

GOAL 11 – PUBLIC FACILITIES & SERVICES

A. Introduction:

Public Facilities and Services, being important support systems for development, have major impact on the land-use patterns in a given area. Therefore, the type, location, and delivery of them should be carefully planned so that they support existing and proposed land uses. Public utilities, facilities and services represent a major part of the support system for the Comprehensive Land Use Plan. They include schools, libraries, hospitals, police and fire protection, sewer, water and power systems, parks and recreation areas, and government and human services. The type, location, and delivery of public facilities and services should support the existing and proposed land uses. The Comprehensive Land Use Plan should guide the Capital Improvements Plan, Zoning Ordinance, Subdivision Ordinance and annexation actions.

The Urban Growth Boundary which is also in many cases an urban services limit line is an important part of the public utilities, services and facilities element. Its purpose is to separate urban land and that land intended for future urban use (urbanized land) from rural land. It is also intended that a full range of urban services will be provided to the areas within the Urban Growth Boundary in a phased fashion.

Following is an inventory of existing facilities and services. Assessments are made as to their capabilities of serving growing populations and new needs.

B. Description of Present Public Facilities and Services:

1. Schools:

The entire County is served by Hood River School District No. 1. Schools in the district are organized according to a 6-3-3 grade system. In addition to the public school system, the Seventh-Day Adventist Church operates a parochial elementary School in Hood River. The school district presently operates ten schools; six elementary, two junior high, one senior high, and one school with grades one through twelve combined. The general characteristics of each of these schools are summarized in the following table.

TABLE 1

<u>School</u>	<u>Grades</u>	<u>Building Capacity (Students)</u>	<u>Site Area (Acres)</u>	<u>Enrollment 1970-71</u>
Cascade Locks	1-12	340	10.0	169
Frankton	1-3	80	3.6	77
Westside	1-6	300		270
May Street	1-6	400	4.9	420
Mid Valley	1-6	350	11.0	297
Parkdale	1-6	305	3.0	241
Pine Grove	1-6	140	7.0	125
Hood River	7-9	500	11.0	447
Wy'East	7-9	550	20.5	401
Hood River Valley	10-12	1,100	40.0	<u>753</u>
				3,200

This system of schools represents a consolidation of county education facilities completed in 1970. The recent completion of Westside Elementary and Hood River Valley, plus the conversion of Hood River High to a junior high, permitted the school district to close the older Park Street, Coe, Odell, and Dee schools. The consolidated system accommodates the present enrollment, with several of the elementary schools near capacity.

The City of Hood River/Westside Community is served by Hood River School District #1. Schools in the district include one high school, one junior high school, and two primary and elementary schools. There are no public pre-school or kindergarten classes. However, pre-school and nurseries are available through private institutions. Frankton Elementary School¹ includes grades 1 through 3; May Street Elementary School includes grades 1 through 6; Hood River Junior High maintains grades 7 through 9; and Hood River Valley High School includes grades 10 through 12. All have water service and all have sewer service except for Frankton School. Students from the upper valley are bussed to the appropriate school by the school district bus service.

The Central Valley is served by the Hood River School District. There are three elementary schools (Parkdale, Mid Valley and Pine Grove) and one junior high (Wy'East). High school students attend Hood River Valley High School. Pre-schools and nurseries also operate, notable the Headstart center in Parkdale. They offer services for very young children. There are about 1,696 students enrolled in

¹ Frankton Elementary School is not being used as a school, but as a community center.

Central Valley schools and the high school. With a capacity of 1,940, the existing facilities can hold 244 additional students. Thus, enrollment can increase approximately 15 percent before additional building space must be built (Hood River School Board figures, fall, 1978). During the last few years, enrollment at schools has actually decreased slightly. According to school administrators, this trend is expected to reverse itself, with a slight increase.

School children in the Columbia Gorge area attend school in either Cascade Locks or Hood River. From the Wyeth area west, the students attend schools in Cascade Locks. The Hood River School District has adequate facilities to serve projected school enrollments for the next several years. School enrollment has been decreasing. School officials anticipate that this trend may reverse itself in the next couple of years. The Cascade Locks area is included in the Mt. Hood Community College District. Community college students from Cascade Locks attend the main campus at Gresham. The campus is within easy commuting distance of Cascade Locks. The remainder of the County is not presently served by a similar community college program.

Development causing residential expansion and subsequent school enrollment increases are not expected. Any enrollment increases should be accommodated by existing facilities, however, increases in the Mt. Hood and Trout Creek area may cause additional enrollment. Any enrollment increase should be accommodated within the existing land now owned by the school district.

The school sites at all the schools except for Westside, Mid Valley, Wy'East and Hood River Valley are undersized according to State Board of Education standards. State standards for school sites are as follows: (a) Elementary schools, five acres plus one acre for each 100 students; (b) Junior and senior high schools, ten acres plus one acre for each 100 students; The smaller sites do not presently create significant problems. Outdoor activities are adequately accommodated using flexible scheduling.

The parochial school presently has two classrooms serving grades 1 through 8. This private school serves students from Hood River County as well as the White Salmon-Stevenson area of Washington. The current enrollment is forty students, with twelve of these coming from the White Salmon-Stevenson area.

Based on enrollment projection, Hood River School District No. 1 does not plan any major expansion of its existing facilities in the foreseeable future. Enrollment projections indicate a slight decrease in students over the next four years. These projections are consistent with the slowly declining enrollment the district has experienced in recent years. This decline is attributed in part to a gradual out-migration of families with school-age children.

The district recognizes that several of the present school sites are undersized. Due to improvements on adjoining properties, such as homes and orchards, the

acquisition of additional land will be costly. Although the district has no immediate plans for expanding any of the smaller sites, additional land will be acquired when funds are available and arrangements can be made with property owners.

The Seventh-Day Adventist School has no definite expansion plans at present. The school does anticipate that a library and another classroom will be needed in the near future.

Plans for a community college to serve Hood River Valley are being discussed. Joining the Mt. Hood Community College District is the principal alternative under consideration. The type and location of classrooms to serve local students will be determined once a definite community college program is established.

2. Fire Protection:

The strengths of an efficient fire protection system include: an adequate water supply, a well-equipped and well-located fire station, a fire alarm system, fire protection measures, and the safe structural condition of buildings in the city.

Three fire departments have jurisdiction in the City of Hood River/Westside Community. The City maintains a fire department and station in the Central Business District in City Hall. At this station, access onto arterials can be a problem, especially in winter months. Also, there is a lack of alleys in the CBD which limits efficient service. Quick response from this station provides good coverage of the area served, which includes residential, commercial, industrial, and institutional uses.

A storage area and pick-up station for volunteers is located on the Heights. It is maintained by the City of Hood River Fire Department, but it is not manned on a regular schedule. It also serves the commercial, residential, institutional and industrial areas of the City. It has good access to a major arterial and good response time for the area covered.

The Westside Fire Department stations in Rockford and on Tucker Road serve the Westside area. Both stations have good access and response time, except on occasion in the winter months. There is a need in remote sections of the City, separated from the major portion by intervening residential areas and highway systems, for an additional fire station. This is the case in the Westcliff Drive and Jaymar Road area. Response time is not as quick to these areas due to the increased travel time required of the fire units.

The Pine Grove Fire Department also covers sections of the Eastside area. That station is located on Highway 35 and covers the Pine Grove area north to the Columbia River and east to the Mosier city limits and the Wasco County line. The Pine Grove Fire District is faced with difficulties when responding to a call

due to arbitrary boundary lines. Access to Highway 35 also can be a problem when traffic is heavy.

