

Polk County Resolutions, Comprehensive Plan and Transportation System Plan Policies, and Zoning Ordinance Provisions

In a resolution (#01-31) passed in November 2001, the Polk County Board of Commissioners expressed their intention to maintain the EFU zoning adjacent to the ORE 22/ORE 99W intersection/interchange and the ORE 22/ORE 223 intersection/interchange. Polk County Resolution 01-31 and pertinent policies regarding agricultural lands, transportation and unincorporated communities, such as Rickreall, are included in this appendix.

Also included are the Polk County Zoning Ordinance provisions that apply to land within the Rickreall community.

March 18, 2003

Steven Corey, Chair
Oregon Transportation Commission
355 Capitol Street NE Room 101
Salem, OR 97301-3450

RE: Polk County Highway 99W / Highway 22 Interchange Funding

Dear Mr. Corey:

Polk County is encouraged at the consideration for funding of the Highway 99W and Highway 22 interchange in Polk County. We share an interest in retaining the functioning characteristics of the proposed interchange. There are currently several elements in place that address this issue.

Polk County completed planning for the community of Rickreall, which begins approximately 450 feet south of the existing intersection. The planning, zoning, and community boundary is consistent with Oregon Administrative Rule (OAR) Chapter 660, Division 22 for unincorporated communities. It was determined that the current zoning provided for the projected needs of the community. Therefore, it is not anticipated that additional lands would be needed for industrial, residential, or commercial uses in the near future.

The land between the unincorporated community of Rickreall and the proposed interchange is designated as Agriculture in the Polk County Comprehensive Plan. The zoning on this property is Exclusive Farm Use. The property north of the proposed interchange is also designated Agriculture and zoned Exclusive Farm Use (EFU). The purpose of this Comprehensive Plan designation and zoning district is to conserve agricultural lands consistent with OAR Chapter 660, Division 33, and Oregon Revised Statutes Chapter 215. The properties south of Highway 22 in the EFU zone also contain predominantly high-value farm soils, further limiting nonfarm uses.

Polk County currently has adopted Comprehensive Plan Policies and Transportation Systems Plan (TSP) Policies that address concerns related to potential impacts to the proposed interchange capacity, expansion of unincorporated communities, and the preservation and use of Agricultural lands (Attachment A). We believe these policies and the implementing Zoning Ordinance provisions provide a strong framework for retaining agricultural lands in farm use.

It is Polk County's intention that the intervening lands zoned Exclusive Farm Use between the community of Rickreall and the interchange and the properties directly north of the interchange are maintained as a buffer or separator for the interchange facility. It is the policy of the Polk County Board of Commissioners that these properties are to be retained in the EFU zone. The Polk County Board of Commissioners adopted a resolution memorializing this policy.

In addition to the land use planning policies that are in place in Polk County, the Board of Commissioners will direct Polk County staff to work with the Oregon Department of Transportation and local property owners in the development of an interchange management plan. The interchange management plan would include issues such as access control and trip generation limits that protect the function of the Highways. Polk County would adopt the coordinated plan based on input from affected agencies and property owners.

As a reminder, Polk County has adopted revisions to the Polk County Zoning Ordinance consistent with the Oregon Transportation Planning Rule. These changes provide for the replacement of an intersection with an interchange as a conditional use. There is no requirement for an exception to the Statewide Planning Goals for this project.

Polk County would like to acknowledge the ODOT staff for the time spent and efforts that have been made to make this project become a reality. Please find an air photograph, zoning map, soils map, floodplain map, and vicinity map enclosed for your reference. These documents help provide a visual of the project area.

If you have any further questions regarding this project, please contact Jim Allen, Planning Director, at 503-623-9237, or Commissioner Mike Propes at 503-623-8173.

Sincerely,

POLK COUNTY BOARD OF COMMISSIONERS

Ron Dodge, Chair

Attachments: Polk County Comprehensive Plan and TSP Policies (Attachment A)
Polk County Resolution No. 01-31
Air photo, zoning map, soil map, floodplain map

c Bruce Warner, Director, ODOT
Ed Gallagher, Community Solutions Team, Executive Office Building at 155 Cottage Street,
NE, Salem, OR 97301-4047
Terry Cole, ODOT
Mark Radabaugh, Community Solutions Team

Selected Polk County Comprehensive Plan Policies

Agricultural Lands Element:

- 1.1 *Polk County will endeavor to conserve for agriculture those areas which exhibit a predominance of agricultural soils, and an absence of nonfarm use interference and conflicts.*
- 1.2 *Polk County will place lands designated as agriculture on the Comprehensive Plan Map consistent with Oregon Revised Statutes Chapter 215 and Oregon Administrative Rules Chapter 660, Division 33 in an exclusive farm use zoning district.*
- 1.3 *Polk County will apply standards to high-value farmland areas consistent with Oregon Revised Statutes Chapter 215 and Oregon Administrative Rules Chapter 660, Division 33.*
- 1.4 *Polk County will permit those farm and nonfarm uses in agricultural areas authorized by Oregon Revised Statutes Chapter 215 and Oregon Administrative Rules Chapter 660, Division 33.*
- 1.5 *Polk County will discourage the development of nonfarm uses in agricultural areas.*

Unincorporated Communities Element:

- 1.3 *Polk County will only permit those uses in unincorporated communities for which it can be clearly demonstrated that such uses:*
 - a. *Contribute to the well-being of the community;*
 - b. *Do not seriously interfere with surrounding or adjacent activities;*
 - c. *Are consistent with the identified function, capacity and level of service of facilities.*
- 1.5 *Polk County shall adopt individual plan and zone designations reflecting the projected use (e.g. residential, commercial, industrial, and public) for each property for all land in each community.*
- 1.6 *Polk County shall ensure that new uses authorized within unincorporated communities do not adversely affect agricultural or forestry uses.*
- 1.7 *Polk County shall ensure that the cumulative development within unincorporated communities will not:*
 - a. *Result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and,*
 - b. *Exceed the carrying capacity of the soil or of existing water supply resources and sewer services.*

Transportation Element:

- 2.2 *Polk County will discourage direct access from adjacent properties onto those highways designated as arteries whenever alternative access can be made available.*

Polk County Transportation Systems Plan Policies

- 1-3 *Polk County will discourage direct access from adjacent properties onto those highways designated as arterials whenever alternative access can be made available.*
- 1-7 *Polk County will strive to maintain a Level of Service (LOS) A on all county arterials and collectors, and will initiate corrective action to prevent degradation below LOS C. LOS C is a range of stable flow, but with delays at signalized or stop sign controlled intersections. It is the beginning of the range of flow in which the operation of individual users become*

significantly affected by the presence of others. The general level of comfort and convenience declines noticeably at this level which is roughly equivalent to a 5,300 - 7,900 ADT.

- 2-4 Polk County recognizes the function of Highway 18 and 22 as being critically important to a wide range of statewide, regional, and local users, and that these highways serve as the primary route linking the mid-Willamette Valley to the Oregon Coast, with links to Lincoln City and Tillamook.*
- 2-5 Polk County recognizes the benefit of Highway 99W as a critically important north-south route linking areas within the mid-Willamette Valley. Highway 99W also serves as an emergency alternative to and reliever for Interstate 5. The county supports a continuing effort to enhance and maintain the capability of Highway 99W.*
- 4-3 To prevent exceeding planned capacity of the transportation system, Polk County will consider road function, classification, and capacity as criteria for comprehensive plan map and zoning amendments/changes.*

**BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF POLK, STATE OF OREGON**

In the Matter of Establishing Policy)
 Regarding a Buffer Area for)
 Retaining the Functioning Capabilities)
 Of the Highway 99 / Highway 22)
 Interchange North of Rickreall)

RESOLUTION 01-31

WHEREAS, the Polk County Board of Commissioners identified the need to preserve the functioning capabilities of the interchange at Highway 99W and Highway 22; and

WHEREAS, the properties north and south of the unincorporated community of Rickreall are zoned Exclusive Farm Use and designated Agriculture in the Comprehensive Plan, and

WHEREAS, the properties identified below constitute the properties that are contiguous to the Highway 99W / Highway 22 interchange, located in the Exclusive Farm Use Zone, and are specifically identified as a “separator” or “buffer” between the highway interchange and the community of Rickreall:

