

## **GOAL 5 – OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES**

Goal 5 contains the following elements: (A) Land Needed or Desirable for Open Space; (B) Mineral and Aggregate Sources; (C) Energy Sources; (D) Fish and Wildlife Areas and Habitats; (E) Ecologically and Scientifically Significant Natural Areas; (f) Outstanding Scenic Views and Sites; (G) Water Areas, Wetlands, Watersheds, and Ground Water Resources; (H) Wilderness Areas; (I) Historic Areas, Sites, Structures and Objects; (J) Cultural Areas; (K) Potential and Approved Oregon Recreation Trails; and (L) Potential and Approved Federal Wild and Scenic Waterways and State Scenic Waterways.

### A. Land Needed or Desirable for Open Space

#### 1. Goals:

- a. To conserve open space resources.
- b. To satisfy the open space needs of County residents.

#### 2. Policies:

- a. Open Space applies to shorelands, forests and any land area that would, if preserved and continued in its present use:
  - (1) Conserve and enhance natural or scenic resources;
  - (2) Protect air or streams or water supply;
  - (3) Promote conservation of soils, wetlands, riparian areas, beaches or tidal marshes<sup>1</sup>;
  - (4) Conserve landscaped areas such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring property; and
  - (5) Enhance the value to the public of abutting or neighboring parks, forests, or other open space.
- b. In order to maintain the rural character throughout the County, designated open space areas shall be preserved.

#### 3. Strategies:

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<sup>1</sup> Adopted February 17, 2004 – HRC Ord. #253

- a. The County Parks Committee will inventory existing open space areas outside of “Farm” and “Forest” land use designations. Additional identified open space areas will be evaluated through the Goal 5 process and if found in compliance will be designated in the Plan.
- b. Notify appropriate landowners of the opportunities to obtain open space taxation advantages under ORS 308.740 to ORS 308.755.
- c. The Department of Land Conservation and Development supports the Golf Course Exception Area subsequent to completion of the following process (for details see County Exceptions Document, Map #40).
  - (1) To achieve compliance by December 1984, the County currently zoned the golf course EFU.
  - (2) After acknowledgement the following to be completed through a collaborative effort between the property owner, Hood River County and DLCD.
    - (a) The property owner to develop a detailed design plan for the entire ownerships showing all proposed uses.
    - (b) Justification be presented through the exception process supporting expansion of the Oak Grove Rural Center or other justified exception areas to assist in further justify an exception to Goal 3.
    - (c) The property owner make application for a Plan and Zone Change for a residential PUD after acknowledgment and justify an exception to Goal 3.
    - (d) The Department of Land Conservation and Development to provide support in justifying the Golf Course Exception Area.

B. Mineral and Aggregate Resources:

1. Goal:

- a. To properly manage aggregate resources for present and future utilization without jeopardizing the quality of the environment.

- b. To restrict future rock, sand and gravel mining within the Columbia Gorge to preserve its natural scenic beauty.

2. Policies:

- a. Presently designated sites with prior approval may be fully utilized under the original terms and conditions.
- b. Rock, sand, gravel, mining or processing operations shall be restricted to those sites presently in operation within the Columbia River Gorge. They will be subject to the requirements outlined in strategy “g” below.
- c. Present and potential sites for gravel, sand, rock or other aggregate resources and/or crushing will be protected from incompatible uses, where conflicting uses have not been identified in the Plan.
- d. The general public shall be protected from the noise, dust, danger, vibration and unsightliness that is often related to sand and gravel mining and processing operations.

3. Strategies:

- a. Complete the Goal 5 process for all important mineral and aggregate resource sites. Apply the Surface Mining and Combining Zone (SM) to those sites which have been identified through the Goal 5 process.
- b. Maximum use will be made of existing and approved sand, gravel, and rock extraction and crushing sources and sites before new sources are developed.
- c. Rehabilitate sites to use which is original or compatible to original state.
- d. The Department of Fish and Wildlife, Department of Geology and Mineral Industries, Soil Conservation Service and other applicable agencies will be provided an opportunity to review and comment on proposed plans when sites may cause problems with stream sedimentation, channelization, or other types of erosion.
- e. A sight-obscuring fence, planting, or berm shall be maintained at least six feet in height at all new mining and processing sites adjacent to residential, commercial, agricultural land uses or a public roadway.

- f. Future sites for mineral and aggregate extraction or crushing will be required to go through the Goal 5 process prior to being designated on the Plan Map. Designated sites shall be zoned Surface Mining and Combining.
- g. Existing designated sites with prior approval will be allowed to continue. However the site(s) will be evaluated to determine if conflicting uses exist. If conflicting uses are identified, the economic, social, environmental and energy (ESEE) consequences of the conflicting use(s) must be determined. Both the impacts on the resource site and on the conflicting use(s) must be considered in analyzing the ESEE consequences.
- h. Creation of new sites or expansion of existing sites will require (1) evaluation through the Goal 5 process as outlined in OAR 660-16-000 to see if the site is to be designated as a mineral resource site; and (2) obtaining the Surface Mining Combining Overlay Zone (SM). Both can be done simultaneously if necessary.
- i. The Planning Commission shall not zone any land in the Columbia River Gorge “SM” (Surface Mining) Combining Zone. (Applicable to lands zoned Scenic Protection; does not apply to lands zoned Columbia Gorge Combining.)
- j. Except where indicated on the Plan Map, and allowed by Goal 5 requirements, no aggregate mining or processing sites, whether forest related or otherwise, shall be permitted in the Columbia River Gorge. (Applicable to lands zoned Scenic Protection.)
- k. Because of the economic, social, and environmental value of retaining the natural scenic character of the Columbia River Gorge, future needs for aggregate sources in other areas in Hood River County.
- l. All surface mining permits presently in effect within the Columbia Gorge may continue according to their original terms and conditions; however, they will be evaluated as outlined in Strategy “g”.
- m. Designate the following sites 1B (Delay the Goal 5 Process) and address each site when application for development is made: (1) Hood River County Dukes Prospect; (13) Hood River Sand & Gravel Prospect; (16) Bohemia, Inc.; (17) Bohemia Sand Pit; (19)

Champion; (20) Champion Green Point; (24) Drake Pit; (25) Mitchell Point; and (26) Kirby Taulus.

- n. Designate the following sites 3A (Protect the Resource): (12) Dukes Valley Quarry; (21) Settje Sons Paving; (3) Dee Pit; and (7) Old Dalles-Sandy Wagon Road Pit. Apply the Surface Mining Combining Zone to the above sites based upon compliance with the following criteria:
  - (1) Compliance with all prior conditions of approval noted in previous permits; and
  - (2) Any further expansion of the activities, uses, or extraction areas beyond that allowed through previous permits, etc., shall be subject to compliance with the provisions and requirements in the Surface Mining Combining Zone and Goal 5.
  
- o. Designate the following sites 3B (Allow Conflicting Uses): (2) West Fork Neal Creek; (5) Alameda Pit; (6) East Pit; (8) Ash Creek; (9) George Quarry; (10) Hanel Quarry; (11) Koberg; (15) Hood River Sand and Gravel Co.; (22) Winans Dee Quarry; and (23) Smullen.
  