The Central Valley is served by the Parkdale, Dee, Odell and Pine Grove Fire Districts. Most geographic areas of these fire districts have fire ratings of 8 or better (fire ratings go from 1-10 with 1 being the ideal). All are volunteer, although Parkdale and Odell have paid fire marshals. For the most part, each has excellent equipment and manpower. Hydrants are sparse in some residential areas, but tankers carry enough water to extinguish any residential fire. In Odell, there is presently insufficient water pressure to put out a fire at the town's industrial and commercial buildings. Financing for a special fire water system has been sought, and a grant is expected to be awarded soon. It is hoped that a facility will be built.

Fire protection for the Columbia Gorge area comes under the jurisdiction of the State Forestry Department and the United States Forest Service. Neither agency responds to structural fires unless the structural fire threatens adjacent forests. The agencies will try and protect dwellings if the dwellings are threatened by a forest fire. In summary the area, for all practical purposes, is without rural fire protection. (For further details regarding fire protection for the City of Cascade Locks and its Urban Growth Area, see the Cascade Locks Comprehensive Plan.)

Water transmission mains should be expanded in some areas to provide an adequate supply for fire protection. A plan for expansion of larger water mains will need to be developed to include a fire-fighting supply adequate to serve the projected population's needs.

Some commercial businesses have expanded into areas that have previously been zoned as high fire hazard areas and the zone was not changed when the new use was acquired. This is especially noticeable along Tucker Road where the commercial area is expanding in a strip development design. The Tucker Road area should be examined and some buildings reclassified as high fire hazard areas. If one building were to start on fire, it could easily spread to the next building along the strip.

Continued support of the Parkdale Fire District's efforts should be given. A new station should be considered for the Parkdale community. Any new development should meet the requirements of any fire code the district or County adopts. A summit area fire facility near Government Camp is recommended which would contain a heliport, temporary quarters for crews and a limited fire cache. The opportunity exists for this to be a cooperative interagency center composed of Government Camp Community Fire State, the State Forestry Department and U.S. Forest Service, sharing common services. (A fire facility has recently been completed in Government Camp.)

3. Police Protection:

The City of Hood River and the Westside community are served by the City of Hood River Police Department, the County Sheriff's Office and the Oregon State Police. The Hood River Sheriff's Office and the City Police share office facilities. The Oregon State Police maintain an office in the Port Authority Building located at the Port Marina. The Juvenile Department shares office facilities with the District Court. The Hood River jail is adequate for pre-trial holding of adult male offenders, but facilities do not exist for long-term sentenced offenders. (The Courthouse has been expanded to provide additional facilities.)

The Central and Upper Valleys are served by the Hood River County Sheriff's Department and the Oregon State Police. No County officers exclusively patrol the area, rather policemen go where the demands and needs take them. Hence, at some times there are numerous County units in the Central Valley, and at other times there are none. According to one high-level officer, the Department is short-handed. In order to better serve the valley, he feels two or more police officers are needed. Equipment is generally in good condition. The State Police operate a Valley patrol during much of each day. This unit patrols Highways 35, 281, and 282, and acts as a back-up for the I-84 freeway patrol. Citizens disagree on whether the area has adequate police protection. It is clear, however, that additional staff will be needed as the population increases.

The Gorge is regularly patrolled by the Hood River County Sheriff's Department and the Oregon State Police. No serious police protection problems are experienced by the two departments in the Columbia Gorge except for short periods during the winter when ice and snow storms force closure of I-84.

4. Sewer Systems:

Both adequate water and sewerage facilities are necessary to provide a healthy living environment. In recent years countywide water and sewerage plans have been prepared which describe courses of action to meet present and future basic utility needs. These basic utility plans, entitled "Water Supply Systems for Hood River County" dated 1965, and "Comprehensive Sewerage Plan, Hood River County" dated 1969, supplement this Comprehensive Plan. The general findings of these utility plans are summarized below.

Sewer mains are normally laid in a trench underground in the center of the street, or close to the curb. They are usually built from cast iron or concrete pipe. Since the most economical method of sewage collection is by gravity flow, natural drainage basins should be used to establish service areas where possible. However, alternatives will become necessary due to the limitations imposed by jurisdictional boundaries, location and capacity of existing collection and treatment facilities, poor soil conditions, topography, and agricultural, recreational, and industrial growth.

At present public sewerage systems serve the City of Hood River and parts of the adjoining area, the City of Cascade Locks, and the Odell and Parkdale Sanitary Districts. Domestic sewage in the remainder of the County is generally handled by underground disposal methods (See Maps 2, 4 and 6). Public sewerage facilities, with the exception of those serving Hood River and its immediate vicinity, are adequate for the foreseeable future. The City of Hood River provides sewage collection and treatment facilities for both the City and adjoining areas.

The countywide sewerage plan describes the need for expanding the City treatment plant capacity and for providing secondary treatment. An expanded collection system is also indicated in order to keep pace with urban development in areas surrounding the City.

Eight sewer districts are presently in operation in the City of Hood River Westside community. The existing sewer system (see Map #1) is able to handle all domestic sewage in the urban service area and is maintained by the City of Hood River. The collection system is mainly gravity flow. It is the most economical sewage collection system. In addition to the gravity flow system, there is a forced main collection system conducted from the Hood River Inn across the Hood River to the treatment plant. The sanitary sewer system consists of a network of interceptors, trunks, and main sewers which receive wastewater from smaller sewers and conduct it to the treatment plant, to the Columbia River.

The City of Hood River's sewer system is a self-supporting public utility and is financed by the property owners served. Extensions are allowed presently when domestic demand warrants and generally are made only at the request of the owners of the proposed service area. A sewer district is then established and owners within that district are assessed.

The City of Hood River presently charges a flat monthly service rate to its new customers. Monthly service charges, assessments and other fees are placed into the sewer utilities fund. Annual capital improvement operations, maintenance and administrative costs are paid from that fund. The City owns and is served by the City of Hood River Wastewater Treatment Plant. The City also owns and operates the Secondary Wastewater Treatment Plant with Diamond Fruit Company being the main industrial user and paying annual charges for services. Diamond Fruit and the City of Hood River engaged jointly to obtain a federal grant to construct the secondary plant.

Primary wastewater treatment plants normally remove 25 to 35 percent of the biochemical oxygen demand (BOD) or its organic content, and 50 percent of the suspended solids present in domestic wastewater. Secondary wastewater treatment removes 80 to 90 percent of the BOD and suspended solids. Hood River's wastewater treatment plant is both a primary and secondary plant. The main purpose of the treatment plant is to remove or alter objectionable constituents and render the wastewater less offensive and dangerous to receiving

waters. Factors considered in locating sewage treatment facilities include land area requirements, land use of adjacent area, location of receiving stream, suitability for sewer access, availability and cost of land, site adaptability concerning topography, construction problems, groundwater, flooding, and capability for future expansion. Treatment facilities are designed on the basis of the nature, strength, and amount of sewage they are expected to receive and on the requirements for degree of treatment established by the Oregon State Department of Environmental Quality. The City of Hood River Wastewater Treatment Plant is presently in compliance with the existing sanitary codes.

The Odell Sanitary District (see Maps #3 and #4) operates the only public sewer service in the Central Valley. Completed in 1968, their system includes about 23,500 feet of 8 to 15 inch concrete pipe and a factor built secondary treatment plant, designed for a population of 1,750 persons. (Source: Comprehensive Sewage Plan: Hood River County, CH2M., 1969²)

There are plans for sewer line extensions within the Odell Sewer District. Grant applications have been sent. Any expansion will, of course, be required to conform with the Comprehensive Plan.

Until an extension is completed, extensive development in Odell will likely produce groundwater pollution. Relatively high septic tank density is ill-suited for the area due to the soil's poor drainage characteristics. Special concern must be given to the Odell area's sanitary facilities.

² “In the early 1990’s, higher than normal counts of fecal coliform and e. colli were being found in drainage ditches in the vicinity of the County referred to as the Windmaster Corner Rural Center. Subsequent testing over a period of years identified a significant percentage of area septic systems as having failed or being marginal.

