

COMPILATION OF MANAGEMENT PLAN UPDATE ISSUES FOR CONSIDERATION

FOR OCTOBER 11, 2016 COLUMBIA RIVER GORGE COMMISSION MEETING

INVENTORY OF PREVIOUSLY IDENTIFIED ISSUES FOR DISCUSSION/RESOLUTION IN PLAN REVIEW

The list on the following five pages, divided as Scenic, Economic, Cultural, Recreational, and Natural Resource issues, are derived from the following three sources:

- 1) Management Plan Revision “tabled” issues list (2003) – “20040325 Short and Long-Term Items” Appended; “20030812 Long-Term Plan Review Issues Gorge Commission Action” provides additional explanation. These items are listed below as “2003 deferred,” and consist of issues in the original work program for the 2004 Management Plan update that the Commission was unable to complete due to limited resources.
- 2) Staff identified issues - Brian Litt’s top 12 issues table (2010). These items are listed below as “Brian Litt issues.”
- 3) Staff issues database – A compilation of issues identified by Gorge Commission staff since the last management plan update. These items are listed below as “staff database.”

Additional clarifying information from current staff, county planners, and the Commission’s 2016 retreat minutes was incorporated throughout.

POLICY THEMES DISCUSSED BY THE COMMISSION AND ASSESSMENT COMMITTEE FOR THE MANAGEMENT PLAN UPDATE

Changes to urban area boundaries – The management plan should provide a procedural framework for consideration of urban area boundary changes, and include policies for consideration of urban area boundary changes that promote healthy and vibrant urban communities in the Columbia River Gorge.

Foster economic development opportunities – The management plan should include policies, either in the context of consideration of urban area boundary changes or in other appropriate contexts, which result in the increase of diverse employment opportunities in the Columbia River Gorge.

Oversight of rail operations that threaten Columbia River Gorge resources – During development of the management plan the Commission should investigate potential methods within its jurisdiction to ensure that rail operations involving transport of fossil fuels and other potentially hazardous materials do not pose a danger to humans and nature in the Columbia River Gorge.

Provide sufficient amounts of affordable housing for all populations - The management plan should include policies, either in the context of consideration of urban area boundary changes or in other appropriate contexts, which result in the ability of Columbia River Gorge residents to have suitable and affordable housing opportunities.

Determine carrying capacity of lands within the General and Special Management Areas - Assess development potential remaining outside of urban areas and determine whether such development would exceed the carrying capacity of these lands and degrade the scenic, natural, cultural, and recreational resources of the Columbia River Gorge.

Analyze and upgrade regional transportation systems – Determine shortfalls in the existing transportation system in serving the needs of both residents and visitors, and determine needed improvements and changes.

Better manage increasing recreational use of the Columbia River Gorge – Analyze changes and increases in recreational use within the Columbia River Gorge, and develop policies and measures in response to those changes.

Determine feasibility for and facilitate restoration of natural and historic features and resources in the Columbia Gorge that are degraded or destroyed.

Determine impacts climate change will have on Columbia Gorge natural resources and take action in response to those projected changes.

Update the Columbia River Gorge cultural resources inventory – review and, if necessary, revise protection measures and procedures.

NOTE: All of these policy themes involve cooperation and coordination with the treaty tribes for the mutual achievement of common objectives.

NOTES ABOUT EXISTING PLAN POLICIES AND GUIDELINES

SCENIC RESOURCES

Key Viewing Areas – review intent of Commission regarding some key viewing areas, notably Tom McCall point and the SR 14 rest areas. (2003 deferred)

Key Viewing Areas – review areas that meet the criteria, but are not designated, to determine if they should be designated; delete obsolete or redundant key viewing areas. (2003 deferred)

Consolidate scenic provisions between the General Management Area and Special Management Area. (2003 deferred)

New guidelines clarifying visual subordination in developed settings. (2003 deferred)

Revise guidelines related to cumulative impacts and develop monitoring program for scenic qualities at an overall level. (2003 deferred)

Create new guidelines for color that apply throughout the NSA, not just in key viewing areas. (2003 deferred)