- p. Designate site (14) Cascade Locks Pit, and (18) Government Cove, 2A (No Conflicting Uses Identified). Support the Surface Mining Combining Zone subject to compliance with the following criteria:
  - (1) Application to County for SM Zone; recommend fees waived;
  - (2) Compliance with all prior conditions of approval noted in previous permits;
  - (3) Approval by the City of Cascade Locks subject to applicable provision in the Cascade Locks Plan;
  - (4) Any further expansion of the activity, work or extraction area beyond that allowed through previous permits, etc., shall be subject to compliance with the provisions and requirements of the Surface Mining Combining Zone and Goal 5.
  
- q. Support the U.S. Forest Service management activities for resource sites located on their lands.

- r. If U.S. Forest Service mineral and aggregate sites become private lands, they will be required to be evaluated under the Goal 5 process and if deemed necessary, obtain Surface Mining Combining Zone at the time development is requested.
- s. Designate all U.S. Forest Service sites 1C (Include on Plan Inventory), however the County is not required to complete the Goal 5 process.
- t. In order to ensure protection of water sources within the Parkdale Lava Beds, users of the water resources should seek to negotiate and purchase either outright or obtain conservation easements from property owners within the Parkdale Lava Beds.

4. Land Use Designations and Standards:

- a. Sand and gravel mining and processing operations will not be allowed within the City of Hood River UGB. (The City of Cascade Locks allows sand and gravel mining operations in the UGB.)
- b. The Planning Commission shall require, before hearing a request to have the “SM” Combining Zone applied to any property: (1) evaluation, if necessary, through the Goal 5 process to determine if the site is to be designated aggregate resource; and (2) that plans for each proposed operation be submitted that indicate provisions for at a minimum the following:
  - (1) Controlling dust, such as stockpiling topsoil and overburden;
  - (2) Landscaping in order to reduce unsightliness during and after operation;
  - (3) Controlled access in order to prevent problems such as uncontrolled “dumping” of garbage and refuse;
  - (4) Rehabilitating the site according to local and/or State (ORS 517.750 to 517.900) conditions;
  - (5) Compliance with Department of Environmental Quality regulations. Where possible, sites will be rehabilitated concurrent with their operations;
  - (6) A plat map showing the area in question and adjacent ownerships;

- (7) A cut-away section showing the proposed mining and processing methods of operation;
  - (8) When required, the location and nature of sight-obscuring fence, planting or berm; and
  - (9) Compliance with provisions outlined in the Surface Mining Combining Zone.
- c. Sand and gravel mining and processing presently operating under a Conditional Use Permit may continue to operate under the terms of the Continual Use Permit, until such permit is amended or revoked. Existing sites will be evaluated as outlined in strategy “g” above.
  - d. Developed recreation sites will be withdrawn from mineral entry.
  - e. All proposed projects on federal lands will be reviewed through an environmental analysis report. When compatible with other resources, Forest Service, BLM and County permits may be issued for commercial development of common mineral materials.
  - f. Permit public agencies to remove rock for road alignment and public safety and to use rock for general maintenance of public roads without being required to obtain permits.
  - g. As determined by the County, compliance with applicable Surface Mining Guidelines listed in the Oregon and Washington Columbia River Gorge Commission’s Resource Management Plan, Columbia River Gorge, 1982.
  - h. No permit shall be issued to remove common varieties of mineral material not locatable under mining laws within the areas designated Environmental Protection.
  - i. Any new surface mining operation or any expansion of existing operation in areas zoned Columbia Gorge combining Zone shall be located on reverse slopes or at sites not visible from either the Columbia River, I-84, or Washington State Route 14 (taken from ARTICLE 48 – Columbia Gorge Combining Zone (CG) ).
  - j. Expansion of existing gravel stockpiling on lands zoned Columbia Gorge Combining, may be permitted as a conditional use if it is shown to the Planning Commission that the use is necessary at the proposed location and that all reasonable effort will be made to visually buffer stockpiling from the Columbia River, I-84, and

Washington State Route 14. (Taken from ARTICLE 48 – Columbia Gorge Combining Zone (CG) ).

- k. All proposals for the Surface Mining Combining Zone on lands zoned Columbia Gorge Combining must comply with provisions listed in ARTICLE 48 – Columbia Gorge Combining Zone.

C. Energy Sources

1. Goals:

- a. Develop energy resources as needed in the interest of the community.
- b. Insure development of energy sources to be compatible with environmental quality.

2. Policies:

- a. A diversity of energy sources shall be developed, rather than placing reliance on a single source of energy.
- b. All future energy facilities will be designed and sited in a way that they do not detract from the natural scenic qualities of the Columbia River Gorge.

3. Strategies:

- a. Energy facilities such as wind generators, dams, power lines and the like shall be conditional uses. The Planning Commission will review requests for such facilities and establish criteria for approval which consider aesthetic design.
- b. Alternative fuels and other forms of energy will be encouraged for private as well as public use.
- c. Hood River County and/or private interests shall be encouraged to utilize logging slash, mill waste, and/or other refuse to provide power or space heating for residences and industries, where possible.
- d. Encourage residential design which conserves energy or makes use of renewable energy resources, such as wood, wind or solar.

- e. Designate Farmers Irrigation District site (2N 10E 11D #1300) 3B (Allow Conflicting Uses Fully).
- f. Applications for new hydroelectric or wind energy facilities will be required to complete the Goal 5 process prior to County approval.
- g. Seek the assistance of Oregon Department of Energy if applications are made for hydro or wind energy systems.

4. Land Use Designations and Standards:

- a. Operations conducted for the exploration, mining and operation of geothermal resources are conditionally allowed in both the Forest and Exclusive Farm Use Zones.
- b. Support the position of the Mt. Hood National Forest regarding geothermal leasing as outlined in the report entitled: “Geothermal Leasing, Environmental Assessment Report, Mt. Hood Area, Mt. Hood National Forest, January, 1981”.

D. Fish and Wildlife Areas and Habitats

1. Goals:

- a. To conserve open space and protect natural and scenic resources.
- b. Conserve and/or preserve fish, wildlife and their habitat areas.
- c. Insure protection and provision of adequate habitat for wildlife species native to the area.

2. Policies:

- a. Significant fish and wildlife habitat, riparian areas and recreational areas as identified in the background documents will be preserved and/or conserved.<sup>2</sup>
- b. The pine-oak habitat big game winter range on the east side of the County will be preserved (see Central Valley Background Report).
- c. Because of the problem of stress on big game animals certain State and County roads which are no longer used for logging or fire protection and which are necessary for protection of big game and wildlife habitat may be closed to non-emergency vehicles.

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<sup>2</sup> Adopted February 17, 2004 – HRC Ord. #253

- d. The unique fish and wildlife habitats (from the east end of Wells Island to Ruthton Point) as identified in the Findings of the City/Westside Background Document will be preserved.
- e. Significant fish and wildlife habitats (the riparian habitat ravine/floodplain areas of the Hood River, Indian and Phelps Creeks) as identified in the Findings of the City/Westside Background Document shall be preserved and/or conserved.
- f. Timber management practices will provide old growth and young growth timer habitat for wildlife.
- g. The fluctuation of water levels of Bonneville Pool should be minimized to reduce the loss of riparian habitat.
- h. Stream channelization removal of riparian vegetation and development in riparian areas shall be restricted to maintain stream integrity and provide adequate habitat for fish and wildlife<sup>3</sup>.
- i. Environmental Protection Areas shall also be managed to protect unique biological areas from abuse.
- j. Public users, landowners and agencies shall work closely together for the protection and enhancement of fish and wildlife habitat<sup>4</sup>.
- k. The Oregon State Department of Fish and Wildlife will be provided the opportunity to review and comment on developments affecting fish and wildlife resources.
- l. Existing water quality and quantity will be maintained and will meet “fishable” standards as defined by the Oregon Department of Fish and Wildlife and Water Quality Management Plan (303c Plan).
- m. Access will be maintained to existing trail systems for wildlife viewing and educational purposes.
- n. New roads and bridges shall be designed to avoid restriction of channel capacity of streams. The removal of riparian vegetation shall be minimal.

