FILED
WASCO COUNTY

IN THE COUNTY COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

2005 JUL 14 A 8:40

KAREN LEBRETON COATS
COUNTY CLERK

IN THE MATTER OF THE WASCO COUNTY COURT'S DECISION OF THE WASCO COUNTY PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED TEXT AMENDMENTS TO THE WASCO COUNTY NATIONAL SCENIC AREA LAND USE AND DEVELOPMENT ORDINANCE TO REFLECT PERIODIC REVIEW CHANGES IN THE MANAGEMENT PLAN FOR THE COLUMBIA RIVER GORGE NATIONAL SCENIC AREA (FILE NUMBER LUA-04-103)

) ORDINANCE

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

IT APPEARING TO THE COURT: That the Wasco County Planning Department has requested amendments to the text of the zoning ordinance to reflect Periodic Review changes to the Management Plan for the Columbia River Gorge National Scenic Area; and Wasco County sent notification to all affected landowners on March 14, 2005; and

IT FURTHER APPEARINGTO THE COURT: That on Tuesday, April 26, 2005, the Wasco County Planning Commission met to conduct a legally notified public hearing on the above matter. Following receipt and review of evidence, the Commission deliberated and, on a vote of 6 to 0, (with 1 member absent) voted to recommend approval of the request by the Wasco County Planning Office, amendments to the text of the zoning ordinance to reflect Periodic Review changes to the Management Plan for the Columbia River Gorge National Scenic Area, via Recommendation 05-101; and

IT FURTHER APPEARING TO THE COURT: That the Wasco County Planning Commission recommends, to the Wasco County Court, approval of the request by the Wasco County Planning Department, amendments to the text of the zoning ordinance to reflect Periodic Review changes to the

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IT FURTHER APPEARING TO THE COURT: That the Wasco County Court met at the hour of 10:00 a.m. on Wednesday, June 8, 2005, in the Wasco County Courtroom, Room 202, of the Wasco County Courthouse, in The Dalles, Oregon, to review the Wasco County Planning Commission's Recommendation to approve the request by the Wasco County Planning Office, for amendments to the text of the zoning ordinance to reflect Periodic Review changes to the Management Plan for the Columbia River Gorge National Scenic Area; and

IT FURTHER APPEARING TO THE COURT: That the Court reviewed the record, heard the Staff recommendation and all relevant comments from the parties. The Court considered the matter, and based upon the testimony present, the Court, being fully apprised in the premises, voted 3 to 0 to approve the request by the Wasco County Planning Office, amendments to the text of the zoning ordinances, as amended by the Court, to reflect Periodic Review changes to the Management Plan for the Columbia River Gorge National Scenic Area, as laid out in **the staff report and amended zoning ordinances;** and

NOW THEREFORE IT IS HEREBY ORDERED: That the request by the Wasco County Planning Office, amendments to the text of the zoning ordinance to reflect Periodic Review changes to the Management Plan for the Columbia River Gorge National Scenic Area is approved.

SIGNED this 8th day of June, 2005

WASCO COUNTY COURT

Dan Ericksen, Judge

Scott McKay, Commissioner

Sherry Holliday, Commissioner

Approved as to Form:

Eric J. Nisley
Wasco County District Attorney

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NATIONAL SCENIC AREA

LAND USE AND DEVELOPMENT

ORDINANCE

(NSA-LUDO)

for

Wasco County

Oregon

20050153

NATIONAL SCENIC AREA

LAND USE AND DEVELOPMENT ORDINANCE

Adopted, May 1994

Revised, July 1994

Revised, August 2005

Prepared by the

WASCO COUNTY PLANNING & DEVELOPMENT OFFICE

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CHAPTER 1 INTRODUCTORY PROVISIONS

SECTION 1.010 Authority

This Ordinance is enacted pursuant to the provisions of Oregon Revised Statutes Chapters 92, 197, 203, and 215, and Public Law 99-663, Section 7.

SECTION 1.020 Title

This Ordinance shall be known as the National Scenic Area Land Use and Development Ordinance for Wasco County.

SECTION 1.030 Purpose

The purposes of this Ordinance are: To promote public health, safety, convenience, and general welfare; to reduce congestion upon the streets and highways; to prevent excessive population density and the overcrowding of land; to provide for adequate air and light; to conserve natural resources and encourage the orderly growth of the County; to promote safety from fire and natural disaster; to assist in rendering adequate police and fire protection; to facilitate adequate and economic provision for public improvements, for recreation areas, and for public utilities and services; to conserve, stabilize, and protect property values; and to encourage the most appropriate use of land, all in accordance with the Comprehensive Plan for Wasco County and the Management Plan for the Columbia River Gorge National Scenic Area.

SECTION 1.040 Severability

The provisions of this Ordinance are severable. If any section, sentence, clause, or phrase of this Ordinance is adjudged to be invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portion of this Ordinance. The Director, the Director's designee or other Approving Authority shall not approve a development or use of land that has been previously divided or otherwise developed in violation of this Ordinance, regardless of whether the applicant or created the violation, unless the violation can be rectified as part of the development proposal.

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SECTION 1.050 Repeal

The following ordinances, together with all amendments thereto are hereby repealed:

"Wasco County Zoning Ordinance", adopted February 3, 1982.
"Wasco County Subdivision and Land Development Ordinance", adopted February 3, 1982.
"Wasco County Mobile Home and Recreational Vehicle Park Ordinance".
"Wasco County Land Use and Development Ordinance adopted June 1985, amended July 19, 1989" only for that portion of Wasco County within the Columbia River Gorge National Scenic Area as depicted on the map entitled "Boundary Map, Columbia River Gorge National Scenic Area", numbered NSA-001, sheet 1 and 2, and dated September 1986.
"Wasco County National Scenic Area Land Use and Development Ordinance", adopted May 1994, Revised July 1994.

SECTION 1.060 Effective Date

This Ordinance shall become effective when the final draft, approved by the Gorge Commission and the Secretary of Agriculture, is reviewed and approved by the Wasco County Court and filed with the Wasco County Clerk. Amendments hereto, unless otherwise specified, shall become effective when filed with the County Clerk.

SECTION 1.070 Interpretation and Scope

Interpretation: The provisions of this Ordinance shall be liberally construed to effect the purpose. These provisions are declared to be the minimum requirements to fulfill objectives. When conditions herein imposed are less restrictive than comparative provisions imposed by any other provision of this Ordinance by resolution of State Law or State Administration regulations, or Management Plan Guidelines, then the more restrictive shall govern.

Scope: This Ordinance is enacted to regulate and restrict the location and use of buildings, structures, and land for residence, trade, industry, and other land use activities; to regulate and limit the height, number of stories, and size of buildings and other structures hereafter erected or altered; to regulate and limit the density of population and to divide Wasco County into districts or zones of such number, shape and area as may be deemed best to carry out these regulations and to provide for the enforcement of these regulations.

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SECTION 1.080 Compliance Required

No structure or premises in the Columbia River Gorge National Scenic Area portion of Wasco County shall hereafter be used or occupied and no part or structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered contrary to the provisions of this Ordinance.

A. This Ordinance shall protect treaty and other rights of Indian tribes. Nothing in this Ordinance may interfere with the exercise of those rights.

B. Lands held in trust by the Secretary of the Interior for Indian tribes or for individual members of Indian tribes, and lands acquired by the U.S. Army Corps of Engineers and administered by the Secretary of the Interior for the benefit of Indian tribes or of individual members of Indian tribes, shall be exempt from regulation under the Management Plan or this Ordinance. This exemption shall extend to lands selected by the U.S. Army Corps of Engineers as "in lieu" fishing sites pursuant to Public Law 11-581 before or after the effective date of the Management Plan. For those "in lieu" sites chosen after the effective date of the Management Plan, the exemption shall commence upon selection by the U.S. Army Corps of Engineers.

C. Rights to surface or ground water shall be exempt from regulation under the Management Plan or this Ordinance.

D. Water transportation activities, including those facilities necessary for navigation, on the Columbia River or its tributaries shall be exempt from regulation under the Management Plan or this Ordinance.

E. The operation, maintenance, and modification of existing transmission facilities of the Bonneville Power Administration shall be exempt from regulation under the Management Plan or this Ordinance.

F. Neither the Management Plan nor this Ordinance may affect laws, rules or regulations pertaining to hunting or fishing.

G. This Ordinance shall not establish any buffer zone or protective perimeters outside the boundaries of the Scenic Area.

H. The operation, maintenance, and improvement of navigation facilities at Bonneville Dam pursuant to federal law, except for the off-site disposal of excavation material, shall be exempt from regulation under the Management Plan or this Ordinance.

I. In the GMA, the rights and responsibilities of non-federal timber landowners under the

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Forest Practices Acts of Oregon, shall be exempt from regulation under the Management Plan or this Ordinance.

SECTION 1.090 Special Rule (SMA Only)

Parcels in the SMA with a GMA designation result from the Section 8(o) process whereby the Forest Service designated properties as either GMA Forest Land or GMA Agriculture Land guidelines or designation.

SECTION 1.100 Editorial Revision

Editorial revision will be in compliance with the following procedures. The District Attorney may at any time direct such changes regarding currently maintained copies of this Ordinance and amendments as the Legislative Council is authorized to perform regarding acts of the Legislature, pursuant to Oregon Revised Statute 173.160, provided that such editorial revisions be directed by written memorandum filed with the County Clerk and with the Planning Department, but subject to disapproval by the Planning Commission at next regular meeting thereafter. Editorial revisions shall become effective, unless disapproved by the Planning Commission, on the first regular meeting of the Planning Commission after the directing memorandum is filed with the County Clerk. All such revisions must be submitted to the Gorge Commission and Forest Service for approval prior to becoming effective.

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SECTION 1.200 Definitions

For the purpose of this Ordinance, certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural, and words in the plural include the singular.

Abandoned WECS - A WECS that does not generate energy during a period of twelve (12) consecutive months for reasons other than lack of wind, lack of demand for the electricity produced, repair, or modernization.

Accepted Agricultural Practice - A mode of operation that is common to farms or ranches of similar nature, necessary for the operation of such farms or ranches to obtain a profit in money and customarily utilized in conjunction with agricultural use.

Accessory structure/building - A structure or detached building whose use is incidental and subordinate to that of the main use of the property, and that is located on the same parcel as the main building or use. The term "detached" means that the main building and accessory building do not share a common wall. An accessory building connected to the main building by a breezeway is a detached building.

Accessory Use - A use customarily incidental and subordinate to the primary use and located on the same legal parcel.

Active Wildlife Site - A wildlife site that has been used within the past 5 years by a sensitive wildlife species.

Addition - An extension or increase in the area or height of an existing building.

Agency Official - The federal, state, or local agency head or designee who has authority over a proposed project.

Agricultural Land - Lands classified by the U.S. Soil Conservation Service (SCS) as predominantly Class I-VI soils, and other lands in different soil classes which are suitable for farm use, taking into consideration soil fertility, suitability for grazing and cropping, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, and accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands shall be included as agricultural lands in any event.

Agricultural Purposes - The predominant and gainful use of land for the following purposes: the growing of hay, grain, seed, row crops, horticultural crops, livestock,

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poultry and produce.

Agricultural specialist (SMA) - A person such as a county extension agent with a demonstrated knowledge of farming operations, and a demonstrated ability to interpret and recommend methods to implement regulations pertaining to agriculture. Such abilities are usually obtained through a combination of higher education and experience.

Agricultural structure/building - A structure or building located on a farm or ranch and used in the operation for the storage, repair and maintenance of farm equipment, and supplies or for the raising and/or storage of crops and livestock. These include, but are not limited to: Barns, silos, workshops, equipment sheds, greenhouses, wind machines (orchards), processing facilities, storage bins and structures.

Agricultural Use - The current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling of crops or by the feeding, breeding, management and sale of, or production of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use, or animal husbandry or any combination thereof, including Christmas trees, as defined by Oregon Revised Statute 215.203(3). Current employment of land for agricultural use includes:

a. The operation or use of farmland subject to any agriculture-related government program;

b. Land lying fallow for 1 year as a normal and regular requirement of good agricultural husbandry;

c. Land planted in orchards or other perennial prior to maturity; and

d. Land under buildings supporting accepted agricultural practices. Current employment does not include livestock feed lots.

Agricultural use does not include livestock feedlots.

Alley - A secondary means of access to abutting property, if dedicated as a public way.

Altered - A change, addition, or modification in structure; where the term "altered" is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one trade or use to another, or from one division or use to another.

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Anadromous fish - Species of fish that migrate upstream to freshwater after spending part of their life in the ocean (saltwater).

Anaerobic - A condition in which molecular oxygen is absent (or effectively so) from the environment.

Apartment - A building or portion thereof designed for residential use and containing three or more dwelling units.

Apartment House - Three or more household units with walls or ceilings common to another unit.

Approving Authority - The County Court or the body designated by the Court to administer all or part of this ordinance.

Arterial Street - A street used primarily for through traffic and identified on the comprehensive plan map.

Aquaculture - The cultivation, maintenance and harvesting of aquatic species.

Aquatic area - The water area of a stream, pond, or lake measured at the ordinary high water mark.

Archaeological resources - See cultural resource.

Archival research - Research in primary documents that is likely to yield information regarding human occupation of the area in question, including but not limited to deed, census, cartographic, and judicial records.

Automobile and Trailer Sales Area - An open area, other than a street, used for the display, sale, or rental of new or used motor vehicles or trailers and where no repair work is done except minor incidental repair of motor vehicles or trailers to be displayed, sold or rented on the premises.

Automobile Repair Garage - A building or portion thereof used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire or sale.

Automobile Service Station - Any premises used for supplying gasoline, oil, minor accessories, and services, excluding body and fender repair for automobiles at retail direct to the customer.

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Automobile Wrecking Yard - Any property where more than two vehicles, including Recreational Vehicles not licensed or operable, or parts thereof, are: wrecked, dismantled, disassembled, or substantially altered and are stored in the open and are not being restored to operation; or any land, building, or structure used for wrecking or storing of such motor vehicles or parts thereof for a period exceeding three (3) months in any non-consecutive 12 month period.

Awning - An awning is defined as any accessory shade structure supported by posts or columns and partially supported by a mobile home.

Basement - A portion of a building, partly underground, which is less than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground, and not deemed a story unless the ceiling is six (6) feet or more above the ground.

Batch Plant, Concrete or Asphalt - Means the storage, preparation, and manufacturing of concrete or asphalt including customary equipment and accessory buildings. Also called Redi-Mix plant.

Bed and Breakfast Inn - A single-family dwelling where lodging and a morning meal for guests only are offered for compensation, having no more than five (5) sleeping rooms for this purpose. Rooms shall be rented on a daily basis. An establishment where more than one (1) meal per day is offered shall not be deemed a bed and breakfast inn. An establishment with more than five (5) sleeping rooms shall be deemed a hotel. Bed and breakfast inns are clearly incidental to the use of a structure as a single-family dwelling and are owner occupied and operated. Bed and breakfast inns operate as transient accommodations, not as rooming or boarding houses.

Best management practices - Conservation techniques and management measures that:

a. control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins, and sediment; and

b. minimize adverse affects to groundwater and surface-water flow and circulation patterns; and

c. maintain the chemical, biological, and physical characteristics of wetlands, ponds, steams, and riparian areas.

Bio-diversity (SMA) - A diversity of biological organisms at the genetic, species, ecosystem, and landscape levels.

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Blade - An element of a WECS rotor which forms an aerodynamic surface or surfaces to convert movement of air into mechanical energy or torque.

Block - An area of land within a subdivision which area may be entirely bounded by streets, highways or ways (except alleys), and the exterior boundary or boundaries of the subdivision.

Boarding House - A building or premise where meals and lodging are offered for compensation for three (3) or more persons but not more than nine (9) persons; and having no more than five (5) sleeping rooms for this purpose. An establishment where meals are served for compensation for more than nine (9) persons shall be deemed a restaurant. An establishment with more than five (5) sleeping rooms shall be deemed a hotel.

Boat Landing - Cleared area or developed structure used to facilitate launching or retrieving watercraft.

Buffer Zone - An area adjacent to a wetland, stream, pond, or other sensitive area that is established and managed to protect sensitive natural resources from human disturbance. In instances that involve a wetland, stream, or pond, the buffer zone includes all or a portion of the riparian area.

Building - Any structure used or intended for supporting or sheltering any use or occupancy. Buildings have a roof supported by columns or walls. They include, but are not limited to, dwellings, garages, barns, sheds and shop buildings.

Building Line - A line on a plat indicating the limit beyond which buildings or structures may not be erected.

Business - Employment of one or more persons for the purpose of earning a livelihood or a profit in money.

Cabana - A room enclosure erected or constructed adjacent to a mobile home for use as an addition to a mobile home.

Camp, Campground, Tourist, or Trailer Park - Any area or tract of land used or designed to accommodate two or more camping outfits, including cabins.

Camping or Recreational Vehicle - A vacation trailer, camper, self-propelled vehicle or structure equipped with wheels for highway use and which is intended for recreational purposes, but not for residential purposes and is equipped with plumbing, sink or toilet. A

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camping or recreational vehicle shall be considered a dwelling unit if it is connected to a sewer system (including septic tank), water and electrical lines or is occupied on the same parcel for more than 60 days in any consecutive 12 month period.

Campsite - Single camping unit, usually consisting of a cleared, level area for a tent, and may include a parking spur, fire ring, table and other amenities.

Canopy closure (SMA) - For forest practices, the percentage measuring the degree to which one layer of a tree canopy blocks sunlight or obscures the sky as measured from below.

Capability - The ability of land to produce forest or agricultural products due to characteristics of the land itself, such as soil, slope, exposure or other natural factors.

Carport - A covered shelter for an automobile open on two or more sides. A carport may be freestanding or partially supported by a dwelling unit or mobile home.

Cascadian Architecture - Architectural style using native rock work, large timber and steeply pitched roofs in a rustic manner.

Catastrophic Situations (SMA) - Forces such as fire, insect and disease infestations and earth movements.

Cellar - A story having more than one-half of its height below the average level of the adjoining ground and which has less than six (6) feet of its height above the average level of the adjoining ground.

Cemetery - Land dedicated for burial purposes, including mortuary, crematory, mausoleum, and columbarium, when operated within the boundary of the cemetery.

Child Care Center - A facility providing day care to three or more children, but not including:

a. The provision of care that is primarily educational unless provided to a preschool child for more than 4 hours a day;

b. The provision of care that is primarily supervised training in a specific subject, including but not limited to dancing, gymnastics, drama, music or religion;

c. Provision of short term care associated with group or social activities.

d. The provision of day care in the provider's home in the family living quarters for less

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than 13 children.

Church - A building, together with its accessory buildings and uses, where persons regularly assemble for public worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Class I Stream - Waters which are valuable for domestic use, are important for angling or other recreation, and/or used by significant numbers of fish for spawning, rearing, or migration routes as designated by the Oregon Department of Forestry. Stream flows may be perennial or intermittent.

Class II Stream - Any headwater streams or minor drainages that generally have limited or no direct value for angling or other recreation as designated by the Oregon Department of Forestry. They are used by only a few, if any, fish for spawning or rearing. Their principal value is their influence on water quality or quantity downstream in Class I waters. Stream flow may be perennial or intermittent.

Clinic - Single or multiple offices for physicians, surgeons, dentists, chiropractors, osteopaths, and other members of the healing arts, including a pharmacy in any such building.

Club or Lodge - A building and facilities owned and operated for a social or recreational purpose, to which membership is required for participation, but is not operated primarily for profit or to render a service which is customarily carried on as a business. A club does not include a public rehabilitation facility of any kind.

Collector Street - A street supplementary to the arterial street system and a means of intercommunication between this system and smaller areas, used to some extent for through traffic and to some extent for access to abutting properties. (Collector streets are usually sixty feet in width).

Columbia River Gorge National Scenic Area Graphic Signing System - Sign design standards developed for the Scenic Area for public signs in and adjacent to public road rights-of-way.

Commercial Development/Use - Any facility or use of land or water whose function is primarily retail buying or selling of goods or services or both. This does not include fruit or produce stands.

Commercial Forest Products - These include timber for lumber, pulp, and fire wood for commercial purposes.

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Commercial Recreation - Any private (non-governmental) recreational activity or facility on privately owned land, excluding non-profit facilities. This does not include operation of a public recreation facility by a private vendor.

Commercial Utility Facility - Any energy facility or commercial energy facility.

Common Area - Any area or space designed for joint use of tenants.

Communication Facility - A facility constructed for the purpose of transmitting telegraph, telephone, microwave, television, radio, and other similar signals.

Community Center or Hall - A building and facilities owned and operated by a governmental agency or non-profit community organization whose membership is open to any resident of the community in which the center or hall is located.

Community Facility - Basic utilities and services necessary to support public service needs, including, but not limited to water and power utilities, sanitation facilities, public micro-wave stations and communications facilities, schools, roads and highways. This does not include sanitary landfills.

Community Management - The person who owns or has charge, care or control of the mobile home development.

Community Sanitary-Sewer System - A public or private system of underground pipes of sufficient capacity to carry domestic sewage from an area to connected treatment and disposal facilities, as approved by the Oregon Department of Environmental Quality.

Community Water-Supply System - A public or private system of underground distribution pipes providing a continuous supply of potable water from a center source in quantities sufficient to meet domestic and fire protection needs for three (3) or more dwellings, as approved by the State of Oregon Department of Human Resources, Health Division.

Comprehensive Plan - The generalized, coordinated land use map and policy statement of the governing body of Wasco County that interrelates all functional and natural systems and activities relative to the use of lands including, but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs.

Condominium - Property, any part of which is residential in nature, submitted and approved in accordance with the provisions of ORS 100.005 to 100.910.

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Conduit - Any tunnel, canal, pipeline, aqueduct, flume, ditch or similar man-made water conveyance.

Consultant Engineer - A professional engineer, registered in the State of Oregon, who is retained by and responsible to an applicant for the design and construction of subdivisions and required public or private improvements. Although a Civil Engineer is preferable, any engineer who is qualified to perform the work involved, and so certified, may be a consultant engineer.

Consulting Parties (cultural resources) - Organizations or individuals who submit substantive written comments to a local government in a timely manner because they are concerned with the effects of a proposed use on cultural resources.

Contiguous Land - Parcels or other lands that are under the same ownership and have a common boundary, regardless of whether or not portions of the parcels have separate tax lot numbers, lie in different counties, lie in different sections or government lots, lie in different land use or zoning designations or are separated by public or private roads. Contiguous land does not include parcels which meet only at a single point.

Corner Lot - A lot at least two adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent street does not exceed 135 degrees.

Corridor - The length and width of a right-of-way or tenancy containing or intended for a transmission facility and other uses in, or intended for, the same right-of-way.

County - The County of Wasco, Oregon.

County Court - The County Court of Wasco County, Oregon.

County Road - A public road which has been designated as a county road and formally accepted for maintenance by the Wasco County Court. For the purposes of regulating development, any road maintained by a public body shall be treated as a county road. A county road shall not act as a dividing feature of a lot-of-record.

Court - An open, unoccupied space, other than a yard, on the same lot with a building and bounded on two sides by such building.

Court Apartment - One to four multiple dwellings arranged around two or three sides of a court which opens into a street.

Created Opening - A created forest opening with less than 40 percent average canopy closure of overstory trees and less than 60 percent average canopy closure of

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understory trees averaging less than 5 inches diameter at breast height for coniferous forests and less than 25 percent total canopy cover for oak woodlands. This definition does not include agricultural fields.

Creation (wetlands) - A human activity that converts an upland into a wetland. This definition presumes that the area to be converted has not been a wetland in recent times (100 to 200 years).

Cul-De-Sac - A street with only one outlet having sufficient space at the closed end to provide a vehicular turning area.

Cultivation - Any activity that prepares land for raising crops by turning, breaking, or loosening the soil. Cultivation includes plowing, harrowing, leveling, and tilling.

Cultural Resource - Evidence of human occupation or activity that is important in the history, architecture, archaeology or culture of a community or region. Cultural resources include, but are not limited to, the following:

--Archaeological resources. Physical evidence or ruins of human occupation or activity located on or below the surface of the ground that are at least 50 years old. Archaeological resources include, but are not limited to, the remains of houses, villages, camp and fishing sites and cave shelters; rock art such as petroglyphs and pictographs; artifacts such as arrowheads, utensils, tools, fragments of tools and utensils, obsidian flakes or other material by-products from tool and utensil making activities; and graves, human remains and associated artifacts.

--Historic buildings and structures. Standing or above-ground buildings and structures that are at least 50 years old. Historic buildings and structures include, but are not limited to, log cabins, barns, canals, flumes, pipelines, highways and tunnels.

--Traditional cultural properties. Locations, buildings, structures, and objects that are associated with cultural beliefs, customs or practices of a living community that are rooted in that community's history and are important in maintaining the continuing cultural identity of the community.

Traditional cultural properties include, but are not limited to, a location associated with the traditional beliefs of a Native American group about its origins or its cultural history; a location where a community has traditionally carried out artistic or other cultural practices important in maintaining its historical identity; and a location where Native American religious practitioners have historically gone, and go today, to perform ceremonial activities. Objects may include petroglyphs, pictographs, rock cairns or other rock structures, trees and rock outcrops.

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Cumulative Effects - The combined effects of two or more activities. The effects may be related to the number of individual activities, or to the number of repeated activities on the same piece of ground. Cumulative efforts can result from individually minor but collectively significant actions taking place over a period of time.

Curb Line - The line dividing the roadway from the planting strip or footway.

Cut - an area where soil or earth are excavated or removed in conjunction with development activities.

Dam - Any man-made structure that impounds water.

Day Nursery - Any institution, establishment or place, other than a group day care home, in which are commonly received at one time, three or more children not of common parentage, under the age of six years, for a period or periods not exceeding twelve hours, for the purpose of being given board, care or training apart from their parents or guardians for compensation or reward.

Decisions -

a. Type I (Ministerial - Nondiscretionary)
These procedures are decided by the Director, or the Director's designee without public notice or public hearing. They do not require interpretation or the exercise of policy or legal judgment in evaluating approval standards. Type I does not qualify as a land use decision.

b. Type II(Administrative-Discretionary)
These procedures are decided by the Director or the Director's designee with notice and appeal period established by ORS 215.416(11). They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards. An appeal of a Type II decision becomes a Type III decision.

c. Type III(Quasi Judicial/Planning Commission or County Court-Discretionary)
These procedures are initially heard and decided by the Planning Commission and on appeal by the County Court, with the hearings process, notice and appeal period governed by ORS 197.763. They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards.

d. Type IV(Legislative/County Court-Discretionary)
These procedures are heard and decided solely by the County Court after an initial hearing and recommendation is made by the Planning Commission. The hearings

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process, notice and appeal period are governed by ORS 197.763. They do require substantial interpretation or the exercise of policy or legal judgment in evaluating approval standards.

Dedicated Site - Area actively devoted to the current use and as delineated on the site plan.

Deer and Elk Winter Range - Areas normally used, or capable of being used, by deer and elk from December through April.

Design - The description, either written or graphic, of any street or alley alignments, grade or width, alignment of width of easements and rights-of-way for drainage or irrigation purposes and sanitary facilities, and lot area, width or layout.

Destruction of Wetlands - Loss of the wetlands or any of its component parts, including the filling, draining, or other adverse effect to the sustainable functioning of the wetland.

Developed Recreation - Recreational opportunities characterized by high-density use on specific sites and requiring facilities installation. Density of use, amount of site development, and type of recreation site can vary widely across the spectrum of recreation activities.

Developed road prism (SMA) - The area of the ground associated with a particular road and containing the road surface, ditch, shoulder, retaining walls, or other developed features. Does not include the natural appearing portions of cut and fill slopes.

Development - Any land division, structure, including but not limited to new construction of buildings and structures, and mining, dredging, filling, grading, paving, and excavation.

Developer - A subdivider, or if not creating a subdivision, a person who proposes to, or does develop the land, whether it be for public or private purposes.

Diameter at Breast Height (dbh) - Refers to the diameter of a tree as measured at breast height.

Diversion - Any structure that deflects a portion of the water from a stream channel.

Dock - A structure built over or floating upon the water and used as a landing place for boats and other marine transport, fishing, swimming, and other recreational uses.

Double Frontage Lot - A lot having frontage on two parallel or approximately parallel

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streets.

Drive-In - A business establishment so developed that its retail or service character is dependent on providing a driveway approach for parking space for motor vehicles so as to serve patrons while in the motor vehicle, or within a building on the same premises and devoted to the same purpose as the drive-in service.

The term drive-in shall include any business establishment dispensing food or drink on a self-service basis and for consumption outside the building.

Dude Ranch - A business activity that provides meals, lodging or camping facilities, and recreation activities associated with farm use or animals. An establishment offering meals to individuals other than overnight guests shall be deemed a restaurant. An establishment offering overnight accommodations not in conjunction with recreational activities shall be deemed a hotel or campground.

Duplex - A building containing two dwelling units and designed for occupancy by two families.

Dwelling, Single Family - A detached building containing one dwelling unit and designed for occupancy by one family only.

Dwelling Unit - A single unit designed for occupancy by one family and having not more than one cooking area or kitchen.

Earth materials - Any rock, natural soil or any combination thereof. Earth materials do not include non-earth or processed materials, including, but not limited to, construction debris (e.g., concrete, asphalt, wood), organic waste (e.g., cull fruit, food waste) and industrial byproducts (e.g., slag, wood waste).

Easement - A grant of the right to use a strip of land for specific purposes.

Effect on Treaty Rights - To bring about a change in, to influence, to modify, or to have a consequence to Indian treaty or treaty related rights in the Treaties of 1855 with the Nez Perce, Umatilla, Warm Springs and Yakima tribes, executed between the individual Indian tribes and the Congress of the United States and as adjudicated by the Federal courts.

Emergency/disaster - A sudden unexpected occurrence, either the result of human or natural forces, necessitating immediate action to prevent or mitigate significant loss or damage to life, health, property, essential public services, or the environment.

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Emergency/disaster response - Actions involving any development (such as new structures, grading, or excavation) or vegetation removal that must be taken immediately in response to an emergency/disaster event (as defined above). Emergency/disaster response actions not involving any structural development or ground-disturbance (such as use of emergency transport vehicles, communications activities or traffic control measures) are not included in this definition and are not affected by these provisions.

Endangered and Threatened Species - Those species of plants and animals listed or proposed for listing as of October 1, 1978, in 41 FED REG 24524. (June 16, 1976) and 50 CFR Part 17, and its amendments and species listed or proposed for listing by the State of Oregon.

Endemic - Plant and animal species that are found only in the vicinity of the Columbia River Gorge area.

The Management Plan for the Columbia River Gorge National Scenic Area lists Columbia Gorge and vicinity endemic plant species in Table 7.

Enhancement (natural resources) - A human activity that increases one or more functions of an existing wetland, stream, lake, riparian area, or other sensitive area. Enhancement is generally limited to a wetland, stream, lake, riparian area, or other sensitive area that is degraded. Enhancing an area that is in good or excellent condition may reduce biological diversity and eliminate other natural functions and may not be desirable.

Ephemeral streams (SMA) - streams that contain flowing water only during, and for a short duration after, precipitation events.

Ethnography - The descriptive and analytic study of the culture of particular groups. An ethnographer seeks to understand a group through interviews with its members and often through living in and observing it.

Existing Use or Structure - Any use or structure that was legally established. "Legally established" means:

a. the landowner or developer obtained applicable land use and building permits and complied with land use regulations and other laws that were in effect at the time the use or structure was established, or that were in effect at the time the landowner or developer corrected an improperly established use or structure; and

b. the use or structure was initially operated or constructed according to those

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applicable permits, land use regulations and other laws, or has been operated or constructed according to permits obtained to correct an improperly established use or structure; and

c. any changes to the original use or structure must comply with all applicable permit requirements, land use regulations and other laws that were in effect at the time the change was established.

Expando - Room or rooms that fold, collapse, or telescope into a mobile home.

Exploration, Development (extraction and excavation) and Production of Mineral Resources - Includes all or any part of the process of surface, underground or submerged mining of mineral resources. Minerals include soil, coal, clay, stone, sand, gravel, metallic ore, oil and gases and any other material or substance excavated for commercial, industrial or construction use. This definition includes all exploration and mining, regardless of area disturbed or volume mined. Production of mineral resources means the use of portable crushing, on-site stockpiling, washing, milling, screening, or sorting equipment or other similar methods of initial treatment of a mineral resource to transport to another site for use or further processing. Secondary processing such as concrete or asphalt batch plants are considered industrial uses.

Family -

a. Any one of the following shall be considered a family when living together as a single housekeeping unit within a dwelling unit (excluding servants):

1. An individual or two or more persons related by blood, marriage, legal adoption, foster care or guardianship; or,

2. A group of not more than five (5) unrelated persons; or,

3. Residential Home - A residence for (5) or fewer unrelated mentally or physically handicapped persons and staff persons who need not be related to each other or any other home resident. A residential home must be approved as an Adult Care Home by the Wasco County Planning Department.

b. Each group described herein or portion thereof, shall be considered a separate family.

Family Hardship Dwelling - A mobile home or recreational vehicle used temporarily during a family hardship situation when an additional dwelling is allowed to house aged or infirm person or persons physically incapable of maintaining a complete separate

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residence apart from their family.

Farm Management Plan - A farm management plan shall include the following information where applicable:

--proof that the parcel is enrolled in a farm deferral program with the Wasco County Assessor;

--written description of the current and/or proposed farm operation that identifies the number of acres of land in production, type and number of acres planted to a specific crop;

--the current and/or proposed number of animals grazing or being raised on the farm parcel;

--existing and/or proposed farm structures (including irrigation sprinklers) supporting the farm use.

--description of the existing and/or proposed number of employees, including owners, working the farm parcel, and their responsibilities and the hours per week they will be principally engaged in the farm use.

--a map that shows the location of all current and/or proposed farm activities (registered fields, grazing areas, areas dedicated to farm structures, acres and location of water rights), as well as a Farm Services Agency map identifying the location of all registered field crops; and

--a schedule of all proposed agricultural uses which shall be initiated within one year and complete within five years

Feedlot - See Livestock Feedlot.

Fence, Protective - A fence at least six feet tall designed to restrict passage through the fence. A protective fence includes stockade, woven wood, chain link and others, but not split rail or primarily barbed wire.

Fence, Site-Obscuring - A fence consisting of wood, metal, or masonry, or an evergreen hedge or other evergreen planting, arranged in such a way as to obstruct vision.

Fill - The placement, deposition or stockpiling of sand, sediment or other earth materials to create new uplands or create an elevation above the existing surface.

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Finished grade - The final elevation of the ground level of a property after construction is completed.

Fire Break - A break in ground cover fuels, adjacent to and surrounding buildings.

Floor Area - The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of the walls separating two buildings. The floor area measurement is exclusive of unfinished attics and basements, attached garages & carports, and covered or uncovered porches, decks, and breezeways

Flow - The volume of water passing through a hydroelectric facility during a given period. Flow is expressed in cubic feet per second.

Footprint - The area that falls directly beneath and shares the same perimeter as a structure.

Forbs - Broad-leaved herbs, in contrast to ferns, fern allies, and grasses and grasslike plants.

Foreground (SMA) - One-half mile either side of traveled road or trail.

Forest health (SMA) - A measure of the robustness of forest ecosystems. Forests are deemed healthy when they have capacity across the landscape for renewal, for the maintenance of wildlife habitats, for recovery from a wide range of disturbances, and for retention of their resilience.

Forest Practice (SMA) - Any activity conducted on or directly pertaining to forested land and relating to forest ecosystem management including but not limited to growing, thinning, or removing live or dead forest tree or shrub species, road and trail construction, reforestation, fertilizing, brush control, prevention of wildfire, and suppression of diseases and insects. The removal of hazardous trees is excluded. Uses that include establishment, management or harvest of Christmas trees, nursery stock, or fiber producing tree species requiring intensive cultivation (irrigation, fertilization, etc.) and a harvest rotation of 12 years or less are considered agricultural uses.

Forest Practice (GMA) - Those activities related to the growing and harvesting of forest tree species as defined by the Oregon Forest Practices Act.

Forest Products - Commodities produced from a forest, including, but not limited to, timber products, boughs, mushrooms, pine cones, and huckleberries.

Forest Service - U.S. Forest Service, National Scenic Area Office, located in Hood River,

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Oregon.

Forest stand structure (SMA) - The number, types and spacing of tree species, tree sizes, and canopy layers contained in a stand of trees.

Forest Use - The growing, propagation and harvesting of forest tree species and other forest products.

Foster Home - A home licensed by the State and providing shelter and food to not more than five (5) persons in addition to the primary owner or occupant of the home.

Frontage - All the property fronting on one (1) side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway and/or dead-end street shall determine only the boundary of the frontage on the side of the street which it intercepts.

Fully Screened - A description of the relative visibility of a structure where that structure is not visible as viewed from a specified vantage point.

Future Street - A proposed right-of-way as may be designated by the Planning Commission, or such other agency or authority as provided for herein, which street is necessary for the future subdivision of property, shown on the subdivision plats and/or maps, but that the present dedication and construction of such street is not warranted.

Garage, Public - A structure in which are provided facilities for the repair of motor vehicles, including body and fender repair, painting, rebuilding, reconditioning, upholstering, or other vehicle maintenance repair, or where such vehicles are parked or stored.

GMA Only - This is a reference mechanism throughout this ordinance to signify that a use or criteria is only applicable in the General Management Area.

GMA & SMA - This is a reference mechanism throughout this ordinance to signify that a use or criteria is applicable in both the General Management Area and the Special Management Area.

Gorge Commission - The Columbia River Gorge Commission as established by Public Law 99-663, the Columbia River Gorge National Scenic Area Act.

Grade (Adjacent Ground Elevation) - The lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five (5) feet distant from said wall, or the lowest point of elevation of the finished surface of the ground

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between the exterior wall of a building and the property line if it is less than five (5) feet distant from said wall.

Grade (ground level) - The average elevation of the finished ground elevation as defined by the Uniform Building Code.

Grading - Any excavating or filling of earth materials or any combination thereof, including the land in its excavated or filled condition.

Gross Building Area - The total area taken on a horizontal plane at the mean grade level of the principal building, and all accessory buildings, exclusive of uncovered porches, terraces, steps, roof overhang and balconies.

Group Day Care Home - A facility located in a single-family dwelling that is certified by the Children's Services Division to care for six (6) to twelve (12) children under the age of thirteen (13) at one time. A group day care home must be within the home of the care provider, and is considered a residential use in residential and commercial zones.

Group Home - A licensed home maintained and supervised by adults for the purpose of providing care, food and lodging for retarded adults, elderly persons, or children under the age of eighteen (18) years, unattended by parent(s) or guardian(s) where the number of unrelated persons living together as one household commonly exceeds five.

Guest House - Living quarters within a separate structure, with no kitchen or laundry facilities, located on the same lot-of-record with a primary dwelling, and occupied solely by temporary guests. Such quarters shall not be rented or otherwise used as a separate dwelling unit. See Section 4.110 for "Guest House" development standards.

Guy Wire - A cable or wire used as a semi-flexible tension support between a guy anchor and a tower.

Half Street - One-half of the right-of-way of a public way equally divided by the property or border line, dedicated to the public together with the total width, here, of the public way by all owners, at the time of the recording of any plat including such half street or way.

Hazard tree (SMA) - A tree with a structural defect that will predictably result in whole or partial failure within 1.5 tree lengths of a road or maintained development. A defective tree is hazardous only when its failure could result in danger to people or damage to structures, vehicles, or other property.

Head - The vertical distance from the highest water level of a dam, diversion, or intake for a hydroelectric facility to the elevation where water from the facility is discharged. Head is

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expressed in feet.

Health Officer - The Wasco-Sherman County District Health Unit Officer.

Height of Building - The greatest vertical distance between the point of lowest finished grade adjoining any exterior wall of a building and the highest point of the roof, such as the highest coping or parapet of a flat roof, the highest deck line of a mansard roof, or the highest ridge of a hip, gable, gambrel, shed or other pitched roof.

Herbaceous - A plant with no persistent woody stem above the ground, with characteristics of an herb.

Herbs - Nonwoody (herbaceous) plants, including grasses and grasslike plants, forbs, fern allies, and nonwoody vines. (Note: Seedlings of woody plants that are less than 3 feet tall shall be considered part of the herbaceous layer.)

High Water Line or Mark - The highest water level a stream or lake reaches during normal seasonal run-off.

Historic Buildings and Structures - See cultural resource.

Historic Survey - Actions that document the form, style, integrity, and physical condition of historic buildings and structures. Historic surveys may include archival research, architectural drawings, and photographs.

Holdings - All contiguous lands in a single ownership.

Home Occupation - Any lawful activity carried on within a dwelling or other building normally associated with uses permitted in the zone and which said activity is secondary to the primary use of the property for residential purposes.

Horizontal Axis WECS - A WECS on which the rotor axis substantially is parallel to the ground.

Horse, Boarding of - The stabling, feeding and grooming for a fee, or the renting of stalls for and the care of horses not belonging to the owner of the property, and related facilities, such as training areas, corrals and exercise tracks.

The boarding of horses for profit does not include the following:

a. The mere pasturage of horses or the boarding of horses not owned by the property owner for the purpose of breeding with the owner's stock;

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b. The boarding of horses for friends or guests where no charge is made; and

c. Equestrian activities when the raising, feeding, training or grooming of horses is a farm use by the property owner of the land qualifying for farm assessment under regulations of the State Department of Revenue.

Horticulture - The cultivation of plants, garden crops, trees and/or nursery stock.

Hospital, General - An institution providing health services, primarily for in-patients, and medical, psychiatric or surgical diagnosis and care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient facilities, central service facilities, retail facilities, for the needs of patients, staff and doctors' offices, and residential facilities for staff and patients.

Hospital, Mental - A hospital used exclusively for the treatment of persons suffering from nervous or mental disorders.

Hotel - A building or portion thereof of more than five (5) sleeping rooms designed or used for occupancy of individuals who are lodged with or without meals, and in which no provision is made for cooking in any individual room or suite.

Hydric Soil - A soil that is saturated, flooded, or ponded long enough during the growing season to development anaerobic conditions in the upper part.

Immediate Family Member - Family member of the first degree of kinship or equivalent thereof.

In-lieu Sites - sites acquired by the Army Corps of Engineers and transferred to the Bureau of Indian Affairs for treaty fishing, in lieu of those usual and accustomed fishing areas lost by inundation from reservoir construction. These sites were acquired under the provisions of Public Law 14 and Public Law 100-581, Section 401. Additional in-lieu sites will be provided for.

Indian Tribal Government - The governing bodies of the Nez Perce Tribes (Nez Perce Tribal Executive Committee), the Confederated Tribes of the Umatilla Indian Reservation (Board of Trustee), the Confederated Tribes of the Warm Springs Reservation of Oregon (Tribal Council), and the Confederated Tribes and Bands of the Yakima Indian Nation (Tribal Council).

Indian Tribes - The Nez Perce Tribe, the Confederated Tribes and Bands of the Yakima Indian Nation, the Confederated Tribes of the Warm Springs Reservation of Oregon, and

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the Confederated Tribes of the Umatilla Indian Reservation.

Industrial Uses - Any use of land or water primarily involved in:

a. Assembly or manufacture of goods or products;

b. Processing or reprocessing of raw materials, processing of recyclable materials or agricultural products not produced within a constituent farm unit;

c. Storage or warehousing, handling or distribution of manufactured goods or products, raw materials, agricultural products, forest products or recyclable materials for purposes other than retail sale and service; or

d. Production of electric power for commercial purposes.

New industrial uses shall not be allowed in the Scenic Area outside Urban Areas.

Interpretive Displays - Signs and structures which provide for the convenience, education, and enjoyment of visitors, helping them to understand and appreciate natural and cultural resources and their relationship to them.

Junk Yard - Any property where persons are engaged in breaking up, dismantling, sorting, distributing, buying or selling of any scrap, waste materials or junk.

Key Components - The attributes that are essential to maintain the long-term use and productivity of a wildlife site. The key components vary by species and wildlife site. Examples include fledgling and perching trees, watering sites, and foraging habitat.

Key Viewing Area (KVA) - Those portions of important public roads, parks or other vantage points within the Scenic Area from which the public views Scenic landscapes. These include:

--Historic Columbia River Highway
--Crown Point
--Highway I-84, including rest stops
--Multnomah Falls
--Washington State Route 14
--Beacon Rock
--Panorama Point Park
--Cape Horn
--Dog Mountain Trail
--Cook-Underwood Road

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--Rowena Plateau and Nature Conservancy Viewpoint
--Portland Women's Forum State Park
--Bridal Veil State Park
--Larch Mountain
--Rooster Rock State Park
--Bonneville Dam Visitor Centers
--Columbia River
--Washington State Route 141
--Washington State Route 142
--Oregon Highway 35
--Sandy River
--Pacific Crest Trail

SMA only:
--Old Washington State Route 14 (County Road 1230)
--Wyeth Bench Road
--Larch Mountain Road
--Sherrard Point on Larch Mountain

Kitchen - A place where food is cooked or prepared as well as the place where the facilities and equipment used to cook, prepare and store food are located.

Land Division - The division or redivision of contiguous land(s) into tracts, parcels, sites or divisions, regardless of the proposed parcel or tract size or use. A land division includes, but is not limited to short subdivisions, partitions and subdivisions. Land division does not include the creation of cemetery plots while used for that purpose.

Landscaping - Improving the aesthetics of a piece of land by the grading, clearing and use of natural or artificial material. Landscaping may be subject to Chapter 14.

Landscape Setting - The combination of land use, landform and vegetation patterns which distinguish an area in appearance and character from other portions of the Scenic Area.

Livestock Feedlot - Stockyards and commercial livestock finishing yards for cattle, sheep, swine and fur bearers. Feedlots do not include winter pasture or winter hay-feeding grounds.

Loading Space - An off-street space or berth on the same lot or parcel with a building or use, or contiguous to a group of buildings or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise or material, and which space or berth abuts upon a street, alley or other appropriate means of ingress and egress.

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Local Street - A street primarily used for access of abutting properties.

Lot - A unit of land that is created by a subdivision of land.

Lot Area - The total horizontal area within the lot lines of a lot.

Lot, Corner - A lot fronting on two (2) or more streets at their junction, said streets forming with each other an angle of forty-five (45) degrees up to and including one hundred thirty-five (135) degrees.

Lot Depth - The perpendicular distance measured from the mid-point of the front lot line to the mid-point of the opposite lot line.

Lot, Interior - A lot other than a corner lot.

Lot Lines - The lines bounding a lot as defined herein.

Lot Line Adjustment - Relocation of one or more common boundary lines between two contiguous parcels that does not create additional parcels. See Property Line Adjustment and Replat.

Lot Line (Front) - In the case of an interior lot, a line separating the lot from the street; and in the case of a corner lot, a line separating the narrowest frontage of the lot from the street.

Lot Line (Rear) - The line dividing one lot from another and on the opposite side of the lot from the front lot line, and in the case of an irregular or triangular shaped lot, a line ten (10) feet in length within the lot parallel to and at the maximum distance from the front lot line.

Lot Line (Side) - In the case of an interior lot, a line separating one lot from the abutting lot or lots fronting on the same street, and in the case of a corner lot, a line separating one lot from the abutting lot or lots fronting on the same street.

Lot (Through) - An interior lot having frontage on two (2) streets.

Lot Width - The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Maintenance - Ordinary upkeep or preservation of a serviceable structure affected by wear or natural elements. Maintenance does not change the original size, scope, configuration or design of a structure.

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Maintenance includes, but is not limited to, painting and refinishing, regrouting masonry, patching roofs, grading gravel roads and road shoulders, cleaning and armoring ditches and culverts, filling potholes, controlling vegetation within rights-of-way, removing trees and other roadside hazards within rights-of-way, and testing and treating utility poles.

Management Plan - The Management Plan for the Columbia River Gorge National Scenic Area.

Manufacture - The processing or converting of raw, unfinished, or finished materials or products or any combination thereof into an article or substance of different character, or for use for a different character or purpose.

Map - A final diagram, drawing or other writing concerning a land division.

Metes and Bounds - The method used to describe a tract or tracts of land for the purposes of ownership or for building development, as contrasted with the description of a part of a properly approved and recorded subdivision plat by the lot number and block designation.

Mitigation - The use of any or all of the following actions:

a. Avoiding the impact altogether by not taking a certain action or parts of an action;

b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation;

c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment; or

d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

Mobile Home -

a. A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962.

b. A mobile house, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962,

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and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.

c. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction.

Mobile Home Community - A mobile home development and related utilities and facilities, including the mobile homes and all of the people living within the development.

Mobile Home Lot - A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Mobile Home Park - Any place where four (4) or more mobile homes are located within five hundred (500) feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

Mobile Home Space - A plot or parcel of land within the mobile home park, designed to accommodate one (1) mobile home.

Mobile Home Stand - That part of a mobile home space which has been reserved for the placement of the mobile home, appurtenant structures, or additions.

Modular Unit - A fabricated, transportable building unit, other than a mobile home, designed to be incorporated at a building site into a structure to be used for residential and/or commercial, industrial, or agricultural purposes, with all of the following characteristics:

a. Having an electrical meter base permanently attached to the structure.

b. Designed and built to the specification of the State or County Building Code for conventional structures in effect at the time of its construction.

c. Having a permanent foundation.

Mosaic (SMA) - The dispersal of overstory and understory leave trees in irregularly spaced clumps of varying sizes throughout an irregularly shaped created forest opening.

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Motor Home - A self-propelled recreation vehicle that is not used as a permanent residence.

Multi-family Dwelling - A dwelling constructed or modified into two or more single-family units.

Native Species - Species that naturally inhabit an area.

Natural Areas - Areas sited in the Columbia River Gorge National Scenic Area Management Plan (Table 10, page I-138 through I-139) as having Representative Plant Communities or as being Botanically Significant.

Natural grade - The undisturbed elevation of the ground level of a property before any excavation or construction operations.

Natural Resource-Based Recreation (SMA) - Recreation activities, uses or facilities that essentially depend on the unique natural, scenic, or cultural resources found within the Scenic Area. Campgrounds, trails, boating and windsurfing facilities, swimming beaches, picnic sites, viewpoints, interpretive parks, and similar outdoor recreation facilities are considered resource-based; whereas golf courses, tennis courts, and rental cabins are not.

Natural Resources - Naturally occurring features including land, water, air, plants, animals, including fish, plant and animal habitat, and scenery.

Natural Resource Specialist - A person with professional qualifications including an academic degree or sufficient professional experience in the subject matter the specialist is being asked to analyze or evaluate.

Negotiate - Any activity preliminary to the execution of a binding agreement for the sale of land in a subdivision or partition, including but not limited to, advertising, solicitation, and promotion of such sale of land.

Net Metering - A simplified method of metering the energy consumed and produced at a private property that has its own renewable energy generator, such as a wind turbine. Under net metering, excess electricity produced by the wind turbine will spin the existing electricity meter backwards, effectively banking the electricity until it is needed by the customer.

Nonconforming lot or parcel - A lot or parcel lawfully created which does not conform to the current requirements of the zone in which it is located.

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Nonconforming Structure or Use - A lawful existing structure or use at the time this Ordinance or any amendment thereto becomes effective, which does not conform to the requirements of the zone in which it is located.

Non-profit Organizations - An organization whose non-profit status has been approved by the U.S. Internal Revenue Service.

Not visually evident (SMA) - A visual quality standard that provides for development or uses that are not visually noticeable to the casual visitor. Developments or uses shall only repeat form, line, color, and texture that are frequently found in the natural landscape, while changes in their qualities of size, amount, intensity, direction, pattern, etc., shall not be noticeable.

Nursing Home - Any home or institution maintained or operating for the nursing and care of four (4) or more ill or infirm adults, not requiring hospital care or hospital facilities.

Official Map - Specifically describes the location of streets, highways, public parks, drainage systems and other public installations, both existing and planned, in the community. Once land has been placed on the official map, the Ordinance so providing restricts any further construction with the planned rights-of-way. The Official Map helps to implement the comprehensive plan.

Old Growth (SMA) - A forest stand usually at least 180-220 years old with moderate to high canopy closure; a multi-layered, multi-species canopy dominated by large overstory trees; high incidence of large trees, some with broken tops and other indications of old and decaying wood (decadence); numerous large snags, and heavy accumulations of wood, including large logs on the ground.

Operational (SMA) - For new agricultural use, an agricultural use shall be deemed operational when the improvements and investments described in the Stewardship Plan are in place on the parcel.

Ordinary High Water Mark - The mark on all streams, ponds, and lakes that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute.

ORS. - The Oregon Revised Statutes.

Other related major structure (SMA) - A structure related to a dwelling on a parcel in

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the SMA that is less than 40 acres in size, which is not incidental and subordinate to the main use of the property. A building or structure that satisfies the definition of "accessory building" is not an "other related major structure" or a "major development action."

Overstory (SMA) - For forest practices, the tall or mature trees that rise above the shorter or immature understory trees.

Owner - The individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

Parcel (Legal)/Lot of Record - A unit of land created as follows:

a. A lot in an existing, duly recorded subdivision; or

b. A parcel in an existing, duly recorded partition (including major or minor land partitions); or

c. By deed or land sales contract prior to 4 September 1974.

A unit of land shall not be considered a separate parcel (legal)//lot of record simply because the subject tract of land:

a. Is a unit of land created solely to establish a separate tax account;

b. Lies in different counties;

c. Lies in different sections or government lots;

d. Lies in different land use or zoning designations; or

e. Is dissected by a public or private road.

Consolidation: See Section 13.200 for "Consolidation of Undeveloped Subdivisions and Legal Parcels".

Parking Lot, Private - Open off-street area used for temporary parking of more than three (3) automobiles, and available with or without charge, and with the permission of owner only.

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Parking Lot, Public - Open off-street area used for temporary parking of more than three (3) automobiles, and available for public use with or without charge.

Parking Space - A minimum gross area available for the parking of a standard American automobile.

Parkway - A park-like major thoroughfare with broad rights-of-way and wide median areas, designed and landscaped to furnish a safe and pleasing drive between parks, scenic areas and principal objectives.

Partition - Either an act of partitioning land or an area or tract of land partitioned as defined in this section.

Partition Land - To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. "Partition land" does not include divisions of land resulting from the creation of cemetery lots; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where any additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by an applicable zoning ordinance. "Partition land" does not include the sale of a lot in a recorded subdivision, even though the lot may have been acquired prior to the sale with other contiguous lots or property by a single owner.

Party - With respect to administrative actions, the following persons or entities only, who file a timely statement or request for hearing as provided by general provisions of this Ordinance, are hereby defined as a party:

a. The applicant and all owners or contract purchasers of record, as shown in the files of the Wasco County Assessor's Office, of the property which is the subject of the application.

b. All property owners of record, as provided in (a) above, within the notification area, as described in Table 2-1, of the property which is the subject of the application.

c. A Citizen Advisory Group pursuant to the Citizen Involvement Program approved pursuant to ORS. 197.160.

d. Any affected unit of local government or public district or state or federal agency.

e. Any other person, or his representative, who is specifically, personally or adversely affected in the subject matter, as determined by the Approving Authority.

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Pedestrian Way - A right-of-way for pedestrian traffic.

Person - An individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, and including any trustee, receiver, assignee, or other similar representative thereof.

Place of Public Assembly - A structure which is designed to accommodate more than twenty-five (25) persons at one time for such purposes as deliberation, education, worship, shopping, entertainment or amusement.

Planning Commission - The Wasco County Planning Commission.

Planning Control Area - An area in a state of incomplete development within which special control is to be exercised over land partitioning.

Plat - A special and final map, diagram or drawing of a subdivision, major or minor partition prepared from completed information, containing writings, descriptions, locations, specification, dedications, provisions, and information concerning a subdivision, being drawn to scale to geometrically represent defined land and setting forth all mathematical data necessary to the identification, location and perpetuation of the various land boundaries indicated thereon, without recourse to supplementary metes and bounds description for conveyances.

Porch - Outside walking area, the floor of which is elevated more than eight (8) inches from the ground.

Practicable - Able to be done, considering technology and cost.

Pre-existing - Existing prior to the adoption of the Columbia River Gorge National Scenic Area Management Plan.

Prevailing Wind Direction - Within 45 degrees of the direction from which wind flows for at least 20 percent of the year based on at least one year's site-specific recorded wind data.

Previously disturbed - An area of land where the natural surface has been graded, excavated, paved and/or graveled.

Private Road - A road which is not public, but which intersects with an existing public road, including but not limited to:

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a. roads designed primarily for resource use and under the jurisdiction of Bureau of Land Management (BLM), U.S. Forest Service, or Oregon State Forestry Department;

b. gateway roads; and,

c. statutory ways of necessity.

Project Area - The geographic area or areas within which new development and uses may cause changes in the character or use of cultural resources, if any such resources exist.

Property Line Adjustment - The relocation a common property line between two abutting properties. See Lot Line Adjustment.

Public Road - A road over which the public has a right of use that is a matter of public record and was legally created at the time of dedication.

Public Use Facility - Recreation development(s) which meet the definition of "recreation facility" in this ordinance and are open for use by the general public. Private clubs and other facilities limited to members or otherwise restricted in availability shall not be considered public use facilities.

Ramada - A freestanding roof or shade structure installed above the roof of a mobile home that provides protection from rain, snow, sun or other forms of inclement weather.

Rare Plant Species - Used in a generic sense to refer to various categories of sensitive plants cited in federal and state programs.

Reconnaissance Survey - Actions conducted to determine if archaeological resources are present in an area that would be affected by a proposed use. Reconnaissance surveys may include archival research, surface surveys, subsurface testing, and ethnographic research.

Recreation Facility - A cluster or grouping of recreational developments or improvements located in relatively close proximity to one another, and which are not separated in distance by more than one-quarter mile of land not containing any such developments or improvements, except for roads and/or pathways.

Recreation Opportunity Spectrum (ROS) - A means of classifying areas in relation to the types of recreation opportunities and experiences they provide or are appropriate for. The spectrum ranges from primitive (wilderness areas) to urban (highly modified areas).

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a. Primitive: Remote, inaccessible areas with a high degree of solitude and with resources essentially unmodified.

b. Semiprimitive: Areas accessible only by primitive transportation routes, with low to moderately infrequent human encounters and with only subtle modifications to the natural setting.

c. Roaded Natural: Roaded areas with moderately frequent human encounters and with resource modifications evident.

d. Rural: Roaded areas with moderate to highly frequent human encounters and with the natural setting dominated by cultural modifications.

e. Suburban: Areas representing the rural-urban interface, with urban-like roads, structures, highly frequent human encounters, and dominant resource modifications encroaching into the rural landscape.

f. Urban: Highly accessible, roaded areas dominated by human encounters and human-related structures.

Recreation Resources - Areas and facilities that provide recreation opportunities and experiences. Recreation resources include semi-primitive areas with few facilities and developed sites.

Recreational Vehicle or Camping Vehicle - See Camping and Recreational Vehicle.

Recreational Vehicle Park - A lot or tract where the primary land use is the parking, on a fee or other basis, occupied by motor homes, truck campers, travel trailers, or other recreational vehicles.

Regularly maintained - An area of land that has been previously disturbed and where periodic actions have been taken to:

a. keep the area clear of vegetation (e.g., shoulders, utility yards); and

b. limit the height and type of vegetation (e.g., utility rights-of-way), and/or

c. establish and retain non-native vegetation (e.g., landscaped medians, rest area grounds).

Rehabilitation (Natural Resources) - A human activity that returns a wetland, stream, buffer zone, or other sensitive area that was disturbed during construction of a permitted

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use to its natural or pre-construction condition.

Remnant old forest (SMA) - Large trees in the overstory that are well into the mature growth state (older than 180 years).

Repair - Replacement or reconstruction of a part of a serviceable structure after damage, decay or wear. A repair returns a structure to its original and previously authorized and undamaged condition (in kind). It does not change the original size, scope, configuration or design of a structure, nor does it excavate beyond the depth of the original structure.

Repair includes, but is not limited to, re-roofing a building, replacing damaged guardrails, reconstructing a rotten deck or porch, replacing a broken window or door, replacing a utility pole and associated anchors, replacing a section of broken water or sewer line, replacing a damaged or defective utility line, reconstructing a portion of a building damaged by fire or a natural event, and replacing railroad ties or rails.

Replat - The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat, to increase or decrease the number of lots in a subdivision, or to correct an error or irregularity in the original plat.

Reserved Open Space - Land areas reserved through public dedication, public ownership, easements, covenants, or other devices for public use and limited development.

Residential Trailer - A portable residence that is transportable on public highways by permanently attached axles, the dimensions of which do not exceed thirty-two (32) feet in length, or eight (8) feet in width, or any equivalent dimension combination.

Resource-based Recreation - Those recreation uses which are essentially dependent upon the natural, scenic or cultural resources of the Scenic Area and which do not adversely affect those resources upon which they depend.

Restaurant - A public establishment for the purpose of selling meals to customers.

Restoration (Wetlands) - A human activity that converts an area that was formerly a wetland back into a wetland. This definition presumes that the area to be restored no longer qualifies as a wetland because of past activities, alterations, or catastrophic events.

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Retirement Center - A building or group of buildings containing separate dwelling units designed for and occupied principally (at least one occupant of each dwelling unit), by persons over the age of sixty (60) years, excluding convalescent and nursing care as a function of the center.

Reversed Corner Lot - A corner lot where the street side line is substantially a continuation of the front lot line of the first lot to its rear.

Review uses - Proposed uses and developments that must be reviewed by Wasco County to determine if they comply with the Wasco County National Scenic Area Land Use and Development Ordinance.

Right-of-Way - The area between boundary lines of a street or other easement.

Riparian Area - The area immediately adjacent to streams, ponds, lakes, and wetlands that directly contributes to the water quality and habitat components of the water body. This may include areas that have high water tables and soils and vegetation that exhibit characteristics of wetness, as well as upland areas immediately adjacent to the water body that directly contribute shade, nutrients, cover, or debris, or that directly enhance water quality within the water body.

Road - The entire right-of-way of any public or private way that provides ingress to or egress from property by means of vehicles or other means or that provides travel between places by means of vehicles. "Road" includes, but is not limited to:

a. Ways described as streets, highways, throughways, or alleys;

b. Road-related structures that are in the right-of-way such as tunnels, culverts or similar structures; and

c. Structures that provide for continuity of the right-of-way such as bridges.

Roadway - The portion or portions of a street right-of-way developed for vehicular traffic.

Rotor - A system of rotating aerodynamic elements and hub assembly attached to a shaft that converts the kinetic energy in the wind into mechanical energy or a rotating element in an electrical generator.
Rotor Diameter - Twice the distance from the center of rotation to the outermost point of the blade.

Sale or Sell - Includes every disposition or transfer of land in a subdivision or partition or an interest or estate therein.

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Scenic Area - The Columbia River Gorge National Scenic Area.

Scenic Travel Corridor - Those portions of Interstate 84, the Historic Columbia River Highway, Oregon Highway 35, and Washington State Routes 14, 141, and 142 located in the Scenic Area, specifically designated to be managed as scenic and recreational travel routes.

School, Commercial - A building where instruction is given to pupils in arts, crafts, or trades, and operated as a commercial enterprise, as distinguished from schools endowed and/or supported by taxation.

School, Elementary - A school offering instruction to one (1) or more grades, between and including the fifth through the eighth, exclusively, or in combination with grades lower than the fifth.

School, High - A school offering instruction to one (1) or more grades, between and including the ninth through the twelfth, or in combination with the seventh and eighth grades.

School, Nursery - A school offering instruction and guided activity to kindergarten or pre-kindergarten classes.

School, Primary - A school offering instruction to one (1) or more grades, between and including kindergarten through the fourth.

School, Private or Parochial - A school under the control of and financed primarily by a religious or philanthropic and non-profit institution operating in conformance with relevant State Department of Education regulations.

School, Public - A school under the control of and financed by legally constituted public school districts in the State of Oregon.

Seasonal Farm Worker - Any person who, for an agreed remuneration or rate of pay, performs temporary labor for another to work in production of farm products or planting, cultivating or harvesting of seasonal agricultural crops or in forestation or reforestation of lands, including but not limited to, the planting, transplanting, tubing, pre-commercial thinning and thinning of trees and seedlings, the clearing, piling and disposal of brush and slash and other related activities.

Secretary - The Secretary of Agriculture.

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Sectional Home - Defined the same as a modular home.

Sensitive Plant Species - Plant species that are

a. endemic to the Columbia River Gorge and vicinity,

b. listed as endangered or threatened pursuant to federal or state endangered species acts, or

c. listed as endangered, threatened or sensitive by the Oregon Natural Heritage Program as they appear in lists on file at the Columbia River Gorge Commission Office.

In the Special Management Area, sensitive plant species also include plant species recognized by the Regional Forester as needing special management to prevent them from being placed on federal or state endangered species lists. The Forest Service and Gorge Commission are responsible for necessary updates to the lists.

Sensitive Wildlife Species - Animal species that are:

a. listed as endangered or threatened pursuant to federal or state endangered species acts,

b. listed as sensitive by the Oregon Fish and Wildlife Commission, or

c. considered to be of special interest to the public, limited to great blue heron, osprey, mountain goat, golden eagle, and prairie falcon as they appear on lists on file at the Columbia River Gorge Commission office.

In the Special Management Area, sensitive wildlife species also include animal species recognized by the Regional Forester as needing special management to prevent them from being placed on federal or state endangered species lists. The Forest Service and Gorge Commission are responsible for updating the referenced lists.

Service Station - A business operated for the purpose of retailing and delivering motor vehicle fuel into the fuel tanks of motor vehicles.

Serviceable - Presently useable.

Sewage - Water-carried human or animal waste and kitchen, bath, or laundry waste, from a building, together with such groundwater infiltration and surface water as may be present.

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Shall - Action is mandatory.

Should - Action is encouraged.

Shrub - A woody plant usually greater than 3 feet but less than 20 feet tall that generally exhibits several erect, spreading, or prostrate stems and has a bushy appearance. (Note: For the Management Plan, seedlings of woody plants that are less than 3 feet tall shall be considered part of the herbaceous layer.)

Sidewalk - A pedestrian walkway with permanent surfacing.

Sign - Any placard, poster, billboard, advertising structure or inscribed surface, pattern or artificial lighting, pictorial or symbolic ornament, emblematic structure, banner, fluttering apparatus, statue, model, ornamental figure, or other visually communicative or expressive device that is visible from an out-of-doors position and is used to advertise or call the public's attention to any public, business, commercial, industrial, recreational or any other activity, object for sale or lease, person or place, or to bear any kind of message. It includes any surface on which a name, text, device, signal, ornament, logotype, or advertising matters is made visible. The meaning of "sign" shall also include any sign currently in disuse, but still visible from an out-of-doors position, any frame or support structure erected specifically to bear or uphold a sign.

Sign, Advertising - A sign which directs attention to a business, product, activity, or service which is not necessarily conducted, sold or offered upon the premises where such a sign is located.

Significant Adverse Effect - A consequence of a facility that irreparably reduces management of or damages a resource listed as a standard and identified in the comprehensive plan and the Wasco County Land Use and Development ordinances.

Significant Archaeological Sites - Sites possessing valuable artifacts or evidence of prehistoric cultures, including areas catalogued by the National Park Service, United States Department of the Interior, and areas identified by academic institutions.

Significant Change - A change in an existing facility which increases the impact of the facility on abutting properties. This provision shall be interpreted broadly to invoke review of any potentially significant change. However, a significant change shall not include ordinary and regular maintenance, actions such as research, monitoring, and impact mitigation that were authorized or required by law. Significant change shall not include other actions, such as reconducting, which may increase the useful life of the facility without increasing long-term, off-site impacts.

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Significant Cultural Resource (SMA) - A cultural resource that is included in, or eligible for inclusion in, the National Register of Historic Places. [The criteria for evaluating the eligibility of properties for the National Register of Historic Places appears in "National Register Criteria for Evaluation" (36 CFR 60.)]

Significant Interference with Wind Access - A ten (10) percent decrease in wind speed caused by an obstruction(s).

Single-wide Mobile Home - One (1) complete living unit constructed on a single chassis.

Skyline - The line which represents the place at which a landform, such as a cliff, bluff or ridge, meets the sky, as viewed from a specified vantage point. In areas with thick, unbroken tree cover, the skyline is generally formed by the top of the vegetative canopy. In treeless areas or areas with more open tree cover, the skyline is generally formed by the surface of the ground.

Slope - An incline in an oblique direction from the perpendicular.

SMA Only - This is a reference mechanism throughout this ordinance to signify that a use or criteria is only applicable in the Special Management Area.

Soil Capability Class - A classification system developed by the U.S. Soil Conservation Service to group soils as to their capability for agricultural use.

Special District - Any unit of local government other than city or county, authorized and regulated by statute. Special district includes, but is not limited to: water control districts, irrigation districts, port districts, regional air quality control authorities, fire districts, mass transit districts, sanitary districts, and Soil & Water Conservation District.

Special Habitat Area - Wetlands, mudflats, shallow water, and riparian vegetation that have high values for waterfowl, shorebirds, raptors, songbirds, upland game, and reptiles.

Special Streams - Streams that are primary water supplies for fish hatcheries and rearing ponds.

Stable, Private - A detached accessory building for the keeping of horses owned by the occupants of the premises and which are not kept for remuneration or profit.

Stand - A group of trees possessing uniformity with regard to type, age, vigor, or size.

Standard Drawing - A drawing drawn to the specifications as established by the County Planning Director or County Roadmaster.

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Story - A single floor level of a structure as defined by the Uniform Building Code.