During the 1990’s, the County let a number of contracts for analysis, studies and geotechnical testing of the area. Engineering contracts were also let to make initial recommendations for possible mitigation measures. All the reports and studies were consistent in the recognition of the problem and its root causes; those being unsafe levels of fecal coliform and e. colli caused by failing septic systems. The systems were failing at a higher than normal rate because of the high water table in the area exacerbated by the soil type that includes hardpan very near the surface. However, the County was unable to mitigate the problem for two primary reasons: lack of funding and the difficulty involved with attempting to install a sewer system outside the Urban Growth Area because of Statewide Planning Goals 11 and 14 restrictions.

¹ The CH2M, 1969, has been updated.

² HRC Ordinance #240, May 6, 2002 Health Hazard Overlay Windmaster

In the year 2000, the status changed in that amendments to Goal 11 had been adopted to that allowed the installation of sewer systems outside the UGA to mitigate a public health hazard without going through the formal land-use exception process. In that year the County also became the partial recipient of a State and Tribal Assistance Grant that made mitigation conceivable.

In the year 2002, the County began the land-use legislative process to describe the health hazard area, create a health hazard overlay zone, and to adopt an implementing zoning ordinance for the overlay zone. The Windmaster public health hazard area is shown on Map #6 to this section along with an accompanying metes and bounds description.

Although every septic system in this area is not currently failing, the County Sanitarian found that, because of the soil type and area history, that it is just a matter of time until the remaining systems fail and add to the health risks.

The land-use legislative process also tentatively identified the type of sewer system that would best mitigate the health hazard. The type of system identified is a (grinder pump) pressurized system that will connect with the City of Hood River's gravity flow system in the general vicinity of Hood River Valley High School. However, the County will issue a Request For Proposals for pre-engineering work; the response to that RFP might include proposals to build alternative or hybrid types of sewer systems that will serve better."

5. Septic Systems:

Septic tanks are used as the primary means of sewage disposal outside the City Limits except in the areas where schools have been provided sewer lines. In all areas of the County except Odell and Parkdale, septic tanks are used to treat sewage disposal. The County Sanitarian furnishes applications for septic tank permits. He tests the soil to see if effluent rises to the surface or if it is absorbed by the soil. If the soil does not meet the requirements, the land use permit is not granted unless sewer lines can be extended to the area.

6. Storm Drainage:

Storm drainage facilities in Hood River County are generally found in various parts of the City of Hood River, in some new subdivisions and some industrial and commercial developments. They generally consist of catch basins that funnel water into gullies, streams, or ditches, or in the case of the City of Hood River, into pipes that empty into the Columbia River. Storm drainage is not required unless there is a drainage problem at the site or in the area. The County Subdivision Ordinance, Section 34.20 and 35.20 (pages 25 and 27) requires storm drainage when a portion of the area is subject to accumulation of water.

In 1973 the City of Hood River constructed a storm sewage system with catch basins engineered to conduct storm sewage into the Columbia River. A plan is updated every five years to insure the orderly disposal of storm sewage in the community. The storm sewer mains are constructed of cast iron or concrete and run for the most part under the streets. The present storm sewage system is adequate for the needs of the area and it allows for expansion.

According to the Public Works Department, storm drainage facilities are needed in an area that has lots smaller than 1/2 acre. Areas zoned for medium density residential development (less than 1/2 acre) are found in Parkdale, Odell, and in and near the City of Hood River only. Other zones such as commercial and industrial permit lots under 1/2 acre and often uses in these zones will have more paved parking areas that make storm drainage facilities a necessity. Requirements for such facilities are generally made during the land use permit and land division processes, when the County Health or Public Works Departments indicate the need exists.

See Section 23 below for additional Goals, Policies, etc., relative to Storm Drainage.

7. Solid Waste Facilities:

Hood River County does have a transfer site under private ownership, located in the City/Westside area along Guignard Road. It provides service to the entire County. Hood River Garbage service provides solid waste disposal service to the Columbia Gorge from Hood River to and including Cascade Locks Urban Growth Area. There are approximately 45 homes and businesses in the area including Viento and Starvation Creek Parks and Wyeth.³ Garbage is collected once a week and taken to the transfer site on Guignard Road, then to the Northern Wasco County Sanitary Landfill located just south of The Dalles. Hood River County entered into an agreement with the owner of the Landfill located just south of The Dalles. Hood River County entered into an agreement with the owner of the landfill in 1981 to allow Hood River to dispose of its solid waste for 10 years with the option of extending it 20 years. This was the method of solid waste disposal recommended in the "Evaluation of Solid Waste Disposal Alternatives for Hood River County, Oregon - Draft Final Report".⁴ The landfill in Wasco County had a planned life expectancy of 15 years in 1973.⁵ Talking with Art Braun, the operator of the service, shows that taking into account the additional 17 acres that have been recently purchased for use as landfill, the current planned life span is between 20-30 years.⁶ Because the development potential is limited in the Gorge, and much of the land is in federal ownership, the solid waste disposal needs in

³ Hood River Garbage Service, conversation 12/6/82.

⁴ Systems Technology Corporation, (August 1, 1979) page 3.

⁵ Mid-Columbia Economic Development District, "Mid-Columbia Solid Waste Plan: Generation, Disposal and Management for Wasco, Hood River and Sherman Counties", (November 1975) page 38.

⁶ The Dalles Disposal, conversation 12/16/82.

this area will increase very little in the next 20 years. As the areas in Cascade Locks Urban Growth Boundary are annexed to the City, solid waste collection and disposal will be transferred from Hood River Garbage Service to the Portland based service the City now contracts with.⁷

8. Water Systems:

Public water service in the County is widespread. All the urban areas and most of the cultivated areas in Hood River Valley lie within the jurisdiction of at least one of the seven agencies providing domestic water service. These agencies are the city of Hood River; the Crystal Springs and Westside-Ice Fountain Water Districts; the Oak Grove, Odell, and Parkdale Water Companies; and the Aldrich Ditch Irrigation Company. In the Columbia Gorge, the City of Cascade Locks also has a public water system.

Cold and Stone Springs, located in the Upper Valley, are the sources of domestic water for the City of Hood River and surrounding communities. The springs yield water of excellent quality. Water is transmitted from the springs to a five million gallon reservoir southwest of the City through transmission mains. Two water mains lead from the reservoir into the City Limits terminating at another reservoir within the City on Wilson Street. The two mains have pressure control valves which open or partially close at times of maximum or minimum flow. The existing distribution system is generally adequate and can supply large quantities of water as needed.

The water source is sufficient to serve the average existing needs and the projected domestic needs of the population. However, improvement of transmission lines is needed to better handle peak flows. During hot weather, the upper reservoir has in the past become seriously depleted due to high demand necessitating the enactment of restrictive watering laws. Additional supply facilities or reduction in system water requirements will soon be needed if individual water use is not to be restricted.

The City of Hood River owns and operates the transmission mains from Cold and Stone Springs as well as the distribution systems within the City Limits. In addition, the City sells water to the Westside-Ice Fountain and Crystal Springs Water Districts. Distribution system extensions are made as new residential or industrial sites are developed. Extensions presently are allowed when domestic demand warrants, and are extended at the owner's expense outside the City Limits. Water districts provide a capacity large enough to serve new and additional users. Land owners receive rebates as additional users are added to the line.

Commercial, industrial, and multi-family dwellings are metered within the City Limits. Single-family dwellings are metered on request within the City Limits,

⁷ City of Cascade Locks, conversation 12/16/82.

and all others are on a flat non-metered rate. All areas outside the City are metered.