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<sup>3</sup> Adopted February 17, 2004 – HRC Ord. #253

<sup>4</sup> Adopted February 17, 2004 – HRC Ord. #253

- o. Adequate screening of all water diversions shall be accomplished to protect downstream migrant juvenile salmon and steelhead, and resident fish.
- p. Existing natural vegetation shall be conserved along the floodplains of all perennial streams.
- q. Support the Forest Practices Act (Program) as a means of resolving conflicts between forest operation and riparian habitat if rule 629-24-446 is amended to refer to “wildlife habitat”.
- r. The following policies are applicable to Wells Island.
  - (1) Wells Island will be managed in order to conserve, enhance and interpret the natural values of the island and the Columbia Gorge while providing the public with opportunities to experience and learn from those values.
  - (2) The County supports the City of Hood River’s Findings of Fact, Growth of Board Sailing in Hood River, as contained in the County Background Report under Goal 8 – Recreational Needs.
  - (3) The County supports the Wells Island Wildlife Monitoring Program which is included in the County Background Report under Goal 5 – Fish & Wildlife Areas & Habitats.
  - (4) Leg 9 of the Urban Growth Boundary revised as follows: (moves the Urban Growth Boundary east of the City Limits to a point between Wells Island and West Cove). At the south shore of the Columbia River, the Urban Growth Boundary turns due east and extends approximately 10,350 feet more or less along the low-water line of the Columbia River to a point easterly of the City Limits line. Thence, north, approximately 3,750 feet more or less to the Oregon-Washington state line. (See County Plan & Zoning Maps.)
  - (5) The County designates Wells Island and the other small island in the Wells Island vicinity as Goal 5, 3C sites (Limit Conflicting Uses).
  - (6) The County plans and zones the western portion of Wells Island and the smaller island outside the City of Limits and the Urban Growth Boundary, Environmental Protection (EP) and Floodplain (FP).

- (7) The County supports the City of Hood River's plan and zoning designations of Open Space/Public Lands and Tourist/Cultural (TC) for that portion of Wells Island and the smaller islands within the City Limits.
- (8) The County recognizes that the City of Hood River sewer and water lines will be extended to only that portion of Wells Island in the City Limits. Extended sewer and water lines to be the minimum necessary to service only uses allowed in the City's designations of Open Space/Public Lands and Tourist/Cultural. Also appears under Goal 11 – Public Facilities and Services.

3. Strategies:

- a. The Eagle Creek and Herman Creek Basins and Tanner Butte area shall be maintained as roadless areas for the protection of the mountain goat and other wildlife and their respective habitats. The boundaries of the roadless areas shall be as they appear in the U.S. Forest Service RARE II inventory, 1978, Oregon Roadless Area Number 6090.
- b. Efforts shall be made to preserve habitat areas for the Larch Mountain salamander which is classified as an endangered species.
- c. Efforts shall be made to re-establish native fish and wildlife which has become extinct or rare in the Columbia Gorge. Further efforts to increase anadromous fish populations in streams and rivers shall be undertaken. Existing fish runs will be protected.
- d. Natural vegetation shall be preserved along the following river/creeks: Hood River, Columbia River (where applicable), Indian Creek, Phelps Creek, Post Canyon Creek and Alder Creek (below Orchard Road).
- e. Certain State and County seasonal roads and temporary logging roads may be seasonally closed or permanently closed to all non-emergency motorized vehicles for protection of big game and wildlife riparian habitat upon Board of County Commissioners action. In order to implement this the Department of Fish and Wildlife will have to identify and justify the roads that will be closed.
- f. Minimum stream flows recommended by the Fish and Wildlife Department should be analyzed by the Water Policy Review Board along the following streams: Eagle Creek, Herman Creek, Lindsey

Creek, Neal Creek, Lake Branch of the West Fork Hood River, and Dog River.

- g. The State Department of Fish and Wildlife shall be encouraged to establish an acquisition and/or education program on unique habitat areas of the Columbia River shoreline.
- h. Domesticated animals shall be under owner control in Forest and Environmental Protection designations to minimize unnecessary harassment of wildlife.
- i. New buildings shall be set back 100' from ordinary high water line except for those uses in conjunction with a water-related or water dependent use. Exceptions to this requirement shall be allowed when affirmative findings are made to satisfy the following: (1) the proposal would provide better protection, maintenance and retention of riparian vegetation that would occur by observance of the setback requirements; or (2) the protection, maintenance and retention of riparian vegetation are not applicable to the proposal.
- j. A strip of vegetation wide enough to assist in preventing erosion shall be retained or planted along all new public roads that parallel streams. New roads, bridges, and access rights-of-way shall be designed to avoid restriction of channel capacity and minimize removal of riparian vegetation. Vegetation lost through transportation improvement projects shall be replaced or mitigated.
- k. Support the Mt. Hood National Forest, the Department of Fish and Wildlife, the U.S. Fish and Wildlife Service and other applicable agencies in their efforts to protect fish and wildlife habitats in the Columbia River Gorge and other identified habitat areas in the County.
- l. Support the Nature Conservancy, State Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service in further efforts of identifying and protecting natural areas, and fish and wildlife habitat sites on Ruthton Point.
- m. Support the Nature Conservancy, State Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service in coordinating all their efforts with affected property owners.
- n. Support the Nature Conservancy, State Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service and other applicable agencies in all efforts to protect the Larch Mountain salamander habitat site in Starvation Creek State Park.

- o. When important fish and game habitats are identified amend the Plan to evaluate if necessary the ESEE consequences of conflicts between these important habitats and other land uses; and amend existing policies and land use regulations as may be necessary.
- p. Apply plan and zoning designations of either forest or agriculture to areas identified as important Big Game Winter Range Areas. (Completed)
- q. Amend the Forest and Exclusive Farm Use Zones to include the proposed provision regarding “setbacks from streams” and adopt those provisions. (Completed)
- r. Adopt the proposed Floodplain Zone which includes standards from the Environmental Protection Plan designation. (Completed)
- s. Amend the Scenic Protection Zone (SP) to include setback provisions for protecting riparian vegetation. (Completed)
- t. Rivers, streams, fish habitat and riparian areas will be protected by adoption of a Stream Protection Overlay Zone and implementing ordinance<sup>5</sup>.
- u. Adopt proposed revisions to the Floodplain Ordinance which will assist in protecting habitat sites. (Completed)
- v. Support justification as provided in the Background Report, that impacts of conflicting uses upon habitat areas on Ruthton Point are controlled and mitigated through several methods.
- w. Designate the following sites as noted:
  - (1) Designate the Larch Mountain salamander site, located in Starvation Creek State Park as a resource site (2A) and include in the Plan Inventory.
  - (2) Include identified big game winter range area in Central Valley in the inventory as a 3C area, and support the Plan and Zoning designations of Forest for the area.
  - (3) Add the identified Columbia River Gorge Fish and Wildlife Habitat Area to the County Inventory and designate the area 3C (limit conflicting uses). Conflicting uses to be limited by the County Scenic Protection Zone including the

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proposed provision for stream setback for buildings; the Floodplain and Geologic Hazard Zones; numerous adopted County Goals, Policies, Strategies, and Land Use Designations and Standards for protecting fish and wildlife areas and habitats, management plans developed and adopted by the Mt. Hood National Forest and continual recommendations by the Department of Fish and Wildlife and other applicable agencies regarding the processing of County permits.