Story, Half - A story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.

Streams - Areas where surface water produces a defined channel or bed, including bedrock channels, gravel beds, sand and silt beds, springs and defined-channel swales. The channel or bed does not have to contain water year-round. This definition is not meant to include irrigation ditches, canals, storm or surface-water runoff structures or other artificial watercourses unless they are used to convey streams naturally occurring prior to construction in such water-courses.

For this ordinance, streams are categorized into two classes: perennial streams and intermittent streams. Perennial stream means a stream that flows year-round during years of normal precipitation. Intermittent stream means a stream that flows only part of the year, or seasonally, during years of normal precipitation.

Street - The entire width between the right-of-way lines of every way for vehicular and pedestrian traffic, and includes terms, "roads", "highways", "land", "place", "avenue", "alley", and other similar designations.

Street Plug or Reserve Strip - A narrow strip of land controlling access to a street or half street, title to which is dedicated to the County and the disposal of which land shall be placed within the jurisdiction of the County Court for disposal under conditions approved by the Commission.

Structure - That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. This includes, but is not limited to buildings, walls, fences, roads, parking lots, signs and additions/alterations to structures.

Subdivide - To effect a subdivision, as applied to this Ordinance.

Subdivider - Any person, as defined herein, who undertakes proceedings to effect a subdivision of land, including changes in street or lot lines, for the purpose of transfer of ownership of development.

Subdivide Land - To divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

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Subdivision - Either an act of subdividing land or an area or tract of land subdivided as defined in this section.

Submit - To deliver a document (e.g., land use application, written comment) to a reviewing agency's office by personal delivery, commercial delivery, mail, fax, or E-mail. When a document must be submitted within a specified period, it must arrive at the reviewing agency's office by the close of business on the last day of the specified period.

Subsurface Testing - Any procedure that removes material from beneath the ground surface for the purpose of identifying cultural resources, such as shovel tests, posthole digger tests and auger borings.

Suitability - The appropriateness of land for production of agricultural or forest products or for recreation, considering its capability for production, surrounding uses and features associated with development, compatibility with scenic, cultural, natural and recreation resources, compatibility among uses, and other cultural factors, such as roads, powerlines, dwellings and size of ownership.

Swept Area - Area perpendicular to the wind velocity that a rotor will cover during one complete rotation.

Tax Lot - An identification number assigned by the Oregon Department of Revenue to delineate property ownership for the purpose of taxation.

Tentative Plan Map for a Partition - A drawing or diagram prepared from completed information, in compliance with regulations and ordinances adopted pursuant to O.R.S. 92.046, and regulations of O.R.S. 209.205, representing defined land, setting forth intentions in writing, and including relative mathematical and descriptive data for preparation of conveyances by metes and bounds descriptions.

Thinning (SMA) - A forest practice intended to create favorable conditions for the continued growth of trees within an existing stand of trees. A thinning becomes a forest opening in coniferous forests when the average canopy closure of the overstory layer is zero or less than 40 percent and the understory layer is less than 60 percent average canopy closure of trees averaging less than 5 inches diameter at breast height. A thinning becomes a forest opening in oak woodlands when the total average canopy closure is less than 25 percent.

Tiedowns - Strapping or cables attached to the mobile home and connected to anchors embedded in the ground, which secure a mobile home from damage and movement during high winds.

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Total canopy closure (SMA) - For forest practices, the percentage measuring the degree to which all layers of the tree canopy combine together to block sunlight or obscure the sky as measured from below.

Total WECS Height - The height of a WECS measured from ground level to the highest vertical extension of a WECS.

Tourist Court - A group of attached or detached buildings containing separate rooms or living units for the temporary use of automobile travelers, having garage attached or parking space adjacent to every unit, including auto courts, motels, or motor cottages.

Tract - All contiguous lots, parcels or lot of records under the same ownership.

Travelers Accommodations - Any establishment having rooms rented or kept from rent on a daily or weekly basis to travelers or transients for a charge or fee paid or to be paid for rental use or use of facilities.

Travel Trailer - A recreation vehicle that is not used as a permanent residence, is transportable on public highways by permanently attached axles, and does not exceed thirty-two (32) feet in length, or eight (8) feet in width, or any equivalent dimension combination.

Treatment (SMA) - For forest practices, a site-specific operation that carries out the forest management objectives for an area.

Treaty Rights or Other Rights - Rights reserved by the Indian tribes through the Treaties of 1855. These include the right of fishing at all usual and accustomed places, as well as the privilege of pasturing livestock and hunting and gathering on open and unclaimed lands in common with the citizens of the states.

Tributary Fish Habitat - Streams that are used by anadromous or resident fish for spawning, rearing and/or migration.

Truck Camper - A recreation vehicle, camper, or canopy that fits onto the bed of a pickup or flat-bed truck, and that is not used as a permanent residence.

Understory (SMA) - For forest practices, the shorter or immature trees below the tall or mature overstory trees.

Undertaking - Any project, activity, program or development or change in land use that can result in changes in the character or use of a cultural resource, if any such cultural

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resources is located in the area of potential effects. For federal undertakings, the project, activity, or program must be under the direct or indirect jurisdiction of a federal agency or licensed or assisted by a federal agency. Undertakings include new and continuing projects, activities, or programs and any of their elements (36 CFR 800.2(o).

Unimproved Lands - Lands that generally do not have developments such as buildings or structures.

Unique Ecologic Associations - Land areas where species composition, vegetative characteristics, or systems variations produce ecologic patterns of unusual and rare quality that cannot be observed elsewhere in Wasco County.

Unique Geological Features - Fossil beds, formation type locations, and major structural features that cannot be observed elsewhere in the State of Oregon.

Unit of Land - An area of contiguous land at least of sufficient size to meet minimum zoning requirements for use, coverage of an area, and to provide such yards and other open spaces as are required by this Ordinance; such property shall have frontage on a public street, or such other access approved by the Commission or Court under provisions of this ordinance. A unit of land may be:

a. A single lot of record;

b. A lot as defined herein;

c. A parcel, as defined herein.

Upland - any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet to elicit development of vegetation, soils and/or hydrologic characteristics associated with wetlands.

Use - The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is not or may be occupied or maintained.

Use, Conditional - The term applied to a use which may be permitted by the application for, and the issuance of a Conditional Use Permit.

Use Permit - A permit allowing a specific use.

Use, Professional - The place of business of a person engaged in a profession such as accountant, architect, artist, attorney-at-law, professional engineer, land surveyor, insurance agent, real estate broker, landscape architect, or practitioner of the human

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healing arts.

Use, Prohibited - A use not allowed in a zoning district.

Uses allowed outright - New uses and developments that may occur without being reviewed by Wasco County to determine if they are consistent with the Wasco County National Scenic Area Land Use and Development Ordinance.

Utility Facility - Any structure which provides for the transmission or distribution of water, sewer, fuel, electricity, communications.

Variance - A specific deviation from a part of this Ordinance.

Vehicle Site - The area or place used for parking occupied residential trailers or recreational vehicles, and may include sewer, water, gas or electrical hook-ups. Places used to store unoccupied recreational vehicles are not considered to be recreational vehicle sites.

Vertical Axis WECS - A WECS which rotor axis is vertical.

Vested right - The right to develop or continue to develop a use, development or structure that was reviewed and approved pursuant to the Wasco County Land Use and Development Ordinance.

Veterinary Hospital - An institution providing overnight medical services for sick and injured animals, and including such related facilities as laboratories, X-ray, and boarding.

Veterinary Office - An office which provides medical services for sick and injured animals on an out-patient basis.

Viewshed - A landscape unit seen from a key viewing area.

Visual Quality Objective (VQO) - Is a set of visual management goals established by the Forest Service to achieve a desired visual objective. These objectives include retention and partial retention, and others in the Mt. Hood and Gifford Pinchot National Forest Plans.

Visually Subordinate - A description of the relative visibility of a structure or use where that structure or use does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point. As opposed to structures which are fully screened, structures which are visually subordinate may be partially visible. They are not visually dominant in relation to their surroundings. Visually subordinate forest practices

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in the SMA shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of size, amount, intensity, direction, pattern, etc., shall not dominate the natural landscape
setting.

Waterbody - A lake, wetland, or Class I or Class II stream.

Water-Dependent - Uses that absolutely require, and cannot exist without, access or proximity to, or siting within, a water body to fulfill their basic purpose. Water-dependent uses include, but are not limited to, docks, wharfs, piers, dolphins, certain fish and wildlife structures, boat launch facilities, and marinas. Dwellings, parking lots, spoil and dump sites, roads, restaurants, trails and paths, trailer parks, resorts, and motels are not water-dependent.

Water-Related - Uses not directly dependent upon access to a water body, but whose presence facilitates public access to and enjoyment of a water body. In the General Management Area, water-related uses shall be limited to boardwalks, trails and paths, observation decks, and interpretive aids, such as kiosks and signs.

WECS - See Wind Energy Conversion System.

WECS Site - The lot or lots upon which a WECS is situated. If abutting lots are used primarily for WECS, the WECS site encompasses all such abutting lots.

WECS Tower - Subsystem of a WECS that supports the rotor, or other collection device, above-ground.

Wetlands - Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence or vegetation typically adapted for life in saturated soil conditions. This does not include riparian areas, rivers, streams, and lakes.

Wetlands Functions - The beneficial roles that wetlands serve, including storage, conveyance, and attenuation of floodwaters and stormwaters; groundwater recharge and discharge; protection of water quality and reduction of sediment and erosion; production of waterfowl, game and nongame birds, mammals, and other living resources; protection of habitat for endangered, threatened, and sensitive species; food chain support for a broad range of wildlife and fisheries; educational, historical, and archaeological value protection; and scenic, aesthetic, and recreational amenities.

Wildlife Areas - Areas identified and inventoried by wildlife biologists from several federal

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and state resource agencies that have special values including:

a. Areas that are used by wildlife species that have limited or declining populations.

b. Habitats that are highly vulnerable to the effects of new development and uses.

c. Areas that support large numbers of wildlife species.

d. Areas that are essential to the long-term existence of a given species, including breeding habitat, seasonal ranges, and movement corridors.

e. Habitat of limited availability.

The Management Plan for the Columbia River Gorge National Scenic Area lists the types of habitat areas inventoried in Table 4, page I-129. The Columbia River Gorge Commission has a list on file of the habitat sites. The Forest Service and Gorge Commission will provide and update mapped inventory information for County use.

Wind Energy Conversion System (WECS) - A device that converts the kinetic energy in the wind into electric energy. The WECS includes all parts of the system except transmission lines.

Wind Energy Facility - One or two WECS including all parts of the system on the same tract.

Wind Measurement Device - An instrument for measuring wind speed and/or direction, including the tower or pole upon which it is mounted.

Winery - An agricultural facility used for processing grapes into wine, including laboratories, processing areas, offices, and storage areas. A winery is distinct from a wine sales/tasting room; each of these uses must be explicitly reviewed and approved.

Wine sales/tasting room - A facility that is accessory to a winery and used for tasting and retail sales of wine, including interior space (e.g., wine bar, sitting room) and exterior space (e.g., patio, veranda). A wine sales/tasting room shall not be used for preparing or serving meals or hosting weddings, receptions or other commercial events, unless allowed, reviewed and approved under the "Commercial Events", Section 20.030 of this Ordinance. A wine sales/tasting room is distinct from a winery; each of these uses must be explicitly reviewed and approved.

Woody Plant - A seed plant (gymnosperm or angiosperm) that develops persistent, hard, fibrous tissues.

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Yard - An open space on a lot with a building and bounded on one (1) or more sides by such building, such space being unoccupied and unobstructed from the ground upward.

Yard, Front - A yard between the front line of the main building (exclusive of steps), and the front property line. Front property line is that side of a lot or parcel where access is obtained from a street or road.

Yard, Rear - An open, unoccupied space on the same lot with the main building, between the rear line of the main building (exclusive of steps, porches, and accessory buildings), and the rear line of the lot.

Yard, Side - An open, unoccupied space on the same lot with the main building, between the side wall line of the main building and the side line of the lot.

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CHAPTER 2 - DEVELOPMENT APPROVAL PROCEDURES

SECTION 2.010 Purpose

The purpose of this Chapter is to establish procedures for approval of development required by this Ordinance, appeals from aggrieved persons and parties, and review of any decision by a higher authority.

SECTION 2.020 Review Process

An application for Type II, III, or IV approval required by Wasco County shall be processed by Administrative Action, quasi-judicial Public Hearing or, Legislative Public Hearing pursuant to applicable sections of this Ordinance. Quasi-judicial Public Hearings shall be held on all applications for a permit or approval required by these regulations, provided that hearings shall not be held in those matters the Director has authority to act upon, unless an appeal be taken.

SECTION 2.030 Applying New Less-Stringent Regulations to Development Approved Under Prior Scenic Area Regulations (GMA & SMA)

A landowner may submit a land use application to alter conditions of approval for an existing use or structure approved under prior Scenic Area regulations (e.g., Columbia River Gorge National Scenic Area Final Interim Guidelines, original Management Plan), subject to the following standards:

A. The applicant(s) shall apply for the same development that was reviewed in the original decision.

B. The development shall remain in its current location.

C. The application shall be reviewed by Wasco County and shall be governed by all applicable application and review procedures indicated in this Chapter.

D. The entire development shall be reviewed to ensure that it would fully comply with all the current criteria in Chapter 14 (i.e., land use, treaty rights, scenic resources, cultural resources, recreation resources and natural resources) as well as any other applicable review criteria.

E. The new decision shall supersede the original decision.

F. The new decision may remove or revise original conditions of approval or add new conditions of approval to ensure full compliance with all the current criteria.

SECTION 2.040 Coordination of Development Approval

A. The Director shall be responsible for the coordination of a development application and decision-making procedures and shall approve developments when proper application is made and the proposed development is in compliance with the provisions of this Ordinance, the Wasco County Comprehensive Plan, and the Management Plan for the Columbia River Gorge National Scenic Area.

B. The coordination of development application shall include the opportunity for the applicant to apply for all permits necessary for a development project at one time. The consolidated procedure shall be subject to the time limitations set out in this chapter.

C. After an application has been submitted, no building permit application for the proposed use shall be signed until final action has been taken and all required conditions have been met. Following final action on the application, the issuance of zoning approval on a building permit application shall be in conformance with the zoning regulations of this Ordinance, and any conditions of development approval.

SECTION 2.050 Wasco County Application Authority

The Following includes only the Wasco County Application Authority. All quasi – judicial appeals and legislative actions decided upon by the Columbia River Gorge Commission shall be governed by the Management Plan for the Columbia River Gorge National Scenic Area.

A. The Director shall have the authority to review the following applications for Type II Administrative Actions, and shall follow the procedure provided by this Ordinance to accomplish such review.

1. Basic Provisions (Chapter 3)
2. Uses permitted subject to Expedited Review (Chapter 3).
3. Uses permitted Subject to Additional or Referenced Standards (Chapter 3)
4. Conditional Use Reviews (Chapter 5)
5. Administrative Variances (Chapter 6)
6. Temporary Use Permits (Chapter 8)
7. Non-conforming Use Reviews (Chapter 13)

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8. Scenic Area Reviews (Chapter 14)

9. Partition Approvals, except as provided for in 2.050(B), re-plats and property line adjustments. (Chapter 21)

10. Permitted uses which require the interpretation or the exercise of policy or legal judgment.

B. The following applications for Type III and Type IV Quasi Judicial and Legislative Actions shall be heard by the Planning Commission, pursuant to Sections 2.100, 2.180, 2.190, 2.200, 2.210, and 2.220 of this Ordinance:

Type III Actions

1. Appeals of Decision of Director made pursuant to 2.050(A) and any ministerial action of the Director.

2. Matters which the Director elects not to review, pursuant to 2.050(A).

3. Revocation of Conditional Use Permits (Chapter 5)

4. Variances (Chapter 6)

5. Mobile Home Parks (Chapter 16)

6. Recreational Vehicle Parks (Chapter 17)

7. Cluster Developments (Chapter 18)

8. Preliminary Partitions involving private or public road approval (Chapter 21)

9. Subdivisions (Chapter 21)

10. Private Road Approvals (Chapter 21)

Type IV Actions

11. Recommendation to the County Court on Plan Amendments (Chapter 9)

12. Recommendation to the County Court on Zone Change and Ordinance Amendments (Chapter 9)

13. Recommendation to the County Court on street dedications (Chapter 21)

C. The following application for Type III and Type IV Quasi Judicial and Legislative Actions shall be heard by the County Court, pursuant to Sections 2.100, 2.180 2.190, 2.200, 2.210, and 2.220 of this Ordinance:

Type III Actions

1. Appeals of a Planning Commission Decision made pursuant to 2.050(B)(1) – (10) .

Type IV Actions

2. Plan Amendments (Chapter 9)

3. Zone Change and Ordinance Amendments (Chapter 9)

4. Street Dedications (Chapter 21)

SECTION 2.060 Who May Apply

A. Development request may be initiated by one or more of the following:

1. All owner(s) of the property which is the subject of the application; or

2. The purchaser(s) of such property who submits a duly executed written contract, or copy thereof, which has been recorded with the Wasco County Clerk; or

3. The purchaser(s) of such property who submits a duly executed earnest money agreement stating the land use action proposal; or

4. A lessee in possession of such property who submits written consent of the owner(s) to make such application; or

5. Resolution of the County Court or Commission; or

6. County Road Department, (when dealing with land involving public works projects).

Any of the above may be represented by an agent who submits written authorization by his principal to make such application.

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SECTION 2.070 Pre-Application Conference

An applicant may request a pre-application conference prior to submitting a request For development approval. The purpose of the conference shall be to acquaint the applicant with the substantive and procedural requirements of this Ordinance, provide for an exchange of information regarding applicable elements of the Comprehensive Plan, the Management Plan for the Columbia River Gorge National Scenic Area, and development requirements, arrange such technical and design assistance as will aid the applicant, and to identify policies and regulations that create opportunities or pose significant constraints for the proposed development.

SECTION 2.080 Completeness

A. Complete Application Required:
Any proposed use, development or structure, including expedited review uses,shall be reviewed according to the standards in effect on the date an applicant submitted a complete land use application. A complete application is one the Director determines contains:

1. A complete application form, including all applicable information and review criteria listed on the application form, the Complete Application Submittal requirements of Section 14.020, and any additional information indicated throughout this ordinance; and

2. The required fee, pursuant to Section 2.090.

3. If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the applicant(s) notifying them of exactly what information is missing. The applicant(s) shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31st day after receipt of the application pursuant to ORS 215.427.

   Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. As a result, the proposal will be denied. Pursuant to 2.120(D) the applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

B. Quasi Judicial Time Limitations

After deeming a quasi judicial application listed in Section 2.050 complete, the Director shall act on or cause a hearing to be held on the application within the time requirements of ORS. 215.427 unless such time limitation is extended with the consent of the applicant.

SECTION 2.090 Filing Fees

A. Any application filed with the Planning Department shall be accompanied by the appropriate filing fee to reimburse the County for processing costs attendant upon the application.

B. Fees shall not exceed the actual or average cost of providing the service.

C. Any and all fees shall be established by County Court Order, be separate from this Ordinance, and may be revised whenever necessary.

D. A filing fee may be waived by the County Court following the procedures indicated in the current fee schedule.

E. All fees received pursuant to this Section shall be deposited in the County General Fund.

F. Fees are not transferable or refundable.

SECTION 2.100 Notice Requirements

A. Type II - Administrative Action

1. Notice Recipients - Notice for an Administrative Action, pursuant to 2.050(A) shall be mailed at least fifteen (15) days prior to a decision to the following:

   a. The applicant and all owners or contract purchasers of record of the property which is the subject of the application;

   b. All owners of property and agencies as stipulated by the notification matrix (Table 2-1);

   c. Any affected governmental agency or public district within whose boundary the subject property lies;

   d. The city within whose recognized Urban Area Boundary the subject property lies;

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e. Other persons as may be clearly and necessarily affected by the result of the development request and as required due to the presence of Scenic, Natural or Cultural Resources.

f. The USDA Forest Service, the Columbia River Gorge Commission, the State of Oregon, and the four Indian tribal governments.

g. Any individuals or groups having a subscription to receive notice of all planning actions taken by the Wasco County Planning and Development Office.

h. Owners of a public use airport of any land use action within 5,000 feet of the side or end of a "visual airport" runway, or within 10,000 feet of an "instrument airport" runway, unless the action involves structures less than thirty-five (35) feet tall outside the runway approach surface.

i. For an expedited review the notice shall be the preliminary decision pursuant to Sections 2.110 and 2.120. Written comments on the proposed development will be received within 12 days from the date a notice is sent from the four Indian tribal governments, the Gorge Commission, the Forest Service, all landowners within 200 feet of the subject parcel, and any other interested parties. If written comments are received from any of the above described, the comments will be included in the review and a new decision with appeal period will be issued pursuant to Sections 2.110 and 2.120. If no comments are received from these entities, the decision will be considered final unless appealed by another party pursuant to Section 2.150.

2. Contents of Notice - Notice for a Type II - Administrative Action shall be filed with the Director and and shall include the following information:

a. The location, title of the request and the date such notice was sent;

b. The general location of the subject property and legal description;

c. The legal owner of record and the name of applicant seeking review;

d. The present zoning of the subject property and applicable Ordinances and sections;

e. The nature of the application;

f. The deadline for filing comments on the request.

g. For expedited reviews, the notice shall also include a copy of the

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application which shall only be required to be sent to the Gorge Commission, Forest Service and four Indian Tribal Governments.

3. Additional Notice Criteria

   a. The County shall determine if a wildlife management plan as required in 14.600(C)(5), or rare plant protection and rehabilitation plan as required in 14.600(D)(5) is needed within seven (7) days of the close of the fifteen (15) day public comment period.

   b. For proposed uses or developments where a cultural resource survey (Reconnaissance or historic) is required to be performed by the Commission in accordance with 14.500(B), the survey shall be completed by the close of the fifteen (15) day public comment period.

   c. All cultural resource surveys shall be forwarded to the State Historic Preservation Office and Indian Tribes for a thirty (30) day cultural resource review period in accordance with Section 14.500(C)(3).

   d. Within seven (7) days of the close of the thirty (30) day cultural resource comment period, a determination of need for an evaluation of significance, as provided for in 14.500(D), shall be made by the County, in consultation with Tribes and State Historic Preservation Office.

   e. An affidavit of all publication and mailing notices shall be made part of the record.

B. Type III - Quasi Judicial Public Hearing

1. Notice Recipients - At least twenty (20) days prior to the date of a quasi-judicial public hearing listed hearing under 2.050(B)(1) – (10) and ten (10) days prior to the date of a public hearing listed under 2.050(C)(1), notice shall be sent or provided to the same list indicated in (A)(1) above unless otherwise specified, in addition to the following:

   a. Notice shall be given by publication in the official newspaper of Wasco County at least fifteen (15) days prior to the date of a quasi-judicial public hearing listed under 2.050(B)(1) – (10) and ten (10) days prior to the date of a hearing listed under 2.050(C)(1).

   b. Notice of Review by the County Court pursuant to 2.050(C)(1) shall also be posted in at least two (2) different public locations and published in the official newspaper of Wasco County at least ten (10) days prior to the date set for the hearing.

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2. Contents of Notice - In addition to the Contents of the Notice listed in (A)(2) above, with the exception of (f) & (g), the notice for a quasi judicial public hearing listed under 2.060(B) (1) – (10) and (C)(1) shall also include the date, time and place of hearing and the name of the hearing body;

3. Additional Notice Criteria - The provisions of (A)(3) above shall be applicable to quasi judicial public hearings listed under 2.050(B)(1) – (10) and 2.050(C)(1).

C. Type IV - Legislative Hearing Notice

1. Planning Commission Notice Requirements – Notice shall be sent at least fifteen (15) days prior to the date of a legislative hearing.

   a. Recipients to be determined by Wasco County Court in addition to the following agencies:

      (1) The USDA Forest Service, the Columbia River Gorge Commission, the State of Oregon, and the four Indian tribal governments

      (2) All applicable local, state, and federal natural resource agencies

      (3) State Historic Preservation Office

      (4) Historic Columbia River Highway Advisory Committee

      (5) Any individuals or groups having a subscription to receive notice of all planning actions taken by the Wasco County Planning and Development Office.

      (6) Owners of a public use airport of any land use action within 5,000 feet of the side or end of a "visual airport" runway, or within 10,000 feet of an "instrument airport" runway, unless the action involves structures less than thirty-five (35) feet tall outside the runway approach surface.

   b. Notice shall be published in accordance with (B)(1)(a) above.

1. County Court Notice Requirements – Notice shall be sent at least ten (10) days prior to the date of a legislative hearing.

   a. In addition to agencies listed in (C)(1)(a) above, excluding recipients determined by Wasco County, recipients shall include parties of record who:

(a) have submitted written testimony,

(b) provided testimony at the Planning Commission,

(c) or those who have requested in writing to receive notice

a. Notice shall be published in accordance with (B)(1)(a) and (b) above.

SECTION 2.110 Administrative Action Procedure of the Director

A. Within the time period specified in Section 2.080, the Director shall:

1. Publish or otherwise file notice pursuant to Section 2.100;

2. Prepare findings of fact and conclusions of law; and

3. Prepare a decision to approve or deny the request. Approvals may include conditions considered necessary to assure conformance with the Comprehensive Plan and the Management Plan for the Columbia River Gorge National Scenic Area pursuant to 2.120(C).

B. If the application does not meet the criteria or if written objections are received, or if the applicant or the Director so desires for any reason, the Director may schedule any application made under 2.050(A) for public hearing before the Planning Commission, pursuant to 2.050(B)(2), and the Commission shall decide the matter, as if the matter were listed under 2.050(B).

SECTION 2.120 The Decision of the Director

A. In making a decision, the Director shall consider the following:

1. The burden of proof is placed upon the petitioner seeking an action pursuant to the provisions of this Chapter. Unless otherwise provided for in this Chapter, such burden shall be to prove:

   a. The proposed action fully complies with the applicable map elements of the relevant Comprehensive Plan and Management Plan for the Columbia River Gorge National Scenic Area and also the goals and policies of the applicable plans.

   b. The proposed action is in accordance with the applicable criteria of this Ordinance.

2. Written comments from parties or other persons.

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B. In all cases, the Director shall enter findings and conclusions to justify their decision.

C. The following limitations shall be applicable to conditional approvals:

1. Conditions shall be fulfilled within the time limitations set forth in the approval thereof, or, if no specific time has been set forth, within a reasonable time.

2. Such conditions shall be reasonably conceived to fulfill public needs emanating from the proposed land use as set forth in the application in the following respects:

a. Protection of the public from the potentially deleterious effects of the proposed use; or

b. Fulfillment of the need for public service demands created by the proposed use.

c. Promote the public health, safety and welfare and provide protection and enhancement of the scenic, natural, cultural and recreation resources in the Columbia River Gorge National Scenic Area.

3. The conditional approval may require the owner of the property to sign a contract with the County for enforcement of the conditions. Such contract shall be executed within thirty (30) days after conditional approval is granted, provided, however, that the Director may grant time extensions due to practical difficulty. The Director shall have the authority to execute such contracts on behalf of the County. If a contract is required by a conditional approval, no zoning approval on a building permit application shall be issued for the use covered by the application until the executed contract is recorded on the real property records of Wasco County and filed in the County Journal. Such contract shall not restrict the power of subsequent administrative action, with or without conditions. Such contracts shall be enforceable against the signing parties, their heirs, successors, and assigns by Wasco County by appropriate action in law or suit in equity for the benefit of public health, safety and welfare.

4. Failure to fulfill any conditions of approval within the time limitations imposed may be grounds for initiation of Administrative Action or revocation of approval by the Director.

5. A bond, in a form acceptable to the Director or, upon appeal or review, by the Commission or County Court or a cash deposit from the property owner(s) or contract purchaser(s) in such amount as will assure compliance with the conditions imposed pursuant to this section may be required. Such bond or deposit shall be posted at the same time the contract containing the conditions of approval is filed with the Wasco County Clerk.

D. If an application is denied by the Director, and no higher authority reverses such denial upon appeal, no new application for the same or substantially similar action shall be filed for at least twelve (12) months from the date of the final order of the action denying the application.

SECTION 2.130 Notice of a Decision

A. Notice of a decision by pursuant to 2.050(A), (B)(1) – (10) and (C)(1) shall be filed in the records of the Director and also mailed to the following:

1. The applicant(s) and all owners or contract purchasers of record of the property which is the subject of the application.

2. All owners of property as stipulated by the notification matrix (Table 2-1). For an expedited review, the required notification area shall be limited to landowners within 200 feet of the perimeter of the subject parcel.

3. Any affected governmental agency or public district within whose boundary the subject property lies.

4. The city within whose recognized Urban Area Boundary the subject property lies.

5. The USDA Forest Service, the Columbia River Gorge Commission, the State of Oregon, and the four Indian tribal governments.

6. Any individuals or groups having a subscription to receive notice of all planning actions taken by the Wasco County Planning and Development Office.

B. Notice of a decision shall contain:

1. Identification of the application;

2. Other information pertinent to the application, if any;

3. The date of the filing of the decision;

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4. Notice that any party may appeal an expedited review decision within twelve (12) days and all other review decisions within fifteen (15) days from the date such notice was sent by filing a timely statement with the Director.

C. The decision of the Director pursuant to 2.050(A) shall be final unless an appeal from an aggrieved person is received by the Director within twelve (12) days for an expedited review decision and fifteen (15) days for all other review decisions after the filing of a decision on an Administrative Action or unless the Commission or County Court on its own motion, orders review for an expedited review decision within twelve (12) days and all other review decisions within fifteen (15) days after the filing of the proposed decision.

D. Notice of a legislative decision shall be filed in the records of the Director and also mailed to the following:

1. Any affected governmental agency or public district within whose boundary the subject property lies;

2. The city within whose recognized Urban Area Boundary the subject property lies;

3. The USDA Forest Service, the Columbia River Gorge Commission, the State of Oregon, and the four Indian tribal governments.

4. Any individuals or groups having a subscription to receive notice of all planning actions taken by the Wasco County Planning and Development Office.

5. Parties of record who:

   (a) have submitted written testimony; or

   (b) provided testimony at either the Planning Commission or County Court hearing; or

   (c) those who have requested in writing to receive the decision.

E. Notice of a decision shall contain:

1. Identification of the application;

2. Other information pertinent to the application, if any;

4. The date of the filing of the decision by the Wasco County Court;

5. Notice that any party may appeal a decision within thirty (30) days from the

date such notice was sent by filing a timely statement with the Columbia River Gorge Commission.

SECTION 2.140 Recordation of Conditions of Approval

All conditions attached to approval of uses shall be recorded in the County deeds and records to ensure notice of the conditions to successors in interest.

SECTION 2.150 Appeal from Decision of the Director

A. Any action taken by the Director or the Director's designee in the interpretation, administration or enforcement of this ordinance shall be subject to review by the Planning Commission.

B. Any party may appeal a decision of the Director relative to an Administrative Action. In the conduct of a hearing, the Approving Authority shall establish the appellant as a party or the appeal shall not be heard and the contested decision shall become final. For expedited reviews, party status shall be given to any person.

C. The Approving Authority may review the action of the Director upon receipt of a Notice of Appeal as prescribed in this section. For the purpose of this section, an appeal shall be filed with the Director no later than twelve (12) days for an expedited review and fifteen (15) days for all other reviews following the date of the decision or action of the Director. The decision of the Director may also be reviewed by the County Court upon its own motion passed within twelve (12) days for an expedited review and (15) fifteen days for all other reviews following the date of the written decision sought to be reviewed if no appeal is filed. County Court review shall be conducted pursuant to Section 2.170.

D. Every Notice of Appeal shall contain:

1. A reference to the application sought to be appealed.
2. A statement as to how the petitioner qualifies as a party.
3. The specific grounds relied upon in the petition request for review.
4. The date of the final decision of the action.
5. The required fee, unless waived pursuant to Section 2.090.

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E. Members of the Approving Authority shall neither:

1. Communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate; nor

2. Take notice of any communication, reports, staff memoranda, or other materials prepared in connection with the particular case unless the parties are afforded an opportunity to contest the material so noticed.

F. Appeal of an administrative decision to the Planning Commission shall be "de novo"; i.e., conducted as a new hearing before the public.

G. The review shall be accomplished in accordance with the Rules of Procedure adopted by the County Court. The Approving Authority may continue its hearing from time to time to gather additional evidence or to consider the application fully. Unless otherwise provided by the Approving Authority no additional notice need be given of continued hearings if the matter be continued to a certain date.

H. All evidence offered and not objected to shall be received unless excluded by the Approving Authority on its own motion. Evidence received at any hearing shall be of the quality that reasonable persons rely upon in the conducting of their everyday affairs. Evidence shall be received and notice may be taken of those facts in a manner similar to that provided for in contested cases before state administrative agencies pursuant to Oregon Revised Statutes 183.450 except as otherwise provided for herein.

I. The Approving Authority shall render a decision, may affirm, reverse or modify the action of a lesser authority and may reasonably grant approval subject to conditions necessary to carry out the Comprehensive Plan and Management Plan for the Columbia River Gorge National Scenic Area pursuant to 2.120(C).

1. For all cases the Approving Authority shall make a decision based on findings and conclusions from the record before it as justification for its action.

2. The Director shall send a copy of the Approving Authority's decision to all parties to the matter and a copy of such decision shall be filed in the records of the Director.

SECTION 2.160 Review of a Decision of the Planning Commission

Fifteen (15) days from the date of a final decision of the Planning Commission, the decision shall become effective unless review is sought pursuant to this Section.

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A. Review of the decision of the Planning Commission:

1. Shall be made by the County Court, pursuant to Section 2.170, upon any party filing a Notice of Review with the Director within fifteen (15) days from the date of the final decision sought to be reviewed; or

2. May be made by the County Court, pursuant to Section 2.170, on its own motion passed within fifteen (15) days from the date of the final decision sought to be reviewed.

B. Notice of the time and place of the review together with any Notice of Review filed shall meet the requirements of Section 2.100, Notice Requirements.

C. Every Notice of Review shall contain:

1. A reference to the decision sought to be reviewed;

2. A statement as to how the petitioner qualifies as a party;

3. The specific grounds relied upon in the petition request for review; and

4. The date of the decision sought to be reviewed.

D. A Notice of Review shall be accompanied by a fee as set forth on the fee schedule established by the County Court.

1. If the Court does not desire a transcript, the applicant or any party may request a transcript. Any such transcript request shall be paid for by the person requesting it. The estimated cost of the transcript shall be specified by the Director. Within five (5) days of such estimate, the person filing the Notice of Review shall deposit the estimated cost with the Director. Any deposit excess shall be returned to the depositing person. Failure to comply with this subsection shall be a jurisdictional defect.

2. If a transcript is desired by the Court, the costs shall be borne by Wasco County.

SECTION 2.170 Review by the County Court

A. The review of the decision of the Planning Commission by the County Court shall be conducted as a "de novo" hearing, including but not limited to the record established at the Planning Commission level.

B. Review by the County Court upon appeal by a party shall be limited to the grounds relied upon in the petition request for review.

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C. The County Court may remand the matter to the Planning Commission if it is satisfied that testimony or other evidence could not have been presented at the hearing before the Planning Commission. In deciding such remand, the County Court shall consider and adopt findings and conclusions respecting:

1. Prejudice to parties;

2. Convenience or availability of evidence at the time of the initial hearing;

3. Surprise to opposing parties;

4. Date notice was sent to other parties as to an attempt to admit; and

5. The competency, relevancy and materiality of the proposed testimony or other evidence.

E. Only those members of the County Court reviewing the entire record may act on the matter reviewed. The agreement of at least two (2) members is necessary to amend, reverse, or remand the action of the Planning Commission. Upon failure of at least two (2) members to agree, the decision of the Approving Authority below shall stand.

F. The Notice of a Decision shall meet the requirements of Section 2.130.

SECTION 2.180 Hearing Procedure

A. In the conduct of a public hearing, the Approving Authority shall have the authority, pursuant to Rules of Procedure approved by the County Court, to:

1. Determine who qualifies as a party.

2. Regulate the course, sequence and decorum of the hearing.

3. Dispose of procedural requirements or similar matters.

4. Rule on offers of proof and relevancy of evidence and testimony.

5. Impose reasonable limitations on the number of witnesses heard and set reasonable time limits for oral presentation and rebuttal testimony.

6. Take such other action appropriate for conduct commensurate with the nature of the hearing.

7. Grant, deny, or in appropriate cases, attach conditions pursuant to 2.120(C)

of this Chapter to the matter being heard.

B. Order of Procedure: Unless otherwise specified, the Approving Authority, in the conduct of a hearing, shall:

1. Announce the nature and purpose of the hearing and summarize the rules for conducting the hearing.

2. Recognize parties.

3. Ask for disclosure of any potential conflicts of interest by those on the decision-making body.

4. Ask parties to the hearing if there is a challenge to the ability of any member to make an unbiased decision on the case.

5. Request the Director or their designee to present a summary of staff findings and recommendation, if any, and explain any graphic or pictorial displays which are part of the staff report.

6. Testimony

a. De Novo Hearings:

(1) Allow the applicant to be heard first, on their own behalf or by representative.

(2) Allow parties or witnesses in favor of the applicant's proposal to be heard.

(3) Allow other parties or witnesses to be heard next in the same manner as in the case of the applicant.

(4) Upon failure of any party to appear, the Approving Authority may take into consideration written material submitted by such party.

(5) Allow only the applicant to offer rebuttal testimony. The scope and extent of rebuttal shall be limited to issues raised during testimony and shall not be used to introduce new evidence.

b. Quasi Judicial Appeal to County Court:

(1) Allow the appellant to be heard first, on their own behalf or by representative.

(2) Allow parties or witnesses in favor of the appellant to be heard.

(3) Allow other parties or witnesses to be heard next in the same manner as in the case of the applicant.

(4) Upon failure of any party to appear, the Approving Authority may take into consideration written material submitted by such party.

(5) Allow only the appellant to offer rebuttal testimony. The scope and extent of rebuttal shall be limited to issues raised during testimony and shall not be used to introduce new evidence.

11. Close the hearing to public testimony. Questions may be asked at this time by the Approving Authority. Questions by the Director or his designee may be allowed by the Approving Authority upon request.

12. At the conclusion of the hearing, the Approving Authority shall either make a decision and state findings which may incorporate findings proposed by any party, or the Director, or may take the matter under advisement. The Approving Authority may request proposed findings and conclusions from any party to the hearing.

13. The Approving Authority, before finally adopting findings and conclusions, may circulate the same in proposed form to the parties for written comment. All actions taken by the Approving Authority pursuant to adopting findings and conclusions shall be made a part of the record. The decision, findings and conclusions which support the decision of the Approving Authority shall be final when signed by the Approving Authority. For the purpose of signing the decision, findings and conclusions, the Approving Authority may be:

a. Planning Commission Decision: Either the Chairman of the Planning Commission or the Director of Planning or both.

b. County Court Decision: All members of the County Court present and deciding upon the application.

14. Within thirty (30) days of the date of public hearing the Approving Authority shall grant, deny or, in appropriate cases, pursuant to 2.120(C), attach such conditions as may be necessary to carry out the Comprehensive Plan in approving the proposal being heard. The Director may extend the thirty (30) day deadline for rendering a decision upon consent of the applicant. The Director shall notify parties of the decision by mail.

15. The Approving Authority shall render a decision, may affirm, reverse or modify the action of a lesser authority, and may reasonably grant approval subject to the conditions necessary to carry out the Comprehensive Plan pursuant to 2.120(C) of this Ordinance.

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a. For all cases the Approving Authority shall make a decision based on the record before it as justification for its decision.

b. The Director shall send a notice of the Approving Authority's decision to all parties to the matter and a copy of such decision shall be filed in the records of the Director pursuant to Section 2.130, Notice of a Decision.

SECTION 2.190 Establishment of Party Status

A. In order to have standing under this Chapter, a person shall be recognized as a party by the Approving Authority.

Party status, when recognized by the Approving Authority, establishes the right of the person to be heard, either orally or in writing and to pursue a review or appeal under this Chapter.

B. A request for establishment of party status may be made at least ten (10) days before the date set for a quasi-judicial public hearing by any person who files a written statement regarding the application being considered.

C. Seven (7) or more days prior to the date set for a public hearing, the Director shall mail the applicant any statements that have been filed and a copy of the staff report.

D. With respect to applications under 2.050(B), all persons may submit written comments or provide oral testimony prior to the close of a Planning Commission de-novo hearing. These persons shall be automatically given party status.

E. With respect to applications under 2.050(C)(1), the Approving Authority may authorize a person to have party status, at any time prior to the close of a hearing, if that person is not otherwise a party, as defined by Section 1.200 of this Ordinance.

F. A request for establishment of party status for an Administrative decision pursuant to 2.050(A) of this Chapter shall be made by filing a written statement within a ten (10) day notification period. Such statement shall include:

1. The name, address and telephone number of the person filing the statement;

2. How the person qualifies as a party; as defined in Section 1.200 of this Ordinance; and

3. Comments which the party wishes to make with respect to the application under consideration.

F. Any party may appeal a decision of the Director relative to an Administrative Action. In the conduct of a hearing, the Approving Authority shall establish the appellant as a party or the appeal shall not be heard and the contested decision shall become final.

SECTION 2.200 Official Notice

A. The Approving Authority may take official notice of the following:

1. All facts which are judicially noticeable. Judicially noticed facts shall be stated and made part of the record.

2. The Comprehensive Plan and other officially adopted plans, ordinances, rules and regulations of Wasco County and comprehensive plans and implementing regulations of cities within Wasco County.

B. Matters officially noticed need not be established by evidence and may be considered by the Approving Authority in the determination of the application.

SECTION 2.210 General Conduct of All Hearings; Administrative, Quasi-Judicial or Legislative.

The following rules apply to the general conduct of the County hearings:

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.

2. No person shall testify without first receiving recognition from the Approving Authority and stating full name and address.

3. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence. Formal rules of evidence as used in courts of law shall not apply. Evidence received at any hearing shall be of the quality that reasonable persons rely upon in the conduct of their everyday affairs.

4. Audience demonstrations such as applause, cheering, and display of signs, or other conduct disruptive of the hearing shall not be permitted.

5. The person in charge of the decision making body shall have the authority, at such person's discretion, to inform, reprimand, or remove any person or persons for violations of the above rules of conduct. Violations of the above rules of conduct shall further be grounds for the immediate suspension of the hearing.

SECTION 2.220 Approval, Rejection, Modification

A. Any application may be approved, rejected and modified, or approved subject to conditions.

B. Any change to an application approved pursuant to the Wasco County NSA LUDO which represents a major deviation from the approved development action shall be processed as a new action.

C. Any change to an application approved pursuant to the Wasco County LUDO which represents an immaterial deviation from the approved development action shall be reviewed by the Wasco County Planning Department for consistency with the applicable criteria in this ordinance and the findings and conclusions of the original approval. If the Planning Director approves a minor change, a new notice of decision indicating the change shall be given to all of the parties that would have standing to appeal the change, including the applicant, the Forest Service, the four Indian Tribal governments, the Columbia River Gorge Commission, and anyone who submitted comments during the comment period on the original land use application. The change itself is subject to appeal under the same time frames applicable to the original decision.

D. Any change to an application approved pursuant to the Wasco County NSA LUDO that is located entirely within the approved development footprint and reduces any exterior dimension without increasing any other dimension and without altering any approved exterior structural colors and materials may be approved by the Director upon submittal of a formal request, a new site plan, and any other information required for review of the requested change. This change will not require an additional pre-notice, findings, notice of decision or appeal period.

SECTION 2.230 Appeals to the Gorge Commission

1. Congress authorized people to appeal a final decision by the County that relates to the implementation of the Scenic Area Act to the Gorge Commission:

"Any person or entity adversely affected by a final action or order of a county that relates to the implementation of this Act may appeal such action or order to the Commission by filing with the Commission within thirty days of such action or order, a written petition requesting that such action or order be modified, terminated or set aside."

2. The Gorge Commission shall consider an appeal at a hearing held for that purpose, only after notice to the petitioner, the County and others eligible to become parties to the proceeding. The Gorge Commission's hearing shall be

based upon the record before the County.

3. The Gorge Commission shall adopt rules to implement the appeals provisions in the Scenic Area Act after consultation with the Secretary, the counties, and the Indian tribes and only after public hearing.

SECTION 2.240 Expiration of Approvals

A. Notice Not Required: Expiration of any land use approval issued pursuant to this ordinance shall be automatic. Failure to give notice of expiration shall not affect the expiration of a land use approval.

B. Land Use Approvals without Structures: Any land use approval issued pursuant to this Ordinance for a use or development that does not include a structure shall expire two years after the date the land use approval was granted, unless the use or development was established according to all specifications and conditions of approval in the land use approval. For land divisions, "established" means the final deed or plat has been recorded with the county recorder or auditor. The expiration date for the validity of a land use approval is from the date of the expiration of the appeal period and not the date the decision was issued.

C. Land Use Approvals with Structures: Any land use approval issued pursuant to this Ordinance for a use or development that includes a structure shall expire as follows:

1. When construction has not commenced within two years of the date the land use approval was granted, or

2. When the structure has not been completed within two years of the date of commencement of construction.

   The expiration date for the validity of a land use approval is from the date of the expiration of the appeal period and not the date the decision was issued.

D. Commencement of Construction: As used in C(1) above, commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility or development or actual excavation of trenches for an approved underground utility or development. For roads, commencement of construction shall mean actual grading of the roadway.

E. Completion of Structure: As used in C(2) above, completion of the structure shall mean:

1. Completion of the exterior surface(s) of the structure and

2. Compliance with all conditions of approval in the land use approval.

F. Vested Rights

Pursuant to Part II Chapter 7 Guideline 7 of Standards for Applications, Expiration of Approvals, Vested Rights of the Management Plan for the Columbia River Gorge National Scenic Area, the laws of the state of Oregon concerning vested rights are superseded by the provisions of the Management Plan as authorized in the National Scenic Area Act. A person has a vested right for as long as the land use approval does not expire.

SECTION 2.250 Extension of Validity of Land Use Approvals

A request for extension of the time frames in 2.240(B), C(1) or C(2) above, shall be submitted in writing before the applicable expiration date. The expiration date for the validity of a land use approval is from the date of the expiration of the appeal period and not the date the decision was issued.

A. The Director may grant one 12-month extension to the validity of a land use approval if they determine that events beyond the control of the applicant prevented commencement of the use or development (applicable to 2.240(B) above) or commencement of construction (applicable to 2.240(C)(1) above) within the original two-year time frame.

B. The Director may also grant one 12-month extension if they determine that events beyond the control of the applicant prevented completion of the structure (applicable to 2.240C(2) above) within the original two-year time frame.

C. A request for extension shall state the reason why events beyond the control of the applicant warrant an extension.

D. Approval or denial of a request for extension shall be considered an administrative decision.

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SECTION 2.300 Planning Commission Rules

A. Membership

The Commission shall consist of seven (7) County residents appointed by the County Court to serve as members for a term of four (4) years or for the unexpired portion of the term of a member whom the appointee succeeds, provided that members of the Commission shall serve without compensation other than reimbursement for duly authorized expenses, and members of the Commission shall be residents of the various geographic areas of the County. No more than two (2) voting members shall be engaged principally in the buying, selling or developing of real estate for profit, as individuals, or be members of any partnership or officers or employees of any corporation that is engaged principally in the buying, selling or developing of real estate for profit. No more than two (2) voting members shall be engaged in the same kind of business, trade or profession.

B. Disqualification

Each appointed member shall serve until his successor is appointed and qualified except that no member of the Commission shall participate in any consideration of matter in which he is directly or indirectly interested in a personal or financial sense.

C. Officers

The Commission shall:

1. At the first meeting of each calendar year elect from among their appointed members, to serve for no longer than twelve (12) months, a Chair for their body. The Chair shall preside at all meetings, shall appoint and serve ex officio upon all committees, shall compel the attendance of members and witnesses, shall administer oaths, and sign the minutes of meetings after the same be approved by the body.

2. At said meeting, select from among their appointed members, to serve no longer than twelve (12) months, as Vice-Chair for their body. The Vice-Chair shall perform the duties of Chair whenever that officer is absent, ill, disqualified or otherwise unable to act.

D. Legal Advisor

The District Attorney or their deputy shall act as legal advisor to the Commission and represent them in all litigation, provided that when he determines a conflict of interest prevents such service, the County Court may authorize the Commission to retain other counsel.

E. Meetings

The Commission shall meet upon call of the Chair pursuant to such rules as they may from time to time adopt. Meetings of the Commission shall normally be held on the same day of the month established by the Commission, unless such day is a legal County holiday, in which case the commission shall decide upon the day to meet at its previous meeting. All meetings shall be public. All meetings of the Commission shall be publicized by giving notice thereof in a newspaper of general circulation pursuant to 2.100(B), Notice Requirements.

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Table 2-1 NOTICE OF APPLICATION REQUIREMENTS

	Tribes	USFS	State	County	Landowners w/in 200'	Landowners w/in 500'	Wildlife	Heritage
GENERAL MANAGEMENT AREA								
Residential LUD – Review uses except SFDs located adjacent to Agriculture & Forest LUDs and Commercial Events, and those uses within 1000' of a sensitive wildlife area or site, or a rare plant	X	X	X	X	X			
Residential LUD – SFDs adjacent to Agriculture & Forest LUDs and Commercial Events except those within 1000' of sensitive wildlife area or site, or a rare plant	X	X	X	X		X		
Residential LUD – Review uses within 1000' of a sensitive wildlife area or site except SFDs located adjacent to Agriculture or Forest LUDs and Commercial Events	X	X	X	X	X		X	
Residential LUD – SFDs adjacent to Agriculture & Forest LUDs and Commercial Events within 1000' of a sensitive wildlife area or site	X	X	X	X		X	X	
Residential LUD – Review uses within 1000' of a rare plant except SFDs and Commercial Events located adjacent to Agriculture or Forest LUDs	X	X	X	X	X			X
Residential LUD – SFDs and Commercial Events adjacent to Agriculture & forest LUDs within 1000' of rare plant	X	X	X	X		X		X
Agriculture LUD – Review uses except non-farm SFD and Commercial Events in Large-Scale Agriculture LUD and uses within 1000' of sensitive wildlife area or site, or rare plant	X	X	X	X	X			

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Agriculture LUD – Review uses within 1000' of sensitive wildlife area or site except non-farm SFD and Commercial Events in Large-Scale Agricult. LUD	X	X	X	X	X		X	
Agriculture LUD – Review uses within 1000' of a rare plant except non-farm SFD and Commercial Events in Large-Scale Agriculture LUD	X	X	X	X	X			X
Agriculture LUD – Non-farm SFD or Commercial Events in Large-Scale Agriculture LUD, except those within 1000' of sensitive wildlife area or site, or rare plant	X	X	X	X		X		
Agriculture LUD – Non-farm SFD or Commercial Events in Large-Scale Agriculture within 1000' of sensitive wildlife area or site	X	X	X	X		X	X	
Agriculture LUD – Non-farm SFD or Commercial Events in Large-Scale Agriculture within 1000' of rare plant	X	X	X	X		X		X
Commercial LUD – Review uses within 1000' of a sensitive wildlife area or site	X	X	X	X		X	X	
Commercial LUD – Review uses within 1000' of a rare plant	X	X	X	X		X		X
Recreation LUD – Review uses except those within 1000' of a sensitive wildlife area or site, or a rare plant	X	X	X	X		X		
Recreation LUD – Review uses within 1000' of a sensitive wildlife area or site	X	X	X	X		X	X	
Recreation LUD – Review uses within 1000' of a rare plant	X	X	X	X		X		X
Open Space LUD – Review uses except those within 1000' of a sensitive wildlife area or site, or a rare plant	X	X	X	X	X			
Open Space LUD – Review uses within 1000' of a sensitive wildlife area or site	X	X	X	X	X		X	

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Open Space LUD – Review uses within 1000' of a rare plant	X	X	X	X	X			X
Agriculture-Special LUD – Review uses	X	X	X	X	X			X
Forest LUD – Review uses except utility facilities, railroads, home occupations, cottage industries, Commercial Events, wineries, ag. product process. & pack., mineral resources, geothermal resources, aquaculture, boarding of horses, temp. asphalt/batch plants, expansion of non-profit learning/research facilities, and those review uses within 1000' feet of a sensitive wildlife area or site, or rare plant	X	X	X	X	X			
Forest LUD – Utility facilities, railroads, home occupations, wineries, ag. produce process. & pack., mineral resources, geothermal resources, aquaculture, boarding of horses, temp. asphalt/batch plants, expansion of non-profit camps-retreats-conf. centers, B&Bs, non-profit learning/research facilities, and not within 1000' feet of a sensitive wildlife area or site, or rare plant	X	X	X	X		X		
Forest LUD – Review uses within 1000' feet of a sensitive wildlife area or site, except utility facilities, railroads, home occupations, wineries, ag. produce process. & pack., mineral resources, geothermal resources, aquaculture, boarding of horses, temp. asphalt/batch plants, expansion of non-profit camps-retreats-conf. centers, B&Bs, Commercial Events, non-profit learning/research facilities	X	X	X	X	X		X	
Forest LUD – Review uses within 1000' of a rare plant except utility facilities, railroads,	X	X	X	X	X			X

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home occupations, wineries, ag. produce process. & pack., mineral resources, geothermal resources, aquaculture, boarding of horses, temp. asphalt/batch plants, expansion of non-profit camps-retreats-conf. centers, B&Bs, non-profit learning/research facilities								
Forest LUD – Utility facilities, railroads, home occupations, wineries, ag. produce process. & pack., mineral resources, geothermal resources, aquaculture, boarding of horses, temp. asphalt/batch plants, expansion of non-profit camps-retreats-conf. centers, B&Bs, Commercial Events, non-profit learning/research facilities within 1000' of a sensitive wildlife area or site	X	X	X	X		X	X	
Forest LUD – Utility facilities, railroads, home occupations, wineries, ag. produce process. & pack., mineral resources, geothermal resources, aquaculture, boarding of horses, Commercial Events, temp. asphalt/batch plants, expansion of non-profit learning/research facilities within 1000' of a rare plant	X	X	X	X		X		X
Commercial LUD – Review uses except those within 1000' of a sensitive area or site, or rare plant.	X	X	X	X	X			
SPECIAL MANAGEMENT AREAS								
Review uses – All LUDs	X	X	X	X	X		X	

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CHAPTER 3 BASIC PROVISIONS

SECTION 3.010 Introduction

In order to achieve the purposes outlined in Chapter 1 of this Ordinance and to assure that the development and use of land in the National Scenic Area portion of Wasco County conforms to the Comprehensive Plan and Management Plan for the Columbia River Gorge National Scenic Area, zoning classifications have been established for all unincorporated lands in the National Scenic Area portion of Wasco County. These classifications specify regulations for the use of land and property development standards, and are applied by boundaries indicated on the Columbia River Gorge National Scenic Area Zoning maps for Wasco County.

SECTION 3.020 Compliance Required

A legal parcel may be used and a legal structure or part of a legal structure may be constructed, moved, occupied, or used only as this Ordinance permits.

New cultivation and some re-cultivation are subject to Chapter 14 - Scenic Area Review. The Gorge Commission, Forest Service and County will work together to establish a farm stewardship program enabling the County's Technical Advisory Committee, the Soil Conservation Service, Cherry Grower's Association and other affected groups to help educate Wasco County National Scenic Area residents about compliance requirements and preferable farming practices.

SECTION 3.030 Location of Zones

The boundaries of each of the foregoing zones, the zoning classifications and use of each tract in each of said zoning districts are hereby prescribed to coincide with the identifying zone classification.

SECTION 3.040 Zoning Maps

A Zoning Map or Zoning Amendment shall:

A. Be prepared by authority of the Planning Commission or be a modification by the County Court of a map amendment so prepared;

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B. Be adopted by order of the County Court thereon;

C. Be dated with the effective date of such action; and

D. Be reviewed by the Columbia River Gorge Commission and Forest Service and approved if appropriate; and

E. Be filed and maintained without change in the Office of the County Clerk as long as this Ordinance remains in effect.

SECTION 3.050 Boundaries of Zones

Boundaries of plan designations are established by the Gorge Commission and Forest Service in accordance with the Columbia River Gorge National Scenic Area Management Plan and Columbia River Gorge National Scenic Area Act (Public Law 99-663). These boundary lines have been transposed onto Wasco County tax lot maps for use in implementing this ordinance.

Original Scenic Area Maps and Land Use Designation maps are on file at the offices of the USDA Forest Service, National Scenic Area Office, Hood River Oregon and the Gorge Commission Office, White Salmon, Washington.

A. When it is necessary to pinpoint the location of a boundary line on the ground an applicant shall consult with the Gorge Commission and Forest Service regarding the specific location of the boundary.

B. Where a discrepancy exists, the applicant shall work with the Gorge Commission and Forest Service staff to resolve the discrepancy.

SECTION 3.060 Classification of Zones

For the purposes of this Ordinance, the following zones are hereby established:

ZONE	
Large Scale Agriculture	A-1
Small Scale Agriculture	A-2
Industrial Forest	F-1
Small Woodland-Forest	F-3
Rural Residential	RR
Commercial	C

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Public Recreation	PR
Commercial Recreation	CR
Open Space	OS
Agriculture Special	A-S

OVERLAY ZONES

Environmental Protection District - EPD

Division 1	Flood hazard overlay
Division 2	Geologic hazard overlay

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SECTION 3.100 Uses Permitted Without Review

The following uses may be allowed without review in all GMA and SMA land use designations, except GMA and SMA Open Space and Agriculture Special, subject to the applicable property development standards:

A. In the General Management Area, agricultural uses except new cultivation. Any operation that would cultivate land that has not been cultivated, or has lain idle, for more than 5 years shall be considered new cultivation. For this guideline, cultivation and vegetation removal may be allowed in conjunction with a home garden.

B. In the Special Management Area, agricultural uses within previously disturbed and regularly worked fields or areas.

C. Forest practices in the General Management Area that do not violate conditions of approval for other approved uses and developments.

D. Repair, maintenance and operation of existing structures, including, but not limited to, dwellings, agricultural structures, trails, roads, railroads, and utility facilities.

E. Accessory structures 60 square feet or less in area and 10 feet or less in height, unless within the buffer zone of a wetland, stream, pond, lake or riparian area. This category does not include fences, outdoor lights, retaining walls, flagpoles, transportation facilities, or utility facilities.

F. Wire-strand or woven-wire fences used for gardens, yards, livestock, and similar uses less than or equal to 500 feet in length and less than or equal to 10 feet in height that are accessory to an existing dwelling, provided woven-wire fences are brown or black if visible from key viewing areas. Height is measured from the ground to the top wire.

G. Wire-strand fences less than or equal tc 48 inches in height that are outside deer and elk winter range as delineated in the Gorge Commission/USDA Forest Service natural resource inventories or determined by an appropriate federal or state agency. Height is measured from the ground to the top wire. This category does not include fences associated with transportation facilities or utility facilities.

H. The following transportation facilities:

1. Replace existing safety or protective structures, including guardrails, access control fences and gates, barriers, energy attenuators, safety cables, and traffic signals and controllers, provided the replacement structures are:

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a. The same location and size as the existing structures and

b. The same building materials as the existing structures, or building materials that are dark brown with a flat, non-reflective finish, or building materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors."

2. Replace existing traffic detection devices, vehicle weighing devices, and signal boxes, provided the replacement structures are

   a. The same location and size as the existing structures and

   b. The same building materials as the existing structures, or building materials that are dark brown with a flat, non-reflective finish, or building materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors."

3. New raised pavement markers, guide posts, object markers, inlay markers, and pavement markings and striping.

4. Permanent public regulatory, guide, and warning signs, except those excluded below, provided:

   a. The signs comply with the *Manual for Uniform Traffic Control Devices;* and

   b. The support structures and backs of all signs are dark brown with a flat, non-reflective finish. This category does not include specific service signs; destination and distance signs; variable message signs; or signs that bridge or are cantilevered over the road surface.

5. Extensions of existing guardrails less than or equal to 50 feet in length and new guardrail ends for existing guardrails, provided the guardrails and guardrail ends are

   a. Located inside rights-of-way that have been disturbed in the past; and

   b. Constructed of materials that match the existing structure, natural wood, weathering steel (e.g., Corten), or materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic

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highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors."

6. New guardrails and guardrail ends, provided the structures are

   a. Located inside rights-of-way that have been disturbed in the past and

   b. Constructed of natural wood, weathering steel (e.g., Corten), or materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors." This category does not include jersey barriers.

7. In the General Management Area, replace and/or expand existing culverts, provided the entity or person owning or operating the culvert shall obtain all necessary federal and state permits that protect water quality and fish and wildlife habitat before construction.

8. In the Special Management Area, replace and/or expand existing culverts for ephemeral streams or ditches, provided the visible ends of culverts shall be dark and non-reflective.

9. Resurface or overlay existing paved roads, provided the activity does not

   a. Increase the width of a road

   b. Disturb the toe of adjacent embankments, slopes or cut banks, or

   c. Change existing structures or add new structures.

10. Apply dust abatement products to non-paved road surfaces.

11. Grade and gravel existing road shoulders, provided the activity does not

   a. Increase the width of a road,

   b. Disturb the toe of adjacent embankments, slopes or cut banks, or

   c. Change existing structures or add new structures.

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12. Replace the superstructure of bridges (e.g., decks, beams) for bridges less than or equal to 30 feet in length and less than or equal to 1,000 square feet in area. This category does not include guardrails or the substructure of bridges (e.g., foundations, abutments).

I. The following underground utility facilities:

1. Replace or modify existing underground utility facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past or co-locate new underground utility facilities with existing underground facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past, provided no excavation would extend beyond the depth and extent of the original excavation.

2. Replace or modify existing underground utility facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past or co-locate new underground utility facilities with existing underground facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past, provided:

   a. No excavation would extend more than 12 inches beyond the depth and extent of the original excavation,

   b. No ditch for linear facilities would be more than 24 inches wide,

   c. No excavation for non-linear facilities would exceed 10 cubic yards, and

   d. No recorded archaeological site is located within 500 feet of the development. To comply, the entity or person undertaking the development shall contact the Oregon State Historic Preservation Office and obtain a letter or other document stating no recorded archaeological site is located within 500 feet of the development.

J. The following aboveground and overhead utility facilities:

1. Replace existing aboveground and overhead utility facilities including towers, pole/tower-mounted equipment, cables and wires, anchors, pad-mounted equipment, service boxes, pumps, valves, pipes, water meters, and fire hydrants, provided the replacement facilities would have

   a. The same location and size as the existing facilities and

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b. The same building materials as the existing facilities, or building materials that are dark brown with a flat, non-reflective finish, or building materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors."

2. Replace existing utility poles, provided the replacement poles are

a. Located within 5 feet of the original poles,

b. No more than 5 feet taller and 6 inches wider than the original poles, and

c. Constructed of natural wood, weathering steel (e.g., Corten), materials that match the original poles, or materials that are dark brown with a flat, non-reflective finish.

3. New whip antennas for public service less than or equal to 8-feet in height and less than or equal to 2 inches in diameter, cables, wires, transformers, and other similar equipment, provided all such structures are on existing utility poles or towers.

K. Flagpoles that are accessory to the principal building on a parcel, provided the height of the flagpole is less than or equal to the height of the highest ridge line or parapet of the principal building.

L. The following Signs:

1. Election signs. Removal must be accomplished within 30 days of election day.

2. "For sale" signs not greater than 12 square feet. Removal must be accomplished within 30 days of close of sale.

3. Temporary construction site identification, public service company, safety, or information signs not greater than 32 square feet. Exceptions may be granted for public highway signs necessary for public safety and consistent with the *Manual for Uniform Traffic Control Devices*. Removal must be accomplished within 30 days of project completion.

4. Signs posted on private property warning the public against trespassing, danger from animals, the private nature of a road, driveway or premise, or signs prohibiting or otherwise controlling fishing or hunting, provided such signs are not greater than

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6 square feet in the General Management Area and 2 square feet in the Special Management Area.

5. Temporary signs advertising civil, social, or political gatherings and activities provided such signs do not exceed 12 square feet. Removal must be accomplished within 30 days of the close of the event.

6. Signs posted by governmental jurisdictions giving notice to the public. Such signs shall be no larger than that required to convey the intended message.

7. In the General Management Area, signs associated with the use of a building or buildings, if placed flat on the outside walls of buildings (not on roofs or marquees).

M. In the General Management Area, wind machines for frost control in conjunction with agricultural use.

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SECTION 3.110 Expedited Review

A. Uses Permitted Subject to Expedited Review
The following developments may be allowed on a legal parcel subject to the expedited development review process listed in Chapter 2, provided they comply with the resource protection and procedural guidelines listed below.

1. Except in Open Space, accessory structures between 60 and 200 square feet in area and 10 feet or less in height. Only one accessory building per parcel may be allowed under this guideline, regardless of whether the parcel already includes an accessory building(s). Additional accessory buildings shall be subject to full review. This category does not include decks, fences, outdoor lights, retaining walls, transportation facilities, or utility facilities.

2. Additions and covered decks for existing buildings, provided the existing building is at least 500 square feet in area and the addition or covered deck is no larger than 200 square feet in area and no taller than the height of the existing building. Only one addition and one covered deck per parcel may be allowed under this guideline, regardless of whether the parcel already includes an addition or covered deck.

3. Rail, solid or semi-solid fences accessory to existing dwellings less than or equal to 6 feet in height and less than or equal to 100 feet in length.

4. Wire-strand fences other than those allowed outright, provided the fence complies with the "Approval Criteria for Fences in Deer and Elk Winter Range" in 14.600(C) if it is inside deer and elk winter range as delineated in the Gorge Commission/USDA Forest Service natural resource inventories or determined by an appropriate federal or state agency.

5. Woven-wire fences for agricultural use that would enclose 80 acres or less. (GMA Only)

6. Decks that are:

   a. Uncovered,

   b. Attached and accessory to existing dwellings, and

   c. 500 square feet or less in area and 30 inches or less in height above existing grade.

7. Road closure gates

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8. Signs, other than those allowed outright subject to the provisions of Chapter 23.

9. Outdoor lights.

10. Air, weather, water and other similar research and monitoring facilities, provided the facilities are attached to existing structures or are less than or equal to 120 square feet in size and less than or equal to 12 feet in height.

11. Property line adjustments and Replats subject to Section 21.200 in the General Management Area that would not result in the potential to create additional parcels through subsequent land divisions, subject to the applicable property development standards for the zone in which the property is located and all other applicable provisions of Chapter 21, except all lot line adjustments for parcels designated Open Space, Public Recreation, or Commercial Recreation shall be reviewed through the full development review process.

12. Property line adjustments in the Special Management Area subject to Section 21.200 and all other applicable provisions of Chapter 21.

13. Demolition of structures that are less than 50 years old, including wells, septic tanks and fuel tanks.

14. Decommission non-paved roads, including ripping the road surface, barriers, and revegetation.

15. Trail reconstruction involving up to 1,000 feet of trail re-route.

16. The following transportation facilities, provided they are not a part of larger construction or reconstruction projects (which shall be reviewed as a whole):

    a. New guardrails and guardrail ends, other than those allowed outright and new wire-strand and woven-wire access control fences. This category does not include jersey barriers.

    b. New traffic detection devices, vehicle weighing devices, and signal boxes less than or equal to 120 square feet in size and less than or equal to 12 feet in height. This category does not include signs.

    c. Pave existing dirt and gravel roads, provided the activity does not increase the width of the road or disturb the toe of adjacent embankments, slopes or cut banks.

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d. New weather, air, traffic or other monitoring equipment attached to existing structures or that are less than or equal to 120 square feet in size and less than or equal to 12 feet in height.

17. New underground utility facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past, provided no ditch for linear facilities would be more than 36 inches wide and no excavation for non-linear facilities would exceed 20 cubic yards.

18. The following aboveground and overhead utility facilities:

a. Modify existing aboveground and overhead utility facilities or develop new aboveground and overhead utility facilities including building and equipment foundations, poles, transformers, conduit, fencing, pumps, valves, pipes, and water meters, provided the development would be less than or equal to 120 square feet in area and less than or equal to 12 feet in height.

b. Replace existing aboveground and overhead utility facilities including building and equipment foundations, poles, transformers, conduit, fencing, pumps, valves, pipes, and water meters, provided the replacement facilities would be in the same location as and no more than 15 percent larger than the physical size of the existing facilities.

c. New antennas and associated support structures necessary for public service on existing wireless communication poles and towers other than those allowed outright, provided the size is the minimum necessary to provide the service.

19. Replace an existing mobile home in a mobile home space within a mobile home park, provided

a. The mobile home to be replaced, the mobile home space and the mobile home park shall be existing, lawful uses according to the definition of existing use or structure in 1.200 and the provisions of 13.020, 13.080, and 13.090.

b. The replacement mobile home shall be in the same location as the mobile home to be replaced;

c. The height of the replacement mobile home shall be no more than 20 percent greater than the mobile home to be replaced, and

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d. The mass and footprint of the replacement mobile home shall be no more than 100 percent greater than a single-wide mobile home to be replaced or no more than 25 percent greater than a double-wide mobile home to be replaced.

20. Retaining walls accessory to existing dwellings less than or equal to 2 feet in height and less than or equal to 100 feet in length.

21. Wind machines for frost control in conjunction with agricultural use. (SMA Only)

B. Expedited Development Review Process

Proposed developments reviewed using the expedited review process shall comply with the following resource protection guidelines:

1. Scenic

a. In the General Management Area, the scenic resource protection guidelines shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.

b. The colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions, which may match the color of existing buildings.

c. Structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.

d. Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

e. Structures within ½-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordinance, not visually evident).

