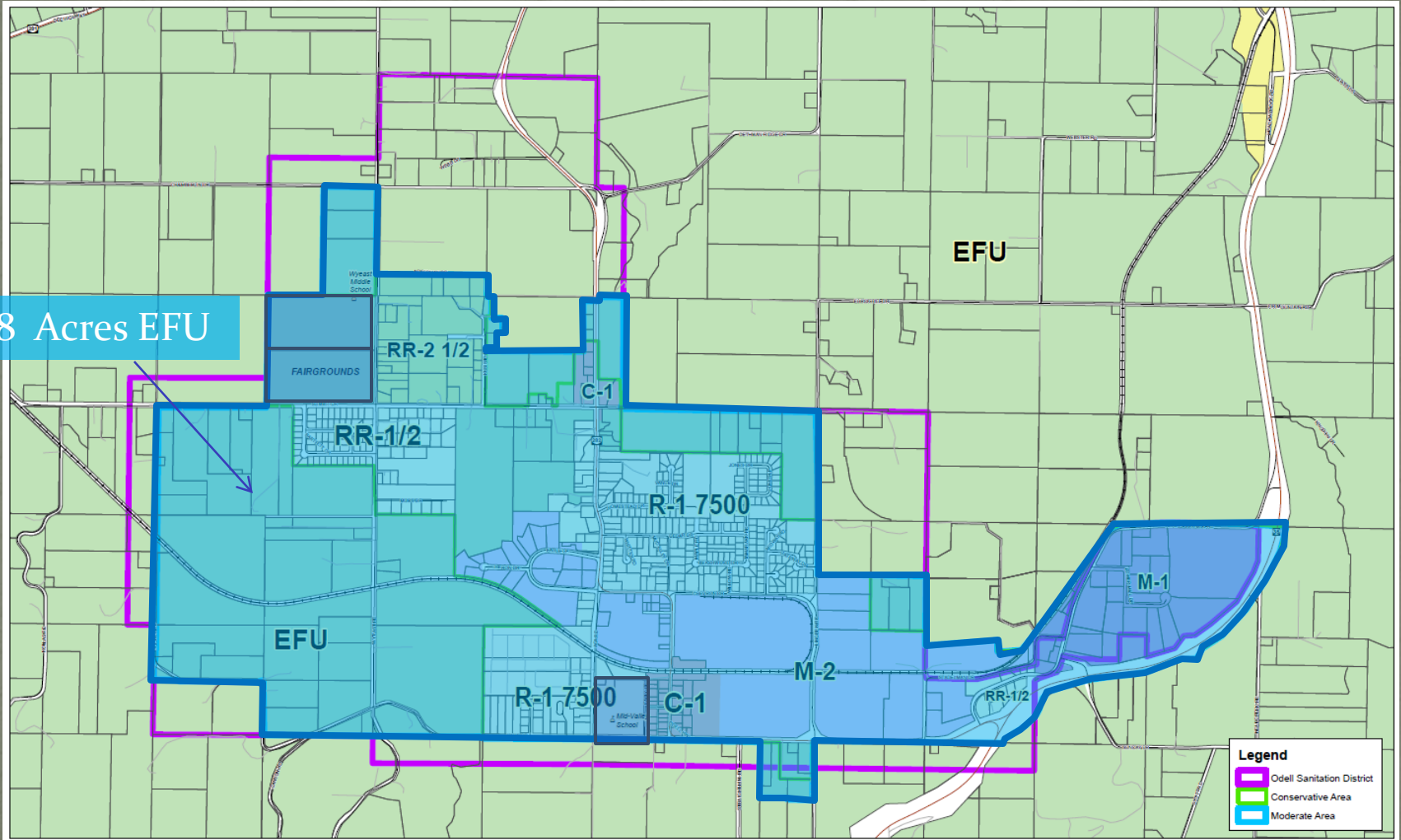


Minimum Option Discussion

- Unincorporated Community Rule is written to include existing uses rather than to accommodate future development– This option does that best.
- Highest proportion of land already excepted from State Planning Goal 3 – Agricultural zoning – Lowest burden of proof for County.
- Most limiting long term because an Urban Unincorporated Community with population of 25,000 or less can only expand IF located at least 10 road miles from an urban growth boundary under current state law.
- Would require more challenging infill and re-development within existing development areas to provide for continued housing demand.
- Would limit ability of community to provide residential options sufficient to help take the pressure off of productive orchard land.