Tax Map ID	Owner	Address	Uses	Size
7-4-30-200	Ragsdale, Elbert et al Tr.	Vacant	Farm use	22.32
7-4-30-201	Ragsdale, Elbert et al Tr.	350 N Pacific Highway	Dwelling, farm use	58.56
7-4-30-400	Ragsdale, Elbert et al Tr.	Vacant	Farm use	16.61
7-4-30-500	Ragsdale, Elbert et al Tr.	Vacant	Farm use	26.64
7-4-30-507	Ragsdale, Elbert et al Tr.	Vacant	Farm use	28.72
7-4-30-900	Rickreall Properties, LLC	9525 Rickreall Road	Dwelling, farm use	75.24
7-4-30-1100	State Highway Comm.	Vacant	Farm use	0.34
7-4-30-1200	State of Oregon	Vacant	Farm use	0.33
7-4-30-1300	State Highway Comm.	Vacant	Farm use	0.32

IT IS HEREBY RESOLVED THAT the Polk County Board of Commissioners recognizes the above properties as a separator for the Highway 99W / Highway 22 interchange that will remain in an Exclusive Farm Use Zone. Polk County will initiate text amendment proceedings to recognize the above properties in conjunction with the coordinated Oregon Department of Transportation interchange management plan.

Dated: November 28, 2001 at Dallas, Oregon.

POLK COUNTY BOARD OF COMMISSIONERS

 Ron Dodge, Chairman

Approved as to form:

 Mike Propes, Commissioner

 Dave Doyle, County Counsel

 Tom Ritchey, Commissioner

CHAPTER 127

SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT

- 127.010. Purpose
- 127.020. Use
- 127.030. Transitional Use
- 127.035. Uses Permitted Subject to Review and Approval
- 127.040. Conditional Uses

127.010. PURPOSE. The purpose and intent of the Suburban Residential Zone is to provide a transition between urban and rural living within an officially designated sewered area, or an area which may be served with sewers during the next 10 years, or within an unincorporated community where water is available and methods for sewage disposal are available. [Amended by Ordinance #00-03, dated May 5, 2000]

127.020. USE. Within any SR, Suburban Residential Zone, no building, structure or premises shall be used, arranged or designed to be used, erected, structurally altered or enlarged, except for one or more of the following uses:

- (A) Single-family dwelling;
- (B) Manufactured home if located outside of an adopted urban growth boundary of a city;
- (C) Public and semi-public uses, buildings and structures;
 - (1) playgrounds, parks;
 - (2) hospitals, providing a 50-foot building setback is maintained from abutting, privately owned property;
 - (3) public buildings and structures such as libraries, fire stations.
- (D) Other main uses:
 - (1) Gardens, orchards, and crop cultivation, which include the processing and sale of produce that is raised only on the premises;
 - (2) Raising of livestock is permitted with a minimum of one (1) acre for the first animal unit, or fraction thereof, and one-half (1/2) acre for each animal unit thereafter. Cattle, horses, burros, donkeys, and other animals of comparable size each constitutes one (1) animal unit. Five (5) animals the size of sheep or goats constitute one (1) animal unit. All animals and fowl shall not be allowed to run at large off the property of the owner. Swine shall not be allowed on tracts of less than ten (10) acres. All animal unit ratios shall not apply on tracts of 20 acres or more. The keeping of livestock, fowl and fur-bearing animals and animal waste therefrom shall be done in such a reasonable manner as not to constitute a nuisance, especially by reason of odor, water pollution, or the attraction of rodents or flies and other insects.
 - (3) Temporary use of manufactured home during construction (see Limited Uses, Section 125.010).
 - (4) Temporary use of a pre-cutting and assembly facility within a new subdivision or planned development (see Limited Uses, Section 125.020).
 - (5) Subdivision or planned development sales office or development office (see Limited Uses, Section 125.030).
- (E) Right-of-way for public utilities for convenience and necessity.
- (F) Public utilities, structures directly related to the operation of (D) above, not to include storage, maintenance or related activities, when they comply with all yard and setback requirements.

(G) Accessory uses and structures:

- (1) Customary residential accessory buildings for private use, such as pergola, greenhouse, hot house, hobby shop or hobby house, summer house, patios - enclosed or covered patios, woodshed, quarters for domestic animals maintained as pets;
- (2) Fallout shelter;
- (3) Fences;
- (4) Garages and parking areas for the storage and protection of the automobiles of the residents of the dwelling, including a private garage for not more than three (3) motor vehicles for each single-family dwelling on the same lot with or within the dwelling to which it is accessory and in which no garage, business or industry is conducted;
- (5) Storage for a commercial vehicle, maximum of one (1) per dwelling;
- (6) Sleeping quarters and guest quarters not in the main building are permitted if such quarters are, and remain dependent upon the main building for either or both kitchen and bathroom facilities and the guest facilities are not used for residential purposes;
- (7) Swimming pools for private use (requires a building permit);
- (8) Private stables and barns;

(H) Home occupations, as defined in Section 116.020.

(I) The taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed two (2) in a single-family dwelling, nor more than four (4) in any legally established two-family dwelling.

(J) Residential homes, as defined in Section 110.477. [Amended by Ordinance #89-17, dated December 6, 1989.] [Amended by Ordinance #00-03m, dated May 5, 2000]

(K) Transportation Improvements [Amended by Ordinance #01-01, dated November 14, 2001.]

127.030. TRANSITIONAL USES. Transitional uses shall be permitted in an SR Zone where the side of a lot abuts upon any commercial (C) Zone or Industrial (I) Zone, provided that such transitional use does not extend across a street or alley and in no case more than 165 feet from the boundary of the less restricted zone which it adjoins, as follows:

(A) Dwellings:

- (1) Two-family dwellings (duplexes) if located within an urban growth boundary or within an unincorporated community;

(B) Public and semi-public uses, buildings, and structures;

- (1) Churches, if set back from all side and rear property lines at least 20 feet;
- (2) Community or neighborhood club buildings, including swimming pools and other allied facilities, when erected by a non-profit community club for the improvement of the zone or social recreation of the members;

- (C) Other main uses:
 - (1) Public automobile parking area when located and developed as prescribed in Chapter 112;
 - (2) Outdoor plant nursery with no retail sales;
 - (3) Privately operated kindergartens or day nurseries, provided the residential character of the building is unchanged. [Amended by Ordinance 00-12]

127.035. USES PERMITTED SUBJECT TO REVIEW AND APPROVAL.

- (A) A manufactured dwelling unit within an adopted urban growth boundary subject to the following conditions:
 - (1) A manufactured dwelling placement permit shall be obtained from the Polk County Community Development prior to the moving in and locating of a manufactured dwelling on any lot. Building permits are required for any on-site construction.
 - (2) The manufactured dwelling and accessory structures shall comply with the development standards of this zoning district.
 - (3) The accessory structures attached to the manufactured dwelling shall be considered as a portion of the manufactured dwelling and shall observe the same yard requirements as a manufactured dwelling.
 - (4) The manufactured dwelling shall be situated upon a foundation system having an approved manufactured dwelling placement permit. Continuous skirting shall be applied around the base of the unit to completely screen with a sight-obscuring material all of the underside of the unit.
 - (5) The manufactured dwelling shall comply with the applicable manufactured dwelling placement requirements of that city based upon adopted intergovernmental agreements.
- (B) Hardship Temporary Manufactured Dwelling.