2. Cultural

a. The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey. The cultural resources in Section 14.500 shall be used to determine if a reconnaissance and/or historic survey is required for a proposed development.

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b. The requirements of 14.500(G), "Cultural Resources Discovered After Construction Begins", shall be applied as conditions of approval for all development approved under the expedited development review process.

3. Recreation
The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.

4. Natural

a. Wetlands, Streams, Rivers, Ponds, and Lakes:
The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to lot line adjustments or development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

b. Sensitive Wildlife and Sensitive Plants

(1) The development meets one of the following:

(a) The development is at least 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants; or

(b) The development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained; or

(c) For sensitive wildlife, the development is within 1,000 feet of known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range and turkey habitat), but an appropriate federal or state wildlife agency determines the sensitive wildlife area or site is not active or the proposed development would not compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance.

For sensitive plants, the development is within 1,000 feet of known sensitive plants, but the Oregon Natural Heritage Program or a person with recognized expertise in botany or plant ecology hired by the applicant has determined that the development would be at least 200 feet from the sensitive plants.

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(2) Development eligible for expedited review shall be exempt from the field surveys for sensitive wildlife or sensitive plants in Section 14.600.

C. Treaty Protection Rights

Proposed developments reviewed using the expedited review process shall comply with the following treaty rights protection guidelines:

1. Proposed developments shall not affect or modify any treaty or other rights of any Indian tribe.

2. The expedited development review process shall cease and the proposed development shall be reviewed using the full development review process if an Indian tribe submits substantive written comments during the comment period that identify the treaty rights that exist in the project vicinity and explain how they would be affected or modified by the proposed development.

3. Except as provided in 2 above, the GMA and SMA treaty rights and consultation criteria in Sections 14.800 & 14.810 shall not apply to proposed developments reviewed under the expedited review process.

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SECTION 3.120 "A-1" Large Scale Agriculture Zone (GMA & SMA)

A. Purpose

The purpose of the Large Scale Agriculture Zone is to protect and enhance large scale agricultural land for agricultural uses. Large Scale Agricultural lands are generally:

1. Currently devoted to agriculture of a scale that is land intensive, employs workers, or provides significant products for markets or processors; or

2. Have a combination of soil capability, size and freedom from conflicting use that renders them suitable for large-scale agriculture or forest use.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Large-Scale Agriculture. (GMA & SMA)

C. Uses Permitted Subject to Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Large-Scale Agriculture subject to the Expedited Review Process and Subsections G - Property Development Standards and H - Fire Safety Standards as well as all other listed or referenced standards. (GMA & SMA)

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Large-Scale Agriculture subject to Chapter 14 - Scenic Area Review, and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as all other listed or referenced standards.

FARM USE

1. New cultivation in the GMA and SMA, or new agricultural use in the SMA outside of previously disturbed and regularly worked fields or areas.

   Clearing trees for new agricultural use is subject to criterion J(5): (SMA Only)

2. Forest practices in accordance with an approved forest practices application consistent forest practice requirements listed in criterion J(6) below. (SMA Only)

3. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA).

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4. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the following standards: (GMA & SMA)

   The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application:

RESIDENTIAL USE

5. One single family dwelling customarily provided in conjunction with agricultural use, as defined, subject to the following standards: (GMA & SMA)

   a. There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;

   b. The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy (c)(4) below; and

   c. The operation is a commercial agricultural enterprise as determined by the submittal of a Farm Management Plan defined in Section 1.200 and an evaluation of the following factors:

      (1) Size of the entire unit, including all land in the same ownership;

      (2) Operational requirements for the particular agricultural activity common to area agricultural operations; and

      (3) The farm or ranch, and all its constituent parcels, is capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula:

      Average Yield Per Acre/Unit x Average Commodity/Unit Price x Total Acres for Production of Commodity/Units = Income Capability

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d. The parcel is a minimum of 40 acres in size. (SMA Only)

6. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in criterion 7 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA)

7. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel: (GMA & SMA)

a. Parcels less than or equal to 10 acres in size are subject to the following additional standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The height of any individual accessory building shall not exceed 24 feet.

b. Larger than 10 acres in size are subject to the following additional standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 2,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The footprint of any individual accessory building shall not exceed 1,500 square feet.

(3) The height of any individual accessory building shall not exceed 24 feet.

8. A single family dwelling for an agricultural operator's relative subject to the following standards: (GMA Only)

a. The dwelling would be occupied by a relative of the agricultural operator or of the agricultural operator's spouse who will be actively engaged in the management of the farm or ranch. Relative means grandparent, grandchild, parent, child, brother or sister of the agricultural operator;

b. The dwelling would be located on the same lot or parcel as the dwelling of the

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principal operator; and

c. The operation is a commercial enterprise as determined by an evaluation of criterion D(5)(c) above.

9. Agricultural labor housing subject to the following standards (GMA & SMA):

a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;

b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed nine (9) months.

c. The housing shall be located to minimize the conversion of lands capable of production of farm crops or livestock and will not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.

d. The operation is a commercial enterprise as determined by an evaluation of criterion D(5)(c) above

e. There is an existing dwelling on the parcel.

10. Life Estate - A landowner who sells or otherwise transfers real property in an area designated Large Scale Agriculture may retain a life estate in a dwelling and a tract of land surrounding the dwelling. The life estate tract shall not be considered a lot/parcel as defined in this Ordinance. A second dwelling in conjunction with agricultural use may be allowed subject to the following standards: (GMA Only)

a. The proposed dwelling is in conjunction with agricultural use, as defined, subject to the following standards:

(1) There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;

(2) The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more

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residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy 5(c)(3) above; and

(3) The operation is a commercial agricultural enterprise as determined by an evaluation of criterion D(5)(c) above.

b. Upon termination of the Life Estate, the original or second dwelling shall be removed.

11. A second single family dwelling customarily provided in conjunction with agricultural use, as defined, when the new dwelling would be used for the primary residence instead of the existing dwelling that is listed in the National Register of Historic Places, or is eligible for inclusion in the Register as determined using the criteria listed in Sections 14.500 and 14.510, Cultural Resources. (GMA Only)

12. A single family dwelling not in conjunction with agricultural use on a lot/parcel that was legally created prior to November 17, 1986, subject to the following standards: (GMA Only)

a. The dwelling will not force a change in or increase the cost of accepted agricultural practices on surrounding lands;

b. The subject lot/parcel is predominantly unsuitable for the production of farm crops and livestock, considering soils, terrain, location and size of the tract. Size alone shall not be used to determine whether a lot/parcel is unsuitable for agricultural use. An analysis of suitability shall include the capability of the subject lot/parcel to be utilized in conjunction with other agricultural operations in the area;

c. The dwelling shall be setback from any abutting parcel designated Forest as required in 3.140(G), Property Development Standards for the Large Scale Forest zone.

d. A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on lands designated Agriculture or Forest;

e. Request has been made to the County Assessor to disqualify the parcel for special assessment under ORS 308A.315, or 321.839 and that said

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disqualification is completed prior to the final approval of the non-farm dwelling.

13. The temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit. (GMA & SMA). In the SMA, the property must be 40 acres or greater.

14. One dwelling on a lot/parcel of 40 contiguous acres or larger if an approved Forest Management Plan demonstrates that such dwelling shall be necessary for and accessory to forest uses. The Forest Management Plan shall demonstrate the following (SMA Only):

    a. The dwelling will contribute substantially to the growing, propagation, and harvesting of trees. The principal purpose for allowing a dwelling on forest lands is to enable the resident to conduct efficient and effective management. This requirement shall indicate a relationship between ongoing forest management and the need for dwelling on the subject property.

    b. The subject parcel has been enrolled in the appropriate state's forest assessment program.

    c. A plan for management of the parcel has been approved by the Oregon Department of Forestry or Wasco County. The plan must indicate the condition and productivity of lands to be managed; the operations the owner will carry out (thinning, harvest, planting, etc.); a chronological description of when the operations will occur; estimates of yield, labor, and expenses; and how the dwelling will contribute towards the successful management of the property.

    d. There are no other dwellings on the parcel which are vacant or currently occupied by persons not engaged in forest management of the subject parcel.

    e. A declaration has been signed by the landowner and recorded into County deeds and records specifying that the owners, successors, heirs, and assigns of the subject property are aware that adjacent and nearby operations are entitled to carry on accepted agricultural or forest practices.

MISCELLANEOUS USE

15. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building. (GMA & SMA)

16. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)

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17. Construction, reconstruction, or modifications of roads not in conjunction with agriculture. (GMA Only).

18. Resource Enhancement Projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources subject to the Resource Enhancement standards prescribed in Chapter 10: (GMA & SMA)

19. Uninhabitable structures associated with hunting and fishing operations. (GMA Only)

20. Towers and fire stations for forest fire protection. (GMA & SMA)

21. Docks and boathouses, subject to the standards below: (GMA & SMA)

    a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;

    b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;

    c. Public docks open and available for public use shall be allowed.

    d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

22. Exploration, development, and production of sand, gravel, or crushed rock subject to that material being used only for the construction, maintenance, or reconstruction of roads used to manage or harvest commercial forest products subject to the provisions of Chapter 10. (SMA only)

23. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100 and all other applicable provisions of Chapter 21. (GMA & SMA)

24. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, Section 21.200 and all other applicable provisions of Chapter 21. (GMA Only)

25. Temporary portable facility for the primary processing of forest products grown upon a parcel of land or contiguous land in the same ownership where the facility is to be located. The facility shall be subject to the standards in Chapter 8, Temporary Use

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Permit, and be removed upon completion of the harvest operation. (SMA Only)

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Large Scale Agriculture subject to Chapter 5 - Conditional Use Review, Chapter 14 - Scenic Area Review and subsections G - Property Development Standards and H - Fire Protection Standards as well as any other listed or referenced standards.

FARM/FOREST USE

1. Wineries in conjunction with on-site viticulture upon a showing that processing of wine is from grapes grown on the subject farm or in the local region. (GMA Only)

2. Wine sales/tasting rooms, in conjunction with an on-site winery. (GMA Only)

3. Boarding of horses. (GMA Only)

4. Fruits and produce stands, upon a showing that: (GMA & SMA)

   a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and

   b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.

5. Agricultural product processing and packaging, upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation. "Primarily" means a clear majority of the product as measured by volume, weight, or value. (GMA & SMA)

6. Fish hatcheries and aquaculture. (GMA & SMA)

7. Silvicultural nurseries. (SMA Only)

COMMERCIAL USE

8. Commercial Events, subject to Commercial Events standards prescribed in Chapter 20. (GMA Only)

9. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in

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Chapter 20. (GMA & SMA)

The use or development shall be compatible with agricultural use. Buffer zones should be considered to protect agricultural practices from conflicting uses. (SMA Only)

10. Bed and Breakfast Inns may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20. (GMA & SMA)

PUBLIC & QUASI-PUBLIC USE

11. Nonprofit resource-related environmental learning facility or nonprofit resource-related research facility. (GMA Only)

12. Expansion of existing nonprofit group camps, retreats, and conference or education centers for the successful operation on the dedicated site. Expansion beyond the dedicated site is prohibited. (SMA Only)

13. Expansion of existing school or place of worship. (GMA Only)

14. Community facilities and nonprofit facilities related to agricultural or forest resource management. (SMA Only)

15. Recreation Development, subject to Section 14.700. (GMA Only)

16. Public recreation, commercial recreation, interpretive, and educational developments and uses, consistent with Section 14.710. (SMA Only)

MISCELLANEOUS USE

17. Road and railroad construction and reconstruction. (SMA Only)

18. Utility facilities and railroads necessary for public service upon a showing that: (GMA & SMA)

    a. There is no practicable alternative location with less adverse effect on the scenic, cultural, natural, recreational, agricultural or forest lands; and

    b. The size is the minimum necessary to provide the service.

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19. Personal-use airstrips including associated accessory structures such as a hangar. (GMA Only)

    a. A personal-use airstrip is an airstrip restricted, except for aircraft emergencies, to use by the owner and on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations.

    b. No aircraft may be based on a personal-use airstrip other than those owned or controlled by the owner of the airstrip.

20. Exploration, development and production of mineral and geothermal resources subject to the standards prescribed Chapter 10. (GMA Only)

21. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months. (GMA & SMA)

22. Disposal sites managed and operated by the Oregon Department of Transportation, or the Wasco County Public Works Department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to Disposal standards prescribed in Chapter 10. (GMA & SMA)

F. Prohibited Uses

1. Subdivisions, Cluster Developments, Industrial Uses.

2. All other uses not listed.

G. Property Development Standards

1. Property Size

    a. The creation or alteration of a parcel shall be subject to the following standards:

Zone	Minimum Parcel Size	Minimum Parcel Width
A-1(40)	Forty (40) Acres	500'
A-1(60)	Sixty (60) Acres	500'
A-1(80)	Eighty (80) Acres	1,000'
A-1(160)	One Hundred Sixty (160) Acres	1,000'

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b. In the SMA no land divisions will be allowed unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable.

2. General Setbacks - All structures, other than approved signs and fences shall comply with the following general setback standards:

All Road Rights of Way	25'
Front Yard	25'
Side Yard	25'
Rear Yard	40'

3. Agricultural Setbacks - In addition to the general setback standards listed in criterion 2 above, all new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

c. The necessary berming and/or planting shall be completed during the first phase of development and maintained in good condition.

d. If several crops or crop rotation is involved in the adjacent operation, the greater

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setback shall apply.

e. A variance to the setback requirements may be made in accordance with Chapter 6, Variances.

4. Height - Maximum height for all structures shall be thirty-five (35) feet unless further restricted in accordance with Chapter 14 - Scenic Area Review.

5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

6. Parking - Off street parking shall be provided in accordance with Chapter 4.

H. Fire Protection Standards

All development, as specified, shall comply with the following fire safety standards:

1. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

2. Development that includes a plumbed water system shall include at least one (1) clearly visible standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure.

3. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided.

a. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

b. If the property is served by The Dalles Irrigation District, then the requirements of (3) need only be met during that period of the year that The Dalles Irrigation District is not pumping water.

4. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent. Turnouts shall be provided at a minimum of every five hundred (500) feet. Access drives shall be maintained to a level that is

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passable to fire equipment. Variance to road guidelines may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

5. Within one (1) year of the occupancy of a dwelling, the County shall conduct a review of the development to assure compliance with these guidelines.

6. Telephone and power supply systems shall be underground whenever practical.

7. Roofs of structures shall be constructed of fire-resistant materials. Roof materials such as cedar shake and shingle shall not be used unless fire-resistant.

8. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is non-combustible and corrosion resistant and should be equipped with a spark arrestor.

9. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code for fire stopping.

10. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.

I. Special Management Area

In addition to the standards and conditions listed in this section, and the applicable provisions of Chapter 14 - Scenic Area Review, the following standards apply to the agricultural lands in the Special Management Area:

1. If a standard or condition of this subsection is more restrictive than other subsections of this section, this subsection is controlling;

2. No new dwellings or other related major structures shall be permitted on parcels of land less than 40 contiguous acres;

3. The Forest Service shall, in collaboration with county and/or state regulatory agencies, review site plans for forest practices for compliance with SMA forest practice guidelines. The Forest Service review of the site plans shall include the following analysis:

   a. Protection of the scenic resources: analysis of potential impacts, including cumulative effects, to scenic values as viewed from the key viewing areas.

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b. Protection of the cultural resources: analysis of potential impacts to the cultural resources, including cumulative effects.

c. Protection of natural resources: analysis of potential impacts, including cumulative effects, to the natural resources.

d. Protection of the recreational resources: analysis of potential impacts to the recreational resources, including cumulative effects.

4. New commercial uses and developments other than commercial recreation, pursuant to recreational objectives and guidelines set forth in Chapter 4 Recreation Resources in the Columbia River Gorge National Scenic Area Management Plan, are not permitted in the Special Management Areas.

5. Clearing trees for new agricultural use is subject to the following additional standards:

a. A Stewardship Plan subject to criterion d below shall be submitted and deemed complete by the county and submitted to the Forest Service for review.

b. Clearing trees for new agricultural use shall be limited to 15 acres.

c. If the Stewardship Plan proves that the above guideline is detrimental to the proposed agricultural use, the final size of the clearing shall be determined by the application in (d)(1-4) below and subject to criterion (i).

d. After a 30-day public comment period, the Forest Service shall review the Stewardship Plan using the following criteria:

(1) Scenic Resource guidelines in Review Uses 6(d)(1) and (5) below.

(2) The applicable criteria in Section 14.510, Cultural Resources, Section 14.610 Natural Resources, and Section 14.710 Recreational Resources.

(3) The Natural Resource Conservation Service (NRCS) soil unit description shall indicate that soils are suitable for the proposed agricultural use. The woodland management tables shall be used as part of the analysis of suitability for both agricultural and forest uses.

(4) The size, shape and pattern on the landscape of the clearing for the new agricultural use shall blend with the surrounding landscape pattern either

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because the existing pattern includes agricultural openings or because the new agricultural opening is designed to appear natural.

e. The Forest Service shall send the review statement to the appropriate county planning office. The Forest Service shall state whether or not the new agricultural use should proceed including any conditions that are recommended to be required by the county.

f. The county will accept an application for new agricultural use on forested lands after receipt of a positive review statement from the Forest Service.

g. The forest practice portion of the new agricultural use shall not be approved by the state forestry department or county until a decision on the new agricultural use is issued from the county.

h The new agricultural use shall be operational within two years of the time frame described in the approved Stewardship Plan.

i. New agricultural uses with an approved Stewardship Plan requiring more than 15 acres shall attain the final approved size sequentially. After the first 15 cleared acres is operational, each subsequent clearing shall not occur until the previous clearing is operational.

6. Forest practices shall be subject to a Scenic Area Review and will require an application with the following:

a. The following additional application material

(1) Listed on recent aerial photo or detailed map:

(a) The size, shape, and exact location of the proposed treatment area including any clumps of leave trees to remain. If more than one silvicultural prescription is to be used, code each on the photo.

(b) Other important natural features of the subject parcel such as steep areas, streams, wetlands, rock outcrops, etc.

(c) Road and structure construction and/or reconstruction location.

(d) Location of proposed rock or aggregate sources.

(e) Major skid trails, landings, and yarding corridors.

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(f) Commercial firewood cutting areas.

(g) Protection measures for scenic, cultural, natural and recreation resources.

(2) Describe the existing forest in terms of species, ages, sizes, landscape pattern (including how it fits into the surrounding landscape pattern) and canopy closure for all canopy layers.

(3) Describe how the forest practice will fit into the existing landscape pattern and how it will meet scenic and natural resource standards in d and e below.

(4) Written silvicultural prescriptions with projected post-treatment forest condition specified in terms of species, ages, sizes, landscape pattern (including how it fits into the surrounding landscape pattern) and canopy closure for all canopy layers.

(5) Road and structure construction and/or reconstruction design.

(6) Existing and proposed rock pit development plans.

(7) A discussion of slash disposal methods.

(8) A reforestation plan as reviewed by the Oregon Department of Forestry.

b. As part of the application, flag, stake or mark buffers, any trees or downed wood to be retained or removed (whichever makes the most sense), and areas for placing fill or removing material in preparation for a field visit by the reviewer.

c. Stewardship Plan Requirements: The following information, in addition to the applicable portions of the forest practice application requirements above and general site plan requirements shall be provided:

(1) Outline the long term goals, proposed operations, and future sustainability of the subject parcel.

(2) Describe the time frame and steps planned to reach the long term goals.

(3) For Forest Practices, describe how the proposed activities fit into the long term goals and sustainability of the parcel and/or forest health. The following shall be addressed:

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(a) Describe the range of natural conditions expected in the forest in terms of tree species, structure, and landscape pattern.

(b) Describe what the resulting tree species, structure, and landscape pattern will be after the proposed activities.

(c) Give a clear explanation how a deviation from the applicable guidelines may better achieve forest health objectives.

(d) Give a clear explanation how and why the proposed activities will lead the forest towards its range of natural variability and result in reaching sustainability, resiliency to disturbances.

(4) For clearing trees for new agricultural use, the following shall be addressed in addition to (c)(1) & (2) above:

(a) Submit NRCS soil unit description and map for each soil unit affected by the proposed clearing or treatment.

(b) Based on the needs of the operation, give a clear explanation as to the exact size of the clearing needed and how it will meet the natural and scenic requirements set forth in 5(d)(1) through (4) above.

(c) Describe in sufficient detail for evaluation the proposed agricultural use, the improvements needed on the parcel, time line for its establishment, and its marketability.

(d) Show evidence that an agricultural specialist, such as the county extension agent, has examined and found the proposed agricultural use reasonable and viable.

d. For forest practices, the following scenic resource guidelines shall apply:

(1) Forest practices shall meet the design guidelines and scenic standards for the applicable landscape setting and zone.

(2) Created forest openings visible at one time shall be within the desired range for the vegetation type as set forth in (e) below.

(3) Size, shape, and dispersal of created forest openings shall maintain the desired natural patterns in the landscape as set forth in (e) below.

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(4) The maximum size of any created forest opening is set forth by the "Desired" vegetation type in the Forest Structure and Pattern Table below.

(a) If the treatment is proposed to go beyond the above guideline based on forest health or ecosystem function requirements, a Stewardship Plan shall be required.

(b) If the Stewardship Plan proves that the above criterion is detrimental to either forest health or ecosystem function, the size of the created forest opening shall be within the natural range for the vegetation type as listed in the Desired Forest Structure and Pattern Table for each vegetation type, shall not mimic catastrophic fires, and shall maintain scenic standards.

(5) Created forest openings shall not create a break or opening in the vegetation in the skyline as viewed from a key viewing area.

e. Forest practices shall maintain the following in addition to applicable natural resources criteria in Section 14.610:

(1) Silvicultural prescriptions shall maintain the desired natural forest stand structures (tree species, spacing, layering, and mixture of sizes) based on forest health and ecosystem function requirements. Forest tree stand structure shall meet the requirements listed in the Desired Forest Structure and Pattern Table for each vegetation type. Forest tree stand structure is defined as the general structure of the forest in each vegetation type within which is found forest openings.

(2) Created forest openings shall be designed as mosaics not to exceed the limits defined as Desired in the Desired Forest Structure and Pattern Table unless proposed as a deviation as allowed under d(5) above.

(3) Snag and down wood requirements shall be maintained or created as listed in the Desired Forest Structure and Pattern Table for each vegetation type.

(4) If the treatment is proposed to deviate from the snag and down wood requirements based on forest health or ecosystem function requirements, a Stewardship Plan shall be required and shall show and prove why a deviation from the snag and down wood requirements is required.

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DESIRED FOREST STRUCTURE AND PATTERN

1	2	3		4		5	6	7
Vegetation Type#	**Forest Structure** (Average % total canopy closure (cc))*	**Typical Forest Opening s Size** Disturbance caused Historic (Natural)	**Desired**	**Percent Openings at One Time** Historic (Natural)	**Desired**	**Leave Trees** Includes all available remnant old forest	**Average Down Wood** Pieces 30 ft long per acre (scattered)	**Average Snags** (Conifers) No. per acre Snags are 20-40 ft in height
West Conifer	60-80% canopy closure. Understory layer variable (0-60% of total cc).	Variable sizes with mosaic pattern, irregular shapes Mosaic fire 1-100acres Catastrophic fire over 100 acres	Retain forested character Allow openings up to 15 acres (up to 5 acres in the foreground of KVAs) All openings 1 acre or less on National Forest land and all Open Space LUD Openings retain 15 - 40 % canopy closure	10%(mosaic fire) up to 55% (catastrophic fire) Intense fire return interval is 300 yrs	Not to exceed 8% for West Coniferious Woodland Landscape Setting and not to exceed 4% for Gorge Walls, Canyonlands and Wildlands Landscape Setting Widely dispersed, variable sized mosaic of irregular shapes blending with existing openings.	Leave 15% of existing trees per acre throughout opening and in clumps. Include 3 trees per acre of the largest size trees available	18-25 pieces greater than 20" dbh	10 snags at 10" -20" dbh, and 7 snags greater than 20" dbh
East Conifer (Ponderosa Pine/Douglas fir)	40-80% canopy closure Understory layer less than 25% of total cc	Few Openings due to low intensity fires. ¼ to 2 acres	Openings less than 1 acre Openings have 0 - 40% canopy closure Openings widely dispersed	1 -10%	1 - 10% (% by vegetation type)	No leave trees required	3 - 6 pieces greater than 20" dbh	5 snags at 10"-20" dbh and 3 snags greater than 20" dbh
Ponderosa Pine/ Oregon Oak	25-60% canopy closure Understory layer greater than 25% of total cc.	Most natural openings due to poor soil. Disturbance openings few	Openings less than 1 acre Openings have 0 - 25% canopy closure Openings widely dispersed	1 -10%	1 - 10% (% by vegetation type)	No leave trees required	1 - 3 pieces greater than 20" dbh	5 snags at 10" - 20" dbh and 3 snags greater than 20" dbh Oak snags can be counted if already dead or partially dead

 # Map available at the Forest Service National Scenic Area Office
*** Does not apply to openings.**
Dbh: Diameter at Breast Height

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SECTION 3.130 "A-2" Small Scale Agriculture Zone (GMA Only)

A. Purpose

The purpose of the Small Scale Agriculture Zone is to protect and enhance small scale agricultural land for agricultural uses. Small Scale Agricultural lands generally:

1. Have little potential for consolidation with large-scale agricultural lands and are currently devoted to agriculture of a scale too small to support workers or provide a significant volume of products for markets or processors; and

2. Have a combination of soil capability and size that provides an opportunity for direct marketing or part-time/second income agriculture.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Small-Scale Agriculture.

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Small-Scale Agriculture subject to Expedited Review and Subsections G - Property Development Standards and H Fire Protection Standards as well as all other listed or referenced standards.

D Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Small Scale Agriculture subject to the Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards as well as any other listed or referenced standards.

FARM USE

1. New cultivation: Any operation that would cultivate land that has not been cultivated.

2. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19.

3. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the following standards:

   The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well

as a Farm Management Plan defined in Section 1.200 with their land use application:

RESIDENTIAL USE

4. One single-family dwelling on any legally existing parcel.

5. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in 6 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19.

6. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any parcel:

   a. Less than or equal to 10 acres in size are subject to the following additional standards:

      (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

      (2) The height of any individual accessory building shall not exceed 24 feet.

   b. Larger than 10 acres in size are subject to the following additional standards:

      (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 2,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

      (2) The footprint of any individual accessory building shall not exceed 1,500 square feet.

      (3) The height of any individual accessory building shall not exceed 24 feet.

7. The temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permits.

8. Agricultural labor housing subject to the following standards:

   a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;

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b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed nine (9) months.

c. The housing shall be located to minimize the conversion of lands capable of production of farm crops or livestock and will not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.

9. Life Estate - A landowner who sells or otherwise transfers real property in an area designated Small Scale Agriculture may retain a life estate in a dwelling and a tract of land surrounding the dwelling. The life estate tract shall not be considered a lot/parcel as defined in this Ordinance. A second dwelling in conjunction with agricultural use may be allowed subject to the following standards:

a. The proposed dwelling is in conjunction with agricultural use, as defined, subject to the following standards:

(1) There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;

(2) The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy (3)(c) below; and

(3) The operation is a commercial agricultural enterprise as determined by the submittal of a Farm Management Plan, defined in Section 1.200, with the application and an evaluation of the following factors:

(a) Size of the entire unit, including all land in the same ownership;

(b) Operational requirements for the particular agricultural activity common to area agricultural operations; and

(c) The farm or ranch, and all its constituent parcels, is capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula:

Average Yield Per Acre/Unit x Average Commodity/Unit Price x Total Acres for Production of Commodity/Units = Income Capability

b. Upon termination of the Life Estate, the original or second dwelling shall be removed.

MISCELLANEOUS USE

10. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

11. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.

12. Construction, reconstruction, or modifications of roads not in conjunction with agriculture.

13. Resource Enhancement Projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject Resource Enhancement standards prescribed in Chapter 10.

14. Uninhabitable structures associated with hunting and fishing operations.

15. Towers and fire stations for forest fire protection when necessary for public service

16. Docks and boathouses, subject to the standards below:

a. New private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;

b. New private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;

c. Public docks open and available for public use shall be allowed.

d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

17. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100, and all other applicable provisions of Chapter 21.

18. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, Section 21.200, and all other applicable provisions of Chapter 21.

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E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Small Scale Agriculture subject to Chapter 5 - Conditional Use Review, Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards as well as any other listed or referenced standards.

FARM/FOREST USE

1. Wineries, in conjunction with on-site viticulture upon a showing that processing of wine is from grapes grown on the subject farm or in the local region.

2. Wine sales/tasting rooms, in conjunction with an on-site winery.

3. Boarding of horses.

4. Fruits and produce stands, upon a showing that:

   a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and

   b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.

5. Agricultural product processing and packaging, upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation.

6. Fish hatcheries and Aquaculture.

COMMERCIAL USE

7. Commercial events, subject to the Commercial Events standards prescribed in Chapter 20.

8. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20.

9. Bed and Breakfast Inns may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20.

PUBLIC & QUASI-PUBLIC USE

10. Nonprofit resource-related environmental learning facility or nonprofit resource-related research facility.

11. Recreation Development subject to Section 14.700.

12. Expansion of existing school or place of worship.

MISCELLANOUS USE

13. Utility facilities and railroads necessary for public service upon a showing that:

    a. There is no practicable alternative location with less adverse effect on agricultural or forest lands; and

    b. the size is the minimum necessary to provide the service.

14. Personal-use airstrips including associated accessory structures such as a hangar.

    a. A personal-use airstrip is an airstrip restricted, except for aircraft emergencies, to use by the owner and on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations.

    b. No aircraft may be based on a personal-use airstrip other than those owned or controlled by the owner of the airstrip.

15. Exploration, development and production of mineral and geothermal resources subject to the standards prescribed in Chapter 10.

16. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months.

17. Cluster developments on lots or parcels forty (40) acres in size or larger in the "A-2(20)" zone, eighty (80) acres in size or larger in the "A-2(40)" zone, or one-hundred sixty acres in size or larger in the "A-2(80)" zone, that creates lots/parcels smaller than the designated minimum lot/parcel size, subject to the provisions of Chapter 18:

18. Disposal sites managed and operated by the Oregon Department of Transportation, or the Wasco County Public Works Department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to the Disposal standards prescribed in Chapter 10.

F. Prohibited Uses

1. Industrial Uses.

2. All other uses not listed.

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G. Property Development Standards

1. Property Size - The creation or alteration of a parcel shall be subject to the following standards:

Zone	Minimum Parcel Size	Minimum Parcel Width
A-2(20)	Twenty (20) Acres	500'
A-2(40)	Forty (40) Acres	500'
A-2(60)	Sixty (60) Acres	500'
A-2(80)	Eighty (80) Acres	1,000'

2. General Setbacks - All structures other than approved signs and fences shall comply with the following general setback standards:

All Road Rights of Way	25'
Front Yard	25'
Side Yard	25'
Rear Yard	40'

3. Agricultural Setbacks - In addition to the general setback standards listed in criterion 2 above, all new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

   a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

   b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

   c. The necessary berming and/or planting must be completed during the first phase of development and maintained in good condition.

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d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.

e. A variance to the setback requirements may be made in accordance with Chapter 6.

4. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

6. Parking - Off street parking shall be provided in accordance with Chapter 4.

H. Fire Protection Standards

All development, as specified, shall comply with the following fire safety standards:

1. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

2. Development that includes a plumbed water system shall include at least one (1) clearly visible standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure.

3. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

4. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent. Turnouts shall be provided at a minimum of every five hundred (500) feet. Access drives shall be maintained to a level that is passable to fire equipment. Variance to road guidelines may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

5. Within one (1) year of the occupancy of a dwelling, the County shall conduct a review of the development to assure compliance with these guidelines.

6. Telephone and power supply systems shall be underground whenever practical.

7. Roofs of structures shall be constructed of fire-resistant materials. Roof materials

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such as cedar shake and shingle shall not be used unless fire-resistant.

8. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is non-combustible and corrosion resistant and should be equipped with a spark arrestor.

9. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code for fire stopping.

10. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.

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SECTION 3.140 "F-1" Industrial Forest Zone (GMA Only)

A. Purpose

The purpose of the Industrial-Forest Zone is to protect and enhance Industrial forest land for forest uses. Industrial forest land is land that:

1. Contains land in the industrial and public ownership classes which occur in large tracts, have few residences and are generally bounded by other lands in the same ownership classes or by lands in the large woodland class.

2. Contains land in the non-industrial ownership class which have few residences, no organized structural fire protection services, are capable of growing 85 cubic feet per acre per year or more of merchantable tree species and are generally bounded by lands in the large non-industrial, public or industrial ownership classes.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Industrial Forest.

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Industrial Forest subject to Expedited Review and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as all other listed or referenced standards

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Industrial Forest subject to Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as any other listed or referenced standards.

FOREST/FARM USE

1. New cultivation: Any operation that would cultivate land that has not been cultivated.

2. Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation. The structure shall be subject to the standards in Chapter 8, Temporary Use Permit. An "auxiliary" use or structure shall meet the following standards:

   a. The use or alteration of a structure or land provides help to or is directly associated with the conduct of a particular forest practice.

   b. The auxiliary structure is located on-site, is temporary in nature, and is not designed to remain for the forest's entire growth cycle from planting to

harvesting.

c. The auxiliary use is removed when a particular forest practice has concluded.

3. Temporary portable facility for the primary processing of forest products grown upon a parcel of land or contiguous land in the same ownership where the facility is to be located. The facility shall be subject to the standards in Chapter 8, Temporary Use Permit, and be removed upon completion of the harvest operation.

4. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19.

5. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years and subject to the following:

   The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application:

6. A temporary mobile home in conjunction with a timber operation subject to a finding that security personnel are required to protect equipment associated with a harvest operation or the subject forest land from fire. The mobile home shall be subject to the standards in Chapter 8, Temporary Use Permit, and must be removed upon completion of the subject harvest operation or the end of the fire season.

RESIDENTIAL USE

7. One single family dwelling customarily provided in conjunction with agricultural use, as defined, subject to the following standards:

   a. There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;

   b. The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy (c)(4) below; and

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c. The operation is a commercial agricultural enterprise as determined by the submittal of a Farm Management Plan defined in Section 1.200 and an evaluation of the following factors:

(1) Size of the entire unit, including all land in the same ownership;

(2) Operational requirements for the particular agricultural activity common to area agricultural operations; and

(3) The farm or ranch, and all its constituent parcels, is capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula:

Average Yield Per Acre/Unit x Average Commodity/Unit Price x Total Acres for Production of Commodity/Units = Income Capability

8. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in 9 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19.

9. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel:

a. Less than or equal to 10 acres in size are subject to the following additional standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The height of any individual accessory building shall not exceed 24 feet.

b. Larger than 10 acres in size are subject to the following additional standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 2,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The footprint of any individual accessory building shall not exceed 1,500 square feet.

(3) The height of any individual accessory building shall not exceed 24 feet.

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10. The temporary use of a mobile home in the case of a family hardship subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit.

11. A second single family dwelling for an agricultural operator's relative subject to the following standards:

    a. The dwelling would be occupied by a relative of the agricultural operator or of the agricultural operator's spouse who will be actively engaged in the management of the farm or ranch. Relative means grandparent, grandchild, parent, child, brother or sister of the agricultural operator;

    b. The dwelling would be located on the same lot or parcel as the dwelling of the principal operator; and

    c. The operation is a commercial agricultural enterprise as determined by and an evaluation of criterion D(7)(c) above.

12. Agricultural labor housing subject to the following standards:

    a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;

    b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed nine (9) months.

    c. The housing will be located to minimize the conversion of lands capable of production of farm crops, livestock, or forest products and will not force a significant change in or significantly increase the cost of accepted agricultural or forest practices employed on nearby lands devoted to agricultural or forest use.

    d. The operation is a commercial agricultural enterprise as determined by and an evaluation of criterion D(7)(c) above.

13. Driveways, easement roads, and private roads serving a residence.

MISCELLANEOUS

14. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

15. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.

16. Resource Enhancement Projects for the purpose of enhancing scenic, cultural,

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recreation and/or natural resources, subject to the Resource Enhancement standards prescribed in Chapter 10:

17. Uninhabitable structures accessory to hunting and fishing operations.

18. Towers and fire stations for forest fire protection.

19. Recreation Development, subject to Section 14.700.

20. Construction or reconstruction of roads or modifications not in conjunction with forest use or practices.

21. Docks and boathouses, subject to the standards below:

    a. New private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;

    b. New private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;

    c. Public docks open and available for public use shall be allowed.

    d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

22. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100, and all other applicable provisions of Chapter 21.

23. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, subject to 21.200 and all other applicable provisions of Chapter 21.

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Industrial Forest subject to Chapter 5 - Conditional Use Review, Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as any other listed or referenced standards.

FOREST/FARM USE

1. Wineries in conjunction with on-site viticulture, upon a showing that processing of wine is from grapes grown on the subject farm or in the local region.

2. Wine sales/tasting rooms, in conjunction with an on-site winery.

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3. Fruits and produce stands upon a showing that:

   a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and

   b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.

4. Agricultural product processing and packaging upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation.

5. Fish hatcheries and Aquaculture.

6. Boarding of horses.

COMMERCIAL USE

7. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20.

8. Bed and breakfast Inns may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20.

PUBLIC & QUASI-PUBLIC USE

9. Expansion of existing nonprofit group camps, retreats or conference or education centers.

10. Nonprofit, environmental learning or research facilities.

MISCELLANEOUS USE

11. Utility facilities and railroads necessary for public service upon a showing that:

   a. There is no practicable alternative location with less adverse effect on the scenic, cultural, natural, recreational, agricultural or forest lands values; and

   b. the size is the minimum necessary to provide the service.

12. Exploration, development and production of mineral and geothermal resources subject to the standards prescribed in Chapter 10.

13. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months.

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14. Disposal sites managed and operated by the Oregon Department of Transportation or the Wasco County Public Works Department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to the Disposal Standards prescribed in Chapter 10.

F. Prohibited Uses

1. Subdivisions, Cluster Developments, Industrial Uses.

2. All other uses not listed.

G. Property Development Standards

1. Property Size – The creation or alteration of a parcel shall not result in a parcel less than eighty (80) acres and having less than a 1,000' minimum lot width.

2. Structure Siting Standards
The approval of new dwellings and accessory structures on Industrial Forest shall comply with the following standards:

a. The dwelling and structures shall be sited on the lot/parcel so that they shall have the least impact on nearby or adjoining forest operations. Dwellings shall be set back at least two hundred (200) feet from adjacent properties unless they meet the requirements of criterion b below.

b. Clustering or locating proposed development closer to existing development, including roads, on adjacent lands may minimize the impact on nearby or adjacent forest operations and may be considered as an alternative to the two hundred (200) foot setback required in (a) above.

Dwellings and accessory buildings shall be setback at least fifty(50) feet from the right of way of the road unless the road is a Scenic Travel Corridor, in which case the provisions of Section 14.300 shall apply.

c. The amount of forest land used to site dwellings, structures, access roads and service corridors shall be minimized. This can include locating new dwellings and structures as close to existing public roads as possible, thus minimizing the length of access roads and utility corridors; or locating the dwelling, access road and service corridors on portions of the lot/parcel that are least or poorly suited for forestry. Areas may not be suitable for forestry because of existing nonforest uses, adjacent dwellings and lastly, land productivity.

d. Dwellings shall be located to minimize the risks associated with wildfire. Dwellings shall be located on level slopes when practical, and in any case not on

slopes which exceed forty (40) percent. Narrow canyons and draws should be avoided. Dwellings should be located to minimize the difficulty in gaining access to the structure in the case of fire. Dwellings should be located to make the access roads as short and flat as possible

e. A variance to the Structure Siting Standards may be made in accordance with Chapter 6.

f. Agricultural Setbacks - All new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

(1) Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

(2) The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

(3) The necessary berming and/or planting shall be completed during the first phase of development and maintained in good condition.

(4) If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.

(5) A variance to the setback requirements may be made in accordance with Chapter 6.

3. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

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4. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

5. Parking - Off street parking shall be provided in accordance with Chapter 4.

H. Fire Protection Standards

All development, as specified, shall comply with the following fire safety standards:

1. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

2. Development that includes a plumbed water system shall include at least one (1) clearly visible standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure.

3. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

4. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent. Turnouts shall be provided at a minimum of every five hundred (500) feet. Access drives shall be maintained to a level that is passable to fire equipment. Variance to road guidelines may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

5. Within one (1) year of the occupancy of a dwelling, the County shall conduct a review of the development to assure compliance with these guidelines.

6. Telephone and power supply systems shall be underground whenever possible.

7. Roofs of structures shall be constructed of fire-resistant materials. Roof materials such as cedar shake and shingle shall not be used unless fire-resistant.

8. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is non-combustible and corrosion resistant and should be equipped with a spark arrestor.

9. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code

for fire stopping.

10. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.

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SECTION 3.150 "F-3" Small Woodland Forest Zone (GMA Only)

A. Purpose

The purpose of the Small Woodland-Forest Zone is to protect and enhance Small Woodland forest land for forest uses. Small woodland forest land is land that contains land in the nonindustrial ownership class which occur in smaller tracts, have organized structural fire protection services, are capable of growing fifty (50) cubic feet per acre per year or more of merchantable tree species and are generally bounded by other lands in the same ownership class or lands devoted to nonforest use.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Small Woodland Forest.

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Small Woodland Forest subject to Expedited Review and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as all other listed or referenced standards

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Small Woodland Forest subject to Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as any other listed or referenced standards.

FOREST/FARM USE

1. New cultivation: Any operation that would cultivate land that has not been cultivated.

2. Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation. The structure shall be subject to the standards in Chapter 8, Temporary Use Permit. An "auxiliary" use or structure shall meet the following standards:

   a. The use or alteration of a structure or land provides help to or is directly associated with the conduct of a particular forest practice.

   b. The auxiliary structure is located on-site, is temporary in nature, and is not designed to remain for the forest's entire growth cycle from planting to harvesting.

   c. The auxiliary use is removed when a particular forest practice has concluded.

3. Temporary portable facility for the primary processing of forest products grown upon a parcel of land or contiguous land in the same ownership where the facility is to be

located. The facility shall be subject to the standards in Chapter 8, Temporary Use Permit, and be removed upon completion of the harvest operation.

4. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19.

5. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years and meet the following:

   The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application:

RESIDENTIAL USE

6. One (1) single family dwelling on a legally created lot/parcel upon enrollment in the forest deferral taxation by the County Assessor's Office, or subject to findings that the lot/parcel cannot qualify for forest deferral taxation, a lot/parcel is entitled to one (1) single family dwelling. In either case, a declaration shall be signed by the land owner and recorded into County deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Forest or Agriculture.

7. One single family dwelling customarily provided in conjunction with agricultural use, as defined, subject to the following standards:

   a. There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;

   b. The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy (c)(4) below; and

   c. The operation is a commercial agricultural enterprise as determined by an evaluation of the following factors:

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(1) Size of the entire unit, including all land in the same ownership;

(2) Type(s) of operation (crops, livestock) and acreage;

(3) Operational requirements for the particular agricultural activity common to area agricultural operations; and

(4) The farm or ranch, and all its constituent parcels, is capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula:

Average Yield Per Acre/Unit x Average Commodity/Unit Price x Total Acres for Production of Commodity/Units = Income Capability

8. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in 9 below. Non commercial wind energy conversions systems which fit this category are subject to the applicable provisions of Chapter 19.

9. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any parcel:

a. Less than or equal to 10 acres in size are subject to the following additional standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The height of any individual accessory building shall not exceed 24 feet.

b. Larger than 10 acres in size are subject to the following additional standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 2,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The footprint of any individual accessory building shall not exceed 1,500 square feet.

(3) The height of any individual accessory building shall not exceed 24 feet.

10. The temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit.

11. A second single family dwelling for an agricultural operator's relative subject to the following standards:

    a. The dwelling would be occupied by a relative of the agricultural operator or of the agricultural operator's spouse who will be actively engaged in the management of the farm or ranch. Relative means grandparent, grandchild, parent, child, brother or sister of the agricultural operator;

    b. The dwelling would be located on the same lot or parcel as the dwelling of the principal operator; and

    c. Criteria 7(c)(1) – (4) above.

12. Agricultural labor housing subject to the following standards:

    a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;

    b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed nine (9) months.

    c. The housing will be located to minimize the conversion of lands capable of production of farm crops, livestock, or forest products and will not force a significant change in or significantly increase the cost of accepted agricultural or forest practices employed on nearby lands devoted to agricultural or forest use.

13. Life Estate - A landowner who sells or otherwise transfers real property in an area designated Small Woodland may retain a life estate in a dwelling and a tract of land surrounding the dwelling. The life estate tract shall not be considered a lot/parcel as defined in this Ordinance. A second dwelling unit in a Forest Land designation may be allowed subject to the following standards.

    a. The proposed dwelling is in conjunction with agricultural use using the standards prescribed in Subsection D(7); or

    b. One (1) single family dwelling on a legally created lot/parcel upon enrollment in the forest deferral taxation by the County Assessor's Office, or subject to findings that the lot/parcel cannot qualify for forest deferral taxation, a lot/parcel is entitled to one (1) single family dwelling. In either case, a declaration shall be signed by the land owner and recorded into County deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Forest or Agriculture.

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c. Upon termination of the Life Estate, the original or second dwelling shall be removed.

14. Driveways, easement roads, and private roads serving a residence.

MISCELLANEOUS USE

15. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

16. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.

17. Resource Enhancement Projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject to the Resource Enhancement standards prescribed in Chapter 10.

18. Uninhabitable structures accessory to hunting and fishing operations.

19. Towers and fire stations for forest fire protection.

20. Recreation development, subject to Section 14.700 and the Recreation Development Plan.

21. Construction or reconstruction of roads or modifications not in conjunction with forest use or practices.

22. Docks and boathouses, subject to the standards below:

a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;

b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;

c. Public docks open and available for public use shall be allowed.

d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

23. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100 and all other applicable provisions of Chapter 21.

24. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, Section 21.200, and all other applicable

provisions of Chapter 21.

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Small Woodland subject to Chapter 5 - Conditional Use Review, Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards as well as any other listed or referenced standards.

FOREST/FARM USE

1. Wineries, in conjunction with on-site viticulture upon a showing that processing of wine is from grapes grown on the subject farm or in the location region.

2. Wine sales/tasting rooms, in conjunction with an on-site winery.

3. Fruits and produce stands, upon a showing that:

   a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and

   b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.

4. Agricultural product processing and packaging, upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation.

5. Fish hatcheries and Aquaculture.

6. Boarding of horses.

COMMERCIAL USE

7. Commercial Events, subject to Commercial Events standards prescribed in Chapter 20.

8. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20.

9. Bed and breakfast Inns may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20.

PUBLIC & QUASI-PUBLIC USE

10. Expansion of existing nonprofit group camps, retreats, or conference

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centers.

11. Nonprofit resource-related environmental learning facility or nonprofit resource-related research facilities.

MISCELLANEOUS USE

12. Utility facilities and railroads necessary for public service upon a showing that:

    a. There is no practicable alternative location with less adverse effect on scenic, cultural, natural or recreation resources, agricultural lands, or forest lands; and

    b. the size is the minimum necessary to provide the service.

13. Exploration, development and production of mineral and geothermal resources subject to the standards prescribed in Chapter 10.

14. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months.

15. Cluster developments on lots or parcels forty (40) acres in size or larger in the "F-3(20)" zone, eighty (80) acres in size or larger in the "F-3(40)" zone, or one-hundred sixty acres in size or larger in the "F-3(80)" zone, that creates lots/parcels smaller than the designated minimum lot/parcel size, subject to the provisions of Chapter 18.

16. Disposal sites managed and operated by the Oregon Department of Transportation, or the Wasco County Public Works Department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to Disposal standards prescribed in Chapter 10.

F. Prohibited Uses

All other uses not listed.

G. Property Development Standards

1. Property Size - The creation or alteration of a parcel shall be subject to the following standards:

Zone	Minimum Parcel Size	Minimum Parcel Width
F-3(20)	Twenty (20) Acres	500'
F-3(40)	Forty (40) Acres	500'
F-3(80)	Eighty (80) Acres	1,000'

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2. Structure Siting Standards
The approval of new dwellings and accessory structures on Small Woodland lands shall comply with the following standards:

a. The dwelling and structures shall be sited on the lot/parcel so that they shall have the least impact on nearby or adjoining forest operations. Dwellings shall be set back at least two hundred (200) feet from adjacent properties unless they meet the requirements of criterion b below.

b. Clustering or locating proposed development closer to existing development, including roads, on adjacent lands may minimize the impact on nearby or adjacent forest operations and may be considered as an alternative to the two hundred (200) foot setback required in criterion a above.

Dwellings and accessory buildings shall be setback at least fifty (50) feet from the right of way of the road unless the road is a Scenic Travel Corridor, in which case the provisions of Section 14.300 shall apply.

c. Developments subject to Chapter 18 cluster development siting standards may be granted a variance to the two hundred (200) foot setback in order to best protect the scenic, natural, cultural and recreational resources of a site in accordance with chapters 6.

d. The amount of forest land used to site dwellings, structures, access roads and service corridors shall be minimized. This can include locating new dwellings and structures as close to existing public roads as possible, thus minimizing the length of access roads and utility corridors; or locating the dwelling, access road and service corridors on portions of the lot/parcel that are least or poorly suited for forestry. Areas may not be suitable for forestry because of existing nonforest uses, adjacent dwellings and lastly, land productivity.

e. Dwellings shall be located to minimize the risks associated with wildfire. Dwellings shall be located on level slopes when practical, and in any case not on slopes which exceed forty (40) percent. Narrow canyons and draws should be avoided. Dwellings should be located to minimize the difficulty in gaining access to the structure in the case of fire. Dwellings should be located to make the access roads as short and flat as possible.

f. A variance to the Structure Siting Standards may be made in accordance with Chapter 6.

g. Agricultural Setbacks - All new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

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Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

(1) Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

(2) The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

(3) The necessary berming and/or planting shall be completed during the first phase of development and maintained in good condition.

(4) If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.

(5) A variance to the setback requirements may be made in accordance with Chapter 6, Variances.

3. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

4. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

5. Parking - Off street parking shall be provided in accordance with Chapter 4.

H. Fire Protection Standards

All development, as specified, shall comply with the following fire safety standards:

1. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than

eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

2. Development that includes a plumbed water system shall include at least one (1) clearly visible standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure.

3. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

4. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent. Turnouts shall be provided at a minimum of every five hundred (500) feet. Access drives shall be maintained to a level that is passable to fire equipment. Variance to road guidelines may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

5. Within one (1) year of the occupancy of a dwelling, the County shall conduct a review of the development to assure compliance with these guidelines.

6. Telephone and power supply systems shall be underground whenever possible.

7. Roofs of structures shall be constructed of fire-resistant materials. Roof materials such as cedar shake and shingle shall not be used unless fire-resistant.

8. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is non-combustible and corrosion resistant and should be equipped with a spark arrestor.

9. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code for fire stopping.

8. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.

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SECTION 3.160 "R-R" Rural Residential Zone (GMA & SMA)

A. Purpose

Residential development may locate outside Urban Areas so long as it does not adversely affect the scenic, cultural, natural and recreation resources. In addition to consideration of these factors, lands may be designated as residential if deemed suitable for residential development, taking into account the physical characteristics of the areas in question and their geographic proximity to transportation and commercial facilities and other amenities.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Residential. (GMA & SMA)

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.200 may be allowed on a legal parcel designated Residential subject to Expedited Review and subsections G - Property Development Standards and H - Fire Protection Standards, as well as all other listed or referenced standards. (GMA & SMA)

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Residential subject to Chapter 14 - Scenic Area Review, and subsections G - Property Development Standards and H - Fire Protection Standards, as well as any other listed or referenced standards.

RESIDENTIAL USE

1. One (1) single family dwelling per legally created lot/parcel. (GMA & SMA)

2. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in criterion 3 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA)

3. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards: (GMA & SMA)

   a. The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing

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buildings and proposed buildings.

b. The height of any individual accessory building shall not exceed 24 feet.

4. The temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit. (GMA & SMA)

Parcel must be 40 acres or greater. (SMA only)

FARM USE

5. New cultivation in the GMA and SMA, or new agricultural use in the SMA outside of previously disturbed and regularly worked fields or areas.

Clearing trees for new agricultural use is subject to 3.120(D)(1) of the Large Scale Agriculture zone. (SMA Only).

6. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA Only)

7. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the following standards:

The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application. (GMA Only)

MISCELLANEOUS USE

8. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building. (GMA & SMA)

9. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)

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10. Construction, reconstruction or modification of roads (GMA & SMA) and railroads (SMA Only).

11. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, Resource Enhancement standards prescribed in Chapter 10. (GMA & SMA)

12. Docks and boathouses, subject to the standards below: (GMA & SMA)

    a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;

    b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;

    c. Public docks open and available for public use shall be allowed.

    d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

13. Cluster developments on lots or parcels ten (10) acres in size or larger in the "R-R(5)", or twenty (20) acres in size or larger in the "R-R(10)" zone, that create lots/parcels smaller than the designated minimum lot/parcel size, subject to the provisions of Chapter 18. (GMA Only)

14. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100 and all other applicable provisions of Chapter 21. (GMA & SMA)

15. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, Section 21.100 and all applicable provisions of Chapter 21. (GMA Only)

16. Forest Practices subject to 3.120(D)(2) of the Large Scale Agriculture zone. (SMA Only)

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Residential subject to Chapter 5 - Conditional Use Review, Chapter 14 - Scenic Area Review and Subsections G - Property Development Standards and H - Fire Protection Standards, as well as any other listed or referenced standards.

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FARM USE

1. Wineries, in conjunction with onsite viticulture, upon a showing that processing of wine is from grapes grown on the subject farm or in the local region. (GMA Only)

2. Wine sales/tasting rooms in conjunction with an on-site winery, under the following conditions: (GMA Only)

   a. The use shall comply with the criteria in Chapter 20 for Home Occupations and Cottage Industries as well as the following:

      (1) The use may employ an unlimited number of outside employees.

      (2) The wine sales/tasting room may include interior and/or exterior space, provided the combined interior and exterior spaces shall not exceed 1,000 square feet.

      (3) The interior space may be located in an existing building or in a new building or addition to an existing building constructed for the primary purpose of housing the wine sales/tasting room.

      (4) The exterior space may be a veranda, patio, or other similar type of structure.

COMMERCIAL USE

3. Commercial events, subject to the Commercial Events standards prescribed in Chapter 20. (GMA Only)

4. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20. (GMA & SMA)

5. Bed and Breakfast Inns, may be permitted in a lawfully established single-family dwelling located subject to the Bed and Breakfast Inn standards prescribed in Chapter 20. (GMA & SMA)

6. Accredited child care center within a RR-1 or RR-2 designation. A child care center may be permitted in other Residential designations within an existing church or community building. (GMA Only)

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PUBLIC & QUASI-PUBLIC USE

7. School within an existing church or community building. (GMA Only)

8. Expansion of existing primary or middle schools on land purchased prior to June 8, 1999. For purposes of this section, existing schools means public schools that existed prior to adoption of the original Management Plan on October 15, 1991. (GMA Only)

9. Community parks and playgrounds, consistent with the standards of the National Park and Recreation Society regarding the need for such facilities. (GMA & SMA)

10. Recreation development, subject to Section 14.300. (GMA Only)

11. Fire stations. (GMA & SMA)

MISCELLANEOUS USE

12. Utility facilities and railroads. (GMA & SMA)

F. Prohibited Uses

All other uses not listed.

G. Property Development Standards

1. Property Size

   a. The creation or alteration of a parcel shall be subject to the following standards:

Zone	Minimum Parcel Size	Minimum Parcel Width
R-R(1)	One (1) Acre	125'
R-R(2)	Two (2) Acres	125'
R-R(5)	Five (5) Acres	300'
R-R(10)	Ten (10) Acres	330'

   b. In the SMA no land divisions are permitted unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable.

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2. General Setbacks - all structures other than approved signs and fences shall comply with the following general setback standards:

All Road Rights of Way	25'
Front Yard	25'
Interior Side Yard	20'
Exterior Side Yard	15'
Rear Yard	40'

3. All new structures to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

c. The necessary berming and/or planting must be completed during the first phase of development and maintained in good condition.

d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.

e. A variance to the setback requirements may be made in accordance with Chapter 6.

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4. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

6. Parking - Off street parking shall be provided in accordance with Chapter 4.

H. Fire Protection Standards

All development, as specified, shall comply with the following fire safety standards:

1. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

2. Development that includes a plumbed water system shall include at least one (1) clearly visible standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure.

3. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

4. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent. Turnouts shall be provided at a minimum of every five hundred (500) feet. Access drives shall be maintained to a level that is passable to fire equipment. Variance to road guidelines may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

5. Within one (1) year of the occupancy of a dwelling, the County shall conduct a review of the development to assure compliance with these guidelines.

6. Telephone and power supply systems shall be underground whenever practical.

7. Roofs of structures shall be constructed of fire-resistant materials. Roof materials such as cedar shake and shingle shall not be used unless fire-resistant.

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8. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is non-combustible and corrosion resistant and should be equipped with a spark arrestor.

9. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code for fire stopping.

10. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.

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SECTION 3.170 "PR" Public Recreation Zone (GMA & SMA)

A. Purpose

To protect and enhance opportunities for publicly-owned, moderate and high intensity resource-based recreation uses on lands most suitable for such uses.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Public Recreation. (GMA & SMA)

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Public Recreation subject to Expedited Review and Subsections H - Property Development Standards and I - Fire Protection Standards, as well as all other listed or referenced standards. (GMA & SMA)

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Public Recreation, subject to Chapter 14 - Scenic Area Review except 14.700(C)(2), (8) & (9) and Subsections H - Property Development Standards and I - Fire Protection Standards, as well as any other listed or referenced standards. (GMA & SMA)

1. Publicly-owned, resource based recreation uses, as defined, subject to Section 14.700 (GMA Only).

2. Commercial uses and non-resource based recreation uses which are part of an existing or approved resource-based public recreation use consistent with the criteria for such uses contained in this section. (GMA Only)

3. New cultivation in the GMA and SMA, or new agricultural use in the SMA outside of previously disturbed and regularly worked fields or areas.

   Clearing trees for new agricultural use is subject to the 3.120(I)(5), Large Scale Agriculture Zone. (SMA Only)

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Public Recreation subject to Chapter 5 - Conditional Use Review, Chapter 14 Scenic Area Review and Subsections F - Conditional Use Approval Standards, H - Property Development Standards and I - Fire Protection Standards, as well as any other listed or referenced standards.

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RESIDENTIAL USE

1. Single Family Dwelling

   a. GMA: The parcel must have been legally created prior to 15 October 1991. Exceptions may be considered to the limitation of one dwelling only upon demonstration that more than one residence is necessary for management of a public park.

   b. SMA: The parcel must be 40 contiguous acres or larger and meet the standards required for a dwelling customarily provided in conjunction with an agricultural use in 3.120(D)(5), or a dwelling customarily provided in conjunction with a forest use in 3.120(D)(14), or show that it is necessary for public recreation site management purposes.

2. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in criterion 3 below. (GMA & SMA)

3. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards: (GMA & SMA)

   a. The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

   b. The height of any individual accessory building shall not exceed 24 feet.

4. On a parcel of 40 acres or greater with an existing dwelling, the temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit. (SMA Only)

5. Agricultural labor housing subject to the following standards (SMA Only):

   a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;

   b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch

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unit. Seasonal use shall not exceed nine (9) months.

c. The housing shall be located to minimize the conversion of lands capable of production of farm crops or livestock and will not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.

d. The operation is a commercial enterprise as determined by an evaluation of the following:

(1) Size of the entire unit, including all land in the same ownership;

(2) Type(s) of operation (crops, livestock) and acreage;

(3) Operational requirements for the particular agricultural activity common to area agricultural operations; and

(4) The farm or ranch, and all its constituent parcels, is capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula:
Average Yield Per Acre/Unit x Average Commodity/Unit Price x Total Acres for Production of Commodity/Units = Income Capability

e. There is an existing dwelling on the parcel and the parcel is at least 40 acres. (SMA only)

FARM/FOREST USE

6. Agricultural structures, except buildings, in conjunction with agricultural use. (GMA & SMA)

7. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the standards in "Agricultural Buildings". (GMA & SMA)

The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application:

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8. Fruits and produce stands, upon a showing that: (SMA Only)

   a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and

   b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.

9. Agricultural product processing and packaging, upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation. "Primarily" means a clear majority of the product as measured by volume, weight, or value. (SMA Only)

10. Silvicultural nurseries. (SMA Only)

11. Fish hatcheries and aquaculture. (SMA Only)

12. Forest uses and practices shall be subject to 3.120(I)(6). (SMA Only)

COMMERCIAL USE

13. Commercial Events, subject to the Commercial Events standards as prescribed in Chapter 20. (GMA Only)

14. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20. (SMA Only)

15. Bed and Breakfast Inns, may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20 (SMA Only).

PUBLIC & QUASI-PUBLIC USE

16. Public nonprofit group camps, retreats, conference or educational centers, and interpretive facilities. (SMA Only)

17. Community facilities and nonprofit facilities related to agricultural or forest resource management. (SMA Only)

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18. Public recreation facilities, consistent with the provisions of Section 14.710. (SMA Only)

19. Public Trails subject to Section 14.700 and 14.710. (GMA & SMA)

MISCELLANEOUS USE

20. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building. (GMA & SMA)

21. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)

22. Towers and fire stations for forest fire protection. (SMA Only)

23. Docks and boathouses, subject to the standards below: (GMA & SMA)

    a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;

    b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;

    c. Public docks open and available for public use shall be allowed.

    d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

24. Exploration, development, and production of sand, gravel, or crushed rock subject to that material being used only for the construction, maintenance, or reconstruction of roads used to manage or harvest commercial forest products subject to the provisions of Chapter 10. (SMA Only)

25. Road and railroad construction and reconstruction. (SMA Only)

26. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months. (SMA Only)

27. Utility transmission, transportation, communications, and public works facilities for public service provided that: (GMA & SMA)

    a. There is no alternative location with less adverse effect on Public Recreation land;

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and

b. The size is the minimum necessary to provide the service.

28. Temporary portable facility for the primary processing of forest products grown upon a parcel of land or contiguous land in the same ownership where the facility is to be located. The facility shall be subject to the standards in Chapter 8, Temporary Use Permit, and be removed upon completion of the harvest operation. (SMA Only)

29. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject subject to the Resource Enhancement standards prescribed in Chapter 10: (GMA & SMA)

30. Land Divisions and Replats subject to the property development standards listed in H below, Section 21.100, and all other applicable provisions of Chapter 21. (GMA Only)

31. Property line adjustments and Replats subject to the property development standards listed in H below, Section 21.200, and all other applicable provisions of Chapter 21. (GMA Only)

F. Prohibited Uses

All other uses not listed.

G. Conditional Use Approval Standards (GMA Only)

In addition to the general standards and conditions that may be attached to the approval of a conditional use as provided by Chapter 5 of this Ordinance, the following limitations shall apply to a conditional use permitted in subsection D of this Section:

1. The proposed use will not interfere with existing or approved public recreation uses on the subject property or adjacent lands. Mitigative measures utilized to comply with this criterion may include provision of on-site buffers and seasonal or temporary closures during peak recreation use periods.

2. The proposed use will not permanently commit the majority of the site to a non-recreational use and will not remove all potential future resource-based public recreation uses. Careful siting and design of structures and other improvements may be utilized to comply with this criterion.

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H. Property Development Standards

1. Property Size:

a. GMA: Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance or otherwise improve recreational uses on the site.

b. SMA: No land divisions are allowed unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable.

2. General Setbacks - all structures other than approved signs and fences shall comply with the following general setback standards:

All Road Rights of Way	25'
Front Yard	25'
Interior Side Yard	20'
Exterior Side Yard	15'
Rear Yard	40'

3. Agricultural Setbacks - In addition to the general setback standards listed in criterion 2 above, all new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

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b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

c. The necessary berming and/or planting must be completed during the first phase of development and maintained in good condition.

d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.

e. A variance to the setback requirements may be made in accordance with Chapter 6.

4. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

6. Parking - Off street parking shall be provided in accordance with Chapter 4.

I. Fire Protection Standards

All development, as specified, shall comply with the following fire safety standards:

1. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

2. Development that includes a plumbed water system shall include at least one (1) clearly visible standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure.

3. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

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4. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent. Turnouts shall be provided at a minimum of every five hundred (500) feet. Access drives shall be maintained to a level that is passable to fire equipment. Variance to road guidelines may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

5. Within one (1) year of the occupancy of a dwelling, the County shall conduct a review of the development to assure compliance with these guidelines.

6. Telephone and power supply systems shall be underground whenever practical.

7. Roofs of structures shall be constructed of fire-resistant materials. Roof materials such as cedar shake and shingle shall not be used unless fire-resistant.

8. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is non-combustible and corrosion resistant and should be equipped with a spark arrestor.

9. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code for fire stopping.

10. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.

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SECTION 3.180 "OS" Open Space Zone (GMA & SMA)

A. Purpose

Protect those most significant, sensitive and representative, scenic, cultural, natural and recreation resources on unimproved lands from conflicting uses and enhance them where appropriate.

B. Uses Permitted Without Review

The following uses and activities may be allowed without review on lands designated Open Space subject to the applicable property development standards. (GMA & SMA)

1. Repair, maintenance and operation of existing structures, including, but not limited to, dwellings, agricultural structures, trails, roads, railroads, and utility facilities.

2. The following transportation facilities:

a. Replace existing safety or protective structures, including guardrails, access control fences and gates, barriers, energy attenuators, safety cables, and traffic signals and controllers, as well as existing traffic detection devices, vehicle weighing devices, and signal boxes provided the replacement structures are:

(1) The same location and size as the existing structures and

(2) The same building materials as the existing structures, or building materials that are dark brown with a flat, non-reflective finish, or building materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or the scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management plan title "Scenic Travel Corridors

b. New raised pavement markers, guide posts, object markers, inlay markers, and pavement markings and striping.

c. Permanent public regulatory, guide, and warning signs, except those excluded below, provided:

(1) The signs comply with the Manual for Uniform Traffic Control Devices and

(2) The support structures and backs of all signs are dark brown with a flat, non-reflective finish. This category does not include specific service signs;

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destination and distance signs; variable message signs; or signs that bridge or are cantilevered over the road surface.

d. Extensions of existing guardrails less than or equal to 50 feet in length and new guardrail ends for existing guardrails, provided the guardrails and guardrail ends are

(1) Located inside rights-of-way that have been disturbed in the past; and

(2) Constructed of materials that match the existing structure, natural wood, weathering steel (e.g., Corten), or materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors."

e. New guardrails and guardrail ends, provided the structures are

(1) Located inside rights-of-way that have been disturbed in the past and

(2) Constructed of natural wood, weathering steel (e.g., Corten), or materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or a scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management Plan titled "Scenic Travel Corridors." This category does not include jersey barriers.

f. Replace and/or expand existing culverts, provided the entity or person owning or operating the culvert shall obtain all necessary federal and state permits that protect water quality and fish and wildlife habitat before construction. (GMA Only)

g. Replace and/or expand existing culverts for ephemeral streams or ditches, provided the visible ends of culverts shall be dark and non-reflective. (SMA Only)

h. Resurface or overlay existing paved roads, or grade and gravel existing road shoulders provided the activity does not:

(1) Increase the width of a road,

(2) Disturb the toe of adjacent embankments, slopes or cut banks, or

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(3) Change existing structures or add new structures.

i. Apply dust abatement products to non-paved road surfaces.

j. Replace the superstructure of bridges (e.g., decks, beams) for bridges less than or equal to 30 feet in length and less than or equal to 1,000 square feet in area. This category does not include guardrails or the substructure of bridges (e.g., foundations, abutments).

3. The following underground utility facilities:

a. Replace or modify existing underground utility facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past or co-locate new underground utility facilities with existing underground facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past, provided no excavation would extend beyond the depth and extent of the original excavation.

b. Replace or modify existing underground utility facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past or co-locate new underground utility facilities with existing underground facilities located inside road, utility or railroad rights-of-way or easements that have been disturbed in the past, provided:

(1) No excavation would extend more than 12 inches beyond the depth and extent of the original excavation;

(2) No ditch for linear facilities would be more than 24 inches wide;

(3) No excavation for non-linear facilities would exceed 10 cubic yards, and;

(4) No recorded archaeological site is located within 500 feet of the development. To comply with (4), the entity or person undertaking the development shall contact the Oregon State Historic Preservation Office and obtain a letter or other document stating no recorded archaeological site is located within 500 feet of the development.

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4. The following aboveground and overhead utility facilities:

   a. Replace existing aboveground and overhead utility facilities including towers, pole/tower-mounted equipment, cables and wires, anchors, pad-mounted equipment, service boxes, pumps, valves, pipes, water meters, and fire hydrants, provided the replacement facilities would have:

      (1) The same location and size as the existing facilities and;

      (2) The same building materials as the existing facilities, or building materials that are dark brown with a flat, non-reflective finish, or building materials consistent with the *Historic Columbia River Highway Master Plan* for the Historic Columbia River Highway or the scenic highway corridor strategy for Interstate 84 prepared according to the GMA policies in the section of the Scenic Resources chapter of the Management plan title "Scenic Travel Corridors

   b. Replace existing utility poles, provided the replacement poles are

      (1) Located within 5 feet of the original poles;

      (2) No more than 5 feet taller and 6 inches wider than the original poles, and;

      (3) Constructed of natural wood, weathering steel (e.g., Corten), materials that match the original poles, or materials that are dark brown with a flat, non-reflective finish.

   c. New whip antennas for public service less than or equal to 8-feet in height and less than or equal to 2 inches in diameter, cables, wires, transformers, and other similar equipment, provided all such structures are on existing utility poles or towers.