- (4) Designate Ruthton Point as a 2A site (Preserve the Resource Site) and include in the Plan Inventory.
  - (5) Designate 2N 11E Section 6, 3B (Allow Conflicting Uses Fully) and maintain the existing Rural Residential Plan designation and RR-5 zoning as justified through the Exceptions process (see Exceptions Document).
  - (6) Regarding the remainder of the Eastside Big Game Winter Range Area, place in the Inventory as a 3B site (Allow Conflicting Uses Fully) and support the designation of primarily Forest and Farm for these areas.
  - (7) Designate areas, as noted in the Fish and Wildlife Background Report for areas in the Mt. Hood Area, as a 3B site (Allow Conflicting Uses Fully). Support the Plan designation of Forest and Forest zoning.
- x. Wells Island will be managed as set forth in the City's and County's Background Report. The following policies will govern the use of the island (within the City Limits).
- (1) Lost goose nesting habitat will be mitigated through the creation of a nesting island as described in Section 5B of the Background Report (Benkendorf Report, Appendix "A" to County Background Report).
  - (2) Because herons are sensitive to visual rather than audible disturbances, a portion of the island visible from the rookery will not be available for public access. Rather, the rookery will not be visible from a viewing area. This is illustrated on the Management Plan.
  - (3) A long-term program to monitor nesting populations and breeding success of the heron rookery and Canada geese

will be established and begin at least one year prior to any construction on the island.

- (4) Access to the interpretive trail system will be guided by groups of not more than 15 persons between the end of the early nesting season and the end of the incubation and early rearing period for herons and geese (approximately second week in May through end of June).
  - (5) Public access to Wells Island will be eliminated during the egg-laying and early incubation periods of the herons and geese (approximately early March through second week in May).
  - (6) The meadow areas of the island will be maintained in short grasses suitable for goose brooding.
  - (7) Construction relating to prescribed uses on Wells Island will be scheduled between August and January, as much as possible, to avoid disturbance to nesting geese and herons.
  - (8) Access to Wells Island will be limited to pedestrians, service and emergency vehicles.
  - (9) Structures on the island will be designed to be rustic in appearance with sensitivity to maintaining the scenic value of the island.
  - (10) Public facility extensions (particularly City sewer and water lines) will be minimally sized to serve only the uses described in Section 14A of the Background Report (Benkendorf Report).
- y. Minimize impacts from the transportation system, particularly local roads connecting to OR 35, on wildlife migration routes.

4. Land Use Designations and Standards:

- a. Development activities will be carried out in a manner that will provide for the permanent maintenance of habitat types (including old growth and snag habitat) for native wildlife species not occurring. Wildlife populations will be monitored by appropriate agencies to avoid an extreme overpopulation on one hand or elimination of species on the other.

- b. Redevelopment and improvement of existing communities and other developed areas is favored over new development which will utilize existing agricultural land, wild areas, riparian areas, woodlands and other undeveloped areas<sup>6</sup>.
- c. Retain within areas designated Environmental Protection, characteristics necessary to keep existing species diverse.
- d. Timber harvesting and management will provide and maintain fish and wildlife habitats as directed by the Oregon State Forest Practices Act.
- e. Fish and Wildlife habitat areas will be managed outside developed recreation areas to maintain species diversity.

E. <sup>\*</sup> Ecologically and Scientifically Significant Natural Areas:

1. Goals:

To conserve, preserve, or protect natural areas.

2. Policies:

- a. The unique fish and wildlife habitats (from the east end of Wells Island to Ruthton Point) as identified in the Findings of the City/Westside Background Document will be preserved.
- b. To assist in maintaining the rural character throughout the unincorporated portion of the County, natural areas shall be either preserved, conserved or protected.
- c. The County recognizes, supports and relies on the capabilities of other public agencies in evaluating, identifying, and either protecting, conserving, or maintaining natural areas on public or private lands.
- d. Transportation improvement projects shall avoid impacting identified natural areas, and will seek to rectify previous negative impacts to these resources when possible.

3. Strategies:

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<sup>6</sup> Adopted February 17, 2004 – HRC Ord. #253

<sup>\*</sup> See Appendix “A”, Definition, Nature Conservancy.

- a. Protection has been provided through Plan policies and on the Plan diagram for both the Crystal Springs Watershed Basin and portions of the Creek. The County supports the U.S. Forest Service's designation of General Forest for remaining portion of Crystal Springs Creek. The U.S. Forest Service Management Goal for this designation is to recognize, protect or improve water quality among other resources.
- b. The County supports all actions of both the Nature Conservancy and the Oregon State Parks in identifying and protecting the Larch Mountain salamander habitat area within Starvation Creek State Park (see Fish and Wildlife Section).
- c. Efforts shall be made to preserve habitat areas for the Larch Mountain salamander which is classified an endangered species. The Larch Mountain salamander habitat area occupies a portion of Starvation Creek State Park.
- d. Designate Glacier Ranch, T1S R10E, SW1/4 Section 19 and County ownership T1S R10E, SW1/4 Section 30 as 3B sites (Allowing Conflicting Uses Fully) and include in the inventory.
- e. Insure that the Glacier Ranch site is addressed during hearings on the Exception Area south of Parkdale.
- f. Designate Sections 13, 24 and 25, T1S R9E as 3B sites (Allowing Conflicting Uses Fully) and include in the Inventory).
- g. Support Plan and Zone Changes from Rural Residential to Forest for the following areas: SW1/4 Section 19, T1S R10E, and SE ¼ Section 24 T1S R9E.
- h. Support efforts of the Nature Conservancy to directly coordinate with affected property owners.
- i. Support the Nature Conservancy in its further efforts to identify the Crystal Springs natural area including coordinating all their efforts with affected property owners.
- j. Support the plan and zoning designation of Forest for the crystal Springs Creek area.
- k. Continue to coordinate with the Nature Conservancy and other applicable State agencies and County special districts through the Planning Department permit referral process.

