

Adopted Amendments to the Management Plan

Newly adopted text is in italics

Glossary

Existing Industrial Complex: Areas including some existing industrial use and where readily visible remnants of past industrial activities exist. The complex includes buildings, including those abandoned or partially abandoned, paved areas, stockpiles, equipment storage areas, quarry areas, etc, and may include isolated patches of vegetation or rock outcroppings surrounded by areas described above. The complex does not extend to include areas where evidence of past activity is no longer readily evident in the landscape.

Recreation Resort: A master-planned development focused on accessing a range of resource-based recreational opportunities, consisting of predominately short-term visitor accommodations and supporting commercial uses.

Resort Core: The portion of a recreation resort formerly occupied by the existing industrial complex.

Part III, Chapter 3: Enhancement Strategies

SCENIC RESOURCES ENHANCEMENT STRATEGIES

GMA/SMA Objectives

1. Screen or improve the appearance of discordant features in the landscape.
 - A. In conjunction with local governments, develop an inventory of discordant features in the Gorge landscape.
 - B. Establish a program of incentives to bring existing structures into compliance with guidelines for scenic resources, prioritizing discordant features in the foreground of scenic travel corridors.
 - (1) Rehabilitate roadcuts and other disturbed areas in the landscape.
 - (2) Encourage removal of abandoned structures.
 - (3) Encourage removal or replacement of signs that do not conform to the sign guidelines for the GMA (Part I, Chapter 1: Scenic Resources) and the SMA (Part II, Chapter 7: General Policies and Guidelines).
 - (4) Work with local governments to offer technical assistance and design suggestions to private developers.
 - (5) *Provide incentives to convert existing industrial complexes to uses more consistent with the purposes of the Scenic Area Act and land use designation.*

Part II, Chapter 6: Recreation Designations

COMMERCIAL RECREATION

GMA Goal

Protect and enhance opportunities for commercially owned, resource-based recreation and supporting commercial uses on lands containing such existing uses or lands on which such proposed uses have been deemed consistent with the Scenic Area Act.

GMA Policies

1. Those lands devoted to resource-based, commercial recreation uses and those lands highly suitable for such uses shall be designated as Commercial Recreation.
2. Lands may be considered highly suitable for Commercial Recreation uses if they have the following characteristics:
 - A. The site offers an outstanding opportunity for active, resource-based, river-oriented recreation or a unique opportunity for some other type of active, resource-based recreation. Examples of such opportunities and uses include: access (e.g. swimming, windsurfing, boating, and picnicking) to the Columbia River or its major tributaries; access to an outstanding sport fishery on the main stem of the Columbia River or a major tributary; access to the only natural hot springs in the Scenic Area (uniqueness criterion); etc.
 - B. The site is classified in the Management Plan for moderate- or high-intensity recreation (Recreation Intensity Class 3 or 4 as defined in Part I, Chapter 4: Recreation Resources).
 - C. Potential development on the site would not adversely affect sensitive wildlife habitat or plants, wetlands, or aquatic or riparian areas. This may be achieved by either designing the development to avoid areas containing such resources or by applying mitigation measures that reduce effects on such resources to less than adverse levels.
 - D. Potential development on the site would not adversely affect significant cultural resources. This may be achieved by either designing the development to avoid areas containing such resources or by applying mitigation measures that reduce effects to such resources to less than adverse levels.
 - E. Potential development on the site would not have cumulative adverse effects upon scenic, cultural, natural or recreation resources, considering other development (existing or authorized in the Management Plan) in the Scenic Area or in the vicinity of the development.
3. Overnight accommodations (in addition to campgrounds) shall be allowed if they are rural in scale, such as cabins or cottages, and are closely associated with resource-based

recreation opportunities located onsite or on adjacent lands that are accessed through the site. *This policy shall not apply to a recreation resort.*