5. The following signs:

   a. Election signs. Removal must be accomplished within 30 days of election day.

   b. "For sale" signs not greater than 12 square feet. Removal must be accomplished within 30 days of close of sale.

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c. Temporary construction site identification, public service company, safety, or information signs not greater than 32 square feet. Exceptions may be granted for public highway signs necessary for public safety and consistent with the *Manual for Uniform Traffic Control Devices*. Removal must be accomplished within 30 days of project completion.

d. Signs posted on private property warning the public against trespassing, danger from animals, the private nature of a road, driveway or premise, or signs prohibiting or otherwise controlling fishing or hunting, provided such signs are not greater than 6 square feet.

e. Temporary signs advertising civil, social, or political gatherings and activities, provided such signs do not exceed 12 square feet. Removal must be accomplished within 30 days of the close of the event.

f. Signs posted by governmental jurisdictions giving notice to the public. Such signs shall be no larger than that required to convey the intended message.

g. Signs associated with the use of a building or buildings, if placed flat on the outside walls of buildings (not on roofs or marquees). (GMA Only)

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Open Space subject to Expedited Review and Subsection G - Property Development Standards, as well as all other listed or referenced standards

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Open Space subject to Chapter 14 - Scenic Area Review, Subsection G - Property Development Standards, as well as any other listed or referenced standards.

1. Low-intensity recreation uses and developments (GMA & SMA), including educational and interpretive facilities (SMA Only) subject to Section 14.700 in the GMA and Section 14.710 in the SMA.

2. Repair, maintenance, operation, and improvement and expansion of existing serviceable structures, including roads, railroads, hydro facilities and utilities that provide sewer, transportation, electric, gas, water, telephone, telegraph, telecommunications. (GMA Only)

3. Changes in existing use, including reconstruction, replacement, and expansion of existing structures and transportation facilities, except for commercial forest practices.

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(SMA Only)

4. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject to subject to the Resource Enhancement standards prescribed in Chapter 10. (GMA & SMA)

5. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)

6. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100, and all other applicable provisions of Chapter 21. In the GMA land division will only be allowed to facilitate efforts to protect and enhance scenic, cultural, natural, or recreation resources. (GMA & SMA)

7. Property line adjustments and Replats subject to the property development standards listed in G below, Section 21.200, and all other applicable provisions of Chapter 21. (GMA Only)

8. Utility facilities for public service, upon a showing that: (SMA Only)

   a. There is no alternative location with less adverse effect on Open Space land.

   b. The size is the minimum necessary to provide the service.

9. Treatment of noxious weeds shall be permitted without completion of an SMA Open Space plan when the following criteria have been met: (SMA Only)

   a. Noxious weed infestation is new and eradication is still viable.

   b. Delayed or deferred treatment could have widespread or major adverse impacts to one or more of the following resources:

      (1) Displacement of native and traditionally gathered plants;

      (2) Degradation of wildlife habitat and forage;

      (3) Degradation or loss of agricultural uses of land, such as cropland or livestock forage;

      (4) Limitation of recreational uses.

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c. For federal lands, treatment effects have been thoroughly evaluated in an environmental assessment.

10. For those areas designated Gorge Walls and Canyonlands - The following uses may be authorized: (GMA Only)

a. Livestock grazing;

b. Fish and wildlife management activities conducted by federal, tribal or state resource agencies;

c. Soil, water and vegetation activities performed in accordance with a conservation plan approved by a county conservation district;

d. Harvesting of wild crops;

e. Educational or scientific research;

f. Continued operation of existing quarries if determined to be consistent with guidelines to protect scenic, cultural, natural and recreation resources.

11. For those areas designated Chenoweth Table Natural Area - The following uses may be authorized: In addition to those above. (GMA Only)

a. Low-intensity recreation, subject to the guidelines for Recreation Intensity Classes and after consultation with the Oregon Natural Heritage Program;

b. Wildlife management activities conducted by federal, tribal or state resource agencies, after consultation with the Oregon Natural Heritage Program;

c. Educational or scientific research, after consultation with the Oregon Natural Heritage Program.

12. For that area designated Squally Point Natural Area - The following uses may be authorized: In addition to those above. (GMA Only)

a. Except in the upland dunes south of the railroad, low-intensity recreation, subject to the guidelines for the Recreation Intensity Classes and after consultation with the Oregon Natural Heritage Program;

b. Repair and maintenance of railroads except measures to stabilize dunes, only after consultation with the Oregon Natural Heritage Program;

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c. Except as limited by Criterion 12(a), all those uses allowed in Section D, Uses Permitted Subject to Review above.

13. For those areas designated State Park Recreation Areas - The following uses may be authorized on those portions of state park ownerships not suitable for major recreation facilities: In addition to those above. (GMA Only)

a. Fish and wildlife management activities conducted by federal, tribal or state resource agencies;

b. Soil, water or vegetation activities performed in accordance with a conservation plan approved by a local conservation district;

c. Harvesting of wild crops;

d. Educational or scientific research.

E. Special Management Area - Open Space

1. The primary managing agency for open space areas for the SMA shall prepare an open space management plan. The management plan shall be completed prior to any new land uses or development, and shall be reviewed by the Forest Service.

2. The open space management plan shall include the following:

a. Direction for resource protection, enhancement, and management.

b. Review of existing uses to determine compatibility with open space values.

c. Consultation with members of the public, and agency and resource specialists.

3. Upon request, the Forest Service will help located mapped boundaries of Open Space areas in cases of new land uses or developments.

F. Prohibited Uses

All other uses not listed.

G. Property Development Standards

1. Property Size:

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a. In the GMA there is no minimum property size.

b. In the SMA land divisions are prohibited unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable and there is no minimum parcel size.

2. General Setbacks - all structures other than approved signs and fences shall comply with the following general setback standards:

All Road Rights of Way	25'
Front Yard	25'
Interior Side Yard	20'
Exterior Side Yard	15'
Rear Yard	40'

3. Agricultural Setbacks - In addition to the general setback standards listed in criterion 2 above, all new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.

b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.

c. The necessary berming and/or planting must be completed during the first phase

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of development and maintained in good condition.

d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.

e. A variance to the setback requirements may be made in accordance with Chapter 6.

4. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

6. Parking - Off street parking shall be provided in accordance with Chapter 4.

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SECTION 3.190 "AS"Agriculture Special Zone (GMA Only)

A. Purpose:

1. Ensure that new uses do not adversely affect natural areas that are potentially eligible for the Oregon Register of Natural Heritage Resources.

2. Encourage landowners to enhance those portions of natural areas that are in fair or poor condition.

B. Uses Permitted Without Review

The following activities and uses may be allowed on lands designated Agriculture-Special without review:

1. Existing livestock grazing. A livestock operation ceases to be existing when the land on which it is conducted has lain idle for more than 5 years.

2. Repair, maintenance, and operation of existing and serviceable structures, trails, roads, railroads and utility facilities.

3. Low-intensity recreation uses that occur with the knowledge and permission of the landowner, including hunting, fishing, trapping, native plant study, bird watching, photography, horseback riding and hiking.

4. Temporary livestock facilities, such as portable livestock pens and corrals.

5. New fences that exclude livestock from lands that are not part of an existing livestock operation.

C. Uses Permitted Conditionally

The following uses and activities may be allowed on a legal parcel designated Agricultural-Special subject to Chapter 5 - Conditional Use Review, Chapter 14 - Scenic Area Review, and Subsection D, Conditional Use Approval Standards, as well as any other listed or referenced standards.

1. New livestock grazing. Any operation that would introduce livestock to land that has not been grazed, or has lain idle, for more than 5 years shall be considered new livestock grazing.

2. New fences, livestock watering facilities, and corrals.

3. Soil, water, and vegetation conservation uses.

4. Replacement or minor expansion of existing and serviceable structures within a dedicated site. Expansion shall be limited to the dedicated site.

5. Fish and wildlife management uses, educational activities, and scientific research.

6. Land divisions that facilitate livestock grazing or protect and enhance natural areas. No resulting parcel may be smaller than 160 acres, unless it would facilitate the protection of scenic, cultural, natural or recreation resources.

7. Single family dwellings that are not in conjunction with agricultural use, if a land owner demonstrates that:

   a. The dwelling cannot be constructed on a portion of the parcel that is located outside of the natural area, and

   b. The dwelling is sited and designed in a manner that minimizes adverse effects to the natural area.

   c. All dwellings shall meet the following standards:

      (1) The dwelling will not force a change in or increase the cost of accepted agricultural practices on surrounding lands;

      (2) The subject lot/parcel is predominantly unsuitable for the production of farm crops and livestock, considering soils, terrain, location and size of the tract. Size alone shall not be used to determine whether a lot/parcel is unsuitable for agricultural use. An analysis of suitability shall include the capability of the subject lot/parcel to be utilized in conjunction with other agricultural operations in the area;

      (3) The dwelling shall be setback from any abutting parcel designated as Agriculture as required in the setback standards listed in 3.120(G), Large Scale Agriculture Zone. The dwelling shall be setback from any abutting parcel designated Forest as required setback standards in 3.140(G) Property Development Standards for the Industrial Forest zone.

      (4) A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on lands designated Agriculture or Forest;

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(5) All owners of land in areas designated Agriculture or Forest within five hundred (500) feet of the perimeter of the subject lot/parcel on which the dwelling is proposed to be located have been notified and given at least ten (10) days to comment prior to a decision;

(6) The County Assessor has been notified that the parcel is no longer being used as farmland; and

(7) Request has been made to the County Assessor to disqualify the parcel for special assessment under ORS 308A.315, or 321.839;

(8) The lot or parcel on which the dwelling will be located has been legally created.

d. The buffer standards for dwellings may be varied according to Chapter 6, if the standards prevent the optimum siting of a dwelling for scenic, cultural, natural or recreational resources.

8. Recreation uses, subject to Section 14.510.

D. Conditional Use Approval Standards

In addition to the general standards and conditions that may be attached to the approval of a conditional use as provided by Chapter 5 of this Ordinance, the following limitations shall apply to a conditional use permitted in Subsection C of this Section:

1. A range conservation plan is prepared in accordance with Subsection F, Range Conservation Plans before new livestock grazing commences; new fences, livestock water facilities, and corrals are constructed; and soil, water and vegetation conservation activities are undertaken (Conditional Uses (C)(1),(2) and (3)). Range conservation plans are described below (see Subsection F, Range Conservation Plans).

2. The County shall submit all land use applications and range conservation plans to the Oregon Natural Heritage Program.

   a. The state heritage program will have 20 days from the date that an application and/or plan is mailed to submit written comments to the County Planning Office.

   b. The County shall record and address any written comments submitted by the state heritage program in its development review order.

3. Based on the comments from the state heritage program, the County shall make a

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final decision on whether the proposed use is consistent with the Agriculture-Special standards. If the final decision contradicts the comments submitted by the state heritage program, the County shall justify how it reached an opposing conclusion.

E. Prohibited Uses:
Except for permitted and conditional uses, new uses shall be prohibited on lands designated Agriculture-Special. Prohibited uses include, but are not limited to:

1. Cultivation, including plowing, harrowing, leveling, tilling, or any activity that prepares land for raising crops by turning, breaking up, or loosening the soil.

2. Removal or clearing of native grasses, shrubs, and trees.

3. Single family dwellings and accessory structures, other than non-agricultural dwellings allowed as a conditional use.

4. Barns, silos, and other agricultural buildings.

5. Irrigation systems.

6. Exploration, development, and production of mineral resources.

7. Utility facilities, public use facilities, and roads.

F. Range Conservation Plans
If a range conservation plan is required as per subsection D of this section, before a use is allowed, the range conservation plan shall be prepared by landowners in cooperation with range scientists from local conservation districts. Specialists from the Oregon Natural Heritage Program should be consulted while the plan is being prepared.

1. Range conservation plans shall ensure that new uses do not adversely affect natural areas. They shall accomplish the following goals:

   a. Maintain native rangeland that is in excellent or good condition; enhance rangeland that is in fair or poor condition.

   b. Preserve native trees and shrubs.

   c. Re-establish native grasses in degraded areas that have been invaded by non-native plants and weeds.

2. Range conservation plans shall include the following elements:

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a. Range Inventory. Existing composition, carrying capacity, and condition of rangeland; the location of rare plants and non-native weeds; and existing fences, watering ponds, and other range improvements.

b. Rehabilitation Plan. Actions that will be taken to rehabilitate native rangeland that is in fair or poor condition, such as weed and soil erosion control, seeding, and prescribed burning.

c. Livestock Management Plan. Grazing system that will be used, including number and size of pastures, expected livestock numbers, and grazing/deferral periods and sequence. Management plans should project livestock movements for at least three years.

d. Monitoring Program. Track annual progress of the conservation plan and condition of the range. Monitoring techniques shall be described, such as line transects or photographic plots.

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SECTION 3.200 Environmental Protection Districts

The purpose of the Environmental Protection District is to permit the regulation of environmental hazards, the qualification of lands for floodplain insurance programs and preferential taxation assessment, and the protection of the health, safety and welfare of residents of Wasco County. The specific intent of this district is:

A. To combine with present zoning requirements certain restrictions to promote the general health, welfare, and safety of the County.

B. To prevent the establishment of certain structures and land uses in areas unfit for human habitation because of the danger of flooding, unsanitary conditions, mass earth movement, unstable soils, or other hazards.

C. To minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage.

D. To reduce the financial burden imposed on the public and governmental units by frequent and periodic flooding.

E. To permit certain uses which can be located on flood plains and which will not impede the flow of flood waters, or otherwise cause danger to life and property at, above, or below their locations within the flood plain.

F. To permit uses on lands subject to mass earth movement or unstable soils which will not increase the potential for environmental degradation.

G. To require that uses vulnerable to hazards, including public facilities which serve such uses be provided with protection at the time of initial construction.

H. To protect individuals, as much as possible through education and information from buying lands which are unsuited for intended purposes.

SECTION 3.210 Divisions

This district consists of several overlay divisions that provide additional development standards or special processes for development in protected areas.

A. Division 1 - Flood hazard overlay

B. Division 2 - Geologic hazards overlay

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SECTION 3.230 Non-Liability Clause

The granting of approval of any structure or use shall not constitute a representation, guarantee or warranty of any kind or nature by Wasco County, or the County Court, the Planning Commission, or by any officer or employee thereof, of the practicability or safety of any structure or use proposed and shall create no liability upon or cause action against such public body, officer or employee for any damage that may result pursuant thereto.

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SECTION 3.240 Division 1 - Flood Hazard Overlay

All uses and activities and their accessory buildings and uses allowed either outright or conditionally in the underlying zone shall be subject to the provisions of Chapter 22 "Flood Damage Prevention" of this Ordinance.

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SECTION 3.250 Division 2 - Geologic Hazards Overlay

The purpose of the Geologic Hazards Overlay District is to protect the public health, safety and welfare by assuring that development in hazardous or potential hazardous areas is appropriately planned to mitigate the threat to man's life and property.

A. Basis for Establishing the Geologic Hazards Overlay District

The Geologic Hazards Overlay District is intended to be applied to areas identified by the State of Oregon Department of Geology and Mineral Industries, Geologic Hazards of Parts of Northern Hood River, Wasco and Sherman Counties, Oregon, I977. A complete explanation and maps showing the natural hazards and geologic units can be found in this document; however, this document may be superseded by a more site specific study conducted by a licensed engineer or geologist registered in the State of Oregon.

B. Approval Standards

Prior to development, the following measures shall be utilized:

1. Any proposed developments on slopes greater than twenty-five percent (25%) shall be reviewed to ensure site suitability. Such review shall be conducted in the process for building permit approval and, unless the site has been identified as a geologic hazard area, shall rely on provisions of the Uniform Building Code for the protection of the public health, safety and welfare.

2. Any proposed development in an identified geologic hazard area shall be preceded by a written report by an engineering geologist or an engineer who certifies he is qualified to evaluate soils for suitability. For purposes of this section, development shall include any excavation or change in topography, such as home construction, associated roads, driveways, septic tank disposal fields, wells and water tanks. The written report of the engineering geologist or engineer shall certify that the development proposed may be completed without threat to public safety or welfare and shall be used in ministerially reviewing the development proposal.

3. In approval of a development permit, whether ministerial or through the Administrative Action procedures of Chapter 2 of this Ordinance, the following conditions may be imposed at the time of approval to ensure site and area stability:

   a. Maintain vegetation and eliminate widespread destruction of vegetation.

   b. Carefully design new roads and buildings with respect to:

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(1) placement of roads and structures on the surface topography.

(2) surface drainage on and around the site.

(3) drainage from buildings and road surfaces.

(4) placement of septic tank disposal fields.

c. Careful construction of roads and buildings.

(1) avoid cutting toeslopes of slump blocks.

(2) careful grading around the site, especially avoiding over-steepened cut banks.

(3) re-vegetating disturbed areas as soon as possible.

d. Other conditions may be imposed to reasonably assure that the development is protected from damage by mass movement.

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CHAPTER 4 SUPPLEMENTAL PROVISIONS

SECTION 4.010 Maintenance of Open Space

No lot area, yard, or other open space existing on or after the effective date of this Ordinance shall be reduced below the minimum required for it by this Ordinance, and no lot area, yard, off-street parking and loading area or other open space which is required by this Ordinance for one use shall be used as the required lot area, yard or other open space for another use. This section does not apply to area requirements reduced below the minimum as a result of the creation of cemetery lots. Any required yard shall not include any land dedicated, reserved or set aside for road, highway, street or other public purposes except as provided in this Ordinance.

SECTION 4.020 Projections Into Yards

Every part of a required yard shall be open from the ground to the sky unobstructed except for the following:

A. Accessory buildings where permitted.

B. Ordinary building projections such as cornices, eaves, belt courses, sills or similar architectural features may project into required side yards not more than eighteen (18) inches or into front and rear yards not more than twenty-four (24) inches.

C. Chimneys may project into any required yard not more than eighteen (18) inches.

D. Uncovered balconies or fire escapes may project into any required yard not more than three (3) feet.

E. Uncovered terraces, decks or platforms may project or extend into a required setback not more than five (5) feet. Such terraces, decks or platforms including guardrails or fencing shall not extend thirty (30) inches above grade or ground level.

SECTION 4.030 Vision Clearance

A vision clearance area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad.

A. A vision clearance area shall consist of a triangular area, two sides of which are lot

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lines measured from the corner intersection of the street lot lines for a distance specified in the appropriate zone, or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two sides.

B. A vision clearance area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2 1/2) feet in height, measured from the top of the curb or, where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area removed to a height of eight (8) feet above the grade.

C. The following measurements shall establish vision areas:

1. In an agricultural or residential zone, the minimum distance shall be thirty (30) feet, or, at intersections including an alley, ten (10) feet.

2. In all other zones where yards are required, the minimum distance shall be fifteen (15) feet or, at intersections including alley, ten (10) feet, except that when the angle of intersection between streets, other than an alley, is less than thirty (30) degrees, the distance shall be twenty-five (25) feet.

SECTION 4.050 Off-Street Parking

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, off-street parking spaces shall be provided in accordance with this Section. In an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Section. Where square feet are specified the area measured shall be the gross floor area necessary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at peak season, including proprietors.

The following are the uses and minimum standards provided for off-street parking unless specified otherwise:

A. Residential

1. Single-family dwelling: One (1) space per dwelling unit.

2. Residential hotel, rooming or boarding house: Four (4) spaces per five (5) guest

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accommodations, plus one (1) space per two (2) employees.

3. Two family or multi-family dwellings: Three (3) spaces per two (2) dwelling units.

B. Commercial

1. Motel: One (1) space per guest room plus one (1) space for owner or manager.

2. Club or Lodge: One (1) space per five (5) seats, or one (1) space for each fifty (50) square feet of floor area used for assembly, whichever is greater.

3. Retail store except as provided in subsection (2): One (1) space per two hundred (200) square feet of floor area plus one (1) space per employee.

4. Service or repair shop, retail store handling exclusively in bulk merchandise such as automobiles and furniture: One (1) space per six hundred (600) square feet of floor area plus one (1) space per employee.

5. Bank, office (except medical and dental): One (1) space per six hundred (600) square feet of floor area plus one (1) space per employee.

6. Medical and dental clinic: One (1) space per three hundred (300) square feet of floor area plus one (1) space for every four (4) seats.

7. Eating and drinking establishment: One (1) space per two hundred (200) square feet of floor area, plus one (1) space for every four seats.

8. Mortuaries: One (1) space per four (4) seats or every (8) feet of bench length in chapels.

C. Institutional

1. Welfare or correctional institutions: One (1) space per five (5) beds for patients or inmates, plus one (1) space per employee.

2. Convalescent hospital, nursing home, sanitarium, rest home for the aged: One (1) space per five (5) beds for patients or residents, plus one (1) space per employee.

3. Hospital: Three (3) spaces per two (2) beds.

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D. Places of Public Assembly

1. Church: One (1) space for four (4) seats or every eight (8) feet of bench length in the main auditorium.

2. Library, reading room, museum, art gallery: One (1) space per four hundred (400) square feet of floor area plus one (1) space per two employees.

3. Pre-school, nursery, kindergarten: Two (2) spaces per teacher; plus off-street loading and unloading facility.

4. Elementary or junior high school: One (1) space per classroom plus one (1) space per administrative employee or one (1) space per four (4) seats or every eight (8) feet of bench length in the main auditorium, whichever is greater.

5. High School: One (1) space per classroom plus one (1) space per administrative employee plus one (1) space for each six (6) students or one (1) space per four (4) seats or eight (8) feet of bench length in the main auditorium, whichever is greater.

6. Other auditorium, meeting room: One (1) space per four (4) seats or every eight (8) feet of bench length.

SECTION 4.060 Public Parking Area

Every parcel of land hereafter used as a public parking area or an automobile or trailer sales area shall be developed as follows unless otherwise specified:

A. Such areas shall be surfaced with permanent paving; they shall have bumper rails or curbs and be enclosed by a sturdy wall, fence or evergreen hedge not less than thirty (30) inches in height nor more than six (6) feet in height. Such wall, fence or hedge shall not enclose any required front yard or required side yard on the street side of a corner lot. Any such required front or side yard shall be properly maintained.

B. Where a public parking area or automobile or trailer sales area is illuminated, the lights shall be fixed so as to reflect away from adjoining premises in residential zones.

SECTION 4.070 Off-Street Loading

A. Schools: A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any

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school having a capacity greater than twenty-five (25) students.

B. Merchandise, materials or supplies: Buildings or structures to be built or substantially altered to receive and distribute materials or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

SECTION 4.080 General Provisions--Off-Street Parking and Loading

A. The provisions and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use of off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and a violation of this Ordinance to begin or maintain such altered use until the required increase in off-street parking or loading is provided.

B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Director of Planning based upon the requirements of comparable uses listed herein.

C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

D. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap.

E. Off-street parking spaces shall be located on the same or abutting lot with the building or use they are intended to serve.

F. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be

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used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

G. Plans shall be submitted in sufficient detail so that they may be reviewed and approved by the appropriate reviewing authority.

H. Design requirements for parking lots:

1. Areas used for standing and maneuvering of vehicles shall have a durable and dustless, but not necessarily paved, surface maintained adequately for all weather use.

2. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.

3. Access aisles shall be of sufficient width for all vehicle turning and maneuvering.

4. Groups of more than four (4) parking spaces shall be served by a driveway so that no backing movement or other maneuvering will be required within a street.

5. Lighting of the parking area shall be deflected from a residential zone.

I. Required parking spaces shall be improved and available for use by the time the use to be served by the parking space is ready for occupancy.

SECTION 4.090 Through Lots

A. On through lots one hundred fifty (150) feet or less in depth, the height of a building may be that permitted on either street on which the lot faces.

B. On through lots more than one hundred fifty (150) feet in depth, the height regulations for the greater height shall not extend more than one hundred fifty (150) feet from that street.

C. Through lots having a frontage on two streets shall provide the required front yard on each street.

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SECTION 4.100 Exterior Finishing of Mobile Homes

A. All mobile homes located on any lot or parcel in Wasco County shall be skirted with fire-proof, non-decaying and non-corroding materials or shall be provided with a cement or concrete block exterior foundation. If metal skirting is employed, it shall be painted and formed in a pattern complementary to the siding of the mobile home.

B. All awnings carports, ramadas, cabanas, and garages shall be painted and designed in a style complementary to the design of the mobile home.

C. Wheels shall be removed from all mobile homes at the time of installation on property. In addition, tongues, and hitches shall be removed from all mobile homes wider than ten (10) feet that are installed on any parcel of land, exclusive of licensed mobile home parks. The Director of Planning may exempt certain mobile homes from the last requirement when removal would damage the frame and weaken the structure.

SECTION 4.110 Accessory Buildings Serving as Guest Houses

Any accessory building built to function as a guest house for use in a manner subordinate and incidental to the main use may be allowed on a lot-of-record on which a primary dwelling is situated, subject to the setback requirements of the underlying district, and the provisions of this section;

A. Only one (1) guest house shall be allowed on a lot-of-record.

B. The maximum floor area of a guest house, including all levels and basement floor areas shall not exceed six hundred (600) square feet. Garage area shall not count toward the total floor area. In addition to the six hundred (600) square foot size limitation, guest houses shall also be subject to the height limitations and the combined footprint size limitation established for accessory buildings in each zone.

C. A guest house shall be located within one hundred (100) feet of the primary dwelling on the subject lot-of-record. This distance shall be measured from the closest portion of each structure.

D. Occupants of a guest house and the primary dwelling shall live together as one house keeping unit, sharing one kitchen and one laundry facility, to be located in the primary dwelling. A guest house shall be permitted one (1) bathroom, but not a refrigerator or freezer, range/stove/oven, or other cooking appliances.

E. All public water, electricity, natural gas and sewer services for the guest house shall

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be extended from the primary dwelling service. No separate meters for the guest house shall be allowed. A separate telephone line for the guest house may be provided.

F. A guest house shall use the same septic system as the primary dwelling. Approval from the County Sanitarian shall be required.

G. The property owners shall sign and record a covenant letting future property owners know the guest house cannot be used as a single family dwelling.

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CHAPTER 5 CONDITIONAL USE REVIEW

SECTION 5.010 Purpose

A conditional use is an activity which is basically similar to the uses permitted in a particular zone but which may not be entirely compatible with the permitted uses. Therefore, a conditional use must be approved through the Administrative Action procedure to ensure that the use is compatible with the permitted uses in a zone and consistent with the general and specific purposes of this Ordinance, the Wasco County Comprehensive Plan, and the Management Plan for the Columbia River Gorge National Scenic Area. Conditions of approval may be imposed to ensure that any use may be made compatible with surrounding uses and that non-resource uses permitted in resource areas do not interfere with accepted resource management practices.

SECTION 5.020 Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used

Conditional uses listed in this Ordinance shall be permitted, enlarged or otherwise altered or denied upon authorization by Administrative Action in accordance with the procedures set forth in Chapter 2 of this Ordinance. In judging whether or not a conditional use proposal shall be approved or denied, the Administrative Authority shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable.

A. The proposal is consistent with the goals and objectives of the Management Plan for the Columbia River Gorge National Scenic Area, and consistent with the provisions of the County's implementing ordinances.

B. Taking into account location, size, design and operational characteristics of the proposed use, the proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses.

C. The proposed use will not exceed or significantly burden public facilities and services available to the area, including, but not limited to: roads, fire and police protection, sewer and water facilities, telephone and electrical service, or solid waste disposal facilities.

D. The proposed use will not unduly impair traffic flow or safety in the area.

E. The effects of noise, dust and odor will be minimized during all phases of development and operation for the protection of adjoining properties.

F. The proposed use will not significantly reduce or impair sensitive wildlife habitat, riparian vegetation along streambanks and will not subject areas to excessive soil erosion.

G. The proposed use will not adversely affect the air, water, or land resource quality of the area.

H. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area.

I. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.

For properties located within or adjacent to farm or forest zones, or located nearby agricultural and forest operations, the following shall apply:

J. The proposed use is compatible with agricultural uses and will not force a change in, or significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to, or available for, farm or forest use.

K. The proposed use or development will be sited in such a way as to minimize the loss of forest or agricultural land suitable for the production of crops or livestock and to minimize the chance of interference and not force a change in accepted farm or forest practices on surrounding lands devoted to, or available for, farm or forest use.

L. The use or development will not significantly increase fire hazard, fire suppression costs or risks to fire suppression personnel.

M. A declaration shall be signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on lands designated Agriculture or Forest.

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SECTION 5.030 Conditions

Such reasonable conditions as are necessary to ensure the compatibility of a conditional use to surrounding permitted uses as are necessary to fulfill the general and specific purposes of this Ordinance may be imposed in approving an application, pursuant to 2.120(C). Such conditions may include, but are not limited to, the following:

A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor.

B. Establishing a special yard or other open space or lot area or dimension.

C. Limiting the height, size, or location of a building or other structure.

D. Designating the size, number, location, and nature of vehicle access points.

E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

F. Limiting or otherwise designating the number, size, location, height and lighting of signs.

G. Limiting the location and intensity of outdoor lighting and requiring its shielding.

H. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

I. Designating the size, height, location and materials for a fence.

J. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural, historic, or cultural resources.

K. Other conditions to permit the development of the County in conformity with the intent and purpose of the conditional classification of uses.

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SECTION 5.040 Revocation of Conditional Use Permit

Noncompliance with any condition placed on a conditional use permit shall be grounds for revocation of the permit. Revocation of a conditional use permit shall be considered a land use action and reviewed by the Planning Commission. The following procedures shall be completed at least twenty (20) days prior to the date of the revocation hearing:

A. A notice of violation pursuant to Section 15.090 shall be sent to the owner of the property on which the conditional use takes place.

B. Notice of public hearing pursuant to 2.100(B) shall be sent.

The opportunity for review of the Planning Commission decision, pursuant to Section 2.160 shall be available.

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CHAPTER 6 VARIANCES FROM BUILDING HEIGHTS, SLOPE, SETBACKS AND BUFFERS

SECTION 6.010 Purpose

A. When building height, setbacks, buffers or other review criteria specified in this Ordinance for protection of scenic, cultural, natural, recreational, agricultural or forestry resources overlap or conflict, building height, setbacks, or buffers should be varied in a manner to achieve, to the greatest extent possible, the overall protection of the affected resources.

1. Variances of setbacks from parcel boundaries imposed on lands designated Agriculture, Special Agriculture, Rural Residential, or Commercial, to protect adjacent property owners and variances to the maximum building height shall not allow a development to:

a. infringe on any buffers or setbacks or supersede any height constraints stipulated under Chapter 14 - Scenic Area Review, or

b. encroach on setbacks established in and around land designated agriculture for the protection of lands that are used for or are suitable for agricultural uses.

2. Setbacks established, in and around land designated agriculture, for the protection of lands that are used for or are suitable for agricultural uses shall not encroach on any buffer or setbacks stipulated under Chapter 14 - Scenic Area Review. (SMA Only)

B. Building height, setbacks and buffers specified in this Ordinance for protection of scenic, cultural, natural, recreational, agricultural or forestry resources shall not be applied in the General Management Area in such a manner as to deprive the owner of a tract of land of the opportunity to establish a residence on the land if that opportunity is otherwise authorized by the land use designation. (GMA Only)

SECTION 6.020 Criteria for Decision

A. Authority

1. Administrative Variance
The request shall be for a variance to a building height, setback or buffer which is less than 50% of the stated standard for the building height, setback or buffer as stated in this ordinance.

2. Planning Commission Variance
   The request shall be for a variance to a building height, setback or buffer which is 50% or greater of the stated standard for the building height, setback or buffer as stated in this ordinance.

B. When building height, setbacks or buffers specified in the standards for protection of scenic, cultural, natural, recreational, agricultural or forestry resources overlap or conflict, the building height, slope setbacks or buffers may be varied upon a demonstration that: (GMA Only)

1. A building height, setback or buffer specified in this Ordinance to protect one resource would cause the proposed use to fall within a setback or buffer specified in this ordinance to protect another resource; and

2. Variation from the specified building height, setbacks or buffer would, on balance, best achieve the protection of the affected resources.

C. A building height, setback or buffer specified in the standards for protection of scenic, cultural, natural, recreational, agricultural, or forestry resources may be varied in the General Management Area in order to allow a residence to be built on a tract of land upon a demonstration that:

1. The land use designation otherwise authorizes a residence on the tract;

2. There is no site on the tract (all contiguous lots or parcels under the same ownership) on which a residence could be placed practicably in full compliance with the building height, setback or buffer; and

3. The variance from the specified building height, setback or buffer is the minimum necessary to allow the residence.

D. All setbacks and buffer zones in the SMA shall remain undisturbed unless:

1. It has been shown that no practicable alternatives exist, as evidenced by completion of a practicable alternative test; and

2. The natural resources mitigation plan completed in accordance with Chapter 14 of this ordinance ensures that the development can be mitigated to ensure no adverse effects would result.

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CHAPTER 8 TEMPORARY USE PERMIT

SECTION 8.010 Purpose

A temporary use permit may be approved to allow the limited use of structures or activities which are temporary or seasonal in nature and do not conflict with the zoning district in which they are located. No temporary use permit shall be issued which would have the effect of permanently rezoning or granting a special privilege not shared by other properties in the same zoning district.

SECTION 8.020 Permitted Temporary Uses

Temporary structures, activities or uses may be permitted, pursuant to 2.050(A) of this Ordinance, Chapter 3 – Basic Provisions, and Chapter 14 - Scenic Area Review.

SECTION 8.030 Criteria for Decision

No temporary permits shall be issued except upon a finding that the proposed structure, activity or use would not permit the permanent establishment within a zoning district any use not permitted within the zoning district of any use for which a conditional use permit is required.

SECTION 8.040 Conditions Relative to the Issuance of Temporary Permits

A. Reasonable conditions may be imposed pursuant to 2.120(C) by the Approving Authority in connection with the temporary permit to minimize the potential impact of the proposed use to other uses in the vicinity. Guarantees and evidence mav be required that such conditions will be or are being complied with. Such conditions may include, but are not limited to:

1. Special yards and spaces;
2. Fences or walls;
3. Control of points of vehicular ingress and egress;
4. Special provisions on signs;

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5. Landscaping and maintenance thereof;

6. Maintenance of the grounds;

7. Control of noise, odors, or other nuisances;

8. Limitation of time for certain activities.

B. Any temporary permit shall clearly set forth the conditions under which the permit is granted and shall clearly indicate the time period for which the permit is issued. No temporary permit shall be transferable to any other owner or occupant, but may be renewable through the Administrative Action process.

C. All structures for which a temporary permit is issued:

1. Shall meet all other requirements of the zoning district in which they are located;

2. Shall meet all applicable County health and sanitation requirements;

3. Shall meet all applicable County building code requirements;

4. Shall be removed upon expiration of the temporary permit unless renewed by the Director, or used in conjunction with a permitted use; and

5. Shall meet the appropriate requirements for the protection and enhancement of scenic, cultural, natural and recreation resources as required in Chapter 14 - Scenic Area Review.

SECTION 8.050 Issuance of Permits

A. Temporary permits shall be issued for the time period specified by the Approving Authority but may be renewable upon expiration as an Administrative Action if all applicable conditions can again be met. In no case shall a temporary permit be issued for a period exceeding two (2) years, unless the temporary permit is renewed.

B. Renewal of a temporary permit shall follow the same procedure as the initial application.

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SECTION 8.060 Temporary Use of a Mobile Home (Family Hardship)

A. During a family hardship condition where the condition relates to the necessary care for aged, infirm or persons otherwise incapable of maintaining a separate residence, the Director may authorize the placement of a mobile home on a lot if the following criteria are met:

1. The request for the mobile home is submitted in writing. Such request shall state the nature of the hardship, the names of the persons who will occupy such dwelling, the relationship of the occupants of such dwelling to the residents, and the estimated period of time the dwelling will remain on the property.

2. The additional dwelling will use the same subsurface sewage disposal system used by the existing dwelling if that said sewage disposal system is adequate to accommodate the additional dwelling unless the additional dwelling can utilize a public sanitary sewer system.

3. The additional dwelling is a mobile home or recreational vehicle as defined in Section 1.200 of this Ordinance.

4. A family hardship exists where conditions relate to the necessary care for a member of the family occupying the principal dwelling and where medical conditions relate to the infirm or aged.

5. The location and use of the additional dwelling otherwise conforms to the provisions established for the zone, and is found to be consistent with Chapter 14 - Scenic Area Review.

B. Temporary placement of an additional dwelling may be granted for the time period specified by the Director, subject to annual review for compliance with the provisions of this section and any other conditions of approval. A temporary use permit may be renewable upon expiration if all applicable conditions can be met. In no case shall a temporary placement be authorized for a period exceeding two (2) years, unless the temporary placement is renewed.

C. The Director shall determine whether or not the conditions described in this section warrant approval of the request to place an additional dwelling on the property. The Director may require a doctor's statement showing that the person is incapable of maintaining a separate residence and needs to be near a family member for care and supervision. The Director may also require the applicant to provide any other evidence as he deems necessary to make that determination.

D. Upon expiration of the time period for which the temporary placement was authorized,

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or at such time as the hardship ceases to exist, whichever comes first, the property owner shall have thirty (30) days in which to remove the additional dwelling from the property, unless an extension is granted as prescribed above.

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CHAPTER 9 ZONE CHANGE AND ORDINANCE AMENDMENT

SECTION 9.010 Gorge Commission

All zone changes shall first require an amendment to the Management Plan by the Gorge Commission. Upon receipt of an application for a zone change, the Gorge Commission shall schedule a hearing on the matter and take such action as may appear appropriate to that body. Amendments to the Management Plan shall be conducted by the Gorge Commission as specified in Section 9.100, Amendment of the Management Plan.

Upon final approval of the zone change by the Gorge Commission and concurrence by the Secretary of Agriculture, the zone change shall be reviewed by the County pursuant to those procedures set out in Sections 9.020, 9.030, 9.040, 9.060, 9.070 and 9.080.

SECTION 9.020 Application for Zone Change

Application for a zone change may be initiated as follows:

A. By resolution of the County Court referring to the Planning Commission a proposal therefore;

B. By a proposal of any two (2) Planning Commission members;

C. By application filed with the Planning Director upon forms prescribed by the Commission and signed by a property owner within the area of the proposed change, and containing such information as may be required by the Planning Commission or the Planning Director to establish the criteria for the change;

D. By application filed with the Planning Director upon forms prescribed by the Planning Commission and signed by not less than two hundred (200) registered voters of the County;

E. By request of the Planning Director, limited to changes required to implement the Comprehensive Plan, the Management Plan, or to eliminate spot zoning.

SECTION 9.030 Criteria for Decision

The Approving Authority may grant a zone change only if the following circumstances are found to exist:

A. The original zoning was the product of a mistake; or

B. It is established that:

1. The rezoning will conform with the Comprehensive Plan and the Management Plan for the Columbia River Gorge National Scenic Area; and,

2. The site is suitable to the proposed zone;

3. There has been a conscious consideration of the public health, safety and welfare in applying the specific zoning regulations.

SECTION 9.040 Conditions Relative to the Approval of a Zone Change

Reasonable conditions may be imposed, pursuant to Section 2.110(D) as are necessary to insure the compatibility of a zone change to surrounding uses and as are necessary to fulfill the general and specific purposes of this Ordinance. Such conditions may include, but are not limited to, the following:

A. Special yards and spaces;

B. Fences and walls;

C. Special parking and/or loading provisions;

D. Street dedication and improvements or bonds in lieu of improvements;

E. Control of points of vehicular ingress and egress;

F. Special provisions for signs;

G. Lighting, landscaping and maintenance of grounds;

H. Control of noise, vibration, odors, or other similar nuisances.

SECTION 9.050 Amendments to the Zoning Ordinance

Amendments to this Ordinance may be initiated as follows:

A. By resolution of the County Court referring a proposed amendment to the Planning Commission for its consideration, report and recommendations;

B. By proposal of the Planning Commission;

C. By petition filed with the Planning Director upon forms prescribed by the Commission and bearing the signatures of:

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1. Not less than two hundred (200) registered voters of the County; or

2. Where the proposed amendment would affect a limited area within the County, at least sixty percent (60%) of the recorded owners of property within the area and three hundred (300) feet thereof, and accompanied by a list of the record owners of property within the area and three hundred feet thereof.

D. By request of the Planning Director or the District Attorney to conform the Ordinance to changes in the State Law, or the Management Plan;

E. Any petition for Ordinance amendment shall be accompanied by any additional information or material which petitioners want the Planning Commission to consider. Before hearing is held, the Planning Commission may request the petitioners to supplement their petition with such additional or explanatory materials as the Planning Commission shall consider appropriate or proper to an understanding to the amendment proposed by petitioners.

F. Any Ordinance amendment that will require an amendment to the Management Plan shall first be reviewed by the Gorge Commission and concurred upon by the Secretary of Agriculture pursuant to those procedures set out in Section 9.100, Amendment to the Management Plan. Upon amendment of the Management Plan, the application shall be reviewed by the County, pursuant to those procedures set out in Sections 9.050, 9.060, 9.070, 9.080 and 9.090 of this ordinance.

G. Any Ordinance amendment that does not require an amendment to the Management Plan shall first be reviewed by the County, pursuant to those procedures set out in Sections 9.050, 9.060, 9.070, 9.080 and 9.090 of this ordinance.

SECTION 9.060 Recommendation on Zone Change or Amendment to the Land Use and Development Ordinance

After hearing, the Approving Authority shall recommend that the proposed zone change or amendment to the Zoning Ordinance be granted or denied. The Planning Director or his/her assistants shall reduce to writing the Planning Commission's recommendations together with a brief statement of the facts and reasons upon which such recommendation is based. The Planning Director shall forthwith file the same with the County Clerk.

SECTION 9.070 Notice of Filing Report

Within ten (10) days after filing the report provided in Section 9.060, the Planning Director or their assistants shall give notice thereof to the applicant or petitioner, if any, and to such other persons as may have requested the same in writing.

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SECTION 9.080 Action by County Court

Upon receipt of the Planning Commission report, the County Court shall take such action as may appear appropriate to that body, or as it feels the public interest requires, provided that in no event shall the County Court act until at least twenty (20) days after the Planning Commission report has been filed with the County Clerk.

SECTION 9.090 Action by the Gorge Commission

The Columbia River Gorge Scenic Area Act governs the process for counties to adopt land use ordinances consistent with the management plan. The following is a summary of 16 U.S.C. § 544e(7)(b):

All ordinance amendments shall require review by the Gorge Commission, and approval, before the ordinance amendments can be implemented.

Upon receipt of the final order of the Ordinance amendment by the County Court, the Gorge Commission shall schedule a hearing on the matter and take such action as may appear appropriate to that body.

Within ninety (90) days after receipt of the final order by the County Court of the ordinance amendments, the Gorge Commission, by majority vote including at least three members from each State, shall approve the ordinance amendments, unless the Gorge Commission determines the ordinance amendments are inconsistent with the Management Plan for the Columbia River Gorge National Scenic Area.

Should the Gorge Commission fail to act within ninety (90) days, the ordinance amendments shall be deemed to be approved.

The commission shall submit amendments to the Special Management Area ordinance to the Secretary of Agriculture. If the Secretary fails to act within ninety (90) days the Secretary shall be deemed to have concurred on the Special Management Area ordinance amendments.

SECTION 9.100 Amendment of the Management Plan

Congress gave the Gorge Commission the authority to amend the Management Plan, after adoption, if the Gorge Commission determines that conditions within the Scenic Area have changed significantly it may amend the Management Plan pursuant to Commission Rule 350-50.

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SECTION 9.110 Revision of Urban Area Boundaries

Congress designated 13 cities and towns as "Urban Area": Cascade Locks, Hood River, Mosier and The Dalles, Oregon, and Bingen, Carson, Dallesport, Home Valley, Lyle, North Bonneville, Stevenson, White Salmon and Wishram, Washington. Urban Areas are exempt from regulation under the Management Plan. Congress established the boundaries of the Urban Areas when it enacted the Scenic Area Act. However, it authorized the Gorge Commission to make minor revisions to the Urban Area boundaries. Congress also set forth in the Scenic Area Act a process and criteria for use by the Gorge Commission in carrying out the revision process. The Gorge Commission may revise Urban Area Boundaries pursuant to Commission Rule 350-40.

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CHAPTER 10 RESOURCE ENHANCEMENT PROJECTS, DISPOSAL SITES AND MINERAL & AGGREGATE REVIEW

SECTION 10.100 Resource Enhancement Projects (GMA & SMA)

Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, which may include new structures (e.g., fish ladders, sediment barriers) and/or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).subject to the following criteria:

A. Applications for resource enhancement projects must describe the goals and benefits of the proposed enhancement project. They must also thoroughly document the condition of the resource before and after the proposed enhancement project.

B. In addition to other guidelines that protect scenic, cultural, recreation, and natural resources, quarry enhancement projects shall comply with the following:

1. Application Requirements. In addition to other applicable requirements, land use applications for quarry enhancement projects shall a reclamation plan that provides all the applicable information specified in 10.300(A) except the words "pre-reclamation" and "post-reclamation" should replace the words "pre-mining" and "post-mining," respectively, and the appropriate state agency or local government does not have to approve the reclamation plan and meet the requirements of 10.300(B)(1) if any of the quarry enhancement project is visible from Key Viewing Areas

2. Scenic Resource Standard. Quarry enhancement projects shall restore the site to a natural appearance that blends with and emulates surrounding landforms to the maximum extent practicable.

3. Natural Resource Standard. Sites shall be replanted using native plants found in the landscape setting or ecoregion to the maximum extent practicable.

4. Time Frames. The following time frames shall apply to quarry enhancement projects:

   a. All grading (e.g., excavating, filling and re-contouring) shall be completed within one (1) year of the date an applicant begins on-the-ground work.

   b. All landscaping shall be planted within one (1) year of the date an applicant completes the grading.

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c. An applicant may request one one-year extension to the one year grading time frame if a project is unexpectedly delayed by adverse weather or emergency/disaster. Such requests shall be considered an administrative action. An applicant shall submit such a request to the reviewing agency after grading has commenced and before the one year grading time frame has expired.

d. An applicant may also request one six-month extension to the one (1) year landscaping time frame if a project is unexpectedly delayed by adverse weather or emergency/disaster. Such requests shall be considered an administrative action. An applicant shall submit such a request to the reviewing agency after landscaping has commenced and before the one-year landscaping time frame has expired.

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SECTION 10.200 Disposal Sites (GMA & SMA)

Disposal sites managed and operated by the Oregon Department of Transportation, or the Wasco County Public Works department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to the following:

A. Application Requirements. In addition to other applicable requirements, land use applications for disposal sites shall include the same information that applicants are required to submit for expansion of existing quarries and production and/or development of mineral resources in the GMA which are indicated in 10.300(A) & (B)(1), Mineral and Aggregate Review, in addition to the following:

1. Cultural resource reconnaissance and historic surveys, as required by Section 14.500. Disposal sites shall be considered a "large-scale use".

2. Field surveys to identify sensitive wildlife areas or sites and sensitive plants as described in Section 14.600.

B. Siting Standard. The proposed disposal site shall only be approved if the applicant demonstrates it is not practicable to locate the disposal site outside the Scenic Area or inside an Urban Area. At a minimum, the applicant shall submit a feasibility and suitability analysis that compares the proposed disposal site to existing or potential disposal sites located both outside the Scenic Area and inside an Urban Area.

C. Scenic Resource Standards. Disposal sites shall comply with the same scenic resources protection standards as expansion of existing quarries and production and/or development of mineral resources in the GMA, in 10.300(B)(2) through (5).

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SECTION 10.300 Mineral and Aggregate Review (GMA & SMA)

A. All Mineral and Aggregate Operations

1. For all new production and/or development of mineral resources and expansion of existing quarries, a reclamation plan is required in addition to the site plan. The reclamation plan shall address the restoration of the site to a natural appearance which blends with and emulates surrounding landforms to the maximum extent practicable. At a minimum, such reclamation plans shall include:

   a. A map of the site, at a scale of 1" = 200' or a scale at greater detail with ten (10) foot contour intervals or less, showing pre-mining existing grades and post-mining, final grades; locations of topsoil stockpiles for eventual reclamation use; location of catch-basins or similar drainage and erosion control features employed for the duration of the use; and the location of storage, processing and equipment areas employed for the duration of the use;

   b. Cross-sectional drawings of the site showing pre-mining and post-mining grades;

   c. Descriptions of the proposed use, in terms of estimated quantity and type of material removed, estimated duration of the use, and processing activities;

   d. A landscaping plan providing for revegetation consistent with the vegetation patterns of the subject landscape setting, indicating the species, number, size and location of plantings for the final reclaimed grade, as well as a description of irrigation provisions or other measures necessary to ensure the survival of plantings.

   e. Descriptions of drainage/erosion control features to be employed for the duration of the use.

2. All reclamation plans for new quarries or expansion of existing quarries shall be sent to the Oregon Department of Geological and Mineral Industries (DOGAMI) for review and comment. DOGAMI shall have 30 calendar days from the date a reclamation plan is mailed to submit written comments on the proposal. DOGAMI comments shall address the following:

   a. whether the proposed mining is subject to state reclamation permit requirements;

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b. if subject to state jurisdiction, whether an application has been received for a state reclamation permit and, if so, the current status of the application; and

c. for uses subject to state jurisdiction, any issues or concerns regarding consistency with state reclamation requirements, or any suggested modifications to comply with state reclamation requirements.

The County may request technical assistance from DOGAMI and other State Agencies on reclamation plans for proposed mining not within the state agency's jurisdiction.

B. Mineral and Aggregate Operations Visible from Key Viewing Areas

1. For proposed mining and associated activities on lands visible from Key Viewing Areas applicants shall submit perspective drawings of the proposed mining areas as seen from applicable Key Viewing Areas.

2. Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than three miles from the nearest Key Viewing Areas from which it is visible may be allowed upon a demonstration that the area to be mined and the area to be used for primary processing, equipment storage, stockpiling, etc., associated with the use would be visually subordinate in the GMA and meet the applicable scenic standard in the SMA as seen from any Key Viewing areas based on findings addressing the extent of visibility of proposed mining activities from Key Viewing Areas, including:

a. a list of Key Viewing Areas from which exposed mining surfaces (and associated facilities/ activities) would be visible;

b. an estimate of the surface area of exposed mining surfaces which would be visible from those Key Viewing Areas;

c. the distance from those Key Viewing Areas and the linear distance along those Key Viewing Areas from which proposed mining surfaces are visible;

d. the slope and aspect of mining surfaces relative to those portions of Key Viewing Areas from which they are visible;

e. the degree to which potentially visible mining surfaces are screened from Key Viewing Areas by existing vegetation, including winter screening and considerations;

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f. The degree to which potentially visible mining surfaces would be screened by new plantings, berms, etc., and approximate time frames to achieve such results, including winter screening considerations.

3. An interim time period to achieve compliance with visual subordinance requirements in the GMA and the applicable scenic standard in the SMA, for expansion of existing quarries and development of new quarries located more than three miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed three years beyond the date of approval.

4. New production and/or development of mineral resources on sites less than 3 miles from the nearest Key Viewing Area may be allowed upon a demonstration that the area to be mined and the area used for primary processing, equipment storage, stockpiling, etc, associated with the use would be fully screened from any Key Viewing Area as described in 5 below. The applicant shall also meet the requirements of B(2) above.

5. An interim time period to achieve compliance with full screening requirements for new quarries located less than three miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed one year beyond the date of approval. Quarrying activity occurring prior to achieving compliance with full screening requirements shall be limited to activities necessary to provide screening, for example the creation of berms and planting of trees.

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CHAPTER 13 NONCONFORMING USES, BUILDINGS AND LOTS

SECTION 13.010 Purpose

It is necessary and consistent with the establishment of this Ordinance, that all uses and structures incompatible with permitted uses or structures in each zone, be strictly regulated and permitted to exist only under rigid controls. The purpose of such regulation and control, is to change a nonconforming use or structure to a conforming status or to discontinue the use or structure.

SECTION 13.020 Nonconforming Uses

Except as is hereinafter provided in this Ordinance, the lawful use of a building or structure or of any land or premises lawfully existing at the time of the effective date of this Ordinance or at the time of a change in the official zoning maps may be continued as long as it is used in the same manner and for the same purpose, although such use does not conform with the provisions of this Ordinance.

SECTION 13.030 Unlawful Use, Not a Nonconforming Use

No unlawful use of property existing at the time of passage of this Ordinance shall be deemed a nonconforming use. Evidence used to identify a use as a lawful use shall be submitted by the property owner prior to any land use action on a nonconforming use.

SECTION 13.040 General Exception for Approved Subdivision

Nothing in this Ordinance shall be deemed to prohibit construction of conforming uses on nonconforming lots or the sale of said lots within subdivisions or land partitionings approved prior to the adoption of this Ordinance, subject to other requirements of this Ordinance.

SECTION 13.050 Gorge Commission Prior Approved Actions

Any land use action that has been authorized by the Gorge Commission or Forest Service for the Columbia River Gorge National Scenic Area shall remain valid for the time period initially authorized or a time period granted by extension in accordance with Commission Rule 350-110 or the Interim Guidelines, as applicable. All land use actions

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authorized under Interim Guidelines shall maintain concurrent County approval to remain valid.

Nothing in the Ordinance will require the loss of a use, activity, structure or parcel of land that was approved by the Gorge Commission or Forest Service for the time period initially authorized or a time period granted by extension in accordance with Commission Rule 350-110 or the Interim Guidelines, as applicable. If an approval period has lapsed without extension, the development action shall be processed as a new action subject to current County Land Use Ordinance.

SECTION 13.060 Conveyance of Nonconforming Use

Nothing in this Ordinance shall be construed to limit the sale, transfer, other conveyance of property on which exists a nonconforming building, structure or use, so long as such sale, transfer, or other conveyance does not otherwise violate the provisions of this Ordinance.

SECTION 13.070 Discontinuance of Nonconforming Uses & Structures

Except as provided in Section 13.080, any use or structure that is discontinued for one (1) year or more shall not be considered an existing use or structure. Proof of intent to abandon is not required to determine that an existing use or use of an existing structure has been discontinued.

A. Multiple Uses: An existing use or structure with more than one legally established use may discontinue one of the uses without discontinuing the others.

B. Change in Use: An existing use or structure shall become discontinued if the use or use of the structure changes.

C. Re-establishment or replacement of any use or structure that has been discontinued shall be subject to all applicable criteria in this ordinance, including, but not limited to, criteria for land use designations and scenic, cultural, recreation and natural resources.

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SECTION 13.080 Restoration or Replacement of Legally Created Nonconforming Structure

A. Replacement of Existing Structures Not Damaged or Destroyed by Disaster: Except as provided in criterion B below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to Wasco County within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:

1. The replacement structure shall be used in the same manner and for the same purpose as the original structure.

2. The replacement structure may have a different size and/or location than the original structure. An existing mobile home may be replaced with a framed residence and an existing framed residence may be replaced with a mobile home.

3. The replacement structure shall be subject to the scenic, cultural, recreation and natural resources criteria; the treaty rights criteria; and the land use designations criteria for agricultural buffer zones, fire protection, and siting of dwellings on forest land.

4. The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the one year time frame.

B. Replacement of Existing Structures Damaged or Destroyed by Disaster: An existing structure damaged or destroyed by fire, flood, landslide or other similar disaster may be replaced if a complete land use application for a replacement structure is submitted to the Wasco County within two years of the date the original structure was damaged or destroyed. The replacement structure shall comply with the following standards:

1. The replacement structure shall be used in the same manner and for the same purpose as the original structure. An existing mobile home may be replaced with a framed residence.

2. The replacement structure shall be in the same location as the original structure. An exception may be granted and the replacement structure may be sited in a different location if the following conditions exist:

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a. A registered civil engineer, registered geologist, or other qualified and licensed professional hired by the applicant demonstrates the disaster made the original building site physically unsuitable for reconstruction.

b. The new building site is no more visible from key viewing areas than the original building site. An exception may be granted if a registered civil engineer, registered geologist, or other qualified and licensed professional hired by the applicant demonstrates the subject parcel lacks alternative building sites physically suitable for construction that are no more visible from key viewing areas than the original building site.

c. The new building site complies with the cultural resources, natural resources, and treaty rights protection criteria.

3. The replacement structure shall be the same size and height as the original structure, provided:

a. The footprint of the replacement structure may be up to 10 percent larger than the footprint of the original structure.

b. The walls of the replacement structure shall be the same height as the walls of the original structure unless a minor increase is required to comply with standards in the current jurisdictional building code.

4. The replacement structure shall only be subject to the following scenic resources standards:

a. The replacement structure shall comply with the scenic resources criteria regarding color and reflectivity. These criteria shall be applied to achieve the applicable scenic standard (visually subordinate or not visually evident) to the maximum extent practicable.

b. Decks, verandas, balconies and other open portions of the original structure shall not be rebuilt as enclosed (walls and roof) portions of the replacement structure.

c. In the General Management Area, the replacement structure shall comply with the scenic resources criteria regarding landscaping. These criteria shall be applied to achieve the applicable scenic standard (visually subordinate) to the maximum extent practicable, provided:

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(1) Except as provided in (2) below, the percent of the replacement structure screened by vegetation as seen from key viewing areas shall not exceed the percent of the original structure that was screened by vegetation as seen from key viewing areas. Coniferous vegetation shall be replaced with coniferous vegetation and deciduous vegetation shall be replaced with deciduous vegetation unless the applicant chooses to use all coniferous vegetation.

(2) In situations where the original structure was approved under Scenic Area regulations (e.g., Final Interim Guidelines, land use ordinance), the percent of the replacement structure screened by vegetation shall comply with any conditions of approval that required a landowner to preserve existing vegetation and/or plant and maintain new vegetation to screen the original structure as seen from key viewing areas.

(3) To help determine how much vegetation may be required in (1) and (2) above, land use applications shall include all available documentation (photographic or otherwise) on the amount and type of vegetation that screened the original structure from key viewing areas. At a minimum, development review decisions shall include findings that address the following:

(a) The percent of original structure facing each key viewing area that was screened by coniferous vegetation, for each key viewing area from which the structure was visible.

(b) The percent of original structure facing each key viewing area that was screened by deciduous vegetation, for each key viewing area from which the structure was visible.

(c) Elevation drawings showing the replacement structure and the amount of coniferous and deciduous vegetation that would screen the structure from key viewing areas in 10 years.

(4) The height of any new trees shall not be required to exceed 5 feet.

(5) The time frame for achieving visual subordinance shall be 10 years or less from the commencement of construction.

d. In the SMA, the replacement structure shall comply with the scenic resources guidelines regarding landscaping. These guidelines shall be applied to

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achieve the applicable scenic standard (visually subordinate or not visually evident) to the maximum extent practicable, provided:

(1) The Scenic Resources Implementation Handbook shall be utilized to determine approvable species and minimum approvable sizes of new trees planted (based on average growth rates expected for approvable species).

(2) The height of any new trees shall not be required to exceed 5 feet.

(3) The time frame for achieving the applicable scenic standard (visually subordinate or not visually evident) shall be 10 years.

5. The replacement structure shall be subject to A(1) and A(2) above if it would not comply with B(2) and B(3) above.

6. The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the two year time frame.

SECTION 13.090 Change To Nonconforming Uses & Structures

Except as otherwise provided, any change to an existing use or modification to the exterior of an existing structure shall be subject to review and approval pursuant to this Ordinance.

A. Expansion of Existing Commercial and Multifamily Residential Uses: In the SMA, existing commercial and multifamily residential uses may expand as necessary for successful operation on the dedicated site, subject to guidelines to minimize adverse effects on scenic, cultural, natural, and recreation resources. Expansion beyond the dedicated site shall be prohibited.

B. Expansion of Existing Industrial Uses in the GMA: Existing industrial uses in the GMA may expand as necessary for successful operation on the dedicated site. Expansion beyond the dedicated site shall be prohibited.

C. Conversion of Existing Industrial Uses in the GMA: In the GMA, existing industrial uses may convert to less intensive uses. For this section, a less intensive use is a commercial, recreation, or residential use with fewer adverse effects upon scenic, cultural, natural, and recreation resources.

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SECTION 13.100 Mineral Resource Extraction (GMA Only)

In the General Management Area, existing development or production of mineral resources may continue unless the Gorge Commission determines that the uses adversely affect the scenic, cultural, natural or recreational resources of the Scenic Area. These uses will be considered discontinued and subject to the land use ordinances under this Ordinance if:

A. The mined land has been reclaimed naturally or artificially to a point where it is revegetated to fifty (50) percent of its original cover (considering both basal and canopy) or has reverted to another beneficial use, such as grazing. Mined land shall not include terrain which was merely leveled or cleared of vegetation; or

B. The site has not maintained both a required Department of Geology and Mineral Industries Permit and County permit; or

C. The site has not operated legally within five (5) years prior to the date of adoption of the Management Plan.

SECTION 13.110 Mineral Resource Extraction (SMA Only)

Uses involving the exploration, development or production of sand, gravel or crushed rock in Special Management Areas may continue when:

A. The sand, gravel, or crushed rock is used for construction or maintenance of roads used to manage or harvest forest products in Special Management Areas; and

B. A determination by the Forest Service finds that the use does not adversely affect the scenic, cultural, natural or recreational resources.

SECTION 13.120 Solid Waste Disposal (SMA Only)

Solid waste disposal sites or sanitary landfills are not allowed in Special Management Areas.

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SECTION 13.200 Consolidation of Undeveloped Subdivisions & Legal Parcels

A. Consolidation of Undeveloped Subdivisions

1. A unit of land shall be consolidated with adjacent lands in the same ownership if the subdivision within which the unit of land is located is undeveloped pursuant to ORS chapter 92, Undeveloped Subdivisions.

2. No portion of a consolidated plat shall be considered a separate parcel solely because an existing parcel overlays, and possibly fragments, that consolidated subdivision.

3. Criterion A shall not be applied to consolidate two or more units of land where each unit of land is developed with a dwelling that qualifies as an existing use. One or more undeveloped units of land shall be consolidated with one or more developed units of land.

4. Lots shall be consolidated through the process outlined in ORS Chapter 92, Undeveloped Subdivisions, or through a Replat process as outlined in Chapter 21.

B. Consolidation of Legal Parcels Created Solely by Deed.
Any legal contiguous parcels created solely by deed prior to 4 September 1974 consolidated onto a single deed at any time shall constitute a single legal parcel unless multiple properties are described with a clear intent to keep these properties separate. or there are underlying complete subdivision lot or partition parcel lines. Clear intent to keep legal parcels separate shall be determined by separate metes and bounds descriptions or references, each with a separate heading e.g., parcel 1, parcel 2. Multiple metes and bounds descriptions or any references without separate headings shall not constitute the intent to keep properties separate.

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CHAPTER 14 SCENIC AREA REVIEW

SECTION 14.010 Purpose

The purpose of the Scenic Area Review is to preserve, protect and enhance the scenic, natural, cultural and recreational values of the Gorge and to assure that development occurs in a manner which is compatible with its unique qualities.

SECTION 14.020 Complete Application Submittal Requirements for a Scenic Area Review

A. Application Form Requirements

1. Project applicant's name and address.
2. Property owner's name and address if different than 1 above.
3. Location of the proposed use, including township, range, section, and tax lot number.
4. A written description of the proposed use, including details on the height, dimensions, exterior color(s), and construction materials of proposed structures.
5. A list of Key Viewing Areas that are visible from the proposed development site and from which the proposed use would be visible.
6. Legal parcel documentation.
7. Legal structure documentation. Evidence that a structure was lawfully established shall include the following:

   a. Wasco County Assessor records verifying the structure was built prior to 4 September 1974; or

   b. Any one of the following:

   (1) a valid Oregon State Building Codes permit signed by the Wasco County Planning Department between 4 September 1974 and 17 November 1986; or

   (2) a valid Wasco Sherman Health Department septic permit before 1 January 1985; or

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(3) a valid Land Use Compatibility Statement signed by the Wasco County Planning Department between 1 January 1985 and 17 November 1986, or

(4) National Scenic Area approval by either the Columbia River Gorge Commission, the USDA Forest Service, or the Wasco County Planning Department, after 17 November 1986, and a valid Oregon State Building Codes permit signed by the Wasco County Planning Department.

8. Signatures of the owners or authorized representatives.

B. Site Plan

A complete site plan shall be submitted for all new development, except for buildings smaller than 60 square feet in area and less than or equal to 10 feet in height, as measured at the roof peak.

The site plan shall be prepared at a scale of 1" = 200' or a scale providing greater detail which clearly indicates the following information:

ALL DEVELOPMENT

1. Boundaries, dimensions, and size of the subject parcel.

2. Location, size, and shape, of all existing and proposed buildings and structures on the subject parcel.

3. Access: Indicate all existing and proposed points of ingress and egress and whether they are public or private.

4. Location, dimensions and method of improvement of all roads, access drives, trails, and parking areas with individual parking spaces and internal circulation patterns.

   Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a grade of twelve (12) percent with turnouts provided at a minimum of every five hundred (500) feet.

5. Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, telephone and power poles and lines. Telephone and power supply systems shall be underground whenever practical.

6. The location of the pond, stream, tank or sump with storage of not less than 1,000 gallons if the well or water system is not capable of delivering twenty (20) gallons per minute.

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7. The location of a standpipe (water spigot) a minimum of fifty (50) feet from each flammable structure if the development includes a plumbed water system.

8. Location, size and dimension of all yards and setbacks and all spaces between buildings.

9. Lighting: General nature and location (not including interior building lighting).

10. Outdoor storage and activities, if permitted in the zone, showing type, location and height of screening devices, including trash and recycling storage locations and their pick up locations.

11. Location and depth of all proposed grading, filling, ditching and excavating unless a grading plan is required by F below.

12. North arrow and map scale.

13. Significant terrain features and landforms.

14. Bodies of water and watercourses.

NON RESIDENTIAL DEVELOPMENT

15. Signs: Locations, size, height, material and method of illumination.

16. Loading: Location, dimensions, internal circulation and access from public right-of-way.

17. General locations for all temporary facilities associated with a commercial event.

C. Material Samples - As part of a complete application, material samples for all exterior surfaces of proposed structures shall be submitted. Material samples may be paint samples, stain samples, a piece of the physical construction material, brochures, manufactures specifications, or other material or information that is adequate to represent the final exterior appearance. Samples shall be required for all exterior parts of proposed structure(s) including but not limited to:

1. Main

2. Trim or Secondary

3. Roof. The roof shall be constructed of fire resistant material.

4. Window frames, sills, and sashes

5. Doors, including garage doors, and

6. Hooding for exterior lighting

D. Landscaping Plan - A detailed plan for landscaping which shall clearly illustrate: (The landscaping plan may be included on the site plan if there is adequate detail to show all of the required information.)

1. The location, height and species of existing trees and vegetation. Indicate which are proposed to be removed. The landscaping plan shall include detailed information to the level of individual trees and groupings of vegetation for the proposed development area and all topographically visible corridors between the proposed development area and Key Viewing Areas. The landscaping information for the remainder of the property may be generalized.

2. The location, height and species of individually proposed trees and vegetation groupings.

3. Indicate the fifty (50) foot fuel break surrounding each new building and how this area will meet hazardous fuels reduction standards.

   Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than fifteen (15) feet between the crowns and pruned to remove dead and low [less than eight (8) feet] branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

4. The location of automatic sprinkler systems or other irrigation provisions to ensure survival of landscape planting for screening purposes.

E. Elevation Drawing - Elevation drawings shall show the appearance of all sides of proposed structures and shall include natural grade, finished grade, and the geometrical exterior of at least the length and width of structures as seen from a horizontal view. Elevation drawings shall be drawn to scale.

F. Grading Plan

1. All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading with slopes greater than 10 percent shall include a grading plan.

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2. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan

3. All grading plans shall include the following:

   a. A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:

      (1) Natural and finished grades.

      (2) Location of all areas to be graded, with cut banks and fill slopes delineated.

      (3) Estimated dimensions of graded areas.

   b. A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:

      (1) Its purpose.

      (2) An estimate of the total volume of material to be moved.

      (3) The height of all cut banks and fill slopes.

      (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)

      (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.

      (6) A description of any other interim or permanent erosion control measures to be used.

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SECTION 14.100 Provisions For All New Development (GMA & SMA)

A. All new development, except uses allowed through the expedited review process, shall be reviewed under the applicable sections of, Key Viewing Areas, Scenic Travel Corridors, Landscape Settings, Natural Resources, Cultural Resources, and Recreation Resources.

SITING

B. New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

DESIGN/COLOR

C. New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development. Expansion of existing development shall comply with this guideline to the maximum extent practicable.

D. Unless expressly exempted by other provisions, colors of all exterior surfaces of structures on sites not visible from Key Viewing Areas shall be earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.

E. Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing buildings shall be of colors specified in the design guidelines for the subject property's landscape setting.

F. Outdoor lighting shall be directed downward, sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and the Columbia River as well as preventing the lighting from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting. Shielding and hooding materials shall be composed of nonreflective opaque materials. There shall be no visual pollution due to the siting or brilliance, nor shall it constitute a hazard for traffic.