- l. Support the Nature Conservancy and U.S. Forest Service in all efforts of maintaining and preserving the Parkdale Lava Beds Geological Area and in coordinating management plans with affected property owners.
- m. Designate the Rimrock Mountain Goat Area a 1B site, the information available from the Nature Conservancy on location, quantity and quality indicates the resource site is not important and does not need to be included in the Plan Inventory. The Natural Heritage Advisory Council supports the Nature Conservancy's recommendation to delete the site from the County's inventory.
- n. The area west of Rimrock Mountain (1S 10E 16) is not important enough to warrant inclusion in the Plan Inventory, therefore it is designated 1A (Do Not Include in the Plan Inventory).
- o. The unnamed site at Fir Mountain (2N 11E SW¼ Section) is not important enough to warrant inclusion on the Plan Inventory, therefore it is designated 1A (Do Not Include on Inventory).
- p. Support the Mt. Hood National Forest and its plan management designation of Wilderness for the Elk Meadows site.
- q. Support the Mt. Hood National Forest designation of Columbia Gorge Wilderness Area and associated wilderness administrative policies for the Tanner Butte Mountain Goat Area and Chinidere Mountain Area.
- r. Support the U.S. Forest Service designation of Special Interest for the Parkdale Lava Beds under Federal ownership.
- s. Designate the <sup>\*</sup> Parkdale Lava Beds on private lands as 3A (Protect the Resource Site) and include in the inventory. (Reasoning for the 3A designation is presented in the Goal 5 Background Report on Natural Areas - Parkdale Lava Beds Geological Areas and additional testimony presented to the Planning Commission, November 17, 1982.)
- t. The County do everything possible to negotiate a land exchange with Mr. Green and other similarly affected property owners in the area designated as the Parkdale Lava Beds, so that springs in the Lava Beds are not adversely affected.

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Applies to the actual lava beds and not the entire sections as defined by the Nature Conservancy.

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- u. Prepare a separate report regarding the Green property due to remand from LUBA and extenuating circumstances such as Goal 5 requirements.
- v. In order to ensure protection of water sources within the Parkdale Lava Beds, users of the water resources should seek to negotiate and purchase either outright or obtain conservation easements from property owners within the Parkdale Lava Beds.

F. Outstanding Scenic Views and Sites

1. Goals:

- a. To protect scenic resources.
- b. To ensure retention of the unique visual character and scenic variety associated with the mountain landscape. Strip development is to be specifically avoided along major access corridors. (Applicable to the Mt. Hood Planning Area.)
- c. To conserve and manage forest lands for uses consistent with maintaining the natural scenic qualities of the Columbia Gorge. (Applies to lands within the Columbia River Gorge that are zoned Scenic Protection and Columbia Gorge Combining.)
- d. To manage the Columbia Gorge as an area of special concern; to maintain and protect its natural and scenic qualities, and to promote tourism as a compatible use of the Gorge.

2. Policies:

- a. Outstanding scenic views and sites will be preserved. Transportation improvement projects shall minimize impacting identified scenic areas, and will seek opportunities to rectify previous negative impacts to these resources when possible.
- b. Hood River County recognizes the unique scenic value of the natural setting of the area within the Mt. Hood Planning Area. All development within the Planning Area shall take into consideration protection of the scenic value of the area.
- c. Timber harvest and recreation facilities shall be in keeping with maintaining scenic qualities of the Columbia Gorge.

- d. The following Policies apply to lands within the Gorge that are also within the City/Westside Planning Area.
  - (1) Maintain agriculture, forestry, open space, parks, wildlife habitats, and low-density housing as compatible land uses within the Gorge area.
  - (2) Encourage aesthetic urban development within the urban growth boundary area where it lies within the Gorge area.
  - (3) Efficient utilization of major power transmission line rights-of-way will be pursued before establishing new ones.
  - (4) Encourage the placement of an information sign on I-84 for directing highway travelers to Ruthton Park.
  - (5) Encourage the use of Planned Unit Development, or “clustering” techniques as being a compatible use of the Gorge.
  - (6) Provide the Columbia River Gorge Commission with an opportunity to review and comment on proposed major developments in the Gorge.
  - (7) Consistent with Plan guidelines, encourage the retention and management of public lands by public agencies.
  
- e. Hood River County is aware of the potential conflicts between the Forest Practices Act and the Columbia River Gorge ORS pertaining to protection of scenic quality within the Gorge. Until the Department of Forestry and the Department of Land Conservation and Development adopt a policy statement or reach a joint agreement, Hood River County will continue to manage the scenic qualities of the Gorge as specified within its Comprehensive Plan and implementing Ordinances. If conflicts are identified as a result of further directives from the State, the County will review those directives and if necessary, update its Comprehensive Plan and implementing Ordinances to reflect those directives.

3. Strategies:

- a. The U.S. Forest Service Eagle Creek Plan for protection of the scenic character of the Columbia Gorge shall be supported.
- b. Expanded campground facilities are encouraged in the Gorge provided they are of small enough scale and character to be in

keeping with the scenic qualities of the Columbia Gorge. The site of the old civilian Conservation Corps (CCC) camp in Wyeth and other sites should be studied as potential campgrounds.

- c. To implement an active program of protecting the scenic value of the Mt. Hood Planning Area the following program shall be initiated:
  - (1) Standards shall be developed to regulate timber removal adjacent to Highway 35, Cooper Spur Road and around and within developed lands.
  - (2) Specific standards shall be developed for housing, commercial, and industrial uses relating to landscaping, vegetation removal, cuts and fills, and roadway construction.
  - (3) Such a program shall be developed and submitted to the Board of Commissioners by December, 1984.
- d. If the recommendation is still applicable, the scenic forest classification in the East Fork Planning Unit located adjacent to the Mt. Hood Planning Area should be changed to a general forest class.
- e. Designate within the Plan inventory and protect identified scenic resources, including “The Viewpoint” which is located approximately one mile north of Hanel’s Mill on State Highway 35 (2A site).
- f. Revise the Floodplain Combining Zone to include Standards listed within the existing Environmental Protection (EP) designation. (Completed)
- g. The County has identified uses that conflict with the following scenic views and sites and will designate them as Scenic Resource within the Plan Inventory; (1) City/Westside Planning Area; Columbia Gorge, Indian Creek and Hood River Gorges; (2) Central Valley Planning Area; “The Viewpoint”; and (3) the Mt. Hood Planning Area; Mt. Hood and Visual Resource Areas (on Federal land) and the following Scenic Roads: Cloud Cap, Highway 35, Old State Highway (Clear Creek Road) and Bennett Pass Road (2A sites).
- h. Support the U.S. Forest Service designation of Cloud Cap, Bennett Pass, Highway 35 and Old State Highway within the Mt. Hood

Planning Area as Scenic Roads on both private and federal lands. They shall be designated in the Plan as Scenic Roads and the County will develop implementing measures to protect “Scenic Roads” under the County’s jurisdiction by December, 1984.

- i. The following strategies apply to lands within the City/Westside Planning Area that are zoned Columbia Gorge Combining:
  - (1) Designate land uses (and implement zoning for such uses) which are compatible to the Gorge area.
  - (2) Designate special scenic areas and pursue an acquisition and/or conservation easement program for private lands within that designation. (Request funding for fee title or easement acquisition.)
  - (3) Future realignment, addition of lanes, or other major work conducted on the major transportation corridors (highway and railroad) will be reviewed by the County Planning Commission for environmental impact.
- j. Identify and construct additional roadside turnoffs at scenic viewpoints.
- k. Encourage undergrounding of utilities where feasible and appropriate.
- l. Encourage building siting and design to reduce noise and visual impacts from adjacent transportation facilities.
- m. The County shall limit the use of billboards and signs, particularly in scenic areas, consistent with County sign ordinances and other related regulations.
- n. The County shall work with state, federal, and local agencies to reduce the visual impacts related to Interstate 84.