4. Uses other than those providing commercially owned, resource-based recreation opportunities shall be allowed if they do not interfere with existing or approved recreation uses on the subject site or adjacent lands and do not permanently commit the site to non-recreational uses.
5. Commercial uses (such as restaurants) shall be allowed if they are part of an existing or approved commercial recreation use and are consistent with the policies and guidelines for private concessions and commercial uses at recreation sites contained in this chapter.
6. *Redevelopment of an existing industrial complex as a recreation resort may be allowed if the result is protection of and enhancement to scenic, cultural, natural and recreation resources, and protection of tribal treaty rights. All uses must be part of an approved master plan and consistent with the policies and guidelines for recreation resorts contained in this chapter.*
 - A. *The overall scale of a resort shall be limited to ensure the resort protects and supports the economies of urban areas and protects scenic area resources. The total number of resort users shall be roughly equivalent to what is otherwise allowed in the designation.*
 - B. *All existing industrial uses shall be extinguished. All structures associated with the existing industrial complex that are not reused or restored for adaptation to resort use shall be removed. Existing residential uses may remain.*
 - C. *Recreation uses (including campgrounds) consistent with the recreation intensity class guidelines associated with the recreation resort may extend to contiguous and adjacent lands under other land use designations if consistent with the adjacent land use designation and the recreation intensity class policies and guidelines. All recreation development shall be included in the resort master plan.*
 - D. *All accommodation units shall be designed for, and uses limited to, short-term occupancy to ensure the resort protects and supports the economies of urban areas.*
 - E. *Commercial uses shall be limited to ensure the resort protects and supports the economies of urban areas. Commercial uses shall be oriented toward serving resort guests and recreation site users rather than the traveling public.*
 - F. *The general scale (height, dimensions and overall mass) of buildings in the resort core may be compatible with the scale of the buildings located within the existing industrial complex prior to redevelopment as a recreation resort.*
 - H. *The recreation resort shall be compatible with the surrounding areas.*

GMA Guidelines

Uses Allowed Outright

1. The uses listed in "Uses Allowed Outright, All Land Use Designations, Except Open Space and Agriculture-Special" (Part II, Chapter 7: General Policies and Guidelines) are allowed without review on lands designated Commercial Recreation.

Uses Allowed through the Expedited Development Review Process

1. The uses listed in "Expedited Development Review Process" (Part II, Chapter 7: General Policies and Guidelines) are allowed with review through the expedited development review process on lands designated Commercial Recreation.

Review Uses

1. The following uses may be allowed on lands designated Commercial Recreation, subject to compliance with guidelines for the protection of scenic, natural, cultural and recreation resources and compliance with numbers 1A, 1C, 1D, 1E, 1F, and 1G (where applicable) of the "Approval Criteria for Recreation Uses" contained in the recreation intensity class guidelines (Part I, Chapter 4: Recreation Resources):
 - A. Commercially owned, resource-based recreation uses, consistent with recreation intensity class policies and guidelines (Part I, Chapter 4: Recreation Resources).
 - B. Overnight accommodations that are part of a commercially owned, resource-based recreation use, where such resource-based recreation use occurs on the subject site or on adjacent lands that are accessed through the site, and that meet the following standards:
 - (1) Buildings containing individual units shall be no larger than 1,500 square feet in total floor area and no higher than 2-1/2 stories.
 - (2) Buildings containing more than one unit shall be no larger than 5,000 square feet in total floor area and no higher than 2-1/2 stories.
 - (3) The total number of individual units shall not exceed 25, unless the proposed development complies with standards for clustered accommodations in subsection (4) of this guideline.
 - (4) Clustered overnight travelers accommodations meeting the following standards may include up to 35 individual units:
 - (a) Average total floor area of all units is 1,000 square feet or less per unit.
 - (b) A minimum of 50 percent of the project site is dedicated to undeveloped, open areas (not including roads or parking areas).
 - (c) The facility is in an area classified for high-intensity recreation (Recreation Intensity Class 4).
 - C. Commercial uses, including restaurants sized to accommodate overnight visitors and their guests, and non-resource based recreation uses that are part of an existing or approved resource-based commercial recreation use, consistent with the policies, guidelines, and conditional use criteria for such uses contained in this section.
 - D. New cultivation, subject to compliance with guidelines for the protection of cultural resources (Part I, Chapter 2: Cultural Resources) and natural resources (Part I, Chapter 3: Natural Resources).