LANDSCAPING

G. All ground disturbance as a result of site development shall be revegetated no later than the next planting season (Oct-April) with native species. The property owners and their successors in interest shall be responsible for survival of planted vegetation, and replacement of such vegetation that does not survive.

H. Except as is necessary for site development or fire safety purposes, the existing tree cover screening the development area on the subject parcel from Key Viewing Areas and trees that provide a back drop on the subject parcel which help the development area achieve visual subordinance, shall be retained. Additionally, unless allowed to be removed as part of the review use, all trees and vegetation within buffer zones for wetlands, streams, lakes, ponds and riparian areas shall be retained in their natural condition. Any of these trees or other trees required to be planted as a condition of approval that die for any reason shall be replaced by the current property owner or successors in interest no later than the next planting season (Oct-April) after their death with trees of the same species or from the list in the landscape setting for the property.

To ensure survival, new trees and replacement trees shall meet the following requirements

1. All trees shall be at least 4 feet tall at planting, well branched, and formed.

2. Each tree shall be braced with 3 guy wires and protected from livestock and wildlife. The guy wires need to be removed after two winters.

3. The trees must be irrigated until they are well established.

4. Trees that die or are damaged shall be replaced with trees that meet the planting requirements above.

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SECTION 14.200 Key Viewing Areas

The following is required for all development that occurs on parcels/lots topographically visible from Key Viewing Areas.

A. Each development and land use shall be visually subordinate to its setting in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA as seen from Key Viewing Areas. The extent and type of conditions applied to a proposed development to achieve visual subordinance shall be proportionate to its potential visual impacts as seen from Key Viewing Areas.

1. Decisions shall include written findings addressing the factors influencing potential visual impact including but not limited to:

   a. The number of Key Viewing Areas it is visible from;

   b. The distance from the building site to the Key Viewing Areas it is visible from;

   c. The linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads and the Columbia River);

   d. The difference in elevation between the building site and Key Viewing Areas;

   e. The nature and extent of topographic and vegetative back screening behind the building site as seen from Key Viewing Areas;

   f. The amount of area of the building site exposed to Key Viewing Areas; and

   g The degree of existing vegetation providing screening.

2. Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA as seen from key viewing areas, including but not limited to:

   a. siting (location of development on the subject property, building orientation, and other elements);

   c. design (color, reflectivity, size, shape, height, architectural and design details and other elements); and

   d. new landscaping.

SITING

B. New development shall be sited to achieve visual subordinance from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, endemic and listed plants, sensitive wildlife sites or conflict with standards to protect cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable. (GMA Only)

C. New development shall be sited to achieve visual subordinance utilizing existing topography, and/or existing vegetation as needed in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA from Key Viewing Areas.

D. Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.

E. The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. A variance in the General Management Area may be granted according to Chapter 6 if application of the guidelines would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use and may be applied only after all reasonable efforts to modify the design, building height and site to comply with the criteria has been made.

F. An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Area, may itself protrude above the skyline if:

1. The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and

2. There is no practicable alternative means of altering the building without increasing the protrusion.

G. Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to this guideline may be authorized according to Chapter 6 of this Ordinance. In the SMA the setbacks described above shall be 200 feet.

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H. New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. Variances to this guideline may be authorized according to Chapter 6 of this Ordinance if its application would render a property unbuildable. In determining the slope, the average percent slope of the proposed building site shall be utilized.

Design/Color

I. Unless expressly exempted by other provisions in this chapter, colors of all exterior surfaces of structures visible from Key Viewing Areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.

J. The exterior of buildings on lands seen from Key Viewing Areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all key viewing areas by existing topographic features. The Scenic Resources Implementation Handbook will include a list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this criterion, including those where the specific application meets recommended thresholds in the "Visibility and Reflectivity Matrices" in the Implementation Handbook (once they are created). Continuous surfaces of glass unscreened from Key Viewing Areas shall be limited to ensure visual subordinance. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.

Landscaping

K. The following criteria shall apply to new landscaping used to screen development from Key Viewing Areas:

1. New landscaping (including new earth berms) shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development visually subordinate in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA from Key Viewing Areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordinance. Development shall be sited to avoid the need for new landscaping wherever possible.

2. If new landscaping is required to make a proposed development visually subordinate in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA from Key Viewing Areas, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this criterion shall be

sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.

3. Unless as specified otherwise by provisions in this chapter, landscaping shall be installed as soon as practicable, and prior to project completion.

4. Conditions regarding new landscaping or retention of existing vegetation for new developments shall meet both scenic guidelines and the fuel break guidelines listed in the fire protection standards for each zone.

MISCELLANEOUS

L. Determination of potential visual effects and compliance with visual subordinance policies shall include consideration of the cumulative effects of proposed developments.

M. New main lines on lands visible from Key Viewing Areas for the transmission of electricity, gas, oil, other fuels, or communications, except for connections to individual users or small clusters of individual users, shall be built in existing transmission corridors unless it can be demonstrated that use of existing corridors is not practicable. Such new lines shall be underground as a first preference unless it can be demonstrated to be impracticable.

N. New communication facilities (antennae, dishes, etc.) on lands visible from Key Viewing Areas, which require an open and unobstructed site shall be built upon existing facilities unless it can be demonstrated that use of existing facilities is not practicable.

O. New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that:

1. The facility is necessary for public service;

2. The break in the skyline is seen only in the background; and

3. The break in the skyline is the minimum necessary to provide the service.

P. Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that:

1. The facility is necessary for public service;

2. The break in the skyline is the minimum necessary to provide the service.

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Q. In addition to all applicable criteria above, all Mineral and Aggregate related uses on lands visible from Key Viewing Areas shall meet all applicable criteria in Chapter 10.

R. In addition to the GMA standards, the following will be required in the SMA.

1. In all landscape settings, scenic standards in Table below shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.

REQUIRED SMA SCENIC STANDARDS		
LANDSCAPE SETTING	LAND USE DESIGNATION	SCENIC STANDARD
Coniferous Woodland, Oak-Pine Woodland	Forest (National Forest Lands), Open Space	Not Visually Evident
River Bottomlands	Open Space	Not Visually Evident
Gorge Walls, Canyonlands, Wildlands	Forest, Agriculture, Public Recreation, Open Space	Not Visually Evident
Coniferous Woodland, Oak-Pine Woodland	Forest, Agriculture, Residential, Public Recreation	Visually Subordinate
Residential	Residential	Visually Subordinate
Pastoral	Forest, Agriculture, Public Recreation, Open Space	Visually Subordinate
River Bottomlands	Forest, Agriculture, Public Recreation	Visually Subordinate

2. Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that meeting this criterion is not feasible considering the function of the structure.

3. Seasonal lighting displays shall be permitted on a temporary basis, not to exceed 3 months.

4. Proposed developments or land uses shall be sited to achieve the applicable scenic standard. Development shall be designed to fit the natural topography, to take advantage of landform and vegetation screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic

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standard from key viewing areas, use of existing topography and vegetation shall be given priority over other means of achieving the scenic standard such as planting new vegetation or using artificial berms.

S. The following are not required to meet scenic standards:

1. Uses and activities in Developed Settings as specified in 14.400(J), Landscape Settings.

2. Rehabilitation of or modification of significant historic structures, carried out in compliance with the National Register of Historic Places guidelines (SMA)/National Parks Service regulations for such structures (GMA). To be eligible for such exemption, the structure must be included in or eligible for the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to structures meeting this guideline shall be consistent with National Park Service regulations for such structures.

3. Shoreline developments, uses and activities on the mainstream of the Columbia River that are adjoining Urban Areas.

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SECTION 14.300 Scenic Travel Corridors (GMA & SMA)

A. Several state and federal highways, renowned as highly scenic travel and recreation corridors, traverse the National Scenic Area. These travelways parallel the Columbia River and several of its major tributaries. Among these well-known roads are the Historic Columbia River Highway and Interstate 84 (recently designated as one of the most scenic highways in America by Rand McNally).

The "Scenic Travel Corridors" program in the Management Plan acknowledges the importance of these travelways to the National Scenic Area. It provides measures to protect and enhance the scenic qualities of the landscapes within the foregrounds of these roads. Many of the standards included in this section require implementing actions from the state agencies charged with managing these scenic byways, in coordination with local governments.

B. The Historic Columbia River Highway and Interstate 84 are designated as Scenic Travel Corridors. Development along these corridors shall be subject to the following standards:

1. For the purposes of implementing this section, the foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Scenic Travel Corridor roadway.

2. All new buildings and alterations to existing buildings shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway. A variance to this setback requirement may be granted pursuant to Chapter 6. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent practicable.

3. Additions to existing buildings or expansion of existing parking lots located within 100 feet of the edge of pavement of a Scenic Travel Corridor roadway shall comply with standard 2 of this subsection to the maximum extent practicable.

4. All proposed vegetation management projects in public rights-of-way to provide or improve views shall include the following:

   a. An evaluation of potential visual impacts of the proposed project as seen from any Key Viewing Area;

   b. An inventory of any rare plants, special wildlife habitat, wetlands or riparian areas on the project site. If such resources are determined to be present, the project shall comply with applicable Management Plan guidelines to protect the resources.

5. When evaluating which locations to consider undergrounding of signal wires or powerlines, railroads and utility companies shall prioritize those areas specifically recommended as extreme or high priorities for undergrounding in the *Columbia River Gorge National Scenic Area Corridor Visual Inventory*, prepared in April, 1990.

6. New production and/or development of mineral resources proposed within one-quarter mile of the edge of pavement of a Scenic Travel Corridor may be allowed upon a demonstration that full visual screening of the site from the Scenic Travel Corridor can be achieved by use of existing topographic features or existing vegetation designed to be retained through the planned duration of the proposed project. An exception to this may be granted if planting of new vegetation in the vicinity of the access road to the mining area would achieve full screening. If existing vegetation is partly or fully employed to achieve visual screening, over 75 percent of the tree canopy area shall be coniferous species providing adequate winter screening. Mining and associated primary processing of mineral resources is prohibited within 100 feet of a Scenic Travel Corridor, as measured from the edge of pavement, except for access roads. An interim time period to achieve compliance with full screening requirements shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed one year beyond the date of approval. Quarrying activity occurring prior to achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening.

C. In the SMA the following additional criteria shall to development within the immediate foregrounds of Key Viewing Areas. Immediate foregrounds are defined as within the developed prism of a road or trail KVA or within the boundary of the developed area.

1. The proposed development shall be designed and sited to meet the applicable scenic standard from the foreground of the subject KVA. If the development cannot meet the standard, findings must be made documenting why the project cannot meet the requirements in the previous section and why it cannot be redesigned or wholly or partly relocated to meet the scenic standard.

2. Findings must evaluate the following:

   a. The limiting factors to meeting the required scenic standard and/or applicable guidelines from the previous section,

   b. Reduction in project size;

   c. Options for alternative sites for all or part of the project, considering parcel configuration and on-site topographic or vegetative screening;

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d. Options for design changes including changing the design shape, configuration, color, height, or texture in order to meet the scenic standard.

3. Form, line, color, texture, and design of a proposed development shall be evaluated to ensure that the development blends with its setting as seen from the foreground of key viewing areas:

a. Form and Line-Design of the development shall minimize changes to the form of the natural landscape. Development shall borrow form and line from the landscape setting and blend with the form and line of the landscape setting. Design of the development shall avoid contrasting form and line that unnecessarily call attention to the development.

b. Color-Color shall be found in the project's surrounding landscape setting. Colors shall be chosen and repeated as needed to provide unity to the whole design.

c. Texture-Textures borrowed from the landscape setting shall be emphasized in the design of structures. Landscape textures are generally rough, irregular, and complex rather than smooth, regular, and uniform.

d. Design-Design solutions shall be compatible with the natural scenic quality of the Gorge. Building materials shall be natural or natural appearing. Building materials such as concrete, steel, aluminum, or plastic shall use form, line color and texture to harmonize with the natural environment. Design shall balance all design elements into a harmonious whole, using repetition of elements and blending of elements as necessary.

4. Screening from key viewing areas shall be encouraged for existing and required for new road maintenance, warehouse, and stockpile areas.

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SECTION 14.400 Landscape Settings(GMA & SMA)

Landscape settings are the combination of land uses, landforms and vegetation patterns which distinguish an area in appearance and character from other portions of the National Scenic Area.

Landscape Setting goals, policies and guidelines, as defined and identified in the Management Plan, represent a long-term vision of scenic protection as expressed in the landscape. The following design standards are provided to ensure that new developments are compatible with and maintain the character of their settings. These standards are not intended to limit imagination, variety or creative design solutions.

The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

A. Pastoral Landscape Setting

GMA Only

1. Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.

2. In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordinance for new development and expansion of existing development:

   a. Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.

   b. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, Douglas fir, Lombardy poplar (usually in rows), Oregon white oak, bigleaf maple, and black locust (primarily in the eastern Gorge).

   c. At least one-quarter of any trees planted for screening shall be coniferous for winter screening.

SMA Only

3. Pastoral areas shall retain the overall appearance of an agricultural landscape. The use of plant species in rows as commonly found in the landscape setting is encouraged. The use of plant species common to the landscape setting shall be encouraged.

B. Coniferous Woodland Landscape Setting

GMA Only

1. Structure height shall remain below the forest canopy level.

2. In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordinance for new development and expansion of existing development:

   a. At least half of any trees planted for screening purposes shall be species native to the setting. Such species include: Douglas fir, grand fir, western red cedar, western hemlock, bigleaf maple, red alder, ponderosa pine and Oregon white oak, and various native willows (for riparian areas).

   b. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

SMA Only

3. Woodlands areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous Woodland landscape.

   a. Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.

   b. Buildings shall be encouraged to have a vertical overall appearance.

C. Oak-Pine Woodland Landscape Setting

GMA Only

1. Structure height shall remain below the tree canopy level in wooded portions of this setting.

2. In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordinance for new development and expansion of existing development.

   a. At least half of any tree species planted for screening purposes shall be species native to the setting. Such species include: Oregon white oak, ponderosa pine, Douglas fir.

b. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

For treeless portions or portions with scattered tree cover:

c. Structures shall be sited on portions of the property which provide maximum screening from Key Viewing Areas utilizing existing topographic features.

d. Patterns of plantings for screening vegetation shall be in character with the surroundings. Residences in grassy, open areas or savannahs shall be partly screened with trees in small groupings and openings between groupings.

e. Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.

SMA Only

3. Woodland areas should retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Oak/Pine Woodland landscape.

a. Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.

b. Buildings shall be encouraged to have horizontal overall appearance.

D. Grassland Landscape Setting

GMA Only

1. Accessory structures, outbuildings and accessways shall be clustered together as much as possible. Exceptions to this criterion, where necessary for farming operations, are permitted.

2. In portions of this setting visible from Key Viewing Areas, the following standard shall be employed to achieve visual subordinance standards for new development and expansion of existing development:

a. Structures shall be sited on portions of the property which provide maximum screening from Key Viewing Areas utilizing existing topographic features.

b. Lower structures which emphasize horizontal lines and blend with this

sweeping landscape shall be encouraged rather than very tall structures.

c. Planting of trees for screening shall not be extensive, in character with the openness of this setting. Where utilized, screening vegetation shall either tie in with near-by riparian vegetation in seasonal drainages or emulate windrows. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include: Oregon white oak, Lombardy poplar, black locust, black cottonwood (wet locations), Russian olive and ponderosa pine.

E. Rural Residential Landscape Setting

GMA Only

1. In portions of this setting visible from Key Viewing Areas, and not exempt from visual subordinance standards (see J below), the following standards shall be employed to achieve visual subordinance for new development:

   a. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.

   b. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

F. Rural Residential/Pastoral, Coniferous Woodland or Oak-Pine Woodland Landscape Setting

GMA Only

1. New development in this setting shall meet the design standards described for both the Rural Residential setting and the more rural setting with which it is combined (either Pastoral, Coniferous Woodland, or Oak-Pine Woodland), unless it can be demonstrated that compliance with the guidelines for the more rural setting is impracticable.

2. In the event of a possible conflict between the two sets of standards, the standards for the more rural setting (Coniferous Woodland, Pastoral, or Oak-Pine Woodland) shall apply, unless it can be demonstrated that application of such standards would not be practicable.

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G. Residential Landscape Setting

GMA Only

1. In portions of this setting visible from Key Viewing Areas *and not exempt from visual subordinance* standards (see J below), the following standards shall be employed to achieve visual subordinance for new development:

   a. Structures' exteriors shall be non-reflective unless fully screened from Key Viewing Areas with existing vegetation and/or topography.

   b. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.

   c. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

SMA Only

2. The Residential setting is characterized by concentrations of dwellings.

   a. Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.

   b. At Rowena Dell, new buildings shall have a rustic appearance and use natural materials.

H. River Bottomlands Landscape Setting

GMA Only

1. In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordinance for new development and expansion of existing development:

   a. At least half of any trees planted for screening purposes shall be species native to the River Bottomland setting. Public recreation developments are encouraged to maximize the percentage of planted screening vegetation native to this setting. Such native species include: black cottonwood, bigleaf maple, red alder, Oregon white ash, Douglas fir, western red cedar and western hemlock (west Gorge) and various native willow species.

   b. At least one-quarter of any trees planted for screening purposes shall be coniferous for winter screening.

SMA Only

2. River bottomlands shall retain the overall visual character of a floodplain and associated islands:

   a. Buildings shall have an overall horizontal appearance in areas with little tree cover.

   b. Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.

I. Gorge Walls, Canyonlands and Wildlands Landscape Setting

GMA Only

1. New development and expansion of existing development shall be screened so as to not be seen from Key Viewing Areas to the maximum extent practicable.

2. All trees planted to screen permitted development and uses from Key Viewing Areas shall be native to the area.

3. All structures shall be limited in height to 1 1/2 stories.

4. The exteriors of structures shall be non-reflective.

5. Signage shall be limited to natural materials such as wood or stone, and natural colors (GMA only) or earth-tone colors (SMA or GMA), unless public safety concerns or federal or state highway standards require otherwise.

SMA Only

6. New developments and land uses shall retain the overall visual character of the natural appearing landscape:

   a. Structures, including signs, shall have a rustic appearance, use non-reflective materials, have low contrast with the surrounding landscape, and be of Cascadian architectural style.

   b. Temporary roads must be promptly closed and revegetated.

   c. New utilities must be below ground surface, where feasible.

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d. Use of plant species non-native to the Columbia River Gorge shall not be allowed.

J. Special Settings

GMA Only

1. Two landscape settings in Wasco County are considered developed settings: Rural Residential and Residential. Of all General Management Area lands in these two settings, two particular areas which are not visually sensitive have been identified. New development in these settings shall be compatible with the setting, but not necessarily visually subordinate. New developments in these settings are exempt from the color and siting guidelines in the Key Viewing Areas section of this chapter. These areas are:

a. Murray's Addition subdivision, The Dalles (Residential)

b. Two small areas south of The Dalles in Sections 9 and 10, Township 1N, Range 13E (Residential).

2. The Gorge Discovery Center site at Crates Point is designated River Bottom lands. The scope of development planned for the site may not make visual subordination possible. The Discovery Center site shall be designed and developed to be visually subordinate from Key Viewing Areas and compatible with its landscape setting to the maximum extent possible.

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Section 14.500 Cultural Resources (GMA Only)

A. Purpose:

1. Protect and enhance cultural resources.

2. Ensure that proposed development and uses do not have an adverse effect on significant cultural resources.

B. Applicability of the Cultural Resource Reconnaissance and Historic Survey Requirements

1. The reconnaissance survey standards of C, Cultural Resource Reconnaissance and Historic Survey, apply until a cultural resource survey of the General Management Areas is complete.

a. A reconnaissance survey shall be required for all proposed uses, except:

(1) The modification, expansion, replacement, or reconstruction of existing buildings and structures.

(2) Proposed uses that would not disturb the ground, including:

(a) land divisions and lot-line adjustments/replats;

(b) storage sheds that do not require a foundation;

(c) low-intensity recreation uses, such as fishing, hunting, and hiking;

(d) installation of surface chemical toilets;

(e) hand treatment of brush within established rights-of-way; and

(f) new uses of existing structures.

(3) Proposed uses that involve minor ground disturbance, as defined by depth and extent, including:

(a) repair and maintenance of lawfully constructed and serviceable structures;

(b) home gardens;

(c) live-stock grazing;

(d) cultivation that employs minimum tillage techniques, such as replanting pastures using a grassland drill;

(e) construction of fences;

(f) new utility poles that are installed using an auger, post-hole digger, or similar implement; and

(g) placement of mobile homes where septic systems and underground facilities are not involved.

The Gorge Commission will review all land use applications and determine if proposed uses would have a minor ground disturbance.

(4) Proposed uses that occur on sites that have been disturbed by human activities, provided the proposed uses do not exceed depth and extent of existing ground disturbance.

(a) To qualify for this exception, a project applicant must demonstrate that land disturbing activities occurred in the project area.

(b) Land disturbing activities include grading and cultivation.

(5) Proposed uses that would occur on sites that have been adequately surveyed in the past.

(a) The project applicant must demonstrate that the project area has been adequately surveyed to qualify for this exception.

(b) Past surveys must have been conducted by a qualified professional and must include a surface survey and subsurface testing.

(c) The nature and extent of any cultural resources in the project area must be adequately documented.

(6) Proposed uses occurring in areas that have a low probability of containing cultural resources, except:

(a) residential development that involves two or more new dwellings for the same project applicant;

(b) recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities;

(c) public transportation facilities that are outside improved rights-of-way;

(d) electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater; and

(e) communications, water and sewer, and natural gas transmission (as opposed to distribution)lines, pipes, equipment, and appurtenances.

Areas that have a low probability of containing cultural resources will be identified using the results of reconnaissance surveys conducted by the Gorge Commission, the U.S. Forest Service, public agencies, and private archaeologists.

b. A reconnaissance survey shall be required for all proposed uses within 500 feet of a known cultural resource, including those listed above in (a)(1) through (6). The location of known cultural resources are shown in the cultural resource inventory.

2. A historic survey shall be required for all proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or compromise features of the surrounding area that are important in defining the historic or architectural character of the buildings or structures that are 50 years old or older.

3. The Gorge Commission will conduct and pay for all reconnaissance and historic surveys for small-scale uses in the General Management Area.

a. When archaeological resources or traditional cultural properties are discovered, the Gorge Commission also will identify the approximate boundaries of the resource or property and delineate a reasonable buffer zone.

b. Reconnaissance surveys and buffer zone delineations for large-scale uses shall be the responsibility of the project applicant.

c. The Gorge Commission will conduct and pay for evaluations of significance and mitigation plans for cultural resources that are discovered during construction, subsection G, for small and large-scale uses in the General Management Area.

d. For this Ordinance, large-scale uses include development involving:

(1) two or more new residential dwellings;

(2) recreation facilities;

(3) commercial and industrial development;

(4) public transportation facilities;

(5) electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater;

(6) communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances; and

(7) disposal sites

4. The primary responsibility and cost of preparing an Evaluation of Significance, D; Assessment of Affect, E; or Mitigation Plan, F, shall be borne by the project applicant.

a. If the applicant has no practicable alternative, according to (5) below, Practicable Alternative Test, allowing them to avoid an affected cultural resource, or is seeking to make a change or addition to a historic resource, the Forest Service has agreed to provide services to aid in the preparation of the Evaluation of Significance, Assessment of Effect, or Mitigation Plan to the greatest extent possible.

b. The responsibility for and cost of any development necessary to protect or mitigate effects on the cultural resource shall be borne by the project applicant.

5. All cultural resource surveys, evaluations, assessments, and mitigation plans shall be performed by professionals whose expertise reflects the type of cultural resources that are involved. Principal investigators shall meet the professional standards published in 36 Code of Federal Regulations (CFR) Part 61 and *Guidelines for evaluating and Documenting Traditional Cultural Properties* (Parker and King, no date).

Practicable Alternative Test

An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes.

A practicable alternative does not exist if a project applicant satisfactorily demonstrates all of the following:

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a. The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands;

b. The basic purpose of the use cannot be reasonably accomplished by reducing its size, scope, configuration, or density as proposed, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands; and

c. Reasonable attempts were made to remove or accommodate constraints that caused a project applicant to reject alternatives to the use as proposed. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a management plan amendment to demonstrate that practicable alternatives do not exist.

C. Cultural Resource Reconnaissance and Historic Surveys

1. Gorge Commission/Tribal Government Notice

a. In addition to other public notice requirements that may exist, the County shall notify the Indian tribal governments when:

(1) a reconnaissance survey is required; or

(2) cultural resources that are prehistoric or otherwise associated with Native Americans exist in the project area.

b. Notices sent to Indian tribal governments shall include a site plan as stipulated in Section 14.040.

c. Indian tribal governments shall have 20 calendar days from the date a notice is mailed to submit written comments to the County Planning Office.

(1) Written comments should describe the nature and extent of any cultural resources that exist in the project area and identify individuals with specific knowledge about them.

(2) The County shall send a copy of all comments to the Gorge Commission.

2. Consultation and Ethnographic Research

a. When written comments are submitted to the County Planning Office in a timely manner, the project applicant shall offer to meet with the interested persons within 10 calendar days.

(1) The 10 day consultation period may be extended upon agreement between the project applicant and the interested persons.

(2) Consultation meetings should provide an opportunity for interested persons to explain how the proposed use may affect cultural resources. Recommendations to avoid potential conflicts should be discussed.

(3) All written comments and consultation meeting minutes shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report; inapplicable elements may be omitted.

b. A project applicant who is proposing a large-scale use or development shall conduct interviews and other forms of ethnographic research if interested persons submit a written request for such research.

(1) All requests must include a description of the cultural resources that may be affected by the proposed use and identify of knowledgeable informants.

(2) Ethnographic research shall be conducted by qualified specialists. Tape recordings, maps, photographs, and minutes shall be used when appropriate.

(3) All written comments, consultation meeting minutes and ethnographic research shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report.

3. Notice of Survey Results

a. The County shall submit a copy of all cultural resource survey reports to the State Historic Preservation Office and the Indian tribal governments.

(1) Survey reports may include measures to avoid affected cultural resources, such as a map that shows a reasonable buffer zone.

(2) The State Historic Preservation Office and the tribes shall have 30 calendar days from the date a survey report is mailed to submit written comments to the County Planning Office.

(3) The County shall record and address all written comments in its

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development review order.

4. Conclusion of the Cultural Resource Protection Process

   a. The County Planning Office will make a final decision on whether the proposed use would be consistent with the cultural resource goals, policies, guidelines, and standards.

   b. If the final decision contradicts the comments submitted by the State Historic Preservation Office, the County must justify how it reached an opposing conclusion.

   c. The cultural resource protection process may conclude when one of the following conditions exist:

      (1) The proposed use does not require a reconnaissance or historic survey, no cultural resources are known to exist in the project area, and no substantiated concerns were voiced by interested persons within 20 calendar days of the date that a notice was mailed.

      (2) A reconnaissance survey demonstrates that cultural resources do not exist in the project area and no substantiated concerns were voiced by interested persons within 20 calendar days of the date that a notice was mailed.

      (3) The proposed use would avoid archaeological resources and traditional cultural resources that exist in the project area.

         (a) To meet this standard, a reasonable buffer zone must be established around the affected resources or properties;

         (b) All ground disturbing activities shall be prohibited within the buffer zone.

         (c) Buffer zones must preserve the integrity and context of cultural resources. They will vary in width depending on the eventual use of the project area, the type of cultural resources that are present, and the characteristics for which the cultural resources may be significant.

         (d) A deed covenant, easement, or other appropriate mechanism shall be developed to ensure that the buffer zone and the cultural resources are protected.

         (e) An evaluation of significance shall be conducted if a project applicant decides not to avoid the affected cultural resource. In these instances,

the reconnaissance survey and survey report shall be incorporated into the evaluation of significance.

(4) A historic survey demonstrates that the proposed use would not have an effect on historic buildings or structures because:

(a) The State Historic Preservation Office concludes that the historic buildings or structures are clearly not significant, as determined using the criteria in the "National Register Criteria for Evaluation" (36 CFR Part 60.4); or

(b) The proposed use would not compromise the historic or architectural character of the affected buildings or structures, or compromise features of the site that are important in defining the overall historic character of the affected buildings or structures, as determined by the guidelines and standards in *The Secretary of the Interior's Standards for Rehabilitation* (U.S. Department of the Interior 1990) and *The Secretary of the Interior's Standards for Historic Preservation Projects* (U.S. Department of the Interior 1983).

(5) The historic survey conducted by the Gorge Commission may provide sufficient information to satisfy these standards.

(a) If it does not, architectural and building plans, photographs, and archival research may be required; and

(b) The project applicant shall be responsible for providing information beyond that included in the survey conducted by the Gorge Commission.

(6) The historic survey and report must demonstrate that these standards have been clearly and absolutely satisfied. If the State Historic Preservation Office or the County Planning Office question whether these standards have been satisfied, the project applicant shall conduct an evaluation of significance, according to D below, Evaluation of Significance.

D. Evaluation of Significance

1. Evaluation Criteria

Cultural resources are significant if one of the following criteria is satisfied.

a. The cultural resources are included in, or eligible for inclusion in, the National

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Register of Historic Places.

The criteria for evaluating the eligibility of cultural resources for the National Register of Historic Places appear in the "National Register Criteria for Evaluation" (36 CFR 60.4). Cultural resources are eligible for the National Register of Historic Places if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. In addition, they must meet one or more of the following criteria.

(1) Have an association with events that have made a significant contribution to the broad patterns of the history of this region.

(2) Have an association with the lives of persons significant in the past.

(3) Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic components may lack individual distinction.

(4) Yield, or may be likely to yield, information important in prehistory or history.

b. The cultural resources are determined to be culturally significant by an Indian tribal government, based on criteria developed by that Indian tribal government and filed with the Gorge Commission.

2. Evaluation Process and Information Needs

If cultural resources would be affected by a new use, an evaluation of their significance shall be conducted. Evaluations of significance shall meet the following standards:

Evaluations of significance shall follow the procedures in *How to Apply the National Register Criteria for Evaluation* (U.S. Department of the Interior n.d.) and *Guidelines for the Evaluation and Documentation of Traditional Cultural Properties* (Parker and King n.d.). They shall be presented within local and regional contexts and shall be guided by previous research and current research designs that are relevant to specific research questions for the Columbia River Gorge.

a. To evaluate the significance of cultural resources, the information gathered during the reconnaissance or historic survey may have to be supplemented. Detailed field mapping, subsurface testing, photographic documentation, laboratory analyses, and archival research may be required.

b. The project applicant shall contact Indian tribal governments and interested

persons, as appropriate. Ethnographic research shall be undertaken as necessary to fully evaluate the significance of the cultural resources.

c. The evaluation of significance shall follow the principles, guidelines, and report format recommended by the State Historic Preservation Office. It shall incorporate the results of the reconnaissance or historic survey and shall illustrate why each cultural resource is or is not significant. Findings shall be presented within the context of relevant local and regional research.

d. All documentation used to support the evaluation of significance shall be cited.

(1) Evidence of consultation with Indian tribal governments and other interested persons shall be presented.

(2) All comments, recommendations, and correspondence from Indian tribal governments and interested persons shall be appended to the evaluation of significance.

3. Notice of Evaluation Results

If the evaluation of significance demonstrates that the cultural resources are not significant, the County shall submit a copy of the evaluation of significance to the State Historic Preservation Office and the Indian tribal governments.

a. The State Historic Preservation Office, Indian tribal governments, and interested persons shall have 30 calendar days from the date the evaluation of significance is mailed to submit written comments to the County Planning Office.

b. The County Planning Office shall record and address all written comments in its development review order.

4. Cultural Resources are Culturally Significant

If an Indian tribal government believes that the affected cultural resources are culturally significant, contrary to the evaluation submitted by the project applicant, the Cultural Advisory Committee shall make an independent review of the applicant's evaluation and the Indian tribal government's substantiated concerns.

a. The Cultural Advisory Committee will formulate a recommendation regarding the significance of the cultural resources.

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b. The Indian tribal government must substantiate its concerns in a written report.

(1) The report must be submitted to the County Planning Office, Cultural Advisory Committee, and the project applicant within 15 calendar days from the date the evaluation of significance is mailed.

(2) The Cultural Advisory Committee must submit its recommendation to the County Planning Office within 30 calendar days from the date the evaluation of significance is mailed.

5. Conclusion of the Cultural Resource Protection Process

The County will make a final decision on whether the affected resources are significant.

a. If the final decision contradicts the comments or recommendations submitted by the State Historic Preservation Office or Cultural Advisory Committee, the County must justify how it reached an opposing conclusion.

b. The cultural resource protection process may conclude if the affected cultural resources are not significant.

c. If the project applicant or the County determines that the cultural resources are significant, the effects of the proposed use shall be assessed according to E below, Assessment of Effect.

E. Assessment of Effect

1. Evaluation Criteria and Information Needs

If a use would affect significant cultural resources, an assessment shall be made to determine if it would have no effect, no adverse effect, or an adverse effect. The assessment shall meet the following standards:

a. The assessment of effect shall be based on the criteria published in "Protection of Historic Properties" (36 CFR Part 800.9) and shall incorporate the results of the reconnaissance or historic survey and the evaluation of significance. All documentation shall follow the requirements listed in 36 CFR Part 800.8.

(1) Proposed uses have an effect on cultural resources when they alter or destroy characteristics of the resources that make them significant [36 CFR Part 800.9(a)].

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(2) Proposed uses are considered to have an adverse effect when they may diminish the integrity of the cultural resource's location, design, setting, materials, workmanship, feeling, or association [36 CFR Part 800.9(b)]. Adverse effects on cultural resources include, but are not limited to:

(a) Physical destruction, damage, or alteration of all or part of the cultural resource;

(b) Isolation of the cultural resource from its setting or alteration of the character of the resource's setting when that character contributes to the resource's qualification as being significant;

(c) Introduction of visual, audible, or atmospheric elements that are out of character with the cultural resource or its setting;

(d) Neglect of a significant cultural resource resulting in its deterioration or destruction; and

(e) Transfer, lease, or sale of the cultural resource.

b. The assessment of effect shall be prepared in consultation with Indian tribal governments and interested persons, as appropriate. The concerns and recommendations voiced by Indian tribal governments and interested persons shall be recorded and addressed in the assessment.

c. The effects of a proposed use that would otherwise be determined to be adverse may be considered to not be adverse in the following instances:

(1) The cultural resources are of value only for their potential contribution to archeological, historical, or architectural research, and when such value can be substantially preserved through the conduct of appropriate research before development begins, and such research is conducted in accordance with applicable professional standards and guidelines;

(2) The undertaking is limited to the rehabilitation of buildings and structures, and is conducted in a manner that preserves the historical and architectural character of affected cultural resources through conformance with *The Secretary of the Interior's Standards for Rehabilitation* (U.S. Department of the Interior 1990) and *The Secretary of the Interior's Standards for Historic Preservation Projects* (U.S. Department of the Interior 1983); or

(3) The proposed use is limited to the transfer, lease, or sale of cultural resources, and adequate restrictions or conditions are included to ensure

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preservation of the significant features of the resources.

2. Notice of Assessment Results

If the assessment of effect concludes that the proposed use would have no effect or no adverse effect on significant cultural resources, the County shall submit a copy of the assessment to the State Historic Preservation Office and the Indian tribal governments.

a. The State Historic Preservation Office, Indian tribal governments, and interested persons shall have 30 calendar days from the date the assessment of effect is mailed to submit written comments to the County Planning Office.

b. The County shall record and address all written comments in its development review order.

3. Conclusion of the Cultural Resource Protection Process

The County will make a final decision on whether the proposed use would have no effect, no adverse effect, or an adverse effect.

a. If the final decision contradicts the comments submitted by the State Historic Preservation Office, the County must justify how it reached an opposing conclusion.

b. The cultural resource protection process may conclude if the proposed use would have no effect or no adverse effect on significant cultural resources.

c. A mitigation plan shall be prepared if a project applicant or the County determines that the proposed use would have an adverse effect on significant cultural resources according to F below, Mitigation Plans.

F. Mitigation Plans

1. Mitigation Plan Criteria and Information Needs

Mitigation plans shall be prepared when proposed uses would have an adverse effect on significant cultural resources. The plans must reduce an adverse effect to no effect or no adverse effect. Mitigation plans shall meet the following guidelines:

a. Mitigation plans shall be prepared in consultation with persons who have concerns about or knowledge of the affected cultural resources, including Indian tribal governments, Native Americans, local governments whose

jurisdiction encompasses the project area, and the State Historic Preservation Office.

b. Avoidance of cultural resources through project design and modification is preferred. Avoidance may be effected by reducing the size, scope, configuration, and density of the proposed use.

c. Alternative mitigation measures shall be used only if avoidance is not practicable.

(1) Alternative measures include, but are not limited to, burial under fill, stabilization, removal of the cultural resource to a safer place, and partial to full excavation and recordation.

(2) If the mitigation plan includes buffer zones to protect cultural resources, a deed covenant, easement, or other appropriate mechanism must be developed and recorded in county deeds and records.

d. Mitigation plans shall incorporate the results of the reconnaissance or historic survey, the evaluation of significance, and the assessment of effect, and shall provide the documentation required in 36 CFR Part 800.8(d), including, but not limited to:

(1) A description and evaluation of any alternatives or mitigation measures that the project applicant proposes for reducing the effects of the proposed use;

(2) A description of any alternatives or mitigation measures that were considered but not chosen and the reasons for their rejection;

(3) Documentation of consultation with the State Historic Preservation Office regarding any alternatives or mitigation measures;

(4) A description of the project applicant's efforts to obtain and consider the views of Indian tribal governments, interested persons, and local governments; and

(5) Copies of any written recommendations submitted to the County Planning Office or project applicant regarding the effects of the proposed use on cultural resources and alternatives to avoid or reduce those effects.

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2. Notice of Mitigation Plan Results

If a mitigation plan reduces the effect of a use from an adverse effect to no effect or no adverse effect, the local government shall submit a copy of the mitigation plan to the State Historic Preservation Office and the Indian tribal governments.

a. The State Historic Preservation Office, Indian tribal governments, and interested persons shall have 30 calendar days from the date the mitigation plan is mailed to submit written comments to the County Planning Office.

b. The local government shall record and address all written comments in its development review order.

3. Conclusion of the Cultural Resource Protection Process

The County will make a final decision on whether the mitigation plan would reduce an adverse effect to no effect or no adverse effect.

a. If the final decision contradicts the comments submitted by the State Historic Preservation Office, the County must justify how it reached an opposing conclusion.

b. The cultural resource protection process may conclude if a mitigation plan would reduce an adverse effect to no effect or no adverse effect.

c. The proposed use shall be prohibited when acceptable mitigation measures fail to reduce an adverse effect to no effect or no adverse effect.

G. Cultural Resources Discovered After Construction Begins

The following procedures shall be effected when cultural resources are discovered during construction activities.

1. Halt Construction: All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.

2. Notification: The project applicant shall notify the County Planning Office and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

3. Survey and Evaluation: The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the State Historic Preservation Office (see ORS 273.705, ORS

358.905 to 358.955).

a. The Commission will gather enough information to evaluate the significance of the cultural resources.

b. The survey and evaluation will be documented in a report that generally follows the criteria in the "Reconnaissance Survey Reports--Large Scale Uses" and "Evaluation of Significance, Evaluation Criteria and Information Needs" of this chapter.

c. Based on the survey and evaluation report and any written comments, the County will make a final decision on whether the resources are significant.

d. Construction activities may recommence if the cultural resources are not significant.

e. A mitigation plan will be prepared by the Gorge Commission if the affected cultural resources are significant.

4. Mitigation Plan: Mitigation plans shall be prepared according to the information, consultation, and report guidelines contained in F above, Mitigation Plans.

5. All survey and evaluation reports and mitigation plans shall be submitted to the County Planning Office and the State Historic Preservation Office.

6. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

7. Construction activities may recommence when the conditions in the mitigation plan have been executed.

H. Discovery of Human Remains

The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.

1. Halt Activities: All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.

2. Notification: Local law enforcement officials, the County Planning Office, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.

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3. Inspection: The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.

4. Jurisdiction: If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.

5. Treatment: Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, chapter 97.740 to 97.760.

6. If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements specified in F above, Mitigation Plans.

   a. The plan shall accommodate the cultural and religious concerns of Native Americans.

   b. The cultural resource protection process may conclude when the conditions set forth in F above, Mitigation Plans, are met and the mitigation plan is executed.

I. Reconnaissance Surveys -- Small Scale Uses

Reconnaissance surveys for small-scale uses shall generally include a surface survey and subsurface testing. They shall meet the following guidelines:

1. A surface survey of the project area shall be conducted, except for inundated areas and impenetrable thickets.

2. Subsurface testing shall be conducted if the surface survey reveals that cultural resources may be present.

3. Subsurface probes will be placed at intervals sufficient to determine the absence or presence of cultural resources.

J. Reconnaissance Survey Reports--Small Scale Uses

The results of a reconnaissance survey shall be documented in a confidential report that includes:

1. A description of the fieldwork methodology used to identify cultural resources,

including a description of the type and extent of the reconnaissance survey.

2. A description of any cultural resources that were discovered in the project area, including a written description and photographs.

3. A map that shows the project area, the areas surveyed, the location of subsurface probes, and if applicable, the approximate boundaries of the affected cultural resources and a reasonable buffer zone.

K. Reconnaissance Surveys--Large Scale Uses

Reconnaissance surveys for large-scale uses shall be designed by a qualified professional. A written description of the survey shall be submitted to and approved by the Gorge Commission's designated archaeologist.

Reconnaissance surveys shall reflect the physical characteristics of the project area and the design and potential effects of the proposed use. They shall meet the following standards:

1. Archival research shall be performed prior to any field work. It should entail a thorough examination of tax records; historic maps, photographs, and drawings; previous archaeologic, historic, and ethnographic research; cultural resource inventories and records maintained by federal, state, and local agencies; and primary historic accounts, such as diaries, journals, letters, and newspapers.

2. Surface surveys shall include the entire project area, except for inundated areas and impenetrable thickets.

3. Subsurface probes shall be placed at intervals sufficient to document the presence or absence of cultural resources.

4. Archaeological site inventory forms shall be submitted to the State Historic Preservation Office whenever cultural resources are discovered.

L. Reconnaissance Survey Reports--Large Scale Uses

The results of a reconnaissance survey for large-scale uses shall be documented in a confidential report. Reconnaissance survey reports shall include:

1. A description of the proposed use, including drawings and maps.

2. A description of the project area, including soils, vegetation, topography, drainage, past alterations, and existing land use.

3. A list of the documents and records examined during the archival research and a description of any prehistoric or historic events associated with the project area.

4. A description of the fieldwork methodology used to identify cultural resources, including a map that shows the project area, the areas surveyed, and the location of subsurface probes. The map shall be prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

5. An inventory of the cultural resources that exist in the project area, including a written description, photographs, drawings, and a map. The map shall be prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

6. A summary of all written comments submitted by Indian tribal governments and other interested persons.

7. A preliminary assessment of whether the proposed use would or would not have an effect on cultural resources. This assessment shall incorporate concerns and recommendations voided during consultation meetings and information obtained through archivic and ethnographic research and field surveys.

M. Historic Surveys and Reports

Historic surveys shall document the location, form, style, integrity, and physical condition of historic buildings and structures.

1. Historic surveys shall include original photographs and maps. Archival research, blueprints, and drawings should be used as necessary.

2. Historic surveys shall describe any uses that will alter or destroy the exterior architectural appearance of the historic buildings or structures, or compromise features of the site that are important in defining the overall historic character of the historic buildings or structures.

3. The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations.

N. Cultural Advisory Committee

The Gorge Commission will establish a Cultural Advisory Committee. The Cultural Advisory Committee will be comprised of cultural resource professionals, interested individuals, and at least one representative from each of the four Indian tribes.

The Cultural Advisory Committee will perform six principal functions:

1. Monitor cultural resource surveys, evaluations, impact assessments, and mitigation plans;

2. Periodically formulate and submit recommendations to the State Historic Preservation Office, local governments, and the Gorge Commission regarding cultural resource surveys, evaluations, impact assessments, and mitigation plans;

3. Monitor cultural resource decisions made by the State Historic Preservation Office and the local governments;

4. Recommend procedural and administrative changes to the Gorge Commission that would improve the cultural resource protection process;

5. Advise the Gorge Commission on the design and implementation of future cultural resource inventories, including oral history programs and survey strategies; and

6. Review evaluations of significance when a disagreement arises between a project applicant and an Indian tribal government.

   a. In these instances, the Cultural Advisory Committee will submit written recommendations to the local government.

   b. Recommendations will be based on the evaluation prepared by the project applicant, reports submitted by Indian tribal governments, and comments submitted by interested persons, including the State Historic Preservation Office.

Section 14.510 Cultural Resources (SMA Only)

In addition to the standards and conditions listed in this chapter for the GMA, the following standards apply to all lands in the Special Management Area:

A. If a standard or condition of this Section is more restrictive than other sections of this chapter, this section is controlling;

B. This section is applicable to all Federal agencies for new developments and land uses on all Federal lands, federally assisted projects and forest practices. The Forest Service will provide for completing the requirements of this Section for forest practices and National Forest system lands.

C. All projects that are not included for review in B above shall be reviewed under Section 14.310 of this Chapter.

D. All cultural resource surveys, evaluations, assessments, and mitigation plans shall be performed by professionals whose expertise reflects the type of cultural resources that are involved. Principal Investigators shall meet the professional standards published in 36 CFR Part 61.

E. For federal or federally assisted undertakings, the reviewing agency will complete its consultation responsibilities under Section 106 of the Historic Preservation Act of 1966. [36 CFR 800.1(c)(i)]

F. Discovery During Construction:

1. All authorizations for new developments or land uses shall be conditioned to require the immediate notification of the reviewing agency in the event of the inadvertent discovery of cultural resources during construction or development.

2. In the event of the discovery of cultural resources, particularly human bone or burials, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery, and recommend measures to protect and/or recover the resource.

3. If the discovered material is suspected to be human bone or a burial, the following procedure shall be used:

   a. Stop all work in the vicinity of the discovery.

   b. The applicant shall immediately notify the Forest Service, the applicant's cultural resource professional, the County coroner, and appropriate law enforcement agencies.

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c. The Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.

G. Effects to Cultural Resources

Reviewing agencies shall use the following steps under 36 CFR 800 (4.9) for assessing potential effects to cultural resources.

1. Literature Review and Consultation

a. An assessment of the presence of any cultural resources, listed on the National Register of Historic Places at the national, state or local level, on or within the area of potential direct and indirect impacts.

b. A search of state and County, National Scenic Area/Forest Service and any other pertinent inventories, such as archives and photographs, to identify cultural resources, including consultation with the State Historic Preservation Office and tribal governments. State and tribal government response shall be within 30 days.

c. Consultation with cultural resource professionals knowledgeable about the area.

2. Field Inventory

a. As determined by G(1) above, the presence of a recorded or known cultural resource, including those reported in consultation with the tribal governments on or within the immediate vicinity of a new development or land use, shall require a field inventory by a cultural resource professional.

b. Tribal representatives shall be invited to participate in the field inventory.

c. The field inventory shall consist of one or the other of the following standards, as determined by the cultural resource professional:

(1) Complete Survey:

(a) The systematic examination of the ground surface through a controlled procedure, such as walking an area in evenly-spaced transects.

(b) A complete survey may also require techniques such as clearing of vegetation, auguring or shovel probing of subsurface soils for the presence of buried cultural resources.

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(2) Sample Survey:

(a) The sampling of an area to assess the potential of cultural resources within the area of proposed development or use.

(b) This technique is generally used for large or difficult to survey parcels, and is generally accomplished by a stratified random or non-stratified random sampling strategy.

(c) A parcel is either stratified by variables such as vegetation, topography or elevation, or by non-environmental factors such as a survey grid.

(d) Under this method, statistically valid samples are selected and surveyed to indicate the probability of presence, numbers and types of cultural resources throughout the sampling strata.

(e) Depending on the results of the sample, a complete survey may or may not subsequently be recommended.

d. A field inventory report is required, and shall include the following:

(1) A narrative integrating the Literature Review in G(1) with the Field Inventory G(2).

(2) A description of the Field Inventory methodology utilized under G(2), describing the type and extent of field inventory, supplemented by maps which graphically illustrate the areas surveyed, not surveyed, and the rationale for each.

(3) A statement of the presence or absence of cultural resources within the area of the new development or land in use.

(4) When cultural resources are not located, a statement of the likelihood of buried or otherwise concealed cultural resources shall be included.

(5) Recommendations and standards for monitoring, if appropriate, shall be included.

e. Report format shall follow that specified by the Oregon State Historic Preservation Office.

f. The field inventory report shall be presented to the Forest Service for review.

3. Evaluations of Significance

   a. When cultural resources are found within the area of the new development or land use, an evaluation of significance shall be completed for each cultural resource relative to the criteria of the National Register of Historic Places (36 CFR 60.4).

   b. Evaluations of cultural resource significance shall be guided by previous and current research designs relevant to specific research questions for the area.

   c. Evaluations of the significance of traditional cultural properties shall follow National Register Bulletin 38, "Guidelines for the Evaluation and Documentation of Traditional Cultural Properties", within local and regional contexts.

   d. Recommendations for eligibility of individual cultural resources under National Register Criteria A through D (36 CFR 60.4) shall be completed for each identified resource. The Forest Service shall review evaluations for adequacy.

   e. Evidence of consultation with tribal governments and individuals with knowledge of the cultural resources in the project area, and documentation of their concerns, shall be included as part of the evaluation of significance.

4. Assessment of Effect

   a. For each significant (i.e., National Register eligible) cultural resource inventoried within the area of the proposed development or change in use, assessments of effect shall be completed, using the criteria outlined in 36 CFR 800.9 "Assessing Effects". Evidence of consultation with tribal governments and individuals with knowledge of the cultural resources of the project area shall be included for (b) through (d) below. The Forest Service shall review each determination for adequacy.

   b. If the proposed development or change in use will have "No Adverse Effect" (36 CFR 800.8) to a cultural resource, documentation for that finding shall be completed, following the "Documentation Requirements" of 36 CFR 800.8(a).

   c. If the proposed development or change in use will have an "Adverse Effect" as defined by 36 CFR 800.9(b) to a cultural resource, the type and extent of "Adverse Effect" upon the qualities of the property that make it eligible to the National Register shall be documented. This documentation shall follow the process outlined under 36 CFR 800.5(e).

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d. If the "effect" appears to be beneficial (i.e., an enhancement to cultural resources), documentation shall be completed for the recommendation of that effect upon the qualities of the cultural resource that make it eligible to the National Register. This documentation shall follow the process outlined under 36 CFR 800.8 "Documentation Requirements".

5. Mitigation

a. If there will be an effect on cultural resources, measures shall be provided for mitigation of effects. These measures shall address factors such as avoidance of the property through project design or modification and subsequent protection, burial under fill, data recovery excavations, or other measures which are proposed to mitigate effects.

b. Evidence of consultation with tribal governments and individuals with knowledge of the resources to be affected, and documentation of their concerns, shall be included for all mitigation proposals.

c. The Forest Service shall review all mitigation proposals for adequacy.

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SECTION 14.600 Natural Resources (GMA Only)

A. Wetlands

1. Purpose

a. Achieve no overall net loss of wetlands acreage and functions.

b. Increase the quantity and quality of wetlands.

2. Rules for Delineating Wetlands Boundaries

a. The approximate location and extent of wetlands in the Scenic Area is shown on the National Wetlands Inventory (U.S. Fish and Wildlife Service 1987). In addition, the list of hydric soils and the soil survey maps shall be used as an indicator of wetlands.

b. Some wetlands may not be shown on the wetland inventory or soil survey maps. Wetlands that are discovered by the County planning staff during an inspection of a potential site shall be delineated and protected unless the proposed development is clearly sited beyond the wetland buffers as stated in A(3).

c. Determining the exact location of a wetlands boundary shall be the responsibility of the project applicant.

(1) Wetlands boundaries shall be delineated using the procedures specified in the Corps of Engineers Wetlands Delineation Manual (Wetlands Research Program Technical Report Y-87-1, on-line edition, updated through March 21, 1997)

(2) All wetlands delineations shall be conducted by a professional who has been trained to use the federal delineation procedures, such as a soil scientist, botanist, or wetlands ecologist.

d. The County may verify the accuracy of, and may render adjustments to, a wetlands boundary delineation.

e. In the event the adjusted boundary delineation is contested by the project applicant, the County shall, at the applicant's expense, obtain professional services to render a final delineation.

3. Wetlands Buffer Zones

a. The width of wetlands buffer zones shall be based on the dominant vegetation community that exists in a buffer zone.

b. The dominant vegetation community in a buffer zone is the vegetation community that covers the most surface area of that portion of the buffer zone that lies between the proposed activity and the affected wetland. Vegetation communities are classified as forest, shrub, or herbaceous.

(1) A forest vegetation community is characterized by trees with an average height equal to or greater than 20 feet, accompanied by a shrub layer; trees must form a canopy cover of at least 40 percent and shrubs must form a canopy cover of at least 40 percent.

(2) A forest community without a shrub component that forms a canopy cover of at least 40 percent shall be considered a shrub vegetation community.

(3) A shrub vegetation community is characterized by shrubs and trees that are greater than 3 feet tall and form a canopy cover of at least 40 percent.

(4) A herbaceous vegetation community is characterized by the presence of herbs, including grass and grasslike plants, forbs, ferns, and nonwoody vines.

c. Buffer zones shall be measured outward from a wetlands boundary on a horizontal scale that is perpendicular to the wetlands boundary. The following buffer zone widths shall be required.

(1) Forest communities:	75 feet
(2) Shrub communities:	100 feet
(3) Herbaceous communities:	150 feet

d. Except as otherwise allowed, wetlands buffer zones shall be retained in their natural condition.

e. When a buffer zone is disturbed by a new use, it shall be replanted with native plant species.

4. Modification to Serviceable Structures and Placement of Minor Water Dependent and Water-Related Structures in Wetlands

The following uses may be allowed in wetlands and wetland buffer zones, subject to (5) below, Approval Criteria for Modifications to Serviceable Structures and Minor Water-Dependent and Water-Related Structures in Wetlands, (7) below Site Plans, and the remaining applicable sections of this Chapter.

a. The modification, expansion, replacement, or reconstruction of serviceable structures, if such actions would not:

(1) Increase the size of an existing structure by more than 100 percent;

(2) Result in a loss of wetlands acreage or functions; or

(3) Intrude further into a wetland or wetlands buffer zone.

New structures shall be considered to be intruding further into a wetland or wetlands buffer zone if any portion of the structure is located closer to the wetland or wetlands buffer zone than the existing structure.

b. The construction of minor water-related recreation structures that are available for public use. Structures in this category shall be limited to boardwalks; trails and paths, provided their surface is not constructed of impervious materials; observation decks; and interpretive aids, such as kiosks and signs.

c. The construction of water-dependent structures that are placed on pilings, if the pilings allow unobstructed flow of water and are not placed so close together that they effectively convert an aquatic area to dry land. Structures in this category shall be limited to public and private docks and boat houses, and fish and wildlife management structures that are constructed by federal, state, or tribal resource agencies.

5. Approval Criteria for Modifications to Serviceable Structures and Minor Water-Dependent and Water-Related Structures in Wetlands. The uses listed in (4) above may only be allowed upon findings that:

a. Practicable alternatives, as determined by E below, Practicable Alternative Test, minimizing the impacts of the structure do not exist;

b. All reasonable measures have been applied to ensure that the structure will result in the minimum feasible alteration or destruction of a wetland's functions, existing contour, vegetation, fish and wildlife resources, and hydrology;

c. All wetlands that are altered or destroyed shall be restored, replaced, or enhanced according to (8) below, Wetlands, Compensation Plan

d. The structure will be constructed using best management practices;

e. Areas disturbed during construction of the structure will be rehabilitated to the maximum extent practicable; and

f. The structure complies with all applicable federal, state, and local laws.

6. Other Uses and Activities Located in Wetlands or Wetland Buffer Zones.

Except for uses permitted without review in Section 3.100 and 3.180(B) (Open Space) and Modifications to Serviceable Structures and Placement of Minor Water-Dependent and Water-Related Structures in Wetlands as specified in (4) above, other uses authorized by the applicable zoning designation may be allowed in wetlands and wetland buffer zones subject to (7) below, Site Plans, the remaining applicable sections of this Chapter and the following criteria:

a. The proposed use is water-dependent, or is not water-dependent but has no practicable alternative as determined by E, Practicable Alternative Test.

b. The proposed use is in the public interest as determined by F , Public Interest Test.

c. Measures will be applied to ensure that the proposed use results in the minimum feasible alteration or destruction of the wetland's functions, existing contour, vegetation, fish and wildlife resources, and hydrology.

d. Groundwater and surface-water quality will not be degraded by the proposed use.

e. Those portions of a proposed use that are not water-dependent or have a practicable alternative will not be located in wetlands or wetlands buffer zones.

f. The proposed use complies with all applicable federal, state, and local laws.

g. Areas that are disturbed during construction of the proposed use will be rehabilitated to the maximum extent practicable.

h. Unavoidable impacts to wetlands will be offset through the deliberate restoration, creation, or enhancement of wetlands. Wetlands restoration, creation, and enhancement are not alternatives to the guidelines listed above;

they shall be used only as a last resort to offset unavoidable wetlands impacts. Wetlands restoration, creation, and enhancement shall be in accordance with Subsection (8) below, Wetlands Compensation Plans.

The following wetlands restoration, creation, and enhancement guidelines shall apply:

(1) Impacts to wetlands shall be offset by restoring or creating new wetlands or by enhancing degraded wetlands. Wetlands restoration shall be the preferred alternative.

(2) Wetlands restoration, creation, and enhancement projects shall be conducted in accordance with a wetlands compensation plan.

(3) Wetlands restoration, creation, and enhancement projects shall use native vegetation.

(4) The size of replacement wetlands shall equal or exceed the following ratios. The first number specifies the acreage of wetlands requiring replacement and the second number specifies the acreage of wetlands altered or destroyed.

(a) Restoration: 2:1

(b) Creation: 3:1

(c) Enhancement: 4:1

(5) Replacement wetlands shall replicate the functions of the wetland that will be altered or destroyed such that no net loss of wetlands function occurs.

(6) Replacement wetlands should replicate the type of wetland that will be altered or destroyed. If this standard is not feasible or practical due to technical constraints, a wetland type of equal or greater benefit may be substituted, provided that no net loss of wetlands functions occurs.

(7) Wetlands restoration, creation, or enhancement should occur within 1,000 feet of the affected wetland. If this guideline is not practicable due to physical or technical constraints, replacement shall occur within the same watershed and as close to the altered or destroyed wetland as practicable.

(8) Wetlands restoration, creation, and enhancement efforts should be completed before a wetland is altered or destroyed. If it is not practicable to complete all restoration, creation, and enhancement efforts before the

wetland is altered or destroyed, these efforts shall be completed before the new use is occupied or used.

(9) Five years after a wetland is restored, created, or enhanced at least 75 percent of the replacement vegetation must survive. The project applicant shall monitor the hydrology and vegetation of the replacement wetland and shall take corrective measures to ensure that it conforms with the approved wetlands compensation plan and this guideline.

7. Site Plans

In addition to the information required in all site plans, site plans for proposed uses in wetlands or wetlands buffer zones shall include: a site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail; the exact boundary of the wetland and the wetlands buffer zone; and a description of actions that would alter or destroy the wetland.

8. Wetlands Compensation Plans

Wetlands compensation plans shall be prepared when a project applicant is required to restore, create, or enhance wetlands. They shall satisfy the following guidelines:

a. Wetlands compensation plans shall be prepared by a qualified professional.

b. The primary responsibility and cost of preparing wetland compensation plans shall be borne by the applicant. If the applicant has no practicable alternative, according to E below, Practicable Alternative Test, to locating within the wetland or wetland buffer area, the Forest Service has agreed to provide assistance in the preparation of the plan, to the greatest extent possible.

c. Wetland compensation plans shall provide for land acquisition, construction, maintenance, and monitoring of replacement wetlands.

d. Wetlands compensation plans shall include an ecological assessment of the wetland that will be altered or destroyed and the wetland that will be restored, created, or enhanced. This assessment shall include information on flora, fauna, hydrology, and wetlands functions.

e. Compensation plans shall also assess the suitability of the proposed site for establishing a replacement, wetland, including a description of the water source and drainage patterns, topography, wildlife habitat opportunities, and value of the existing area to be converted.

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f. Plan view and cross-sectional, scaled drawings; topographic survey data, including elevations at contour intervals no greater than 1 foot, slope percentages, and final grade elevations; and other technical information shall be provided in sufficient detail to explain and illustrate:

(1) Soil and substrata conditions, grading, and erosion and sediment control needed for wetland construction and long-term survival.

(2) Planting plans that specify native plant species, quantities, size, spacing, or density; source of plant materials or seeds; timing, season, water, and nutrient requirements for planting; and where appropriate, measures to protect plants from predation.

(3) Water-quality parameters, water source, water depths, water-control structures, and water-level maintenance practices needed to achieve the necessary hydrologic conditions.

g. A 5-year monitoring, maintenance, and replacement program shall be included in all plans. At a minimum, a project applicant shall provide an annual report that documents milestones, successes, problems, and contingency actions. Photographic monitoring stations shall be established and photographs shall be used to monitor the replacement wetland.

h. A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a wetlands compensation plan.

(1) The Director may require the owner of the property to sign a contract with the County for enforcement of the Wetland Compensation Plan. Such contract shall be executed within thirty (30) days after approval is granted, provided, however, that the Director may grant time extensions due to practical difficulty. The Director shall have the authority to execute such contracts on behalf of the County. If a contract is required, no building permit shall be issued for the use covered by the application, nor construction commence until the executed contract is recorded on the real property records of Wasco County and filed in the County Journal. Such contract shall not restrict the power of subsequent administrative action, with or without conditions. Such contracts shall be enforceable against the signing parties, their heirs, successors, and assigns by Wasco County by appropriate action in law or suit in equity for the benefit of public health, safety and welfare.

(2) A bond, in a form acceptable to the Director or, upon appeal or review, by the Commission or County Court or a cash deposit from the property

owner(s) or contract purchaser(s) in such amount as will assure compliance with the Wetland Compensation Plan may be required. Such bond or deposit shall be posted before any building permits will be issued or construction may commence.

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B. Streams, Ponds, Lakes, and Riparian Areas

1. Purpose

a. Protect water quality, natural drainage, and fish and wildlife habitat of streams, ponds, lakes, and riparian areas.

b. Enhance aquatic and riparian areas.

2. Stream, Pond, and Lake Buffer Zones

a. Buffer zones shall generally be measured landward from the ordinary high water-mark on a horizontal scale that is perpendicular to the ordinary high water-mark. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer widths shall be required:

(1) Streams used by anadromous or resident fish (tributary fish habitat), special streams, intermittent streams that include year-round pools, and perennial streams: 100 feet.

(2) Intermittent streams, provided they are not used by anadromous or resident fish: 50 feet.

(3) Ponds and lakes:

(a) The pond or lake buffer zones shall be based on the dominant vegetation community that exists in a buffer zone.

(b) The dominant vegetation community in a buffer zone is the vegetation community that covers the most surface area of that portion of the buffer zone that lies between the proposed activity and the affected pond or lake. Vegetation communities are classified as forest, shrub, or herbaceous.

(i) A forest vegetation community is characterized by trees with an average height equal to or greater than 20 feet, accompanied by a shrub layer; trees must form a canopy cover of at least 40 percent and shrubs must form a canopy cover of at least 40 percent.

(ii) A forest community without a shrub component that forms a canopy cover of at least 40 percent shall be considered a shrub vegetation community.

(iii)A shrub vegetation community is characterized by shrubs and trees

that are greater than 3 feet tall and form a canopy cover of at least 40 percent.

(iv) A herbaceous vegetation community is characterized by the presence of herbs, including grass and grasslike plants, forbs, ferns, and nonwoody vines.

(c) Buffer zones shall be measured outward from a pond or lake boundary on a horizontal scale that is perpendicular to the pond or lake boundary. The following buffer zone widths shall be required.

(i) Forest communities: 75 feet

(ii) Shrub communities: 100 feet

(iii) Herbaceous communities: 150 feet

(d) Except as otherwise allowed, pond or lake buffer zones shall be retained in their natural condition.

(e) When a buffer zone is disturbed by a new use, it shall be replanted with native plant species.

b. Determining the exact location of the ordinary highwater-mark or normal pool elevation shall be the responsibility of the project applicant. The County may verify the accuracy of, and may render adjustments to, an ordinary high water-mark or normal pool delineation. In the event the adjusted boundary delineation is contested by the project applicant, the County shall, at the project applicant's expense, obtain professional services to render a final delineation.

3. Modifications to Serviceable Structures and Placement of Minor Water-Dependent and Water-Related Structures in Aquatic Riparian Areas.

The following uses may be allowed in streams, ponds, lakes, and riparian areas, subject to (4) below, Approval Criteria for Modifications to Serviceable Structures and Placement of Minor Water-Dependent and Water-Related Structures in Aquatic Riparian Areas, (6) below, Site Plans, the remaining applicable sections of this Chapter and the following:

a. The modification, expansion, replacement or reconstruction of serviceable structures, provided that such actions would not:

(1) Increase the size of an existing structure by more than 100 percent,

(2) Result in a loss of water quality, natural drainage, and fish and wildlife habitat, or

(3) Intrude further into a stream, pond, lake, or buffer zone.

New structures shall be considered intruding further into a stream, pond, lake, or buffer zone if any portion of the structure is located closer to the stream, pond, lake, or buffer zone than the existing structure.

b. The construction of minor water-related recreation structures that are available for public use. Structures in this category shall be limited to boardwalks; trails and paths, provided their surface is not constructed of impervious materials; observation decks; and interpretive aids, such as kiosks and signs.

c. The construction of minor water-dependent structures that are placed on pilings, if the pilings allow unobstructed flow of water and are not placed so close together that they effectively convert an aquatic area to dry land. Structures in this category shall be limited to public and private docks and boat houses, and fish and wildlife management structures that are constructed by federal, state or tribal resource agencies.

4. Approval Criteria for Modifications to Serviceable Structures and Minor Water-Dependent and Water-Related Structures in Aquatic and Riparian areas. The uses listed in (3) above may only be allowed upon findings that:

a. Practicable alternatives, as determined by E below, Practicable Alternative Test, minimizing the impacts of the structure do not exist;

b. All reasonable measures have been applied to ensure that the structure will result in the minimum feasible alteration or destruction of water quality, natural drainage, and fish and wildlife habitat of streams, ponds, lakes, and riparian areas;

c. All aquatic and riparian areas that are altered or destroyed shall be restored, replaced, or enhanced according to (7) below, Rehabilitation and Enhancement Plans;

d. The structure will be constructed using best management practices;

e. Areas disturbed during construction of the structure will be rehabilitated to the maximum extent practicable; and

f. The structure complies with all applicable, federal, state and local laws.

5. Other Uses and Activities Located in Aquatic and Riparian Areas

Except for uses permitted without review in 3.100 and 3.180(B) (Open Space) and modifications to serviceable structures and placement of minor water-dependent and water-related structures in aquatic and riparian areas as specified in (3) above, other uses authorized by the applicable zoning designation may be allowed in aquatic and riparian areas subject to (6) below, Site Plans, the remaining applicable sections of this Chapter, and the following criteria:

a. The proposed use is water-dependent, or is not water-dependent but has no practicable alternative as determined by E below, Practicable Alternative Test of this section.

b. The proposed use is in the public interest as determined by F below, Public Interest Test of this section.

c. Measures have been applied to ensure that the proposed use results in minimum feasible impacts to water quality, natural drainage, and fish and wildlife habitat of the affected stream, pond, lake and/or buffer zone.

As a starting point, the following mitigation measures shall be considered when new uses are proposed in streams, ponds, lakes, and buffer zones:

(1) Construction shall occur during periods when fish and wildlife are least sensitive to disturbance. Work in streams, ponds, and lakes shall be conducted during the periods specified in "Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources" (Oregon Department of Fish and Wildlife 2000) unless otherwise coordinated with and approved by the Oregon Department of Fish and Wildlife.

(2) All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.

(3) Nonstructural controls and natural processes shall be used to the greatest extent practicable.

(4) Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties.

(5) Stream channels shall not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to streams, ponds, lakes, and their banks. When

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culverts are necessary, oversized culverts with open bottoms that maintain the channel's width and grade should be used.

(6) Temporary and permanent control measures shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.

d. Groundwater and surface-water quality will not be degraded by the proposed use.

e. Those portions of a proposed use that are not water-dependent or have a practicable alternative will be located outside of stream, pond, and lake buffer zones.

f. The use complies with all applicable federal, state, and local laws.

g. Unavoidable impacts to aquatic and riparian areas will be offset through rehabilitation and enhancement.

Rehabilitation and enhancement shall achieve no net loss of water quality, natural drainage, and fish and wildlife habitat of the affected stream, pond, lake, and/or buffer zone. When a project area has been disturbed in the past it shall be rehabilitated to its natural condition to the maximum extent practicable.

When a project area cannot be completely rehabilitated, such as when a boat launch permanently displaces aquatic and riparian areas, enhancement shall also be required.

The following rehabilitation and enhancement standards shall apply:

(1) Rehabilitation and enhancement projects shall be conducted in accordance with a rehabilitation and enhancement plan.

(2) Natural hydrologic conditions shall be replicated, including current patterns, circulation, velocity, volume, and normal water fluctuation.

(3) Natural stream channel and shoreline dimensions shall be replicated, including depth, width, length, cross-sectional profile, and gradient.