The rate must pay for construction, maintenance, and operation of the separate distribution systems. In a survey of randomly selected metered and non-metered residents, it was found that the average non-metered residential consumer within the City Limits uses more water than the average metered consumer. The average metered customer in the City is therefore using less water and paying more for it. If the system were universally metered, it could curtail the amount of water used, and delay the need for supply and transmission improvements. However, considering the expense of water meters and of the personnel needed to read meters, it is more economical to operate on a flat rate system for city residents at the present. Water supply could be increased considerably with the construction of a new transmission main to the upper reservoir from the source if demand requires.

The City of Hood River also supplies water to the west side of the Lower Valley. Crystal Springs supplies water to the Upper Valley and lower east side. The Westside Ice Fountain Water District supplies the Westside area. Oak Grove Water Company is a private company which serves Oak Grove from its own transmission mains on a limited basis.

In projecting future expansion of the various water systems, the projected population, service area to be supplied, industrial demands, fire fighting requirements, and water use trends must be considered. It is anticipated that in the year 2000, with a projected population of 11,825 to be served by the Cold Springs water system, and with other sources serving such areas as Oak Grove, sufficient water will be available for the domestic needs of the City of Hood River/Westside area.

The Central Valley receives its domestic water from five water districts (Parkdale, Aldrich Ditch, Hood River, Odell Water and Crystal Springs). All draw from springs so supply is clean and abundant. Because of the multitude of untapped springs, domestic water supply is expected to remain large enough for any foreseeable population increase.

The countywide water plan indicates three alternatives for meeting future domestic water needs. One alternative is to improve the existing systems, utilizing the same sources of supply now in use. The second is to adjust existing systems to fit existing political boundaries, developing new sources of supply as required. The third is to include all water systems in Hood River Valley in a single system to reduce administrative and operating costs. In general, the plan indicates steps for upgrading existing public water systems to meet future demands. See Maps #5 and #6, Water District Boundaries.

9. Irrigation:

The area's irrigation water systems is a different story. Five irrigation districts provide water for farming purposes (Farmers, Middle Fork, Mt. Hood, Dee and Last Fork). They draw from surface streams, which become low during drought years. There is a strong concern among some farmers that irrigation supply is not able to withstand drought conditions.

The State Water Master on the other hand, believes supply is adequate. He says distribution is the problem. He points to the high amount of ditch losses, due to excessive brush and debris in canals, and the lack of expensive piped pressure systems.

Whatever the cause, many people feel the irrigation system is less than optimal. Perhaps irrigation districts, the Water Master, farmers, and other concerned agencies and citizens should work together to identify needy problems and move to resolve them.

10. Community Facilities:

Community facilities in Hood River are provided by the County, City, special agencies, State and Federal governments and private institutions. The shift in population from rural areas to urban centers has increased the need for community services. Additional services place a greater demand on public financial resources and increase the need for planning and setting priorities for expanding and centralizing services. The City and County indirectly provide programs of public safety, public health and care of the elderly, retarded, low income, and disabled persons through the Mid-Columbia Economic Development District.

The Hood River County Library, located near the Central Business District (CBD) is comprehensive, efficient and adequate for the present and projected population.

The library is located near a commercial area, easily accessible by pedestrians, and is on a major arterial for access by automobile. There is no parking lot, but there are unmetered street spaces provided for library patrons. There are two additional library branches located in the County - one in Parkdale and one in Cascade Locks.

Residents may use the Hood River Library system, either the main downtown Hood River branch, or the Parkdale branch. The main library is quite comprehensive and efficient for a town this size. Motorists can use ample unmetered on-street parking spaces. The Parkdale branch, located in the Community Service Center, has limited volumes and hours. C.E.T.A. funding once made it possible to open the branch five days a week, but this resource has been discontinued.

Churches are an integral part of the community. There is a high percentage of churches for the population and one particular religion is not emphasized over the others.

The Mid-Columbia Arts and Crafts Society provides cultural education and a means for local artists to display and sell their crafts.

The hospital serving the Hood River and Mid-Columbia Valley will need to be expanded to be adequate for the needs of the increased population.

A community center provides a multi-purpose facility that accommodates a wide variety of community activities. Centers are commonly used by civic groups, service clubs, senior citizens, and other organizations for meetings, get-togethers, social services, health services, childcare, and similar community programs. Community centers provide an opportunity to conduct activities throughout the day. This includes the hours when other facilities, such as schools, are not ordinarily available for use by community groups.

The Central Valley is gifted with numerous public and semi-public community facilities. Dee and Odell have fire stations with meeting spaces. The Mt. Hood Towne Hall offers meeting rooms, a gymnasium, a cafeteria and tennis courts. Space is available at the County Fairgrounds in Odell. There are numerous semi-public and private meeting centers, notably schools, grange halls and the Hood River Electric Co-op building.

Parkdale presently has a community center. The center is located in the former Parkdale Elementary School. This facility serves as a child care center and accommodates other community activities as well.

11. Health Care Service:

If one examines the Central Valley health care resources in isolation, he/she will get a somewhat meager view of the programs available to residents. The unit has no hospitals or physicians. Two ambulances operate transport services (docked in Parkdale and Odell). Odell hosts one dentist and one pharmacy. The schools and County Health Department offer preventative health education health screening, and immunization programs on an irregular basis. Fortunately, the health care systems operate in larger geographical units, allowing Central Valley residents to make use of care programs in Hood River, The Dalles, Portland, etc. All populated areas within the unit are within about a thirty minute drive from the Hood River Memorial Hospital. This privately owned facility has 48 beds, about 13 physicians, and 103 employees. Average overnight occupancy is about 21 persons, so there is no immediate need for expansion of bed space. The ratio of employees and physicians to beds is about average for Oregon hospitals (Source: Memorial Hospital, 9/4/78).

12. Preventative Medicine:

There are limited preventive health care programs in the Central Valley. The County Health Department runs health screening, blood pressure testing, and health education programs on an irregular basis. The schools offer health education to children.

13. Emergency Care:

Hood River Memorial Hospital has limited emergency care. There are no 24-hour emergency physicians or nurses. At least one is on call at any hour, though, and will answer emergency requests. Although this situation is seen as less than optimal by hospital administrators, funding for a full-time intern or resident is not available at this time.

Because many of the Central Valley's residential areas are up to thirty minutes from the Hood River Memorial Hospital, adequate ambulance service is important. The Valley does have two ambulances operated by the Parkdale or Odell Fire Districts. The approximately twenty Emergency Medical Technicians (E.M.T.'s) who work for the districts as volunteers are prepared to do some first-aid care and transport. There are, however, no supporting physicians (M.D.'s who act as ambulance personnel in serious cases), and no E.M.T.'s who may operate over the "one" rank. Thus, no one is able to administer i.v.'s, a sometimes crucial emergency measure.

The fire districts are designed to be fire fighters first, and ambulance persons second. All E.M.T.'s in the district must be volunteer firemen. Those served on an ambulance call are charged an average of around \$45.00. Many lower-income users are not able to pay this fee. Perhaps methods which may improve the ambulance system should be explored. (Sources: Parkdale Fire District Fire Marshal, Odell Fire District, Hood River City Fire Marshal, 1978).

14. Medical Financing:

In order for a health care system to be effective, a variety of services must not only be accessible, but also affordable. Here lies another problem.

In today's economy, health services are extremely expensive. While this is a concern to all citizens, the Central Valley area houses and employs many lower-income individuals who are hard pressed to pay for necessary medical attention. Fourteen percent of the County residents are below the poverty level, and many of these people live in the area. (Indicators of Depressed Socio-Economic Conditions, Oregon Department of Human Resources, 1976).

The Oregon State Public Welfare Department does provide financial assistance for the medical needs of its clients. Eligibility requirements are somewhat

stringent and detailed. They do not encompass all people unable to pay high medical bills (e.g., many migrants). (Public Welfare Department, 9/4/78)

The County Health Department offers a medical services program in which funds are given for physician's care and prescription drugs to those ailing without financial resources. Because of limited funds, publicity of the program is minimal. (County Health Department, 1978.)