One manufactured dwelling unit in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or a relative of the resident, provided that:

- (1) The medical hardship is certified by a licensed physician;
- (2) The manufactured home is connected to the existing sewage disposal system; except when the County Sanitarian finds the existing system to be inadequate and that it cannot be repaired or is not physically available; If the manufactured home will use a public sanitary system, such condition will not be required.
- (3) The applicant agrees to renew the permit every two years and will remove the manufactured home when the hardship condition ceases.
- (4) Notice of Determination. Upon issuance of a temporary hardship determination by the Planning Director, determinations shall be mailed to the applicant and to interested parties based upon the provisions of Section 111.270 of the Polk County Zoning Ordinance. An appeal of the Planning Director's decision shall be processed pursuant to Section 111.280 of the Polk County Zoning Ordinance. [Subsection 127.035 added by Ord. 95-12.] [Amended by Ordinance #00-03, dated May 5, 2000]

127.040. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an SR Zone:

- (A) Public and semi-public uses, buildings and structures;
 - (1) Churches, if set back from all side and rear property lines at least 20’;
 - (2) Community or neighborhood club buildings, including swimming pools and other allied facilities, when erected by a non-profit community club for the improvement of the zone or social recreation of the members;
 - (3) Radio and TV transmitters and antennas as provided in Section 112.135; [Amended by Ordinance 01-3]
 - (4) Riding clubs and stables, rodeo grounds and similar uses;
 - (5) Schools (elementary, junior high, and high school);
- (B) Miscellaneous uses;
 - (1) Privately operated kindergartens or day nurseries provided the residential character of the building is unchanged;
 - (2) Beauty shops, where no assistants are employed;
 - (3) Use of an accessory building for conducting a home occupation;
- (C) Dwellings;
 - (1) Two-family dwelling (duplexes) on a corner lot (See Specific Conditional Uses Section 119.150 (B)) if located within an urban growth boundary or within an unincorporated community.
 - (2) [Subsection (C) (2) deleted by Ord. 95-12, Sec. 5]
- (D) Boat, camper and trailer storage area or lot (see Specific Conditional Uses, Section 119.150 (C)).
- (E) [Subsection (E) deleted by Ord. 95-12, Sec. 5]
- (F) Planned Development;
- (G) Solid Waste Disposal Site (see Section 120.310 to 120.380);
- (H) Sand and Gravel Resource Site (see Section 120.410 to 120.460);
- (I) Conditional Home-Occupation (see Section 116.030).
- (J) [Subsection (J) repealed by Ord. 89-17, Sec. 23] [Amended by Ordinance 00-12]

CHAPTER 128.500

ACREAGE RESIDENTIAL-FIVE ACRE (AR-5) ZONING DISTRICT

- 128.510. Purpose
- 128.520. Use
- 128.525. Uses Permitted Subject to Review and Approval
- 128.530. Conditional Uses

128.510. PURPOSE. It is the purpose and function of the Acreage Residential - 5 acre (AR-5) zone to:

- (A) Provide for the best use of the land based on the location, inherent limitations and ability to serve the functional needs of the area.
- (B) Provide larger acreage homesites which will be a buffer area between farm zones and higher density urban and urbanizing areas, thus reducing the conflicts between residential use and usual and normal farming practices.
- (C) Provide for the orderly growth of the urban areas so that as urbanization occurs, the supporting community will be able to afford the increased capital investments required for services to and within the new urban area and the costs of maintenance of utility facilities, rebuilding of arterial streets, protective services and desired social services.
- (D) To provide for the efficient, redivision of acreage subdivisions which may occur in the area.
- (E) To promote the pre-planning of future important streets in the area.
- (F) To meet the needs of a segment of the population for non-urban, non-farm acreage homesites.
- (G) To provide for the above, yet not adversely affect fish and wildlife resources and habitat areas, natural areas, and scenic areas. [Amended by ordinance #256, dated September 19, 1979.]

128.520. USE. Within any AR-5, Acreage Residential 5-acre zone, no building, structure or premises shall be used or arranged, designed, erected, or maintained to be used except for the following purposes:

- (A) Single-family dwelling including single-family mobile home;
- (B) Farm Use (as defined in Section 110.223);
- (C) Public parks, playgrounds;
- (D) Public buildings such as libraries and fire stations;
- (E) Churches;
- (F) Accessory uses and structures:
 - (1) Customary residential accessory building for private use, such as pergola, greenhouse, hothouse, hobby house, summer house, patios, enclosed or covered patios, woodshed, quarters for domestic animals maintained as pets;
 - (2) Fallout shelters;
 - (3) Fences;
 - (4) Garages and parking areas for the storage and protection of the automobiles of the residents of the dwelling, including a private garage for not more than three motor vehicles for each single-family dwelling on the same lot with or within the dwelling to which it is an accessory and in which no business or industry is conducted;
 - (5) Storage for a commercial vehicle, maximum of one per dwelling;

- (6) Sleeping quarters in a garage for domestic employees of the main building to which the garage is attached;
- (7) Guest houses and guest quarters not in the main building are permitted if such quarters are, and remain, dependent upon the main building for either or both kitchen and bathroom facilities and the guest facilities are not used for residential purposes;
- (8) Swimming pools for private use (requires building permit);
- (G) Home occupation as defined in Section 116.020;
- (H) The taking of boarders or leasing of rooms by a resident family providing the total number of boarders and roomers does not exceed two in a single-family dwelling nor more than four (4) in any legally established two-family dwelling.
- (I) The use of a manufactured home during construction (see Limited Uses, Section 125.010).
- (J) Schools (elementary, junior high and high);
- (K) Privately operated kindergartens or day nurseries, providing the residential character of the building is maintained.
- (L) Residential homes, as defined in Section 110.477. [Subsection (L) added by Ordinance # 89-17, dated December 6, 1989.]
- (M) Transportation Improvements [Amended by Ordinance #01-01, dated November 14, 2001.]

128.525. USES PERMITTED SUBJECT TO REVIEW AND APPROVAL.

- (A) **HARDSHIP TEMPORARY MANUFACTURED DWELLING.** One manufactured dwelling unit in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or a relative of the resident, provided that:
 - (1) The medical hardship is certified by a licensed physician;
 - (2) The manufactured home is connected to the existing sewage disposal system; except when the County Sanitarian finds the existing system to be inadequate and that it cannot be repaired or is not physically available; If the manufactured home will use a public sanitary system, such condition will not be required.
 - (3) The applicant agrees to renew the permit every two years and will remove the manufactured home when the hardship condition ceases.
 - (4) **Notice of Determination.** Upon issuance of a temporary hardship determination by the Planning Director, determinations shall be mailed to the applicant and to interested parties based upon the provisions of Section 111.270 of the Polk County Zoning Ordinance. An appeal of the Planning Director's decision shall be processed pursuant to Section 111.280 of the Polk County Zoning Ordinance.
[Subsection 128.525 added by Ordinance. 95-12 SEC. 6]

128.530. CONDITIONAL USE.

- (A) The following allied farm commercial processing and similar activities may be permitted as a separate business or enterprise, not operated in conjunction with a farm.
 - (1) hop, nut and fruit driers;
 - (2) feed mixing and storage facilities;
 - (3) hullers;
 - (4) rendering plants;
 - (5) mint distilleries;
 - (6) seed processing, packing, shipping and storage facilities;
 - (7) slaughter houses;
 - (8) agricultural produce storage, i.e., onion warehouses, grain elevators and similar facilities;
 - (9) feed lots;
 - (10) vegetable oil processing and refining;
 - (11) any other similar processing and allied farm commercial activities (includes farm equipment repair shop).
- (B) Planned recreational developments.
- (C) Sand and gravel excavation and processing facilities as provided for by Chapter 120.400;
- (D) Solid waste disposal sites as provided for in Chapter 120.300;
- (E) Kennels;
- (F) Community or neighborhood club buildings, including swimming pools, and other allied facilities, when erected by a non-profit community club for the improvements of the community or social recreation of the members;
- (G) Private airfield;
- (H) Motor race track;
- (I) A two (2) family dwelling (duplex) on a corner lot (see Specific Conditional Uses, Section 119.150 (B));
- (J) Boat, camper and trailer storage area or lot (see Specific Conditional Uses, Section 119.150 (C));
- (K) [Subsection (K) deleted by Ord. 95-12.]
- (L) Church conference and campground (see Specific Conditional Uses, Section 119.150 (F));
- (M) Planned development;

- (N) Radio and TV transmitters and antennas as provided in Section 112.135; [Amended by Ordinance 01-3]
- (O) Riding clubs and stables, rodeo grounds and similar uses;
- (P) Beauty shops, where no assistants are employed;
- (Q) Use of an accessory building for conducting a home occupation;
- (R) Conditional home-occupation (see Section 116.030).
- (S) Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale, as provided in Section 112.135. [Amended by Ordinance 91-15, dated July 24, 1991.]
- (T) Cottage Industry Home Occupations (see Section 116.040).