(4) The bed of the affected aquatic area shall be rehabilitated with identical or similar materials.

(5) Riparian areas shall be rehabilitated to their original configuration,

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including slope and contour.

(6) Fish and wildlife habitat features shall be replicated, including pool-riffle ratios, substrata, and structures. Structures include large woody debris and boulders.

(7) Stream channels and banks, shorelines, and riparian areas shall be replanted with native plant species that replicate the original vegetation community.

(8) Rehabilitation and enhancement efforts shall be completed no later than 90 days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.

(9) Three years after an aquatic area or buffer zone is rehabilitated or enhanced, at least 75 percent of the replacement vegetation must survive. The project applicant shall monitor the replacement vegetation and take corrective measures to meet this standard.

6. Site Plans

In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include: a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail; the exact boundary of the ordinary high water-mark or normal pool elevation and the prescribed buffer zone; and a description of actions that would alter or destroy the stream, pond, lake, or riparian area.

7. Rehabilitation and Enhancement Plans

Rehabilitation and enhancement plans shall be prepared when a project applicant is required to rehabilitate or enhance a stream, pond, lake, and/or buffer zone. They shall satisfy the following standards:

a. Rehabilitation and enhancement plans shall be primarily the responsibility of the applicant. If the applicant has no practicable alternative, according to E below, Practicable Alternative Test, to locating within the stream, pond, lake, riparian zone, or buffer area, the Forest Service has agreed to provide assistance in the preparation of the plan, to the greatest extent possible.

b. Rehabilitation and enhancement plans shall be prepared by qualified professionals, such as fish or wildlife biologists.

c. All plans shall include an assessment of the physical characteristics and

natural functions of the affected stream, pond, lake, and/or buffer zone. This assessment shall include hydrology, flora, and fauna.

d. Plan view and cross-sectional, scaled drawings; topographic survey data, including elevations at contour intervals of at least 2 feet, slope percentages, and final grade elevations; and other technical information shall be provided in sufficient detail to explain and illustrate:

(1) Soil and substrata conditions, grading and excavation, and erosion and sediment control needed to successfully rehabilitate and enhance the stream, pond, lake, and buffer zone.

(2) Planting plans that specify native plant species, quantities, size, spacing, or density; source of plant materials or seeds; timing, season, water, and nutrient requirements for planting; and where appropriate, measures to protect plants from predation.

(3) Water-quality parameters, construction techniques, management measures, and design specifications needed to maintain hydrologic conditions and water quality.

e. A 3-year monitoring, maintenance, and replacement program shall be included in all rehabilitation and enhancement plans. At a minimum, a project applicant shall prepare an annual report that documents milestones, successes, problems, and contingency actions. Photographic monitoring shall be used to monitor all rehabilitation and enhancement efforts.

f. A project applicant shall demonstrate sufficient fiscal, administrative, and technical competence to successfully execute and monitor a rehabilitation and enhancement plan.

(1) The Director may require the owner of the property to sign a contract with the County for enforcement of the Rehabilitation and Enhancement Plan. Such contract shall be executed within thirty (30) days after approval is granted, provided, however, that the Director may grant time extensions due to practical difficulty. The Director shall have the authority to execute such contracts on behalf of the County. If a contract is required, no building permit shall be issued for the use covered by the application, nor construction commence, until the executed contract is recorded on the real property records of Wasco County and filed in the County Journal. Such contract shall not restrict the power of subsequent administrative action, with or without conditions. Such contracts shall be enforceable against the signing parties, their heirs, successors, and assigns by Wasco County by appropriate action in law or suit in equity for the benefit of public health, safety and welfare.

(2) A bond, in a form acceptable to the Director or, upon appeal or review, by the Commission or County Court or a cash deposit from the property owner(s) or contract purchaser(s) in such amount as will assure compliance with the Rehabilitation and Enhancement Plan may be required. Such bond or deposit shall be posted before any building permits will be issued or construction may commence.

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C. Wildlife Habitat

1. Purpose:

a. Ensure that new uses do not adversely affect sensitive wildlife areas and sites.

b. "Sensitive wildlife areas" means the 17 land and water areas that are included in the wildlife inventory of the Management Plan.

"Sensitive wildlife sites" is used here in a generic sense to refer to sites that are used by species that are:

(1) Listed as endangered or threatened pursuant to federal or state endangered species acts,

(2) Listed as sensitive by the Oregon Fish and Wildlife Commission, or

(3) Considered to be of special interest to the public, limited to great blue heron, osprey, mountain goat, golden eagle, and prairie falcon.

c. Enhance wildlife habitat that has been altered or destroyed by past uses.

2. Approval Criteria for Fences in Deer and Elk Winter Range

New fences in deer and elk winter range shall comply with the following standards.

a. New fences in deer and elk winter range shall be allowed only when necessary to control livestock or exclude wildlife from specified areas, such as gardens or sensitive wildlife sites. The areas fenced shall be the minimum necessary to meet the immediate needs of the project applicant.

b. New and replacement fences that are allowed in winter range shall comply with the guidelines in *Specifications for Structural Range Improvements* (Sanderson et. al. 1990), as summarized below, unless the project applicant demonstrates the need for an alternative design:

(1) To make it easier for deer to jump over the fence, the top wire shall not be more than 42 inches high.

(2) The distance between the top two wires is critical for adult deer because their hind legs often become entangled between these wires. A gap of at least 10 inches shall be maintained between the top two wires to make it easier for deer to free themselves if they become entangled.

(3) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.

(4) Stays, or braces placed between strands of wire, shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.

c. Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his/her specific and immediate needs, such as controlling hogs and sheep.

3. Uses and Activities Permitted within 1,000 feet of a Sensitive Wildlife Area or Site.

Except for uses permitted without review in Section 3.100 and 3.180(B) (Open Space), uses and activities authorized by the applicable designation may be allowed within 1,000 feet of a sensitive wildlife area or site subject to (4) below, Site Plans and Field Surveys, the remaining applicable sections this Chapter and the following criteria:

a. Uses that are proposed within 1,000 feet of a sensitive wildlife area or site shall be reviewed by the Oregon Department of Fish and Wildlife.

(1) The approximate locations of sensitive wildlife areas and sites are shown in the wildlife inventory.

(2) State wildlife biologists will help to determine if a new use would adversely affect a sensitive wildlife area or site.

b. The Site plan shall be submitted to the Oregon Department of Fish and Wildlife by the County. State wildlife biologists will review the site plan and their field survey records. They will:

(1) Identify/verify the precise location of the wildlife area or site,

(2) Ascertain whether the wildlife area or site is active or abandoned,

(3) Determine if the proposed use may compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance, such as nesting or rearing seasons, and

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(4) In some instances, state wildlife biologists may conduct field surveys to verify the wildlife inventory and assess the potential effects of a proposed use.

c. The following factors may be considered when site plans are reviewed:

(1) Biology of the affected wildlife species.

(2) Published guidelines regarding the protection and management of the affected wildlife species. The Oregon Department of Forestry has prepared technical papers that include management guidelines for osprey and great blue heron.

(3) Physical characteristics of the subject parcel and vicinity, including topography and vegetation.

(4) Historic, current, and proposed uses in the vicinity of the sensitive wildlife area or site.

(5) Existing condition of the wildlife area or site and the surrounding habitat and the useful life of the area or site.

d. The wildlife protection process may terminate if the County, in consultation with the state wildlife agency, determines:

(1) The sensitive wildlife area or site is not active, or

(2) The proposed use would not compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance.

e. If the County, in consultation with the State wildlife agency, determines that the proposed use would have only minor effects on the wildlife area or site that could be eliminated through mitigation measures recommended by the state wildlife biologist, or by simply modifying the site plan or regulating the timing of new uses:

(1) A letter shall be sent to the project applicant that describes the effects and measures needed to eliminate them.

(2) If the project applicant accepts these recommendations, the County will incorporate them into its development review order, and

(3) The wildlife protection process may conclude.

f. If the County, in consultation, with Oregon Department of Fish and Wildlife, determines that the proposed use would adversely affect a sensitive wildlife area or site and the effects of the proposed use cannot be eliminated through site plan modifications or project timing, the project applicant shall prepare a wildlife management plan as specified in 5, Wildlife Management Plans.

g. The County shall submit a copy of all field surveys and wildlife management plans to Oregon Department of Fish and Wildlife.

(1) The state wildlife agency will have 20 days from the date that a field survey or management plan is mailed to submit written comments to the County Planning Office.

(2) The local government shall record and address any written comments submitted by the state wildlife agency in its development review order.

h. Based on the comments from the state wildlife agency, the County will make a final decision on whether the proposed use would be consistent with the wildlife policies and guidelines.

(1) If the final decision contradicts the comments submitted by the state wildlife agency, the County shall justify how it reached an opposing conclusion.

(2) The County shall require the project applicant to revise the wildlife management plan to ensure that the proposed use would not adversely affect a sensitive wildlife area or site.

4. Site Plans and Field Surveys

a. In addition to the information required for all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

b. A field survey to identify sensitive wildlife areas or sites shall be required for:

(1) Land divisions that create four or more parcels;

(2) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities;

(3) Public transportation facilities that are outside improved rights-of-way;

(4) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater; and

(5) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.

c. Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a professional wildlife biologist hired by the project applicant. All sensitive wildlife areas and sites discovered in a project area shall be described and shown on the site plan map.

5. Wildlife Management Plans

Wildlife management plan shall be prepared when a proposed use is likely to adversely affect a sensitive wildlife area or site. Their primary purpose is to document the special characteristics of a project site and the habitat requirements of affected wildlife species. This information provides a basis for the project applicant to redesign the proposed use in a manner that protects sensitive wildlife areas and sites, maximizes his/her development options, and mitigates temporary impacts to the wildlife area or site and/or buffer zone.

Wildlife management plans shall meet with the following standards:

a. Wildlife management plans shall be prepared by a professional wildlife biologist.

b. The primary responsibility and cost of preparing wildlife management plans shall be borne by the applicant. If the applicant has no practicable alternative, according to E below, Practicable Alternative Test, to locating within 1,000 feet of a sensitive wildlife area or site, the Forest Service has agreed to provide assistance in the preparation of the plan, to the greatest extent possible.

c. All relevant background information shall be documented and considered, including biology of the affected species, published protection and management guidelines, physical characteristics of the subject parcel, past and present use of the subject parcel, and useful life of the wildlife area or site.

d. The core habitat of the sensitive wildlife species shall be delineated. It shall encompass the sensitive wildlife area or site and the attributes, or key

components, that are essential to maintain the long-term use and integrity of the wildlife area or site.

e. A wildlife buffer zone shall be employed. It shall be wide enough to ensure that the core habitat is not adversely affected by new uses, or natural forces, such as fire and wind. Buffer zones shall be delineated on the site plan map and shall reflect the physical characteristics of the project site and the biology of the affected species.

f. The size, scope, configuration, or density of new uses within the core habitat and the wildlife buffer zone shall be regulated to protect scenic wildlife species. The timing and duration of all uses shall also be regulated to ensure that they do not occur during the time of the year when wildlife species are sensitive to disturbance. The following standards shall apply:

(1) New uses shall generally be prohibited within the core habitat. Exceptions may include uses that have temporary and negligible effects, such as the installation of minor underground utilities or the maintenance of existing structures. Low intensity, non-destructive uses may be conditionally authorized in the core habitat.

(2) Intensive uses shall be generally prohibited in wildlife buffer zones. Such uses may be conditionally authorized when a wildlife area or site is inhabited seasonally, provided they will have only temporary effects on the wildlife buffer zone and rehabilitation and/or enhancement will be completed before a particular species returns.

g. Rehabilitation and/or enhancement shall be required when new uses are authorized within wildlife buffer zones.

(1) When a buffer zone has been altered or degraded in the past, it shall be rehabilitated to its natural condition to the maximum extent practicable.

(2) When complete rehabilitation is not possible, such as when new structures permanently displace wildlife habitat, enhancement shall also be required.

(3) Enhancement shall achieve no net loss of the integrity of the wildlife area or site.

(4) Rehabilitation and enhancement actions shall be documented in the wildlife management plan and shall include a map and text.

h. The project applicant shall prepare and implement a 3-year monitoring plan when the affected wildlife area or site is occupied by a species that is listed as endangered or threatened pursuant to federal or state wildlife lists.

(1) It shall include an annual report and shall track the status of the wildlife area or site and the success of rehabilitation and/or enhancement actions.

(2) At the end of 3 years, rehabilitation and enhancement efforts may conclude if they are successful.

(3) In instances where rehabilitation and enhancement efforts have failed, the monitoring process shall be extended until the applicant satisfies the rehabilitation and enhancement standards.

D. Rare Plants

1. Purpose

a. Ensure that new uses do not adversely affect plant species that are, according to lists kept current by the Gorge Commission:

(1) endemic to the Columbia River Gorge and vicinity,

(2) listed as endangered or threatened pursuant to federal or state endangered species acts, or

(3) listed as endangered or threatened on list (1) or list (2), by the Oregon Natural Heritage Program. (For brevity, these species will be referred to as "sensitive" plant species.)

b. Encourage the protection of plant species that are classified "Review" {list 3}, or "Watch" {list 4} by the Oregon Natural Heritage Program.

c. Enhance the natural habitat of rare plant species.

2. Sensitive Plant Buffer Zones:

a. A 200 foot buffer zone shall be maintained around sensitive plants. Buffer zones shall remain in an undisturbed, natural condition.

b. Buffer zones may be reduced if a project applicant demonstrates that intervening topography, vegetation, manmade features, or natural plant habitat boundaries negate the need for a 200 foot radius. Under no circumstances shall the buffer zone be less than 25 feet.

c. Requests to reduce buffer zones shall be considered if a professional botanist or plant ecologist hired by the project applicant:

(1) identifies the precise location of the sensitive plants,

(2) describes the biology of the sensitive plants, and

(3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected plants and the surrounding habitat that is vital to their long-term survival.

(4) All requests shall be prepared as a written report. Published literature regarding the biology of the affected plants and recommendations

regarding their protection and management shall be cited. The report shall include detailed maps and photographs.

d. The County shall submit all requests to reduce sensitive plant species buffer zones to the Oregon Natural Heritage Program.

(1) The state heritage program will have 20 days from the date that such a request is mailed to submit written comments to the County Planning Office.

(2) The County shall record and address any written comments submitted by the state heritage program in its development review order.

(3) Based on the comments from the state heritage program, the County will make a final decision on whether the reduced buffer zone is justified. If the final decision contradicts the comments submitted by the state heritage program, the local government shall justify how it reached an opposing conclusion.

3. Uses and Activities Permitted Within 1,000 Feet of a Sensitive Plant

Except for uses permitted without review in Section 3.100 and 3.180(B) (Open Space) uses and activities authorized by the applicable zoning designation may be allowed within 1,000 feet of a sensitive plant subject to (4) below, Site Plans and Field Surveys, the remaining applicable sections of this Chapter and the following criteria:

a. Uses that are proposed within 1,000 feet of a sensitive plant shall be reviewed by the Oregon Natural Heritage Program.

(1) The approximate locations of sensitive plants are shown in the rare plant species inventory.

(2) State heritage staffs will help determine if a new use would invade the buffer zone of sensitive plants.

b. Site plans shall be submitted to the State Natural Heritage Program by the County.

(1) The State Heritage staff will review the site plan and their field survey records.

(2) The State Heritage Office will identify the precise location of the affected plants and delineate a 200 foot buffer zone on the project applicant's site plan.

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(3) If the field survey records of the state heritage program are inadequate, the project applicant shall hire a person with recognized expertise in botany or plant ecology to ascertain the precise location of the affected plants.

c. The rare plant protection process may conclude if the local government, in consultation with the State Heritage Program, determines that the proposed use would be located outside of a sensitive plant buffer zone.

d. New uses shall be prohibited within sensitive plant species buffer zones, except for those uses that are allowed outright.

e. If a proposed use must be allowed within a sensitive plant buffer zone in accordance with Chapter 6, Variances the project applicant shall prepare a protection and rehabilitation plan that complies with the standards in (7) below, Protection and Rehabilitation Plans.

f. The County shall submit a copy of all field surveys and protection and rehabilitation plans to the Oregon Natural Heritage Program.

(1) The state heritage program will have 20 days from the date that a field survey is mailed to submit written comments to the County.

(2) The County shall record and address any written comments submitted by the state heritage program in its development review order.

g. Based on the comments from the State Heritage Program, the County will make a final decision on whether the proposed use would be consistent with the rare plant policies and guidelines. If the final decision contradicts the comments submitted by the state heritage program, the County shall justify how it reached an opposing conclusion.

4. Site Plans and Field Surveys

a. In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive plant shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

b. A field survey to identify sensitive plants shall be required for:

(1) land divisions that create four or more parcels;

(2) recreation facilities that contain parking areas for more than 10 cars,

overnight camping facilities, boat ramps, and visitor information and environmental education facilities;

(3) Public transportation facilities that are outside improved rights-of-way;

(4) electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater; and

(5) communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.

c. Field surveys shall cover all areas affected by the proposed use or recreation facility.

(1) Field surveys shall be conducted by a person with recognized expertise in botany or plant ecology hired by the project applicant.

(2) Field surveys shall identify the precise location of the sensitive plants and delineate a 200 foot buffer zone.

(3) The results of a field surveys shall be shown on the site plan map.

5. Protection and Rehabilitation Plans

Protection and rehabilitation plans shall minimize and offset unavoidable impacts that result from a new use that occurs within a sensitive plant buffer zone as the result of a variance granted according to Chapter 6. All plans shall meet the following guidelines:

a. Protection and rehabilitation plans shall be prepared by a professional botanist or plant ecologist.

b. The primary responsibility and cost of preparing protection and rehabilitation plans shall be borne by the applicant. Recognizing the limited number of situations in which an applicant will be forced to locate within a sensitive plant buffer area, the Forest Service has agreed to provide assistance in the preparation of these plans, to the greatest extent possible.

c. Construction, protection, and rehabilitation activities shall occur during the time of the year when ground disturbance will be minimized and protection, rehabilitation, and replacement efforts will be maximized.

d. Sensitive plants that will be destroyed shall be transplanted or replaced to the maximum extent practicable.

(1) Replacement is used here to mean the establishment or a particular plant species in areas of suitable habitat not affected by new uses.

(2) Replacement may be accomplished by seeds, cuttings, or other appropriate methods.

(3) Replacement shall occur as close to the original plant site as practicable.

(4) The project applicant shall ensure that at least 75 percent of the replacement plants survive three years after the date they are planted.

e. Sensitive plants and their surrounding habitat that will not be altered or destroyed shall be protected and maintained. Appropriate protection and maintenance techniques shall be applied, such as fencing, conservation buffers, livestock management, and noxious weed control.

f. Habitat of a sensitive plant that will be affected by temporary uses shall be rehabilitated to a natural condition.

g. Protection efforts shall be implemented before construction activities begin. Rehabilitation efforts shall be implemented immediately after the plants and their surrounding habitat are disturbed.

h. Protection and rehabilitation plans shall include maps, photographs, and text. The text shall:

(1) Describe the biology of sensitive plant species that will be affected by a proposed use.

(2) Explain the techniques that will be used to protect sensitive plants and their surrounding habitat that will not be altered or destroyed.

(3) Describe the rehabilitation and enhancement actions that will minimize and offset the impacts that will result from a proposed use.

(4) Include a 3-year monitoring, maintenance, and replacement program. The project applicant shall prepare and submit to the local government an annual report that documents milestones, successes, problems, and contingency actions.

E. Practicable Alternative Test

An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes.

A practicable alternative does not exist if a project applicant satisfactorily demonstrates all of the following:

1. The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands, streams, ponds, lakes, riparian areas, wildlife, or plan areas and sites; and

2. The basic purpose of the use cannot be reasonably accomplished by reducing its size, scope, configuration, or density as proposed, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands, streams, ponds, lakes, riparian areas, wildlife or plant areas and sites.; and

3. Reasonable attempts were made to remove or accommodate constraints that caused a project applicant to reject alternatives to the use as proposed. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a management plan amendment to demonstrate that practicable alternatives do not exist.

F. Public Interest Test

The following factors shall be considered when determining if a proposed use is in the public interest:

1. The extent of public need for the proposed use.

2. The extent and permanence of beneficial or detrimental effects that the proposed use may have on the public and private uses for which the property is suited.

3. The functions and size of the wetland, stream, pond, lake, or riparian area that may be affected.

4. The economic value of the proposed use to the general area.

5. The ecological value of the wetland, stream, pond, lake, or riparian area and probable effect on public health and safety, fish, plants, and wildlife.

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SECTION 14.610 Natural Resources (SMA Only)

A. Water Resources (Wetlands, Streams, Ponds, Lakes, and Riparian Areas)

1. Purpose - Protect and enhance the quantity and quality of water resources and their functions.

2. All new developments and uses, as described in a site plan prepared by the applicant, shall be evaluated using the following guidelines to ensure that natural resources are protected from adverse effects. Comments from state and federal agencies shall be carefully considered.

   a. All Water Resources shall, in part, be protected by establishing undisturbed buffer zones as specified in (2)(a) and (b) below. These buffer zones are measured horizontally from a wetland, stream, lake, or pond boundary as defined below.

      (1) All buffer zones shall be retained undisturbed and in their natural condition, except as permitted with a Mitigation Plan as described in E below.

      (2) Buffer zones shall be measured outward from the bank full flow boundary for streams, the high water mark for ponds and lakes, the normal pool elevation for the Columbia River, and the wetland delineation boundary for wetlands on a horizontal scale that is perpendicular to the wetlands, stream, pond or lake boundary. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer zone widths shall be required:

         (a) A minimum 200 foot buffer on each wetland, pond, lake, and each bank of a perennial or fish bearing stream, some of which can be intermittent.

         (b) A 50-foot buffer zone along each bank of intermittent (including ephemeral), non-fish bearing streams.

         (c) Maintenance, repair, reconstruction and realignment of roads and railroads within their rights-of-way shall be exempted from the wetlands and riparian guidelines upon demonstration of all of the following:

            i. The wetland within the right-of-way is a drainage ditch not part of a larger wetland outside of the right-of-way.

ii. The wetland is not critical habitat.

iii. Proposed activities within the right-of-way would not adversely affect a wetland adjacent to the right-of-way.

(3) The buffer width shall be increased for the following:

(a) When the channel migration zone exceeds the recommended buffer width, the buffer width shall extend to the outer edge of the channel migration zone.

(b) When the frequently flooded area exceeds the recommended riparian buffer zone width, the buffer width shall be extended to the outer edge of the frequently flooded area.

(c) When an erosion or landslide hazard area exceeds the recommended width of the buffer, the buffer width shall be extended to include the hazard area.

(4) Buffer zones can be reconfigured if a project applicant demonstrates all of the following:

(a) the integrity and function of the buffer zones is maintained,

(b) the total buffer area on the development proposal is not decreased,

(c) the width reduction shall not occur within another buffer, and

(d) the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, man made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

(5) Requests to reconfigure buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant

(a) identifies the precise location of the sensitive wildlife/plant or water resource,

(b) describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and

(c) demonstrates that the proposed use will not have any negative effects,

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either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.

(6) The County shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the Forest Service and the appropriate state agencies for review. All written comments shall be included in the project file. Based on the comments from the state and federal agencies, the County will make a final decision on whether the reconfigured buffer zones are justified. If the final decision contradicts the comments submitted by the federal and state agencies, the County shall justify how it reached an opposing conclusion.

b. When a buffer zone is disturbed by a new use, it shall be replanted with only native plant species of the Columbia River Gorge.

c. The applicant shall be responsible for identifying all water resources and their appropriate buffers. (see above)

d. Wetlands Boundaries shall be delineated using the following:

(1) The approximate location and extent of wetlands in the Scenic Area is shown on the National Wetlands Inventory (U. S. Department of the Interior 1987). In addition, the list of hydric soils and the soil survey maps shall be used as an indicator of wetlands.

(2) Some wetlands may not be shown on the wetlands inventory or soil survey maps. Wetlands that are discovered by the local planning staff during an inspection of a potential project site shall be delineated and protected.

(3) The project applicant shall be responsible for determining the exact location of a wetlands boundary. Wetlands boundaries shall be delineated using the procedures specified in the '1987 Corps of Engineers Wetland Delineation Manual (on-line Edition)'.

(4) All wetlands delineations shall be conducted by a professional who has been trained to use the federal delineation procedures, such as a soil scientist, botanist, or wetlands ecologist.

e. Stream, pond, and lake boundaries shall be delineated using the bank full flow boundary for streams and the high water mark for ponds and lakes. The project applicant shall be responsible for determining the exact location of the appropriate boundary for the water resource.

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f. The County may verify the accuracy of, and render adjustments to, a bank full flow, high water mark, normal pool elevation (for the Columbia River), or wetland boundary delineation. If the adjusted boundary is contested by the project applicant, the County shall obtain professional services, at the project applicant's expense, or the County will ask for technical assistance from the Forest Service to render a final delineation.

g. Buffer zones shall be undisturbed unless the following criteria have been satisfied:

(1) The proposed use must have no practicable alternative as determined by the practicable alternative test.

Those portions of a proposed use that have a practicable alternative will not be located in wetlands, stream, pond, lake, and riparian areas and/or their buffer zone.

(2) Filling and draining of wetlands shall be prohibited with exceptions related to public safety or restoration/enhancement activities as permitted when all of the following criteria have been met:

(a) A documented public safety hazard exists or a restoration/ enhancement project exists that would benefit the public and is corrected or achieved only by impacting the wetland in question, and

(b) Impacts to the wetland must be the last possible documented alternative in fixing the public safety concern or completing the restoration/enhancement project, and

(c) The proposed project minimizes the impacts to the wetland.

(3) Unavoidable impacts to wetlands and aquatic and riparian areas and their buffer zones shall be offset by deliberate restoration and enhancement or creation (wetlands only) measures as required by the completion of a Mitigation Plan as described in E below.

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B. Wildlife and Plants

1. Purpose

a. Protect (ensure that new uses do not adversely affect, including cumulative effects) and enhance the wildlife and plant diversity of the Gorge.

b. Encourage the protection of plant species that are classified as "List 3 (Review)" or "List 4 (Watch)" by the Oregon Natural Heritage Program.

c. Ensure that new uses do not adversely affect natural areas that are potentially eligible for the Oregon Register of Natural Heritage Resources.

2. All new developments and uses, as described in a site plan prepared by the applicant, shall be evaluated using the following guidelines to ensure that natural resources are protected from adverse effects. Comments from state and federal agencies shall be carefully considered.

a. Protection of sensitive wildlife/plant areas and sites shall begin when proposed new developments or uses are within 1000 ft of a sensitive wildlife/plant site and/or area.

Sensitive Wildlife Areas and endemic plants are those areas depicted in the wildlife inventory and listed in the Priority Habitats Table below, including all Priority Habitats listed in this Chapter. The approximate locations of sensitive wildlife and/or plant areas and sites are shown in the wildlife and rare plant inventory.

b. The County shall submit site plans (of uses that are proposed within 1,000 feet of a sensitive wildlife and/or plant area or site) for review to the Forest Service and Oregon Department of Fish and Wildlife and Oregon Natural Heritage Program for plant issues.

c. The Forest Service wildlife biologists and/or botanists, in consultation with the appropriate state biologists, shall review the site plan and their field survey records. They shall:

(1) Identify/verify the precise location of the wildlife and/or plant area or site,

(2) Determine if a field survey will be required,

(3) Determine, based on the biology and habitat requirements of the affected wildlife/plant species, if the proposed use would compromise the integrity and function of or result in adverse affects (including cumulative effects) to the wildlife or plant area or site. This would include considering the

time of year when wildlife or plant species are sensitive to disturbance, such as nesting, rearing seasons, or flowering season, and

(4) Delineate the undisturbed 200 ft buffer on the site plan for sensitive plants and/or the appropriate buffer for sensitive wildlife areas or sites, including nesting, roosting and perching sites.

(a) Buffer zones can be reconfigured if a project applicant demonstrates all of the following:

i. the integrity and function of the buffer zones is maintained,

ii. the total buffer area on the development proposal is not decreased,

iii. the width reduction shall not occur within another buffer, and

iv. the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, man made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

(b) Requests to reduce buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant,

i. identifies the precise location of the sensitive wildlife/plant or water resource,

ii. describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and

iii. demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.

(c) The County shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the Forest Service and the appropriate state agencies for review. All written comments shall be included in the record of application and based on the comments from the state and federal agencies, the County will make a final decision on whether the reduced buffer zone is justified. If the final decision contradicts the comments submitted by the federal and state agencies, the County shall justify how it reached an opposing conclusion.

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d. The County, in consultation with the State and federal wildlife biologists and/or botanists, shall use the following criteria in reviewing and evaluating the site plan to ensure that the proposed developments or uses do not compromise the integrity and function of or result in adverse affects to the wildlife or plant area or site:

(1) Published guidelines regarding the protection and management of the affected wildlife/plant species. Examples include: the Oregon Department of Forestry has prepared technical papers that include management guidelines for osprey and great blue heron; the Washington Department of Wildlife has prepared similar guidelines for a variety of species, including the western pond turtle, the peregrine falcon, and the Larch Mountain salamander (Rodrick and Milner 1991).

(2) Physical characteristics of the subject parcel and vicinity, including topography and vegetation.

(3) Historic, current, and proposed uses in the vicinity of the sensitive wildlife/plant area or site.

(4) Existing condition of the wildlife/plant area or site and the surrounding habitat and the useful life of the area or site.

(5) In areas of winter range, habitat components, such as forage, and thermal cover, important to the viability of the wildlife must be maintained or, if impacts are to occur, enhancement must mitigate the impacts so as to maintain overall values and function of winter range.

(6) The site plan is consistent with the "Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources" (Oregon Department of Fish and Wildlife 2000).

(7) The site plan activities coincide with periods when fish and wildlife are least sensitive to disturbance. These would include, among others, nesting and brooding periods (from nest building to fledgling of young) and those periods specified.

(8) The site plan illustrates that new developments and uses, including bridges, culverts, and utility corridors, shall not interfere with fish and wildlife passage.

(9) Maintain, protect, and enhance the integrity and function of Priority Habitats (such as old growth forests, talus slopes, and oak woodlands) as listed on the following Priority Habitats Table. This includes maintaining

structural, species, and age diversity, maintaining connectivity within and between plant communities, and ensuring that cumulative impacts are considered in documenting integrity and function.

PRIORITY HABITATS TABLE	
Priority Habitats	Criteria
Aspen stands	High fish and wildlife species diversity, limited availability, high vulnerability to habitat alteration.
Caves	Significant wildlife breeding habitat, limited availability, dependent species.
Old-growth forest	High fish and wildlife density, species diversity, breeding habitat, seasonal ranges, and limited and declining availability, high vulnerability.
Oregon white oak woodlands	Comparatively high fish and wildlife density, species diversity, declining availability, high vulnerability
Prairies and steppe	Comparatively high fish and wildlife density, species diversity, important breeding habitat, declining and limited availability, high vulnerability.
Riparian	High fish and wildlife density, species diversity, breeding habitat, movement corridor, high vulnerability, dependent species.
Wetlands	High species density, high species diversity, important breeding habitat and seasonal ranges, limited availability, high vulnerability.
Snags and logs	High fish and wildlife density, species diversity, limited availability, high vulnerability, dependent species.
Talus	Limited availability, unique and dependent species, high vulnerability.
Cliffs	Significant breeding habitat, limited availability, dependent species.
Dunes	Unique species habitat, limited availability, high vulnerability, dependent species.

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e. The wildlife/plant protection process may terminate if the County, in consultation with the Forest Service and state wildlife agency or Heritage program, determines

(1) the sensitive wildlife area or site is not active, or

(2) the proposed use is not within the buffer zones and would not compromise the integrity of the wildlife/plant area or site, and

(3) the proposed use is within the buffer and could be easily moved out of the buffer by simply modifying the project proposal (site plan modifications). If the project applicant accepts these recommendations, the local government shall incorporate them into its development review order and the wildlife/plant protection process may conclude.

f. If the above measures fail to eliminate the adverse affects, the proposed project shall be prohibited, unless the project applicant can meet the Practicable Alternative Test in D below, and prepare a Mitigation Plan pursuant to E below to offset the adverse effects by deliberate restoration and enhancement.

g. The County shall submit a copy of all field surveys (if completed) and mitigation plans to the Forest Service and appropriate state agencies. The County shall include all comments in the record of application and address any written comments submitted by the state and federal wildlife agency/heritage programs in its development review order.

Based on the comments from the state and federal wildlife agency/heritage program, the County shall make a final decision on whether the proposed use would be consistent with the wildlife/plant policies and guidelines. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the County shall justify how it reached an opposing conclusion.

h. The County shall require the project applicant to revise the mitigation plan as necessary to ensure that the proposed use would not adversely affect a sensitive wildlife/plant area or site.

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C. Soil Productivity

Soil productivity shall be protected using the following criteria:

1. A description or illustration showing the mitigation measures to control soil erosion and stream sedimentation.

2. New developments and land uses shall control all soil movement within the area shown on the site plan.

3. The soil area disturbed by new development or land uses, except for new cultivation, shall not exceed 15 percent of the project area.

4. Within 1 year of project completion, 80 percent of the project area with surface disturbance shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 percent vegetative cover.

D. Practicable Alternative Test

An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes.

A practicable alternative does not exist if a project applicant satisfactorily demonstrates all of the following:

1. The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.

2. The basic purpose of the use cannot be reasonably accomplished by reducing its proposed size, scope, configuration, or density, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.

3. Reasonable attempts were made to remove or accommodate constraints that caused a project applicant to reject alternatives to the proposed use. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a Management Plan amendment to demonstrate that practicable alternatives do not exist.

E. Mitigation Plan

1. Mitigation Plan shall be prepared when:

   a. The proposed development or use is within a buffer zone (wetland, pond, lakes, riparian areas, wildlife or plant areas and/or sites)

   b. There is no practicable alternative according to D below, Practicable Alternative Test.

2. In all cases, Mitigation Plans are the responsibility of the applicant and shall be prepared by an appropriate professional (botanist/ecologist for plant sites, a wildlife/fish biologist for wildlife/fish sites, and a qualified professional for water resource sites).

3. The primary purpose of this information is to provide a basis for the project applicant to redesign the proposed use in a manner that protects sensitive water resources, and wildlife/plant areas and sites, that maximizes his/her development options, and that mitigates, through restoration, enhancement, and replacement measures, impacts to the water resources and/or wildlife/plant area or site and/or buffer zones.

4. The applicant shall submit the mitigation plan to the County. The County shall submit a copy of the mitigation plan to the Forest Service, and appropriate state agencies. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the County shall justify how it reached an opposing conclusion.

5. A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a mitigation plan involving wetland creation.

6. Mitigation plans shall include maps, photographs, and text. The text shall:

   a. Describe the biology and/or function of the sensitive resources (eg. Wildlife/plant species, or wetland) that will be affected by a proposed use. An ecological assessment of the sensitive resource to be altered or destroyed and the condition of the resource that will result after restoration will be required. Reference published protection and management guidelines.

   b. Describe the physical characteristics of the subject parcel, past, present, and future uses, and the past, present, and future potential impacts to the sensitive resources. Include the size, scope, configuration, or density of new uses being proposed within the buffer zone.

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c. Explain the techniques that will be used to protect the sensitive resources and their surrounding habitat that will not be altered or destroyed (for examples, delineation of core habitat of the sensitive wildlife/plant species and key components that are essential to maintain the long-term use and integrity of the wildlife/plant area or site).

d. Show how restoration, enhancement, and replacement (creation) measures will be applied to ensure that the proposed use results in minimum feasible impacts to sensitive resources, their buffer zones, and associated habitats.

e. Show how the proposed restoration, enhancement, or replacement (creation) mitigation measures are NOT alternatives to avoidance. A proposed development/use must first avoid a sensitive resource, and only if this is not possible should restoration, enhancement, or creation be considered as mitigation. In reviewing mitigation plans, the County, appropriate state agencies, and Forest Service shall critically examine all proposals to ensure that they are indeed last resort options.

7. At a minimum, a project applicant shall provide to the County a progress report every 3-years that documents milestones, successes, problems, and contingency actions. Photographic monitoring stations shall be established and photographs shall be used to monitor all mitigation progress.

8. A final monitoring report shall be submitted to the County for review upon completion of the restoration, enhancement, or replacement activity. This monitoring report shall document successes, problems encountered, resource recovery, status of any sensitive wildlife/plant species and shall demonstrate the success of restoration and/or enhancement actions. The County shall submit copies of the monitoring report to the Forest Service; who shall offer technical assistance to the County in helping to evaluate the completion of the mitigation plan. In instances where restoration and enhancement efforts have failed, the monitoring process shall be extended until the applicant satisfies the restoration and enhancement guidelines.

9. Mitigation measures to offset impacts to resources and/or buffers shall result in no net loss of water quality, natural drainage, fish/wildlife/plant habitat, and water resources by addressing the following:

a. Restoration and enhancement efforts shall be completed no later than one year after the sensitive resource or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.

b. All natural vegetation within the buffer zone shall be retained to the greatest extent practicable. Appropriate protection and maintenance techniques shall

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be applied, such as fencing, conservation buffers, livestock management, and noxious weed control. Within five years, at least 75 percent of the replacement vegetation must survive. All plantings must be with native plant species that replicate the original vegetation community.

c. Habitat that will be affected by either temporary or permanent uses shall be rehabilitated to a natural condition. Habitat shall be replicated in composition, structure, and function, including tree, shrub and herbaceous species, snags, pool-riffle ratios, substrata, and structures, such as large woody debris and boulders.

d. If this standard is not feasible or practical because of technical constraints, a sensitive resource of equal or greater benefit may be substituted, provided that no net loss of sensitive resource functions occurs and provided the County, in consultation with the appropriate State and Federal agency, determine that such substitution is justified.

e. Sensitive plants that will be destroyed shall be transplanted or replaced, to the maximum extent practicable. Replacement is used here to mean the establishment of a particular plant species in areas of suitable habitat not affected by new uses. Replacement may be accomplished by seeds, cuttings, or other appropriate methods.

Replacement shall occur as close to the original plant site as practicable. The project applicant shall ensure that at least 75 percent of the replacement plants survive 3 years after the date they are planted

f. Nonstructural controls and natural processes shall be used to the greatest extent practicable.

(1) Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties.

(2) Stream channels shall not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to hydrologic and biologic functions. Culverts shall only be permitted if there are no practicable alternatives as demonstrated by the 'Practical Alternative Test'.

(3) Fish passage shall be protected from obstruction.

(4) Restoration of fish passage should occur wherever possible.

(5) Show location and nature of temporary and permanent control measures

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that shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.

(6) Groundwater and surface water quality will not be degraded by the proposed use. Natural hydrologic conditions shall be maintained, restored, or enhanced in such a manner that replicates natural conditions, including current patterns (circulation, velocity, volume, and normal water fluctuation), natural stream channel and shoreline dimensions and materials, including slope, depth, width, length, cross-sectional profile, and gradient.

(7) Those portions of a proposed use that are not water-dependent or that have a practicable alternative will be located outside of stream, pond, and lake buffer zones.

(8) Streambank and shoreline stability shall be maintained or restored with natural revegetation.

(9) The size of restored, enhanced, and replacement (creation) wetlands shall equal or exceed the following ratios. The first number specifies the required acreage of replacement wetlands, and the second number specifies the acreage of wetlands altered or destroyed.

Restoration: 2: l
Creation: 3: l
Enhancement: 4: l

g. Wetland creation mitigation shall be deemed complete when the wetland is self-functioning for 5 consecutive years. Self-functioning is defined by the expected function of the wetland as written in the mitigation plan. The monitoring report shall be submitted to the County to ensure compliance. The Forest Service, in consultation with appropriate state agencies, shall extend technical assistance to the County to help evaluate such reports and any subsequent activities associated with compliance.

h. Wetland restoration/enhancement can be mitigated successfully by donating appropriate funds to a non-profit wetland conservancy or land trust with explicit instructions that those funds are to be used specifically to purchase protection easements or fee title protection of appropriate wetlands acreage in or adjacent to the Columbia River Gorge meeting the ratios given above in (f)(9) above. These transactions shall be explained in detail in the Mitigation Plan and shall be fully monitored and documented in the monitoring report.

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SECTION 14.700 Recreation Resources (GMA Only)

A. Purpose

1. Protect and enhance recreation resources consistent with Indian treaty rights.

2. Protect scenic, natural, cultural and recreation resources when providing new recreation opportunities.

B. Recreation Intensity Classes (RIC)

The following uses are permitted in the applicable Recreation Intensity Class designation, subject to compliance with Subsections (C) Approval Criteria for Recreation Uses and (D) Facility Design Standards for all Recreation Projects.

1. Recreation Intensity Class 1

   a. Parking areas for a maximum of 10 cars for any allowed uses in Recreation Intensity Class 1.

   b. Trails for hiking, equestrian and mountain biking use.

   c. Pathways for pedestrian and bicycling use.

   d. Trailheads (with provisions for hitching rails and equestrian trailers at trailheads accommodating equestrian use).

   e. Scenic viewpoints and overlooks.

   f. Wildlife/botanical viewing and nature study areas.

   g. River access areas.

   h. Simple interpretive signs and/or displays, not to exceed a total of 50 square feet.

   i. Entry name signs not to exceed 10 square feet per sign.

   j. Boat docks, piers or wharfs.

   k. Picnic areas.

   l. Restrooms/comfort facilities.

2. Recreation Intensity Class 2

   a. All uses permitted in Recreation Intensity Class 1.

   b. Parking areas for a maximum of 25 cars, including campground units. to serve any allowed uses in Recreation Intensity Class 2.

   c. Simple interpretive signs and displays, not to exceed a total of 100 square feet.

   d. Entry name signs not to exceed 20 square feet per sign.

   e. Boat ramps, not to exceed two lanes.

   f. Campgrounds for 20 units or less, tent sites only.

3. Recreation Intensity Class 3

   a. All uses permitted in Recreation Intensity Classes 1 and 2.

   b. Parking areas for a maximum of 75 cars, including campground units, for any allowed uses in Recreation Intensity Class 3.

   c. Interpretive signs, displays and/or facilities.

   d. Visitor information and environmental education signs, displays or facilities.

   e. Entry name signs not to exceed 32 square feet per sign.

   f. Boat ramps, not to exceed three lanes.

   g. Concession stands, pursuant to applicable policies in this chapter.

   h. Campgrounds for 50 individual units or less for tents and/or recreational vehicles, with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 3 campgrounds may also include one group campsite area, in addition to the individual campground units or parking area maximums allowed as described herein.

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4. Recreation Intensity Class 4

   a. All uses permitted in Recreation Intensity Classes 1, 2, and 3.

   b. Parking areas for a maximum of 250 cars, including campground units, for any allowed uses in Recreation Intensity Class 4.

   c. Horseback riding stables and associated facilities.

   d. Entry name signs, not to exceed 40 square feet per sign.

   e. Boat ramps.

   f. Campgrounds for 175 individual units or less for tents and/or recreation vehicles with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 4 campgrounds may also include up to 3 group campsite areas, in addition to individual campsite units or parking area maximums allowed as described herein.

C. Approval Criteria for Recreation Uses

For all proposed recreation projects outside of Public or Commercial Recreation designations, project applicants shall demonstrate compliance with the following criteria (if applicable) as a condition of project approval:

1. Complete a Scenic Area Review.

2. Cumulative effects of proposed recreation projects on landscape settings shall be based on the stated "compatible recreation use" for the designated landscape setting in which the proposed project is located.

3. For proposed recreation projects in or adjacent to lands designated Large or Small-Scale Agriculture, Commercial Forest Land, or Large or Small Woodland:

   a. The use would not seriously interfere with accepted forest or agricultural practices on surrounding lands devoted to forest or farm uses. Provision of on-site buffers may be used to partially or fully comply with this criterion, depending upon project design and/or site conditions.

   b. A declaration has been signed by the project applicant or owner and recorded with County deeds and records specifying that the applicant or owner is aware that operators are entitled to carry on accepted forest or farm practices on lands designated Large or Small-Scale Agriculture, Commercial Forest Land or Large or Small Woodland.

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4. For proposed projects including facilities for outdoor fires for cooking or other purposes or proposed campgrounds:

   a. The project applicant shall demonstrate that a sufficient quantity of water necessary for fire suppression (as determined pursuant to applicable fire codes or the County fire marshall) is readily available to the proposed facility, either through connection to a community water system or on-site wells, storage tanks, sumps, ponds or similar storage devices.

   b. If connection to a community water system is proposed, the project applicant shall demonstrate that the water system has adequate capacity to meet the facility's emergency fire suppression needs without adversely affecting the remainder of the water system with respect to fire suppression capabilities.

   c. In order to provide access for fire-fighting equipment, access drives shall be constructed to a minimum of 12 feet in width and a maximum grade of 12 percent. Access drives shall be maintained to a level that is passable to fire-fighting equipment.

5. For proposed trail or trailhead projects: compliance with applicable trail policies in the Management Plan.

6. For proposed projects providing boating or windsurfing access to the Columbia River or its tributaries: compliance with applicable "River Access and Protection of Treaty Rights" objectives in the Management Plan.

7. Proposed projects on public lands or proposed projects providing access to the Columbia River or its tributaries shall comply with guidelines for protection of tribal treaty rights, as defined in Sections 14.800 and 14.810, Indian Tribal Treaty Rights and Consultation.

8. Proposed projects which include interpretation of natural or cultural resources shall demonstrate that the interpretive facilities will not adversely affect natural or cultural resources and that appropriate and necessary resource protection measures shall be employed.

9. Proposed Recreation Intensity Class 4 projects (except for projects predominantly devoted to boat access) shall:

   a. Demonstrate that the project accommodates provision of mass transportation access to the site.

   b. The number and size of the mass transportation facilities shall reflect the

physical capability of the site.

c. This mass transportation access requirement may be waived upon a demonstration that provision of such facilities would result in overuse of the site, either degrading the quality of the recreation experience or adversely affecting other resources at the site.

D. Facility Design Standards for All Recreation Projects

1. Recreation facilities which are not resource-based in nature may be included at sites providing resource-based recreation uses consistent with the standards and criteria contained herein, as long as such facilities comprise no more than one-third of the total land area dedicated to recreation uses and/or facilities. Required landscaped buffers may be included in calculations of total land area dedicated to recreation uses and/or facilities.

2. The facility design standards contained herein are intended to apply to individual recreation facilities. For the purposes of these standards, a recreation facility is considered a cluster or grouping of recreational developments or improvements located in relatively close proximity to one another.

   To be considered a separate facility from other developments or improvements within the same Recreation Intensity Class, recreation developments or improvements must be separated by at least one-quarter mile of undeveloped land (excluding trails, pathways, or access roads) from such developments or improvements.

3. Parking areas, access roads, and campsites shall be sited and designed to fit into the existing natural contours as much as possible, both to minimize ground-disturbing grading activities and utilize topography to screen parking areas and associated structures. Parking areas, access roads, and campsites shall be sited and set back sufficiently from bluffs so as to be visually subordinate as seen from Key Viewing Areas.

4. Existing vegetation, particularly mature trees, shall be maintained to the maximum extent practicable, and utilized to screen parking areas and campsites from Key Viewing Areas and satisfy requirements for perimeter and interior landscaped buffers.

5. Parking areas providing over 50 spaces shall be divided into discrete "islands" separated by unpaved, landscaped buffer areas.

6. Lineal frontage of parking areas and campsite loops to Scenic Travel Corridors shall be minimized to the greatest extent practicable.

7. Ingress/egress points shall be consolidated to the maximum extent practicable, providing for adequate emergency access pursuant to applicable fire and safety codes.

8. Signage shall be limited to that necessary to provide relevant, recreation or facility information, interpretive information, vehicular and pedestrian direction, and for safety purposes.

9. Innovative designs and materials which reduce visual impacts (such as "turf blocks" instead of conventional asphalt paving) shall be encouraged through incentives such as additional allowable parking spaces and reduce required minimum interior or perimeter landscaped buffers. Upon determination that potential visual impacts have been substantially reduced by use of such designs and materials, the County shall allow either reductions in required minimum interior or perimeter landscape buffers up to 50 percent of what would otherwise be required, or additional parking spaces not to exceed 10 percent of what would otherwise be permitted.

10. All structures shall be designed such that height, exterior colors, reflectivity, mass and siting result in the structures blending with and not noticeably contrasting their setting.

11. Landscape buffers around the perimeter of parking areas accommodating more than 10 vehicles shall be provided. Minimum required widths are 5 feet for 20 vehicles or less, 20 feet for 50 vehicles or less, 30 feet for 100 vehicles or less, and 40 feet for 250 vehicles or less.

12. Interior landscaped buffers breaking up continuous areas of parking shall be provided for any parking areas over 50 spaces in size. The minimum width of interior landscaped buffers between each parking lot of 50 spaces or less shall be 20 feet.

13. Within required perimeter and interior landscaped buffer areas, a minimum of one tree of at least 6 feet in height shall be planted for every 10 lineal feet as averaged for the entire perimeter width. A minimum of 25 percent of planted species in perimeter buffers shall be coniferous to provide screening during the winter. Project applicants are encouraged to place such trees in random groupings approximating natural conditions. In addition to the required trees, landscaping shall include appropriate shrubs, groundcover and other plant materials.

14. Minimum required perimeter landscape buffer widths for parking areas or campgrounds may be reduced by as much as 50 percent, at the discretion of the County, if existing vegetation stands and/or existing topography are utilized such

that the development is not visible from any Key Viewing Area.

15. Grading or soil compaction within the "drip line" of existing mature trees shall be avoided to the maximum extent practicable, to reduce risk of root damage and associated tree mortality.

16. All parking areas and campsites shall be set back from Scenic Travel Corridors, and the Columbia River and its major tributaries at least 100 feet.

    a. Required perimeter landscaped buffers may be included when calculating such setbacks.

    b. Setbacks from rivers shall be measured from the ordinary high water mark.

    c. Setbacks from Scenic Travel Corridors shall be measured from the edge of road pavements.

17. Project applicants shall utilize measures and equipment necessary for the proper maintenance and survival of all vegetation utilized to meet the landscape standards contained herein, and shall be responsible for such maintenance and survival.

18. All parking areas shall be set back from property boundaries by at least 50 feet. All campsites and associated facilities shall be set back from property boundaries by at least 100 feet.

19. All proposed projects at levels consistent with Recreation Intensity Class 4 (except proposals predominantly devoted to boat access) shall comply with C(9) above regarding provision of mass transportation access.

E. Variances and Plan Amendments

1. The County may grant a variance to the setback and buffer requirements contained in this Chapter in accordance with Chapter 6 and upon findings that the following conditions exist:

    a. The proposed project is a public use, resource-based recreation facility providing or supporting either recreational access to the Columbia River and its tributaries, or recreational opportunities associated with a Scenic Travel Corridor;

    b. All reasonable measures to redesign the proposed project to comply with required setbacks and buffers have been explored, and application of those setbacks and buffers would prohibit a viable recreation use of the site as proposed;

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c. Resource impacts have been mitigated to less than adverse levels through design provisions and mitigation measures.

d. The variance is the minimum necessary to accommodate the use.

2. The County may grant a variance of up to 10 percent to the standards of Recreation Intensity Class 4 for parking and campground units upon demonstration that:
(The provisions of Chapter 6, Variances shall not apply)

a. Demand and use levels for the proposed activity(s), particularly in the area where the site is proposed, are high and expected to remain so and/or increase. Statewide Comprehensive Outdoor Recreation Plan (SCORP) data and data from Scenic Area recreation demand studies shall be relied upon to meet this criterion in the absence of current applicable studies.

b. The proposed use is dependent on resources present at the site.

c. Reasonable alternative sites, including those in nearby Urban Areas, offering similar opportunities have been evaluated and it has been demonstrated that the proposed use cannot be adequately accommodated elsewhere.

d. The proposed use is consistent with the goals, objectives and policies for recreation in the Management Plan.

e. Through site design and/or mitigation measures, the proposed use can be implemented without adversely affecting scenic, natural or cultural resources, and adjacent land uses.

f. Through site design and/or mitigation measures, the proposed use can be implemented without affecting treaty rights.

3. Proposals to change the Recreation Intensity Class of an area to a different class shall require a plan amendment, pursuant to Policies 1 through 4 in "Amendment of the Management Plan" (Part IV, Chapter 1, Gorge Commission Role) of the Management Plan for the Columbia River Gorge National Scenic Area.

F. Proposed development on properties Adjacent to Listed Recreation Sites

Recreation sites shall be protected from adjacent uses that would detract from their use and enjoyment. If new buildings or structures may detract from the use and enjoyment of established recreation sites on adjacent parcels, an appropriate buffer shall be established between the building/structure and the parcel.

SECTION 14.710 Recreation Resources (SMA Only)

The following standards apply to the lands in the Special Management Area:

A. If a standard or condition of this subsection is more restrictive than other subsections of this section, this subsection is controlling;

B. New developments and land uses shall not displace existing recreational use.

C. Protect recreation resources from adverse effects by evaluating new developments and land uses as proposed in the site plan. An analysis of both on- and off-site cumulative effects shall be required.

D. New pedestrian or equestrian trails shall not have motorized uses, except for emergency services.

E. Mitigation measures shall be provided to preclude adverse effects on the recreation resource.

F. The facility standards contained herein are intended to apply to individual recreation facilities. For the purposes of these standards, a recreation facility is considered a cluster or grouping of recreational developments or improvements located in relatively close proximity to one another. Recreation developments or improvements to be considered a separate facility from other developments or improvements within the same Recreation Intensity Class must be separated by at least one-quarter mile of undeveloped land (excluding trails, pathways, or access roads) from such developments or improvements.

G. New development and reconstruction of scenic routes, shall include provisions for bicycle lanes.

H. New interpretive or education programs and/or facilities shall follow the recommendations of the "Interpretive Strategy for the Columbia River Gorge National Scenic Area."

I. Only natural resource-based recreation shall be allowed.

J. Recreation resources shall be protected by limiting development and uses as per the Recreation Intensity Classes.

K. Recreation Intensity Classes - (RIC)

The following uses are permitted in the applicable Recreation Intensity Class designation.

1. Intensity Class 1

Emphasis is to provide opportunities for semi-primitive recreation opportunities.

a. Uses permitted are those in which people participate in outdoor activities to realize experiences such as solitude, tension reduction, and nature appreciation.

b. Maximum site design capacity shall not exceed 35 people at one time on the site. Maximum design capacity for parking areas shall be 10 vehicles.

c. The following uses may be permitted:

(1) Trails and trailheads.

(2) Parking areas.

(3) Dispersed campsites accessible only by a trail.

(4) Viewpoints and overlooks.

(5) Picnic areas.

(6) Signs.

(7) Interpretive exhibits and displays.

(8) Restrooms.

2. Intensity Class 2

Emphasis is to provide semi-primitive recreation opportunities.

a. Permitted uses are those that provide settings where people can participate in activities such as physical fitness, outdoor learning, relaxation, and escape from noise and crowds.

b. The maximum site design capacity shall not exceed 70 people at one time on the site. The maximum design capacity shall be 25 vehicles.

c. All uses permitted in Class 1 are permitted in Class 2. The following uses may also be permitted:

(1) Campground with vehicle access.

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(2) Boat anchorages designed for no more than 10 boats at one time.

(3) Swimming areas.

3. Intensity Class 3

Emphasis is on facilities with design themes emphasizing the natural qualities of the area. Developments are complementary to the natural landscape, yet can accommodate moderate numbers of people.

a. Permitted uses are those in which people can participate in activities to realize experiences such as group socialization, nature appreciation, relaxation, cultural learning, and physical activity.

b. Maximum site design capacity shall not exceed 250 people at the site. The maximum design capacity shall be 50 vehicles. The GMA vehicle capacity level of 75 vehicles would be approved if enhancement or mitigation measures for scenic, cultural, or natural resources are approved for at least 10% of the site.

c. Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new (Recreation Intensity Class 3 day-use recreation sites, except for sites predominantly devoted to boat access.

d. All uses permitted in Classes 1 and 2 are permitted in Class 3. The following uses may also be permitted:

(1) Campgrounds improvement may include water, power, sewer, and sewage dump stations.

(2) Boat anchorages designed for not more than 15 boats.

(3) Public visitor, interpretive, historic, and environmental education facilities.

(4) Full service restrooms, may include showers.

(5) Boat ramps.

(6) Riding stables.

4. Intensity Class 4

Emphasis is for providing road natural, rural, and suburban recreation opportunities with a high level of social interaction.

a. Permitted uses are those in which people can participate in activities to realize experiences such as socialization, cultural and natural history appreciation, and physical activity.

b. The maximum design capacity shall not exceed 1,000 people at one time on the site. The maximum design capacity for parking areas shall be 200 vehicles. The GMA vehicle capacity level of 250 vehicles would be approved if enhancement or mitigation measures for scenic, cultural, or natural resources are approved for at least 20% of the site.

c. Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new Recreation Intensity Class 4 day-use recreation sites, except for sites predominantly devoted to boat access.

d. All uses permitted in Classes 1, 2, and 3 are permitted in Class 4.

e. The County may grant a variance of up to 10 percent to the guidelines of Recreation Intensity Class 4 for parking and campground units upon demonstration that all of the following conditions exist:
(The provisions of Chapter 6, Variances shall not apply)

(1) Demand and use levels for the proposed activity(s), particularly in the area where the site is proposed, are high and expected to remain so and/or increase. Statewide Comprehensive Outdoor Recreation Plan (SCORP) data and data from National Scenic Area recreation demand studies shall be relied upon to meet the criterion in the absence of current applicable studies.

(2) The proposed use is dependent on resources present at the site.

(3) Reasonable alternative sites offering similar opportunities, including those in Urban Areas, have been evaluated, and it has been demonstrated that the proposed use cannot be adequately accommodated elsewhere.

(4) The proposed use is consistent with the goals, objectives, and policies in this chapter.

(5) Through site design and/or mitigation measures, the proposed use can be implemented without adversely affecting scenic, natural, or cultural

resources and adjacent land uses.

(6) Though site design and/or mitigation measures, the proposed use can be implemented without affecting treaty rights.

f. Mass transportation shall be considered and implemented, if feasible, for all proposed variances to Recreation Intensity Class 4.

L. Proposals to change the recreation intensity class of an area shall require a Management Plan amendment pursuant to policies listed in Section 9.090 of this Ordinance and in accordance with applicable Gorge Commission Rules.

M. Proposed development on properties Adjacent to Listed Recreation Sites

Recreation sites shall be protected from adjacent uses that would detract from their use and enjoyment. If new buildings or structures may detract from the use and enjoyment of established recreation sites on adjacent parcels, an appropriate buffer shall be established between the building/structure and the parcel.

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SECTION 14.800 Indian Tribal Treaty Rights and Consultation (GMA Only)

A. Purpose

Ensure that the Scenic Area Act, the Management Plan, and these implementing ordinances do not affect or modify any treaty or other rights of any Indian tribe.

B. Tribal Government Notice and Comment Period

1. The County shall send a notice to the four tribal governments when new uses are:

a. proposed on public lands, or

b. proposed in or adjacent to the Columbia River or its tributaries that support anadromous or resident fish.

Public lands include lands owned by cities, counties, states, and the United States. Lands adjacent to the Columbia River or its fish-bearing tributaries are those lands that are situated directly between the Columbia River or its fish-bearing tributaries and the closest public access point. Public access points include state highways and parks. The wildlife inventory in the "Streams, Ponds, Lakes and Riparian Areas" section of the Management Plan for the Columbia River Gorge National Scenic Area identifies all tributaries in the Scenic Area that support anadromous and resident fish.

2. Notices sent to the Indian tribal governments shall include a site plan. As specified in standards 3 and 4 below, the notices also may require supplemental information and treaty rights protection plans.

3. New uses located in, or providing recreation river access to, the Columbia River or its fish-bearing tributaries, shall include supplemental information:

a. The site plan map also shall show adjacent river areas at least one-half mile upstream and downstream from the project site, the locations at which river access is planned, and the locations of all tribal fishing sites known to the project applicant.

b. The site plan text also shall include an assessment of the potential effects that new uses may have on Indian treaty rights. The assessment shall:

(1) Describe the type of river access and uses proposed, estimated period when the development would be used, and anticipated levels of use--people, boats, and other uses--during peak use periods.

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(2) List tribal commercial fishing seasons in the project vicinity, as established by the four treaty tribes.

(3) List tribal ceremonial fishing seasons in the project vicinity.

(4) Assess, based on the above factors the potential effects that the proposed uses may have on Indian treaty rights.

4. Notices also shall include a treaty rights protection plan if new uses may affect Indian treaty rights.

   a. The protection plan shall specify measures that will be used to avoid effects to Indian treaty rights.

   b. These measures may include reducing the size and modifying the location or design of the proposed uses, seasonal closures, stringent on-site monitoring, information signs, and highly visible buoys or other markers delineating fishing net locations.

5. Indian tribal governments shall have 20 calendar days from the date a notice is mailed to submit substantive written comments to the County Planning Office. Indian tribal governments must identify the treaty rights that exist in the project vicinity and explain how they would be affected or modified by the new uses.

C. Tribal Government Consultation

1. When substantive written comments are submitted to the County Planning Office in a timely manner, the project applicant shall offer to meet with the County Planning Office and the Indian tribal government that submitted comments within 10 calendar days. The 10 day consultation period may be extended upon agreement between the project applicant and the Indian tribal government.

   Consultation meetings should provide an opportunity for the project applicant and tribal representatives to identify potential conflicts and explore options to eliminate them. The project applicant must demonstrate this his/her proposed use would not affect or modify treaty or other rights of any Indian tribe.

2. Any substantive comments, recommendations, or concerns expressed by Indian tribal governments during the consultation meeting shall be recorded and addressed by the project applicant in a treaty rights protection plan. The protection plan shall include measures to avoid treaty and other rights of any Indian tribe.

3. The County shall submit all protection plans to the Indian tribal governments.

Indian tribal governments shall have 30 calendar days from the date a protection plan is mailed to submit written comments to the County Planning Office.

D. Conclusion of the Treaty Rights Protection Process

1. The County will decide whether the proposed uses would affect or modify any treaty or other rights of any Indian tribe.

   a. The final decision shall integrate findings of fact that address any substantive comments, recommendations, or concerns expressed by Indian tribal governments.

   b. If the final decision contradicts the comments, recommendations or concerns of Indian tribal governments, the County must justify how it reached an opposing conclusion.

2. The treaty rights protection process may conclude if the County determines that the proposed uses would not affect or modify treaty or other rights of any Indian tribe. Uses that would affect or modify such rights shall be prohibited.

3. A finding by the County that the proposed uses would not affect or modify treaty or other rights, or a failure of an Indian tribe to comment or consult on the proposed uses as provided in these guidelines, in no way shall be interpreted as a waiver by the Indian tribe of a claim that such uses adversely affect or modify treaty or other tribal rights.

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SECTION 14.810 Indian Tribal Treaty Rights and Consultation (SMA Only)

For all new development or new uses in the SMA, the Forest Service is responsible for consulting with Indian tribal governments at the government-to-government level. The purpose of this process is to ensure that its management activities will not affect treaty rights, and to provide meaningful participation in the identification, evaluation and protection of cultural resources.

Section 17 (Savings Provisions of the Scenic Area Act) contains several provisions regarding the need to avoid potential effects to treaty rights. Treaty rights are defined by the Treaties of 1855 between the Congress and Indian Tribal governments. These rights are not subject to negotiation. Potential effects to treaty rights must be avoided. The Forest Service has no authority to interpret or negotiate in the area of treaty rights.

Cultural resources are protected by the Scenic Area Act and the Historic Preservation Act of 1966. Indian tribal governments are identified as parties to be consulted during the inventory, evaluation and protection of cultural resources.

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CHAPTER 15 ADMINISTRATION AND ENFORCEMENT

SECTION 15.010 Administration

It shall be the duty of the Director, or the Director's designee, to enforce the provisions of this ordinance pertaining to property use and to the construction, erection, location or enlargement of any structure located within the National Scenic Area portion of Wasco County, Oregon, under the jurisdiction of this Ordinance.

SECTION 15.020 Zoning Approval

A. The Director, the Director's designee or other Approving Authority shall not give zoning approval on any development or use of land, including land divisions and property line adjustments on a property that is not in full compliance with all applicable provisions of this ordinance, regardless of whether the applicant(s) or current owner(s) created the violation.

B. Zoning approval may be authorized if:

1. It results in the property coming into full compliance with all applicable provisions of the Wasco County Land Use and Development Ordinance. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or

2. It is necessary to protect public safety; or

3. It is for work related to and within a valid easement over, on or under an affected property.

C. For the purpose of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

SECTION 15.030 Authority

Whenever necessary to enforce the provisions of this Ordinance, the Director, or the Director's designee, shall have the authority in addition to other remedies provided by law,

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to issue warning notices and citations, to institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin or abate a violation.

SECTION 15.040 Civil Relief

When a building or other structure is, or is proposed to be, located, constructed, maintained, repaired, altered, or used, or any land is, or is proposed to be, used in violation of this Ordinance, the County Court, the District Attorney or any person whose interest in real property within the County is or may be affected by the violation, may, in addition to other remedies provided by law, institute injunction, mandamus, abatement, or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate, or remove the unlawful location, construction, maintenance, repair, alteration or use. When a temporary restraining order is granted in a suit instituted by a person who is not exempt from furnishing bonds or undertakings as provided under O.R.S. 32.010 to 32.060, the person shall furnish undertakings as provided under O.R.S. 32.010 to 32.060.

SECTION 15.050 Violation of Ordinance

No person shall construct, erect, locate, maintain, repair, alter, enlarge, use or change the use or uses of any structure or property or shall transfer any property in violation of this Ordinance.

SECTION 15.060 Violation of Ordinance as a Nuisance

The construction, erection, location, maintenance, repair, alteration, enlargement or use or change in use or uses of any structure or property or transfer of any property in violation of this Ordinance or those conditions and limitations approved pursuant to the provisions of this Ordinance shall be deemed a nuisance and may be enjoined, abated or removed.

SECTION 15.070 Penalties

Any person, firm, corporation or other entity who violates any of the provisions of this Ordinance shall be guilty of a violation and upon conviction thereof shall be punished by a fine not exceeding one hundred dollars ($100.00) for each day of violation where the offense is a continuing offense, but such fine may not exceed one thousand dollars ($1,000.00) or a fine of five hundred dollars ($500.00) where the offense is not a continuing offense.

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SECTION 15.080 Jurisdiction

The Circuit and District Courts for the State of Oregon for the County of Wasco have concurrent jurisdiction over any and all violations of this Ordinance.

SECTION 15.090 Issuance of Warning Notice

No citation shall be issued pursuant to this Ordinance unless, at least fifteen (15) days prior to service of such citation, a warning notice giving a brief description of the violation alleged to exist is first served upon the person accused of the offense or posted on the property where the violation is alleged to exist. The warning notice shall further contain the name of the County department to contact regarding the violation, the name of the person issuing the warning notice, the date the warning was issued and a statement that failure to correct the alleged violation or to contact the appropriate County department may result in issuance of a formal citation to the Wasco County District Court.

SECTION 15.100 Requirements of Citation; Form and Content

A. A citation conforming to the requirements of this Ordinance may be used for all Land Use Development and Solid Waste Ordinance violations committed in the presence of the complainant and which occur in the unincorporated areas of Wasco County, Oregon.

B. The citation shall consist of at least three (3) parts. Additional parts may be inserted for administrative use. The required parts are:

1. Complaint;
2. Planning Department's or Health Department's record of violation;
3. Summons.

C. Each of the parts shall contain the following information or blanks in which such information shall be entered:

1. Name of the Court and the Court's docket or file number;
2. Name of the person cited;
3. Section of the Ordinance violated;

4. Brief description of the violation of which the person is charged in such manner as can be readily understood by a person making a reasonable effort to do so, the date and place at which the violation occurred, the date on which the citation was issued, and the name of the complainant;

5. The time and place where the person cited is to appear in Court;

6. The bail, if any, fixed for the violation;

7. The designation of the method of service and certification that such service has been made;

   a. When such service is by certified mail, return receipt requested as described in 15.120(A) of this Chapter, such shall be stated on the complaint and the required certification of service may be made upon receipt of the "return receipt" and after filing of the complaint. The complaint shall contain a form of certificate by the complainant to the effect that they certify that they have reasonable grounds to believe, and does believe, that the person cited committed the violation contrary to the Land Use and Development or Solid Waste ordinance made and provided by Wasco County, Oregon. The certification, if made by a Planning Department employee or Health Department employee, need not be made before a magistrate or any other person. A private person shall certify before a District Court Judge, Clerk or Deputy Clerk of the District Court of Wasco County, and this action will be entered in the Court record. The reverse side of the complaint shall contain the Court record and contain the substance of the matter appearing on the reverse side of all uniform complaints used in the District Court of Oregon in Wasco County or otherwise directed by the District Court.

