

## 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.

(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.