CHAPTER 153.500

RICKREALL UNINCORPORATED COMMUNITY COMMERCIAL (RICKREALL UC-C) ZONING DISTRICT

- 153.510. Purpose and Intent
- 153.520. Small-Scale, Low Impact Uses
- 153.530. Standard Industrial Classifications
- 153.540. Permitted Uses
- 153.550. Conditional Uses

153.510. PURPOSE AND INTENT. The purpose of the Rickreall Unincorporated Community Commercial (UC-C) Zoning District is to implement the Comprehensive Plan policies related to commercial development by providing for a range of service and product-oriented commercial activities. This zone is applied to commercial lands within the unincorporated community of Rickreall.

The intent of the RICKREALL UC-C Zoning District is to provide for commercial development in the unincorporated community of Rickreall. Commercial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses which serve the needs of the surrounding community or the needs of the traveling public, or other uses which are small-scale and low impact.

153.520. SMALL-SCALE, LOW-IMPACT USES. Uses listed under Section 153.540(C) or Section 153.550(C) shall be established in a building or buildings not to exceed 4,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Establishment of a new use or expansion of a use listed under Section 153.540(C) or Section 153.550(C) which would exceed the 4,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

153.530. STANDARD INDUSTRIAL CLASSIFICATIONS. Standard Industrial Classification (SIC) code numbers for most of the uses in this zone are shown in parentheses after the listed use. The SIC codes are a coding system used by the federal government to identify specific industries. Two-digit codes are used most often in the Zoning Ordinance to describe general categories of uses. In some instances, more specific three and four-digit codes are used. A copy of the SIC Manual is available for use at the Community Development Department and provides a more detailed description of the uses described in each general category.

153.540. PERMITTED USES. The following uses and their accessory buildings and uses are permitted. All uses under this Section are subject to the applicable standards as set forth in Chapter 112 (Development Standards) and other general provisions and exceptions set forth by this ordinance. No building, structure, or premises shall be used except for one or more of the following uses:

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
 - (1) Unlimited number of dwelling units including:
 - (a) Dormitories;
 - (b) Sorority and fraternity houses;
 - (c) Student homes;
 - (d) Boarding houses (also see accessory uses);
 - (e) Rooming houses;
 - (f) Churches;
 - (g) Community or neighborhood clubs;
 - (h) Child day care services, including pre-schools, nurseries and kindergartens (835);
 - (i) Apartment houses;

- (j) Court apartments;
- (2) Single-family residences;
- (3) Eating and drinking places (58);
- (4) Playgrounds, parks;
- (5) Public buildings and structures, such as libraries, fire stations;
- (B) Uses which complement natural resource industries:
 - (1) Laboratory-seed and soil testing, research facilities (8734);
 - (2) Fruit store and vegetable market (54);
 - (3) Greenhouse (18);
 - (4) Farm product warehousing and storage (4221);
 - (5) Farm or forest products stand, designed and used for the sale of farm crops, special forest products and livestock grown on farms in the local agricultural area, including the retail sale of incidental items accounting for no more than 25 percent of the total sales of the farm or forest stand. Farm or forest products stands do not include structures designed for residential occupancy or to accommodate activities other than the sale of farm crops, special forest products and livestock, such as structures for banquets, public gatherings or entertainment;
 - (6) Farm or forest implement and equipment sales; and
 - (7) Farm or forest related equipment, machinery or truck repair, including associated service parts facilities;
 - (8) Farm and forest supply.
- (C) Uses which are small-scale, low-impact:
 - (1) Grocery stores (54);
 - (2) News dealers, newsstands (5994);
 - (3) Auditorium;
 - (4) Billiard parlor;
 - (5) Pony riding ring (no stable);
 - (6) Printing, publishing and allied industries (27);
 - (7) Miscellaneous Retail (59);
 - (8) General merchandise stores (53);
 - (9) Community Services Schools (barber, beauty, commercial, dancing, driving, music, trade);
 - (10) Boat repair and haul-out facilities;
 - (11) Building materials, hardware, and garden supply (52);
 - (12) Equipment rental and leasing (735);
 - (13) Educational services, including vocation schools (82);
 - (14) Repair services (76);

- (15) Gasoline service stations (554);
- (16) Personal services (72);
- (17) Business services (73);
- (18) Residential homes, as defined in Section 110.477;
- (19) Amusement game center;
- (20) Financial, insurance and real estate offices (60, 61, 62, 63, 64, 65,67);
- (21) Offices for membership organizations (86);
- (22) Professional offices for engineering, accounting, research, management, and public relations, and legal services (81, 87);
- (23) Medical, dental, and other allied professional offices, laboratories and clinics(801, 802, 803, 804, 805, 807, 809);
- (24) Apparel and accessory stores (56);
- (25) Veterinary clinics (074);
- (26) Home furniture, furnishing, and equipment stores (57);
- (27) Automotive repair, services, and parking (75);
- (28) Automotive dealers (551);
- (29) Towing service;
- (30) Unlimited number of dwelling units including:
 - (a) Homes for the aged;
 - (b) Retirement homes;
 - (c) Rest homes;
 - (d) Nursing homes;
 - (e) Sanitariums;
 - (f) Group Care Home.

(D) Transportation Improvements [Amended by Ordinance #01-01, dated November 14, 2001.]

153.550. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in any UC-C Zone:

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
 - (1) Community center;
 - (2) Residential homes, as defined in Section 110.477;
 - (3) Private ambulance service (8099);
 - (4) Recreational vehicle park as defined in Section 110.466 (703);
 - (5) Boat, camper and trailer storage areas or lots (see Specific Conditional Uses, Section 120.030);
 - (6) Manufactured home parks (when developed pursuant to provisions of PCZO Section 119.150 (A));

- (7) Public Utilities (49) (exempted from these regulations are: underground pipes and conduits and above ground electric transmission distribution, communication signal lines on a single pole system);
- (B) Uses which complement natural resource industries:
 - (1) Processing facilities for farm or forest products (20, 24);
 - (2) Commercial activities in conjunction with farm or forest use including activities related to the processing, distribution, and retail marketing of farm or forest products a portion of which is grown on-site; and
- (C) Uses which are small-scale, low-impact:
 - (1) General warehousing and storage (4225);
 - (2) Motor freight terminal offices (421);
 - (3) Funeral service and crematories (726);
 - (4) Billboards;
 - (5) Radio and TV transmitter stations and towers (483);
 - (6) Telephone and telegraph communication facilities (482);
 - (7) Performance theater (783);
 - (8) Kennels (boarding and raising animals);
 - (9) Miniature golf course;
 - (10) Athletic club, club house (7991)(7997);
 - (11) Dance hall, ballroom (791);
 - (12) Summer recreational camp;
 - (13) Swimming Pools;
 - (14) Boat sales and service;
 - (15) Utilities, secondary truck parking and material storage yard;
 - (16) Auto racing track;
 - (17) U-Haul concrete mix store (5032);
 - (18) Cabinet shop and sales firm (see Specific Conditional Uses, Section 119.150(E));
 - (19) Cottage Industry Home Occupations (see Section 116.040); and
 - (20) Any other commercial use, where the buildings do not exceed 4,000 square feet of floor space provided that the use will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or if such services are not available to the site, the capacity of the site itself to provide adequate water and absorb waste water.