      A certificate conforming to this section shall be deemed equivalent to a sworn statement. In addition, the summons shall contain a notice to the person that the complaint will be filed with the District Court of the State of Oregon in and for the County of Wasco. The reverse side of the summons shall contain the following in a form substantially as follows:

      READ CAREFULLY

      You have been charged with a violation of the Wasco County (Land Use Development, Solid Waste) Ordinance. You MUST do ONE of the following:

      A. Appear in Court at the time mentioned in this summons and request a hearing. The Court will then set a time for a hearing; or,

B. Mail to the Court this summons, together with a check or money order in the amount of the bail indicated on the other side of this summons and tell the Court you request a hearing. THIS SUMMONS AND THE BAIL MUST REACH THE COURT BEFORE THE TIME WHEN THIS SUMMONS REQUIRES YOU TO APPEAR IN COURT. If you do not want a hearing, but wish to explain your side, send your explanation with the summons and bail. The Court will then consider your explanation and may forfeit your bail or part of it, on the basis of your explanation and what the complainant tells the Court; or,

C. Sign the plea of guilty below and send this summons to the Court, together with check or money order in the amount of bail indicated on the other side of this summons. THIS SUMMONS AND THE BAIL MUST REACH THE COURT BEFORE THE TIME WHEN THIS SUMMONS REQUIRES YOU TO APPEAR IN COURT. NOTE: If you have already given bail or other security for your appearance, proceed as mentioned above but do not send in any additional sum as bail.

APPEARANCE, PLEA OF GUILTY AND WAIVER

I, the undersigned, do hereby enter my appearance on the complaint of the violation charged on the other side of this summons. I have been informed of my right to a trial, that my signature to this plea of guilty will have the same force and effect as a judgment of Court. I do, hereby PLEAD GUILTY to said violation as charged, WAIVE my right to a HEARING by the Court, and agree to pay the penalty prescribed for my violation.

_____
(Defendant's Name)

_____
(Defendant's Address)

MAIL YOUR REMITTANCE TO:

Wasco County District Court/Circuit Court
The Dalles, Oregon 97058

NOTICE

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IF YOU FAIL TO COMPLY WITH THESE INSTRUCTIONS, THE COURT IS AUTHORIZED TO ISSUE A WARRANT FOR YOUR ARREST.

IF YOU FAIL TO DO ONE OF THE THREE FOREGOING PROCEDURES, OR FAIL TO APPEAR FOR TRIAL AT THE TIME SET BY THE COURT YOU MAY BE CHARGED WITH THE ADDITIONAL AND SEPARATE VIOLATION OF FAILURE TO MAKE REQUIRED APPEARANCE.

THE COURT MAY IN ANY CASE, AFTER NOTICE, REQUIRE YOU TO APPEAR FOR A HEARING.

8. Any error in transcribing information into the blanks provided in the citation form when determined by the Court to be non-prejudicial to the Defendant's defense, may be corrected at the time of trial or prior to time of trial with notice being given to the Defendant.

9. Except as provided in (8) above, the complaint shall be set aside by the Court only upon the motion of the Defendant before plea, if it does not conform to the requirements of this Section.

SECTION 15.110 Commencement of Action for Ordinance Violations

A. The Planning Director, Sanitarian, or their designee, may issue a citation for violation of the Wasco County (Land Use Development, or Solid Waste) Ordinances committed in thier presence and when committed at any location within the unincorporated area of Wasco County, Oregon, after consulting with the office of the District Attorney.

B. A private person may only commence an action for an Ordinance violation as provided in Section 15.100 of this Chapter and under the same conditions as provided in (A) of this Section. The commencement of all actions by private persons for violations committed in their presence shall be upon the Ordinance citation form and shall be at the discretion and in the judgment of the office of the District Attorney, and conform to the procedures for certification and service as required in Sections 15.100 and 15.120 of this chapter, respectively.

SECTION 15.120 Service of Citation

A. If a citation is commenced as described in 15.110(A), or (B), the Planning Director, Sanitarian, or their designee or peace officer, respectively, shall serve or cause to be served, the summons portion of such citation in one of the following manners:

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1. To personally serve the summons portion of the citation on the Defendant. If the Defendant cannot be found personally at their usual abode, then service may be made to a member of their family over fourteen (14) years of age who resides at that abode.

2. If the Defendant is unknown or unavailable for personal service by the citing officer, then the summons portion of the citation, prepared by the Planning Director, Sanitarian, or their designee may be personally served upon the Defendant by any peace officer authorized to serve such citations.

3. If, after reasonable and due diligence, the Defendant cannot be served in the manner prescribed in subsections (1) and (2) hereinabove, service of the summons portion of said citation may be made by registered mail, return receipt requested, mailed to such person at his last known address with postage prepaid thereon. For the purposes of this Ordinance, service by mail shall be deemed perfected upon filing with the Court the return receipt endorsed by said Defendant. As soon as reasonably possible, provided, however, in no event later that the appearance date, the complainant shall file the complaint portion of the citation with the Clerk of the District Court. When service is not made at the time of commencement of the complaint, proof of service shall be filed immediately after service has been made.

SECTION 15.130 Minimum Requirements for Summons

A. A summons for an Ordinance violation is sufficient if it contains the following:

1. The name of the Court, name of the person cited, date on which the citation was issued, name of the complainant and the time and place at which the person cited is to appear in Court.

2. A brief description or designation of the offense in such a manner that can be readily understood by a person making a reasonable effort to do so and the date and place in which the violation is alleged to have occurred.

3. A copy of the complaint as set forth in Section 15.100.

SECTION 15.140 Appearance by Defendant

A. The Defendant shall either appear in Court at the time indicated in the summons, or prior to such time shall deliver to the Court the summons, together with check or money order in the amount of the bail set forth on the summons, together with:

1. A request for a hearing; or

2. A statement of matters and explanation of mitigation of the offense charged; or

3. The executed appearance, waiver of hearing and plea of guilty appearing on the summons.

SECTION 15.150 Effect of Statement and Explanation in Mitigation

If a Defendant has submitted to the Court a written statement as provided in 15.140(A)(2), it constitutes a waiver of hearing and consent to judgment by the Court declaring a forfeiture of all or any part of the bail as determined by the Court on the basis of such statement or complainant or other witness who may be presented to the Court.

SECTION 15.160 Fixing Hearing Dates; Notice to Defendant; Failure to Appear; the Separate Offense of Failing to Appear in Court Pursuant to Citation, Summons, Court Order or at the Time Set for Trial of Case

A. If the Defendant requests a hearing, or pursuant to this Section, the Court directs that a hearing be held, the Court shall fix a date and time for hearing and, unless notice is waived, shall be at least (5) days in advance of hearing, mail to Defendant a notice of the date and time so fixed. The notice shall set forth a warning that for failure to appear for the hearing, the Defendant may be charged with a separate and additional offense of failure to appear in Court pursuant to Court order, citation or summons, or at time set for trial of the case.

B. Notice to the Defendant required pursuant to (A) above shall be made in the form of a Court "Notice to Appear" and be placed in the United States mail addressed to the Defendant at his last known address with postage prepaid thereon.

C. Failure of the Defendant to make appearance as set forth in (A) above will constitute a failure to appear for hearing. If the Defendant fails to appear when notified by the Court to appear pursuant to (B) of this Section, they may be charged with a separate and additional offense of failing to appear in Court pursuant to a Court order, or a citation or summons or at time set for trial of the case. Upon a finding by the Court that Defendant did not make appearance as required pursuant to this Ordinance without due and good cause, the Defendant shall be guilty of failure to appear.

SECTION 15.170 Hearing Discretionary with Court; Exception

A. For any Ordinance violation for which citation has been issued, the Court may direct that a hearing be held.

Otherwise, the Court may enter the appropriate judgment, impose a fine, direct that the fine be paid out of the bail deposited by the Defendant and return any amount by which the bail exceeds the fine.

B. No fine may be imposed in excess of the amount of bail deposited by Defendant unless a hearing is held.

SECTION 15.180 Warrant for Arrest

A. If a person cited fails to comply with the provisions of Section 15.130, or if they fail to appear at any time fixed by the Court, a warrant for his arrest may be issued by a judge of the Wasco County District Court pursuant to O.R.S. 133.060.

B. No warrant of arrest may be issued pursuant to this section after a period of sixty days from the date of entry of an order declaring a forfeiture of bail or other security given by the arrested person, unless a warrant has been issued before the expiration of that period, the order of forfeiture shall be deemed the final disposition of the case.

SECTION 15.190 Penalty for Failure to Appear

Upon conviction of any person under 15.160(C) of failure to appear without due and good cause, they shall be punished by a fine in addition to the fine and Court costs of the violation for which they failed to appear and such additional fine shall not be more than two hundred and fifty dollars ($250.00).

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CHAPTER 16 - EMERGENCY/DISASTER RESPONSE ACTIONS

SECTION 16.010 Purpose

Post-emergency/disaster response development review is required in order to evaluate whether such response actions have impacted scenic, natural, cultural or recreation resources. Adverse impacts of the response actions shall be mitigated to the greatest extent practicable. The review process shall be expedited to facilitate timely mitigation/restoration efforts, where needed.

SECTION 16.020 Responsible Party

The party(ies) submitting the post-emergency/disaster response application shall be responsible for implementing any required mitigation/restoration, unless:

A. Other responding parties agree to assume such responsibility, upon mutual agreement of the parties; or

B. The landowner denies access for mitigation/restoration activities, in which case the landowner assumes responsibility.

SECTION 16.030 Emergency/Disaster Action Requirements

A. Responsible Party Operational Requirements:

1. Following emergency/disaster response actions, best management practices (BMPs) to prevent sedimentation and provide erosion control shall be utilized whenever disaster response actions necessitate vegetation removal, excavation, and/or grading. BMPs may include but are not limited to: use of straw bales, slash windrows, filter fabric fences, sandbags, straw cover, jute netting, etc.

2. Structures or development installed or erected for a temporary use (e.g. sandbags, check dams, plastic sheeting, chain link fences, debris walls, etc.) shall be removed within one year following an emergency event. If it can be demonstrated that the continued use of these devices is necessary to protect life property, public services or the environment, an extension of no more than two years may be granted by the Wasco County Planning Department or the Forest Service for federal agency actions.

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3. The new exploration, development (extraction or excavation), and production of mineral resources, used for commercial, private or public works projects, shall not be conducted as an emergency/disaster response activity.

4. No spoils resulting from grading or excavation activities shall be deliberately deposited into a wetland, stream, pond, lake or riparian area within the National Scenic Area (NSA) as a part of an emergency/disaster response action. The only exception to this is for construction of a fire line during a wildfire, where avoiding the aquatic area or its buffer zone has been considered and determine to not be possible without further jeopardizing life or property.

B. Responsible Party Notification Requirements

Actions taken in response to an emergency/disaster event, as defined in the Section 1.200, are allowed in all GMA and SMA land use designations, subject to the following notification requirements.

1. Notification of an emergency/disaster response activity shall be submitted either within 48 hours of the commencement of a response action, or by the next business day following the start of such an action, whichever is sooner. Notification shall be submitted by the party conducting an emergency/disaster response activity or their representatives. In the case of multiple responding parties, the first party to respond shall provide the required notification, unless, upon mutual agreement of responding parties, another responder elects to assume this responsibility.

2. Notification shall be submitted by mail, fax, telephone, e-mail or in person. If notification occurs by telephone, a hard copy of the notification shall be submitted by mail or in person within 7 days.

3. Notification shall be furnished to the Wasco County Planning Department, or the Forest Service for federal agency actions.

4. At a minimum, the following information shall be required at the time of notification:

   a. Nature of emergency/disaster event.

   b. Description of emergency/disaster response activities and magnitude of response actions to be taken, if applicable (such as extent of earth movement, erection of structures, etc.).

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c. Location of emergency/disaster response activities.

d. Estimated start and duration of emergency/disaster response activities.

e. Contact person and phone number for the parties conducting emergency/disaster response actions.

5. Repair and maintenance of an existing serviceable structure to its previously authorized and undamaged condition are not subject to the above referenced notification requirements.

C. Agency Responsibility

1. Upon notification of an emergency/disaster response action, the Wasco County Planning Department or Forest Service shall, as soon as possible:

a. Review its natural resource inventory data and notify the contact person for the emergency/disaster response actions of all inventoried natural resource sites and their buffers, that are within or adjacent to the response area or that may be adversely affected by response activities;

b. Notify the Oregon Department of Fish and Wildlife of all noticed emergency/disaster response actions, to provide that agency an opportunity to consult with responding agencies during the event, and;

c. Notify the Forest Service, the Oregon Historic Preservation Office and the tribal governments of all emergency/disaster response activities. The Forest Service will review their cultural resource inventory data and notify the contact person for the emergency/disaster response action as soon as possible of all inventoried cultural resource sites, or their buffers, that are within, or adjacent to, emergency/disaster response areas.

2. Upon notification of a response action, the Forest Service shall, as soon as possible, offer the services of a resource advisor to the agency(ies) conducting the response action. The resource advisor will provide on-site advice to minimize impacts to resources from emergency/disaster response actions.

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SECTION 16.040 Post-Emergency/Disaster Response Development Review Application Requirements

A. Within 30 days following notification, a post-emergency/disaster response application shall be submitted by the party conducting the response action to the Wasco County Planning Department, or Forest Service for federal agency actions. In the case of an event with multiple responding parties, the agency providing initial notification as required herein shall submit the application. An exception to this may occur if another responding party, by mutual agreement with the other respondents, elects to submit the application. Requests to extend this submittal deadline may be made in writing and shall include the reason why an extension is necessary. Extensions shall not exceed 30 days in duration and not more than two (2) extensions shall be granted.

B. Post-emergency/disaster response applications shall only address development activities conducted during an emergency/disaster response. Applications shall specify if development placed during an emergency/disaster event is permanent or temporary. The terms "development activities" and "development" include the disposal of any spoil materials associated with an emergency/disaster response action. Applicants shall be responsible for operations under their control and that of other responders, upon mutual agreement. Responders not agreeing to have another responder address their actions shall be responsible to submit an application for those actions.

C. Emergency/disaster response actions not involving structural development or ground disturbance with mechanized equipment are exempt from these requirements, except for those actions within 500 feet of a known cultural resource (as determined in the notification process).

D. Applications shall include the following information:

1. Applicants name and address.

2. Location of emergency/disaster response.

3. A written description of the emergency/disaster response, including any structures erected, excavation or other grading activities, or vegetation removal.

4. A map of the project area drawn to scale, at a scale of 1 inch = 200 feet or a scale providing greater detail. The map shall include:

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a. North arrow and scale.

b. Boundaries, dimensions and size of subject parcel(s).

c. Bodies of water, watercourses, and significant landforms.

d. Existing roads and structures.

e. New structures placed and any vegetation removal, excavation or grading resulting from the response actions.

5. An exception to the scale requirements in D(4) above may be granted for an event encompassing an area greater than one square mile. In such cases, a clear sketch map of the entire response action area shall be provided. In addition, a map of 1 inch = 200 feet or a scale providing greater detail shall be provided that shows a section of the response area exemplifying the specific actions taken.

SECTION 16.050 Post-Emergency/Disaster Response Development Review Requirements

A. Emergency/disaster response review uses may be allowed pursuant to a process that provides at minimum the following:

1. Notice of the application to landowners within 200 feet of the perimeter of the subject parcel, the Forest Service, Gorge Commission, four tribal governments and interested parties.

2. A written decision with findings of fact and conclusions of law.

3. An opportunity to request a hearing.

B. Actions taken in all land use designations within the GMA/SMA that are in response to an emergency/disaster event, as defined in Section 1.200, shall be reviewed for compliance with the following guidelines.

1. Scenic Resources

a. Impacts of emergency/disaster response actions shall be evaluated to ensure that scenic resources are not adversely affected. Such actions shall be rendered visually subordinate in their landscape setting as seen from key

viewing areas to the greatest extent practicable, except for actions located in areas exempted from visual subordinance requirements in 14.400(J), Special Settings.

b. Vegetation shall be used to screen or cover road cuts, structural development, landform alteration, and areas denuded of vegetation, as a result of emergency/disaster response actions.

c. Areas denuded of vegetation as a result of emergency/disaster response actions shall be revegetated with native plant species, or species commonly found within the applicable landscape setting, to restore the affected areas to its pre-response condition to the greatest extent practicable. Revegetation shall occur as soon as practicable, but no later than one year after the emergency/disaster event. An exception to the one-year requirement may be granted upon demonstration of just cause, with an extension up to one year.

d. The painting, staining or use of other materials on new structural development shall be used to ensure that the structures are non-reflective, or of low reflectivity, and visually subordinate in their landscape setting as seen from key viewing areas, unless the structure is fully screened from key viewing areas by existing topographic features.

e. Additions to existing structures, resulting from an emergency/disaster response action, which are smaller in total height, bulk or area than the existing structures may be the same color as the existing development. Additions larger than the existing development shall be visually subordinate in their landscape setting as seen from key viewing areas to the greatest extent practicable.

f. In the General Management Area, spoil materials associated with grading, excavation and slide debris removal activities in relation to an emergency/disaster response action shall comply with the following standards:

(1) The spoil materials shall either be:

(a) Removed from the NSA,

(b) Deposited at a site within the NSA permitted by the Wasco County Planning Department, or

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(c) (Re)contoured, to the greatest extent practicable, to retain the natural topography, or a topography which emulates that of the surrounding landscape.

(2) The Wasco County Planning Department shall decide whether an applicant removes the spoil materials, deposits the spoil materials, or (re)contours the spoils materials. The applicant does not make this decision.

(3) The Wasco County Planning Department shall select the action that, to the greatest extent practicable, best complies with the provisions of Chapter 14 that protect scenic, cultural, recreation, and natural resources.

(4) Disposal sites created according to 1(c) above shall only be used for spoil materials associated with an emergency/disaster response action. Spoil materials from routine road maintenance activities shall not be deposited at these sites.

g. In the Special Management Area, spoil materials associated with grading, excavation and slide debris removal activities in relation to an emergency/disaster response action shall comply with the following standards:

(1) The spoil materials shall either be:

(a) Removed from the NSA, or

(b) Deposited at a site within the NSA permitted by the Wasco County Planning Department within two years of the emergency.

(2) After the spoils materials are removed, the emergency disposal site shall be rehabilitated to meet the scenic standard.

(3) All grading (i.e., recontouring) shall be completed within 30 days after the spoils materials are removed.

(4) Sites shall be replanted using native plants found in the landscape setting or ecoregion to the maximum extent practicable.

(5) All revegetation shall take place within one (1) year of the date an applicant completes the grading.

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(6) This provision shall take effect two years after the date of Management Plan concurrence by the U.S. Secretary of Agriculture, or approval of a disposal site, which ever comes first.

2. Cultural Resources and Treaty Rights

a. To the greatest extent practicable, emergency/disaster response actions shall not adversely affect cultural resources. Emergency/disaster response actions shall not affect tribal treaty rights.

b. The USDA Forest Service shall determine if a reconnaissance survey or historic survey is necessary within three days after receiving notice that a post-emergency land use application has been received by the Wasco County Planning Department.

(1) Reconnaissance surveys shall be conducted by the USDA Forest Service and comply with the criteria in Section 14.500. Reconnaissance survey reports shall comply with the criteria in Section 14.500.

(2) Historic surveys shall be conducted by the USDA Forest Service and shall describe any adverse effects to historic resources resulting from an emergency/disaster response action. Historic surveys shall document the location, form, style, integrity, and physical condition of historic buildings and structures. Such surveys shall also include original photographs, if available, and maps, and should use archival research, blueprints, and drawings as necessary.

c. Following the submittal of a post-emergency land use application, in addition to other public notice requirements that may exist, the tribal governments shall be notified by the development review offer when a reconnaissance survey is required or cultural resources exist in the project area. Notices shall include a site plan. Tribal governments shall have 15 calendar days from the date a notice is sent to submit written comments. Written comments should describe the nature and extent of any cultural resources that exist in the project area or treaty rights that exist in the project area and how they have been affected, and identify individuals with specific knowledge about them. The Wasco County Planning Department shall send a copy of all comments to the Gorge Commission.

d. When written comments are submitted in compliance with (c) above, the project applicant shall offer to meet within five calendar days with the

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interested persons. The five day consultation period may be extended upon agreement between the project applicant and the interested persons. A report shall be prepared by the Wasco County Planning Department following the consultation meeting. Consultation meetings and reports shall comply with the standards in Section 14.500.

e. If cultural resources are discovered within the area disturbed by emergency response actions, the project applicant shall have a qualified professional conduct a survey to gather enough information to evaluate the significance of the cultural resources and what effects the action had on such resources. The survey and evaluation shall be documented in a report that generally follows the standards in Section 14500.

f. A mitigation plan shall be prepared by the project applicant if the affected cultural resources are significant. The mitigation plan shall be prepared according to the information, consultation, and report guidelines in Mitigation Plan Criteria and Information Needs in Section 14.500.

g. The Wasco County Planning Department shall submit a copy of all reconnaissance and historic survey reports and treaty rights protection plans to the SHPO and the tribal governments. Survey reports shall include measures to mitigate adverse effects to cultural resources resulting from emergency/disaster response actions. The SHPO and tribal governments shall have 15 calendar days from the date a survey report is mailed to submit written comments to the agency conducting the post-emergency development review. The agency shall record and address all written comments in the development review order.

h. The Wasco County Planning Department shall make a final decision on whether the emergency/disaster response actions are consistent with the applicable cultural resource goals, policies, and guidelines. If the final decision contradicts the comments submitted by the SHPO, or those submitted by a tribal government regarding treaty rights, the agency shall justify how it reached an opposing conclusion.

i. The cultural resource protection process may conclude when it has been determined that tribal treaty rights have not been not affected and one of the following conditions exists:

(1) The emergency/disaster response action does not require a reconnaissance or historic survey, or a reconnaissance survey demonstrates that no cultural resources are known to exist in the project

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area, and no substantiated concerns were voiced by interested persons within 15 calendar days of the date that a notice was mailed.

(2) The emergency/disaster response action avoided cultural resources that exist in the project area.

(3) Adequate mitigation measures to affected cultural resources have been developed and will be implemented.

(4) A historic survey demonstrates that emergency/disaster response actions, and associated development, had no effect on historic buildings or structures because:

(a) The SHPO concluded that the historic buildings or structures are clearly not eligible, as determined by using the criteria in the "National Register Criteria for Evaluation" (36 CFR 60.4), or

(b) The emergency/disaster response actions did not compromise the historic or architectural character of the affected buildings or structures, or compromise features of the site that are important in defining the overall historic character of the affected buildings or structures, as determined by the guidelines and standards in The Secretary of the Interior's Standards for Rehabilitation [U.S. Department of the Interior 1990] and The Secretary of the Interior's Standards for Historic Preservation Projects [U.S. Department of the Interior 1983].

3. Natural Resources

a. To the greatest extent practicable, emergency/disaster response actions shall not adversely affect natural resources.

b. Buffer zones for wetlands, streams, ponds, riparian areas, sensitive wildlife sites or areas, and sites containing rare plants, shall be the same as those established in Sections 14.600 and 14.610, Natural Resources.

c. Wetlands, Streams, Ponds, Lakes, Riparian Areas

(1) Emergency/disaster response actions occurring within a buffer zone of wetlands, streams, pond, lakes or riparian areas shall be reviewed by the Oregon Department of Fish and Wildlife (ODFW). These areas are also

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referred to in this section as aquatic areas. State biologists will help determine if emergency/disaster response actions have affected or have a potential to affect these aquatic areas or their bigger zones. State biologists shall respond within 15 days of the date the application is mailed.

(2) When emergency/disaster response activities occur within wetlands, streams, ponds, lakes, riparian areas, or the buffer zones of these areas, the applicant shall demonstrate the following:

(a) All reasonable measures have been applied to ensure that the response actions have resulted in the minimum feasible alteration or destruction of the functions, existing contours, vegetation, fish and wildlife resources, and hydrology of wetlands, streams, ponds, lakes or riparian areas.

(b) Areas disturbed by response activities and associated development will be rehabilitated to the maximum extent practicable.

(3) Impacts to wetlands, streams, ponds, lakes and riparian areas, and their buffers will be offset through mitigation and restoration to the greatest extent practicable. Mitigation and restoration efforts shall use native vegetation, and restore natural functions, contours, vegetation patterns, hydrology and fish and wildlife resources to the maximum extent practicable.

(4) If the The Wasco County Planning Department, in consultation with ODFW, determines that the emergency/disaster response actions had minor effects on the aquatic area or its buffer zone that could be eliminated with simple modifications, a letter shall be sent to the project applicant that describes the effects and measures that need to be taken to eliminate them. The state biologist, or a Forest Service natural resource advisor (as available) in consulation with the state biologist, shall visit the site in order to make this determination. If the project applicant accepts these recommendations, the agency administering the Scenic Area ordinance shall incorporate them into its development review order and the aquatic area protection process may conclude.

(5) Unless addressed through (4) above, mitigation and restoration efforts shall be delineated in a Rehabilitation Plan. Rehabilitation Plans shall satisfy the standards in Section 14.600. Rehabilitation plans shall also satisfy the following:

(a) Plans shall include a plan view and cross-sectional drawing at a scale that adequately depicts site rehabilitation efforts. Plans will illustrate final site topographic contours that emulate the surrounding natural landscape.

(b) Planting plans shall be included that specify native plant species to be used, specimen quantities and plant locations.

(c) The project applicant shall be responsible for the successful rehabilitation of all areas disturbed by emergency/disaster response activities.

d. Wildlife Habitat

(1) Emergency/disaster response actions occurring within 1,000 feet of a sensitive wildlife area or site, shall be reviewed by the Oregon or Department of Fish and Wildlife. State wildlife biologists will help determine if emergency/disaster response actions have affected or have a potential to affect a sensitive wildlife area or site.

(2) Site plans for emergency/disaster response sites shall be submitted by the Wasco County Planning Department to ODFW for review as prescribed in Section 14.600. The wildlife agency shall respond within 15 days of the date the application is mailed.

(3) The wildlife protection process may terminate if the Wasco County Planning Department, in consultation with the state wildlife agency, determines the sensitive wildlife area or site was not active, or the emergency/disaster response did not compromise the integrity of the wildlife area or site or occurred at a time when wildlife species are not sensitive to disturbance.

(4) If The Wasco County Planning Department, in consultation with ODFW, determines that the emergency/disaster response activities had minor effects on the wildlife area or site that could be eliminated with simple modifications, a letter shall be sent to the project applicant that describes the effects and measures that need to be taken to eliminate them. The state wildlife biologist, or a Forest Service natural resource advisor (as available) in consultation with the state wildlife biologist, shall visit the site in order to make this determination. If the project applicant accepts these

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recommendations, the agency administering the Scenic Area ordinance shall incorporate them into its development review order and the wildlife protection process may conclude.

(5) If the Wasco County Planning Department, in consultation with the ODFW, determines that the emergency/disaster response activities had adverse effect on a sensitive wildlife area or site, the project applicant shall prepare a Wildlife Management Plan. Wildlife Management Plans shall comply with standards in Section 14.600. Upon completion of the Wildlife Management Plan, the agency shall:

(a) Submit a copy of the Wildlife Management Plan to the state wildlife agency for review. ODFW will have 15 days from the date that a plan is mailed to submit written comments to the agency conducting the post-emergency development review;

(b) Record any written comments submitted by the ODFW in its development review order. Based on these comments, the agency conducting the post-emergency development review shall make a final decision on whether the proposed use would be consistent with the wildlife policies and guidelines. If the final decision contradicts the comments submitted by ODFW, the Wasco County Planning Department shall justify how it reached an opposing conclusion.

(c) Require the project applicant to revise the Wildlife Management Plan as necessary to ensure that the proposed use would not adversely affect a sensitive wildlife area or site.

e. Deer and Elk Winter Range

Any fencing permanently erected within deer and elk winter range, as a result of an emergency/disaster response, shall comply with the standards in Section 14.600.

f. Rare Plants

(1) Emergency/disaster response actions occurring within 1,000 feet of a sensitive plant, shall be reviewed by the Oregon Natural Heritage Program. State heritage staff will help determine if emergency/disaster response actions have occurred within the buffer zone of a rare plant.

(2) Site plans for emergency/disaster response sites shall be submitted to the Oregon or Natural Heritage Program by the agency conducting the post-emergency development review. State natural heritage staff will, within 15 days from the date the application is mailed, identify the location of the affected plants and delineate a 200 foot buffer zone on the applicant's site plan.

(3) The rare plant protection process may conclude if the Wasco County Planning Department, in consultation with the state natural heritage program, determines that emergency/disaster response activities occurred outside of a rare plan buffer zone.

(4) If the Wasco County Planning Department, in consultation with the state natural heritage program, determines that the emergency/disaster response activities had minor effects on rare plants or the rare plant buffer zone, a letter shall be sent to the project applicant that describes the effects and measures that need to be taken to eliminate them. The state natural heritage staff, or a Forest Service natural resources advisor (as available) in consultation with the state natural heritage staff, shall visit the site in order to make this determination. If the project applicant accepts these recommendations, the Wasco County Planning Department shall incorporate them into its development review order and the rare plant protection process may conclude.

(5) If emergency/disaster response activities occurred within a rare plant buffer zone that had adverse affects on rare plants or their buffer zone, the project applicant shall prepare a protection and rehabilitation plan that meets the standards in Section 14.600.

(6) The Wasco County Planning Department shall submit a copy of all protection and rehabilitation plans to the state heritage program for review. The state natural heritage program will have 15 days from the date the protection and rehabilitation plan is mailed to submit written comments to the Wasco County Planning Department.

The Wasco County Planning Department review shall record any written comments submitted by the state natural heritage program in its development review order. Based on these comments, it shall make a final decision on whether the proposed use would be consistent with the rare plant policies and guidelines. If the final decision contradicts the comments submitted by the state natural heritage program, the Wasco

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County Planning Department shall justify how it reached an opposing conclusion.

(7) The Wasco County Planning Department shall require the project applicant to revise the protection and rehabilitation plan as necessary to ensure that the proposed use would not adversely affect a rate plant site.

4. Recreational Resources

(a) To the greatest extent practicable, emergency/disaster response actions shall not aversely affect recreational resources.

(b) Mitigation measures shall be implemented to mitigate any adverse effects on existing recreation resources caused by emergency/disaster response activities to the maximum extent practicable.

16.060 Post-Emergency/Disaster Construction

A. The following review uses are allowed in all land use designations subject to a full Scenic Area Review.

1. Placement of structures necessary for continued public safety and the protection of private property and essential public services damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use applications shall be submitted within 12 months following an emergency/disaster events.

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CHAPTER 17 RECREATIONAL VEHICLE PARKS

SECTION 17.010 Review

In addition to the general provisions of this Ordinance, special provisions for the establishment of a new recreational vehicle park, the expansion of an existing recreational vehicle park or the expansion of an existing mobile home park to contain recreational vehicle sites shall be met. No Recreational vehicle park shall be established or expanded and no plan for said park or expansion shall be filed or recorded until submitted to and approved by the Approving Authority, in accordance with standards set forth in this section, Chapter 14 - Scenic Area Review, and the underlying zone. Recreational Vehicles are only allowed in Recreation Intensity Classes three (3) and four (4). In the event of conflicting requirements to comply with this section and the underlying zones or Chapter 14, the requirements of the underlying zone or Chapter 14 shall be met.

SECTION 17.020 Information Required for Preliminary Site Plan Review

The application for a preliminary site plan review for a recreational vehicle park shall be filed with the Planning Office in the form described by the Director and shall be accompanied by five (5) copies of the site plan showing the general layout of the entire recreational vehicle park and drawn at a scale not smaller than one inch (1") representing fifty feet (50'). The drawing shall show the following information:

A. Name of the property owner, applicant, and person who prepared the plan;

B. Name of the Recreational Vehicle park and address;

C. Scale and north point of the plan;

D. Vicinity map showing relationship of Recreational Vehicle park to adjacent properties and surrounding zoning;

E. Boundaries and dimensions of the Recreational Vehicle park;

F. Location and dimensions of each Recreational Vehicle site; designate each site by number, letter or name;

G. Location and dimensions of each existing or proposed building;

H. Location and width of park streets;

I. Location and width of walkways;

J. Location of each lighting fixture for lighting the mobile home park;

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K. Location of recreational areas and buildings, and area of recreational space;

L. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials;

M. Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities;

N. Location of available fire and irrigation hydrants;

O. Location of public telephone service for the park;

P. Location and number of toilets provided for men and for women.

Q. Location of all public water facilities.

R. Location of all sanitary dumping stations.

S. Enlarged plot plan of a typical Recreational Vehicle space, showing location of the stand, parking, sidewalk, trails, utility connections and landscaping.

SECTION 17.030 Final Site Plan and Submission Requirements

At the time of application for final approval to construct a recreational vehicle park, or expansion of an existing recreational vehicle park or mobile home park to provide additional recreational vehicle sites, the applicant shall submit copies of the following required detailed plans to the appropriate reviewing departments and agencies as required by law or Ordinance:

A. New structures.

B. Public water systems approved by the Department of Human Resources, Health Division, State of Oregon.

C. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon.

D. Method of garbage disposal.

E. Plan of electrical service.

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SECTION 17.040 General Design Standards

A. Access: A recreational vehicle park shall not be established on any site that does not have access to any public street on which the potential paving width is less than thirty-six (36) feet.

B. Park Street: A park street shall connect each recreational vehicle site to a public street. The park street shall be a minimum of thirty-five (35) feet in width, with a service width of at least twenty-five (25) feet if no parking is allowed, and thirty-five (35) feet if parking is allowed on one side only.

C. Walkways: Pedestrian walkways of not less than three (3) feet in width shall be separated from vehicular ways and maintained for safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park.

D. Off Street Parking:

1. Two off-street parking spaces shall be provided for each recreational vehicle site, either on the site or within one hundred (100) feet thereof in the recreational vehicle park, which shall be nine by twenty (9x20) feet in size per space.

2. Guest parking shall also be provided in every recreational vehicle park, based on a ratio of one parking space for each four (4) recreational vehicle sites.

E. Signs: Signs may be installed according to Chapter 23, Sign Provisions.

F. Fencing and Landscaping:

1. Every recreational vehicle park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the recreational vehicle park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.

2. Walls or fences shall be six (6) feet in height. Evergreen planting shall not be less than five (5) feet in height, and shall be maintained in a healthy, living condition for the life of the recreational vehicle park.

3. There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the recreational vehicle park not otherwise used.

G. Lighting: Lighting shall be designed to produce a minimum of 0.1 foot-candle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 foot-candle. Such lighting shall meet the provisions for all new development in 14.100(F).

H. Area:

1. Size of a recreational vehicle park site: No recreational vehicle park shall be created on a lot or parcel of land of less than the minimum required to accommodate the density of the underlying zoning regulations.

2. Recreational vehicle sites: The average area of a recreational vehicle site within a recreational vehicle park shall not be less than 3,000 square feet, and in no case shall any one recreational vehicle site be less than 2,500 square feet, providing that the dwelling unit density for a new recreational vehicle park shall not exceed the allowable density of the district in which it is located.

3. Setbacks: Shall comply with those established by the underlying zone.

4. Spacing: A recreational vehicle shall be separated from an adjoining recreational vehicle a minimum of fifteen (15) feet.

5. Overnight Spaces (for expansion of existing mobile home parks): Not more than ten (10) percent of the total mobile home park area may be used to accommodate persons wishing to park their recreational vehicle overnight.

I. Other Site Requirements:

1. Permitted Uses: No building, structure or land within the boundaries of a recreational vehicle park shall be used for any purpose except for the uses permitted as follows:

   a. Recreational vehicle for temporary detached residential use only.

   b. Private and public utilities.

   c. Community recreation facilities, including swimming pools, for residents of the park and guests only.

   d. One residence for the use of a caretaker or a manager responsible for maintaining or operating the property.

2. Recreational Area: A minimum of two hundred (200) square feet of recreation area shall be provided for each recreational vehicle space. The recreation area may be in one or more locations in the park. At least one recreation area shall have a minimum size of 5,000 square feet, and be of a shape that will make it usable for its intended purpose, and at least fifty percent (50%) of the required recreation area shall be provided for use by residents of the entire park. Swimming pools shall be set back at least fifty (50) feet from the nearest residential area and will have a fence surrounding it at least eight (8) feet high which does not obscure vision into the pool area. Rescue devices such as

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buoyant rings, poles, etc., shall be provided and easily accessible.

3. State Requirements: Rules and regulations governing mobile home facilities as contained in Oregon Revised Statutes, Chapter 446.310 to 446.350 and 446.435, of "Rules and Regulations Governing the Construction and Statutory Operation of Travelers' Accommodations and Tourist Parks", adopted by the Oregon State Department of Human Resources, Health Division, shall be applicable in the development and operation of a recreational vehicle park, provided, that the provision of this Ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations.

SECTION 17.050 Exceptions

No recreational vehicle shall be permanently attached to the land, or otherwise finished with accessories as provided for in Section 4.100 of this Ordinance.

SECTION 17.060 Occupancy Permit

No permit for occupancy of any recreational vehicle park, building, or facility located within said park shall be issued by the Building Official until such time as the development has been completed according to the finished plan approved by the Approving Authority. Deviations from the approved plan must be submitted to the Director for approval as revisions of the Plan.

SECTION 17.070 Facilities

Recreational vehicle parks shall be designed to accommodate recreational vehicles. For this purpose recreational vehicle parks shall provide the following facilities, in addition to meeting all other development standards in this section:

A. Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites.

B. Public water facilities at a ratio of one faucet for every five (5) vehicle sites.

C. Sanitary dumping stations as required by the Approving Authority.

SECTION 17.080 Certificate Required

No recreational vehicle park shall be operated in Wasco County without a certificate of sanitation provided by an agent of the Department of Human Resources, Health Division, State of Oregon, and no occupancy permit shall be issued by the Building Official until

such certification is obtained pursuant to O.R.S. 446.320.

SECTION 17.090 Service Buildings

Service buildings housing sanitation facilities shall be permanent structures, complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. Such buildings shall be maintained in a sanitary and orderly condition.

SECTION 17.100 Accommodation of Handicapped

At least one (1) service building housing sanitation facilities shall be accessible to paraplegics or persons confined to wheelchairs. The stalls of said building shall be wide enough to permit entrance and shall be provided with assist bars. Ramps shall be provided over curbs. Such buildings shall be clearly marked and signed.

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CHAPTER 18 CLUSTER DEVELOPMENT (GMA Only)

SECTION 18.010 Purpose

The purposes of the Cluster Development are to provide a means of creating harmonious planned environments through the application of flexible and diversified land development standards; to encourage the application of new development techniques and technology which will result in superior living or development arrangements; to promote the efficient use of land to facilitate more economic provision of housing, circulation systems, utilities and their maintenance; to promote energy conservation and use of renewable energy resources; to preserve to the greatest extent possible significant landscape features and to utilize such features in a harmonious fashion; and to provide for more usable and suitably located open space and recreation facilities than would otherwise be provided under conventional land development procedures.

SECTION 18.020 Definitions

The following definitions apply only to this chapter:

Gross Acreage: The acreage of the entire Cluster Development, less the acreage devoted to streets, public or semi-public buildings, kindergarten or day-care centers, and commercial uses.

Homeowners' Association: A nonprofit corporation, membership in which is mandatory for owners of Cluster Development residences, and which is responsible for maintaining common open space and private streets.

Landscape Features: Natural features of the Cluster Development site, including waterways, wetlands, rock outcroppings, forest areas and significant wildlife habitat areas.

Net Acreage: The acreage of the Cluster Development devoted to residential use, including residential building sites, private open space and driveways.

Dedicated Open Space: Undeveloped land not covered by buildings or structures, except minor recreational structures, and protected permanently. Open Space does not include streets, driveways, parking lots, or loading areas.

A. Common Open Space: open space reserved primarily for the leisure and recreational use of all Cluster Development residents, and owned and maintained in common by them through a homeowner's association.

B. Private Open Space: open space located immediately adjacent to an individual dwelling unit, owned and maintained by the owners of the dwelling unit, and reserved exclusively for the use of the residents of the dwelling unit.

C. Public Open Space: open space designed primarily for use by residents of a Cluster Development, dedicated in fee to a public agency, and maintained by the agency.

SECTION 18.030 Cluster Development Preliminary Development Plan Approval

Approval of a Cluster Development preliminary development plan is a development request subject to 2.050(B) of this Ordinance.

A. An application for a Cluster Development preliminary development plan approval shall be initiated as provided in Chapter 2 of this ordinance.

B. The Cluster Development preliminary development plan shall consist of the following:

1. Written documents

a. A legal description of the total site proposed for development, including a statement of present and proposed ownership and present and proposed zoning.

b. The names and addresses of all owners of adjacent property.

c. A statement of planning objectives to be achieved by the Cluster Development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and adjacent areas, discussion of how the proposed development will relate to the natural environment and significant landscape features of the site and adjacent areas, and the rationale behind the assumptions and choices made by the applicant.

d. A development schedule indicating the approximate date when construction of the Cluster Development or stages of the Cluster Development can be expected to begin and be completed.

e. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the Cluster Development, such as land areas, dwelling units, etc.

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f. If common open space is to be deeded to a Homeowners' Association, a declaration of covenants and restrictions that will govern the Association.

g. Quantitative data for the following: total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate gross and net residential acreages; total amount of open space; amounts of private, common and public open space; total area and types of non-residential construction; economic feasibility studies or market analysis where necessary.

2. Site Plan and Supporting Maps

A site plan and any maps necessary to show the major details of the proposed Cluster Development, containing the following information in addition to that information required by 14.020(B) of this Ordinance:

a. The existing site conditions, including contours at five (5) foot intervals, water courses, floodplains and other areas subject to natural hazards, significant landscape features, and forest cover.

b. Proposed lot lines and layout design.

c. The location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, and non-residential structures, including commercial facilities.

d. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common or public open spaces or recreational areas, school sites, and similar public and semi-public uses.

e. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership, public or private, should be included where appropriate.

f. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system indicating proposed treatments of points of conflict.

g. The existing and proposed systems for providing sewage disposal, water, electricity, gas, fire protection and telephone services.

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h. A general schematic landscape plan indicating the technique and materials to be used for private, common and public open spaces.

i. A preliminary subdivision or partition plan if the land is to be divided.

j. Information on land areas adjacent to the proposed Cluster Development, including land uses, zoning classifications, densities, circulating systems, public facilities, and significant landscape features, to show the relationships between the proposed development and the adjacent areas.

k. The proposed treatment of the perimeter of the Cluster Development, including materials and techniques to be used, such as screens, fences and walls.

3. The Approving Authority shall decide on the Cluster Development preliminary development plan application as provided in Chapter 2 of this Ordinance; and shall approve the preliminary development plan if it finds:

a. The proposed Cluster Development is consistent with applicable Comprehensive Plan and the Management Plan for the Columbia River Gorge National Scenic Area goals, policies and map designations, and with the purpose set forth in Section 18.010.

b. The preliminary development plan meets the development standards of Section 18.040 to Section 18.120.

c. If the preliminary development plan provides for phased development, pursuant to Section 18.130 of this chapter, that each phase meets the standard of 18.130(C) and that the applicant has the capability to obtain final development plan approval in the time limits imposed.

d. Any conditions or modifications imposed by the Approving Authority on the preliminary development plan approval are necessary to meet the requirements of Section 18.040 to Section 18.120, to further the purposes of Section 18.010, or to comply with the Comprehensive Plan or the Management Plan for the Columbia River Gorge National Scenic Area.

SECTION 18.040 Development Standards for Preliminary Development Plan

A Cluster Development preliminary development plan must meet the Development Standards in Section 18.050 through 18.120 of this Chapter.

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SECTION 18.050 Minimum Site Size

The Cluster Development site must be of such a size that at least two (2) dwelling units would be permitted by the underlying district.

SECTION 18.060 Findings

Findings to justify the approval of a cluster development must demonstrate that the cluster development will provide a siting opportunity not available through conventional parcel-by-parcel development. These opportunities include siting the new dwellings to:

A. Be located In areas with screening vegetation or other features which reduce visibility of development as seen from Key Viewing Areas; or

B. To avoid significant landscape features; or

C. Protect the existing character of the landscape setting; or

D. To reduce interference with movement of deer or elk in areas of inventoried winter range; or

E. To avoid areas of known cultural resources; or

F. To consolidate road access, septic drainfields or other development features in order to reduce impacts associated with grading or ground disturbance; or

G. To reduce adverse effects to riparian areas, wetlands, natural areas, rare plants, sensitive wildlife sites or other natural resources; or

H. To increase the likelihood of agricultural or forest management on the undeveloped land left by the cluster development.

SECTION 18.070 Residential Density

A. In the GMA, a cluster development may create up to 25 percent more parcels than otherwise allowed by the minimum parcel size on lands designated 5-acre Residential or 10-acre Residential and up to 50 percent more on lands designated Small-Scale Agriculture or Small Woodland. Any division in a cluster development under this guideline may create at least one additional parcel.

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B. No lot or parcel in a cluster development may be smaller than 1 acre in a 5-Acre or 10-Acre Residential designation or 2 acres in a Small-Scale Agriculture or Small Woodland designation.

C. In the GMA, following cluster development, there may be no further division of any resulting parcel for residential purposes until the subject parcel is included within the boundary of an Urban Area.

SECTION 18.080 Building Spacing

A. A preliminary development plan shall provide for reasonable light, ventilation, and visual and acoustic privacy for residences and other structures. Fences, insulation, walks, barriers, and landscaping shall be used, as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, and reduction of noise.

B. If the Approving Authority finds it necessary to meet the perimeter design standards of Section 18.120, it may require a special setback from all or a portion of the perimeter of the Cluster Development.

SECTION 18.090 Dedicated Open Space

A. At least seventy-five percent (75%) of the gross acreage of the Cluster Development must be dedicated open space. At least twenty-five percent (25%) of the total open space required shall be private and at least fifty percent (50%) of the total open space required shall be common or public. Not more than one-half of the common or public open space provided may be areas covered with water.

B. Locations, shapes, sizes, and other characteristics of open spaces shall be consistent with their proposed uses and the purposes of the Cluster Development. Unless the Approving Authority requires otherwise meeting the Environmental Design Standards of Section 18.100, common or public open space shall be distributed equitably throughout the Cluster Development in relation to the dwelling units of the residents they are intended to serve.

C. Dedicated open spaces shall be suitably improved for the intended use. Dedicated open spaces containing significant landscape features may be left unimproved or may be improved to assure protection of the features, subject to requirements imposed by the Approving Authority pursuant to Section 18.100.

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D. The development schedule required by 18.030(B)(1)(d) shall provide for coordination of the improvement of dedicated open spaces with the construction of other proposed site improvements.

E. The Approving Authority shall require that the applicant assure the permanence of the common or public open space required by this section in one of the following ways:

1. By conveying the dedicated open space to a public agency which will agree to maintain the dedicated open space and any buildings, structures, or improvements which have been placed on it; or

2. By conveying the dedicated open space to a Homeowners' Association, subject to covenants running with the land which restrict the common open space to the uses specified in the final development plan, and which provide for the maintenance of the common open space in a manner which assures its continuing use for its intended purpose.

F. If the common open space is to be deeded to a Homeowners' Association, the declaration of covenants and restrictions required by 18.030(B)(1)(f) shall include the following:

1. The Homeowners' Association must be set up before the homes are sold. Prior to such sale, the property owner assumes the responsibility of that share attributable to each unsold home defined in the Homeowners' Association.

2. Membership must be mandatory for each home buyer and any successive buyer.

3. The dedicated open space restrictions must be permanent, not just for a period of years.

4. The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.

5. Residence owners must pay their pro rata share of the cost. The assessment levied by the Association can become a lien on their property.

6. The association must be able to adjust the assessment to meet changed needs.

G. If the common open space is to be deeded to a Homeowners' Association, the Approving Authority shall require that one of the following enforcement methods be provided by the applicant:

1. Conveyance to the County of the legal right to develop the common open space for uses not specified in the final development plan; or

2. Inclusion in the conveyance of the common open space, a condition that the fee title of the common open space shall vest in the County in the event of a substantial default in the conditions and restrictions governing the use and maintenance of the common open spaces; or

3. Inclusion in the conveyance of the common open space a condition that, in the event a common open space is permitted to deteriorate or is not used and maintained consistently with the final development plan, the County may, at its own option, cause such maintenance to be done and assess the cost to members of the association.

SECTION 18.100 Environmental Design Standards

A. The preliminary development plan shall provide, to the greatest extent possible, for the preservation of significant landscape features, historic sites, and landmarks and for the integration of the proposed development with the environmental characteristics of the site and adjacent areas. The Approving Authority may require that significant landscape features and historical sites be preserved as part of the common or public open space of the project.

B. Excessive site clearing of topsoil, trees and natural features before the commencement of construction operations shall be discouraged. The Approving Authority may require the applicant to submit a grading plan detailing proposed excavation, earth-moving procedures, and other changes to the landscape, in order to ensure preservation of the character of the area to be retained in open space.

C. Sites for residential and non-residential buildings shall be discouraged in areas of natural hazards, such as floodplains, areas subject to landslides, areas with average slopes greater than twenty-five percent (25%) and areas with unstable soil formations. The Approving Authority shall require that all floodplains be preserved as permanent common or public open space, and may require that other natural hazard areas be included in the common or public open space of the proposed development and be left unimproved or improved to assure minimization of the hazard.

D. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion, and shall be of a character to cause the slope to blend with the surrounding terrain and development. The applicant shall provide for maintenance of the planting until growth is established.

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E. The preliminary development plan shall promote the conservation of energy and use of solar or other renewable energy resources through such factors as the location and extent of site improvements, the orientation and exposure of buildings and usable open spaces, the types of buildings, and the selection of building materials.

SECTION 18.110 Traffic Circulation

The location and number of points of access to the site, the interior circulation pattern of streets and pedestrian ways, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and uses shall be designed to maximize safety and convenience and be compatible with neighboring road systems, buildings and uses.

SECTION 18.120 Perimeter Design

A. The preliminary development plan shall minimize adverse impacts of proposed uses and structures in the Cluster Development on existing and anticipated uses and structures in the adjacent area.

B. If topographical or other barriers do not provide reasonable privacy for existing uses adjacent to the development, the Approving Authority shall require one or more of the following:

1. A special setback, or setbacks, of residential and non-residential structures shall be located on the perimeter.

2. Residential and non-residential structures located on the perimeter of the development shall be screened by fencing, landscaping, or other natural or man-made materials.

SECTION 18.130 Development Phasing

A. The applicant may provide in the preliminary development plan for development of the project in up to three (3) phases.

B. In acting to approve the preliminary development plan, the Approving Authority may require that development be completed in up to three (3) specific phases, if it finds that public facilities would not otherwise be adequate to serve the entire development.

C. If the preliminary development plan provides for phased development, each phase shall provide for the same ratio of open space and/or recreational facilities to dwelling units as the over-all project.

D. The following time limitations shall be observed in phased development proposals:

1. Phase 1--final development plan must be approved within twelve (12) months of the date of preliminary plan approval.

2. Phase 2--final development plan must be approved within twenty-four (24) months of the date of preliminary plan approval.

3. Phase 3--final development plan must be approved within thirty-six (36) months of the date of preliminary plan approval.

SECTION 18.140 Duration of Cluster Development Preliminary Development Plan Approval

A. Approval of the preliminary development plan shall be valid for twelve (12) months from the date of approval, provided that if an approved preliminary development plan provides for phased development, the approval shall be valid for the time specified for each phase, subject to the time limitations of 18.130(D).

B. If any time limit for obtaining final development plan approval is exceeded, the approved preliminary development plan, or phase of the preliminary development plan and any subsequent phase, shall be void. Any subsequent proposal by the applicant for planned development of the subject property shall be deemed a new development request.

SECTION 18.150 Cluster Development Final Development Plan Approval

Approval of a Cluster Development final development plan is subject to 2.050(B) of this Ordinance.

A. Within twelve (12) months of the date of approval of the preliminary development plan, unless otherwise specified pursuant to Section 18.130, the applicant shall submit a final development plan, prepared by an Oregon registered engineer, and supporting documents to the Director.

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B. The final development plan shall include:

1. The site plan and maps submitted pursuant to 18.030(B)(2) in their final, detailed form, and including reasonable assurance that an adequate, potable, year-round water supply is available for the development.

2. The documents submitted pursuant to 18.030(B)(1) amended to incorporate any conditions imposed on the preliminary development plan approval.

3. Final subdivision plat or partition map, if the land is to be divided.

4. Except as permitted by the Approving Authority pursuant to (F) of this section, documents conveying common open space to a Homeowners' Association, including the restrictive covenants and conditions required by 18.090(E) to (G).

5. Articles of Incorporation of the Homeowners' Association formed to maintain common open space and other common improvements.

C. The Director shall require the applicant to enter into an agreement with the County to complete all improvements required by the final development plan according to a schedule set forth in the agreement.

D. Agreement for Improvements:

1. Before approval of the final development plan, the applicant shall either install the improvements required by the preliminary plan approval and repair existing streets and other public facilities damaged in the development of the Cluster Development, or shall execute and file with the Court an agreement between himself/herself and the County specifying the period within which required improvements and repairs will be completed. The agreement may provide for the construction of the required improvements in phases. The agreement shall provide that if work is not completed within the period specified, the County may complete the work and recover the full cost and expense thereof from the applicant.

2. An applicant may request an extension of time for completion of required improvements. Such request will be considered an application for Administrative Action. Such extension shall be approved only if changed conditions for which the applicant is not responsible have made it impossible for him/her to fulfill the agreement within the original time limit(s).

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E. Performance Bond:

1. To assure full performance of the improvement agreement, an applicant shall file one of the following:

   a. A surety bond executed by a surety company authorized to transact business in the State of Oregon on a form approved by the District Attorney; or

   b. Cash deposit with the County Treasurer; or

   c. Certification or letter of assurance by a bank or other reputable lending institution that money is being held to cover the cost of improvements and incidental expenses, and that said money will be released only upon the direction of the County Court. The bank certification or letter of assurance shall be approved by the District Attorney; or

   d. Cash deposit with an escrow agent authorized to transact business in the State of Oregon subject to escrow instructions that require the escrow agent to release the money only upon the direction of the County Court. Escrow instructions shall be approved by the District Attorney.

2. Such assurance of full and faithful performance shall be for a sum determined by the County Court to be sufficient to cover the cost of the improvements and repairs that may be required prior to approval of the final plan, including related engineering, and may include an additional percentage as determined by the County Roadmaster to cover any inflationary costs which may be incurred during the construction period prior to the full and final completion of the project.

3. If the applicant fails to carry out provisions of the improvement agreement and the County has unreimbursed costs or expenses resulting from such failure, the County shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash deposit exceeds the cost and expense incurred, the remainder shall be released. If the amount of the bond or cash deposit is less than the cost and expense incurred, the applicant shall be liable to the County for the difference.

F. Action by the Approving Authority:

The Approving Authority shall take action on the application for final approval in accordance with the procedures outlined in Chapter 2 of this Ordinance, and shall approve the final development plan if:

1. The applicant has submitted all information and documents required pursuant to

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(B), (C) and (D) of this section; and

2. The final development plan is in substantial compliance with the approved preliminary development plan and any conditions imposed by the Approving Authority. Substantial compliance means that any differences between the final and preliminary plan are "minor amendments" as defined in 18.170(A)(1).

G. Recording a Final Development Plans:

The approved final development plan shall be recorded in the County Clerk's office within thirty (30) days of the date of approval.

SECTION 18.160 Expiration of Final Development Plan Approval

A. If the Director determines that no substantial construction or development has occurred within two (2) years of the date of approval of the final development plan for a Cluster Development, or for a phase thereof, the Director shall initiate an Administrative Action to consider invalidating the final development plan approval.

B. The Approving Authority shall invalidate such final development plan approval unless it determines that the applicant was not responsible for the failure to complete substantial construction, and that the applicant will be able to complete the development within two (2) years.

C. If final development approval is invalidated, any subsequent proposal by the applicant for planned development of the subject property shall be deemed a new application for preliminary development plan approval.

SECTION 18.170 Amendments to Approved Preliminary and Final Development Plans

A. Definitions:

1. "Minor Amendment" means a change which:

   a. Does not increase residential densities;

   b. Does not enlarge the boundaries of the approved plan;

   c. Does not change any use;

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d. Does not change the general location or amount of land devoted to a specific land use, including open space;

e. Does not eliminate the preservation of a significant landscape feature; and

f. Includes only minor shifting of the location of buildings, proposed public or private streets, pedestrian ways, utility easements, or common or public open spaces.

2. "Major Amendment" is any change which does not meet the definition of a "Minor Amendment".

B. A minor amendment to an approved preliminary or final development plan may be approved ministerially by the Director.

C. A major amendment to an approved preliminary or final development plan shall be considered a new development request subject to the provisions of Chapter 2 of this ordinance.

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CHAPTER 19 STANDARDS FOR A NON-COMMERCIAL WIND ENERGY CONVERSION SYSTEM (WECS) ACCESSORY TO PERMITTED USES

SECTION 19.010 Purpose

This chapter describes how to apply for county approval of a proposed non-commercial WECS accessory to a permitted use and its associated transmission lines as specified in designated zones.

SECTION 19.020 Review Criteria and Conditions

In addition to the applicable criteria listed in Chapter 3 and Chapter 14, a non-commercial WECS and its associated transmission lines may be permitted in the designation zones subject to the following additional criteria and conditions:

A. Accessory Use. The applicant(s) shall demonstrate how the WECS is accessory to another permitted use on the subject tract.

B. Size Limitation. The production of energy shall not exceed the needs of the use on the tract. The applicant(s) shall demonstrate how much energy is needed and how the proposed size and number of WECS match this. No more than two WECS shall be allowed on the same tract. Net-metering may be allowed, however, no energy may be sold for profit.

C. Height.

1. Maximum Height. The total WECS height shall not exceed 200 feet.

2. Minimum Height. The lowest point in the sweep of a WECS blade shall be a minimum height above the tallest current or foreseeable obstruction within a horizontal, 500 foot radius of a WECS or a radius of 10 rotor diameters (for horizontal axis) and 5 WECS heights (for vertical axis), whichever is greater, as described in (a), (b), and (c) below. The radius shall be measured from the center point of the tower.

a. At least 30 feet for a horizontal axis WECS on a site without site-specific wind direction data or representative off-site data.

b. At least 30 feet above current or foreseeable obstructions within 45 degrees of the direction(s) of prevailing wind for a horizontal axis WECS on a site with

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site-specific wind direction data or representative off-site data.

c. At least six feet for a vertical axis WECS.

D. Setbacks.

1. A WECS shall be setback from all adjoining property lines as described in (a) and (b) below. An easement that complies with ORS 105.900 through .915 may be substituted for required setbacks. The setback shall be measured from the center point of the tower or pedestal.

   a. A horizontal axis WECS shall be setback at least five rotor diameters.

   b. A vertical WECS shall be setback the total WECS height.

2. The furthest horizontal extension of a WECS (including guy wires) shall not extend into yards required in the underlying zones or be closer than twelve feet to any major structure, or right-of-way or easement for above-ground telephone, electrical transmission and distribution lines.

E. Notice. The following signs shall be clearly visible on the WECS tower and accessory facilities.

1. "No Trespassing" signs shall be attached to any perimeter fence.

2. "Danger" signs shall be posted at the height of five feet on WECS towers and accessory structures.

3. A sign shall be posted on the tower showing an emergency telephone number.

4. The manual electrical and/or overspeed shutdown disconnect switch(es) shall be clearly labeled.

F. Public Access. Public access to a vertical axis WECS shall be limited. Public access to a horizontal axis WECS shall be limited using one or a combination of the following methods:

1. Removal of tower climbing fixtures to 12 feet from the ground,

2. Installation of a locking, anti-climb device on the tower, or

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3. Installation of a protective fence at lease six feet tall with a locking gate.

G. Air Safety. The Oregon Department and Aviation, Federal Aviation Administration, and local aerial sprayers shall be notified of the WECS. The WECS shall comply with the air hazard rules based on a written action by those agencies.

H. Grounding. All WECS which may be charged with lightning shall be grounded according to the Oregon State Electrical Specialty Code.

I. Electrical Safety. Transmission lines associated with the facility shall not generate an electrical field greater than 9 kV per meter measured at grade and shall comply with the National Electrical Safety Code, based on a written decision by the Public Utility Commissioner.

J. Noise. Construction and operation of the proposed WECS shall comply with the noise regulations of the Oregon Department of Environmental Quality (DEQ) in OAR 340-35, based on a written decision by DEQ. In addition, the application shall identify noise sensitive property(ies) and ambient noise levels prior to construction.

K. Communications. The proposed WECS shall not unduly reduce or interfere with electromagnetic communication signals. If undue reduction or interference occurs, the applicant shall return reception levels to pre-facility levels.

L. Coordination: The applicant shall demonstrate that all necessary state and federal permits, licenses, exemptions, variances, or authority are approved before initiating construction of the WECS.

M. Removal: An abandoned WECS shall be removed by the owner of the subject tract, or by Wasco County at the owner's expense, if after notice of abandonment by Wasco County, the WECS does not resume production of electricity within 6 months.

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CHAPTER 20 HOME OCCUPATIONS, COTTAGE INDUSTRIES, AND BED AND BREAKFAST INNS

SECTION 20.100 Home Occupations and Cottage Industries (GMA & SMA)

Home occupations and cottage industries may be established as authorized in specified land use designations and consistent with the following.

A. A home occupation may employ only residents of the home.

B. A cottage industry may employ up to three (3) outside employees.

C. There will be no interference with existing uses on nearby land or with other uses permitted in the zone in which the property is located.

D. There will be an annual review by the Approving Authority. The approval shall continue if the home occupation or cottage industry continues to comply with the requirements of this Subsection and all conditions of approval.

E. No more than twenty-five percent (25%) of the total actual living space of the dwelling may be utilized for the home occupation or cottage industry.

F. No more than five hundred (500) square feet of an accessory structure may be utilized for a home occupation or cottage industry.

G. There shall be no outside, visible evidence of the home occupation or cottage industry, including outside storage.

H. Exterior structural alterations to the residence for the home occupation or cottage industry shall not be permitted. New structures shall not be constructed for the primary purpose of housing a home occupation or cottage industry.

I. No retail sales may occur on the premises except incidental sales at lodging establishments authorized in this chapter.

J. One (1) small, non-animated, non-illuminated sign, not exceeding two (2) square feet in area may be permitted on the subject structure or within the yard containing the home occupation or cottage industry.

K. Parking not associated with residential use shall be screened so it is not visible from Key Viewing Areas.

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SECTION 20.200 Bed and Breakfast Inns (GMA & SMA)

Bed and Breakfast Inns may be permitted in a lawfully established single family dwelling as authorized in specified zoning designations and consistent with the following:

A. Residential zones (GMA & SMA)

1. Bed and Breakfast Inns with up to two (2) bedrooms may be permitted in all residential zones.

2. Bed and Breakfast Inns with between three (3) and five (5) bedrooms may only be permitted in R-R(5) and R-R(10) and SMA Residential zones.

B. Agricultural and Forest zones (GMA & SMA)

1. Bed and Breakfast Inns with up to two (2) bedrooms may be permitted in specified agricultural and forest zones.

2. Bed and Breakfast Inns with between three (3) and five (5) bedrooms may only be permitted in specified agricultural and forest zones when the dwelling is listed or is eligible to be listed on the National Register of Historic Places or, identified and protected under local landmark status as approved pursuant to Oregon State land use regulations protecting historic structures.

3. The owners or operators of the bed and breakfast inn shall post an 8 1/2" x 11" "NOTICE" that will be located in a conspicuous location inside the bed and breakfast inn. Such "NOTICE" shall generally state:

   a. In large, one (1) inch tall lettering at the top of the page, "N-O-T-I-C-E"; and

   b. That the bed and breakfast inn is located in an agricultural or forest area; and

   c. That guests should use care when out of doors to avoid injury by adjacent and nearby agricultural or forest operations; and

   d. That adjacent and nearby agricultural or forest operations may from time to time cause noise, odor and sights that are associated with agricultural or forest operations.

   e. That guests should be aware that adjacent and nearby operators are entitled to carry on accepted agricultural or forest practices on lands designated Agricultural or Forest.

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4. Buffer zones should be considered to protect agricultural practices from conflicting uses (SMA Only).

5. The Bed and Breakfast shall be compatible with agricultural use. (SMA Only)

C. In the Public Recreation zone Bed and Breakfast Inns with up to five (5) bedrooms may be permitted in the SMA only.

D. Guests may not occupy a facility for more than fourteen (14) consecutive days;

E. One (1) non-animated, non-illuminated sign, not exceeding four (4) square feet in area, may be authorized on the structure or within the yard containing the facility;

F. Parking areas shall be screened so as to not be visible from Key Viewing Areas.

G. No retail sales may occur on the premises except incidental sales to the bed and breakfast operation.

H. In the SMA, Bed and breakfast inns shall be allowed only in dwellings that are included in, or eligible for inclusion in, the National Register of Historic Places.

I. In addition to the criteria above, all proposed Bed and Breakfast Inn with up to two (2) bedrooms shall meet A, E, F, G, H, J and K in Section 20.100.

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Section 20.300 Commercial Events (GMA Only)

Commercial events include weddings, receptions, parties and other small-scale gatherings that are incidental and subordinate to the primary use on a parcel and may be allowed except on lands designated Open Space, subject to compliance with the following:

A. The use must be in conjunction with a lawful winery, wine sales/tasting room, bed and breakfast inn, commercial use, or dwelling listed in the National Register of Historic Places.

B. The owner of the subject parcel shall live on the parcel and shall operate and manage the use.

C. A single commercial event shall host no more than 100 guests.

D. The use shall comply with the following parking requirements:

1. A single commercial event shall include no more than 50 vehicles for guests.
2. All parking shall occur on the subject parcel.
3. At least 200 square feet of parking space shall be required for each vehicle.
4. Parking areas may be developed using paving blocks, gravel, or other pervious surfaces; asphalt, concrete and other imperious materials shall be prohibited.
5. All parking areas shall be fully screened from Key Viewing Areas.

E. The owner of the subject parcel may conduct 18 single events up to one day in length per year.

F. The owner of the subject parcel shall notify Wasco County and all owners of land within 500 feet of the perimeter of the subject parcel of each planned event. The notice shall be in writing and shall be mailed at least seven calendar days before an event.

G. Tents, canopies, portable restrooms and other similar temporary structures necessary for a commercial event may be allowed, provided all such structures are erected or placed on the subject parcel no more than two days before the event and removed no more than two days after the event. Alternatively, temporary structures may remain in place for up to 90 days if they are fully screened from Key Viewing

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Areas.

H. To protect any nearby agricultural and forest operations the use may be allowed upon demonstration that it would be set back from any abutting parcel designated Large-Scale or Small-Scale Agriculture, as required in "Agricultural Buffer Zones," or designated Commercial Forest Land or Large or Small Woodland, as required in the "Siting of Dwellings on Forest Land" in Chapter 3 of this Ordinance.

I. Land use approvals for commercial events shall not be valid for more than two years. Landowners must reapply for the use after a land use approval expires.

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CHAPTER 21 LAND DIVISIONS

As authorized by law, including ORS Chapters 92, 197, and 215, subdivisions, partitions plats, replats, property line adjustments and streets shall be approved in accordance with this Chapter and applicable provisions of Chapter 3 - Basic Provisions, and Chapter 14 - Scenic Area Review. The Chapter applies to all land within the unincorporated territory of the Columbia River Gorge National Scenic Area portion of the County. A person desiring to subdivide, partition, replat, adjust a common boundary line, or to create a street or a private road shall submit preliminary plans and final documents for approval as provided in this Chapter and state statutes. Land divisions in the Special Management Area shall not be allowed, unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines in the Management Plan.

SECTION 21.010 Purpose

In accordance with the provisions of ORS Chapters 92, 197, and 215, this Ordinance sets forth the minimum standards governing the approval of land development, including subdivisions, partitioning, and specified boundary adjustments, as necessary to carry out the Wasco County Comprehensive Plan and the Management Plan for the Columbia River Gorge National Scenic Area and to promote the public health, safety and general welfare. The purpose of these provisions and regulations are to:

A. Encourage well planned development to the end that good livable neighborhoods with all needed amenities and community facilities may be created.

B. Encourage development in harmony with the natural environment and within resource carrying capacities.

C. Safeguard the interest of the public, the applicant, and the future legal parcel owner.

D. Improve land records and boundary monumentation.

E. Ensure equitable processing of plats and plans, and accomplish to the greatest extent possible the goals and objectives of the Comprehensive Plan for Wasco County and the Management Plan for the Columbia River Gorge National Scenic Area.

SECTION 21.020 Definitions

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The definitions set forth in Section 1.200 of this Ordinance shall be utilized for the purposes of this chapter.

SECTION 21.030 Basic Provisions and Design Standards

A. Compliance required: No land within the unincorporated territory of the Columbia River Gorge National Scenic Area portion of Wasco County shall be subdivided or partitioned, and no plat shall be filed or recorded until submitted to and approved by the Approving Authority in accordance with ORS Chapter 92.

B. Minimum standards: The requirements and standards set forth in this chapter are the minimum ones to which a subdivision, partition, or boundary adjustment must conform before approval by the Approving Authority. Scenic, Natural, Cultural and Recreational resource buffers set forth in Chapter 14 - Scenic Area Review shall not be altered or varied to allow design standards to be met.

C. Conformity with the comprehensive plan: All divisions of land and boundary adjustments shall conform to and be in harmony with the Wasco County Comprehensive Plan and National Scenic Area Land Use Designation Map and the Management Plan for the Columbia River Gorge National Scenic Area and map of that portion of the Columbia River Gorge National Scenic Area within which the subdivision and partition lies.

D. Conformity with zoning chapter: All divisions of land and boundary adjustments, regardless of the number of lots or parcels, shall comply with all specifications authorized by Chapter 3 of this Ordinance. All lots created shall conform in all respects with the applicable regulations of Chapter 3, including uses of land, lot size and dimensions, space for off-street parking, landscaping and other requirements as may be set forth. Variances from minimum parcel sizes shall not be granted.

Land divisions shall also be made only in full compliance with standards set in Chapter 14 - Scenic Area Review.