15. Public Facility Zoning:

Areas presently zoned as P-1 Utilities District according to the present City of Hood River Zoning ordinance do not contain all the City's and County's public facilities. The present area at the corner of 18th and May Streets includes only the City and County Public Works Shops. Some public facilities are designated as special sites and are scattered in the commercial area of the Central Business District and the Heights. Other public facilities including schools, libraries, hospitals, parks and recreation areas are located in residential zones and are permitted as conditional uses.

16. Oxbow Fish Hatchery:

The Oregon State Fish and Wildlife Department operates the Oxbow fish hatchery located just west of Herman Creek. This hatchery supplies fingerlings to rearing ponds located at Herman Creek. The hatchery rears 8 to 10 million coho and chinook salmon annually. The facility employs five full-time people.

17. Weigh Station and Port of Entry:

The Oregon Department of Transportation operates eastbound and westbound truck scales along I-84 Gorge area. Four state employees operate the scales. The state feels that it will have to relocate the eastbound scales approximately one mile east of the present location. The present location is situated within the geologic hazard area of the Fountain Slide and is constantly being slowly pushed toward the Bonneville Pool.

There has been some talk of constructing a Public Utilities Commission Port of Entry facility eastbound on I-84 at or near Wyeth. A facility of this type typically employs about 20 people who are charged with the responsibility of issuing necessary transportation permits. Little information beyond the discussion stage is known about the proposal.

18. Bonneville Power Administration:

The Dalles-Bonneville power line occupies a right of way on the south canyon wall of the Columbia Gorge. The line extends from the Bonneville Dam east to The Dalles.

19. Recreation and Parks:

Hood River is a popular stop for tourists. The City has an adequate park system for local residents and tourists. Many of the parks contain a playfield and picnic facilities.

The Port Marina provides recreation with boating facilities, and the City maintains a swimming pool in the summer.

The City's recreational facilities are provided by federal, state, county and city governments. Hood River has one municipal golf course and it appears to be adequate for the projected growth of the community.⁸

20. Public Utilities:

Public or publicly regulated utilities include the collection, distribution, disposal, or transmission of water, sewage, storm and sanitary waste, gas, power, telephone, cable television, and other services. Pacific Power and Light Company provides electrical power to the community. United Telephone Company maintains a regional office here and provides telephone service to the Hood River community.

21. Transportation:

The role of transportation planning in the community is to insure a balanced transportation system and move traffic quickly and safely. It should provide quick and safe circulation of city traffic and industrial transport. The Hood River/Westside community is heavily dependent on the automobile. The transportation system includes private and publicly owned and operated roadways, railroads, an airport, pedestrian walkways, barge and intercity bus service. One taxi company serves the community and is adequate at the present time. The airport provides chartered and private aircraft facilities. Rail freight service is provided by the Mt. Hood Railroad from Hood River to Parkdale and transports fruit from the Upper Valley to the Lower Valley. Additional freight service is provided by the Union Pacific Railroad. The Port Marina provides a barge docking area. Barge service will probably increase as industrial and commercial activities grow. There is room for expansion at the Port Marina for barge service. Interstate 84 handles automobile and truck traffic along the Columbia River. The Greyhound Bus Service operates on regular schedules for intercity transportation.⁹

22. Services to Areas Designated Rural, Rural Center, and Resource Areas:

⁸ For further details, see Goal 8 – Recreational Needs.

⁹ For further details, see Goal 12 – Transportation.

Goal 11 states that public facilities and services must be suitable for and limited to the needs of rural lands. According to DLCDC Staff¹⁰ public water and sewerage services are not suitable for rural lands unless they serve acknowledged exception areas. Other public services such as schools, recreational facilities, police and fire protection, etc., are generally available to areas in the Rural Residential and resource zones and are suitable for rural areas. Storm drainage is generally an urban service that will be discussed briefly below.

All lands lying outside the UGB of Hood River and Cascade Locks are considered rural lands, by the definition given in the LCDC Goals. LCDC Commission Policy (Critique, page 77) allows urban-type services (i.e., public water and sewer) to be extended to LCDC approved exceptions in the rural areas if certain conditions are met.

Both Odell and Parkdale exception areas have public sewer systems. Such facilities are suitable for these communities with medium density residential, rural residential, commercial and industrial development. (See Maps #2, 3, 4, and 6 showing boundaries of sewer districts of Odell and Parkdale exception areas.) County policies limit extension of sewer lines into areas designated “Farm”. (see Goal 11, Strategy).

Other rural residential areas and rural center areas outside the Urban Growth Areas, Odell and Parkdale do not have sewer service. They are less densely populated (i.e., larger lot sizes) and are generally well served by septic systems. A Plan strategy requires low intensity uses in the rural areas (i.e., farm, rural center, rural residential, etc.) to be served by septic systems.

The communities of Odell and Parkdale, the Hood River Urban Growth Boundary, and other exception areas, as well as much of the lands in the resource zones are within water district boundaries (see Map #5) and have areas of rural residential, rural center and other non-resource zones. According to the Critique, page 77, and to LCDC Staff, LCDC policy has been to limit extension of water lines only to LCDC acknowledged exception areas, other areas being serviced by groundwater when feasible.

They further indicated that if groundwater is not available, water lines can be extended for a farm dwelling but not for a non-farm dwelling only if reviewed and approved by the County Sanitarian, DEQ and the Board. Presence of public water district service should not be a criteria for approving a non-farm dwelling.

23. Additional Goals, Policies, etc.:

The following resulted from additional research completed to meet the LCDC requirements and will be added to the Policy Document.

¹⁰ Katherine Handweg, conversation, 12/17/82.

- a. Goal: All long term solid waste disposal needs of the County will be met in an economic and efficient manner.

- b. Policies:
 - (1) Include the following reports entitled: “Evaluation of Solid Waste Disposal Alternatives for Hood River County, Oregon, August 1, 1979 (Draft Final Report”, and “Mid-Columbia Solid Waste Plan: Generation, Disposal and Management for Wasco, Hood River and Sherman Counties, November, 1975”, as County background information.
 - (2) Public facilities and services to the Central Valley and Mt. Hood area (excluding Odell and Parkdale) shall be in keeping with the rural character of these areas. Services for Odell and Parkdale shall be suitable for rural community development (i.e., water and sewer service shall be provided to areas within the Odell and Parkdale exception areas).
 - (3) Water transmission lines should be enlarged as necessary to ensure an adequate water supply to LCDC acknowledged exception areas and for farm dwellings when groundwater facilities are not available.
 - (4) The location and extension of sewer services will be determined by the governing body. If and when extensions of sewer services are made, the Hood River County Comprehensive Plan shall be used as a guideline.

- c. Strategies:
 - (1) The County will utilize the transfer station on Guignard Road to collect and transfer solid waste to the Northern Wasco County Landfill. The County will maintain their current 10 year agreement with the owner of the landfill to dispose of solid waste and will exercise its option of extending the agreement for another 10 years if it becomes necessary and other suitable methods of solid waste disposal are not found.
 - (2) Commensurate with affirmative recommendations from the County Public Works Department, County Sanitarian, or other applicable agency or licensed individual, storm drainage plans including implementation (actual construction) are required in areas containing lots smaller than 1/2 acre.

- (3) Storm drainage plans will be required for areas that have identified drainage problems.
- (4) Proposed subdivision will comply with requirements of the Subdivision Ordinance, Section 34.20, Drainage and Floodplain.
- (5) Storm drainage plans and construction will be required as prescribed by the Public Works Department or other applicable agency for development on lands zoned commercial or industrial.
- (6) Storm drainage plans and construction will be required through the County Land Use and Building Permit or partitioning processes when drainage problems are noted.