Appendix 1
Rickreall Unincorporated Community Commercial Properties Inventory
Building Size Inventory
January 2001

#	Tax Lot	Map#	Acres		Zone	Owner	Use	Building Size sq. ft.	Buildable
1	200	7.4.30C	0.84	1	CG	HANSON B M	1920 dwelling (Historic)		
2	300	7.4.30C	0.22		CG	CONRAD IRENE VERA, DECLARATION	Vacant		
3	400	7.4.30C	0.12		CG	CONRAD IRENE VERA, DECLARATION	Vacant		
4	500	7.4.30C	0.19		CG	CONRAD IRENE VERA, DECLARATION	Vacant		
5	600	7.4.30C	0.4	1	CG	CONRAD IRENE VERA, DECLARATION	1930 dwelling		
6	700	7.4.30C	1.42	1	CG	CONRAD IRENE VERA, DECLARATION	1925 dwelling (Historic)		
7	5803	7.4.30C	1	1	CG	ROCHA DANNY L & DORIS M	1925 dwelling		
8	400	7.4.30CA	0.92	1	CG	BRIEDWELL JAMES & T CHRISTINE	1916 dwelling (Historic)		
9	500	7.4.30CA	3.3		CG	RICKREALL FARM SUPPLY, INC	Farm Supply/Gas Station-Garage	6,000 /3,584 - 20,232	
10	600	7.4.30CA	0.36	1	CG	RICKREALL FARM SUPPLY, INC	1926 dwelling (Historic)		
11	700	7.4.30CA	0.3		CG	MEIER PLUMBING, INC	Retail store	2,132	
12	800	7.4.30CA	0.32		CG	HEDGES FRANK J & MARILYN A	Rickreall Mini market	3,960	
13	900	7.4.30CA	1.28	1	CG	RICKREALL FARM SUPPLY, INC	1930 dwelling (Historic)		
14	2700	7.4.30CA	0.11	1	CG	POTTER ROGER S	1945 dwelling		
15	2800	7.4.30CA	0.2	1	CG	BELL KATHERINE A & POTTER ROGE	1952 dwelling		
16	2900	7.4.30CA	0.4	1	CG	SEIPP MARTHA K & KENNETH LYNN	1920 dwelling		
17	3000	7.4.30CA	0.69		CG	KINGERY DOUGLAS F	Automotive Repair	3,456	
18	200	7.4.31	3.85	2	CR	CAUDILLO MANUEL SR	1940 & 1935 dwellings		
19	202	7.4.31	1.54	1	CR	FALK PAPROCKI JOINT TRUST	Farrol's restaurant / 8 Unit Offices	5,111 / 2,982	
20	500	7.4.31	1.9	2	CG	TABER A LLOYD & PATRICIA ANN	1900 dwelling, mnf. Home		
21	1600	7.4.31	0.12		CR	STATE OF OREGON, DEPARTMENT OF	Highway		
22	1200	7.5.25D	1.01		CG	JACOB DAVID E	RV retail sales Inds. / Storage	4,800 / 12,000	

This table was created using Polk County Tax Assessors Tax Maps. Each tax lot should not be inferred to be a separate lawfully created lot or parcel. The deed to the subject property describes, in the legal description, how many lots or parcels comprise the subject property.

The legal status of the lots or parcels described in a deed can be determined by evaluating the land-use applications made through the Polk County Planning Division and the deed history of the subject property.

CHAPTER 154.500

**RICKREAL UNINCORPORATED COMMUNITY INDUSTRIAL
COMMERCIAL (UC-IC) ZONING DISTRICT**

- 154.510. Purpose and Intent
- 154.520. Small-Scale, Low Impact Uses
- 154.530. Standard Industrial Classifications
- 154.540. Permitted Uses
- 154.550. Conditional Uses

154.510. PURPOSE AND INTENT. The purpose of the Rickreall Unincorporated Community Industrial Commercial (Rickreall UC-IC) Zoning District is to implement the Comprehensive Plan policies related to both industrial and commercial development by providing for a mixture of commercial and manufacturing activities. This zone is applied to designated lands within the unincorporated community of Rickreall.

Commercial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses which serve the needs of the surrounding community or the needs of the traveling public, or other uses which are small-scale and low impact. Industrial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses that require proximity to rural resources, or other uses which are small-scale and low impact.

154.520. SMALL-SCALE, LOW-IMPACT USES. Commercial uses allowed in the RICKREALL UC-IC Zone which are listed under Section Rickreall 154.540(C) or Section 154.550(C) shall be established in a building or buildings not to exceed 4,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Industrial uses allowed in the RICKREALL UC-IC Zone which are listed under Section 154.540(C) or Section 154.550(C) shall be established in a building or buildings not to exceed 10,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Establishment of a new commercial use or expansion of a commercial use listed under Section 154.540(C) or Section 154.550(C) which would exceed the 4,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

Establishment of a new industrial use listed under Sections RICKREALL 154.540(C), and 154.550(C) or expansion of an industrial use other than those listed under Section Rickreall 154.540(B) which would exceed the 10,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

154.530. STANDARD INDUSTRIAL CLASSIFICATIONS. Standard Industrial Classification (SIC) code numbers for most of the uses in this zone are shown in parentheses after the listed use. The SIC codes are a coding system used by the federal government to identify specific industries. Two-digit codes are used most often in the Zoning Ordinance to describe general categories of uses. In some instances, more specific three and four-digit codes are used. A copy of the SIC Manual is available for use at the Community Development Department and provides a more detailed description of the uses described in each general category.

154.540. PERMITTED USES. The following uses and their accessory buildings and uses are permitted. All uses under this Section are subject to the applicable standards as set forth in Chapter 112 (Development Standards) and other general provisions and exceptions set forth by this ordinance. No building, structure, or premises shall be used except for one or more of the following uses:

(A) Commercial uses:

- (1) Any use permitted under Rickreall UC-C, Section 153.540, when established using the guidelines of the Section 153.540 subsection the use is listed under.

- (B) Expansion of an existing industrial use which existed on December 5, 1994.
- (C) Industrial uses which are small-scale, low-impact:
 - (1) Electronic and other electrical equipment and components manufacturing (36);
 - (2) Metal fabricated products manufacturing (34); except metal stampings, and screw machine products;
 - (3) Measuring, analyzing, and controlling instruments manufacturing (38);
 - (4) Manufacturing of rubber products and miscellaneous plastics products (30);
 - (5) Textile products manufacture, including apparel (22, 23);
 - (6) Tobacco processing (21);
 - (7) Transportation equipment manufacture (371)(372)(373)(375)(379);
 - (8) Metal working equipment and machinery manufacturing wholly within a building (354) except machine shops;
 - (9) Public warehousing and storage (422);
 - (10) Wholesale trade, non-durable goods (51);
 - (11) Utilities - primary equipment and storage yard;
 - (12) Well drilling pump repair facilities;
 - (13) Pharmaceuticals (283);
 - (14) Furniture and fixtures manufacturing (25);
 - (15) Paperboard containers and boxes assembly (265); and
 - (16) Sign construction and painting shop, contained wholly within a building.

154.550. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in any UC-IC Zone:

- (A) Commercial uses:
 - (1) Any use permitted under Rickreall UC-C, Section 153.550, when established using the guidelines of the Section 153.550 subsection the use is listed under.
- (B) Industrial uses which require proximity to rural resources:
 - (1) Food and derivative products processing, including grain elevators, storage (20), and;
 - (2) Millwork, veneer, and wooden container manufacturing (243, 244).
- (C) Industrial uses which are small-scale, low-impact:

- (1) Leather and leather products manufacture (31);
- (2) Special industry machinery manufacturing, such as sawmill equipment (355);
- (3) Refrigeration and service industry machinery manufacturing (358);
- (4) Metal stampings (346);
- (5) Screw machine products, and bolts, nuts, screws, rivets and washers (345);
- (6) Machine shop;
- (7) Bulk fuel storage, provided all storage is underground.

Appendix 1
Rickreall Unincorporated Community Industrial Commercial Properties
Building Size Inventory
January 2001

#	Tax Lot	Map#	Acres	Dwelling	Zone	Owner	Use	Building Size sq. ft.
1	5800	7.4.30C	2.15		IC	EOLA HILLS WINE CELLARS, INC	Industrial	9,000
2	5804	7.4.30C	2		IC	EOLA HILLS WINE CELLARS, INC	Warehouses / Storage	22,350 / 2,400

This table was created using Polk County Tax Assessors Tax Maps. Each tax lot should not be inferred to be a separate lawfully created lot or parcel. The deed to the subject property describes, in the legal description, how many lots or parcels comprise the subject property. The legal status of the lots or parcels described in a deed can be determined by evaluating the land-use applications made through the Polk County Planning Division and the deed history of the subject property.

CHAPTER 155.500

**RICKREALL UNINCORPORATED COMMUNITY INDUSTRIAL (RICKREALL UC-I)
ZONING DISTRICT**

- 155.510. Purpose and Intent
- 155.520. Small-Scale, Low-Impact Uses
- 155.530. Standard Industrial Classifications
- 155.540. Permitted Uses
- 155.550. Conditional Uses

155.510. PURPOSE AND INTENT. The purpose of the Rickreall Unincorporated Community Industrial (RICKREALL UC-I) Zoning District is to implement the Comprehensive Plan policies related to industrial development by providing for industrial uses with limited off-site impacts such as noise, dust, or odor. This zone is applied to designated industrial lands within the unincorporated community of Rickreall.