Moderate Discussion Option

448 Acres EFU



Moderate Option Discussion

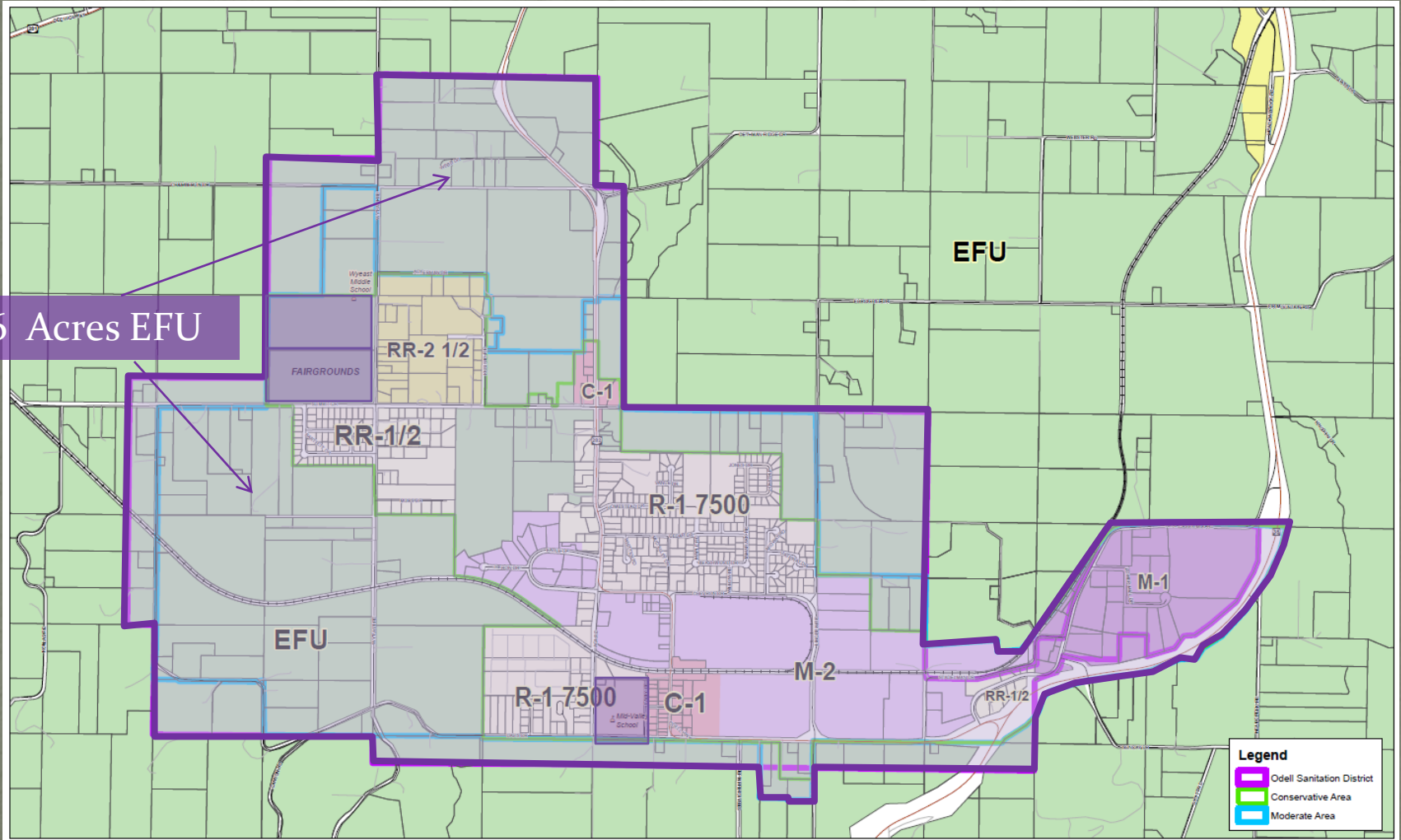
- Is much more challenging to propose and support under the Unincorporated Community Rule.
- Includes more land still zoned EFU into the boundary requiring a broader exception to State Planning Goal 3 – Agricultural Zoning to be proposed.
- Gives more flexibility over time to accommodate workforce and other rural housing.
- Provides flexibility in parcel sizes for small scale alternative farm uses where produce or livestock are grown for very local markets – e.g. farm to table production.
- Increases likelihood of interest in innovative provision of housing units in the near future by including a greater number of land owners.

Moderate Option Discussion

- Meets desire for service providers to be able to plan to serve additional rate payers within their existing service areas.
- Marks the break between lands best suited for orchard use and lands best reserved to support community use including parcel specific input by Columbia Gorge Fruit Growers.
- Inclusion of land proposed here could help take development pressure off productive orchard land by providing more flexibility for residential inventory within the community boundary.
- Will face high burden of proof. May encounter opposition by the state.
- If unsuccessful at state level then additional research and statistics would be available for use in search for legislative relief.

Maximum Discussion Option

816 Acres EFU



Maximum Option Discussion

- Probably impossible to defend under current state law – Highest Burden of Proof
- Includes more than half State Planning Goal 3 - agriculturally zoned land within the boundary
- Includes all area currently within the sewer service area.
- Is the option preferred by service providers in the interest of being able to generate the most rate payers to support the systems.
- Existing viable and productive orchards are included within the community lands using this boundary.
- Orchardists would oppose this boundary.
- State would oppose this boundary.
- This boundary would provide the greatest flexibility for future growth IF it could be approved.

Where We Are at in The Process

- Evaluating discussion options depicting various extents for the community boundary and considering:
 - suitability of land to meet community needs
 - land necessary to protect productive orchard land
 - intent and limitations of state law
- Once the county identifies a preferred approach to boundary location;
 - zoning scenarios within the boundary will be explored
 - the boundary will likely be adjusted further based on further consideration of growth projections, impacts on costs of services, and infill and development assumptions
- There will be at least one more community meeting at which we will review proposed zoning options prior to preparing a proposal for Planning Commission and County Board of Commissioners.

We Want to Hear From You

1. Is there anyone else we should be seeking information from to help develop a credible proposal?
2. Is there anything else we should consider about the Community role of Odell in Hood River County?
3. What are your impressions of the options being considered?
4. Anything additional you want to provide.