4. Land Use Designations and Standards:

- a. The following site has been identified in the Background Document as possessing outstanding views:

The site identified as “The Viewpoint” approximately one mile north of Hanel’s Mill on State Highway 35.

- b. The above-mentioned site shall be managed to protect views for public enjoyment. Where necessary to achieve this end, the site identified shall have parking provided and trees or other objects that substantially obstruct the view removed. The State Department of Transportation, U.S. Forest Service, County Public Works Department, and County Forestry Department should make efforts to this end. Any structure constructed within 300 feet of the site listed above shall require a Conditional Use Permit from the Planning Commission.

5. Land Use Designations and Standards; Columbia Gorge:

The following standards apply to lands zoned either Columbia Gorge Combining or Scenic Protection.

a. Forest Resource Management Standards

Clear cutting is allowed based upon submission to the Planning Director of affirmative findings through documentation that the following applicable criteria are met:<sup>1</sup>

(1) Alternative Situations:

- (a) The size, shape and location of the area to be harvested will be compatible with natural openings in the surrounding landscape, or
- (b) Harvested areas will not be visible from major travel or scenic routes (i.e., Highway 84 and 14, the Columbia River, and the Old Columbia River Highway), vistas, parks, or other recreation facilities, or
- (c) When areas have been affected by natural disaster such as insect damage, windfall, landslides, or other geological, biological, or fire damage.

(2) Applicable Criteria:

- (a) Landing and staging areas and roads shall be designed, sited and constructed to fit the natural topography.

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<sup>1</sup> The Planning Director shall act as a coordinator and ensure that submitted findings are reviewed and approved by the County Forester, director of the Oregon and Washington Columbia River Gorge Commission, Forestry Extension Agent, and State Forester.

- (b) Compliance with applicable provisions in the Scenic Protection Zone, specifically 49.00 – Purpose and Intent, and Section 49.25 – Limitations of Use, and the Columbia Gorge Combining zone.
- (c) Compliance with other applicable Forest Management and Scenic Resource Guidelines listed in the Oregon and Washington Columbia River Gorge Commission’s Resource Management Plan for the Columbia River Gorge, 1982.

b. Housing Standards

- (1) Insofar as possible, locate and align roads in new housing developments so that they are screened from the river, I-84, and Highway 14.
- (2) Wooded or forested sites: retain as many trees as possible while maintaining view.
- (3) Cleared or grassland sites: plant trees for screening purposes.
- (4) Sites along bluffs: set buildings back from the cliff or bluff line.
- (5) Compliance with applicable Housing Guidelines listed in the Oregon and Washington Columbia River Gorge Commission’s Resource Management Plan for the Columbia River Gorge, 1982.

c. Commercial and Industrial Standards

- (1) All new commercial and industrial developments (outside the urban growth boundary) adjacent to the river or I-84 will be screened from these routes.
- (2) Compliance with applicable Commercial and Industrial guidelines listed in the Oregon and Washington Columbia River Gorge Commission Resource Management Plan for the Columbia River Gorge, 1982.

d. Utilities and Transportation

Compliance with applicable Utilities and Transportation Guidelines listed in the Oregon and Washington Columbia River

G. Water Areas, Wetlands, Watersheds, Ground Water Resources, and Water Quality

1. Goals:

- a. Insure protection, maintenance and orderly restoration of water quality.
- b. Insure maintenance of a long range supply of water for both consumptive and non-consumptive uses.
- c. Protect the public's health and welfare from adverse amounts of water pollution.
- d. Protect the watersheds of existing and potential major sources of public domestic water supply from encroachment by uses that would affect the quality or quantity of water produced.
- e. Ensure that activities involving water resources will provide for and contribute to a stable and healthy economy and a relatively pollution-free environment.
- f. Ensure protection of all wetlands, streams banks, riparian areas, major river corridors and floodplains to assist in maintaining water quality<sup>7</sup>.

2. Policies:

- a. Public or private development will not be permitted to violate the Federal Water Pollution Control Act or applicable State laws and local ordinances.
- b. Avoid disrupting hydrologic processes or degradation of water quality in watersheds.
- c. Designate watershed(s) that are existing or potential major sources of public domestic water supply.
- d. The quality and quantity of watersheds and groundwater resources shall be maintained.

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<sup>7</sup> Adopted February 17, 2004 – HRC Ord. #253

- e. The water discharged from future public and private facilities will not degrade nor exceed the carrying capacity of the water resources.
  - f. Upland watersheds will be maintained for maximum natural water retention.
  - g. Protect the Parkdale Spring watershed from uses that would affect the quantity of quality of water produced.
  - h. Designate the East Fork of the Hood River as a 3C site (Limit Conflicting Uses) and include in the Inventory.
  - i. Designate the identified sources of Crystal Spring, Parkdale Cold Spring and McIsaac Spring as 3A sites (Protect the Resource Site) and include in the Inventory.
  - j. Designate inventoried streams as 3C sites (Limit Conflicting Uses) and support proposed revisions to the Floodplain, Exclusive Farm Use, and Forest Zones.
  - k. Designate the source of Rogers Spring and Lava Springs as 3A sites (Protect the Resource Site) and include in the Inventory.
  - l. Designate the Parkdale Lava Beds as a 3A site (Protect the Resource Site) and include in the Inventory.
3. Strategies:
- a. Amend the Floodplain Zone to require development that is proposed in designated flood areas and which includes dikes and fills shall be required to comply with applicable County Goals, Policies, Strategies and Standards regarding water quality. (Completed)
  - b. State and Federal water quality laws administered by the Department of Environmental Quality shall be followed.
  - c. In order to minimize soil runoff and sedimentation on construction sites and roads, a sedimentation control ordinance shall be adopted by the County and/or incorporated in the Building Code. This ordinance will implement recommendations on road improvement and maintenance practices from the Governor's Salmon Recovery Plan, the Oregon Plan for Salmon and Watersheds, and the Hood River Watershed Action Plan. It shall be written with consultation from the Hood River Soil and Water Conservation District and

shall establish new building setbacks from streams and require erosion control techniques during construction. The ordinance requirements shall be attached to building permits and will be a condition for subdivision approval and land use permits as applicable.

- d. Soil runoff and sedimentation shall be minimized by the establishment of building setbacks and vegetative buffer areas for construction projects adjacent to any stream. Building setbacks from streams shall be established in the Zoning Ordinance. (Completed)
- e. All watersheds that are necessary for public domestic water shall be designated and appropriately zoned and/or protected to maintain their high water quality.
- f. Potential irrigation and recreation reservoir sites will be identified and zoned so inappropriate development will not encroach into the sites and prevent their construction. The Soil Conservation Service will be consulted when identifying these sites.
- g. The County Extension Service or other appropriate body, in cooperation with the Department of Environmental Quality and the Department of Fish and Wildlife, will promote proper management of chemical spray application and disposal practices particularly when such practices are adjacent to water bodies.
- h. U.S. Forest Service and State Parks Department shall be encouraged to educate and regulate the public to maintain the potable water in the streams adjacent to trails and other high use areas.
- i. The non-point water pollution control program of the Hood River Soil and Water Conservation District will be supported.
- j. Farm and forest landowners who use chemical pesticides will be encouraged to maintain a vegetative buffer adjacent to any streams on or by their property so that chemical leaching may be avoided.
- k. While recognizing the necessity of agricultural and forestry chemicals, the use of integrated insect and plant controls will be encouraged.
- l. When a health hazard occurs because of septic tank failure, the problem will be corrected through a sanitary sewer extension, a new septic tank or drainfield, or other approved systems.