Industrial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses that require proximity to rural resources, or other uses which are small-scale and low impact.

155.520. SMALL-SCALE, LOW-IMPACT USES. Small-scale, low impact uses listed under Section 155.540(E) or Section 155.550(B) shall be established in a building or buildings not to exceed 10,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Establishment of a new industrial use listed under Section 155.540(F), Section 155.550(B), or Section 155.550(C) or expansion of an industrial use other than those listed under Section 155.540(A) which would exceed the 10,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

155.530. STANDARD INDUSTRIAL CLASSIFICATIONS. Standard Industrial Classification (SIC) code numbers for most of the uses in this zone are shown in parentheses after the listed use. The SIC codes are a coding system used by the federal government to identify specific industries. Two-digit codes are used most often in the Zoning Ordinance to describe general categories of uses. In some instances, more specific three and four-digit codes are used. A copy of the SIC Manual is available for use at the Community Development Department and provides a more detailed description of the uses described in each general category.

155.540. PERMITTED USES. Within the RICKREALL UC-I Zone, no building, structure, or premises shall be used, enlarged, or designed to be used, erected, structurally altered, or enlarged except for one or more the following uses:

- (A) Expansion of an existing industrial use which existed on December 5, 1994.
- (B) Dwelling for a caretaker or watchman for the premises only (88).
- (C) Ambulance service (8099).
- (D) Fire stations.
- (E) Industrial uses which require proximity to rural resources:
 - (1) Gardens, orchards, crop cultivation and timber raising and tree farm (01, 02);
 - (2) Greenhouses and outdoor plant nurseries (018, 526);
 - (3) Lumber and wood products processing, manufacturing and storage facilities (24);
 - (4) Food and kindred products manufacturing (20); and
 - (5) Millwork, veneer, and wooden container manufacturing (243, 244).
 - (6) Farm product warehousing and storage (4221);

- (7) Farm or forest products stand, designed and used for the sale of farm crops, special forest products and livestock grown on farms in the local agricultural area, including the retail sale of incidental items accounting for no more than 25 percent of the total sales of the farm or forest stand. Farm or forest products stands do not include structures designed for residential occupancy or to accommodate activities other than the sale of farm crops, special forest products and livestock, such as structures for banquets, public gatherings or entertainment;
 - (8) Farm or forest implement and equipment sales;
 - (9) Farm or forest related equipment, machinery or truck repair, including associated service parts facilities;
 - (10) Farm and forest supply.
- (F) Industrial uses which are small-scale, low-impact:
- (1) Any use permitted under 154.540(C);
 - (2) Communication and Broadcast Towers subject to PCZO 112.135;
 - (3) Business offices of the firm or operations;
 - (4) Restaurants (buildings not to exceed 4,000 square feet) (58);
 - (5) Public utilities (49);
 - (6) Parking lot, garage (commercial) when developed as prescribed in Chapter 112 (7521);
 - (7) Tractor and heavy equipment sales and service (352);
 - (8) Motor vehicle body & painting facility (371);
 - (9) Truck stop facility (423);
 - (10) Wholesale trade (50);
 - (11) Appliance, office and electrical product equipment manufacturing (39);
 - (12) Professional, scientific and controlling equipment manufacturing (873);
 - (13) Rubber and allied products manufacturing (30);
 - (14) Food, grain, feed and derivative products processing facility;
 - (15) Meat processing and manufacturing facilities (021);
 - (16) Manufacturing of fabricated metal products (34);
 - (17) Building contractors (general, highway and street contractors, heavy construction contractors) (15, 16);
 - (18) Special trade construction contractors (17);
 - (19) Auction house or market;
 - (20) Motor freight depot (421);
 - (21) Industrial and commercial machinery and computer manufacturing facilities (355);

- (22) Blacksmith;
- (23) Welding, welding shop; and
- (24) Machine shop.

155.550. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in the RICKREALL UC-I Zone:

- (A) Industrial uses which require proximity to rural resources:
 - (1) Any use permitted under 154.550(B);
 - (2) Mining and quarrying of nonmetallic minerals, except fuels (14);
 - (3) Sand and gravel resource processing sites, excluding quarries (see Sections 120.410 to 120.460) (144);
 - (4) Cement, clay, glass and stone products manufacturing facilities (32); and
 - (5) Livestock auctions and sales, including feed lots (0211).
- (B) Industrial uses which are small-scale, low-impact:
 - (1) Any use permitted under 154.550(C);
 - (2) Kennels (boarding and raising of animals);
 - (3) Cottage Industry Home Occupations;
 - (4) Metals, primary, manufacturing facilities (33);
 - (5) Manufacturing of fabricated metal products (34);
 - (6) Machinery facilities;
 - (7) Railroad equipment manufacture and repair (374);
 - (8) Auto wrecking yard, perimeter fenced and landscaped;
 - (9) Paper and allied products manufacturing facilities (265)(267);
 - (10) Bulk fuel storage;
 - (11) Petroleum, petroleum products, and storage facilities (29);
- (C) Any other industrial use, where the buildings do not exceed 10,000 square feet of floor space provided that:
 - (1) The use is small in size and low impact; or
 - (2) The use is significantly dependent upon a specific resource located on agricultural or forest land; and
 - (3) The use will not have adverse impacts on surrounding farm and forest activities; and
 - (4) The new use will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or if such services are not available to the site, the capacity of the site itself to provide adequate water and absorb waste water.

Appendix 1
Rickreall – Derry Unincorporated Community Industrial Properties
Building Size Inventory
January 2001

#		Map#	Acres	Dwelling	Zone	Owner	Use	Building Size sq. ft.	Buildable
1	1000	7.4.30	1.44		IL	WEST HILLS MFG.	Vacant		X
5	802	7.4.31	9.91		IL	DEMBOWSKI AL	Dallas Coop Grain Storage Silos	432,000 Bushel Cap	
6	801	7.4.31	4		IL	SIEBER RAYMOND A	Dallas Equipment Repair	7,624	
7	1001	7.4.31	1		IL	WESTERN FARM SERVICES, INC	Seed Warehouse & Office	3,456 2,318	
8	1600	7.5.25	1.6		IL	BLESSING TONI JO	Vacant		X
9	1000	7.5.25D	0.82	1	IL	HINCHCLIFF CHARLES E & NORA E	1930 dwelling		
10	1100	7.5.25D	0.71		IL	HINCHCLIFF CHARLES E & NORA E	Red Mule Store	2,400	
11	300	7.5.25D	1	1	IL	PENNA EDWARD & REBECCA	1881 dwelling (Historic Registry)		
12	500	7.5.25D	1	1	IL	GOINS MARSHALL & MADISON D	1917 dwelling		
13	700	7.5.25D	0.87		IL	COUEY JOE E & LETA J	Vacant		X
14	800	7.5.25D	0.56	1	IL	COUEY LETA J	1945 dwelling		
15	900	7.5.25D	0.56	1	IL	COUEY LETA J	1920 dwelling		
16	100	7.5.25D	7.2		IL	HOFF GWENDOLYN CLAIRE ET AL	Burelbach Inds./Warehs./Manf./Shop	21,040 / 12,700 / 1,200	
17	200	7.5.25D	1		IL	POOLE JONATHAN W & MICHELLE	Industrial	1,728	
18	201	7.5.25D	3.01		IL	PEGG WYATT	Vacant		X
19	400	7.5.25D	2		IL	PEGG WYATT	Western Interlock	~9,000?	
20	600	7.5.25D	5.49		IL	IOTT KEN & JUDY ET AL	Rickreall Mini Storage	40,248	
21	100	7.4.29C	0.82		IH	WILLAMETTE GRASS SEED, LLC	Warehouses	9,408 / 5,040	X
22	101	7.4.31	1.36		IH	MARX RONALD L ET AL	Seed cleaning operation	Part of building 9,505	X
23	200	7.4.29C	1.52		IH	AG WEST SUPPLY	Farm equipment parking		X
24	300	7.4.29C	1.56		IH	WILLAMETTE GRASS SEED, LLC	Machine shop / warehouses / office/ utility building	14,640 / 17,252 / 1,896	
25	500	7.4.29C	9.56		IH	POLK COUNTY FARMS CO-OP	Showroom / Warehouse / Machine shop / tanks/ office / storage	6,710 / 11,675 / 6,912 / 1,540 / 1,240 / 14,010	
26	600	7.4.29C	1.72		IH	MARX RONALD L ET AL	Seed Warehouses (4)	39,908	
27	400	7.4.29C	2.67		IH	S. PACIFIC / BURLINGHAM	Grain warehouse	5,520	