C. Conclusions and Observations: Findings:

1. Schools:

- a. Schools ideally should be located away from commercial and industrial sectors.
- b. At the present, some schools in the Hood River/Westside area do not have safe pedestrian and automobile access.
- c. Hood River/Westside schools serve also as neighborhood recreation centers and adult education centers.
- d. All schools in the Hood River/Westside area are served by water and sewer systems, except Frankton School which is served by a septic tank.
- e. School location is a major land use consideration due to the high investments involved and the effects they have on neighboring land uses.
- f. The present school buildings are adequate to serve the projected student growth in the community.
- g. The need for a higher education facility in the Mid-Columbia area is evident.
- h. Schools have large enough staffs and facilities to withstand an increase in enrollment.

2. Fire Protection:

- a. Access to some areas becomes a problem in the winter months.

- b. Response time to the Jaymar Road and Westcliff Drive area is relatively high.
 - c. Fire protection in the Central Business District is restricted due to the lack of alleys.
 - d. A new central fire station and storage area is needed.
 - e. Consolidation of fire districts or a shared fire station on the Heights would alleviate confusion caused by arbitrary boundary lines.
 - f. A new fire station will be needed in the Westside area as new development occurs.
 - g. Some buildings along 12th Street were observed to be high fire hazards and should be restored or removed.
 - h. The new County addressing system should help to improve fire response times.
 - i. Fire protection is generally good. The four volunteer fire departments are by and large well equipped and manned. Sparse hydrants cause some problems in Odell. This is expected to be remedied soon (Central Valley area).
 - j. Fire protection is not adequate for structure fires in the Gorge area.
3. Police Protection:
- a. There is limited space for report writing and interviewing procedures in the Hood River Sheriff's Office/City Police facility which at times hampers effective and efficient operation.
 - b. The minimum security jail facilities need improving so that juveniles and women can be segregated.
 - c. The Hood River jail is adequate for pre-trial holdings of adult males but facilities do not exist for detainment of long-term sentenced offenders.
 - d. The new County addressing system should improve police response times.
 - e. Good lighting in existing and newly developing areas is an excellent crime deterrent.
 - f. Police protection is adequate.

- g. Police protection is generally good, although a slight increase in staff may be needed in order to better serve the County's population (Central Valley area).

4. Sewer System:

- a. Sewer and storm sewer mains are being installed in various areas in the City/Westside area with a separation of at least 18 inches between the two types.
- b. Sewer lines are extended at the property owner's expense after the establishment of a sewer district.
- c. It was observed that the City (Hood River) has made no effort to annex areas except by the property owner's request. However, when sewer is extended to areas beyond the City Limits, the property owners in the area are required to sign a waiver of remonstrance against future annexation.
- d. Sanitary sewer service is paid for at a flat rate of \$3.50 per month (City/Westside area).
- e. The City of Hood River owns and operates the only existing sanitary sewer system in the City/Westside area.
- f. Most of the sewer system is constructed of concrete pipe; however, some of the older lines are made of terracotta (City of Hood River).
- g. There are presently eight sewer districts in operation in the City/Westside area.
- h. The majority of the City's sewer improvements are made at the request of the property owner.
- i. The City of Hood River's sewage system is a self-supporting public utility. Monthly service charges, assessments, and other fees are placed into a sewer utilities fund. Annual capital improvement operations, maintenance, and administrative costs are paid from this fund.
- j. The existing wastewater treatment plant has ample capacity to handle the projected domestic demand (City of Hood River).
- k. Excepting the sewer, Odell's public facilities are of a rural nature, as are those of the entire Central Valley area.

1. Most of the Central Valley soils are such that they can accommodate septic tanks at a low density. Odell's soils, however, have poor drainage so septic tanks cause water pollution.
5. Septic Tanks:
- a. Septic tanks are used as the primary means of sewage disposal outside the Hood River City Limits.
 - b. If the soil in the disposal area is not satisfactory or if the water table is too high, a septic tank will not work properly. Some soils absorb effluent rapidly, others more slowly. A larger drainage field is needed for slow absorbing soils.
 - c. For an effective drainage field the soil must absorb liquid sewage and filter it so that it does not reach the surface or contaminate groundwater.
 - d. Generally, in the Hood River Valley, septic tank drainage fields range from 50 to 375 linear feet, depending on number of bedrooms and soil type.
 - e. Some soils are not suitable for septic tank installation regardless of the size of the absorption field. No development should be allowed in these areas unless sewer lines are available.
 - f. The majority of the soils along Tucker Road are excellent for septic tank absorption fields.
 - g. The Rockford series soils found to the west of the City of Hood River are relatively poor for septic tank absorption fields.
6. Storm Drainage:
- a. A comprehensive storm drainage plan is necessary for the orderly development of an area.
 - b. The City of Hood River has a storm drainage system separate from its sanitary sewer system; the storm drainage dumps directly into the Columbia River.
 - c. The present storm sewer system is adequate for the community needs and it allows for expansion.
 - d. Support and adopt the additional Storm Drainage Policies, etc., noted above in Section 6, Storm Drainage.

7. Solid Waste Disposal:

- a. Solid waste transfer site has been established in the City/Westside area.
- b. Private companies presently handle the domestic solid waste disposal for the Hood River/Westside community.
- c. Disposal should probably be handled by the local governing bodies or contracted by them to private companies.
- d. Solid waste is a public responsibility and should be handled as a public utility.

8. Water System:

- a. The present capacity of the water transmission lines in the City/Westside area is sufficient during peak demand periods.
- b. An additional transmission main from Cold Springs to the upper reservoir is needed during peak demand periods. That need will increase as the Hood River/Westside area grows. Projected peak flows for the Westside area exceed the capacity of the two transmission mains now in existence.
- c. The decision to extend sewer lines is based partly on water availability.
- d. Some water mains in the City/Westside area are in a state of deterioration.
- e. In some areas, notably Oak Grove and portions of the Westside, there is very limited or no water service available. These areas are dependent on wells for their domestic water.
- f. The Oak Grove Water Company has a limited supply source and has no present plans for expansion.
- g. Extensions are presently made only when domestic demand warrants, and then the lines are extended at the property owner's expense.
- h. The Westside area is developing rapidly as a residential community. As a result, water facilities are becoming inadequate.
- i. No master plan yet exists for water system improvement and extension. Improvements and extensions are presently made on demand.
- j. It would be the responsibility of the Westside Ice Fountain Water District to construct additional mains in the Westside area outside the City Limits as the need develops.