E. Relation to Adjoining Street System: A subdivision or partition shall provide for the continuation of the principal streets existing in the adjoining subdivisions or of their proper projection when the adjoining property is not subdivided, and such streets shall be of a width not less than the minimum requirements for streets set forth in these regulations.

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F. Redevelopment Plan:

1. In subdividing or partitioning tracts of land into large lots which at some future time could be further divided, the Director may require that blocks and lots shall be of such size and shape, be so divided into lots, and meet such building site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any parcel into lots of a smaller size which shall have the minimum lot frontage on a street.

2. No lot in a platted subdivision shall be reduced in size from that shown on the recorded plat if the newly created lot will have less than the minimum lot area for the zone in which it is located.

3. Any lot in a platted subdivision may be enlarged to approximate more closely the minimum lot area for the zone in which the lot is located, provided that no leftover lot areas shall be less than the minimum lot area for the zone.

4. Any person dividing tracts of land into large lots which at some future time could be further divided and still meet the minimum lot size requirement of the zone in which the land is located shall provide suitable road access to each created parcel so that the future development of each parcel will provide access for redevelopment parcels or lots.

G. Access: A unit of land shall be considered to have access by way of a street, either private or public, if the following criteria are satisfied:

1. The unit of land abuts on the street.

2. There is a legal right appurtenant to the unit of land to use the street for ingress and egress. A legal right to use a private street may be evidenced by: (a) an express grant or reservation of an easement in a document recorded with the County Clerk; (b) a decree or judgment issued by a court of competent jurisdiction; (c) an order of the County Court establishing a statutory way of necessity or gateway road; or, (d) an express easement set forth in a duly recorded subdivision.

3. The street provides actual physical access for the unit of land.

4. At the time of creation of one or more new parcels, consolidation of access shall be considered in order to reduce adverse effects on scenic, cultural, natural and recreation resources.

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H. Access Requirements for Land Divisions: Each unit of land shall be provided with access by a public road except as provided below:

1. Private Easement Road - A unit of land may have access by way of a private easement road upon a finding by the Approving Authority that such road provides access for not more than three (3) units of land and serves not more than three (3) units of land.

2. Private Road - In resource areas only (areas zoned F-1, F-3, A-1 and A-2), a unit of land may have access by way of a private road upon findings of the Approving Authority that:

   a. Such private road provides access for not more than ten (10) units of land and serves not more than ten (10) units of land;

   b. Private road approval is obtained pursuant to Section 21.400;

   c. Private road is constructed to standards of Section 21.430 when more than three (3) units of land use roadway;

   d. The primary use of the road is to provide access for resource activities. Conflicting uses shall be minimized;

   e. When service to more than ten (10) units of land is possible, provision shall be made to serve the area by public road, including but not limited to: (a) dedication of right-of-way; (b) extension and improvement of the roadway to public road standards such that not more than ten (10) units of land may be served.

I. Alignment: As far as practical, streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall wherever practical leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than one hundred twenty-five (125) feet.

J. Half Streets: Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition when in conformity with the requirements of this Ordinance and when possible to require the dedication of the other half when the adjoining property is subdivided. Whenever an existing half street is adjacent to land to be subdivided, the remaining half of the street shall be dedicated within such subdivision. Reserve strips and street plugs may be required to insure the objectives of obtaining full width streets.

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K. Streets Adjacent to Railroads, Freeways and Parkways: When a subdivision or partition contains or is adjacent to a railroad, a parallel street may be required on each side of such railroad. A land strip of not less than twenty-five (25) feet in width shall be provided along a railroad right-of-way for screen planting or park purposes between the railroad and residential lots. Parallel, local service streets shall be provided on each side of a freeway or parkway either within or abutting their right-of-way. When such parallel streets are less than eighty (80) feet from such freeway or parkway the intervening property shall be used for only park or thoroughfare purposes. Streets paralleling railroads, at those cross streets where grade separations are proposed, shall be located at a distance from the railroad that provides for such grade separation structure.

L. Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or partitioning.

M. Future Extension of Streets: Where necessary to give access to or permit a satisfactory future subdivision or partitioning of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead-end streets may be approved without a turnaround. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

N. Alleys: The minimum width of alleys, when provided in residential blocks, shall be twenty (20) feet. Alleys shall be provided in commercial and industrial districts and shall not be less than twenty (20) feet in width. The corners of all alleys at their intersection with streets and other alleys shall be rounded and have a radius of not less than ten (10) feet.

O. Pedestrian Ways: When desirable for public convenience, pedestrian ways may be required to connect to cul-de-sacs or to pass through unusually long or oddly shaped blocks.

P. Cul-De-Sacs: In general, dead-end (cul-de-sac) streets are not desirable, but if provided, shall terminate in a turnaround with a minimum property line radius of fifty (50) feet.

Q. Street Intersections:

1. All streets shall intersect at right angles (90 degrees) one to the other; where an intersection at ninety (90) degrees cannot be secured by reason of physical conditions of the site an angular intersection of not less than sixty (60) degrees may be permitted.

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2. Property corners at street intersections shall be rounded and with a radius of not less than ten (10) feet.

3. Major thoroughfares intersections shall have roadway curb radii of not less than twenty-five (25) feet; all other street intersections shall have roadway curb radii of not less than twenty (20) feet.

R. Reserve Strips: Reserve strips or street plugs dedicated to the County and controlling the access to a street may be approved or required when necessary to:

1. Prevent access to the street on a side where additional width is required to meet the minimum right-of-way standards;

2. Prevent access to abutting property at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or

3. Prevent the uncontrolled development of land.

S. Marginal Access Streets: Where a subdivision or partition abuts or contains an existing or proposed arterial street, the Approving Authority may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.

T. Utility Lines: Easements for sewers, water mains, electrical lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least twelve (12) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six feet in width.

U. Water Courses: If a subdivision or partition plat is traversed by a water course such as a drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses may be required.

V. Environmental Hazards: If a subdivision or partition contains known hazards resulting from potential for flooding, land movement, high water tables, erosion, or similar natural phenomena, the Approving Authority may require dedication of protective easements for uses that would minimize aggravation of the environmental hazard.

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W. Blocks: No block shall exceed twelve hundred (1200) feet in length between streets. In blocks over eight hundred (800) feet in length there shall be a cross walkway of not less than ten (10) feet in width, near the middle of the block. The width of blocks shall be such as to allow two tiers of lots, except where in the opinion of the Approving Authority a relatively short length of double frontage lots are unavoidable.

X. Lots:

1. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the types of use permitted. Lot dimensions shall not include part of existing or proposed streets. All lots shall be buildable, except a public utility lot. Depth and width of utility lots shall be adequate to provide for standard setbacks for service structures, and to furnish off-street parking facilities required by the kind of use contemplated. In no other case shall the width or area be less than that prescribed for the zone in which the lot is proposed.

2. Each side lot line shall be at right angles to the adjacent street line or radial to a curved street line, unless the Approving Authority determines that variation from these requirements is necessitated by unusual circumstances such as topography and site location.

3. Lots with double frontage shall be avoided, except where the Approving Authority determines that such lots are essential to provide separation or residential development from major traffic arterials or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten (10) feet wide, across which there shall be no rights of access, may be required along the line of lots abutting such a traffic arterial or other incompatible use. Such area shall be considered the rear portion of the lot.

4. Flag lots shall not be permitted, except when unusual circumstances exist. Such circumstances may include characteristics of topography and site which affect construction on the property or access to the property. Approval of the creation of flag lots by the Approving Authority shall be based on specific findings indicating what unusual circumstances exist.

Y. Public Open Space: School sites, neighborhood playgrounds, parks and recreation areas shall be located in accordance to the development pattern of the County or the County area. When such public school or recreation sites are within the area of an approved subdivision they may be dedicated to the County or shall be reserved until such time as the County is able to acquire them. Parks and recreation areas shall be provided at the rate of one (1) acre of recreation area to every one hundred people.

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Z. Subdivision Name: The name of any subdivision shall not duplicate or be so similar as to be confused with the name of any existing subdivision or parcel or area within the County.

AA. Street Names: Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the names of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area and, if near a city, to the pattern in the city, and shall be subject to the approval of the Approving Authority.

BB. Street Signs: All street and highway signs shall meet the County standards for such signs.

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SECTION 21.100 Land Partitioning Approval

A. Approval of Preliminary Partition Plans:

1. An application for preliminary partition plan approval shall be initiated as provided in Chapter 2.

2. In addition to the complete application requirements for Chapter 14 - Scenic Area Review, a preliminary partition application, plan and supporting documentation shall include the following:

a. a vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;

b. any existing permanent structures and their setbacks to existing and proposed property lines;

c. all existing and proposed means of utilities for each tract including but not limited to water, primary and secondary septic drainfields, sewer lines, telephone lines, and electrical lines;

d. predominant topographical features such as bluffs and rock outcroppings;

e. areas subject to sliding or other natural hazards;

f. areas subject to flooding and all water courses and their directional flows, including marshes and wetlands;

g. north point, scale and date;

h. zoning classification and comprehensive plan map designation of the land;

i. a plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed streets and roads;

j. all existing and proposed public and private easements, restrictions, and covenants providing for, or affecting all services, utilities, or access must be shown on the face of the map along with the legal description. If it is a pre-existing easement or if the easement has been filed with the County Clerk prior to the final approval of the land partition, then the Recorder's number shall

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appear on the face of the map; and

k. if not sewered and located in an "F-1", "F-3", "A-1" or "A-2" zone, a statement signed by an authorized representative of the Department of Environmental Quality, State of Oregon, or County Sanitarian regarding the suitability of each parcel to be partitioned for subsurface sewage disposal; or a signed statement shown on the face of the final partition plan that no investigation has been made of the suitability of any given parcel by an authorized representative of the Department of Environmental Quality, and that no warranty is made that any parcel will be usable for subsurface sewage disposal; or

l. if not sewered and located in an "RR" or "PR" zone, a statement signed by an authorized representative of the Department of Environmental Quality approving each parcel to be partitioned for subsurface sewage disposal; or a statement signed by the County Sanitarian or an officer of a public sewer district or corporation warranting the availability of sewer hook-ups for each parcel to be partitioned.

3. Standards for approval of a preliminary partition plan.

a. A decision on a preliminary partition plan application shall be made by the Approving Authority as provided in Chapter 2 of this Ordinance.

b. The preliminary partition plan shall be approved if the Approving Authority finds that the information required by this subsection has been provided, if the proposal complies with Chapter 3 - Basic Provisions, and Chapter 14 - Scenic Area Review, and if the standards of Section 21.030 have been met.

4. The Approving Authority may require dedication or reservation of land and utility or drainage easements; and may impose conditions promoting redevelopment of the parcels if, in view of the zoning and comprehensive plan map designation, the acreage of a parcel or parcels in contiguous ownership make additional partitioning of the subject property feasible.

B. Approval of Final Partition Map:

1. Within twenty four (24) months from the date of preliminary partition approval, the applicant shall initiate a request for final partition map approval by filing with the Director a final map prepared in accordance to those standards in this section.

2. The approval of a final partition map by the Director is a ministerial action. The Director shall grant final approval if he determines that:

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a. the final map and any supporting documents are in substantial conformance with the approved preliminary partition plan;

b. any conditions imposed by the Approving Authority have been met;

Substantial conformance means that any differences between the preliminary and final plans are "minor amendments", as defined in Section 21.110 that clearly will not adversely affect scenic, natural, cultural or recreational resources.

3. The granting of final map approval shall not be affected by a change in the zone or plan map designation of the subject property made after approval of the preliminary partition plan.

4. After approval of the final partition map, the Director, County Surveyor, Assessor/Tax Collector, and Clerk shall endorse their approval on the drawing. The drawing shall be filed with the County Clerk and a copy with the County Surveyor's Office.

5. All parcels in a partition that are ten (10) acres or greater in size need not be surveyed. The final partition map shall be prepared on a standard format available from the Wasco County Planning Office. Five copies of the final map shall be submitted in addition to the original.

C. Final Land Partition Map Requirements:

1. Conformance to preliminary plan. The map shall substantially conform to the preliminary plan as approved.

2. Preparation. All maps shall be prepared by a professional land surveyor registered with the State of Oregon.

3. Format. All maps shall be drawn in a good quality of black ink, approved by the County Surveyor, on a standard format available at the Wasco County Planning Office.

4. Survey accuracy.

a. The survey for the map shall be of such accuracy that the error of closure shall not exceed one (1) foot in five thousand (5,000) feet. Any lesser accuracy shall be allowed only with the approval of the County Surveyor.

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b. The dimensions shown on the map shall be of such accuracy that the error of closure on any portion shall not exceed one (1) foot in ten thousand (10,000) feet.

5. Measurements. The map shall contain the following measurements:

a. The boundary lines with distance and bearings, the exact location and widths of existing or recorded streets, intersecting the boundary of the tract.

b. The lengths of arcs, radii, internal angles, lengths and bearings of the tangents and the length and bearings of chords.

c. The area of each parcel in either acres to the nearest 1/100th, or square feet.

d. All bearings or measured angles and distances separately indicated from those of record.

e. All monuments set and their relation to older monuments found. A detailed description of monuments found and set shall be included and all monuments set shall be separately indicated from those found.

Any additional information shall be typed or printed in narrative form.

6. Monuments.

a. The map shall contain the location, material and approximate size of all monuments which have been set. A monument shall be set at every angle point along the boundary lines, any exceptions shall be allowed only with the approval of the County Surveyor. All monuments shall be set and referenced on the map before the map is offered for approval.

b. Monuments shall meet the specifications of the County Surveyor and shall be no less than those required by ORS. 92.060.

c. For partitions involving land in a flood plain, the provisions of 21.310(B)(8)(e) shall apply.

7. General Information. The map shall comply with ORS 209.250 and contain the following information in addition to the preliminary plan information except that (A)(2)(a) – (e) shall not be required to be on the face of the plat:

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a. table indicating the acreages of all existing and newly created parcels;

b. Assessor Account Number for each existing property;

c. Planning Department File Number;

d. name and address of all the landowners and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;

e. location of the parcel by one-fourth section and Donation Land Claim, Township and Range;

f. the course of all lines traced or established, giving the basis of bearing and the distance and course to a section corner or Donation Land Claim corner in Township and Range, or a lot corner of a platted subdivision;

g. narrative per O.R.S. 209.250;

h. Any additional information made a condition of approval of the tentative plan.

i. Space for date and signatures of the following officials for maps of partitions:

(1) County Planning Director or their designee
(2) County Surveyor
(3) County Assessor/Tax Collector
(4) County Clerk

j. When all parcels subject to the tentative approval are not required to be surveyed or made part of the final partition map, a schematic diagram shall be included on the face of the final survey map showing the exterior boundaries of all parcels, relationship with the parcel(s) requiring surveying and designations identifying the different parcels.

8. County Surveyor Fees: In the cases where partitions are required to be surveyed, the partitioner shall pay a fee to the County Surveyor as provided in ORS 92.100(2). If the interior monuments are not set prior to the approval of the plat, the subdivider shall pay an additional fee to the County Surveyor equal to fifty percent (50%) of that fee provided in OR. 92.100(2), to cover the second field check as provided in post monumentation. In the event a second field and/or office check becomes necessary because of substantial discrepancies found in the first check, the County Surveyor may, at his discretion, charge a second fee or partial fee.

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SECTION 21.110 Amendments to Preliminary Plans and Final Plats or Maps

A. Definitions:

1. "Minor Amendment" means a change which:

a. Does not change the number of parcels created by the subdivision or partition;

b. Does not enlarge the boundaries of subdivided partitioned, or boundary adjusted area;

c. Does not change the general location or amount of land devoted to a specific land use; or

d. Includes only minor shifting of the established lines, location of buildings, proposed public or private streets, pedestrian ways, utility easements, parks or other public open spaces; or

e. Shall not adversely affect scenic, natural, cultural or recreational resources.

2. "Major Amendment" means any change which is not a minor amendment.

B. Approval of Minor Amendments: A minor amendment to an approved preliminary subdivision, partition, or boundary adjustment plan or to an approved final subdivision, partition, or boundary adjustment plat or map may be approved by the Director.

C. Approval of Major Amendments: Approval of a major amendment to an approved preliminary subdivision partition, or boundary adjustment plan or to an approved final subdivision, partition, boundary adjustment plat or map shall be subject to the provisions of Chapter 2.

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SECTION 21.200 Property Line Adjustments & Replats

A. Property Line Adjustments

1. Application - The decision on a request for a Property Line Adjustment shall be under Chapter 2. A completed application, as prescribed by the Director, shall be filed prior to any action on a Property Line Adjustment. A completed application shall contain the same information required for preliminary partition plans in Section 21.100(A).

2. Approval Standards for all zones except Open Space and Public Recreation: The request for a property line adjustment shall be approved by the Director if the following criteria are met;

   a. The adjustment will not result in the creation of any new parcel(s).

   b. GMA Only: The adjustment shall not result in the potential to create a new parcel(s) or residential development in excess of the minimum density allowed by the land use designation(s) for the affected parcels.

      Adjustments that would result in the potential to create additional parcels through subsequent land divisions, shall be subject to the full provisions of Chapter 14 Scenic Area Review.

   c. The proposal will not render any property unusable, nor shall the usefulness, utility or viability of the property be reduced from the designated purpose statement of the zoning district in which the property is located.

   d. GMA Only: Property which presently conforms to the lot size requirements of the zoning district in which it is located shall not become nonconforming as a result of the property line adjustment, except to allow a public or non-profit entity to acquire land for the purpose of protecting and enhancing scenic, cultural, recreation or natural resources, provided the land to be acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions and development.

      SMA Only: The adjustment shall not result in a parcel greater than or equal to 40 acres becoming less than 40 acres.

   e. SMA Only: The adjustment shall not result in a parcel less than 40 acres becoming 40 acres or greater.

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f. Property line adjustments shall result in greater conformity where it can be achieved. Property line adjustments to nonconforming property (less than the current minimum lot size in the GMA and less than 40 acres in the SMA) shall not result in greater nonconformity, except to accomplish one of the following purposes:

(1) Resolve boundary disputes, correct physical encroachments, provide reasonable access, or meet buffer or set back requirements, provided:

(a) in the GMA, the parcel to be enlarged would not become eligible for a subsequent land division and in the SMA the parcel to be enlarged would not become 40 acres or greater, and

(b) the amount of land transferred would be the minimum necessary to resolve the issue.

(2) Allow a public or non-profit entity to acquire land for the purpose of protecting and enhancing scenic, cultural, recreation or natural resources, provided the land to be acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions (in the GMA) and residential development.

g. (GMA Only): Adjusted property lines may cross zoning district boundaries unless

(1) The adjustment will increase the number of parcels or lots which could potentially be created, based on the density requirements of the applicable zoning district; or

(2) The adjustment will allow the boundary of a parcel designated Large-Scale Agriculture, Commercial Forest, Large Woodland or Open Space to be extended into another land use designation for the purpose of establishing a dwelling under less stringent guidelines (e.g., extending a parcel designated GMA Large-Scale Agriculture into a parcel designated Rural Center or Residential).

h. The adjustment will not cause any previously approved parcels or developments to violate conditions of approval or become out of compliance or further out of compliance with existing land use and resource protection criteria, including, but not limited to, requirements for setbacks, buffer zones and landscaping.

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i. The adjustment shall not result in a parcel that cannot comply with existing land use and resource protection criteria, including, but not limited to requirements for setbacks, buffer zones and landscaping.

j. Proposed property line adjustments which have the net result of physically relocating a parcel to a new location beyond an existing common boundary line or which requires the creation of a private or public road will not be acted on, and must be reviewed under Section 21.100 of the Wasco County Land Use and Development Ordinance.

3. (GMA Only):Approval Standards for Open Space and Public Recreation zones
In addition to meeting the standards of 2(a), (g), (h), & (i) above, adjustments Shall comply with the following standards:

   a. Open Space: The adjustment may be allowed upon demonstration that it is necessary to facilitate efforts to protect and enhance scenic, cultural, natural, or recreation resources. (Note: There is no specified minimum parcel size for parcels designated Open Space.)

   b. Public Recreation: The adjustment may be allowed upon demonstration that it is necessary to facilitate, enhance, or otherwise improve recreation uses on the parcel. (Note: There are no specified minimum parcel sizes for parcels designated Public Recreation.)

4. Survey Requirements for Property Line Adjustments: An adjusted property line created by the relocation of a common boundary as described in ORS 92.010 (7)(b) shall be subject to the final mapping requirements listed in 21.100(B) & (C). In addition the final map shall contain a written legal description of all newly created legal parcels as a result of the property line adjustment.

B. Replats shall be reviewed according to 1 or 2 below with the exception that the requirements of ORS 92.180 - 92.190 shall apply.

1. Replats which result in a reconfiguration between lots or parcels in a recorded subdivision or partition, a decrease of lots in a recorded subdivision, or a correction of an error or irregularity in the original plat shall be reviewed according to A above.

2. Replats which result in an increase in the number of lots in a recorded subdivision shall be reviewed according to Section 21.100, Land Partitioning Approval.

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SECTION 21.300 Preliminary Subdivision Plan Approval

The approval of a preliminary subdivision plan is reviewed by the Planning Commission subject to the provisions of Chapter 2.

A. Application for Preliminary Subdivision Plan Approval:

1. An application for preliminary subdivision plan approval shall be initiated as provided in Chapter 2 of this Ordinance.

2. In addition to the complete application requirements for Chapter 14 - Scenic Area Review the applicant shall file with the Director a preliminary subdivision plan and ten (10) additional copies, together with improvement plans and other supplementary information required by B belwo to demonstrate the design and objectives of the subdivision.

3. The preliminary plan shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale of the drawing is to be one (1) inch equals one hundred (100) feet, or one (1) inch equals fifty (50) feet.

B. Information Required in the Preliminary Subdivision Plan:

1. All existing and proposed means of utilities for each tract including but not limited to water, sewer, telephone lines, and electrical lines.

2. Any existing permanent structures and their setbacks to existing and proposed subdivision lot lines.

3. Predominant topographical features such as bluffs and rock outcroppings.

4. Typical cross-sections of proposed streets, showing all improvements proposed within the street right-of-way at such scale to clearly show the details thereof.

5. Contour lines may be required at intervals to be determined by the Director.

6. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.

7. The location, width and names of all existing or plotted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad

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rights-of-way and other important features such as section lines, political subdivisions or corporation lines and school district boundaries.

8. Vicinity sketch showing how the proposed streets and alleys may connect with existing streets in neighboring subdivisions or undeveloped property.

9. Zoning classification and comprehensive plan map designation of the land.

10. The location of any environmental hazard; area unsuitable for building purposes; or land subject to mass movement, excessive erosion, or similar natural phenomena.

11. The proposed name of the subdivision.

12. North point, scale, date of preparation, and bases of bearing.

13. Areas subject to flooding, storm water overflow and all water courses and their directional flows, including marshes and wetlands;

14. Names and addresses of the subdivider, owner, mortgagee, if any and of the engineer, surveyor or land planner or landscape architect.

15. The tract designation or other description according to the real estate records of Wasco County.

16. The boundary lines (accurate in scale) of the tract to be subdivided.

17. All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any.

18. All existing and proposed public and private easements, restrictions, and covenants providing for, or affecting all services, utilities, or access must be shown on the face of the map along with the legal description. If it is a pre-existing easement or if the easement has been filed with the County Clerk prior to the final approval of the land partition, then the Recorder's number shall appear on the face of the map; and

19. Proposed lots, approximate lot dimensions, and lot numbers. Where lots are to be used for purposes other than residential, it shall be indicated upon such lots.

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20. Parks, playgrounds, recreation areas, parkways, and other open space for public use.

21. Locations of proposed tree plantings or other plantings. Appropriate information clearly stating the map is a tentative plan.

22. Proposed source of water supply, if any; estimated volume to be available, together with data regarding the location, type, and size of all storage facilities, distribution lines, fire hydrants, and gate valves.

23. If domestic water supply proposed by the developer includes the drilling of wells, information on the feasibility of well drilling. Such information will be provided even if the developer is not required by the Commission to drill the wells.

24. The proposed method of sewage disposal.

    a. If to be served by a community sewer system, data regarding the location, type, size, approximate grade, and capacity of all collection lines, feeder lines, trunk lines, pumping stations, storage facilities, backflow prevention devices, and gate valves. If treatment is to be accomplished by an existing municipal or public sewage facility, a statement regarding the ability of the facility to accommodate the projected increased load. If treatment is to be accomplished by a new installation or privately owned treatment facility, a statement regarding conformity to applicable regulations of the Oregon State Department of Environmental Quality.

    b. If to be served by a community collection and storage system, data regarding the location, type, size, approximate grade, and capacity of all lines, holding tanks, storage facilities, pumping facilities, and valves.

    c. If to be served by subsurface sewage disposal, a statement from an authorized representative of the Department of Environmental Quality, State of Oregon, or the County Sanitarian regarding the approval of each lot or parcel to be sold for installation of septic tank facilities.

25. Proposed building setback lines.

C. Development Phasing:

1. A preliminary subdivision plan may provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.

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2. Time limitations for the various phases must meet the following requirements:

   a. Phase 1 final plat shall be approved within twenty four (24) months of preliminary approval.

   b. Phase 2 final plat shall be approved within thirty six (36) months of preliminary approval.

   c. Phase 3 final plat shall be approved within forty eight (48) months of preliminary approval.

D. Criteria for Approval of Preliminary Subdivision Plan:

1. A decision on the preliminary subdivision plan application shall be made by the Approving Authority as provided in Chapter 2.

2. The preliminary subdivision plan shall be approved if the Approving Authority finds the following:

   a. The information required by this Chapter has been provided;

   b. The standards of Section 21.030 have been met; and

   c. If the preliminary plan provides for development in more than one phase, the Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.

E. Duration of Preliminary Subdivision Plan Approval:

1. Approval of a preliminary subdivision plan shall be valid for twenty four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase, subject to the limitations of (C)(2) above.

2. If any time limitation is exceeded, approval of the preliminary subdivision plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require a new development request.

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F. Granting of Extensions:

1. An applicant may request an extension of the validity of a preliminary subdivision plan approval, or, if the preliminary plan provides for phased development, an extension of the validity of preliminary approval with respect to the phase the applicant is then developing. Such request shall be considered an Administrative Action and shall be submitted to the Director, in writing, prior to expiration of such approval, stating the reason why an extension should be granted.

2. The Director may grant one extension of up to twelve (12) months in the validity of a preliminary subdivision plan approval or, if the preliminary plan provides for phased development, one extension of up to twelve (12) months in the validity of a preliminary subdivision plan approval with respect to the phase then being developed, if it is determined that a change of conditions, for which the applicant was not responsible, would prevent the applicant from obtaining final plat approval within the original time limitation.

SECTION 21.310 Final Subdivision Plat Approval

Approval of a final subdivision plat is reviewed by the Planning Commission and subject to the provision of Chapter 2.

A. Application for Final Subdivision Approval:

1. Before expiration of the validity of the preliminary subdivision plan approval obtained pursuant to 21.300, the applicant shall cause an Oregon licensed land surveyor to survey the subdivision and to prepare a final plat, in conformance with the approved preliminary plan.

2. The applicant shall initiate a request for final plat approval by filing with the Director a final plat, an exact reproducible transparency, other supporting documents as described in B, Final Subdivision Plat Requirements through D, Performance Bond, below, and the appropriate fees as established by the County Court.

B. Final Subdivision Plat Requirements:

1. The final plat shall be prepared in conformance with all provisions of this Section.

2. Prior to submission for final approval, the final subdivision plat shall be signed by

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all persons who own land in the subdivision and the mortgagees, or by their authorized representatives or any title-holder. The plat shall bear the signature and seal of the licensed land surveyor responsible for its preparation and certification that the plat has been correctly surveyed and properly monumented. All signatures must be with black ink.

3. Conformance to preliminary plan. The plat map shall substantially conform to the preliminary plan as approved.

4. Preparation. All plat maps shall be prepared by a professional land surveyor registered with the State of Oregon.

5. Format. All plats shall be drawn with a good quality black ink, approved by the County Surveyor, on .005 inch thick polyester based transparent drafting film, or an equivalent, matted on both sides, eighteen inches by twenty-four inches (18"x24") in size with a two-inch border on the left end and 1-inch borders elsewhere, suitable for binding and copying purposes. The quality of said drafting film and any other drafting particulars will be subject to the County Surveyor's approval. No diazo process may be used.

6. Survey Accuracy.

   a. The survey for the subdivision plat shall be done in a manner to achieve a relative positional accuracy of one-tenth of a foot or one ten-thousandth of the distance shown on the plat, whichever is greater, relative to the overall boundary. Any lesser accuracy shall be allowed only with the approval of the County Surveyor.

   b. The dimensions shown on the plat shall be of such accuracy that the error of closure of any portion shall not exceed one (1) foot in ten thousand (10,000) feet.

7. Measurements. The plat shall contain the following measurements:

   a. The boundary lines with distances and bearing the exact location and width of existing or recorded streets intersecting the boundary.

   b. The lengths of arcs, radii, internal angles, lengths and bearings of tangents and lengths and bearings of chords.

   c. Block indications, lot numbers and lot lines with dimensions in feet and hundredths and bearings and angles to street and alley lines.

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d. The area of each lot in either acres, to the nearest 1/100th of an acre, or square feet.

e. All bearings or measured angles and distances separately indicated from those of record.

f. All monuments set and their relation to older monuments found. A detailed description of monuments found and set shall be included and all monuments set shall be separately indicated from those found.

Any additional information shall be typed or printed in narrative form.

8. Monuments.

a. The plat shall contain the location, material, and approximate size of all monuments which have been set. A monument shall be set at every angle point along the boundary lines, any exceptions shall be allowed only with the approval of the County Surveyor. All monuments for the exterior boundaries of a subdivision shall be set and referenced on the plat before the plat is offered for approval. Interior monuments need not be set prior to the approval of the plat. Special symbols shall be used to designate and describe points where such monuments will be set.

b. Monuments shall meet the specifications of the County Surveyor and shall be no less than those required by ORS 92.060.

c. If the interior monuments are not set prior to the approval of the plat:

(1) The person performing the survey work shall, by affidavit, certify that the interior monuments will be set by a date specified by him, such a date not exceeding one year from the date of submission of the plat for approval. The County Surveyor may extend the one year period and such extension shall be in writing. The County Surveyor shall submit a written copy of the extension to the Director.

(2) The subdivider shall furnish to the Wasco County Surveyor's Office a bond or cash deposit, at the option of the Wasco County Surveyor's Office in the amount equal to not more than 120 percent of the County Surveyor's estimate of the cost to perform the work for the interior monumentation.

(3) Space will be provided on the face of the plat for endorsement of the

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recording reference to the plat copy to be filed upon completion of such interior monumentation.

(4) Upon completion of the interior monumentation, the person performing the survey shall indicate upon a copy of the plat that monumentation has been completed.

(5) The County Surveyor shall check the interior monumentation, and, if the conditions required on the tentative plan have been complied with, he shall so certify on the plat copy and file it with the County Clerk.

(6) The County Clerk shall file the plat copy and reference the filing number on the original plat. The County Clerk shall advise the County Surveyor of such number for notation on the plat previously filed with him.

d. The person performing the survey work shall certify by affidavit that he has correctly surveyed and marked with proper monuments the land as represented.

e. Flood Plain Monumentation for Subdivisions and Partitions. For subdivisions and partitions involving land in a flood plain, the following specifications shall apply:

(1) A standard Bench Mark shall be a minimum of thirty-six inches (36") in depth and eight inches (8") in diameter, constructed of concrete with a brass cap set in the center. The brass cap shall bear the name of the Bench Mark, the year set and the agency or Registered Land Surveyor's license number. The Bench Mark shall be set at least thirty inches (30") in the ground in a stable, protected area of the partition or subdivision. The elevation established shall be 3rd order or higher.

(2) The Bench Mark location shall be indicated on the face of the Plat or Final Survey Map along with its name and elevation and the name, year, and elevation of the Bench Mark upon which the elevation is based.

(3) The level notes or a copy thereof shall be filed with the final map. Any exceptions shall be allowed only with the approval of the County Surveyor.

(4) Field notes and closure copies to County Surveyor:

(a) Copies of all lot closures, block closures and plat closures of the subdivision shall be furnished to the County Surveyor upon his request.

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(b)If the interior monuments are not set prior to the approval of the plat, the field notes or legible copies for the original survey of the subdivision shall be furnished to the County Surveyor upon his request.

9. General Information. The map shall comply with ORS 209.250 and contain the following information in addition to the preliminary plan information except that 21.3 00(B)(1) – (8) shall not be required to be on the face of the plat:

   a. Table indicating the approximate acreages of all existing and newly created parcels and lots.

   b. Assessor Account Number for each existing property.

   c. Planning Department File Number.

   d. Legal description of the subdivision boundaries, area of the subdivision in acres, and the location of the subdivision by one-fourth section and Donation Land Claim, Township and Range.

   e. Subdivision block and lot boundary lines and street right-of-way and center lines with dimensions to the nearest 1/100th of a foot, bearings or deflection angles, radii, arcs, points of curvature, chord bearings and distances, and tangent bearings. Subdivision boundaries, lot boundaries, and street bearings shall be shown to the nearest thirty (30) seconds with basis of bearings.

   f Names and width of the portion of streets being dedicated, the width of any existing right-of-way, and the width on each side of the center line. For streets on curvature, curve data shall be based on the street center line. In addition to the center line dimensions, the radius and central angle shall be indicated.

   g. Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. If an easement is not of record, a certified copy of the easement shall be provided. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the subdivision must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate of dedication.

   h. Locations and widths of drainage channels, railroad rights-of-way, reserve strips at the end of stubbed streets or along the edge of partial width streets

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on the boundary of the subdivision.

i. Numbering of blocks and lots, as follows:

(1) Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout the subdivision. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure or lot numbers. In an addition to a subdivision of the same name, numbers shall be a continuation of the numbering in the original subdivision.

(2) Lot numbers beginning with the number "1" and numbered consecutively in each block.

j. Ties to any city, county, or adjacent subdivision boundary lines.

k. The course of all lines traced or established, giving the basis of bearing and the distance and course to a section corner, one-sixteenth corner or Donation Land Claim corner in Township and Range.

l. Space for date and signature of the County officials specified in I below.

m. Any conditions specified by the Approving Authority upon granting preliminary approval.

n. A copy of the covenants, if any, that will be placed on the subdivision, including the volume and page(s) of recording with Wasco County.

o. A copy of all documents relating to establishment and maintenance of private facilities, common areas and easements, including the volume and page(s) of recording with Wasco County.

p. A copy of all documents relating to additional requirements or restrictions required by the County as a condition of approval.

q. A certificate signed and acknowledged by all parties having any record title interest in the land consenting to the preparation and recording of the plat.

r. A certificate signed and acknowledged by all parties having any record title interest in the land dedicating all land intended for public use and common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply systems the donation of which was made a

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condition of the approval of the tentative plan.

s. A narrative per ORS 209.250(2).

t. All subdivisions outside the boundaries of an irrigation district, drainage district, water control district, or district improvement company must file a statement of water rights. If a water right is appurtenant to the lands of the subdivision, the statement of water right and a copy of the subdivision plan must be submitted to the Oregon Water Resources Department. A copy of the acknowledgment from the Water Resources Department must be submitted with the final subdivision plat.

u. Any additional information made a condition of approval of the tentative plan.

10. Supplemental Information with Final Plat. The following data shall accompany the final plat:

a. A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises.

b. Sheets and drawings showing the following:

(1) Traverse data including the coordinates of the boundary of the subdivision and ties to section corners and donation land claim corners, and showing the error of closure, if any.

(2) The computation of all distances, angles, and courses shown on the final map.

(3) Ties to existing monuments, proposed monuments, adjacent subdivision, street corners, and state highway stationing.

c. A copy of any dedication requiring separate documents.

d. A Plan and Profile showing the following:

(1) Widths of the proposed dedication throughout the length of the proposal.

(2) Centerline alignment showing P.C. and P.T. stationing on all curves, necessary curve data and bearings of tangents.

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(3) Ground line and grade line profile on the centerline of the proposed street or road.

(4) Vertical curve data showing P.I. elevations and stations, length of vertical curve and tangent grades.

(5) Proposed drainage structures, showing both size and type of structure.

(6) Earthwork distribution, i.e., volume of cuts and fills shown in appropriate haul distribution brackets.

(7) Provisions for waste or borrow areas if widened cuts or fills do not provide the desired balance of material.

(8) Toe of slope and top of cut lines showing the limits of the construction area within the dedication.

(9) Typical section of roadbed to be constructed.

(10) Sections lines, fractional section lines and/or Donation Land Claim lines tied to corner from which dedication description is prepared.

(11) Vicinity map in the upper left hand corner of the first plan sheet showing roughly the relationships of the proposed road to cities, state highways, county roads, or other well-defined topographical features.

(12) The stamp and signature of the registered Professional Engineer or qualified land surveyor preparing the plans.

e. Cross Sections

(1) Shall be platted on standard 10-square inch or CAD cross-section print-outs.

(2) Shall show proposed widened cuts or fill if these are needed for material balance.

f. If sewer and/or water facilities are required as the condition of approval of the Final Plat, the following may be required to be submitted with the Final Plat:

(1) Plans and profiles of proposed sanitary, and storm-water sewers, with grades, pipe sizes and the location of manholes indicated.

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(2) Plans and profiles of the proposed water distribution system showing pipe sizes and the location of valves and fire hydrants.

(3) Specification for the construction of all proposed sewer and water lines and other utilities.

(4) Grading plans and specifications as required for areas other than streets and ways.

(5) Planting plans and specifications for street trees and other plantings in public areas.

11. County Surveyor Fees: The subdivider shall pay a fee to the County Surveyor as provided in O.R.S. 92.100(2). If the interior monuments are not set prior to the approval of the plat, the subdivider shall pay an additional fee to the County Surveyor equal to fifty percent (50%) of that fee provided in O.R.S. 92.100(2), to cover the second field check as provided in post monumentation. In the event a second field and/or office check becomes necessary because of substantial discrepancies found in the first check, the County Surveyor may, at his discretion, charge a second fee or partial fee.

C. Agreement for Improvements

1. Before approval of the final subdivision plat, the applicant shall either install the improvements required by the preliminary plan approval and repair existing streets and other public facilities damaged in the development of the subdivision, or shall execute and file with the County Court an agreement between himself and the County specifying the period within which required improvements and repairs will be completed. The agreement may provide that if work is not completed within the period specified, the County may complete the work and recover the full cost and expense thereof from the applicant.

2. An applicant may request an extension of time for completion of required improvements. Such request will be considered an application for administrative action. Such extension shall be approved only if changed conditions for which the applicant is not responsible have made it impossible for him to fulfill the agreement within the original time limit(s).

D. Performance Bond

1. To assure full performance of the improvement agreement, an applicant shall

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provide one of the following:

a. A surety bond executed by a surety company authorized to transact business in the State of Oregon on a form approved by the District Attorney; or

b. cash deposit with the County Tax Collector; or

c. certification or letter of assurance by a bank or other reputable lending institution that money is being held to cover the cost of improvements and incidental expenses, and that said money will be released only upon the direction of the County Roadmaster. The bank certification or letter of assurance shall be approved by the District Attorney; or

d. cash deposit with an escrow agent authorized to transact business in the State of Oregon subject to escrow instructions that require the escrow agent to release the money only upon the direction of the County Roadmaster. Escrow instructions shall be approved by the District Attorney.

2. Such assurance shall be for a sum determined by a qualified licensed engineer or in the case of survey monuments, a licensed land surveyor as sufficient to cover the costs of included improvements and repairs or monuments and including related County expenses; and

3. Such assurance provides that: If the applicant fails to carry out provisions of the agreement or the County has unreimbursed costs or expenses resulting from such failure, the County shall call on the bond or cash deposit for reimbursement; if the amount of the bond or cash deposit exceeds the cost and expense incurred by the County, the County shall release the remainder; and if the amount of the bond or cash deposit is less than the cost and expense incurred by the County, the applicant shall be liable to the County for the difference.

E. Parks, Playgrounds, or Recreational Areas: The Approving Authority may require parks, playgrounds, or recreational areas be provided in the final subdivision plan and dedicated to the County in locations and of size indicated by the Comprehensive Plan for the area in which the subdivision is located.

F. Recreational Fund: Where no parks, playgrounds or recreational areas are required by the Commission, the subdivider shall pay to the County a sum equal to six and two-thirds percent (6 2/3%) of the assessed value of the land area, exclusive of streets, within the subdivision. Such sum shall be paid to the County Clerk prior to recording of the final subdivision plan and such sum shall be held by him in a special

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fund for acquisition and development of parks, playgrounds, and recreational areas within the immediate area of the subdivision.

G. Development Phasing: If the preliminary subdivision plan approval, pursuant to Section 21.300, provided for phasing of development, the applicant may request final plat approval for an individual phase of the subdivision by filing with the Director a final plat and supporting documents, as provided in A through D above, for that phase only.

H. Standards for Final Subdivision Plat Approval

1. The Planning Commission shall grant final subdivision plat approval if they determine that the final plat and supporting documents are in substantial conformance with the approved preliminary plan, including any conditions imposed by the Approving Authority. Substantial conformance means that any differences between the preliminary and final plans are "minor amendments", as defined in 21.110(A)(1).

2. The granting of final plat approval shall not be affected by a change in the zone or plan map designation of the subject property made after approval of the preliminary subdivision plan.

3. Approval of a final plat by the Approving Authority shall constitute an acceptance by the public of the dedication of any street shown on the plat. Acceptance of a street by approval of the final plat shall not constitute an acceptance to maintain the street. Acceptance for maintenance of any street by virtue of approval of the final plat shall be by a separate process of petitioning the County Court for acceptance of road maintenance. Approval of the final plat shall not act as an acceptance by the public of any other land for public purposes.

I. Filing and Recording of Final Plat

1. After final plat approval, the applicant shall submit without delay the final plat for signatures of the following County officials, in the order listed:

   a. Planning Commission Chairman;

   b. County Surveyor;

   c. County Assessor/Tax Collector;

   d. An authorized representative of the Department of Environmental Quality, State of Oregon, or the County Sanitarian;

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e. County Sheriff;

f. County Judge and County Commissioners;

g. County Clerk.

2. The final plat shall be recorded within thirty (30) days of the date that the approvals and signatures required by H, Standards and Recording of Final Plat and (1) above were obtained.

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SECTION 21.400 Private Road Approval and Recommendation to the County Court on Street Dedications

Any person desiring to create a public street or private road not part of a subdivision shall make written application to the Director. Approval of a public street or private road is reviewed by the Planning Commission subject to the provisions of Chapter 2.

A. Application for Tentative Plan

1. An application for tentative plan approval for street dedication or private road approval shall be initiated as provided in Chapter 2 of this Ordinance.

2. The applicant shall submit to the Director a written application and ten (10) copies of a Tentative Plan prepared in accordance with B below, Information Required on Tentative Plan.

3. The Director shall distribute a copy of the Tentative Plan to the County Roadmaster and obtain their recommendation on the proposed action.

B. Information Required on Tentative Plan. Tentative Plans shall include the following information presented in the following form:

1. The Tentative Plan shall be clearly and legibly drawn to an appropriate scale so that the Approving Authority may have an adequate understanding of what is proposed.

2. A vicinity map showing the proposal in relationship to other existing or proposed streets.

3. Date, north point and scale.

4. Name and address of applicant and the person preparing the Tentative Plan.

5. Appropriate identification of the drawing as a Tentative Plan.

6. Location of the proposed dedication or private road abutting the unit of land proposed to be approved by the Section, Township and Range sufficient to define its location and, if available, a centerline description or right-of-way boundary description.

7. Zoning classification and Comprehensive Plan Map designation.

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8. The names of adjacent subdivisions and the names of recorded owners of adjoining lots, parcels or units of land and the amount of frontage each owner has on the proposed dedication or on the private road.

9. Existing street(s) intersecting or meeting the proposed dedication or private road.

C. Approval of Street Dedication

1. After considering the recommendation by the County Roadmaster, the Approving Authority shall approve the Tentative Plan for street dedication and recommend to the County Court the dedication of a public road if it determines that:

   a. the information required by this section has been provided;

   b. the street is or will be improved to meet all applicable standards of these regulations; and

   c. dedication of the street to the public is consistent with the goals, policies and map of the Comprehensive Plan.

2. If Tentative Plan to dedicate a street is recommended to the County Court, and the street to be dedicated has not been improved, the Approving Authority shall recommend conditional approval on improvements of the street to the improvement standards recommended by the County Roadmaster.

D. Acceptance of Dedication by the County Court

1. Before the County Court may accept the dedication, the applicant must have completed any improvements required as a condition of the approval of the dedication or have complied with 21.310(D).

2. Prior to acceptance by the County Court, the owner of the land to be dedicated shall submit a preliminary title report issued by a title insurance company in the name of the owner of the interest in the land.

3. Upon acceptance of the dedication by the County Court, the owner of the land to be dedicated shall prepare a warranty deed dedicating the land to the public.

4. The County Court shall indicate their approval of the dedication by an order accepting the deed and by recording such order with the recording of the deed.

5. Any street meeting the standards of B and C above may be accepted for

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maintenance as part of the County road system by order of the Court pursuant to law.

E. Approval of a Private Road

1. The County Roadmaster shall determine if the private road meets the improvement standards and shall submit his findings as a written recommendation to the Approving Authority.

2. The Approving Authority shall approve a private road if it finds that the private road meets the standards of Section 21.030 and also the improvement standards for private roads.

3. Upon approval of such private road, the applicant shall submit a boundary line or centerline survey of the road, unless the location of the road is already established by existing property line surveys recorded with the County Surveyor. The boundary line survey shall be submitted to the Director and the Wasco County Surveyor.

SECTION 21.410 Improvements

The improvement standards contained in Sections 21.410 through 21.440 shall apply to all subdivisions, street dedications and private road approvals in Wasco County.

A. Improvement Requirements: The following improvements shall be installed at the expense of the subdivider or partitioner:

1. Streets and roadways in all cases shall conform with the improvement standards set forth herein.

2. Sidewalks shall be constructed in dedicated pedestrian ways along streets where determined necessary by the Approving Authority for pedestrian safety.

3. The applicant shall undertake on-site grading and construction or installation of drainage facilities necessary for the purpose of proper drainage of the subdivision or partition.

4. The applicant shall make improvements to existing County or public roads determined necessary by the Approving Authority at connections and intersections with subdivision streets and at locations where additional subdivision lots are created which front on County maintained roads.

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5. Street signs shall be required as an improvement in a subdivision. Wasco County shall install and maintain such street signs, provided the subdivider pays the expense of the initial improvement.

B. Improvement Policies and Standards

The improvement policies and standards contained herein shall apply to development conducted under provisions of this Ordinance. They are primarily intended to govern the design and construction of streets and roads which are to be accepted into the Wasco County maintained road system. These policies and standards also apply to other roads, both public and private, as determined appropriate by the Approving Authority.

It shall be the duty of the Wasco County Roadmaster to interpret the provisions and requirements of these standards in such a way as to carry out their intent and purposes.

SECTION 21.420 Public Streets and Roads

A. General Design Policies: The design of improvements governed by these standards shall, in general, conform to policies set forth in the current editions of the following publications by the American Association of State Highway and Transportation Officials (AASHTO):

1. "A Policy on Geometric Design of Highways and Streets".

2. Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400).

B. Design Criteria

1. Improvement of public streets and roads shall conform to the design standards designated for the particular road classifications indicated in the Wasco County Road Standards document. This document shall be prepared by the Wasco County Public Works Director following the current addition of the publications listed in A above and adopted by the Wasco County Court as a separate document. This document may be amended from time to time by recommendation of the Wasco County Public Works Director and adoption by the Wasco County Court.

2. Roadway sections shall conform to the sections designated for the particular

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road classifications.

3. The design of structural sections of all roadways required by this Ordinance, including arterials, collectors, local access roads and principal highways shall conform with the General Design Policies in A above and the standard specifications which are applicable to construction of improvements in E(2) below, Construction. Any deviation from these standards shall be approved by the County Roadmaster.

4. The design standards listed and referenced in this section may only be varied only through a request to the Wasco County Public Works Director by a Professional civil engineer.

C. Standard Drawings

1. The County Roadmaster shall have the authority to publish "Standard Drawings" for the design of public streets and roads. These drawings may be included in the separately adopted document listed in B(1) above.

2. The applicant's design shall conform to the "Standard Drawings".

D. General Considerations

1. The County Roadmaster may impose additional design requirements as are reasonably necessary to provide safe and adequate access.

2. There shall be provided a cul-de-sac at the end of each street or road that ends within the confines of a proposed subdivision. Any proposed street or road that terminates at a proposed subdivision or development boundary will be provided with a temporary cul-de-sac or turnaround which may be discontinued at such time as the road or street is extended.

3. Any road or street which does not connect directly to a County maintained road, city maintained street or state highway shall not be accepted for maintenance by the County.

E. Development Requirements

1. Engineering:

a. Plans - Construction plans may be required for improvements governed by these standards. Such construction plans shall be prepared under the direction

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of a consultant engineer registered in the State of Oregon, and shall be submitted for approval to the County Roadmaster and shall include the following information:

(1) Widths of all proposed road right-of-way dedication.

(2) Centerline alignment showing P.C. and P.T. stationing on all curves, necessary curve data and bearing of tangents.

(3) Original ground line and grade line profile on the centerline of the proposed road.

(4) Vertical curve data showing P.I. elevations and stations, length of vertical curve and tangent grades.

(5) Proposed drainage structures, showing both size and type of structure.

(6) Toe of fill and top of cut lines.

(7) Typical structural section of roads to be constructed.

(8) Section lines, fractional section lines and/or Donation Land Claim lines. Also, bearing and distance from which the centerline description is prepared, and basis of bearings.

(9) A vicinity map in the upper left hand corner of the first plan sheet showing the relationships of the proposed road to cities, state highways, county roads, or other well-defined topographical features.

(10) Proposed utilities, showing location and type. Also, a written statement that locations have been approved by affected utility companies. A composite map shall be furnished by the consultant engineer to all affected utilities.

(11) The plans shall contain a standard symbol sheet approved by the County Roadmaster.

(12) The stamp and signature of a consultant engineer preparing the plans.

b. Cost Estimates - The consultant engineer shall submit, with his proposed construction plans, a construction cost estimate. This estimate shall include all related road-work and affected utility installation and/or relocation.

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c. Monumentation - All horizontal curve points shall be referenced with a 5/8" x 30" steel rod set perpendicular to the tangents at the right-of-way line and witnessed by a white 4" x 4" x 4' cedar post or a four foot section of steel fence post painted white. In the case of a curbed street, the witness posts may be omitted.

2. Construction:

a. Standard Specifications - The Standard Specifications which are applicable to the construction of improvements governed by these standards are the following (except as they may be modified, supplemented or superseded by Wasco County):

(1) "Oregon Standard Specifications for Construction", 2002 edition, published by the Oregon Department of Transportation, and the American Public Works Association, Oregon Chapter.

(2) "1999 APWA/ODOT Combined Standard Drawings", published jointly by the Oregon Department of Transportation and the American Public Works Association, Oregon Chapter.

References to "Oregon Transportation Commission" shall be construed to mean Wasco County and the Wasco County Court, respectively. "Engineer" and "Director" shall be construed to mean the County Roadmaster, or his properly authorized agent(s) acting within the scope of his/her particular duties.

b. Permits - A permit to occupy and perform operations shall be obtained from the County Roadmaster prior to commencing construction within the right-of-way of any County maintained road.

c. Bond Requirements - Before the dedication or deed to the public for street or road right-of-way is accepted by the County Court, the applicant shall provide a performance bond or other security, as set forth in 21.310(D).

d. Inspection Schedule - After financial assurance is received by the County, the applicant shall arrange for periodic inspection by his consultant engineer. At a minimum, such inspection shall occur at the following stages of construction:

(1) After clearing and grubbing is completed.

(2) After grading and drainage is completed.

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(3) After rock surface is completed.

(4) After paving is completed.

e. Certification and Warranty Requirements -

(1) When the project is completed, the consultant engineer shall certify to the County, in writing, that the project has been constructed in substantial conformance with the plans and specifications. The certification shall include a copy of the results of all conformance tests performed in conjunction with the design and construction of the project.

(2) Upon receiving said certification, the County will accept the project for normal and routine maintenance, provided the applicant posts a warranty bond equal to twenty percent (20%) of the performance bond required in (c) above for the correction of any deficiencies that may arise within a period of one (1) year.

(3) Upon receiving the warranty bond for the correction of deficiencies and upon certification by the County Roadmaster that the provisions of the improvement agreement are complete, the performance bond required by (c) above shall be released to the applicant.

(4) The County Roadmaster shall inspect the project at the end of one (1) year and list the deficiencies to be corrected and shall notify the applicant of such deficiencies. In the event no deficiencies are found, the warranty bond will be released to the applicant at that time.

(5) Upon notification of the deficiencies, the applicant shall commence corrective work within thirty (30) days and shall complete such work at the earliest possible date. Upon satisfactory completion, the warranty bond shall be released to the applicant.

(6) In the event the applicant fails to commence corrective work within thirty (30) days of notification of deficiencies, the County shall cause the corrective work to be accomplished and call on the warranty bond for reimbursement. If the amount of the warranty bond exceeds cost and expenses incurred by the County, the County shall release the remainder; and if the amount of the warranty bond is less than the cost and expenses incurred by the County, the applicant shall be liable to the County for the difference.

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f. As-Constructed Plans - The County Roadmaster, at the completion of the project, may require the consultant engineer to furnish permanent reproducible plans of the work or an "as-constructed" modification of the original permanent reproducible plans previously submitted, as may be required under (1)(a) above, Plans.

(1) The title sheet shall contain the consultant engineer's signed P.E. (Professional Engineer) stamp and a certification signed by the engineer "that the project has been constructed in substantial conformance with the plans and specifications".

(2) The title sheet shall contain in the title block the name of the street or road; the name of the subdivision; the names of the applicant and consultant engineer preparing the plan; the location of the street or road according to Section, Township and Range; a typical section showing surfacing, thickness and types, side slopes and cut and fill slopes; and, a vicinity map of approximately 1"= 1 mile showing where the street or road is located in relation to Sections, Townships and Ranges and surrounding topographical features and its connections to existing County or State highways.

(3) The plans shall show the centerline alignment and all curve data, and direction of tangents, the location and monumentation of the street or road, right-of-way widths, drainage easements, section lines, lot lines of the subdivision, and all drainage structures, their sizes, lengths and locations, and underground utilities, their types, sizes and locations.

(4) The plans shall show the original ground line and the finish grade on the centerline, all P.I. (Point of Interest) elevations and stations, elevations of vertical curves and tangent grades.

(5) The plans shall have a title block in the lower right hand corner giving the name of the street or road, the subdivision, the name of the consultant engineer preparing the plans and the name of the applicant.

(6) The consultant engineer will provide accurate "as-constructed" plans to all affected utility companies.

g. Signing - Permanent traffic control and street or road identification signs will be required for all subdivisions.

(1) The applicant shall deposit (in cash) with the County Roadmaster, an

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amount determined by the Roadmaster adequate for the construction and installation of permanent signing required. Upon receiving said cash deposit, the County will prepare, place and maintain required permanent signing.

(2) Temporary construction signing will be required on all streets and roads under construction which are being used by the public. Temporary construction signing shall be in conformance with the "Manual on Uniform Traffic Control Devices", as published by the Department of Transportation, Federal Highway Administration, and supplemented by State of Oregon "Standard Practice and Interpretations", and shall be furnished, installed, maintained and removed at the expense of the applicant.

SECTION 21.430 Private Roads

A. General Design Policies: Private roads shall conform to the requirements outlined below.

B. Design Criteria

Private roads shall conform to the requirements outlined in the Wasco County Road Standards document indicated in 21.420(B)(1) as well as the criteria below:

The design standards listed and referenced in this section may only be varied only through a request to the Wasco County Public Works Director by a registered Professional civil engineer.

1. Finished top surface width of roads shall be a minimum of twelve (12) feet.

2. The roadbed shall have an all-weather surface of suitable material, in good repair and of sufficient depth to ensure a solid roadbed, but in no case less than four (4) inches of crushed rock.

3. Turnouts shall be provided no further than six hundred (600) feet apart and not less than fifty (50) feet in length and eight (8) feet in width excluding taper, unless further restricted by fires safety standards.

4. The County Roadmaster may require paving for road profile grades exceeding fifteen percent (15%), and in no case shall a grade exceed twenty percent (20%).

5. Cross culverts of adequate size (minimum eighteen inches in diameter) shall be

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provided to carry storm run-off under the roadway.

6. All cut and fill slopes shall be 1.5:1 or flatter; unless steeper slopes are determined feasible by a consultant engineer. A fallout area may be necessary for any slope steeper than 1.5:1.

7. Adequate roadside ditches shall be provided to carry storm run-off. Roadside ditches in excess of seven percent (7%) grade and in erodible soils shall be lined with suitable material to prevent erosion.

C. General Considerations

1. The Approving Authority, upon recommendation of the County Roadmaster, may impose additional requirements as are reasonably necessary to provide a safe and adequate access.

2. Private roads shall be maintained by the benefited property owners and shall not be accepted by the County for maintenance.

D. Certification and Special Considerations

1. The County Roadmaster may require the applicant to retain a consultant engineer to inspect his private road project. When the project is completed, that engineer shall certify to the County, in writing, that the project has been constructed in substantial conformance to the County's current improvement standards.

2. In the event an existing road is to be used for access to a land division, it shall be inspected by a consultant engineer retained by the applicant and, if found adequate for the intent and purposes of the private road requirements, shall be approved.

E. Signing: Permanent traffic control and street or road identification signs will be required at the intersections of private roads with County maintained roads.

1. The applicant shall deposit (in cash) with the County Roadmaster, an amount determined by the Director adequate to cover the costs of construction and installation of required permanent signing required. Upon receiving said cash deposit, the County will prepare, place and maintain required permanent signing.

2. Temporary construction signing will be required on all streets and roads under construction which are being used by the public. Temporary construction signing shall be in conformance with the "Manual on Uniform Traffic Control Devices", as

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published by the Department of Transportation, Federal Highway Administration, and supplemented by State of Oregon "Standard Practice and Interpretations", and shall be furnished, installed, maintained and removed at the expense of the applicant.

SECTION 21.440 Minimum Right-of-Way Width:

Unless otherwise indicated on the official roadway map, the width of all rights-of-way and roadway improvements shall be in compliance with following:

A. Arterial Street: A minimum right-of-way width of eighty (80) feet.

B. Collector Street: A minimum right-of-way width of sixty (60) feet.

C. Local Street: A minimum right-of-way width of fifty (50) feet.

SECTION 21.450 Roadway Improvement Standards

Every lot, parcel, or unit of land using, planned to be using, or any potential unit of land capable of using the road shall be assigned a minimum of ten (10) cars "ADT". If the Approving Authority or County Roadmaster determines, by using "Trip Generation, 6th Edition", published in 1997 by Institute of Transportation Engineers, or a more current addition, that a specific road may service an additional traffic function from future development, the Approving Authority may determine the standards to which the road will be constructed.

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CHAPTER 22 FLOOD DAMAGE PREVENTION

SECTION 22.010 Statement of Purpose

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

A. To protect human life and health;

B. To minimize expenditure of public money for costly flood control projects;

C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. To minimize prolonged business interruptions;

E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, and streets and bridges located in areas of special flood hazard;

F. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;

G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and,

H. To insure that those who occupy the areas of special flood hazard assume responsibility for their actions.

SECTION 22.020 Methods of Reducing Flood Losses

In order to accomplish its purposes, this chapter includes methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

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C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Controlling filling, grading, dredging, and other development which may increase flood damage; and,

E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

SECTION 22.030 Special Definitions

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

A. "Area of special flood hazard" means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

B. "Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood". Designation on maps always includes the letters A or V.

C. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations located within the area of special flood hazard.

D. "Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters and/or

2. The unusual and rapid accumulation or runoff of surface waters from any source.

E. "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

F. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively

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increasing the water surface elevation more than one foot.

G. "Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at 22.180(A)(2).

H. "Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

I. "Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

J. "Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

K. "Structure" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground.

L. "Substantial improvement":

1. "Substantial improvement": means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

a. Before the improvement or repair is started, or

b. If the structure has been damaged and is being restored, before the damage occurred.

2. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

   a. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or,

   b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

SECTION 22.040 Lands to which this Chapter Applies

This chapter shall apply to all areas of special flood hazards within the jurisdiction of Wasco County located within the Columbia River Gorge National Scenic Area.

SECTION 22.050 Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Insurance Administration on its Flood Insurance Rate Map (FIRM), dated September 24, 1984, and any revision thereto, is adopted by reference and declared to be a part of this Ordinance. The Flood Insurance Rate Map is on file at the Wasco County Planning and Development Office.

SECTION 22.060 Abrogation and Greater Restrictions

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

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SECTION 22.070 Interpretation

In the interpretation and application of this chapter, all provisions shall be:

A. Considered as minimum requirements;

B. Liberally construed in favor of the governing body; and,

C. Deemed neither to limit nor repeal any other powers granted under State statutes.

SECTION 22.080 Warning and Disclaimer of Liability

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Wasco County, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

SECTION 22.090 Establishment of Development Permit

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 22.050. Application for a Development Permit shall be made on forms furnished by the Planning Director and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing.

Specifically, the following information is required:

A. General elevation to mean sea level of building site using best information available.

B. Distance between ground elevation and level to which structure is to be flood-proofed.

C. Certification by a registered professional engineer or architect that the flood-proofing methods for any non-residential structure meet the flood-proofing criteria in 22.180(B).

D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

E. Copies of all permits required from any governmental agency, together with a certification under penalties of perjury that all certificates and permits requested have been obtained.

SECTION 22.100 Designation of the Planning Director

The Planning Director is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

SECTION 22.110 Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 22.050. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions", and for all development including fill and other activities, also as set forth in the "Definitions".

SECTION 22.120 Duties and Responsibilities of the Planning Director

Duties of the Planning Director shall include, but not be limited to:

A. Permit Review

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied.

2. Review all development permits to determine if the proposed development adversely affects the flood carrying capacity of the area of special flood hazard. For the purposes of this chapter, "adversely affects" means damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas.

   a. If it is determined that there is no adverse effect, then the permit shall be granted consistent with the provisions of this chapter.

   b. If it is determined that there is an adverse effect, then flood damage mitigation measures shall be made a condition of the permit.

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c. Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.

B. Use of Other Base Flood Data: When base flood elevation data has not been provided in accordance with Section 22.050, Basis for Establishing the Areas of Special Flood Hazard, the Planning Director shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Section 22.180, Specific Standards and Section 22.150.

C. Information to be Obtained and Maintained

1. Where base flood elevation data is provided through the Flood Insurance Study or required as in 22.120(B), obtain and record all records and data on base flood elevations and flood-proofing certificates required in 22.090(C).

2. For all new or substantially improved floodproofed structures:

   a. verify and record the actual elevation (in relation to mean sea level), and

   b. maintain the floodproofing certifications required in 22.090(C).

3. Maintain for public inspection all records pertaining to this chapter.

D. Alteration of Watercourses

1. Notify adjacent communities and the Department of Water Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

E. Interpretation of FIRM Boundaries: Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions).

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SECTION 22.130 General Standards

In all areas of special flood hazards the following standards are required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

3. Any alternative method of anchoring may involve a system designed to withstand a wind-force of ninety (90) miles per hour, or greater. Certification shall be provided to the Planning Director that this standard has been met.

B. Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. Electrical, heating, ventilation, plumbing, and air- conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,

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3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,

4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed development which contain at least fifty (50) lots or five (5) acres (whichever is less).

SECTION 22.140 Review of Building Permits

Where elevation data is not available either through the Flood Insurance Study or from another authoritative source, 22.120(B), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

SECTION 22.150 Manufactured Homes

All manufactured homes to be placed or substantially improved within Zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of 22.130.

SECTION 22.160 Floodways

Located within areas of special flood hazard established in Section 22.050 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If (A) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 22.130, "Provisions for Flood Hazard Reduction".

SECTION 22.170 Encroachments

Any proposed development shall be analyzed to determine effects on the flood carrying capacity of the area of special flood hazard as set forth in Section 22.120(A)(2).

SECTION 22.180 Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 22.120(B), Use of Other Base Flood Data, the following standards are required:

A. Residential Construction

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

   a. A minimum of two openings having a total net area of not less than one square

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inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

B. Non-residential Construction: New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

2. have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,

3. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 22.120(C).

4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 22.180(A)(2).

5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level).

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CHAPTER 23 SIGN PROVISIONS

Section 23.010 Purpose

A. Protect and enhance scenic resources by minimizing visual impacts of signage, while authorizing signage necessary for commerce, recreation, safety and public information.

B. Encourage the use of the Columbia River Gorge National Scenic Area Graphic Signing System for public signs in and adjacent to public rights-of-way.

Section 23.020 Signs (GMA Only)

A. Except for signs allowed without review pursuant to Sections 3.100 and 3.180(B), all new signs must meet the following standards unless these guidelines conflict with the Manual for Uniform Traffic Control Devices for public safety, traffic control or highway construction signs. In such cases, the standards in the Manual for Uniform Traffic Control Devices shall supersede these guidelines.

1. The support structure shall be unobtrusive and have low visual impact.

2. Lettering colors with sufficient contrast to provide clear message communication shall be allowed. Colors of signs shall blend with their setting the maximum extent practicable.

3. Backs of all signs shall be unobtrusive, nonreflective, and blend in with the setting.

4. Spot lighting of signs may be allowed where needed for night visibility. Backlighting is not permitted for signs.

5. Except for signs along public highways necessary for public safety, traffic control, or road construction and consistent with the Manual for Uniform Traffic Control Devices, the following signs are prohibited:

   a. Luminous signs or those with intermittent or flashing lights. These include neon signs, fluorescent signs, light displays, and other signs that are internally illuminated, exclusive of seasonal holiday light displays.

   b. New billboards.

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c. Signs with moving elements.

d. Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle.

B. Any sign which does not conform with a provision of these guidelines and has existed prior to their adoption is subject to the following provisions.

1. Alteration of existing nonconforming signs shall comply with these standards.

2. Any nonconforming sign used by a business must be brought into conformance concurrent with any expansion or change in use which requires a development permit.

Section 23.030 Signs (SMA Only)

A. All public signs subject to review located in SMA, must be designed and located in compliance with the standards described in the Columbia River Gorge National Scenic Area Graphic Signing System and conform to the Manual for Uniform Traffic Control Devices standards.

B. New signs shall meet the minimum provisions of these standards in all cases where these provisions do not conflict with other regulations intended for public safety and information.

C. All signs shall meet the following standards:

1. New signs shall be allowed as specified in the applicable land use designations.

2. No sign shall be erected or placed in such a manner that it may interfere with, be confused with, or obstruct the view of any traffic sign, signal or device.

3. Pre-existing signs are allowed to continue provided no changes occur in size, structure, color or message.

4. Except for signs allowed without review pursuant to Section 3.100 and 3.180(B) all new signs shall meet the following guidelines, and be consistent with the Manual for Uniform Traffic Control Devices:

a. Signs shall be maintained in a neat, clean and attractive condition.

b. The character and composition of sign materials shall be harmonious with the landscape and/or related to and compatible with the main structure upon which the sign is attached.

c. Signs shall be placed flat on the outside walls of buildings, not on roofs or marquees.

d. Signs shall be unobtrusive and have low contrast with the setting.

e. The visual impact of the support structure shall be minimized.

f. Outdoor sign lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display, except for road safety signs.

g. Backs of all signs shall be visually unobtrusive, non-reflective, and blend in with the setting.

h. Sign internal illumination or backlighting shall not be permitted except for highway construction, warning or safety.

5. Public signs shall meet the following standards in addition to standards C(1) through C(4).

a. The Graphic Sign System provides design standards for public signs in and adjacent to public road rights-of-way. All new and replacement public signs, except those transportation regulatory, guide, and warning signs allowed outright, shall conform to the guidelines in this system. Types of signs addressed include recreation site entry, interpretive, specific service signs, destination and distance signs, variable message signs, or signs that bridge or are cantilevered over the road service.

b. Signs located outside public road rights-of-way are encouraged to be designed in such a way as to be consistent with similar purpose signs described in the Graphic Signing System.

c. Signs posted by governmental jurisdictions giving notice to the public shall be no larger than that required to convey the message intended.

6. Signs for public and commercial recreation facilities, home occupations, cottage industries, and commercial uses shall meet the following guidelines in addition to standards C(1) through C(4) and C(7).

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a. Any sign advertising or relating to a business which is discontinued for a period of 30 consecutive days shall be presumed to be abandoned and shall be removed within 30 days thereafter, unless permitted otherwise by the jurisdictional authority.

b. Any signs relating to or advertising for a business shall be brought into conformance with these sign guidelines prior to any expansion or change in use which is subject to review by the county.

c. Off-site and on-site directional signs on approach roads to recreational facilities may be permitted. Name and interpretive signs may be permitted on-site, but should be kept to the minimum required to achieve the purpose(s) of the facilities.

d. Commercial recreation businesses approved in conjunction with a recreational facility may have a name sign not exceeding 16 square feet.

e. Recreation developments may be permitted one on-premise name sign at each principal entrance. Such signs are encouraged to be of a low profile, monument type, and shall conform to the Graphic Sign System.

7. Prohibited Signs

a. Billboards.

b. Signs that move or give the appearance of moving except signs used for highway construction, warning or safety.

c. Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle, except for signs used for highway construction, warning or safety.

8. Sign clutter and other negative visual effects from excessive signs along all roads and highways, and at parking lots and recreation facilities, shall be reduced.

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