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CHAPTER 170
PUBLIC ZONES

- 170.005. Transportation Improvements
- 170.010. PA, Public Amusement and Recreation Zone, Use
- 170.020. PC, Public and Private Cemeteries Zone, Use
- 170.030. PE, Public and Private Educational Facilities Zone, Use
- 170.040. PH, Public and Private Hospitals, Use
- 170.050. PP, Public Park Zone, Use
- 170.060. PS, Public Service Zone, Use
- 170.065. Conditional Uses
- 170.070. Abandoning Use: Transfer of Ownership
- 170.080. Changing Use

170.005. TRANSPORTATION IMPROVEMENTS. Transportation Improvements are permitted within any Public Zone [Amended by Ordinance #01-01, dated November 14, 2001.]

170.010. PA, PUBLIC AMUSEMENT AND RECREATION ZONE. USE. Within any PA, Public Amusement and Recreation Zone, no building, structure, or premises shall be used, arranged, or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- (A) Airport
- (B) Amusement park
- (C) Armory
- (D) Auditorium
- (E) Ball park
- (F) Dwelling for the caretaker or watchman; or mobile home
- (G) Exposition
- (H) Fairground
- (I) Golf course
- (J) Military training facilities
- (K) Race tracks
- (L) Stadium
- (M) Stock show
- (N) Zoo
- (O) When authorized under the procedure provided for conditional uses, a recreational vehicle park may be allowed, if the location is (1) within an urban growth boundary, or (2) within a rural community center.
- (P) Marina or boat club. [Amended by Ordinance 91-15, dated July 24, 1991.] [Amended by Ordinance 96-3, dated June 5, 1996. (P)]

170.020. PC, PUBLIC AND PRIVATE CEMETERIES ZONE. USE. Within any PC, Public and Private Cemeteries Zone, no building, structure, or premises shall be used, arranged or designed to be used, erected, structurally altered, or enlarged except for one or more following uses:

- (A) Cemetery
- (B) Dwelling for the caretaker or watchman

When authorized under the procedure provided for conditional uses crematoriums and mausoleums shall be permitted in a PC, Public and Private Cemeteries, Zone.

170.030. PE, PUBLIC AND PRIVATE EDUCATIONAL FACILITIES ZONE. USE. Within any PE, Public and Private Educational Facilities Zone, no building, structure, or

premises shall be used, arranged, or designed to be used, erected, structurally altered or enlarged except for one or more of the following uses:

- (A) School
- (B) Educational institution
- (C) School or institution for the handicapped, provided it is non-residential
- (D) Dwelling for the caretaker or watchman or housing for staff
- (E) Dwelling, mobile home, or dormitory for students and/or faculty [Subsection (E) adopted by Ordinance #219, dated September 22, 1978.]

170.040. PH, PUBLIC AND PRIVATE HOSPITALS. USE. Within any PH, Public and Private Hospitals Zone, no building, structure, or premises shall be used, arranged, or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- (A) Penal institution
- (B) Reformatory
- (C) Detention and correctional home, institution or school
- (D) Hospital and institution for the mentally retarded
- (E) Hospital
- (F) Medical and dental clinic
- (G) Dwelling for the caretaker or watchman or housing for staff
- (H) Residential school for the handicapped

170.050. PP, PUBLIC PARK ZONE. USE. Within any PP, Public Park Zone, no building, structure, or premises shall be used arranged, or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- (A) Public park (non-commercial)
- (B) Public playground (non-commercial)
- (C) Parkway
- (D) Municipal Golf Course
- (E) Dwelling for the caretaker or watchman

170.060. PS, PUBLIC SERVICE ZONE. USE. Within any PS, Public Service Zone, no building, structure, or premises shall be used, arranged, or designed to be used, erected, structurally altered or enlarged except for one or more of the following uses:

- (A) Municipal or government service building, structure and use, i.e., reservoir, water tower, pump station, sewage treatment plant, land fill operation, bus equipment, parking, servicing or repairing
- (B) Dwelling for the caretaker or watchman [Amended by Ordinance #113, dated January 22, 1974.]

170.065. CONDITIONAL USES.

- (A) Commercial utilities for the purpose of generating power for public use by sale, including but not limited to turbine, thermonuclear, geothermal, hydro-electric installations and transformer stations, electric transmission lines and substations owned by the utility.
- (B) Public or private solid waste disposal site, solid waste transfer facility, sanitary land fill (see Chapter 120.300).
- (C) Television, microwave, radio, and communication towers and facilities, as provided in Section 112.135. [Amended by Ordinance 01-3]

170.070. ABANDONING USE: TRANSFER OF OWNERSHIP. Whenever the existing use of any Public Zone, or a part of any such zone, is abandoned or the property transferred to private ownership for different use, the Planning Commission shall recommend to the Board of Commissioners appropriate rezoning for any such area. [Amended by Ordinance #96-3, dated June 5, 1996.]

170.080. CHANGING USE. Any area shown on the official zoning map as a park, playground, cemetery, ball park, fairgrounds, airport, school or other public or semi-public area, shall not be used for any other purpose than that for which such area is used at the effective date of the Polk County Zoning Ordinance, and whenever the use of such an area is discontinued or proposed to be changed, the Planning Commission shall recommend to the Board of Commissioners appropriate rezoning for any such area. [Amended by Ordinance #89-17, dated December 6, 1989.]

Rickreall Land Use Changes Potential Impacts to Traffic Generation

The following table illustrates PM peak hour trip generation potential for all parcels in the Rickreall area in the vicinity of the Ore. 22 and Ore. 99W Interchange. This trip generation potential is based on rates derived from the Institute of Transportation Engineer's (ITE) Trip Generation Manual. For the purpose of this analysis, the rates applied were purposely high. The number of current PM peak hour trips estimated by this methodology is more than double the number of PM peak hour trips actually observed coming from or destined for this area through recent traffic counts. These trips can be compared to the approximately 3800 PM peak hour trips currently using the state transportation system in this area and the approximately 6500 PM peak hour trips forecast to be using the state transportation system in this area in 2025. This same rates are applied to assumptions about undeveloped or redevelopable properties in order to produce a forecast of the trips that could be produced under existing zoning.

As part of the measures that Polk County will take to ensure the long-term viability of the state highway improvements being made in this area as a result of the Oregon Transportation Investment Act funding, a provision for special notification will be included in the Polk County development code. Under this provision, Polk County will provide special notification to ODOT if any development proposal with a trip generation potential that exceeds the estimates in this table is made in the Rickreall area. With this notification, Polk County and ODOT will determine whether the potential impact threatens the operation of the state transportation facilities and, if so, if and how it can be mitigated.