Review effectiveness of adopted corridor plans (if they have been adopted) for roadways and areas close to key viewing areas. (2003 deferred)

Clarify applicability of outdoor lighting guidelines. (2003 deferred)

Clarify and consolidate signage guidelines. (2003 deferred)

Revise guidelines relating to small additions to existing buildings – allow them to be the same materials. (Brian Litt list)

Revise visual subordination guidelines to encourage renewable energy and “green design.” (Brian Litt list)

Review and revise guidelines for situations with very limited key viewing areas visibility. (Brian Litt list, staff database)

Applicability of design guidelines to structures other than buildings. (Brian Litt list)

Revise guidelines requiring new buildings to be compatible to the general scale of existing nearby development in areas with limited or nonexistent visibility from key viewing areas. (Brian Litt list)

Reconcile scenic guidelines and fuel breaks in general management area forest zones. (staff database)

Refine determination of “compatibility” to make the determination more consistent throughout the National Scenic Area. (staff database)

Clarify and streamline process for replacement of buildings destroyed in disasters, and in-kind replacements of existing buildings. (staff database)

Refine definition for maintenance vs. vegetation removal in public rights of way. (staff database)

Review criteria for onsite and offsite scenic resource mitigation for projects that can't meet visual quality objective. (staff database)

ECONOMIC RESOURCES

Review and revise cluster development guidelines/standards. (2003 deferred, Brian Litt list)

Review effectiveness of current provisions for regulating various land uses, including temporary uses, home occupations, cottage industries, schools, religious institutions, cemeteries, forest harvesting in the special management area, horse boarding, commercial composting, septic replacements, wind energy development, hardship dwellings, utility facility fences, underground utilities, agricultural buildings, cideries, community parks and playgrounds. (2003 deferred, staff database)

Review existing land use designations for various properties. (2003 deferred)

Review income test for new farm dwellings. (2003 deferred, Brian Litt list)

Regulation of new farm cultivation. (2003 deferred)

Criteria for non-farm dwellings in agriculture designations. (2003 deferred)

Clarify "current use" criteria for farm dwellings. (2003 deferred)

Regulation of uses allowed in the Columbia River. (Brian Litt list)

Introduce more flexibility to lot line adjustment guidelines. (Brian Litt list)

Review and institute guidelines for winery development. (Brian Litt list)

Review and revise guidelines for accessory buildings. (Brian Litt list)

Revise emergency response guidelines – this item crosses over into other subject areas. (Brian Litt list)

Clarify guidelines for life estates. (staff database)

Address issue of temporary dwellings during home construction/renovation. (staff database)

Review and revise guidelines for regulation of signs. (staff database)

CULTURAL RESOURCES

Review of standards for treatment of historic structures re: development permits. (2003 deferred)

Revise guidelines relating to cumulative impacts upon cultural resources. (Brian Litt list)

Generally review current provisions for protection of traditional cultural properties, and improve coordination with tribes. (current staff input)

RECREATION RESOURCES

Revise recreation intensity classes to reflect new facilities and recreational activities, focusing on private lands. (2003 deferred, Brian Litt list)

Redesignate privately-owned lands that are currently designated "public recreation. (Brian Litt list)

Generally review and revise recreational intensity classes map to reflect changes in recreational use and to improve compatibility of adjacent uses/zoning. Clarify class definitions with less reliance on USFS ROS concepts (current staff input)

Consider allowing land divisions that don't meet minimum lot sizes if purpose is to facilitate public purchase. (staff database)

NATURAL RESOURCES

Revise guidelines related to cumulative impacts of development activity upon natural resources. (Brian Litt list)

Update natural resource protection measures to reflect new natural resources data, such as mapped oak habitat, newly listed sensitive species, and new analysis methods, such as fire risk mapping, connectivity modeling, fragmentation statistics. (current staff input)

Streamline guidelines and processes for fish enhancement projects. (current staff input)

Review deer and elk winter range inventory and revise standards, based upon current data. (current staff input)

Review and potentially revise prescriptive ratios for stream/wetland mitigation and enhancement. (staff database)