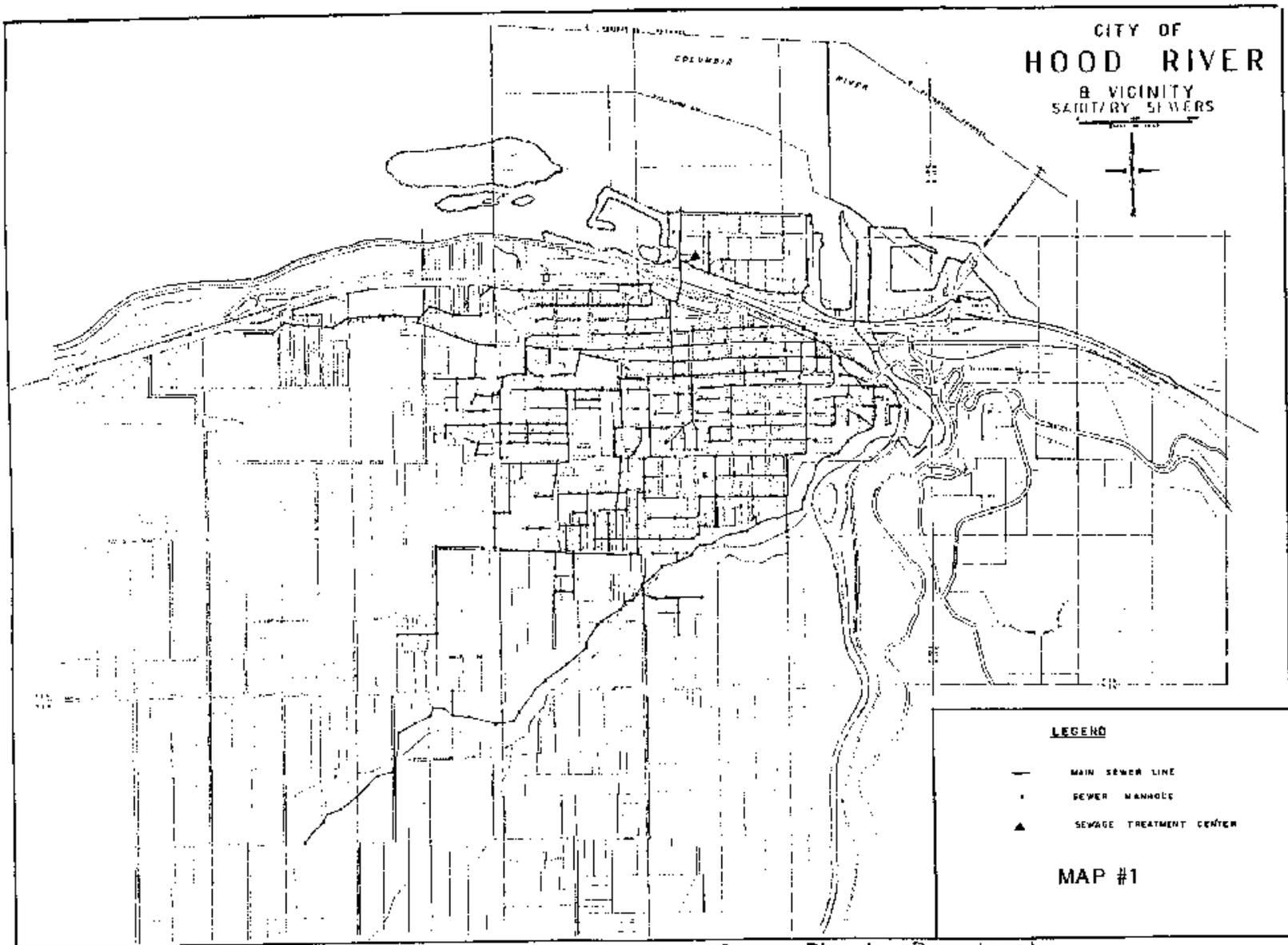
- k. Domestic water supply is abundant. There is considerable debate over the adequacy of irrigation water during drought conditions (Central Valley).

9. Community Facilities:

- a. The shift of rural areas to urban uses increases the need for community services.
- b. Additional services play a greater demand on public financial resources and increase the need for planning and the setting of priorities for expansion and centralization of services.
- c. There is a need for a Community Center in the City/ Westside area to house activities for young and elderly residents.
- d. The hospital serving Hood River County will need to be expanded in order to meet the needs of the projected population.
- e. There are many public community centers in the Central Valley.
- f. There are few health care facilities and services in the Central Valley, though many operate in Hood River.
- g. There are no 24-hour emergency physicians or nurses. Doctors are merely on-call.
- h. The State Welfare Department and County Health Department has medical financial aid programs. Still, many migrants have problems obtaining care.
- i. Public facilities are limited in the Columbia Gorge area.
- j. The eastbound weigh scales located on the Fountain Slide will have to be relocated in the future (Columbia Gorge area).
- k. The Wyeth area has been discussed as a possible location for a Public Utilities Commission/Weigh Scales facility to be operated by the State of Oregon.

10. Other:

Support and adopt the Goals, Policies, Strategies, etc., noted in Section 23 above. Also see the County Policy Document.



A larger scale map is available for review at the Hood River County Planning Department.

MT. HOOD NORTHERN SECTION

ADOPTED BY HOOD RIVER COUNTY
BOARD OF COMMISSIONERS

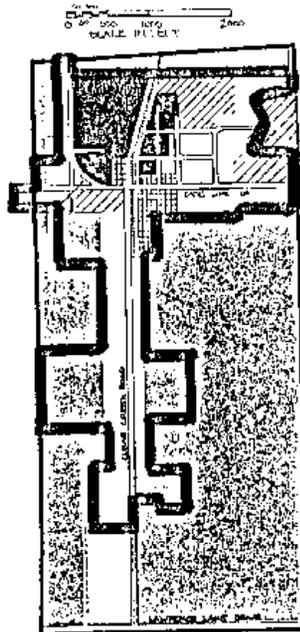
MAP #2

PARKDALE SANITARY DISTRICT (Code 11)

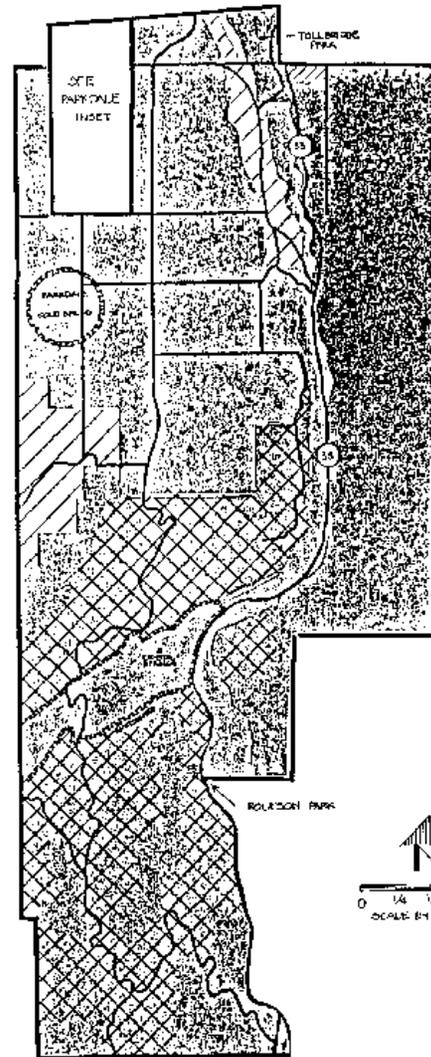
KEY

-  ENVIRONMENTAL PROTECTION
-  COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  RURAL RESIDENTIAL
-  INDUSTRIAL
-  FARM
-  SPECIAL SITE
-  FOREST
-  FOREST WITH P.U.D.