- m. Encourage conservation practices in designated watersheds that will protect both the quantity and quality of the water produced. Damage to watersheds will be avoided from activities such as livestock grazing, application of farm chemicals, road or building construction, and logging.
- n. Strategies applicable to the Soil and Water Conservation District include:
  - (1) Support the Soil and Water Conservation District in completion of the Sedimentation Control Ordinance (to be completed during post-acknowledgment, by December, 1984).
  - (2) Provide assistance to the Soil and Water Conservation District in completing the Sedimentation Control Ordinance (post-acknowledgment item, by December, 1984).
  - (3) Support the Soil and Water Conservation District educational programs, specifically those identifying methods of controlling erosion.
  - (4) Review and take action on the Sedimentation Control Ordinance being prepared by the Soil and Water Conservation District.
- o. Strategies supporting management direction of the Mt. Hood National Forest include:
  - (1) Support U.S. Forest Service Management direction that assists in preserving and protecting The Dalles Municipal Watershed.
  - (2) Support the Mt. Hood National Forest designations and management direction that protects the quality and quantity of lakes.
  - (3) Support The Dalles Municipal Watershed Comprehensive Plan.
- p. Strategies applicable to the County Zoning Ordinance include:
  - (1) Develop and adopt a Natural Area Overlay Zone to be applied to 3A (Protect the Resource Site) designated sites.

This Ordinance to be submitted as a compliance item.  
(Completed)

- (2) Adopt the revised Exclusive Farm Use and Forest Zones which include provisions for protection of riparian vegetation and building setback requirements. (Completed)
- (3) Include the following provision under Conditional Use Section of the Forest and Exclusive Farm Use Zones, and as a condition in the Floodplain Zone: (Completed)

All <sup>\*</sup> development within 800 feet of a withdrawal point of a public water supply.

- (4) Include the following provisions under Site Development Standards in the EFU and Forest Zones and as a condition in the Floodplain Zone: (Completed)

No buildings or surface disposal system will be allowed in the surface drainage basin of Crystal Springs and that area east of the springs to Highway 35 or 1,200 feet, whichever is closer, except for protection and maintenance by Crystal Springs Water District.

- (5) Adopt the revised Floodplain Ordinance which includes criteria for building setbacks, protection of riparian vegetation, and other applicable criteria from the Environmental Protection designation. (Completed)
  - (6) Rivers, streams, fish habitat and riparian areas will be protected by adoption of a Stream Protection Overlay Zone and implementing ordinance.<sup>8</sup>
- q. Support programs that assist in maintaining minimum streamflows on the East Fork of the Hood River above Parkdale.
  - r. Recommend that the State Water Resources Board or other appropriate agency conduct a study to identify the location of the actual water flow within the Parkdale Lava Beds.

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<sup>\*</sup> Develop or Development: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights of access.

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<sup>8</sup> Adopted February 17, 2004 – HRC Ord. #253

- s. Coordinate with both the Parkdale Water Company and Crystal Springs Water District in further identifying applicable watershed areas.
  - t. If specific wetland areas are identified in the future, more precise characterization of these wetlands and assessment of long-term management needs shall be identified through the Goal 5 process. This could include a better definition of the values associated with these areas as unique biological/botanical communities and monitoring of impacts created by peripheral intensive development.
  - u. Support all research or studies that will assist in determining the water flow pattern of the Parkdale Lava Beds.
  - v. Support all methods which provide assistance in maintaining and preserving water quality and quantity.
  - w. In order to ensure protection of water sources within the Parkdale Lava Beds, users of the water resources should seek to negotiate and purchase either outright or obtain conservation easements from property owners within the Parkdale Lava Beds.
  - x. Strategies applicable to the Transportation System Plan include:
    - 1. Design roadway improvements and new facilities to minimize surface runoff and pollutants.
    - 2. Identify solutions to resolve existing drainage problems.
    - 3. Improve the collection of sand and gravel from roadways to avoid/minimize impacts to water courses.
    - 4. Encourage and implement standards for road construction that minimize pavement width, consistent with other goals and policies related to safety and bicycle and pedestrian mobility.
    - 5. Investigate the use of natural drainage facilities in developing/constructing transportation facilities.
4. Land Use Designations and Standards:
- a. Prevent development within designated watersheds that would adversely affect the quantity and quality of water produced. The Planning Commission will consider all development within 800

feet of public water supply as a conditional use. (Depending on the characteristics of the watershed, additional areas may require similar consideration.) Unless approved by the County Sanitarian and Panning Commission, residential development without sanitary sewers will be prohibited in these areas. Where necessary restrictions within a watershed preclude any reasonable and economic use of the land, this land should be in public ownership.

- b. No buildings or subsurface disposal systems will be allowed in the surface drainage basin of Crystal Springs and that area east of the springs to Highway 35 or 1,200 feet, whichever is closer, except for protection and maintenance by Crystal Springs Water District.
- c. If specific wetlands are identified in the future inventorying processes the following general standards shall be reviewed and applied and if deemed necessary, ordinances shall be developed to include these standards.
  - (1) Wetlands, floodplains and steep slopes are considered environmentally critical areas, and unsuitable for most forms of land development. The public objectives of a regulatory program designed to protect these land areas are: (a) the protection of public safety by reducing the risk of landslides, flooding, and fire; (b) the prevention of nuisance-like uses by controlling erosion, runoff, and water pollution; and (c) the reduction of public costs by preserving water quality and public water supplies.
  - (2) Activities considered compatible with wetlands include: conservation of soils, vegetation, water and wildlife; low intensity outdoor recreation which is dispersed and directed; research and educational workshops on a request and permit basis; and utility easements and standard roads or driveways, and these shall occur on peripheral areas and where alternative alignments are impractical. Activities considered incompatible include construction, filling, damming, excavation, grading and removal of vegetation.
  - (3) Development permitted on lands bordering wetlands will maintain the same runoff coefficient and erosion equilibrium as if they were undeveloped. Pier construction, elevated pedestrian boardwalks, sediment catch basin, semi-impervious surfacing, under-structure parking, bridging of natural drainage-ways, and retention of vegetation in areas not intended for improvement are applicable methods of site design.

- (4) Public agency acquisition and management of private wetlands is felt to be too costly and impractical in most circumstances, but will be a consideration in cases of large ownership parcels or abutting private and public ownerships.
  - (5) No development will occur on lands saturated for a period exceeding four months per year, such as marshlands, swamps, bogs, and other wetlands.
  - (6) Tax deferrals and elimination of special utility assessments for private wetland owners can be used as techniques for fair compensation; however, further tax relief incentives and guidelines for maintenance and long term management are needed.
- d. Areas of livestock concentrations (i.e., new barnyards and feedlots) shall be kept back from the high-water mark of streams of floodplains, so as not to cause non-point pollution.
  - e. Used oil from motor vehicles shall be deposited in the depots participating in the Oregon Department of Environmental Quality's Oil Recovery Program so that it will prevent harming of land and watercourses.
  - f. The use of catch basins or sediment traps will be encouraged when construction which may cause siltation occurs adjacent to streams.
  - g. Development will be limited to allow for the natural movement of water within designated control areas, as determined by the County and cooperating public agencies.
  - h. Relocation of stream channels and bank protection devices will be limited to emergency measures for purposes of protecting existing structures. Bank protection will not be used to stabilize unstable soil formations for the purpose of constructing or maintaining undeveloped building sites.