- E. Special uses in historic buildings, subject to the guidelines in "Special Uses in Historic Buildings" (Part II, Chapter 7: General Policies and Guidelines).
2. The following uses may be allowed on lands designated Commercial Recreation, subject to compliance with the "Approval Criteria for Non-Recreational Uses in Commercial Recreation," below, and the guidelines for the protection of scenic, natural, cultural, and recreation resources:
- A. One single-family dwelling for each lot or parcel legally created prior to adoption of the Management Plan.
 - B. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in Guideline 2.C below.
 - C. 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:
 - (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.
 - D. Agricultural structures, except buildings, in conjunction with agricultural use.
 - E. 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" (Part II, Chapter 7: General Policies and Guidelines).
 - F. Utility transmission, transportation, and communication facilities.
 - G. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject to the guidelines in "Resource Enhancement Projects" (Part II, Chapter 7: General Policies and Guidelines). These projects may include new structures (e.g., fish ladders, sediment barriers) and/or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).
 - H. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.
 - I. Docks and boathouses, subject to the guidelines in "Docks and Boathouses" (Part II, Chapter 7: General Policies and Guidelines).
 - J. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.
 - K. Commercial events, subject to the guidelines in "Commercial Events" (Part II, Chapter 7: General Policies and Guidelines).

3. Land divisions may be allowed, subject to compliance with criterion 1C under "Approval Criteria for Non-Recreational Uses in Commercial Recreation," below.
4. Lot line adjustments may be allowed, subject to compliance with the guidelines in "Lot Line Adjustments" (Part II, Chapter 7: General Policies and Guidelines).
5. *Recreation resorts may be allowed on lands designated Commercial Recreation that include an existing industrial complex, subject to compliance with the following approval criteria, and the guidelines for the protection of scenic, natural, cultural, and recreation resources. All uses on lands with an approved recreation resort shall be subject to the following limitations:*
 - A. *Uses Allowed: All commercial development (except for privately owned, public use resource-based recreation uses) and accommodations within a recreation resort shall be located within the resort core. Recreation facilities associated with the recreation resort shall be included on the resort master plan and may extend to contiguous and adjacent lands under other land use designations only if consistent with the land use designation and the recreation intensity class policies and guidelines (Part I, Chapter 4: Recreation Resources).*
 - (1) *Accommodations that are part of a recreation resort shall meet the following standards:*
 - (a) *The total number of accommodation units and campground sites shall not exceed that approved by the resort master plan.*
 - (b) *The average size of accommodation units shall not exceed 1,300 square feet. Individual accommodation units shall be no larger than 1,600 square feet in total floor area.*
 - (c) *No unit shall contain more than one kitchen.*
 - (d) *Parking shall be predominantly in common lots or structures and accessed through shared driveways. Individual accommodation units shall not have separate or attached garages.*
 - (e) *All accommodation units shall have design and use restrictions that effectively limit their use to short-term occupancy and that require occupancy to be limited to no more than 45 days in any 90 day period.*
 - (2) *Commercial uses that are part of a recreation resort shall meet the following standards:*
 - (a) *Commercial uses shall be located predominantly within and oriented internally toward the center of the resort core or to serve adjacent recreation areas, rather than at or toward the resort perimeter.*
 - (b) *Commercial uses are limited to restaurants and pubs, a mini-mart, recreation equipment rental, and other small-scale retail and guest services. Conference and meeting facilities may be permitted.*
 - (c) *Gas stations, banks, grocery stores, or other services commonly found in urban areas or catering to the traveling public shall not be permitted.*
 - (d) *Commercial uses shall be sized and oriented to primarily serve resort guests and recreation-site users rather than the traveling public.*