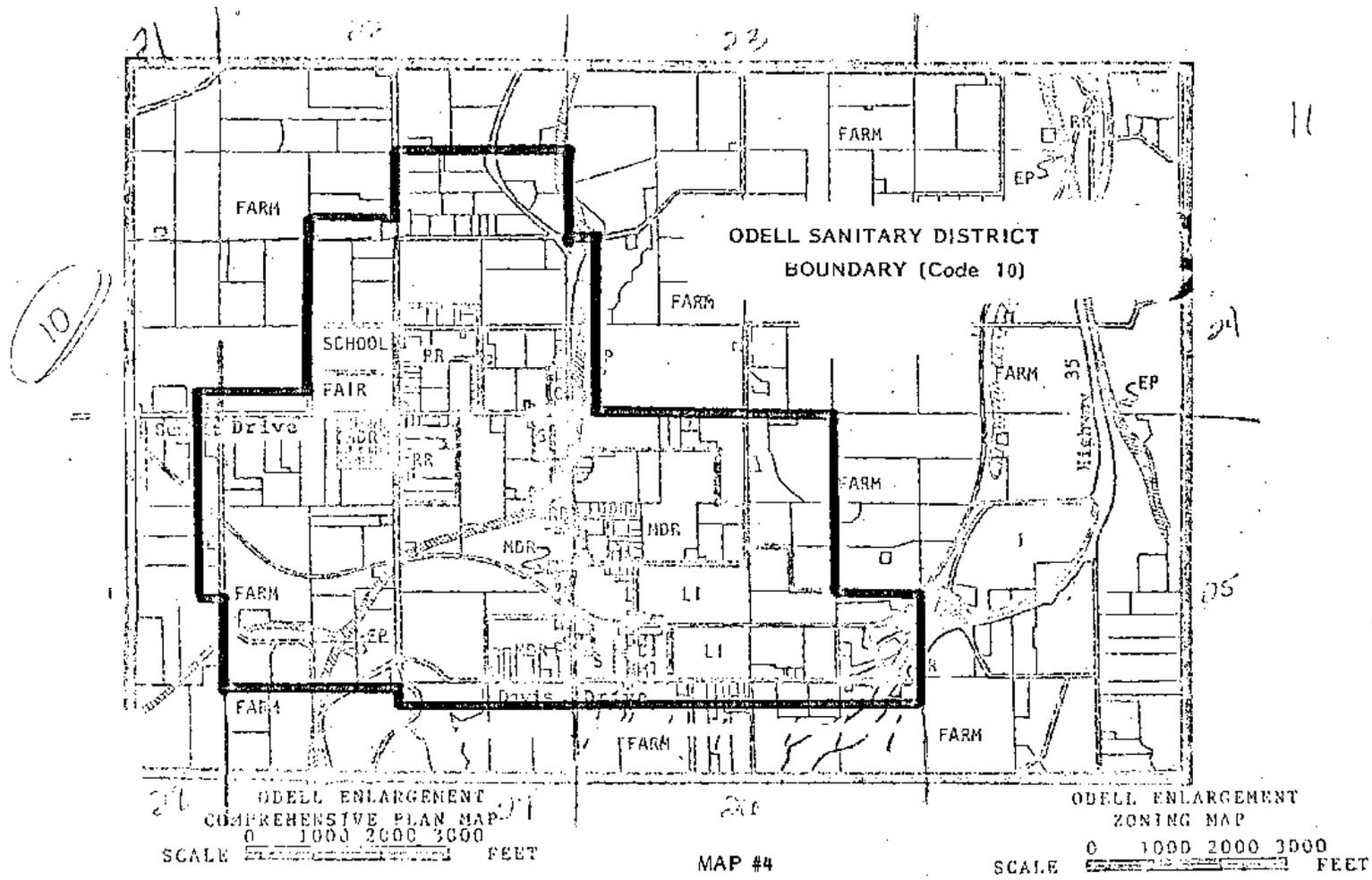
PARKDALE (inset)



Source: Assessment Office records.



MAP #2

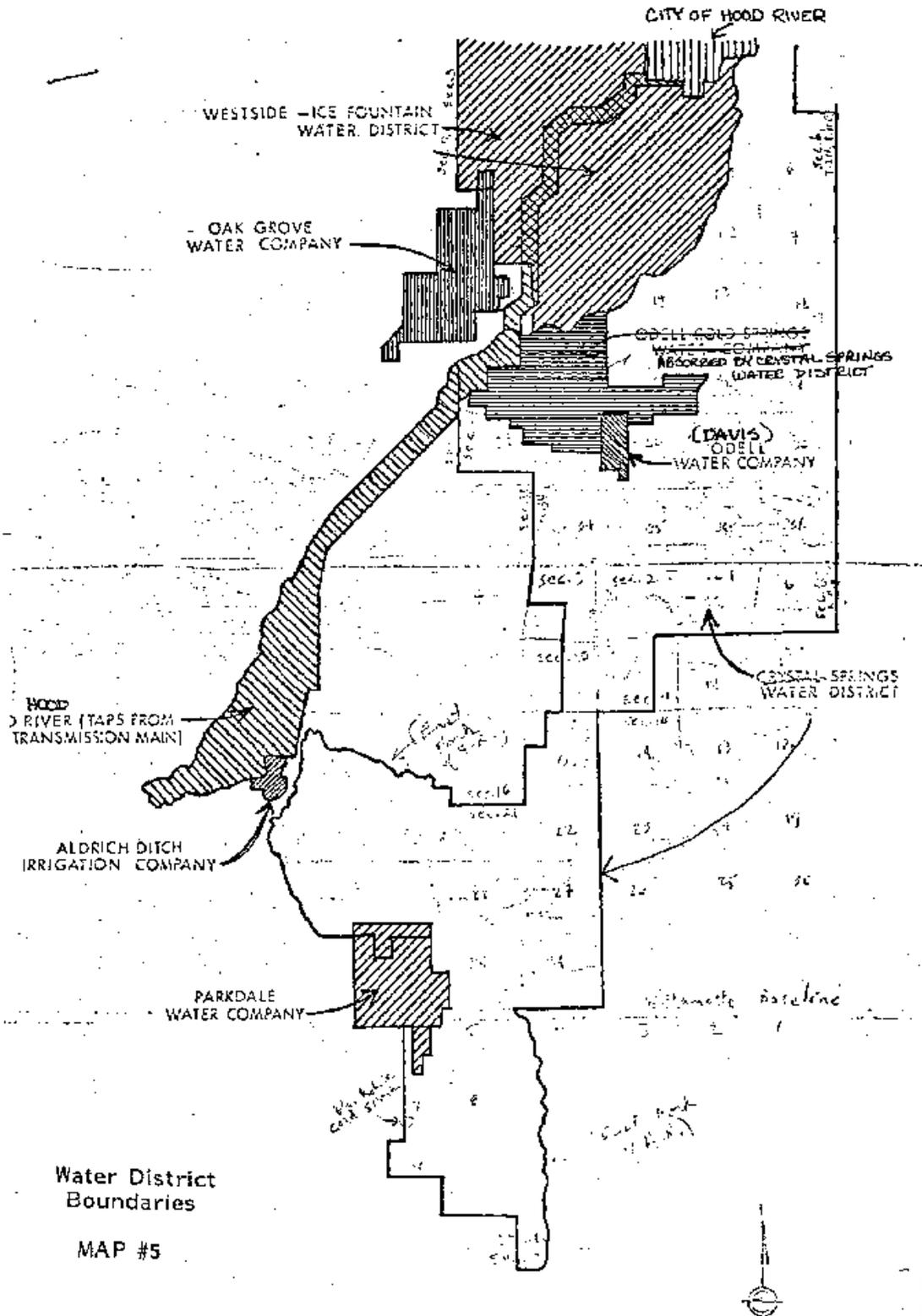


- PLANNING UNIT BOUNDARY
- DESIGNATION BOUNDARY
- NDR MEDIUM DENSITY RESIDENTIAL
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- C COMMERCIAL
- RC RURAL CENTER
- EP ENVIRONMENTAL PROTECTION
- FA or FARM FARM
- FR FOREST

Source: Assessment Office Records.

- PLANNING UNIT BOUNDARY
- DESIGNATION BOUNDARY
- R1-7.5 RESIDENTIAL-7500 sq. ft. min.
- RR RURAL RESIDENTIAL (Number indicates acreage minimum)
- C1 COMMERCIAL
- RC RURAL CENTER
- M1 HEAVY INDUSTRIAL
- M2 LIGHT INDUSTRIAL
- EP FLOOD PLAIN
- EPX EXCLUSIVE FARM U.

MAP #5



MT. HOOD
MAP #6
PUBLIC FACILITIES

- KEY**
- MAIN ARTERIAL
 - SECONDARY ROUTE
 - - - CRYSTAL SPRINGS WATER DISTRICT
 - BICYCLE PATHWAY
 - - - SEWER DISTRICT BOUNDARY