H. Wilderness Areas:

1. Goal:

Ensure protection of the existing Mt. Hood Wilderness.

2. Policy:

Review and comment on proposed U.S. Forest Service Wilderness Plans and revisions to existing Plans.

3. Strategies:

- a. Support the Mt. Hood National Forest Management Plan designation of Wilderness Study and Special Interest for the Herman-Eagle Creek Wilderness Study Area. The Wilderness Study Area incorporates the RARE II Inventory Area #6090.
- b. Support the U.S. Forest Service Plan designations for “Wilderness” (i.e., Wilderness and Wilderness Study) as shown on map 15 and defined in the FES (1977) and wilderness boundaries as shown on the Mt. Hood National Forest map, revised edition, 1979; scale, 1/2” = 1 mile.

I. Historic Areas, Sites, Structures and Objects:

1. Goal:

To identify, conserve and protect significant historic sites and structures and to promote historic appreciation by residents and tourists.

2. Policy:

The County will pursue a program of identifying and preserving sites and structures to promote historical awareness and tourist attraction.

3. Strategies:

- a. Pursue, analyze, and adopt appropriate implementing measure(s) (i.e., Historic Overlay Zoning Ordinance; specific Historic Zoning Ordinance; or a combination) to implement Goals, Policies, Strategies, etc., to protect historic places. This ordinance to be submitted as a compliance item. (Completed)
- b. Identify uses that would conflict with important historical places identified in the County’s inventory; evaluate the ESEE (i.e., economic, social, environmental and energy) consequences of those conflicts and complete the Goal 5 process.
- c. Support the U.S. Forest Service designation of Historic District and related management plans for the Cloud Cap Inn-Tilly Jane Recreation Areas.

- d. Include the 19 potential sites listed in TABLE 2, Goal 5 Evaluation Process, Historic Areas, Sites, Structures and Objects, in the Comprehensive Plan inventory as a Special Category (1B) and further address these resources through the Goal 5 process, after post-acknowledgment, but by December, 1984.
- e. The Old Columbia Gorge Highway and The Old Dalles-Sandy Wagon road should be preserved and used as a right-of-way for future horse and foot trails. Bike trails and vehicle traffic will be provided on this right-of-way where appropriate.
- f. The County shall designate its County Museum Board, County Parks Committee, or other appropriate agency to be responsible to implement the Goal, Policy, and Strategies. The responsible agency shall:
  - (1) Coordinate historical activities of local historical and tourism groups.
  - (2) Promote a program of historical awareness through the media, museum speakers, adult education, or other means. Historic awareness shall include past events, structures, sites, persons, activities; in short, Hood River's cultural background.
  - (3) Every two years prepare a list of local historically significant places and structures based on the following criteria (utilize the present list of findings in the Background Documents as a starting point) :
    - (a) the conditions of the site or structure.
    - (b) historical interest generated by the site or structure.
    - (c) the availability of information concerning the site or structure.
    - (d) architectural significance.
    - (e) industrial significance.
    - (f) civil engineering significance.
    - (g) cultural significance.
    - (h) accessibility.

- (i) owner willingness to participate.
    - (j) present use.
  - (4) After determining quality and eligibility, prepare a priority list for erecting a plaque or marker on the site or structures.
  - (5) Design characteristic plaque or marker and erect at the site or structure according to priority list.
  - (6) Encourage road signs on I-84 directing travelers to historical information center (possibly) at the Chamber of Commerce.
  - (7) Make list available to Chamber of Commerce for sites “open to the public”.
  - (8) Cooperate with State Historic Preservation Office for program funding, historical site or structure acquisition and designation of sites or structures to the National Register of Historic Places.
  - (9) Notify the appropriate (city and county) building officials of historically significant structures.
- g. Local and/or state building officials shall indicate in the building record, structures identified as historically significant.
  - h. After designation and marking of historical site or structure by the responsible agency, no site or structure may be destroyed or significantly altered until: a public hearing is held to determine alternatives and the responsible agency is reimbursed for plaque or marker expenses.
  - i. Cultural resources will be protected in accordance with the National Historic Preservation Act of 1966, ORS 358.475 (property tax assessment limitation for designated historic properties) and other relevant federal and state laws.
  - j. Historical and archeological sites or areas will continue to be inventoried and evaluated to assure compliance with the National Historic Preservation Act of 1966 and Executive Order 1953 – May 13, 1971, “Protection and Enhancement of the Cultural Environment”.

- k. Designate within the Plan the Parkdale Community Church as an important Historic Site (3C).
- l. Designate the Columbia Highway Landmark in the Plan Inventory as an important resource site, and allow conflicting use (3B).
- m. Support the State Parks and Recreation Division, Department of Transportation and the Oregon State Historic Preservation Office in all efforts to maintain and preserve the Columbia Highway Landmark in Starvation Creek State Park.
- n. Designate within the Plan the general location of the Tucker Sawmill site, and identify as a Special Category (1B) and further address the site during post-acknowledgment, but by December, 1984.
- o. Support the U.S. Forest Service in the process of placing the Barlow Trail (Road) on the National Register of Historic Places.
- p. Designate the 15 sites listed in Appendix “A” of the Historic Preservation (HP) Ordinance 3C sites (Limit Conflicting Uses).

J. Cultural Areas

The United States Forest Service’s FES (1977) includes a section on “Cultural Resources”; pp. 79-81. However, the resources described are historical in nature. These resources are discussed under Goal 5’s Historic Areas, Sites, Structures and Objects under Section I above. None of the other plans note the presence of cultural resources in the County.

K. Potential and Approved Oregon Recreation Trails

1. Goal:

Ensure protection of potential and approved Oregon Trails Systems.

2. Policies:

- a. The Mt. Hood National Forest and the Oregon Department of Transportation should coordinate with the County in the development of potential and approved Oregon Trail Systems.
- b. Encourage the Mt. Hood National Forest and the Oregon Department of Transportation to place the remaining portions of the Columbia River Gorge Trail and other proposed trails on public lands.

3. Strategies:

- a. Support the U.S. Forest Service and Oregon Department of Transportation in maintaining the existing portion of the lower Gorge trail system as described and mapped. The existing Scenic Protection and Columbia Gorge Combining zones recognize and support construction and maintenance of trails.
- b. Coordinate, review and make recommendations to the Oregon Department of Transportation, and if necessary, the Mt. Hood National Forest and other affected property owners, regarding the future location of the uncompleted portions of the Lower Columbia Gorge Trail as referenced in the County's inventory. The future location is to be determined during post-acknowledgment and will be further addressed by December, 1984.
- c. Support the U.S. Forest Service Plan designations for the described and mapped portions of the Pacific Crest National Scenic Trail in the County.
- d. The construction and maintenance of the Columbia Gorge trail and other State and Federal hiking, horse and bicycle trails shall be supported.

Goals, Policies, Strategies, etc., regarding other trail systems within the County are found under Section Goal 8 – Recreation.

L. Potential and Approved Federal Wild and Scenic Waterways and State Scenic Waterways:

There are no potential or approved Federal wild and scenic waterways or State Scenic waterways in Hood River County.