- (3) *Notwithstanding GMA Guideline 2 of the GMA Overall Scenic Provisions, new recreation resort buildings located within the resort core may be compatible with the general scale (height, dimensions and overall mass) of industrial buildings that existed within the existing industrial complex.*
 - (a) *The cumulative footprint of all recreation resort buildings located within the resort core shall not exceed that of buildings located within the existing industrial complex at the time of application.*
 - (b) *Buildings shall not exceed 2-1/2 stories in height.*
 - (4) *Land divisions for the purpose of selling individual accommodation units shall not be permitted within the resort core.*
- B. *Application for a recreation resort shall include the following materials in addition to those required large-scale review uses by Part I: Resource Protection and Enhancement:*
- (1) *A master plan including the contents listed in subsection C(1), below. The master plan shall include all areas where recreational, commercial, and resort uses are proposed and where mitigation and enhancement measures are planned or necessary.*
 - (2) *A traffic impact study meeting the applicable local or state department of transportation standards that projects future conditions for each phase and after the project is completed.*
 - (3) *A description of economic impacts of resort development prepared by a qualified economist that includes:*
 - (a) *Assessment of effects on public services and emergency response needs.*
 - (b) *Assessment of net economic effect on surrounding communities and counties that takes into account public services costs, job creation, effect on tax base, and commercial activity in nearby urban areas.*
 - (4) *An engineering assessment of impact on community water facilities and surface water quality due to projected water use and treatment methods at resort build-out.*
 - (5) *Assessment of effects on existing recreation resources at and adjacent to the resort that evaluates:*
 - (a) *Types of recreation resources and levels of current use.*
 - (b) *Existing site conditions and recreation site capacity, including parking, safety, river access, and on-river conditions.*
 - (c) *Projected additional use and effect on existing recreation areas due to recreation resort development, by phase and at full build-out.*
 - (d) *Potential effect on the quality of the recreation experience at adjacent recreation sites; including effects due to potential changes in parking, traffic, public health and safety due to recreation resort development.*

- (2) *Reviewing agencies shall develop procedures for master plan and phase approval, time extension, and revision consistent with the following:*
- (a) *Construction of all phases of the master plan shall be completed within 12 years from the date of approval. A reviewing agency may grant one extension of time, not to exceed three years, to the validity of the master plan if it determines that events beyond the control of the applicant prevented completion of all phases of the master plan.*
 - (b) *The initial phase of the master plan shall be commenced within 3 years of master plan approval by the reviewing agency. The reviewing agency may approve one extension of time, not to exceed two years, to initiate the initial phase if it determines that events beyond the control of the applicant prevented commencement of the phase.*
 - (c) *The reviewing agency shall review each phase of the master plan for consistency with the master plan prior to any construction on that phase. The review for consistency shall be an administrative decision. Each phase of the master plan shall be completed within three years from the date the reviewing agency determines that phase is consistent with the master plan. The reviewing agency may grant one extension of time, not to exceed two years, if it determines that events beyond the control of the applicant prevented completion of that phase.*
 - (d) *The reviewing agency may approve minor changes to the findings, conclusions, and conditions of approval for master plans and phases if the change is deemed to be consistent with the guidelines of this section and does not generate new significant potential impacts not previously addressed in the original review. Approval or denial of a request for a minor change or extension shall be an administrative decision.*

D. *Development Standards: The applicant shall demonstrate and the reviewing agency shall make findings that determine the following standards are met through development under the approved master plan for the recreation resort:*

(1) *Master Plan:*

- (a) *Removal: The first phase of recreation resort development shall result in the elimination of industrial uses and removal of all portions of the industrial complex that are not planned for use as part of the resort. Existing residential uses may remain.*
- (b) *Infrastructure: The recreation resort shall provide its own sewer, water and internal circulation system, including roads. The development shall accommodate mass transportation to access the site and adjacent recreation areas.*
- (c) *On-site and off-site infrastructure impacts shall be fully considered and mitigated. Mitigation may include assessment of impact fees, provision of community facilities within or adjacent to the resort. The reviewing agency may require that some or all reasonable and negotiated costs, expenses or charges associated with the alteration, construction or improvement of public services and facilities shall be the responsibility of the applicant.*