Acres	Situs Address	Dwellings	Description	Action	Acres Changed	ID	New Descriptor	Affected Acres	Existing Acres	Exist. PM Peak Trips		Potential PM PeakTrips		ADDED	
										In	Out	In	Out	IN	OUT
1	9750 BURCH GROVE LN	1	Dwelling - By Winery	No Change				1	1	1	1	1	1	0	0
0.84	9635 RICKREALL RD	1	Dwelling - Historic	No Change				0.84	1	1	1	1	1	0	0
1.42	120 MAIN ST	1	Dwelling - Historic	No Change	0.72			0.72	1	1	1	1	1	0	0
				New	0.7	B1			1	1	1	1	1	0	0
0.4	100 MAIN ST	1	Dwelling		0.4	B1			1	1	1	1	1	0	0

0.22			Vacant		0.22	B1	Mini-Mart w/ Gas (4 Fuel Positions) (75% Diverted)	1.63		1	1	10	10	9	9
0.12			Vacant		0.12	B1				1	1	1	1	0	0
0.19			Vacant		0.19	B1				1	1	1	1	0	0
3.3	130 MAIN ST		Farm Supply/Gas Station	No Change					3.3	8	8	8	8	0	0
0.92	260 MAIN ST	1	Dwelling				Daycare (8,000 sf) (50% Diverted)	0.92		1	1	25	28	24	27
0.69	9855 RICKREALL RD		Automotive Repair		0.69	B2				7	7	7	7	0	0
0.32	115 MAIN ST		Rickreall Mini-Mart	No Change					0.32	10	10	10	10	0	0
1.28	130 MAIN ST	1	Dwelling - Historic	No Change					1.28	1	1	1	1	0	0
0.36	200 MAIN ST	1	Dwelling -Historic	No Change					0.36	1	1	1	1	0	0
0.4	141 FORD ST	1	Dwelling		0.4	B2	Auto Parts (4,000 sf)	1.4		1	1	12	12	11	11
0.11	9805 RICKREALL RD	1	Dwelling		0.11	B2				1	1	1	1	0	0
0.3	9750 RICKREALL RD		Plumbing,office,espresso	No Change					0.3	10	10	10	10	0	0
0.2	9825 RICKREALL RD	1	Dwelling		0.2	B2				1	1	1	1	0	0
3.85	750 S PACIFIC HWY W	2	2 Dwellings				Small Strip Mall (2ksf Video Rental;10ksf Speciality Retail) (75% Diverted)	3.85		2	2	9	12	7	10
1.54	670 S PACIFIC HWY W	1	Restaurant/Office	No Change					1.54						
1.9	665 S PACIFIC HWY W	3	Manuf.Home Sale				Car Sales (4,000 sf)	1.9		2	4	4	7	2	3
1.01	10445 RICKREALL RD		RV Sale/Industr	No Change					1.01	2	2	2	2	0	0
New trips for R-UC-U										55	57	105	114	50	57
9.56	9055 RICKREALL RD			Out of Area					9.56						
1.56	8875 RICKREALL RD			Out of Area					1.56						
1.72	8880 RICKREALL RD			Out of Area					1.72						
0.82				Out of Area					0.82						
1.52				Out of Area					1.52						
2.75	8875 RICKREALL RD			Out of Area					2.75						
9.91			Dallas Co-Op Silos	No Change	4.91				4.91	2	2				
			New		5		New-Light Industrial	5							

4	905 S PACIFIC HWY W		Dallas Equipment Repair	No Change	2			2	2	2					
				New											
					2										
1	1095 S PACIFIC HWY W			Out of Area				1							
1.36				Out of Area				1.36							
1.6			Vacant	No Change	0.8			0.8							
				New											
					0.8	B3									
						B3									
1.25			Vacant												
2	10095 RICKREALL RD		Western Interlock	No Change				2	3	3					
5.49	10255 RICKREALL RD		Mini Storage	No Change				5.49	4	4					
1	10045 RICKREALL RD	1	Historic	No Change				1	1	1					
1	10215 RICKREALL RD	1	Dwelling	No Change				1	1	1					
0.56	10355 RICKREALL RD	1	Dwelling												
0.82	10385 RICKREALL RD	1	Dwelling												
0.46	10325 RICKREALL RD	1	Dwelling												
0.71	10395 RICKREALL RD		Red Mule Store	No Change				0.71	3	3					
0.86			Vacant												
1	10085 RICKREALL RD		Industrial												
7.2	10135 RICKREALL RD		Burelback Industries	No Change				7.2	2	2					
3.01			Paver Manufacture	No Change				3.01	3	3					
2	505 S PACIFIC HWY W		Winery	No Change				2	3	3					
2.15	501 S PACIFIC HWY W		Winery	No Change				2.15	1	1					

New trips for R-UC-I & R-UC-IC											81	287	91	322				
											New Light Industrial (22/78 split)=>12.75 acres (5.75 acres already included) so 7 un/redeveloped acres =						10	35

2.35	8870 RICKREALL RD			No Change											
0.95	8860 RICKREALL RD	1		No Change					1	1	1	1	0	0	
4.45	10000 RICKREALL RD	1		No Change					1	1	1	1	0	0	
1.08	9810 RICKREALL RD	1		No Change					1	1	1	1	0	0	
2.54	10025 RICKREALL RD	1		No Change					1	1	1	1	0	0	
1.37	9760 RICKREALL RD	1		No Change					1	1	1	1	0	0	
2.44		1		No Change					1	1	1	1	0	0	
1.44				New					0	0	1	1	1	1	
3.4	9745 BURCH GROVE LN	1		No Change					1	1	1	1	0	0	
0.99	9490 RICKREALL RD	1		No Change					1	1	1	1	0	0	
2	525 S PACIFIC HWY W	1		No Change					1	1	1	1	0	0	
3.04	9830 BURCH GROVE LN	1		No Change					1	1	1	1	0	0	
0.1	9680 RICKREALL RD	1		No Change					1	1	1	1	0	0	
1.5	9630 RICKREALL RD	1		No Change					1	1	1	1	0	0	

2.46				New						0	0	1	1	1	1						
0.42	9815 BURCH GROVE LN	1		No Change						1	1	1	1	0	0						
0.63				New						0	0	1	1	1	1						
2.16				New						0	0	1	1	1	1						
5.04	10250 RICKREALL RD	1		No Change						1	1	1	1	0	0						
1.35	10060 RICKREALL RD	1		No Change						1	1	1	1	0	0						
0.81	10130 RICKREALL RD	1		No Change						1	1	1	1	0	0						
0.11				New						0	0	1	1	1	1						
New trips for AR5										Residential- 8.5 trips per day - 2 trips per PM Peak =						16	16	21	21	5	5
21.23	650 S PACIFIC HWY W	1	Fairgrounds																		
3.37	300 MAIN ST		School																		
18.65			Park																		
0.09			Cemetery																		
3.78	520 S PACIFIC HWY W		Park																		
New trips for Public Parcels (PA,PE,PP)										No Change						0	0				
0.62	9585 RICKREALL RD	1		No Change						1	1	1	1								
1	9725 PAGEANT ST	2		No Change						2	2	2	2								
0.6	9755 CHURCH ST	1		No Change						1	1	1	1								
0.93	9895 BECK ST	1		No Change						1	1	1	1								
0.44	275 FORD ST	1		No Change						1	1	1	1								
0.26	270 MAIN ST			No Change						0	0	0	0								
0.64	280 MAIN ST			No Change						0	0	0	0								
0.57	205 MAIN ST	1		No Change						1	1	1	1								
0.33	255 MAIN ST	1		No Change						1	1	1	1								
0.34	9750 PAGEANT ST	1		No Change						1	1	1	1								
0.72	9850 PAGEANT ST	2		No Change						2	2	2	2								
0.3	9851 BECK ST	1		No Change						1	1	1	1								
1.14	305 FORD ST	1		No Change						1	1	1	1								
0.37	9740 CHURCH ST	1		No Change						1	1	1	1								
0.57	9745 BECK ST	1		No Change						1	1	1	1								
0.47	9801 PAGEANT ST	1		No Change						1	1	1	1								
0.23	275 MAIN ST			No Change						0	0	0	0								
2.25	9815 PAGEANT ST	1		New 1						1	1	2	2								
0.54	301 MAIN ST	1		No Change						1	1	1	1								
0.62	345 FORD ST	1		No Change						1	1	1	1								
0.34	310 FORD ST			No Change						0	0	0	0								
0.36	221 FORD ST	1		No Change						1	1	1	1								

0.15			No Change						0	0	0	0		
0.23			No Change						0	0	0	0		
0.46			New 1						0	0	1	1		
0.43			No Change						0	0	0	0		
0.2			No Change						0	0	0	0		
0.36			No Change						0	0	0	0		
0.2	9750 CHURCH ST		No Change						0	0	0	0		
New trips for SR		Residential- 8.5 trips per day - 2 trips per PM Peak =							20	20	22	22	2	2
			<i>TOTAL NEW TRIPS</i>										67	99
			<i>TOTAL RICKREALL TRIPS</i>						<i>172</i>	<i>380</i>	<i>239</i>	<i>479</i>		